



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Undeveloped**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

ACREAGE **43.237 AC** LOTS [CURRENT] **N/A** LOTS [PROPOSED] **1**

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 **Stream 1515 Corporate Crossing, L.P.** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Grayson Hughes** CONTACT PERSON **Dylan Adame**

ADDRESS **2001 Ross Avenue** ADDRESS **13455 Noel Road**
Suite 400 **Suite 700**

CITY, STATE & ZIP **Dallas, TX 75201** CITY, STATE & ZIP **Dallas, TX 75240**

PHONE **214-208-0519** PHONE **972-776-1769**

E-MAIL **Grayson.Hughes@streamrealty.com** E-MAIL **dylan.adame@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

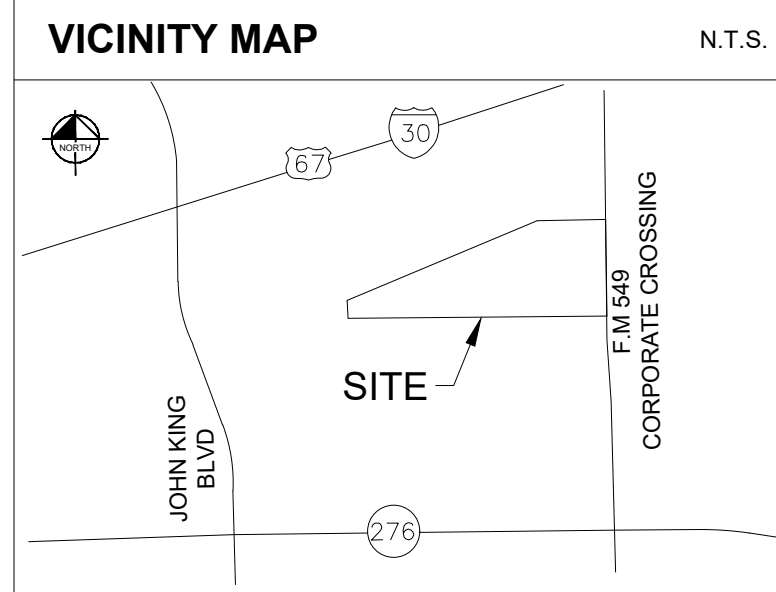
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023. BY SIGNING THIS APPLICATION, 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 16 DAY OF February, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





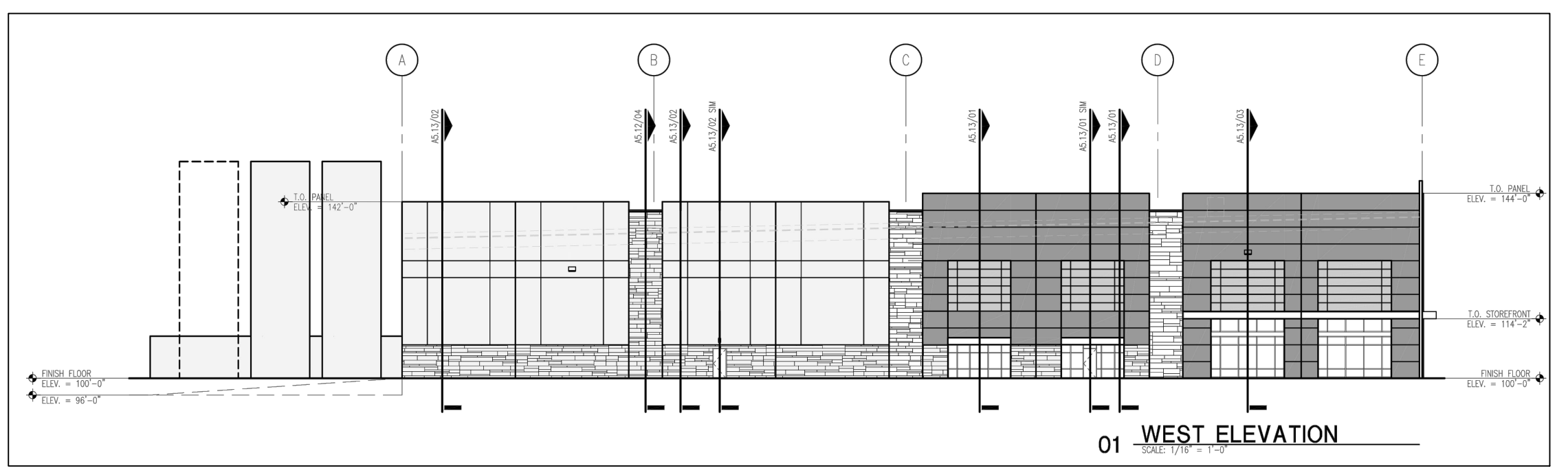
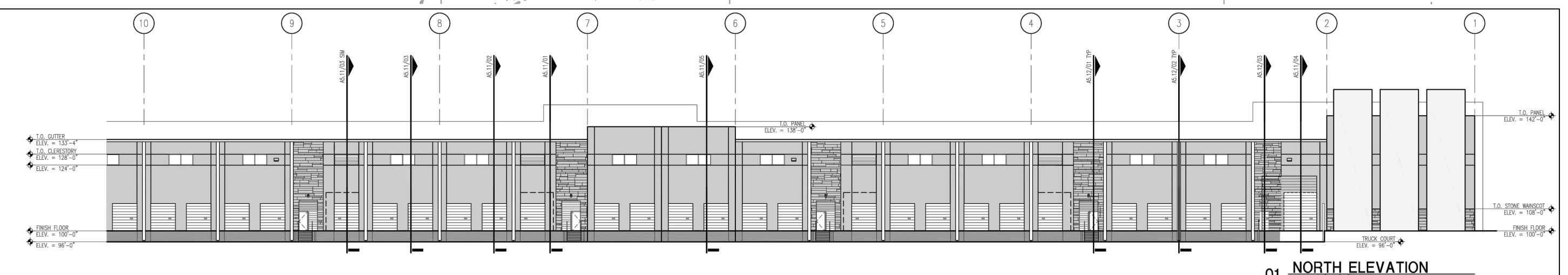
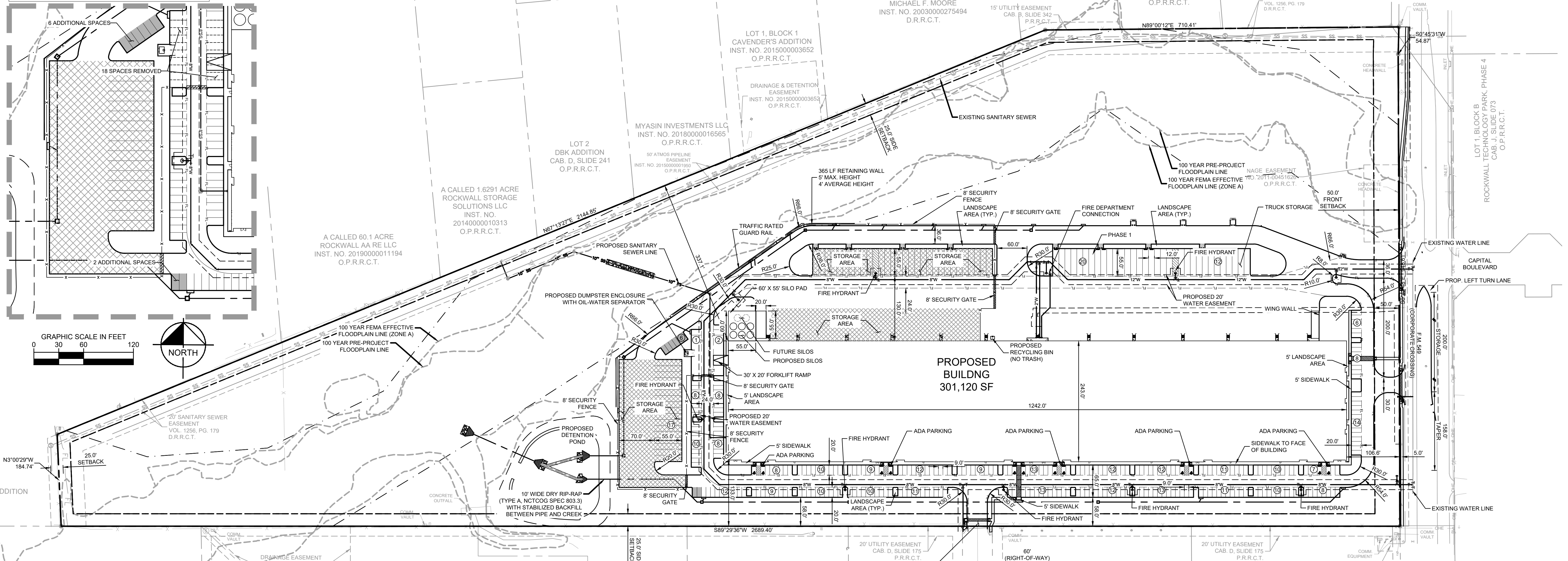
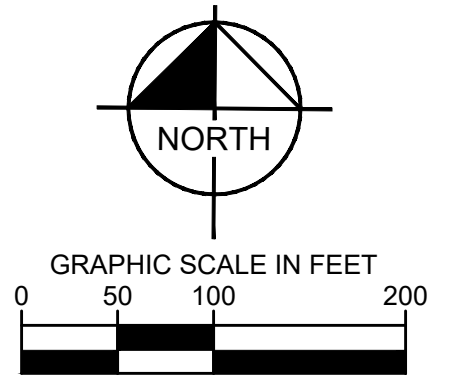
SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.
 WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

DEVELOPER
 STREAM INDUSTRIAL DEVELOPMENT SERVICES
 CONTACT: BATES ARNOT
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 560-2433
 EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER
 HITT FAMILY, L.P.
 CONTACT: L.R. TIPTON
 3412 S. FM 548
 ROYSE CITY, TX 75189
 PHONE NUMBER: (241) 213-5087
 EMAIL: LRTIP@YAHOO.COM



LEGEND

PROPERTY LINE	---
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED 8' SECURITY FENCE	X X X
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	---
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	○
FUTURE SILO	○

HATCH LEGEND

STORAGE AREA	[Hatch Pattern]
NEW PARKING STALLS	[Hatch Pattern]

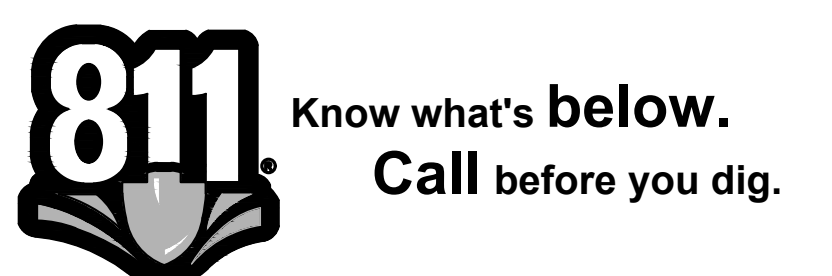
SITE SUMMARY TABLE

ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE 1 TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTES

- THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-28
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

STREAM ROCKWALL
 PREPARED FOR
MCKINLEY PACKAGING

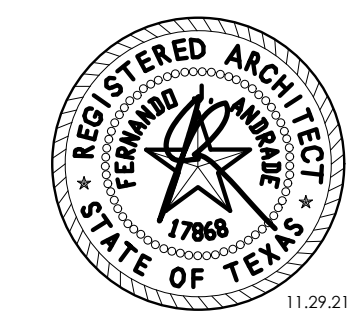
SITE PLAN

SP-1

CITY FILE NO. SP2021-024

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	DSA
DRAWN BY	CALL
CHECKED BY	DFG
DATE	2/17/23

DBA: Kimley-Horn
 A/E/C: Kimley-Horn
 LEAD: CHRIS WILSON
 DATE: 02/17/23

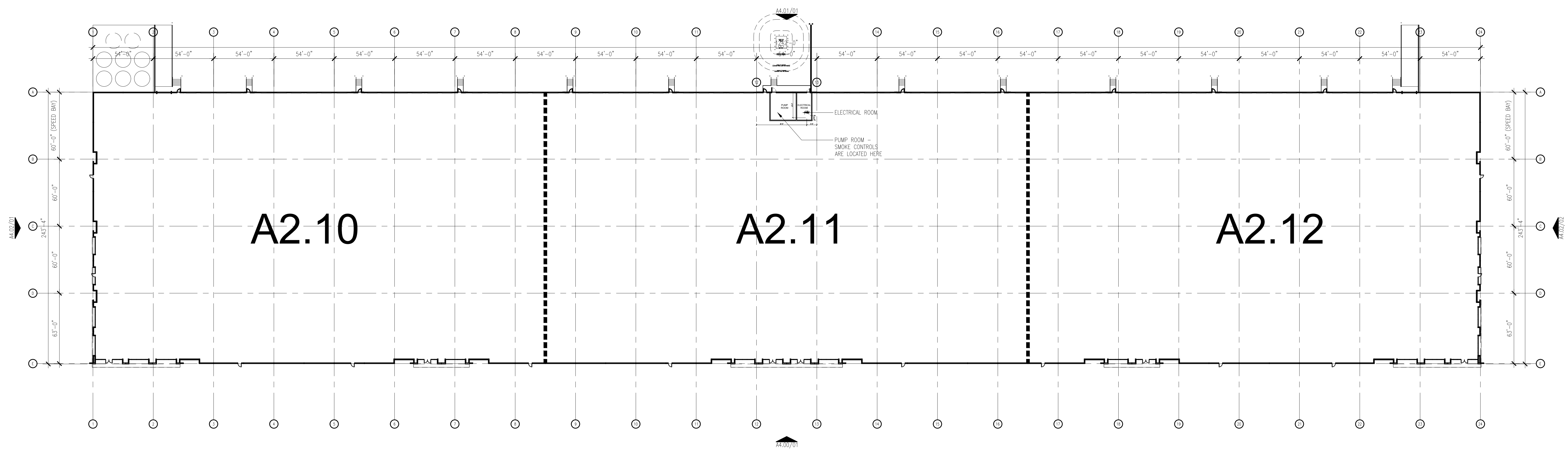


gsr andrade
 ARCHITECTS
 4121 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0599

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect



- WAREHOUSE BUILDING**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - FULLY SPRINKLERED - ESFR SYSTEM
 - PAINT INTERIOR WALLS WHITE - OMIT PAINT WHERE INSULATION IS PROVIDED
 - PROVIDE EUCO 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDE SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

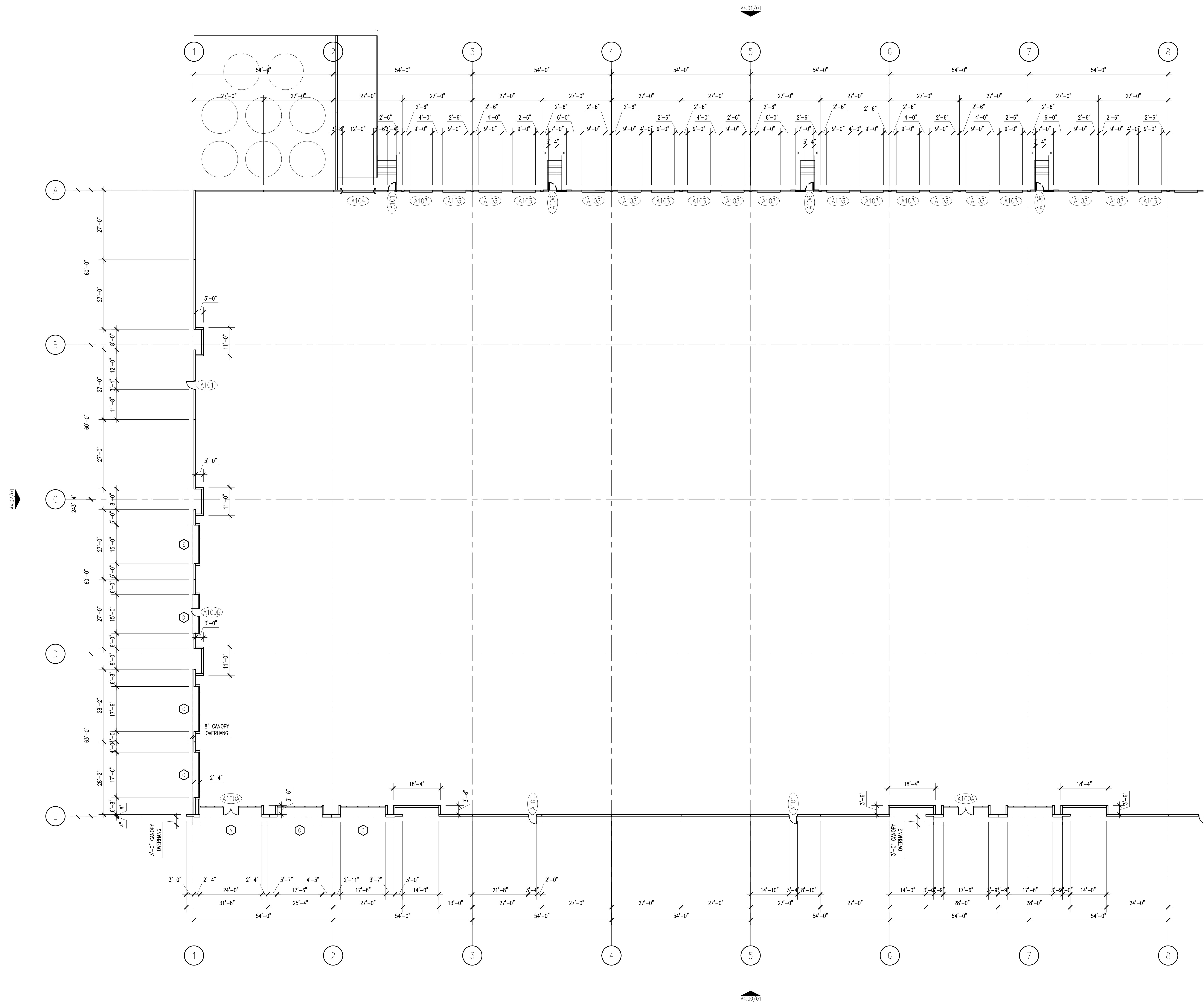
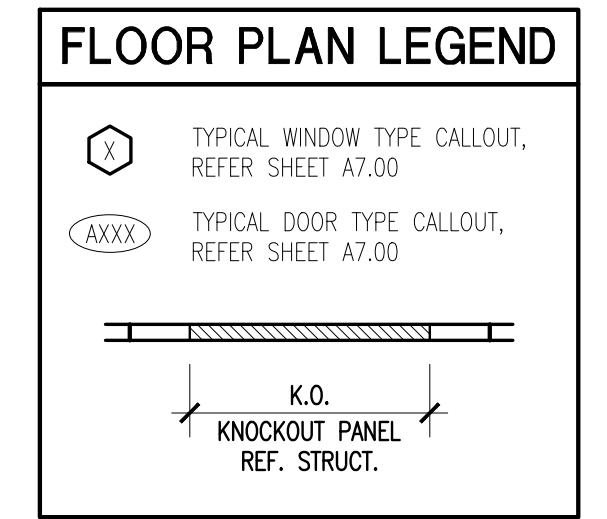
A2.00
 OVERALL FLOOR PLAN



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Fernando Andrade, AIA
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Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
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ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"

A2.10	A2.11	A2.12
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KEY PLAN

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

11.29.21	ISSUE FOR PERMIT

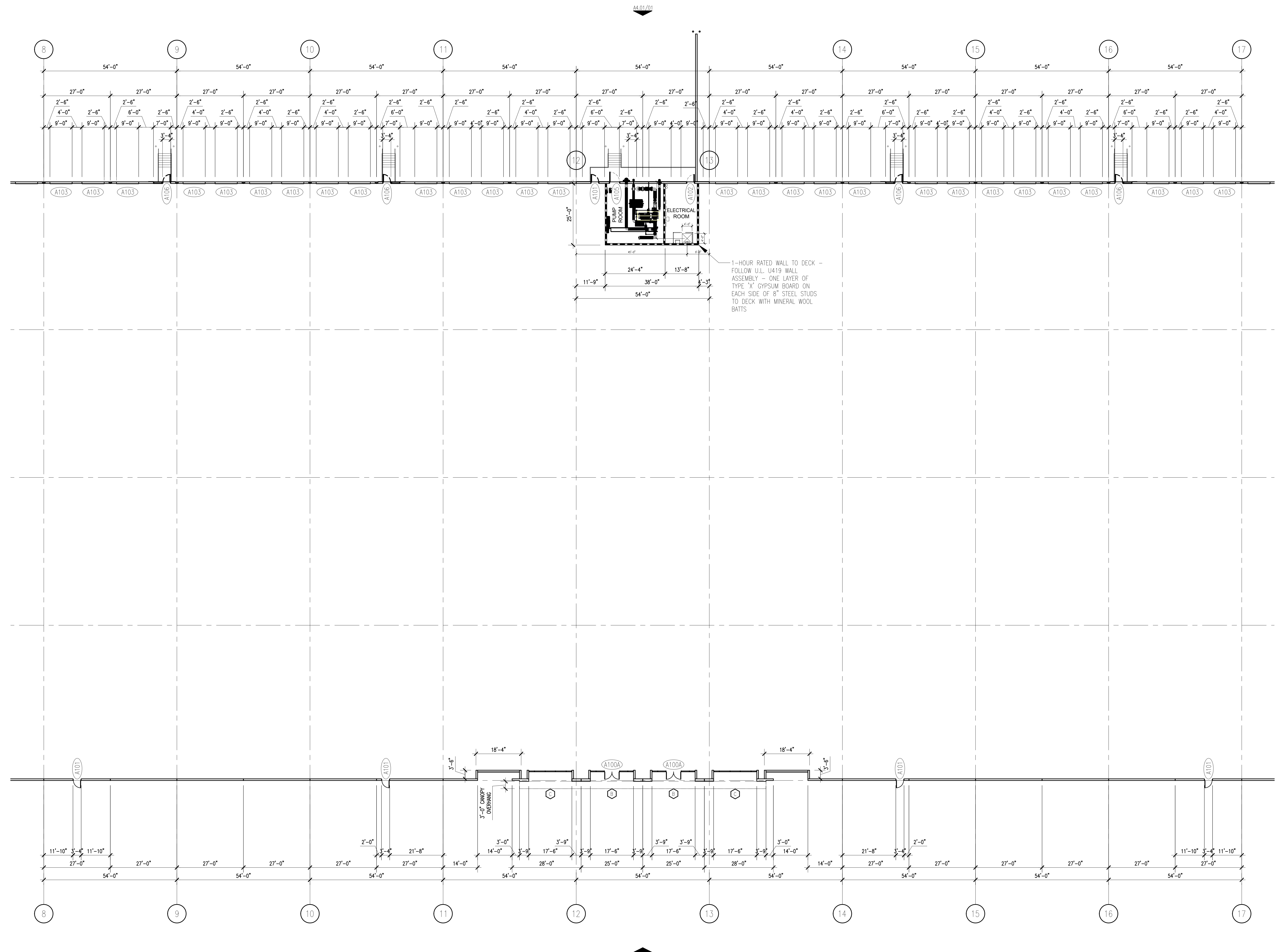
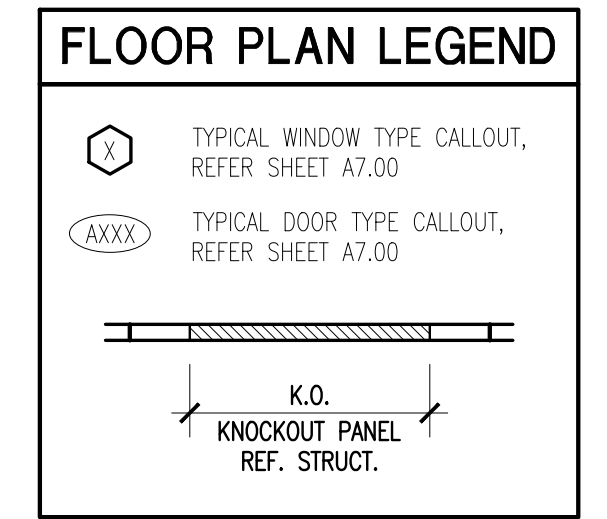
A2.10
 ENLARGED FLOOR PLAN



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Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Mechanical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect

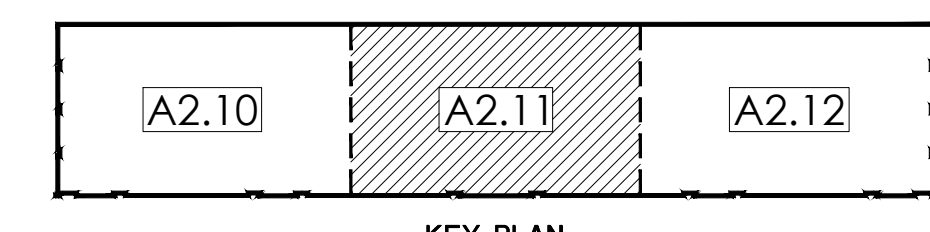
- FLOOR PLAN GENERAL NOTES**
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1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

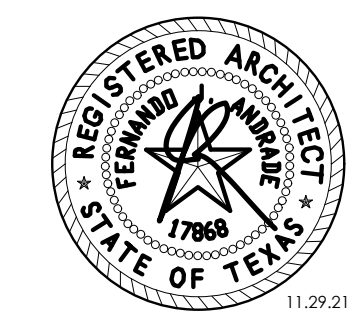
01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"



PROJECT NO.: 2966
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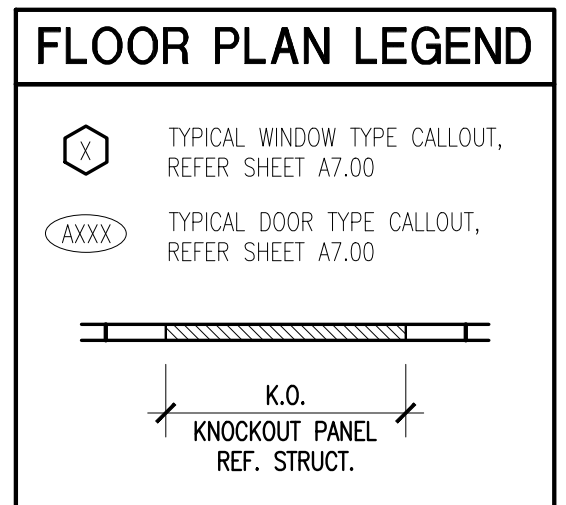
A2.11
 ENLARGED FLOOR PLAN



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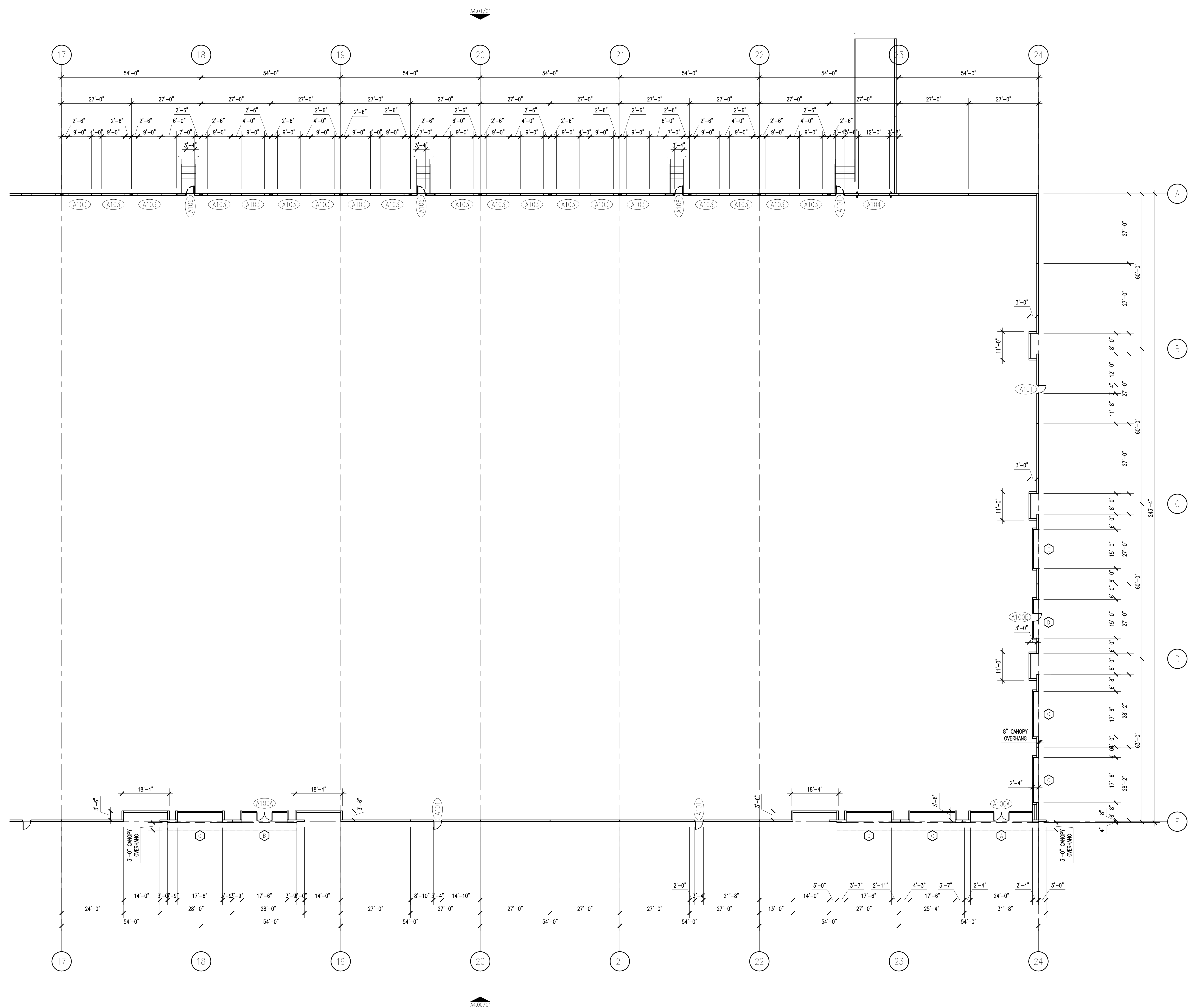
Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect

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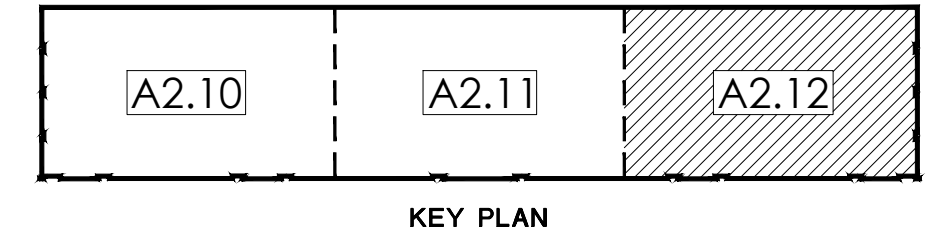


ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087



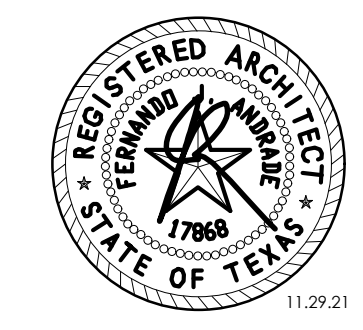
01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH



PROJECT NO.: 2966
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NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

A2.12
 ENLARGED FLOOR PLAN



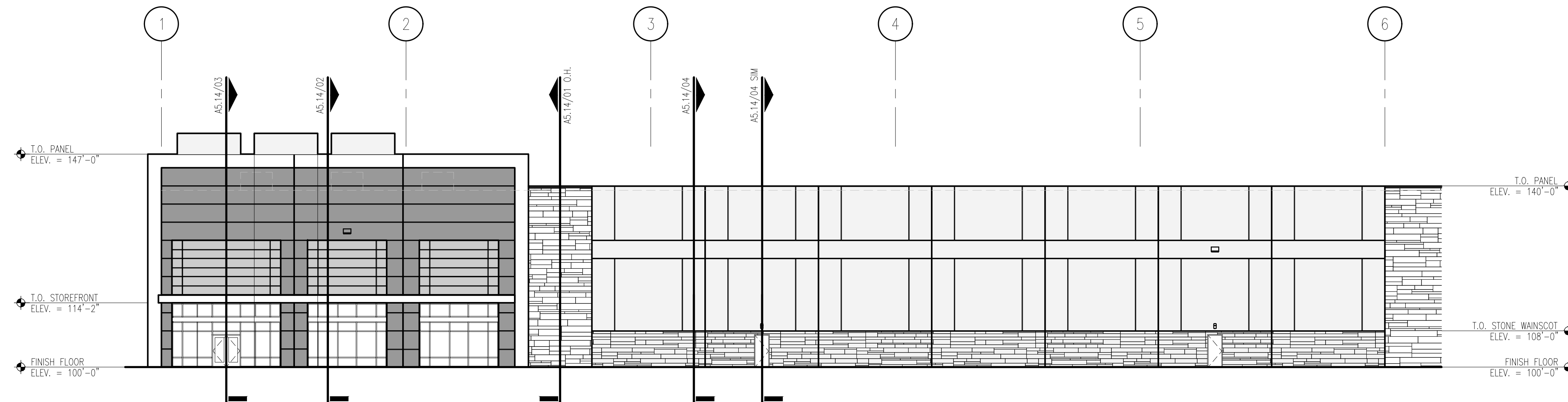
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Fernando Andrade, AIA	Architect
Kimley-Horn	Civil Engineer
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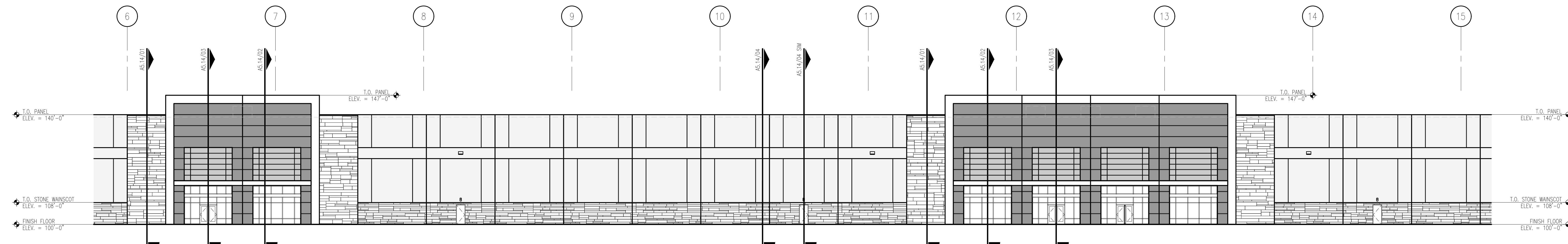


ELEVATION FINISHES:

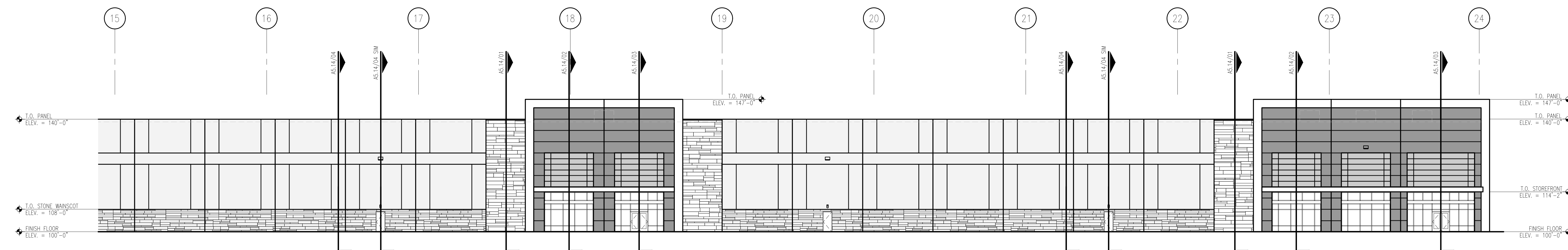
[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

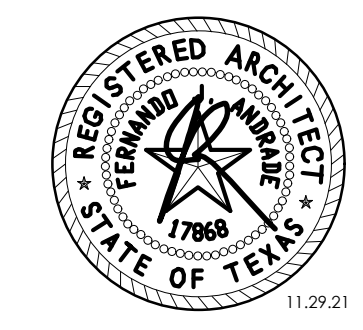


01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

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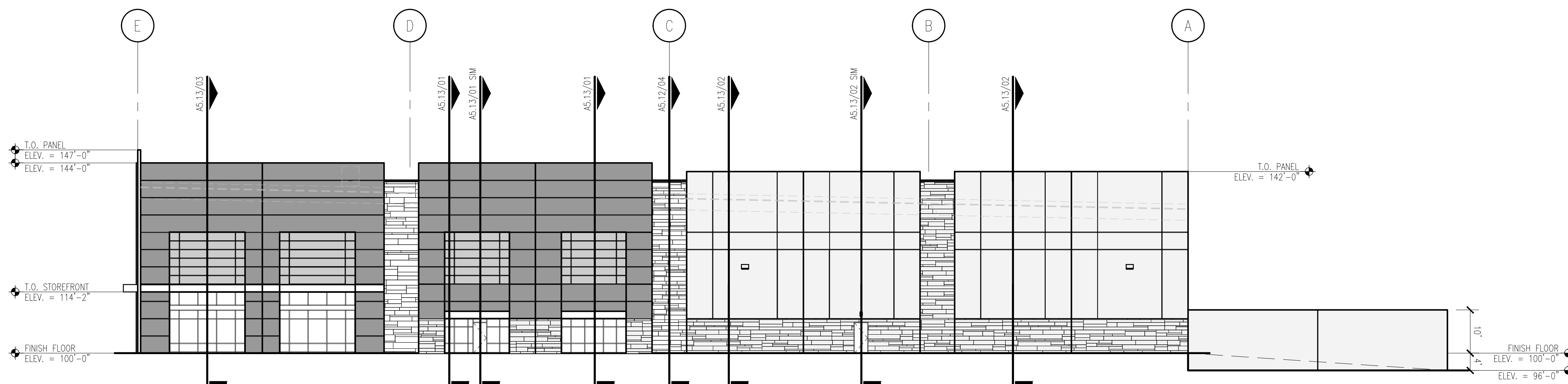
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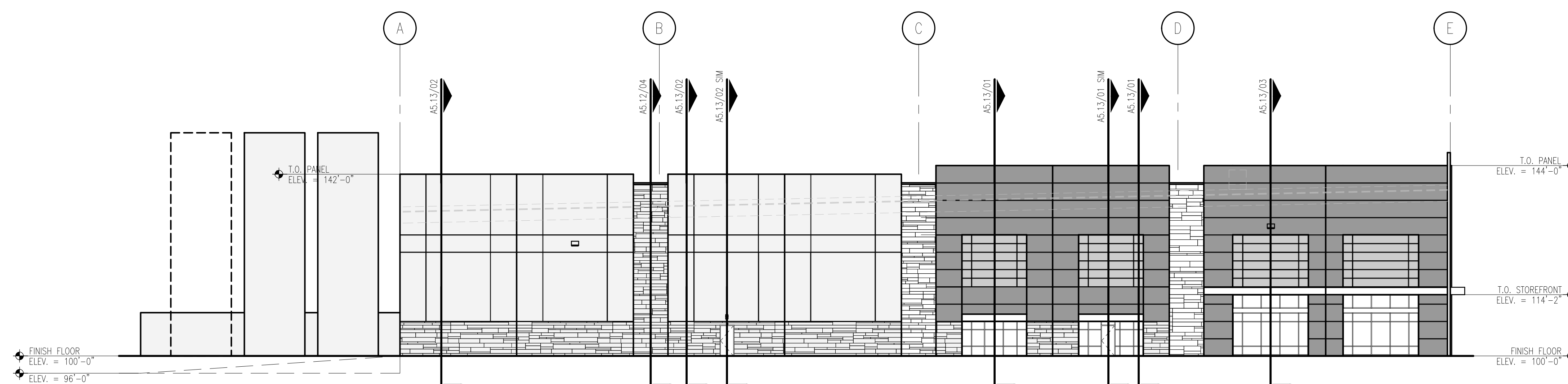


ELEVATION FINISHES:

	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE; "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE; "SILVER ASH"



02 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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

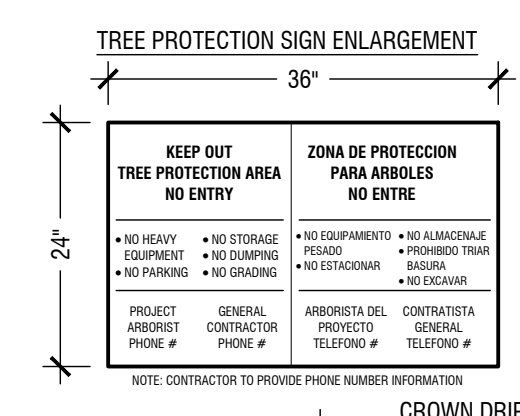
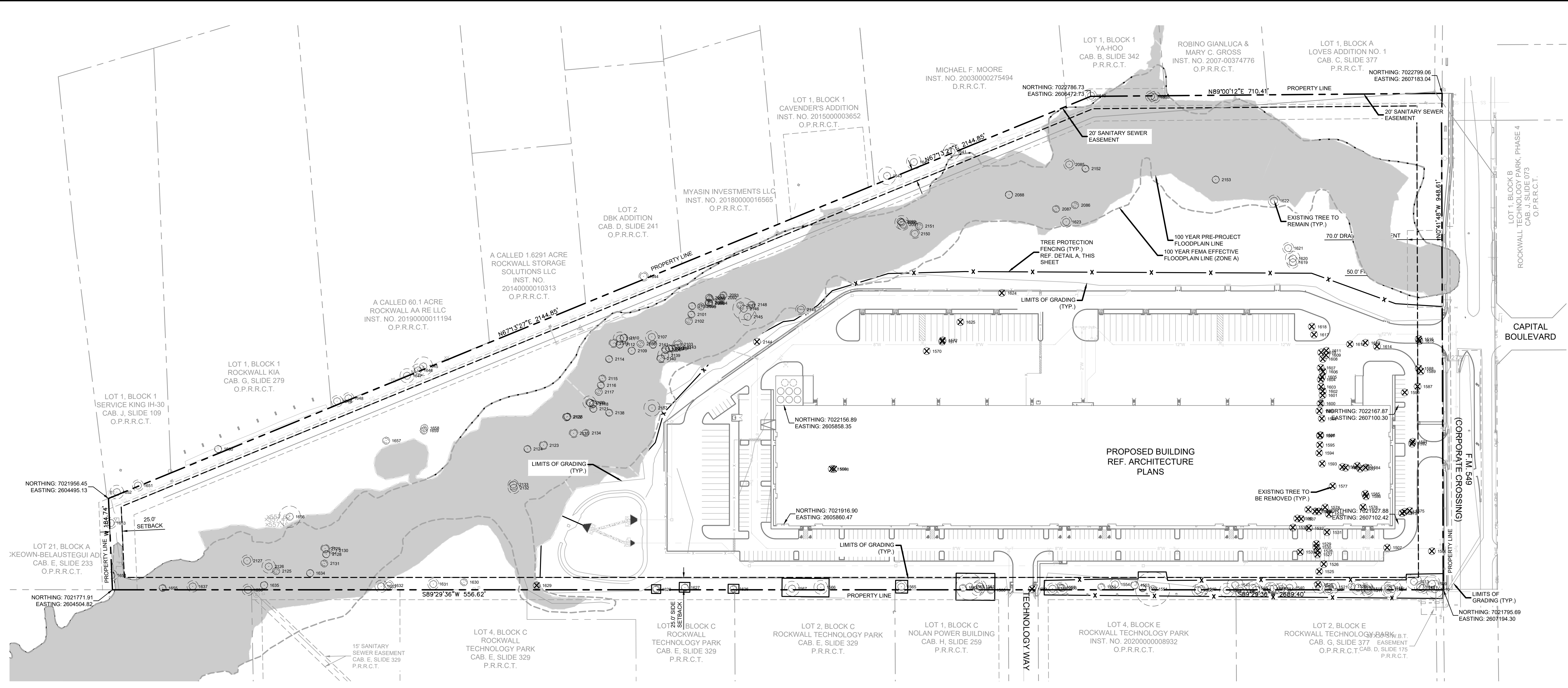
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

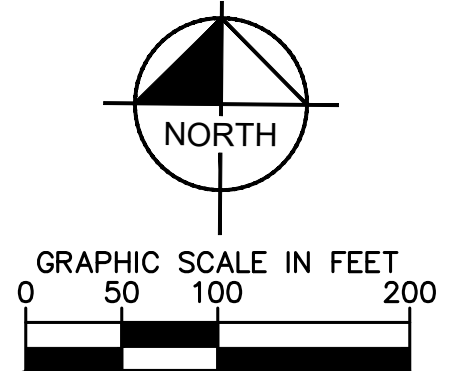
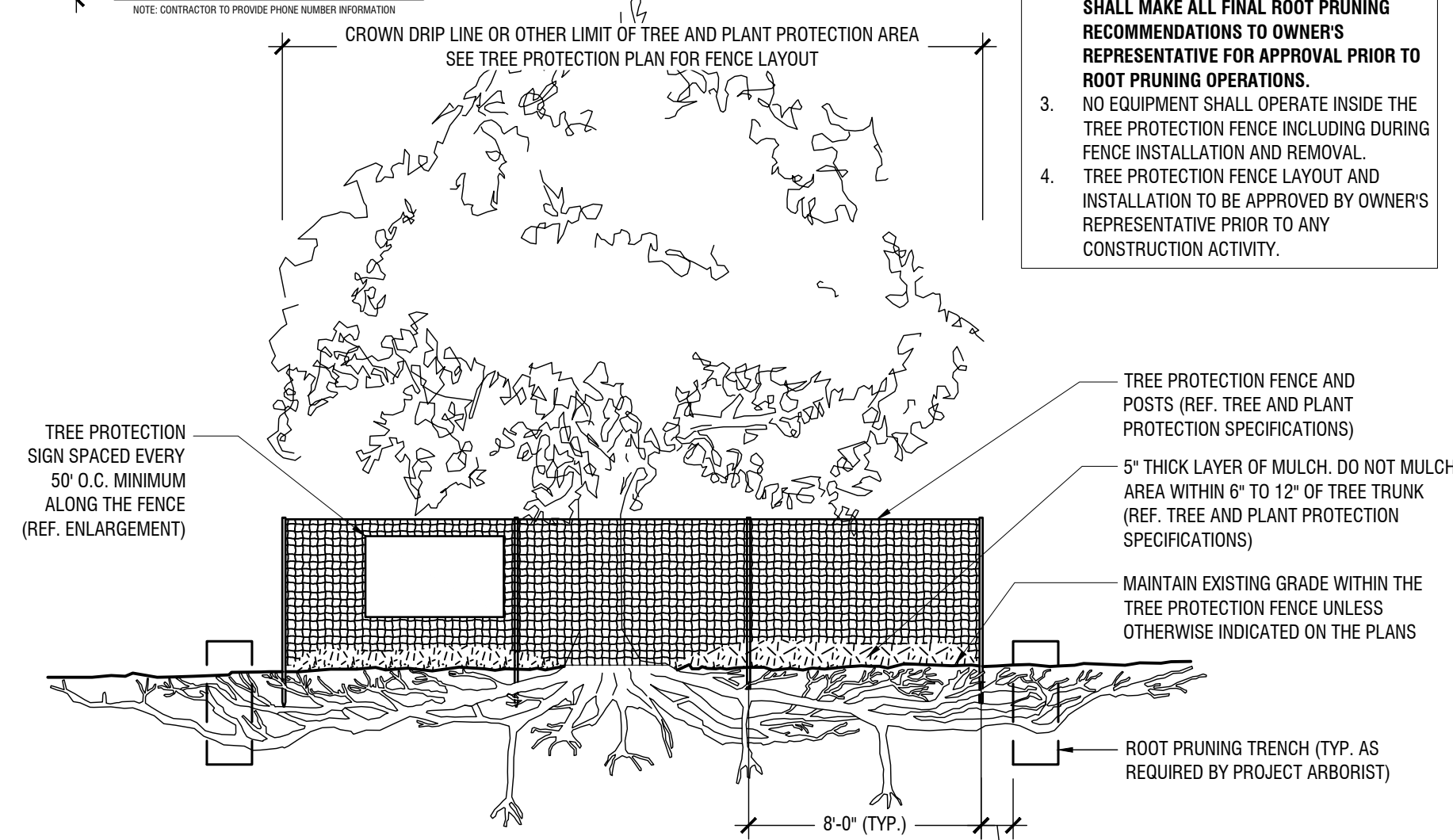
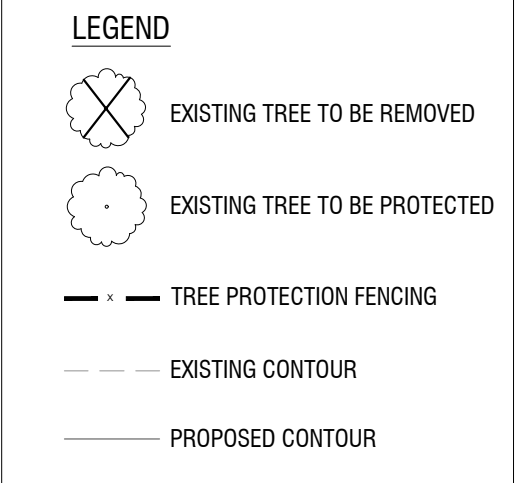
PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

DATE: 02/17/2023
 XREFS: 086213100
 PLOTTED BY: FLETCHER, MEGAN 02/16/2023 2:08 PM
 DWG NAME: T-100 - TREE PROTECTION PLAN
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- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



NO.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
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KHA PROJECT	086213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL & TREESCPE PLAN & DETAIL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

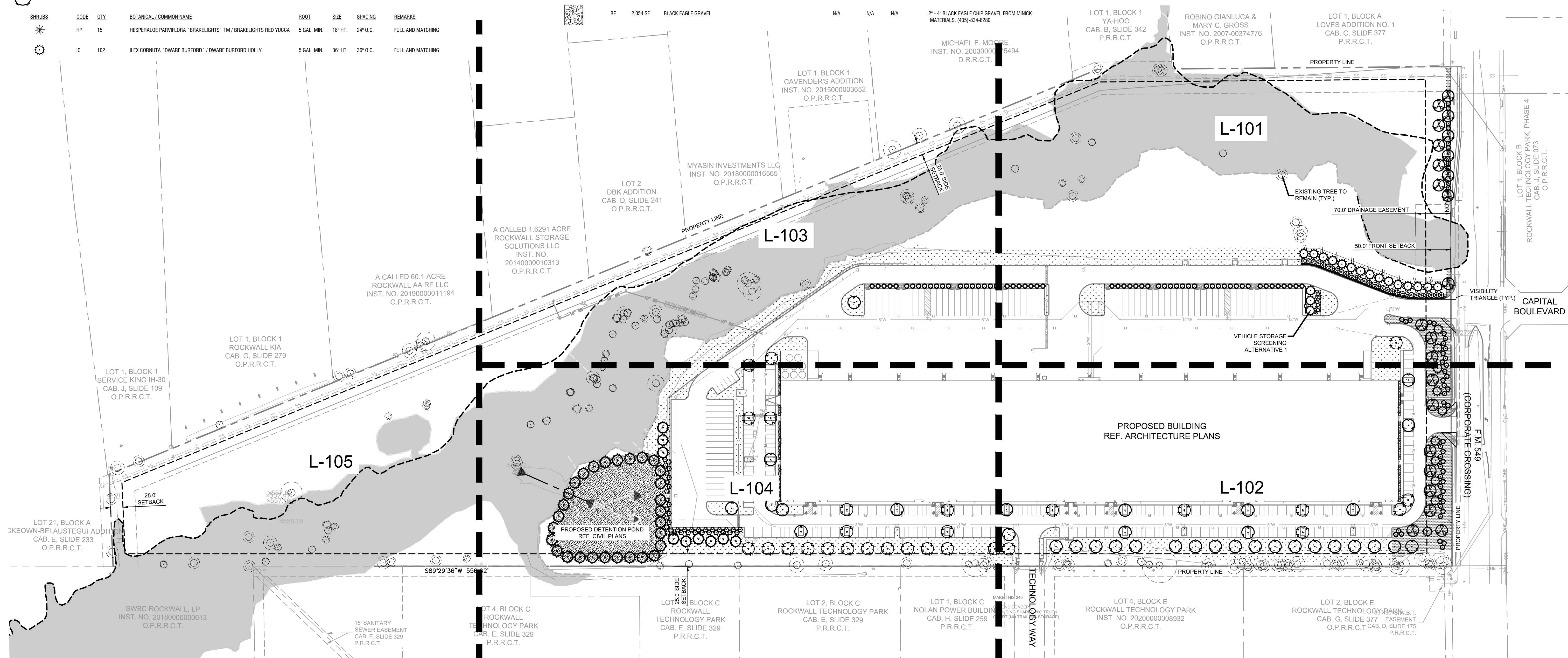
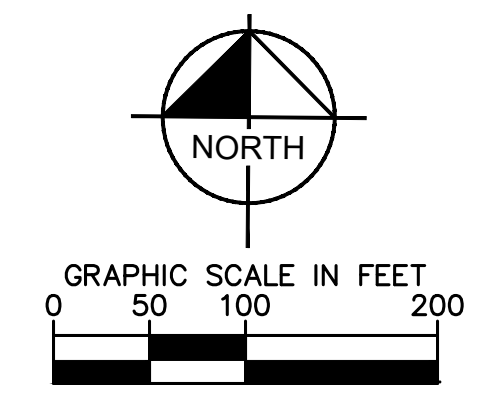
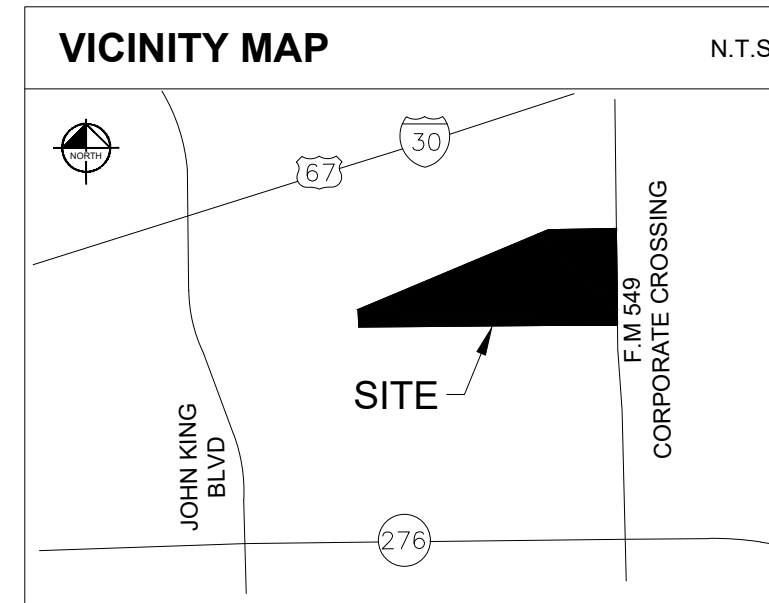
TREESCPE PLAN & DETAIL
 SHEET NUMBER
T-100

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	38	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8' - 10' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	HP	15	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	38" HT.	38" O.C.	FULL AND MATCHING

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	38" HT.	48" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	139,794 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,779 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX, REF. NATIVE AMERICAN SEED COMPANY.
AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BE	2,054 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINNICK MATERIALS. (405) 834-8280



City of Rockwall Landscape Requirements - Article 08

Required	Provided
50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Yes	Yes
N/A	N/A
N/A	N/A

Required	Provided
15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
37 Canopy & Accent Trees	37 Canopy & Accent Trees
31 Trees	31 Trees
Yes	Yes

NOTE:
 1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
 2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
 3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS 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. (SECTION 4.2. ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
 4. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

SITE PLAN SIGNATURE BLOCK
 APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

Kimley

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
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REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 02/17/2023

KHA PROJECT: 068213100
 DATE: FEBRUARY 2023
 SCALE: AS SHOWN
 DESIGNED BY: AMP
 DRAWN BY: MLEP
 CHECKED BY: BDM

STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

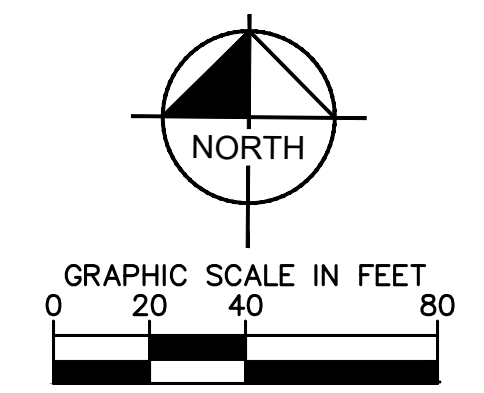
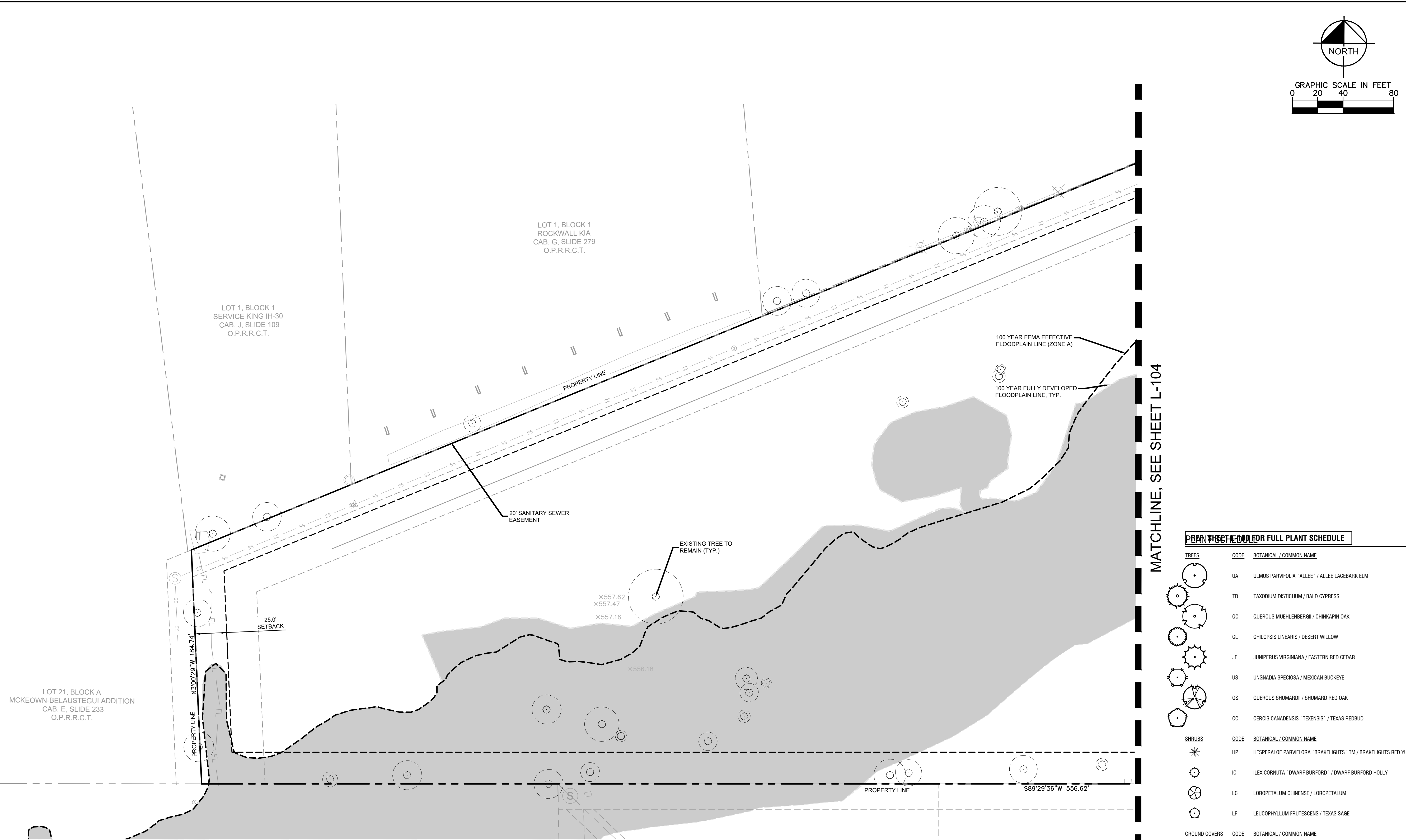
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L-100

REVISIONS
 No. _____ DATE _____

IMAGES: 811, LANDSCAPE ARCHITECTS, P.C. (L.A.), 15000 W. 154th ST., SUITE 100, WAXAHACH, TEXAS 75080
 XREFS: 811, LANDSCAPE ARCHITECTS, P.C. (L.A.), 15000 W. 154th ST., SUITE 100, WAXAHACH, TEXAS 75080
 PLOTTED BY: FLETCHER MCGRAW 02/02/2023 10:07 PM
 DWG NAME: L-104.LANDSCAPE PLAN_NEW.DWG

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PLAN SHEET FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHLOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGUADA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

SITE PLAN SIGNATURE BLOCK
 APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____, ____

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



No.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
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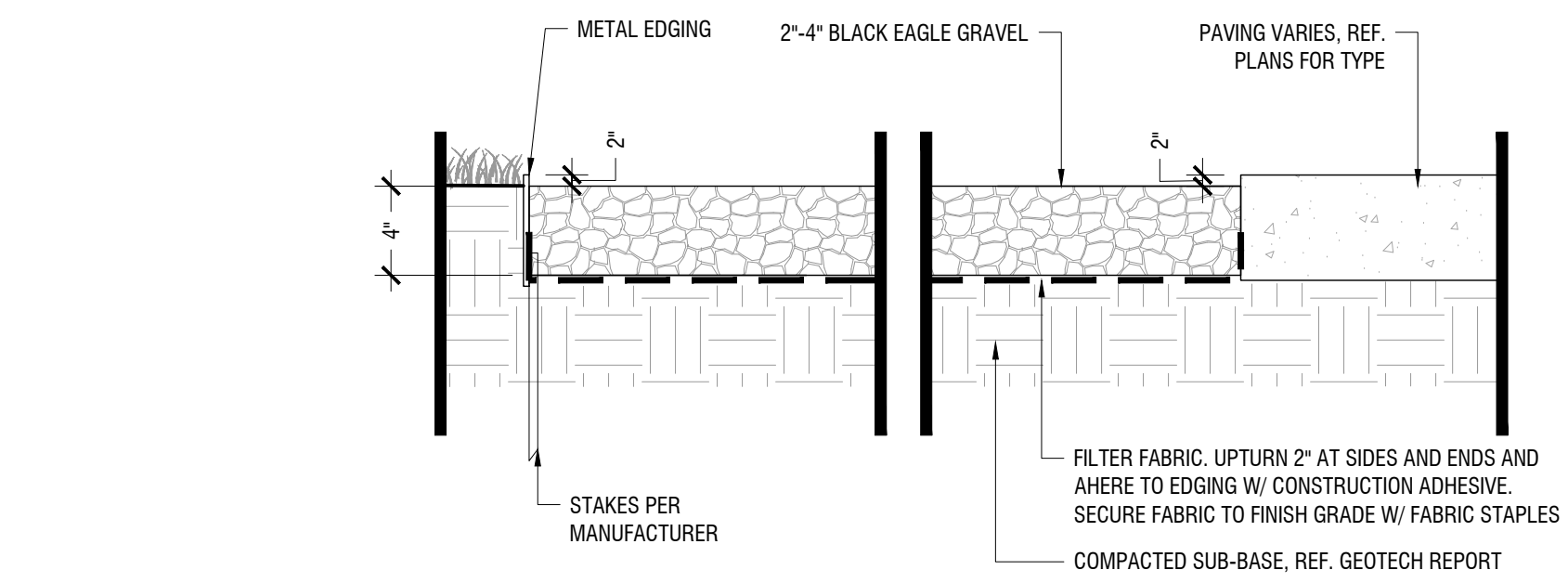


KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, LLC,
 ROCKWALL, TEXAS

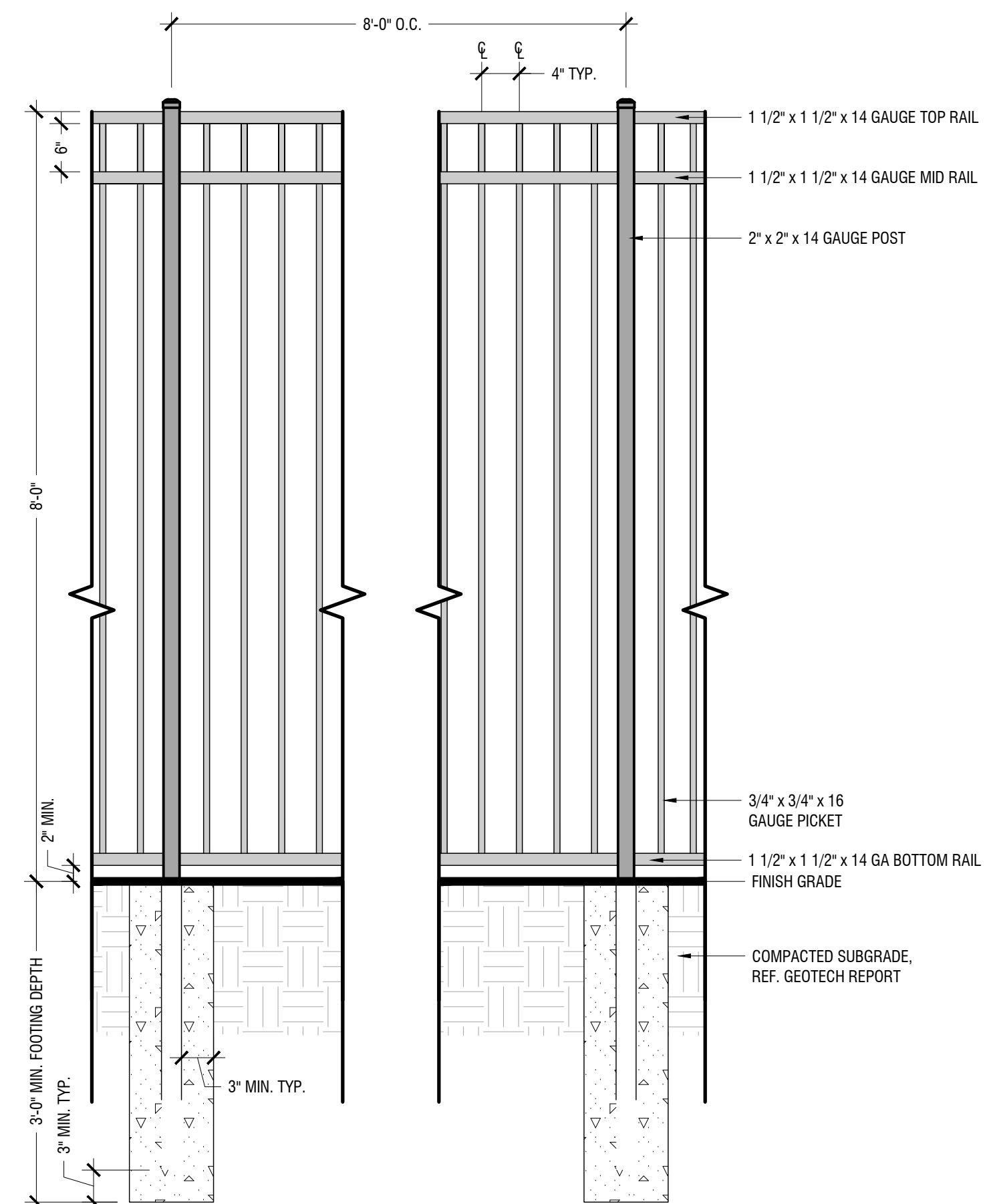
LANDSCAPE PLAN (5 OF 5)
 SHEET NUMBER
L-105

IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 photos - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 02/02/2023 2:07 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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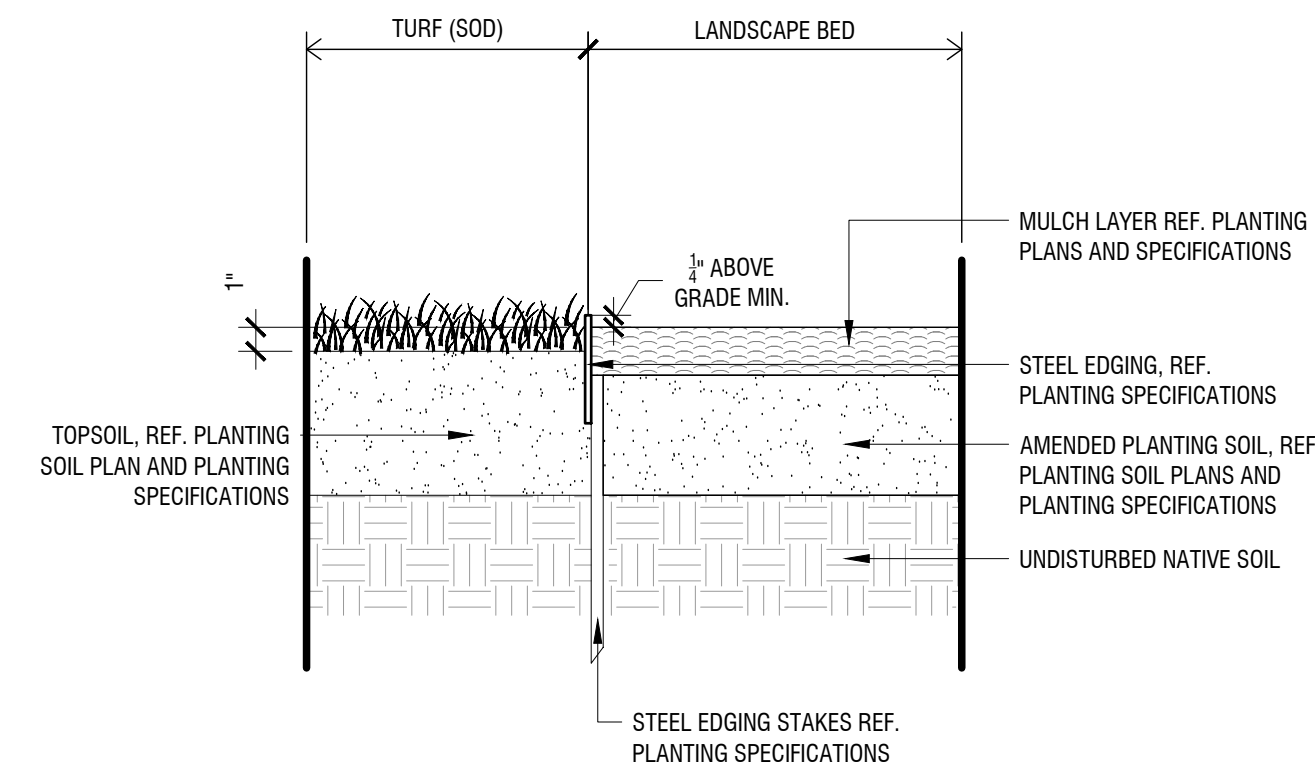
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



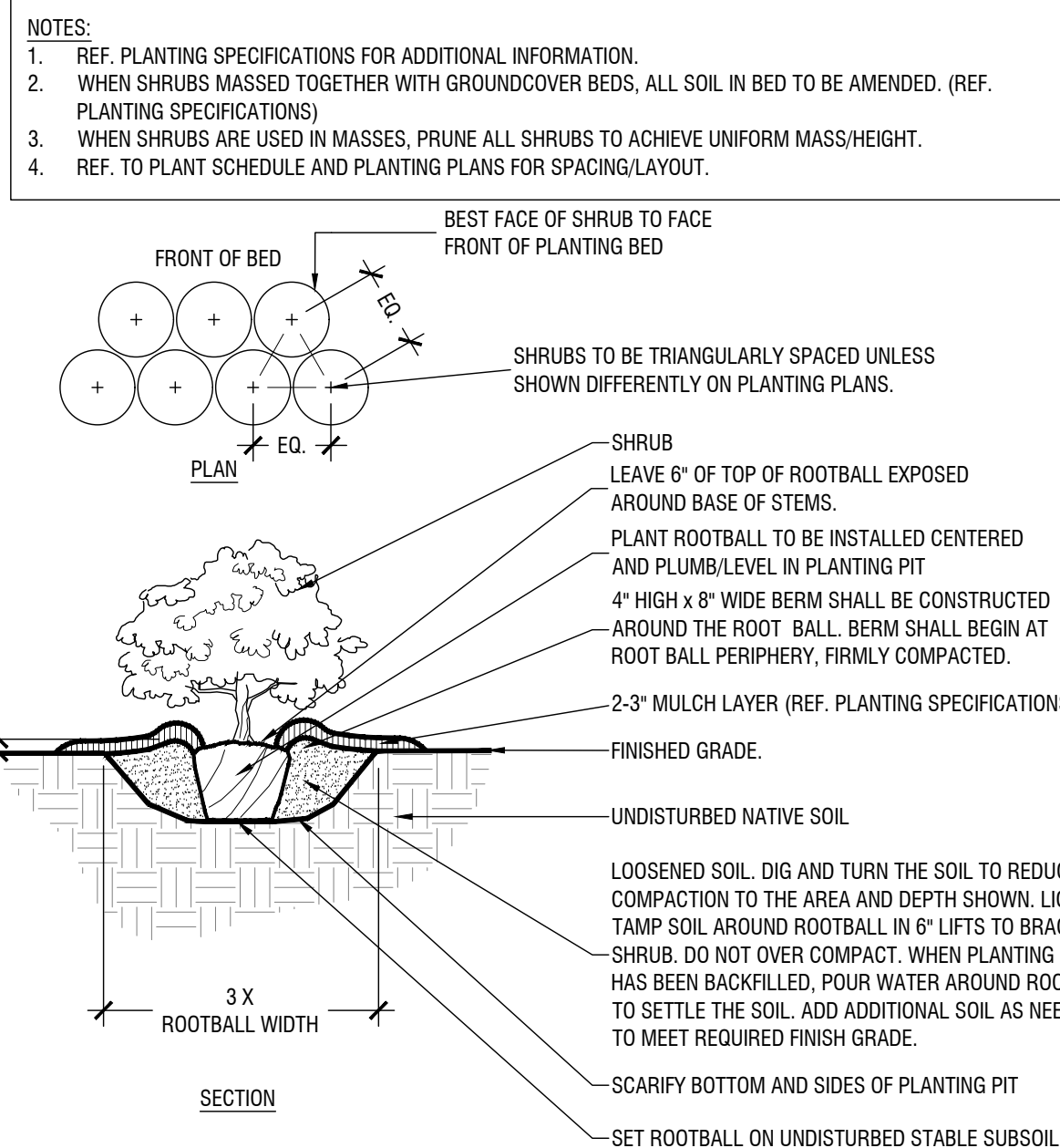
8' HT. WROUGHT IRON SCREENING FENCE

Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

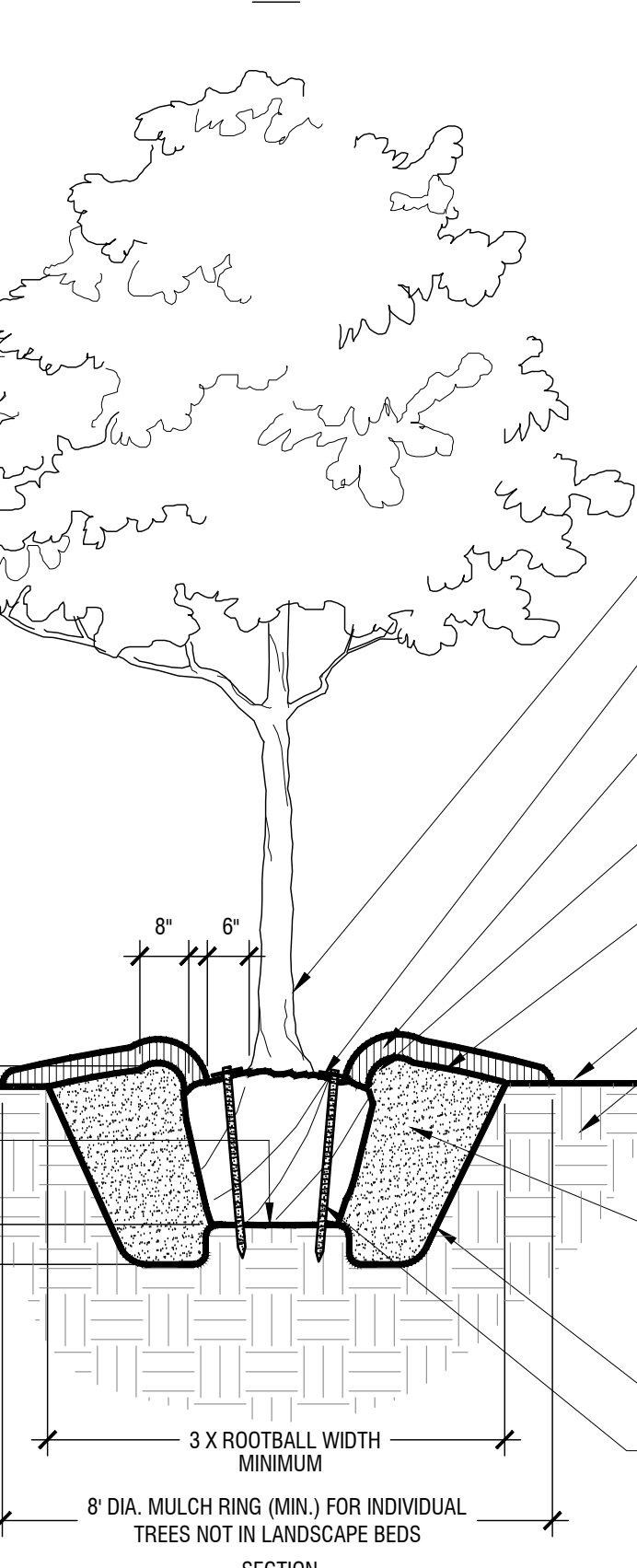
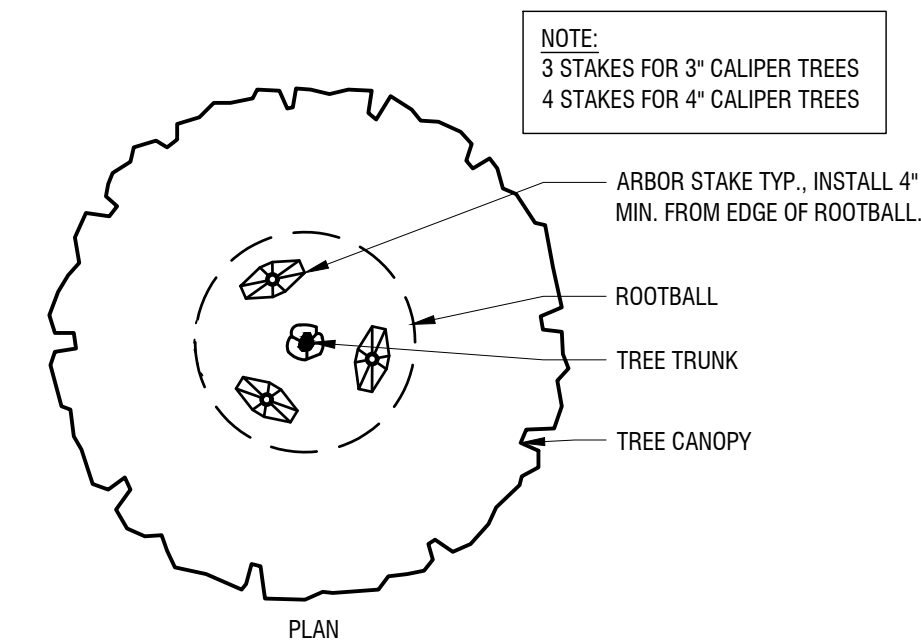


TYPICAL SHRUB PLANTING

Scale: NTS

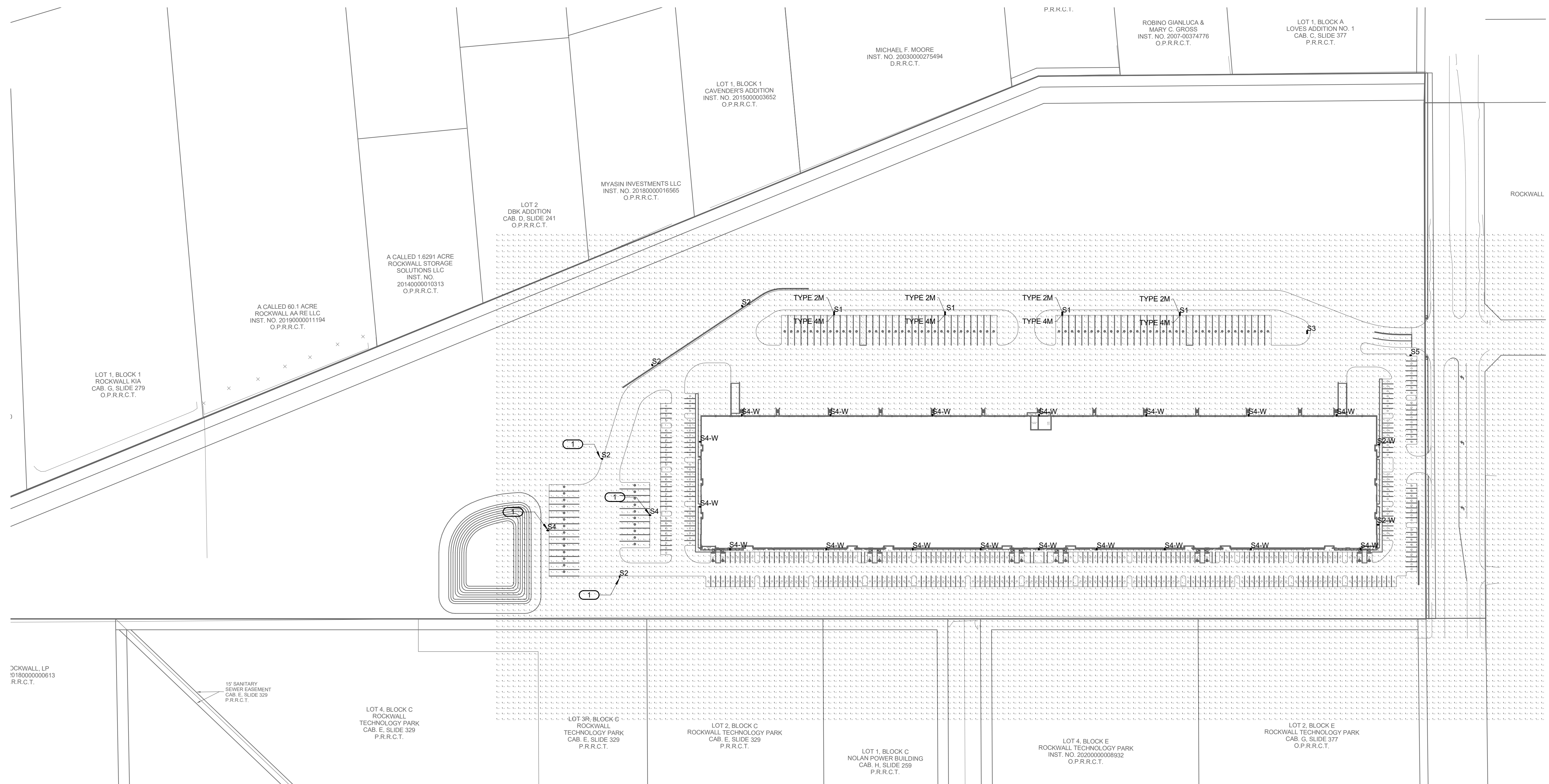
PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS



ROCKWALL LP
10180000000613
P.R.R.C.T.

15' SANITARY
SEWER EASEMENT
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 4, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 2, BLOCK C
ROCKWALL TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H. SLIDE 299
P.R.R.C.T.

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 2020000008862
O.P.R.R.C.T.

LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G. SLIDE 377
O.P.R.R.C.T.



1

SITE PLAN - PHOTOMETRICS

1" = 100'-0"

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DBDX	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBDX	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

NO.	REVISIONS	DATE

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



GGRA PROJECT 2966	DATE AUG 2021	SCALE AS SHOWN	DESIGNED BY SK	DRAWN BY SK	CHECKED BY MA
----------------------	------------------	-------------------	-------------------	----------------	------------------

ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Undeveloped**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

ACREAGE **43.237 AC** LOTS [CURRENT] **N/A** LOTS [PROPOSED] **1**

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 **Stream 1515 Corporate Crossing, L.P.** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Grayson Hughes** CONTACT PERSON **Dylan Adame**

ADDRESS **2001 Ross Avenue** ADDRESS **13455 Noel Road**
Suite 400 **Suite 700**

CITY, STATE & ZIP **Dallas, TX 75201** CITY, STATE & ZIP **Dallas, TX 75240**

PHONE **214-208-0519** PHONE **972-776-1769**

E-MAIL **Grayson.Hughes@streamrealty.com** E-MAIL **dylan.adame@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grayson Hughes [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023. 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 16 DAY OF February, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 140 280 560 840 1,120 Feet

SP2023-006: Site Plan for Stream

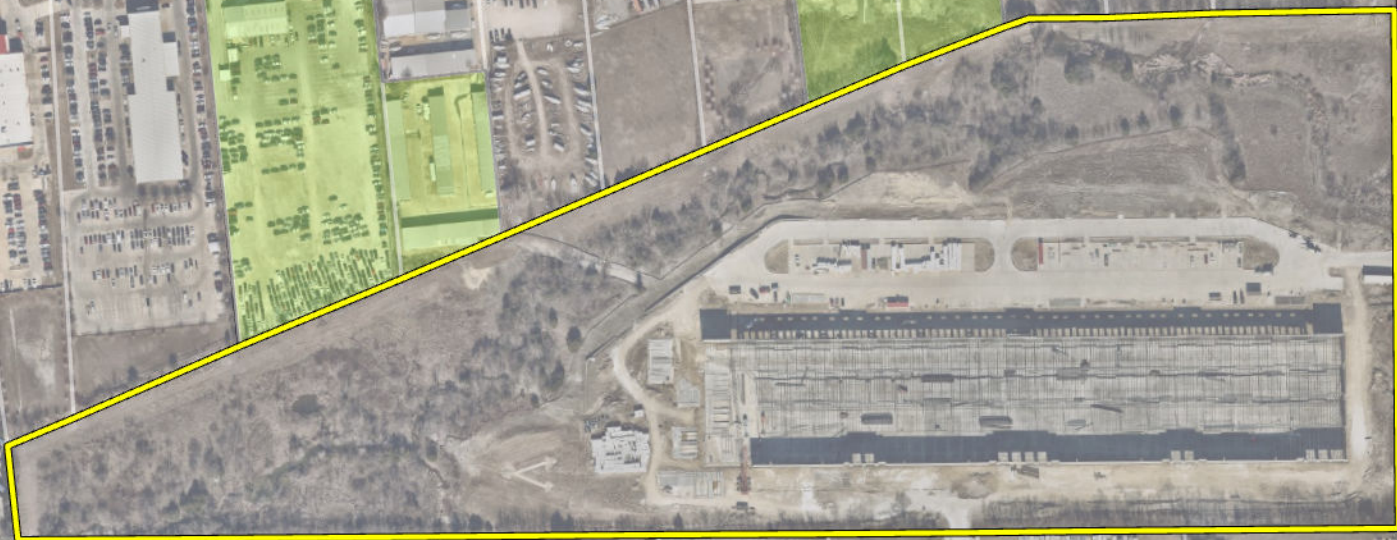
549

CONVEYOR ST

AG



C



LI

TECHNOLOGY WAY

OBSERVATION TRL

PD-83

INNOVATION DR

SCIENCE PL

DISCOVERY BLVD

CORPORATE CROSSING

Case Location Map =

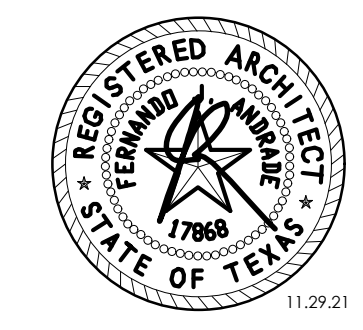


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





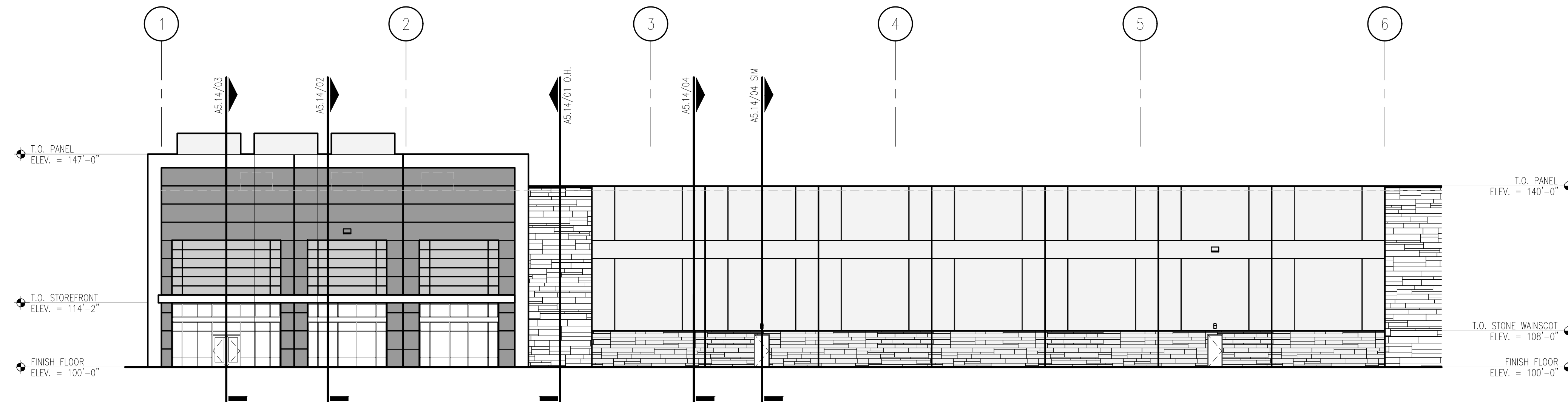
g s r andrade
 ARCHITECTS
 4021 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0599

Fernando Andrade, AIA	Architect
Kimley-Horn	Civil Engineer
Engineering Analysts, Inc.	Structural Engineer
Venture Mechanical, Inc.	Mechanical Engineer
Kilgore Industries	Electrical Engineer
J.L. Parker Plumbing, Inc.	Plumbing Engineer
Kimley-Horn	Landscape Architect

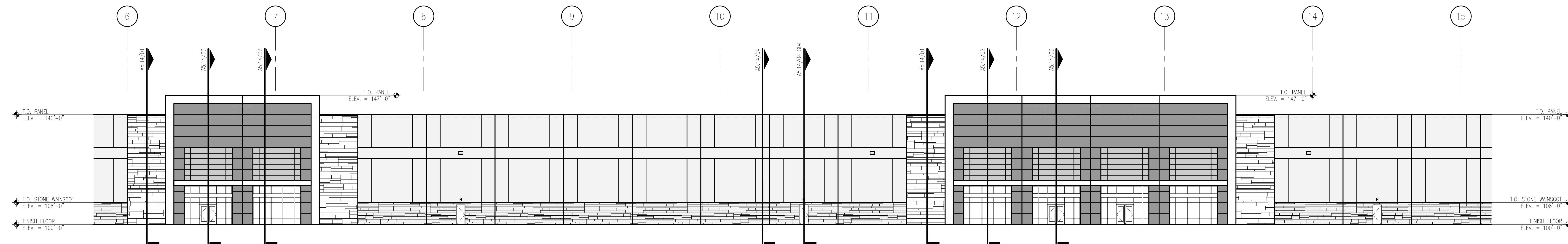


ELEVATION FINISHES:

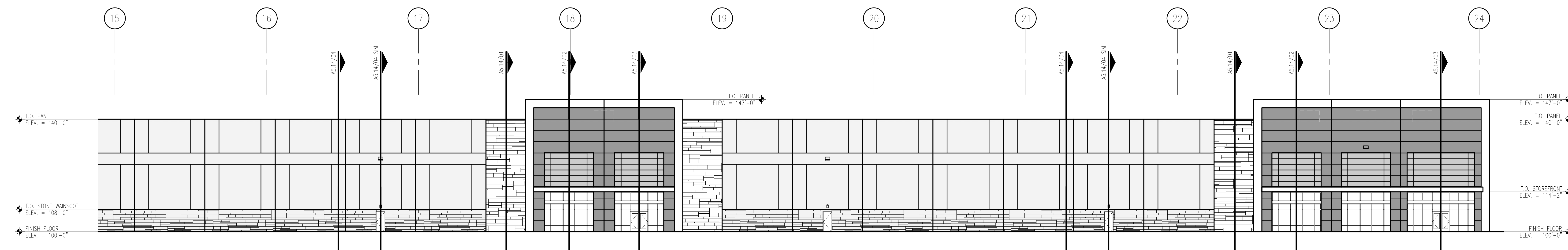
[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

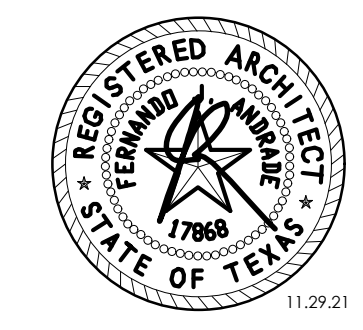


01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

11.29.21	ISSUE FOR PERMIT
----------	------------------



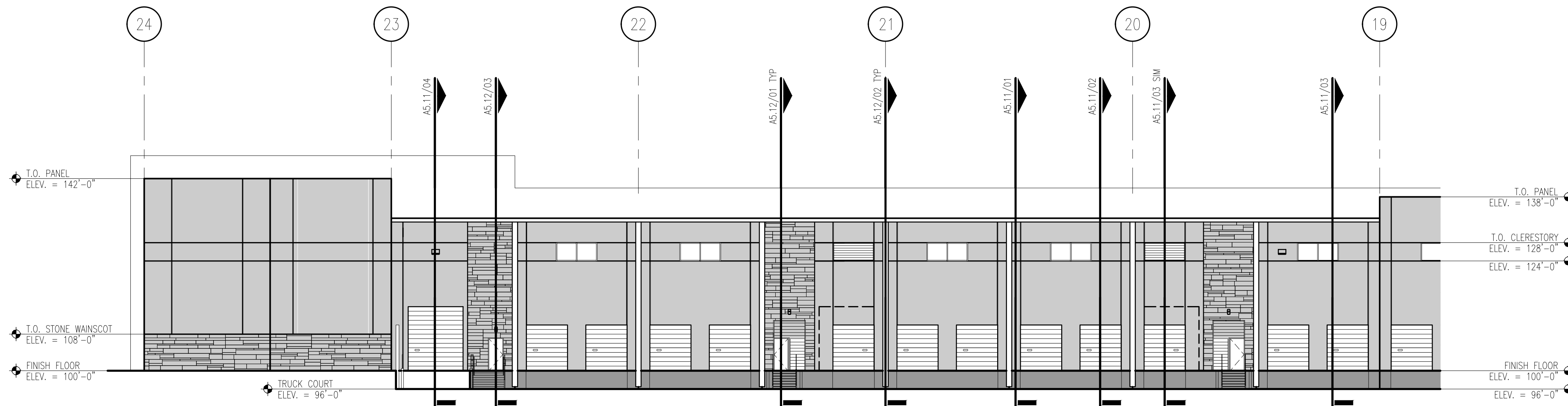
gsr andrade
 4021 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
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Fernando Andrade, AIA
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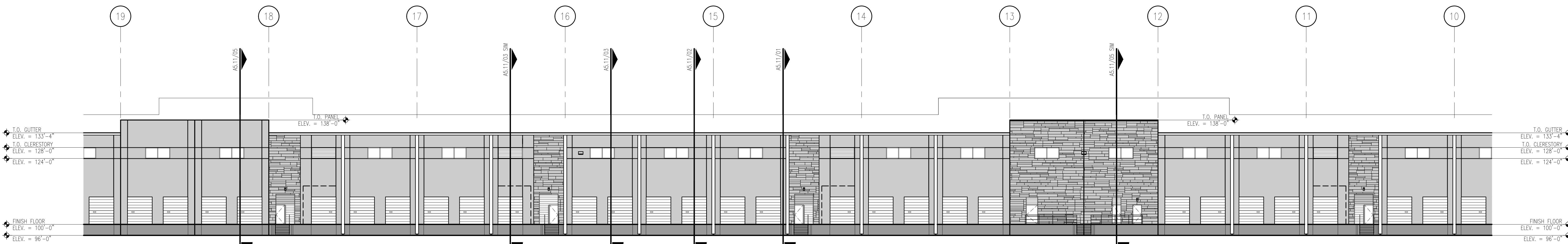


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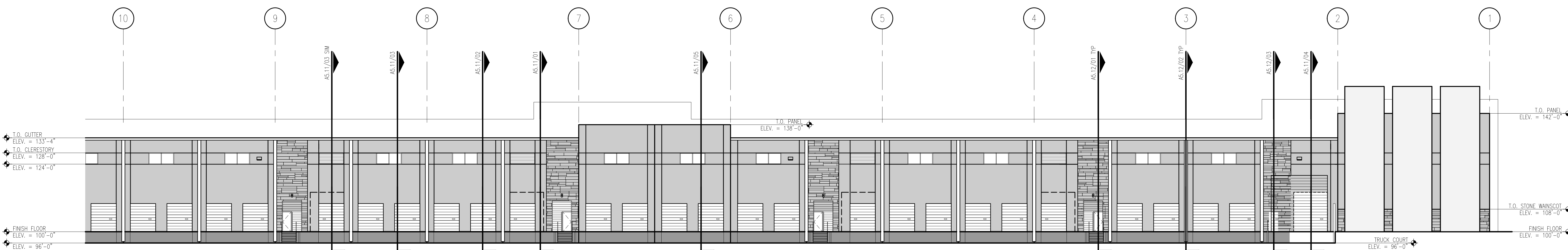
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01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

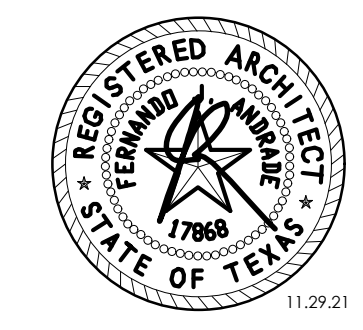


01 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
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1	11.29.21	ISSUE FOR PERMIT



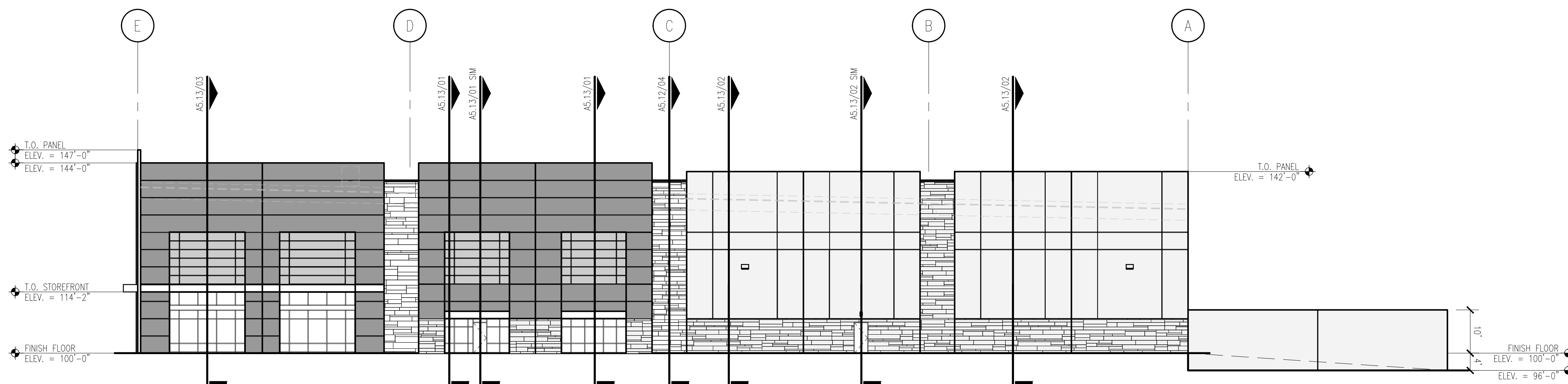
g s r andrade
 ARCHITECTS
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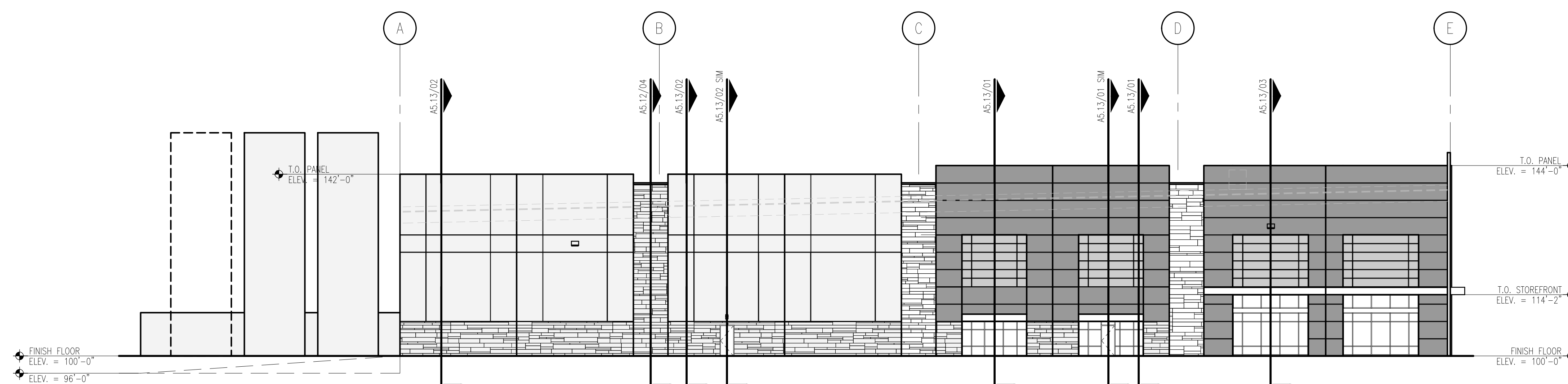


ELEVATION FINISHES:

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02 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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

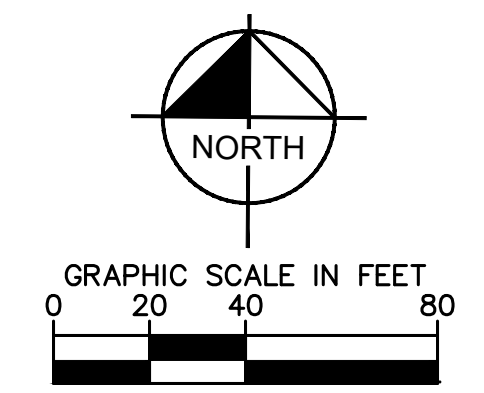
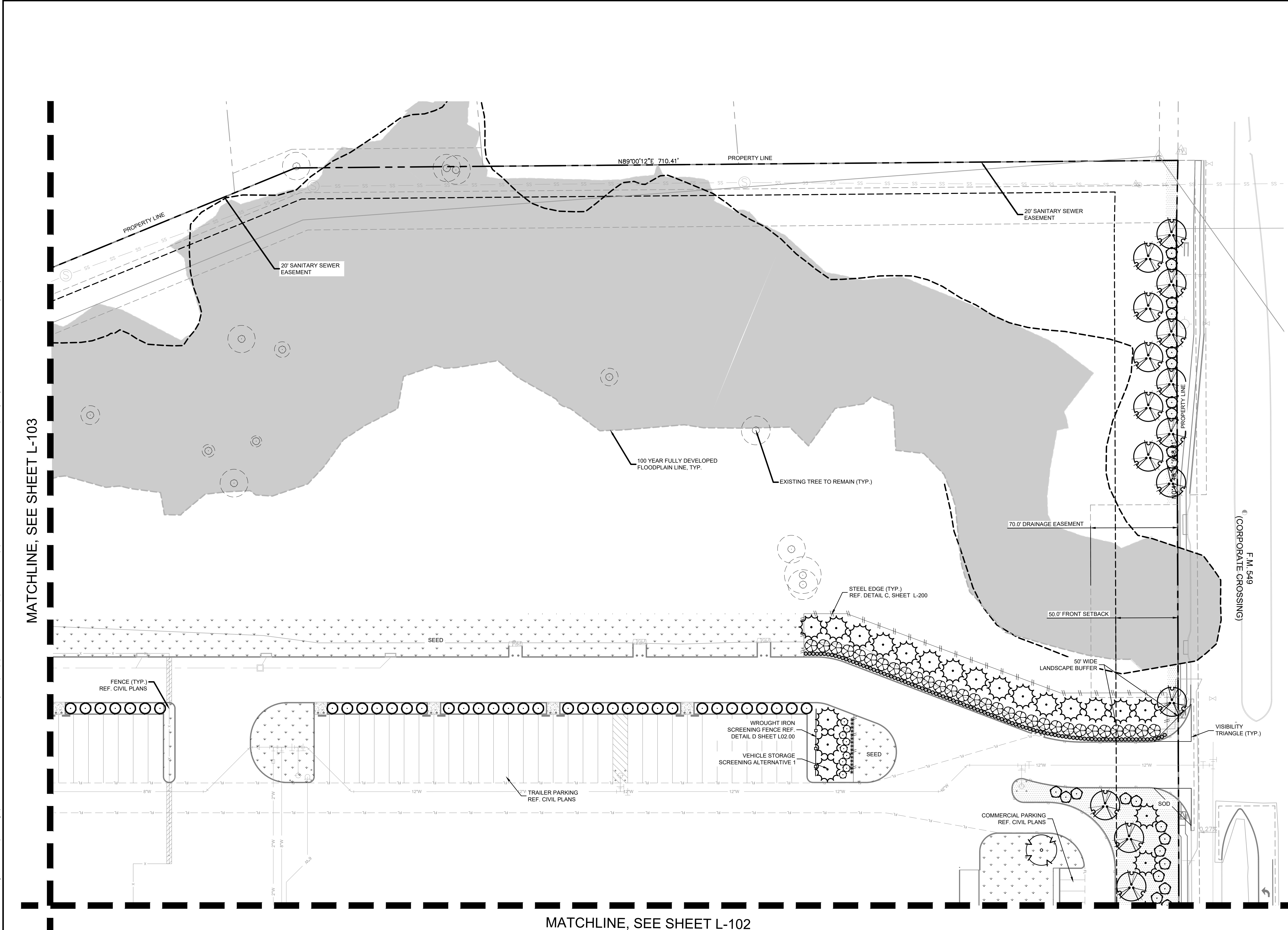
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

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MATCHLINE, SEE SHEET L-103

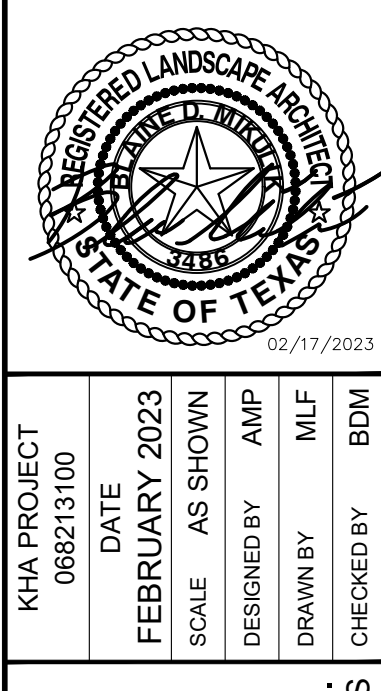
MATCHLINE, SEE SHEET L-102

REF. SHEET L-100 FOR FULL PLANT SCHEDULE
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	QUERCUS SPECIOSA / MEXICAN BUCKEYE
	OS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSIS / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

No.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

LANDSCAPE PLAN
(1 OF 5)
 SHEET NUMBER
L-101

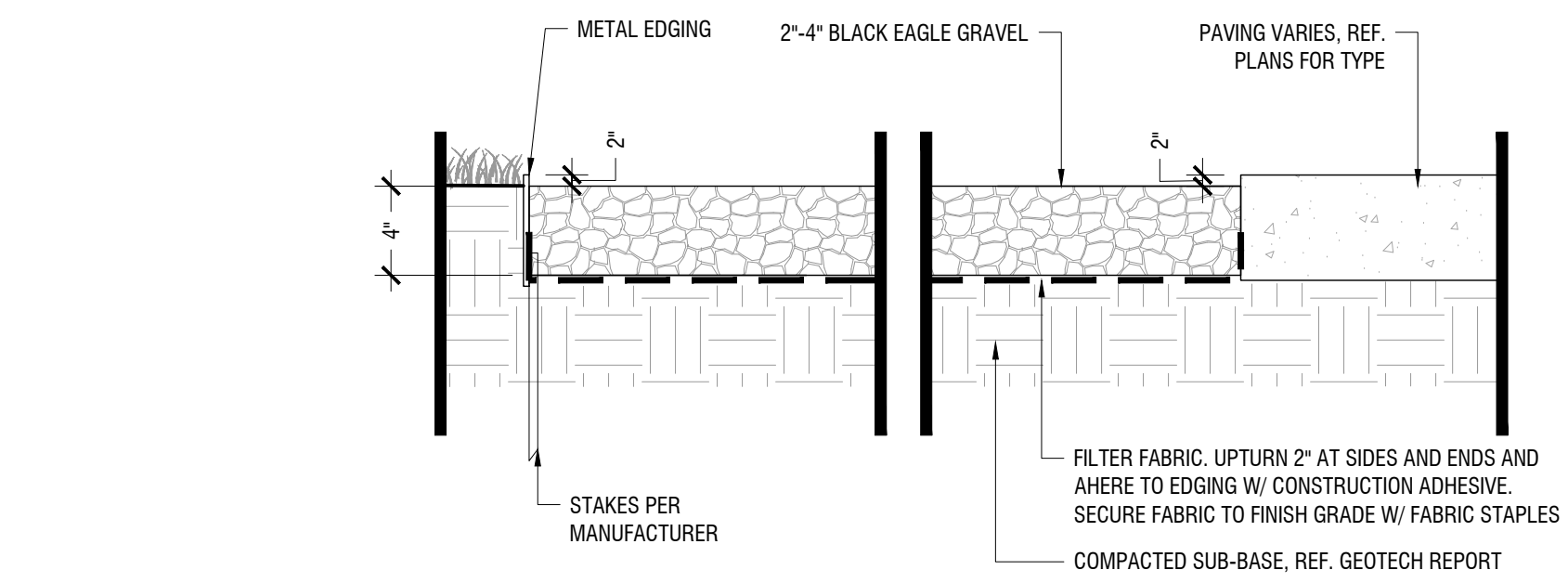
SITE PLAN SIGNATURE BLOCK
 APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____.

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

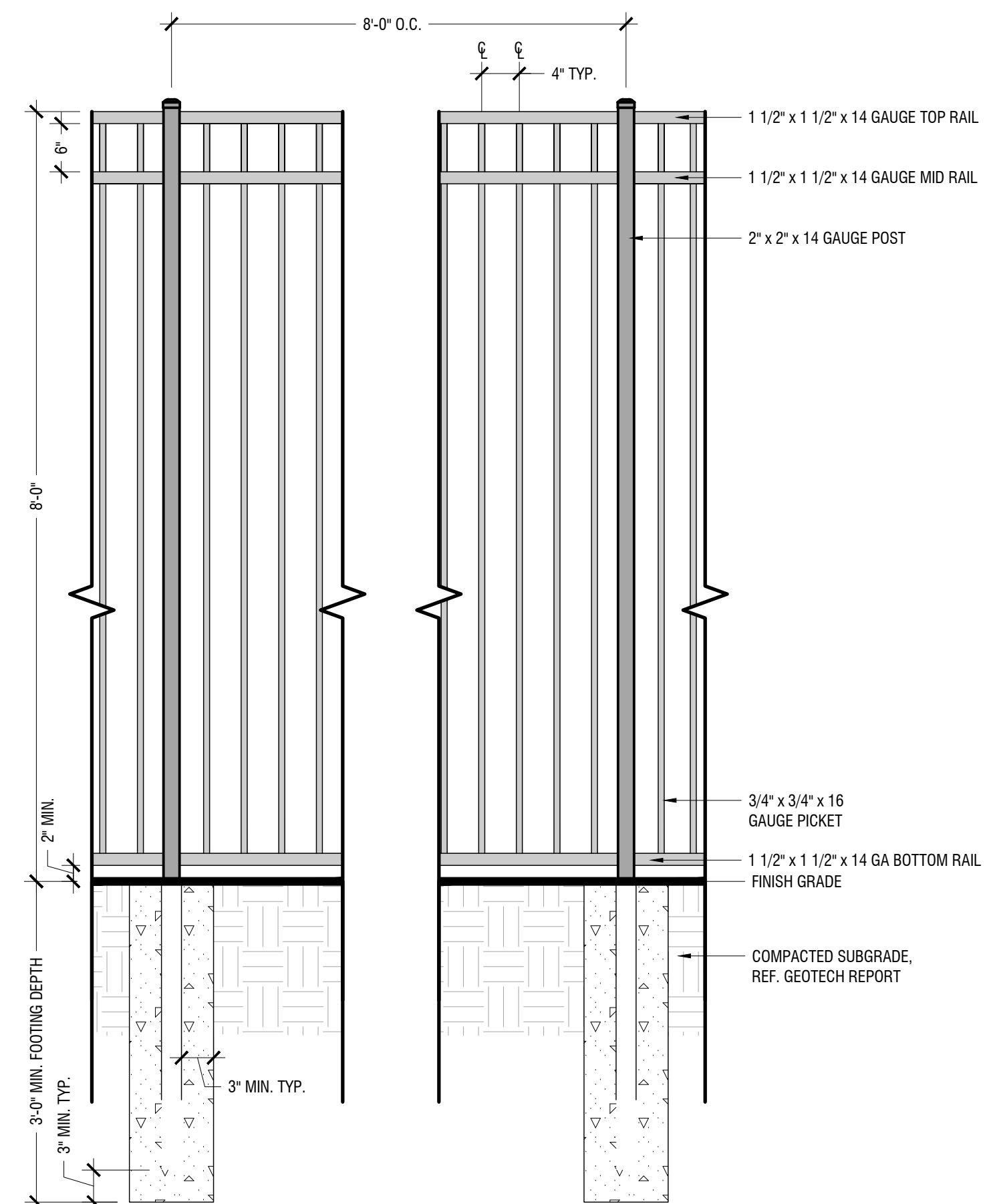


IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 photos - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 02/02/2023 2:07 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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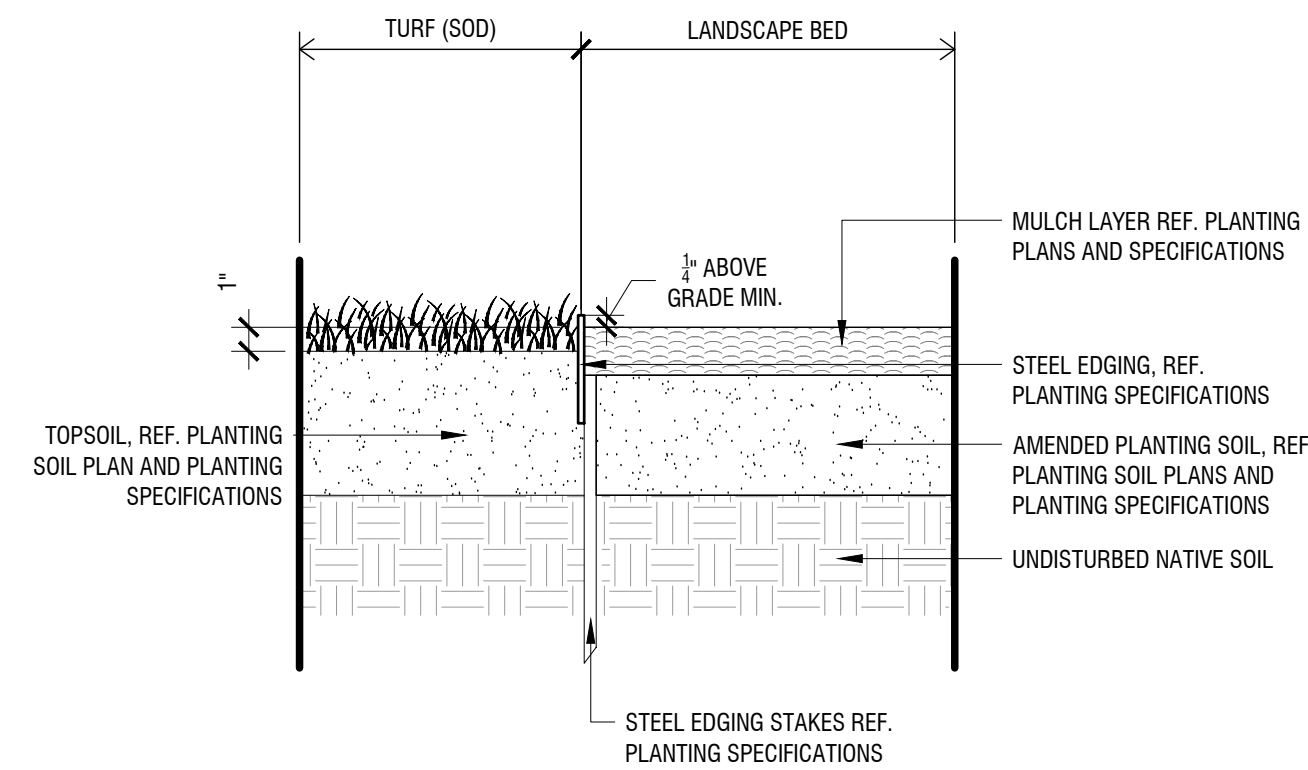
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

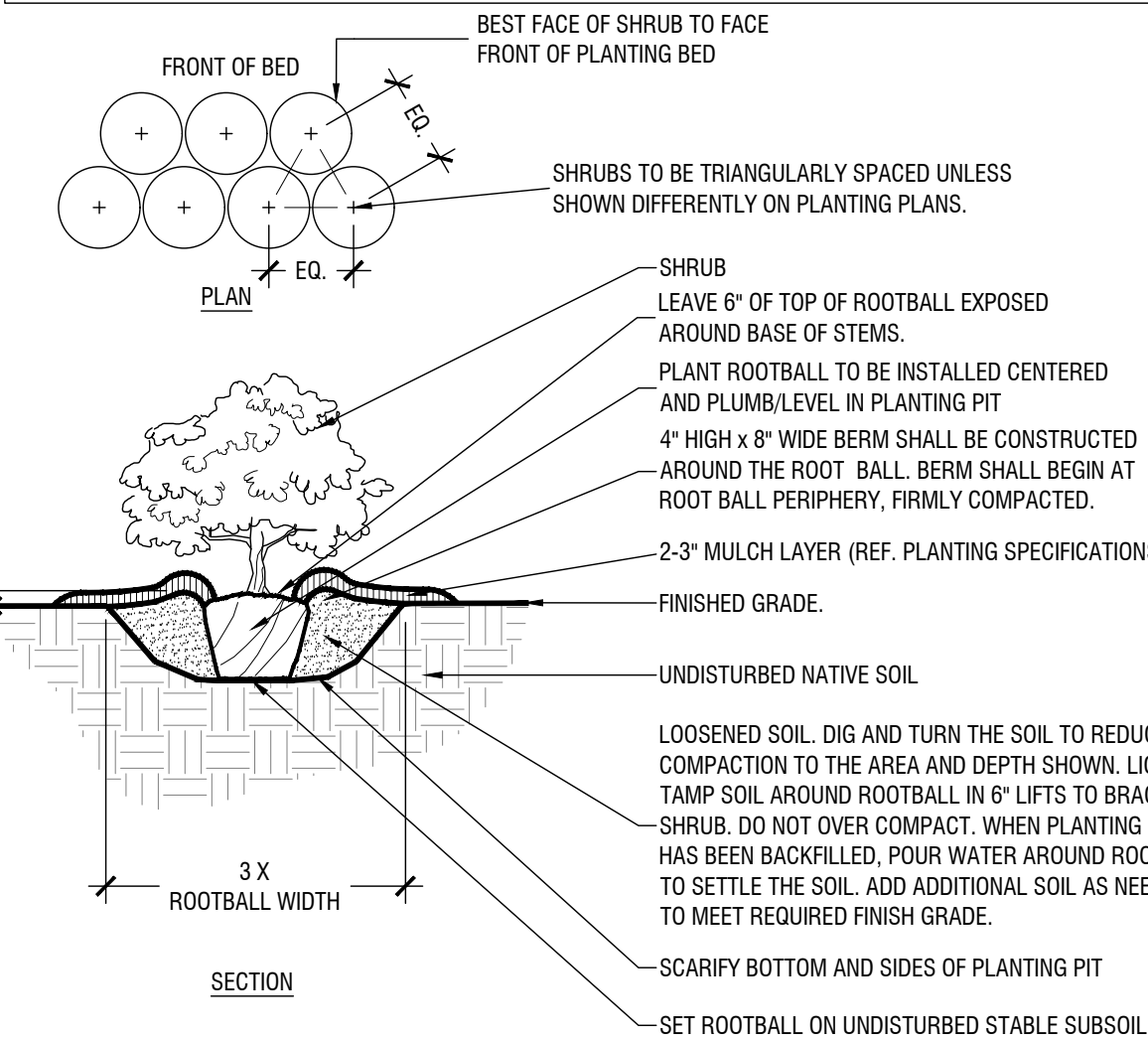
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
 - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 - REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

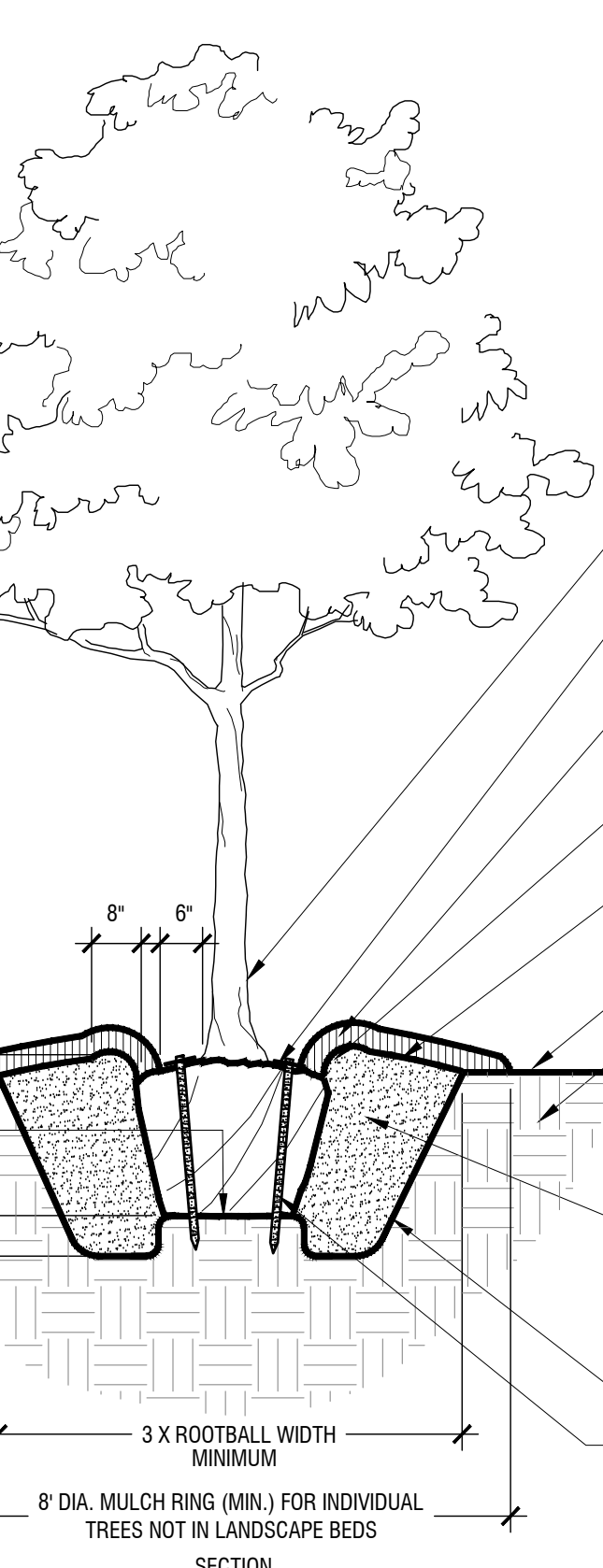
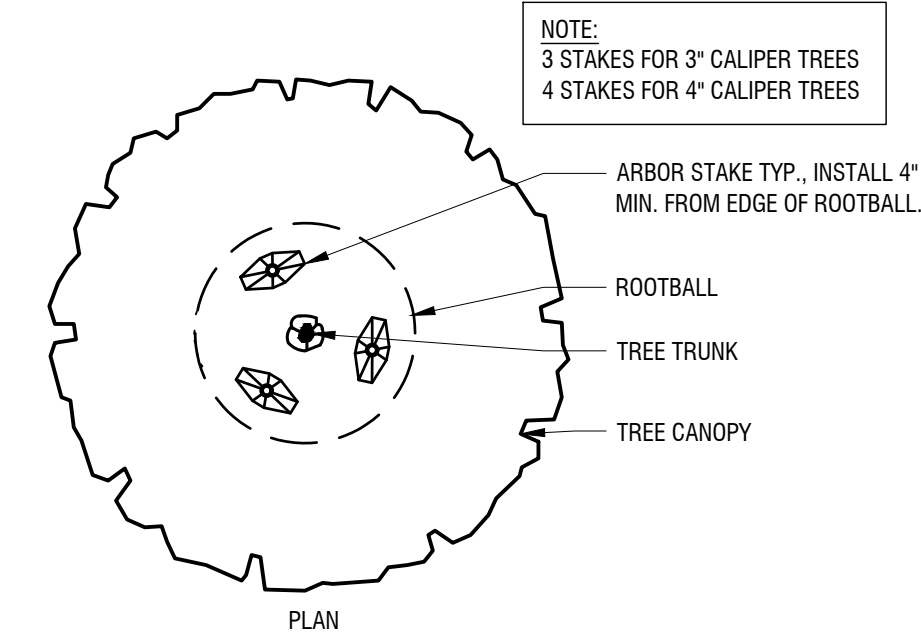


TYPICAL SHRUB PLANTING

Scale: NTS

PLANTING NOTES:

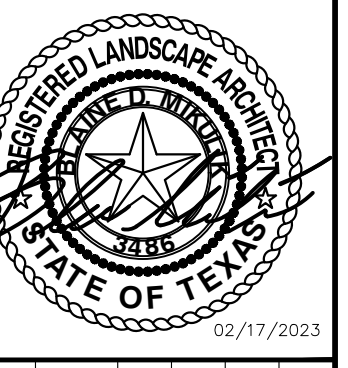
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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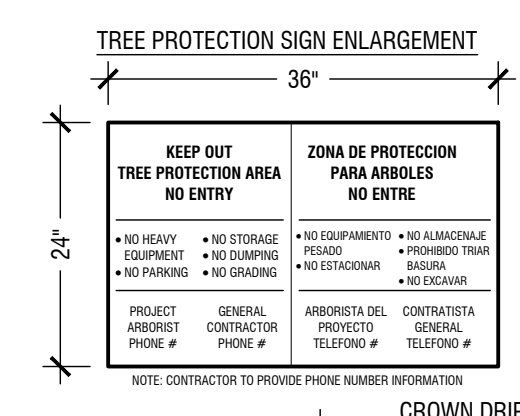
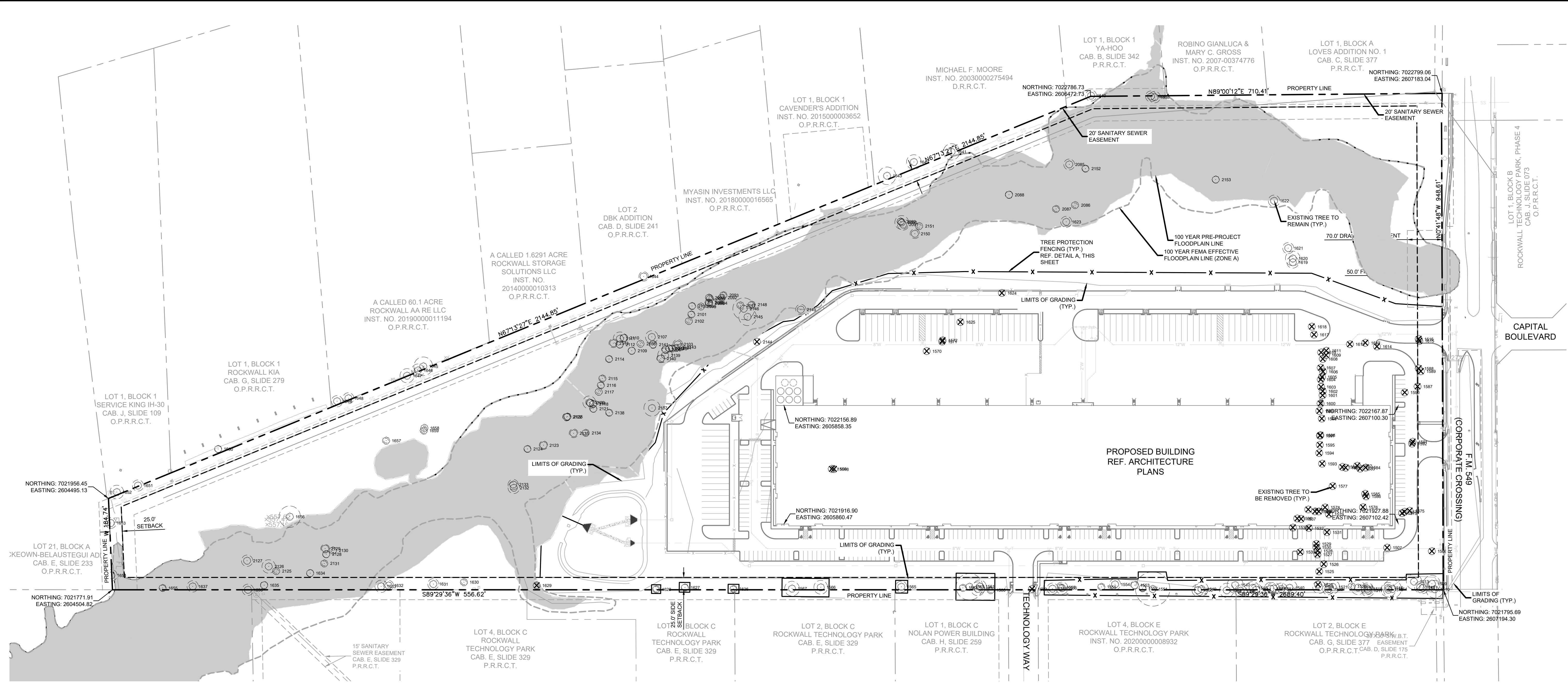
KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

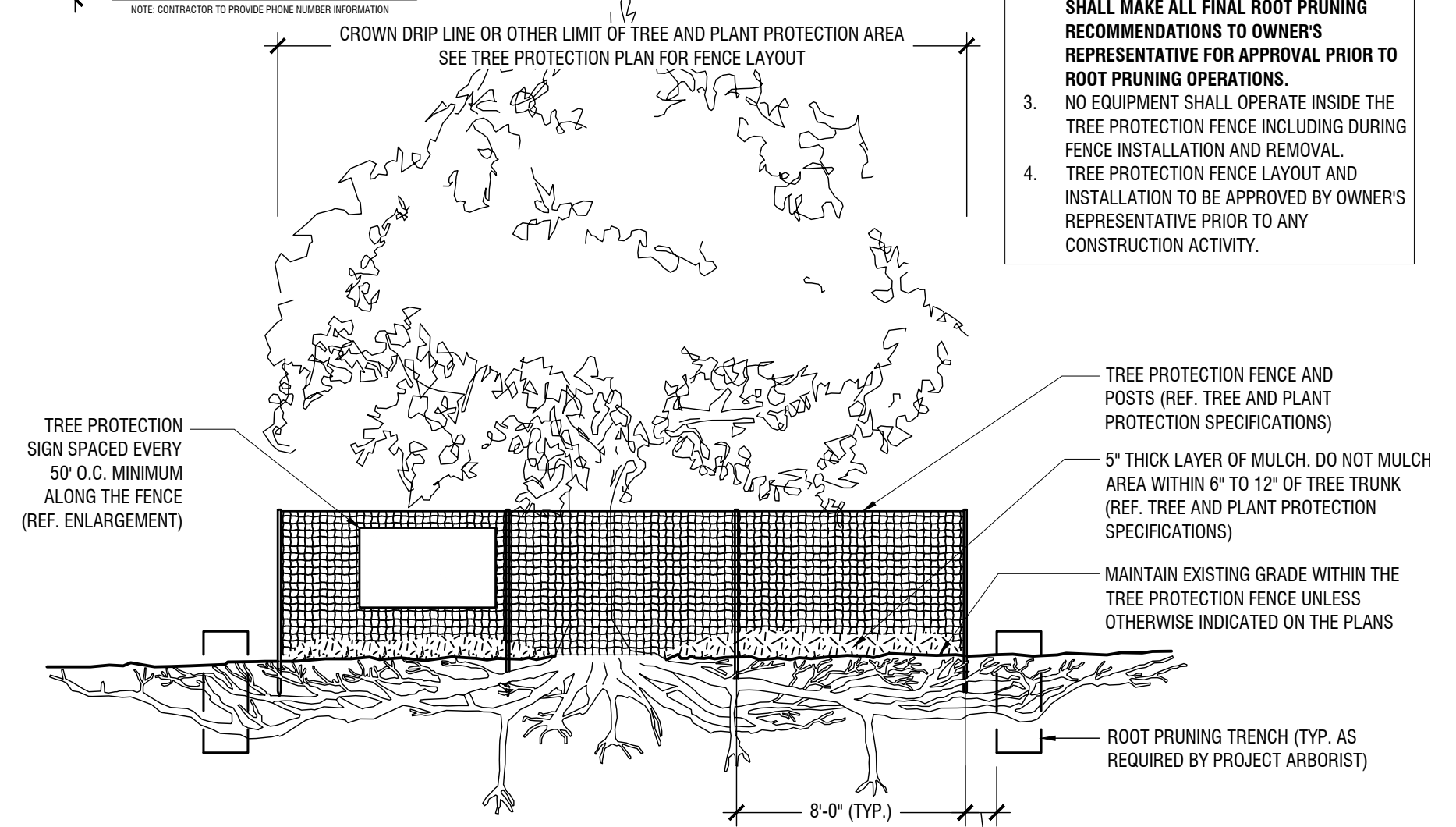
LANDSCAPE DETAILS
 SHEET NUMBER
L-200

No.	REVISIONS	DATE

DATE: 02/17/2023
 XREFS: 086213100
 PLOTTED BY: FLETCHER, MICHAEL
 DWG NAME: T-100 - TREE PRESERVATION PLAN.dwg
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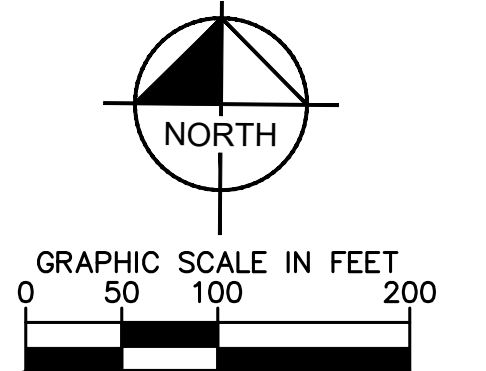


- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 4.



LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	TREE PROTECTION FENCING
	EXISTING CONTOUR
	PROPOSED CONTOUR



NO.	REVISIONS	DATE

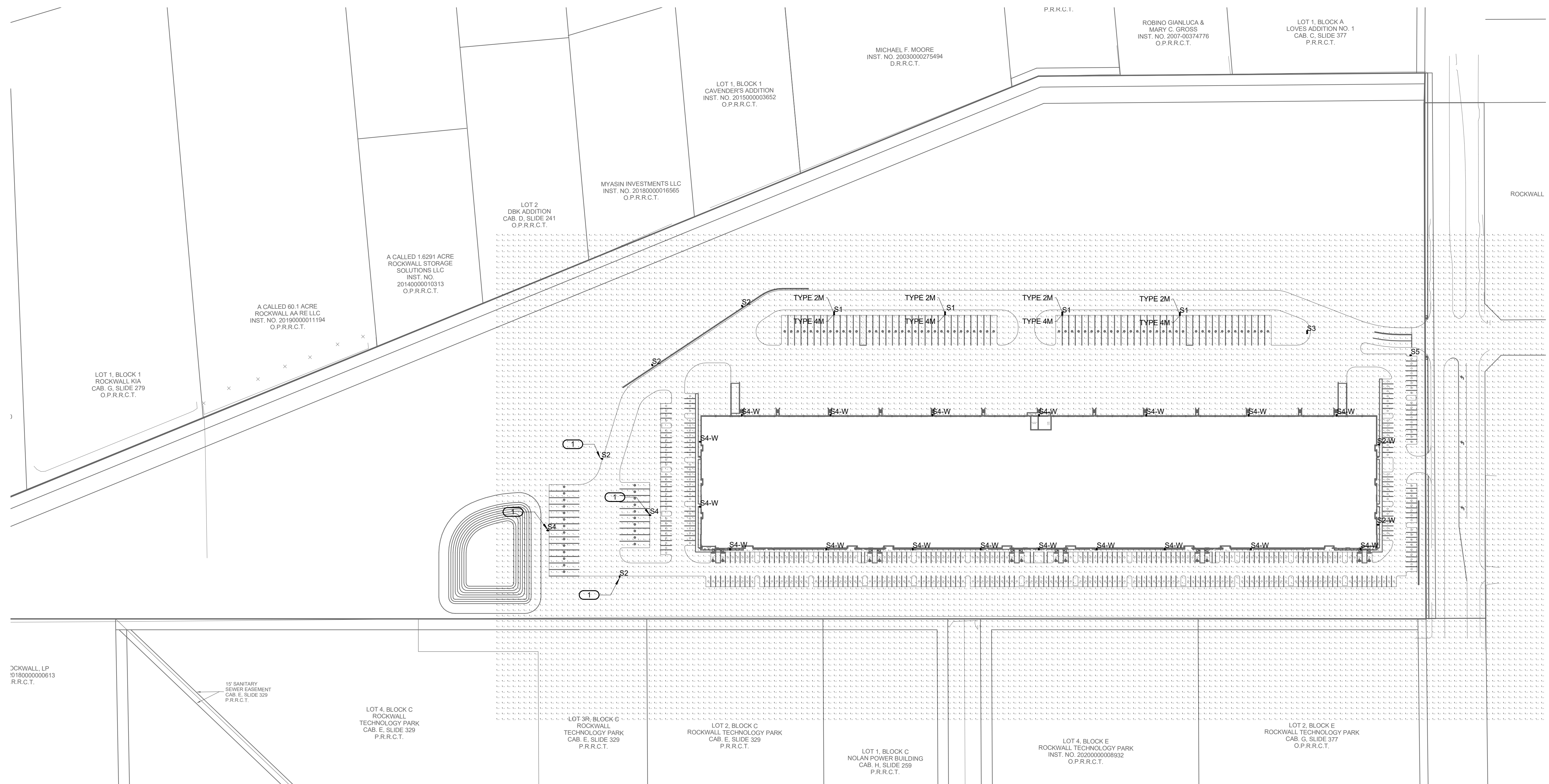
Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
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KHA PROJECT	086213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL & TREESCPE PLAN & DETAIL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

TREESCPE PLAN & DETAIL
 SHEET NUMBER
T-100



ROCKWALL LP
10180000000613
P.R.R.C.T.

15' SANITARY
SEWER EASEMENT
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 4, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 2, BLOCK C
ROCKWALL TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H. SLIDE 299
P.R.R.C.T.

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 2020000008862
O.P.R.R.C.T.

LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G. SLIDE 377
O.P.R.R.C.T.



1 SITE PLAN - PHOTOMETRICS
1" = 100'-0"

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DBDX	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBDX	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

NO.	REVISIONS	DATE

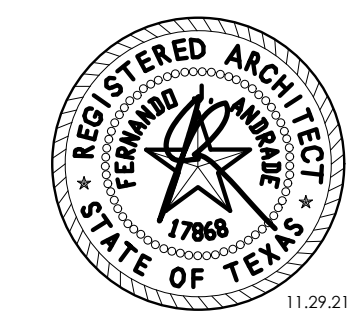
gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559



GGRA PROJECT 2966	DATE AUG 2021	SCALE AS SHOWN	DESIGNED BY SK	DRAWN BY SK	CHECKED BY MA
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ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087



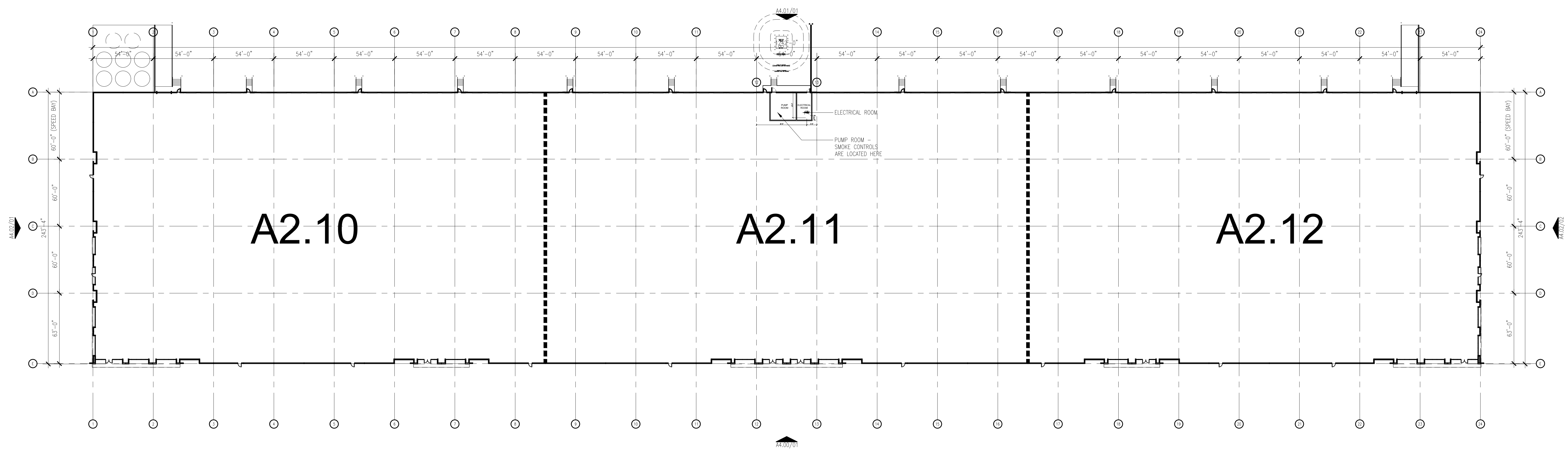


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Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect



- WAREHOUSE BUILDING**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - FULLY SPRINKLERED - ESFR SYSTEM
 - PAINT INTERIOR WALLS WHITE - OMIT PAINT WHERE INSULATION IS PROVIDED
 - PROVIDE EUCO 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDE SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

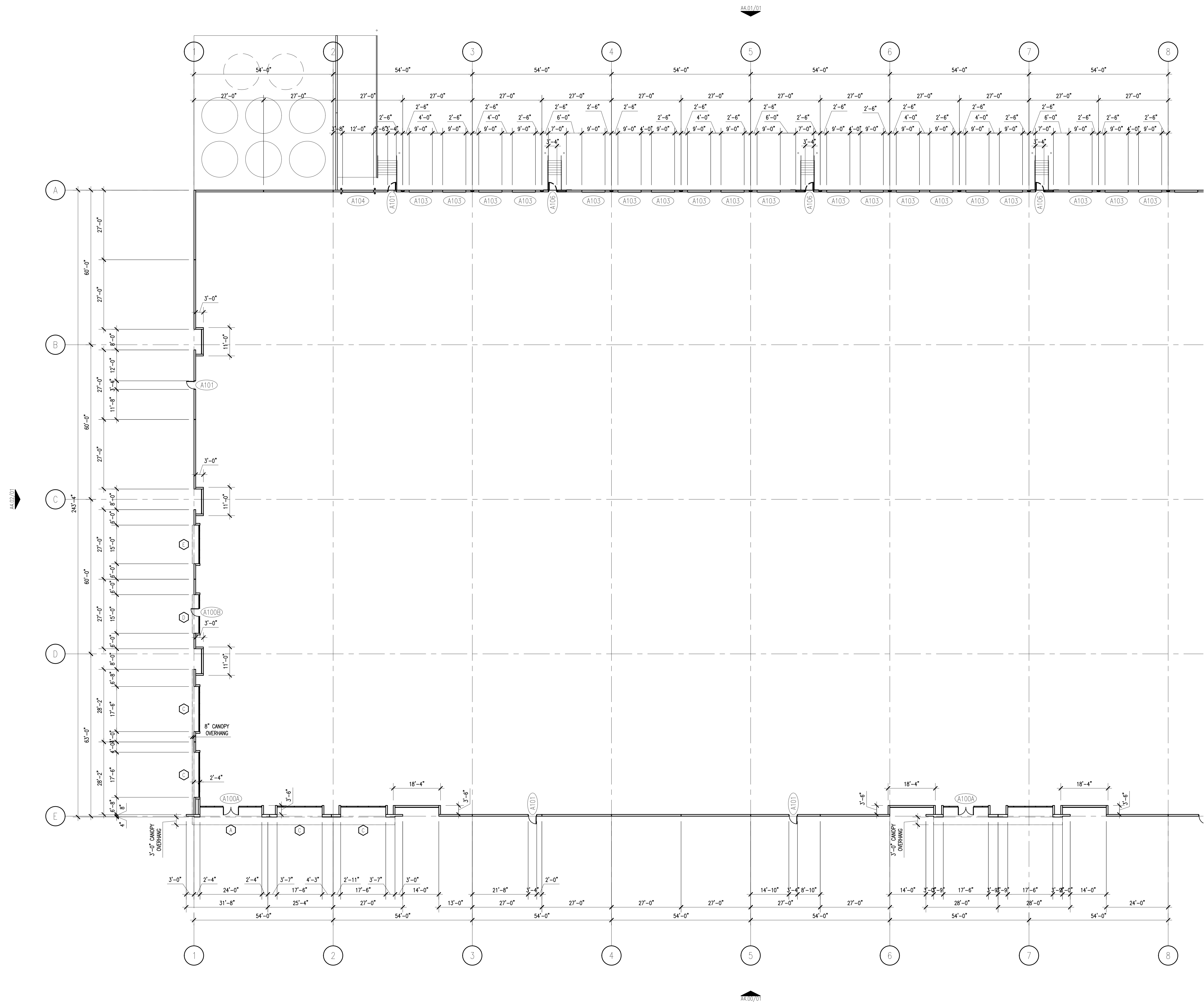
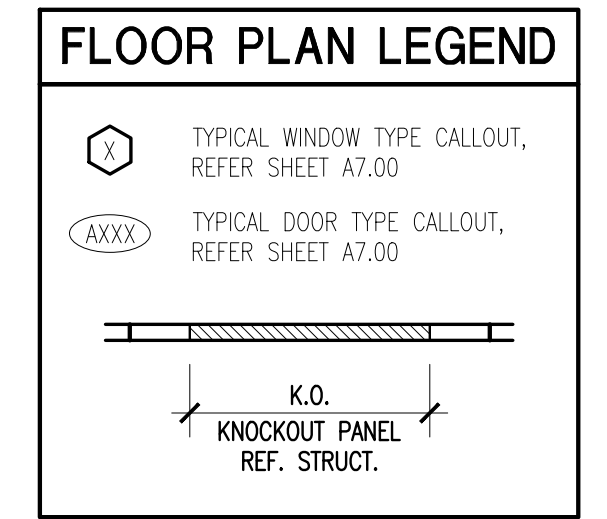
A2.00
 OVERALL FLOOR PLAN



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Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - PAINT INTERIOR WALLS WHITE, PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"

A2.10	A2.11	A2.12
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KEY PLAN

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

A2.10
 ENLARGED FLOOR PLAN

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-006
PROJECT NAME: Amended Site Plan for Stream
SITE ADDRESS/LOCATIONS: 1351 CORPORATE CROSSING

CASE CAPTION: Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: 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 center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-006) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)

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

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

(1) Please provide a dumpster detail that meets the code requirements. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster

storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (Subsection 01.05. B, of Article 05)

(2) Provide a variance letter that details that the outside storage/silo screening requirements will not be met on the north and part of the west side of the property; however, as communicated, indicate that the trees in the floodplain will serve as the screening for the outside storage.

M.7 Treescap Plan:

(1) Accent trees do not count towards the mitigation balance. This means that 604-inches are being planted and not 900-inches. That being said, the mitigation balance is still covered. (Subsection 03.01. B, of Article 09)

M.8 Photometric Plan:

- (1) Provide the site data information required in Section 2.1 of this checklist. (See Section 2.1 of this Checklist)
- (2) All lighting must be mounted at 20-feet or less per the General Overlay District Standards. (Subsection 03.03. D, of Article 07)
- (3) Please provide cutsheets for all of the proposed light fixtures. (Subsection 03.03. A, of Article 07)

M.9 Building Elevations:

1. Provide a note that the inside of the parapet will match (i.e. either paint or material; no white TPO) the exterior facing façade. (Subsection 04.01. C, of Article 05)

I.10 Staff has identified the following exceptions and variances associated with the proposed request: [1] outside storage/silo. Should you decide to request these item(s) as variance(s)/exception(s), please provide a letter that lists them, why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 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.12 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 March 7, 2023; 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 March 14, 2023 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.14 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	02/22/2023	Needs Review
02/22/2023: - Storage needs to be removed from water line and fire hydrant easement. - Parking to be 20'x9'. - No deadend parking without approved turn around (64'x15'). Need to note on site and engineering plans that the area "before" the gate will be designated as "No Parking" to accommodate the turnaround.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

- 02/21/2023: 1. Landscape Plan approved
2. please review Tree Mitigation Ordinance for future tree mitigation plan submittals as it has changed.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Undeveloped**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

ACREAGE **43.237 AC** LOTS [CURRENT] **N/A** LOTS [PROPOSED] **1**

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 **Stream 1515 Corporate Crossing, L.P.** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Grayson Hughes** CONTACT PERSON **Dylan Adame**

ADDRESS **2001 Ross Avenue** ADDRESS **13455 Noel Road**
Suite 400 **Suite 700**

CITY, STATE & ZIP **Dallas, TX 75201** CITY, STATE & ZIP **Dallas, TX 75240**

PHONE **214-208-0519** PHONE **972-776-1769**

E-MAIL **Grayson.Hughes@streamrealty.com** E-MAIL **dylan.adame@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grayson Hughes [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023. 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 16 DAY OF February, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 140 280 560 840 1,120 Feet

SP2023-006: Site Plan for Stream

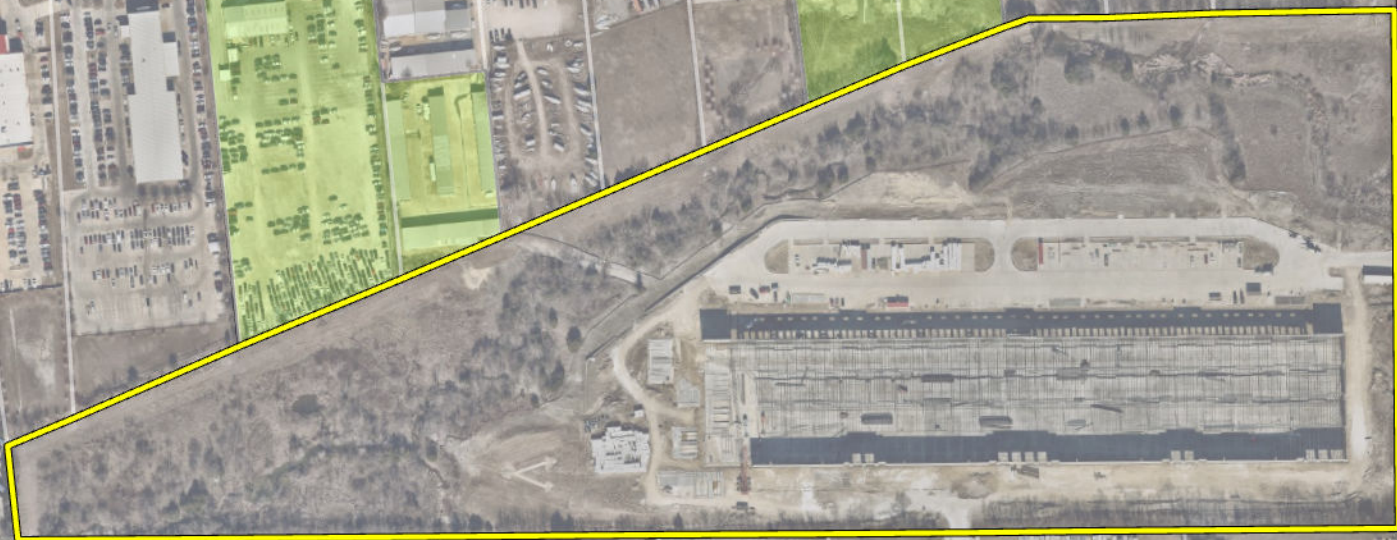
549

CONVEYOR ST

AG



C



LI

OBSERVATION TRL

TECHNOLOGY WAY

PD-83

INNOVATION DR

SCIENCE PL

DISCOVERY BLVD

CORPORATE CROSSING

Case Location Map =

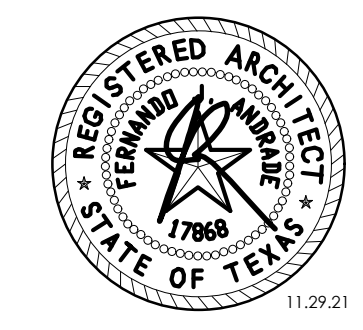


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





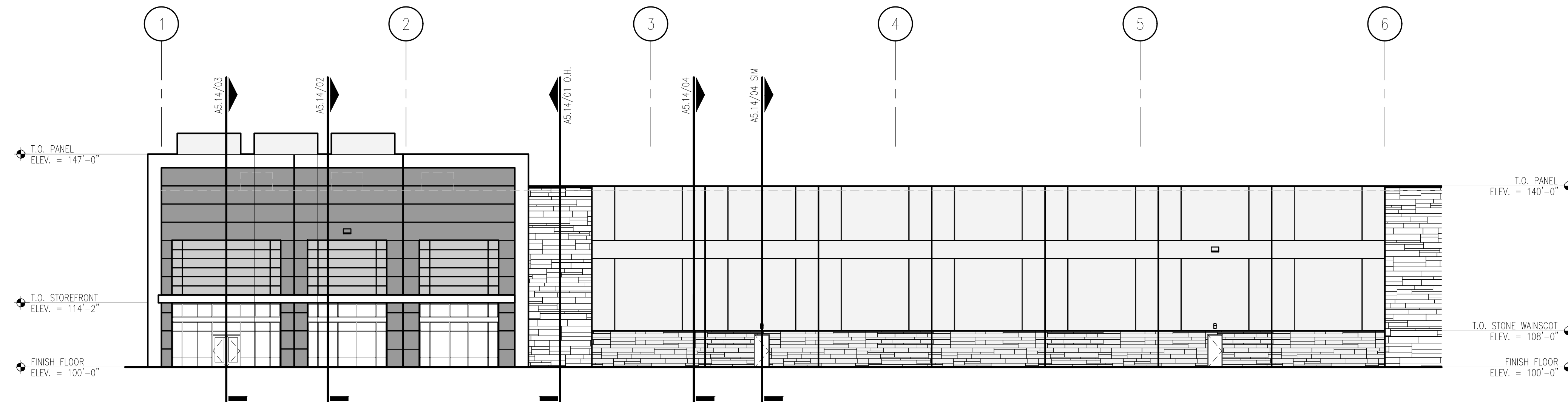
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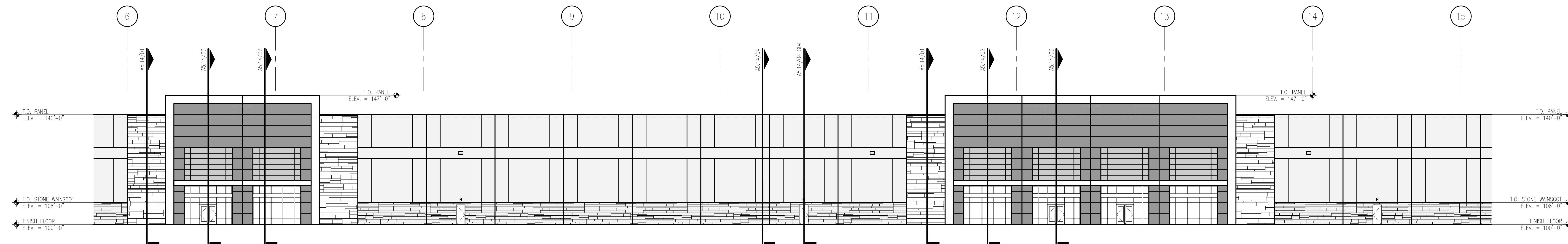


ELEVATION FINISHES:

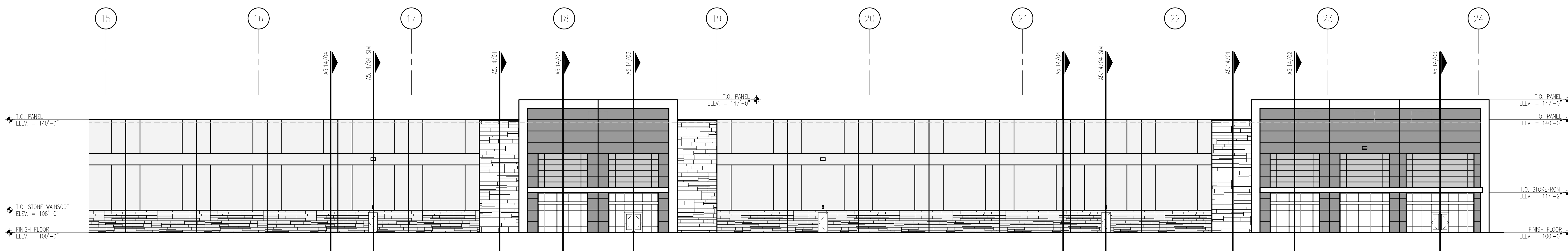
[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

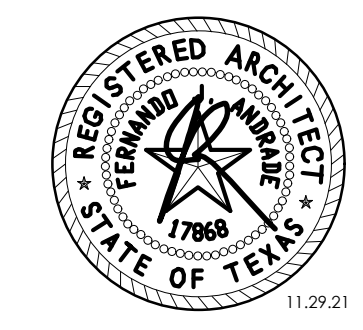


01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
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11.29.21	ISSUE FOR PERMIT
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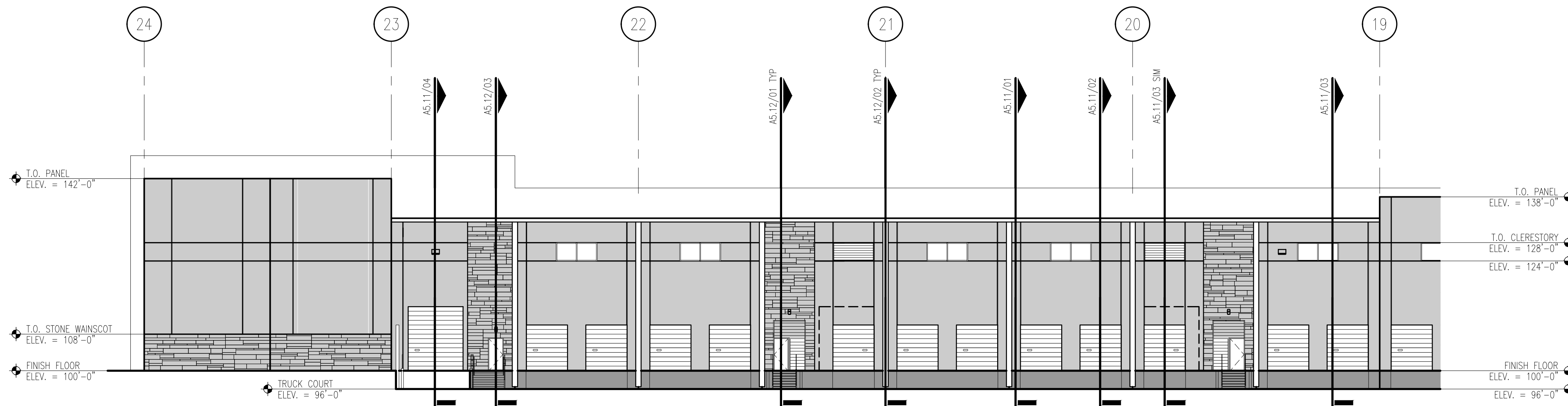
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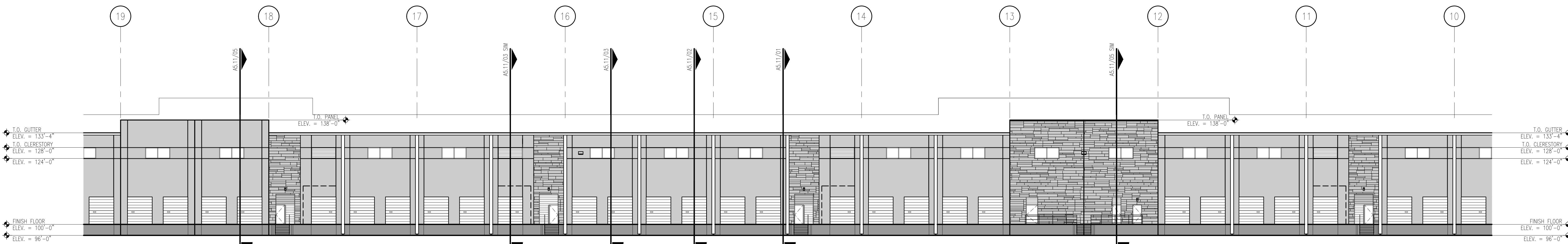


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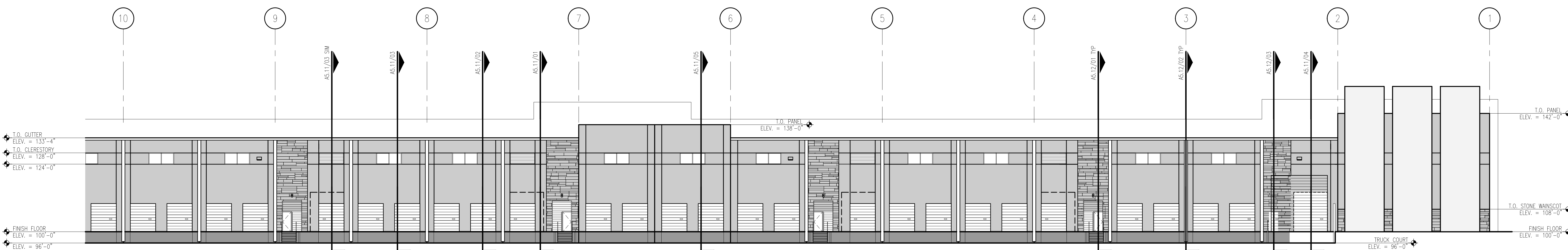
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01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



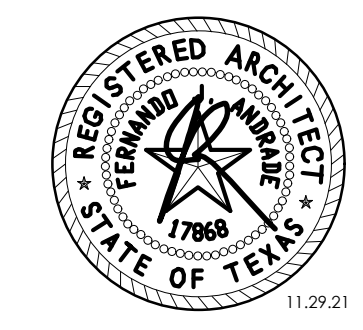
01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION
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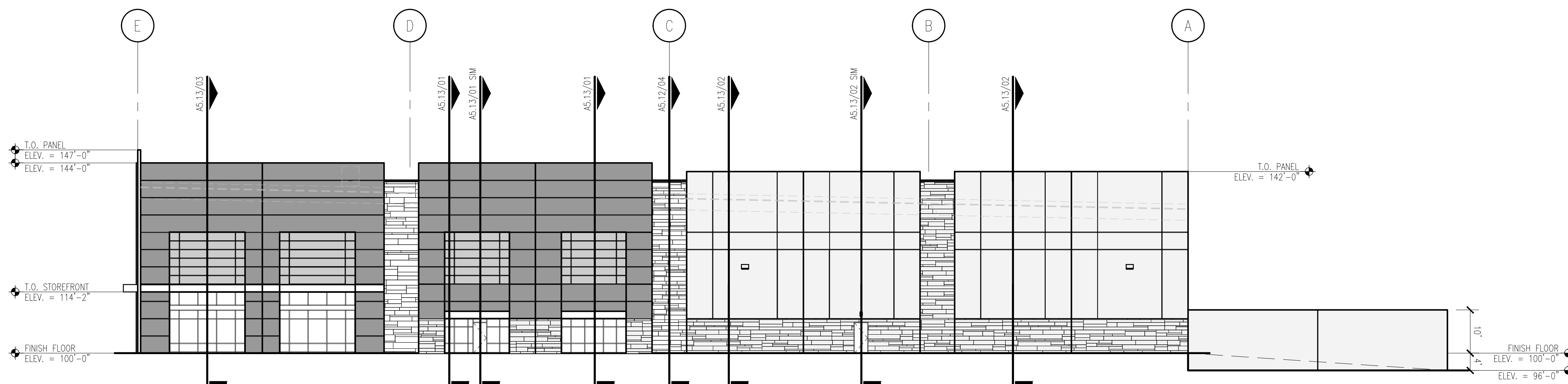
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J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect

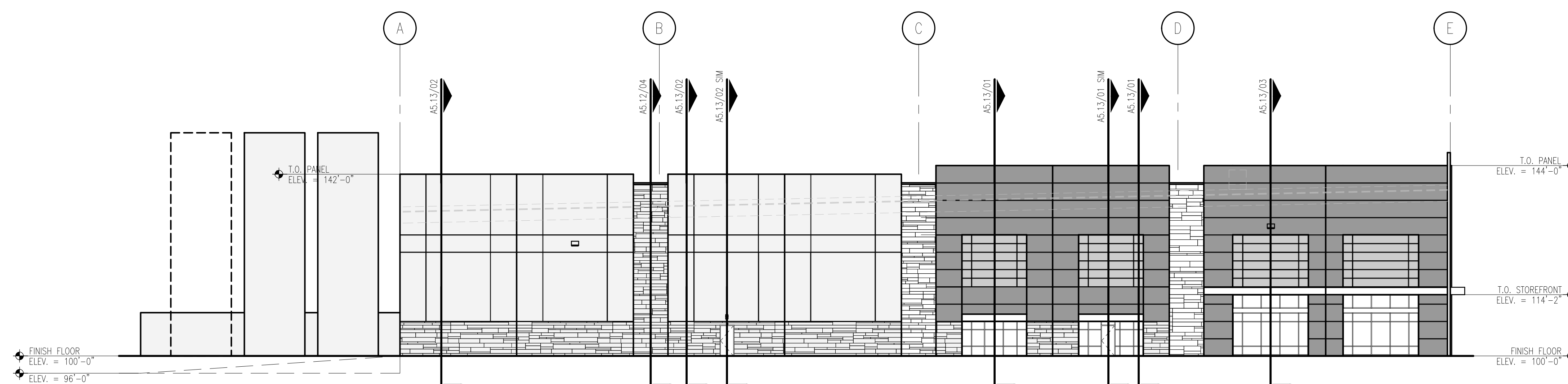


ELEVATION FINISHES:

[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



02 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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

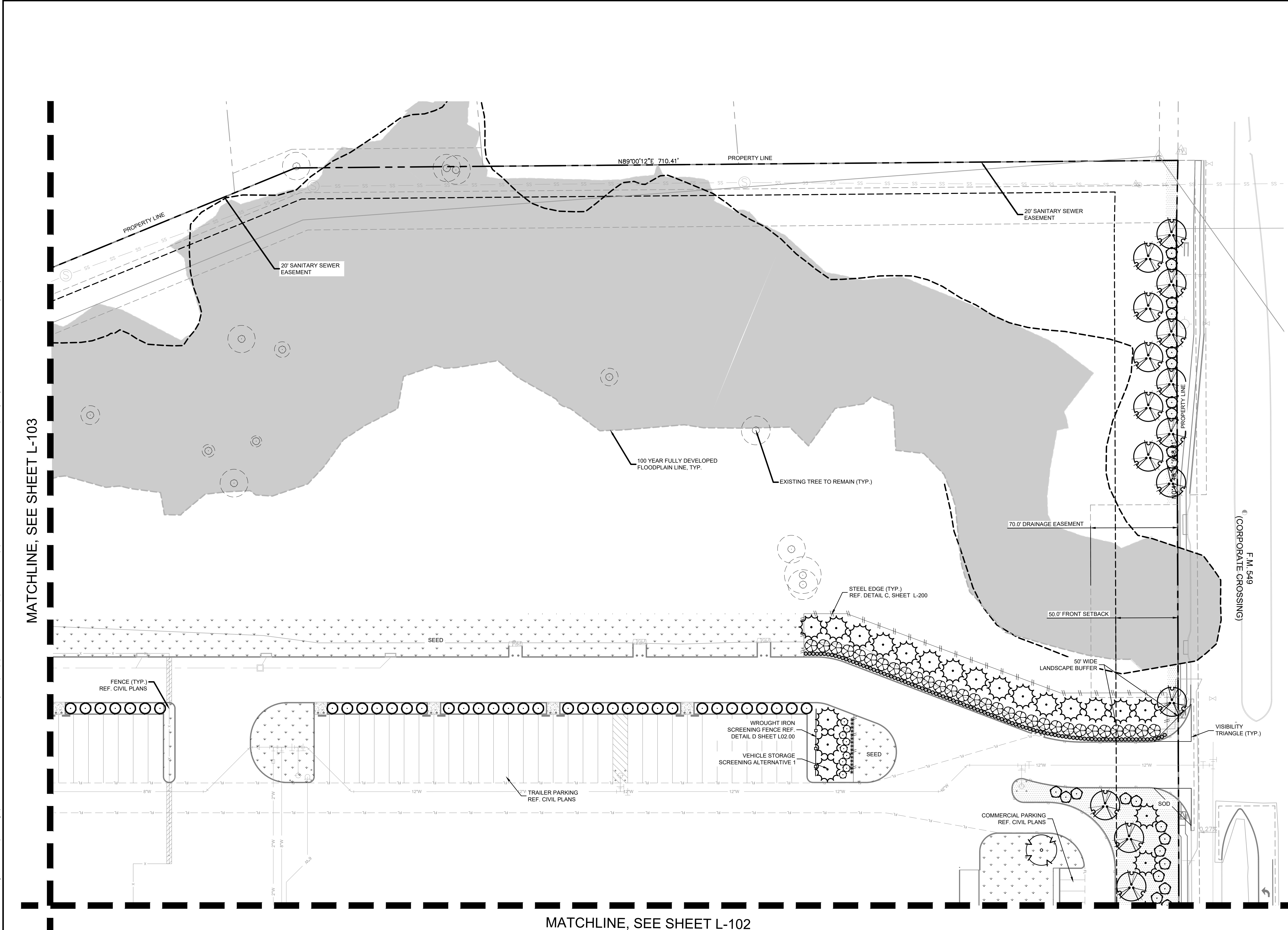
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

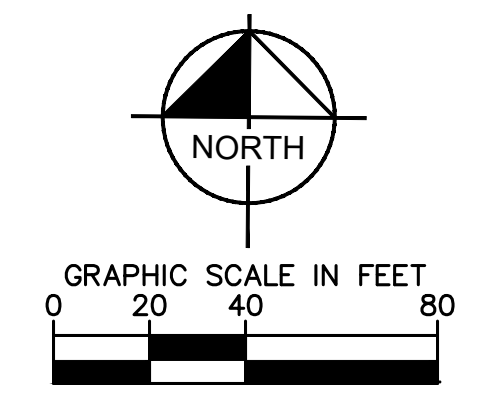
NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

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MATCHLINE, SEE SHEET L-103

MATCHLINE, SEE SHEET L-102



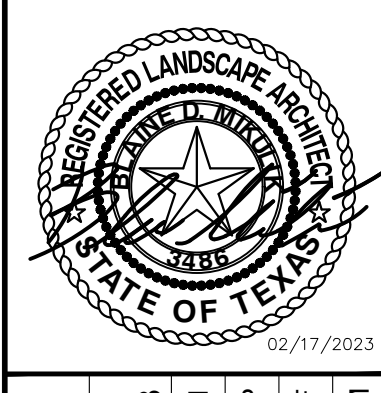
REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	LINGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSIS / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

No.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

LANDSCAPE PLAN
 (1 OF 5)

SHEET NUMBER
L-101

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

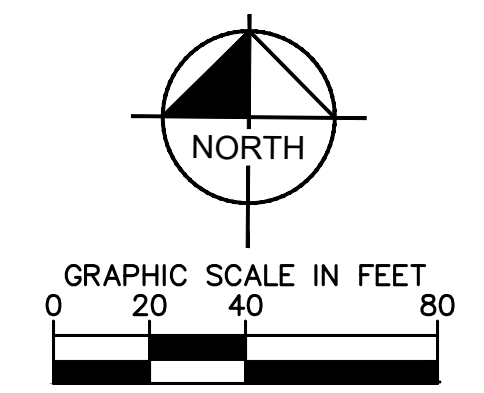
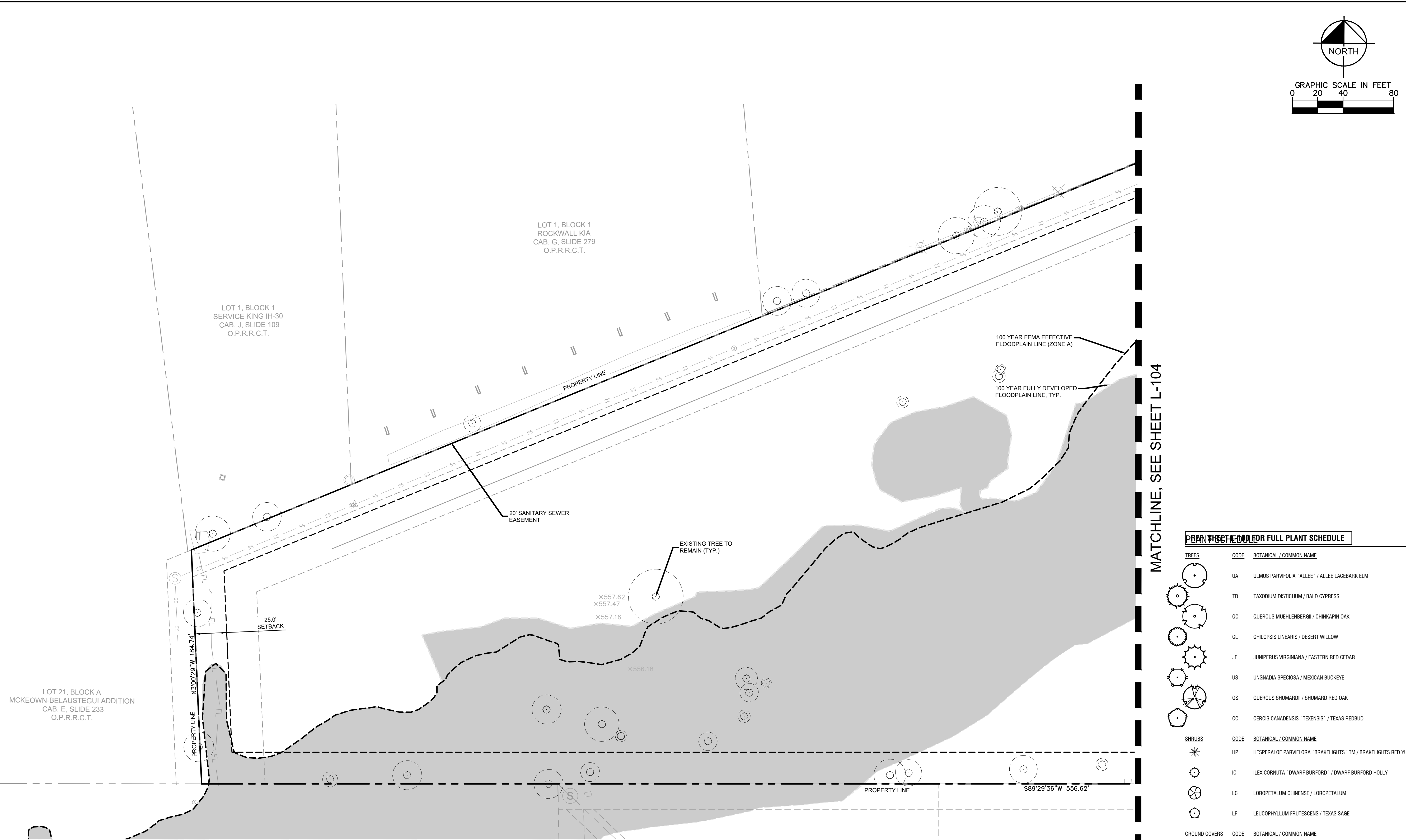
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

IMAGES: 811, LANDSCAPE ARCHITECTS, P.L.L.C. (L.A.) - 06/01/2023 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM
 XREFS: 811, LANDSCAPE ARCHITECTS, P.L.L.C. (L.A.) - 06/01/2023 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM
 PLOTTED BY: FLETCHER, MORGAN 02/02/2023 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM - 10:00 PM
 DWG NAME: L-104.LANDSCAPE PLAN_NEW.DWG

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PLAN SHEET FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHLOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGUADA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

SITE PLAN SIGNATURE BLOCK
 APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____, ____

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



No.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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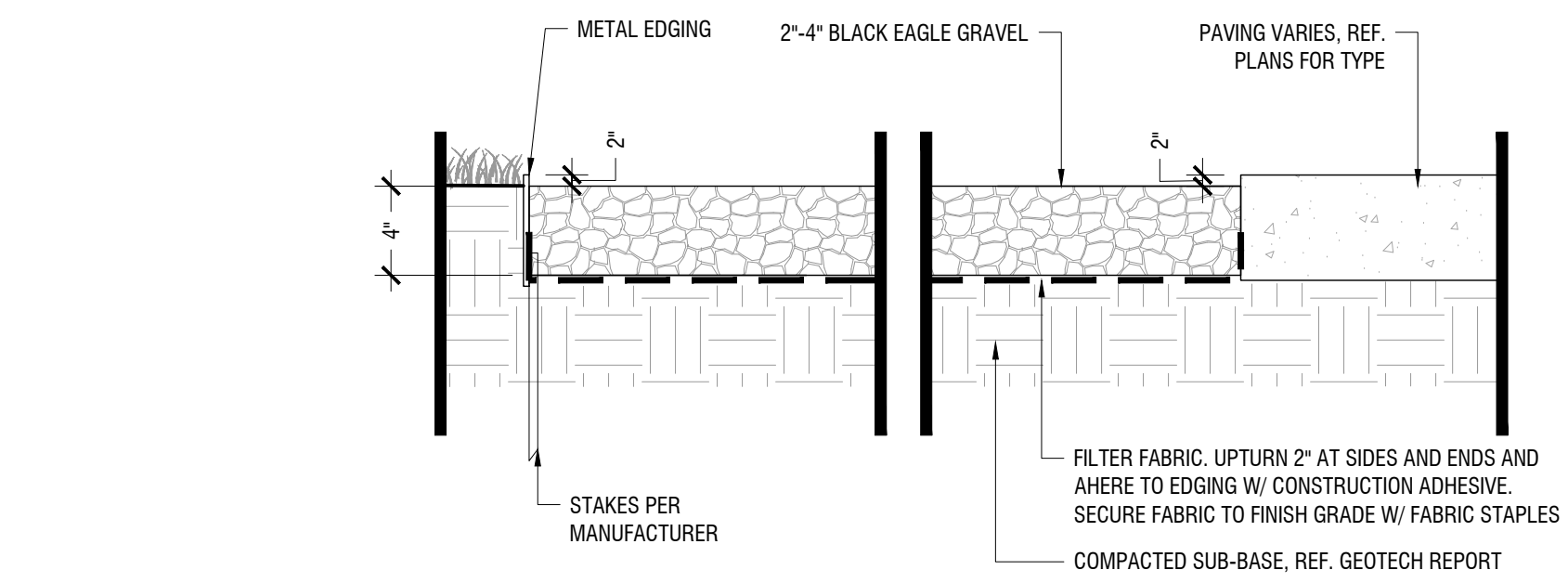


KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213100	FEBRUARY 2023	AS SHOWN	AMP	MJF	BDW

STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
 ROCKWALL, TEXAS

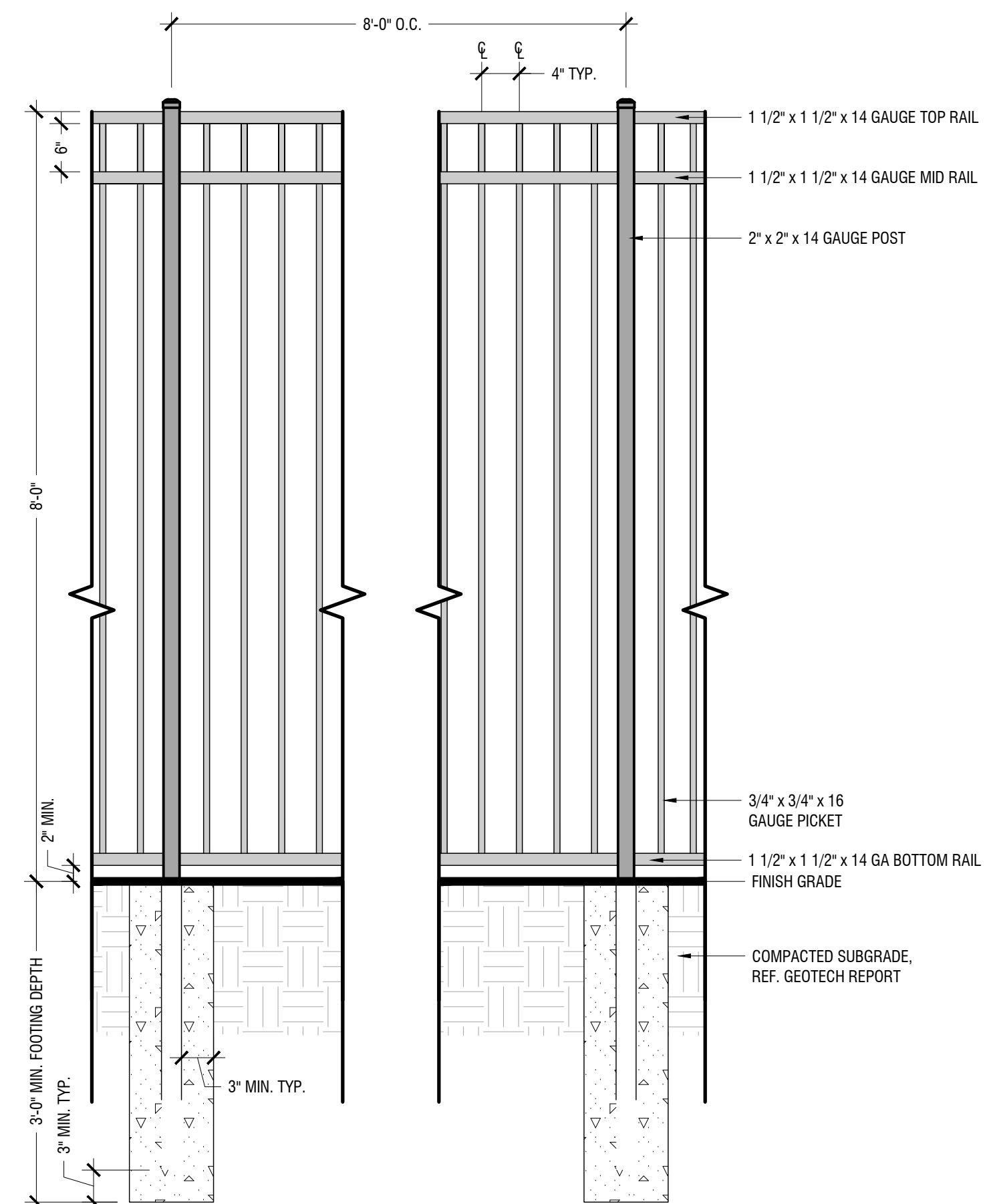
LANDSCAPE PLAN (5 OF 5)
 SHEET NUMBER
L-105

IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 02/02/2023 2:07 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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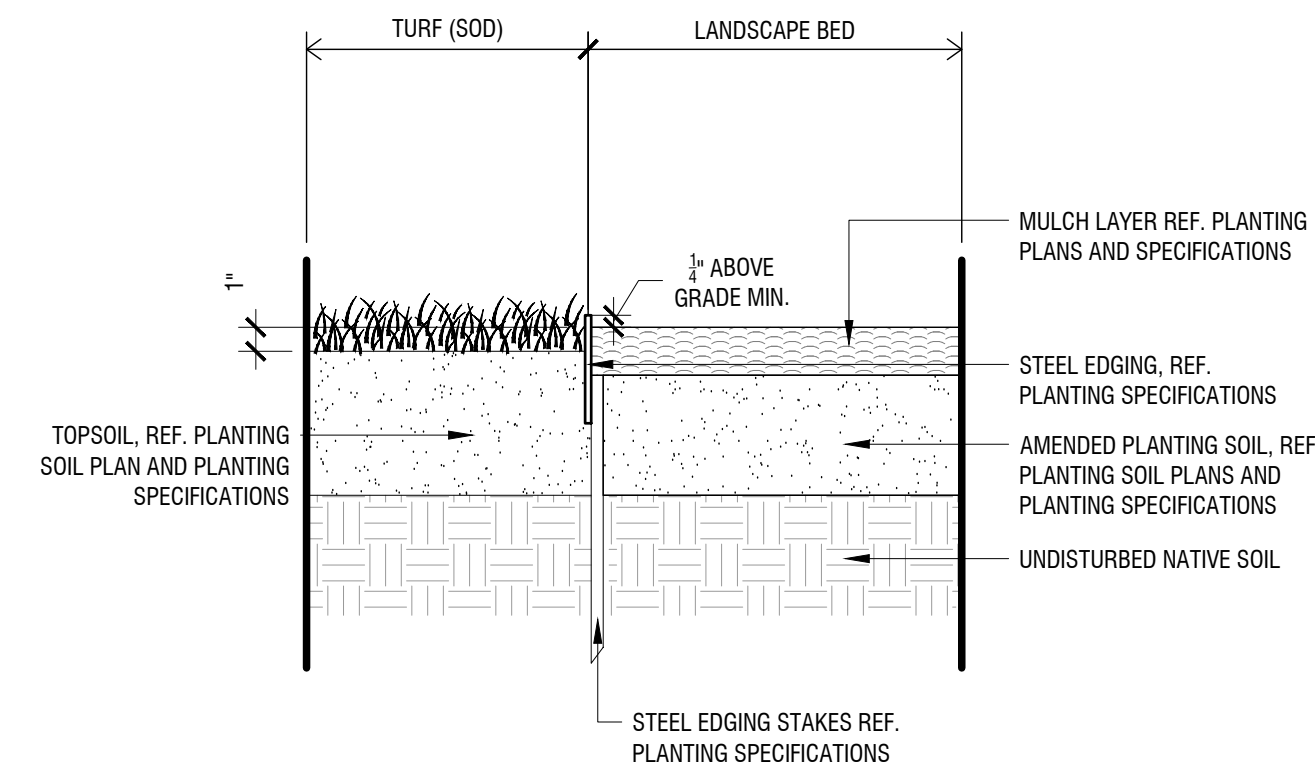
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



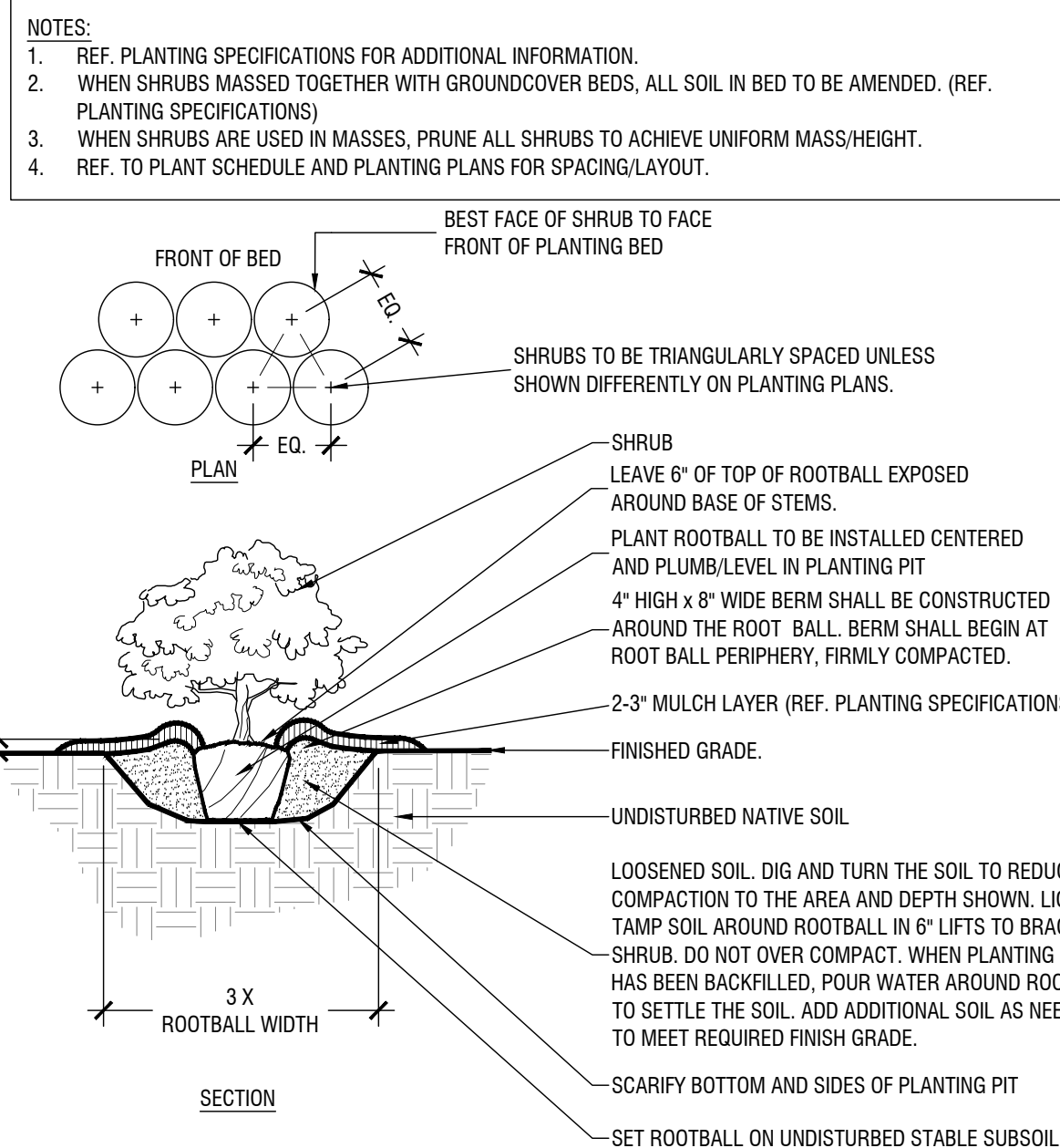
8' HT. WROUGHT IRON SCREENING FENCE

Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

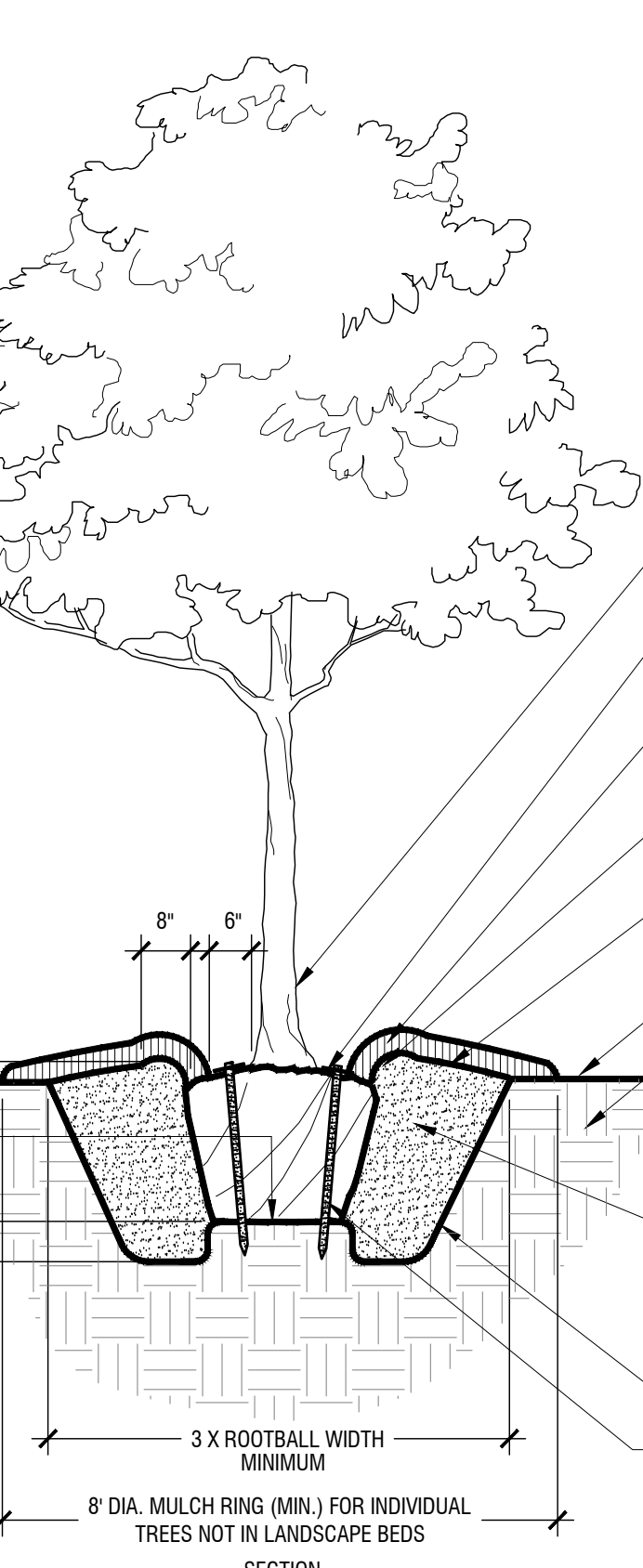
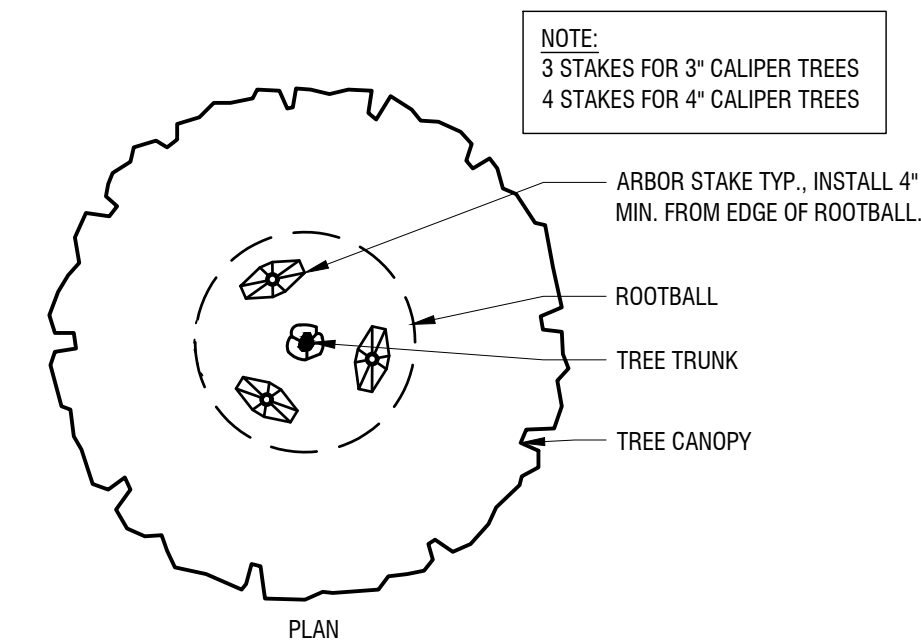


TYPICAL SHRUB PLANTING

Scale: NTS

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



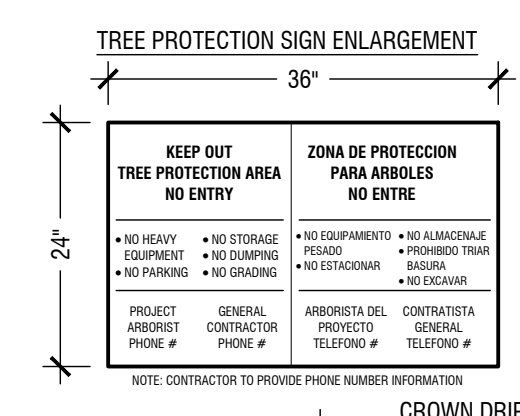
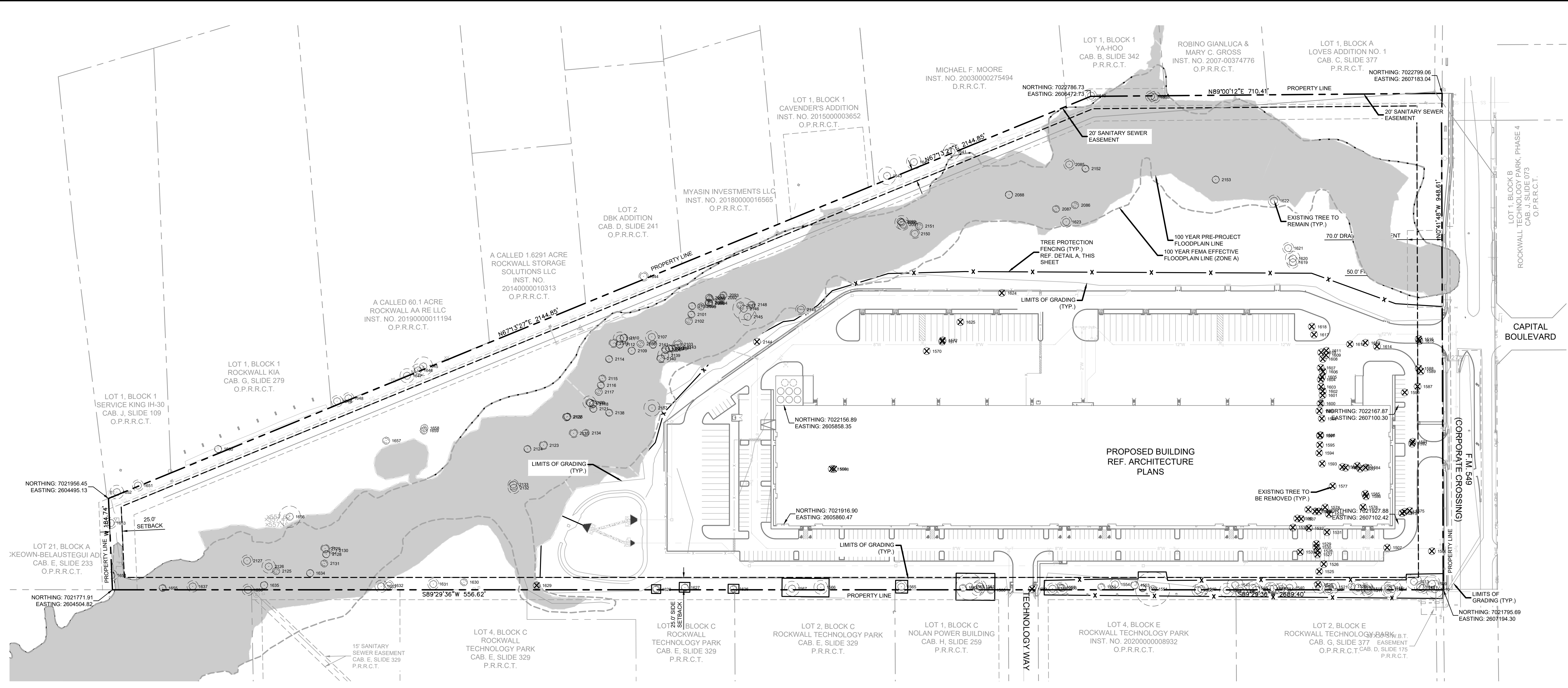
TYPICAL TREE PLANTING

Scale: NTS

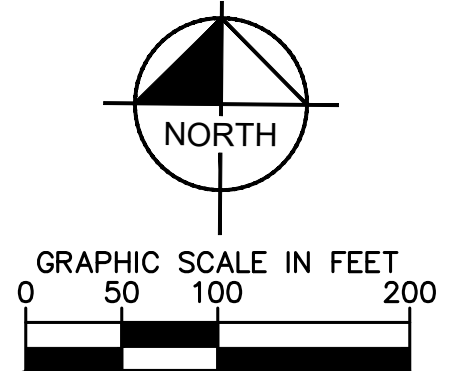
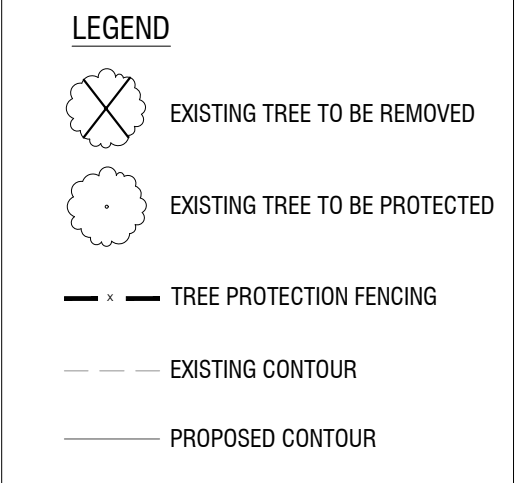
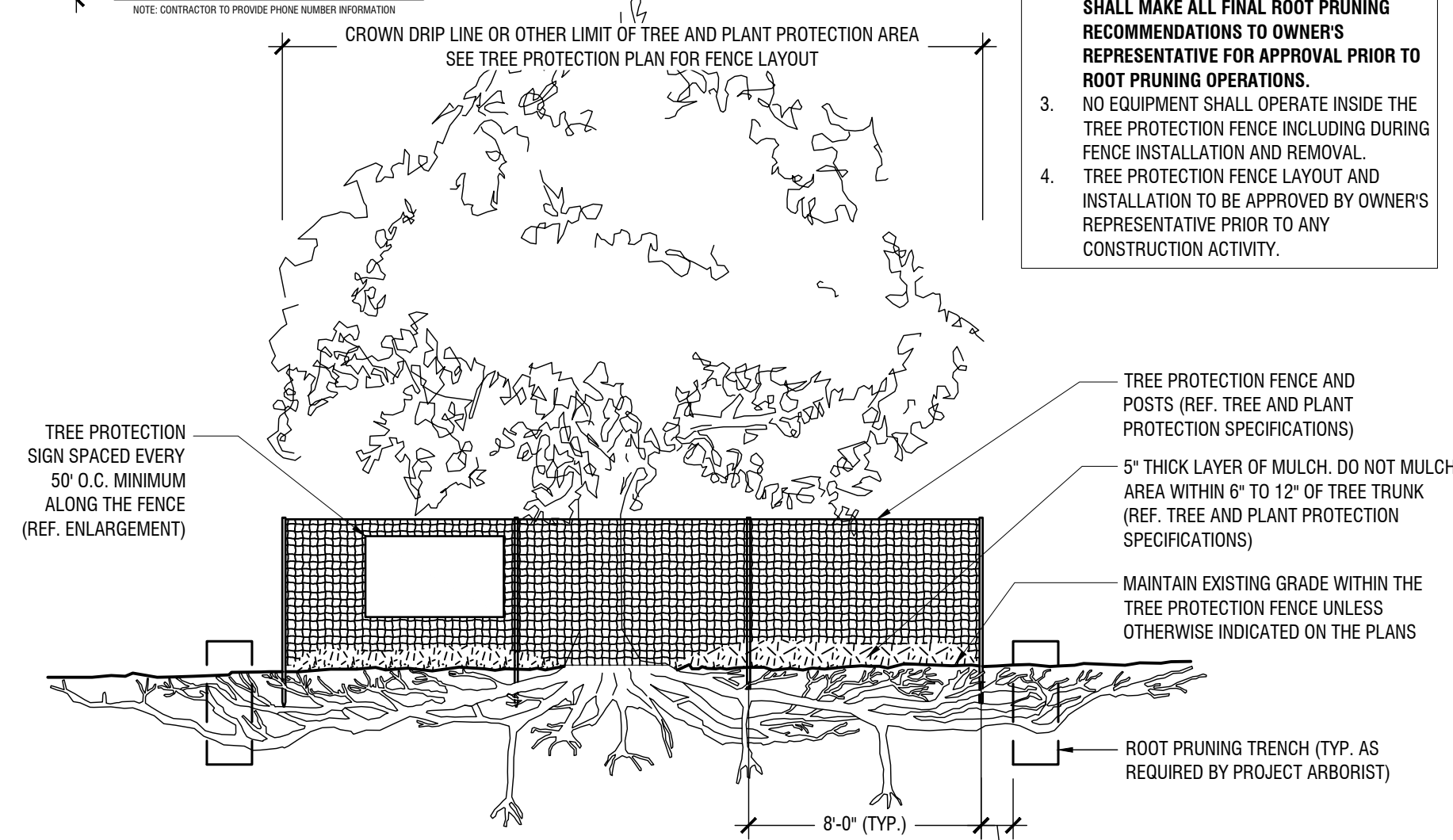
KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

No.	REVISIONS	DATE

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 XREFS: 086213100
 PLOTTED BY: FLETCHER, MEGAN 02/16/2023 2:08 PM
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- NOTES:
- SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 - ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



No.	REVISIONS	DATE

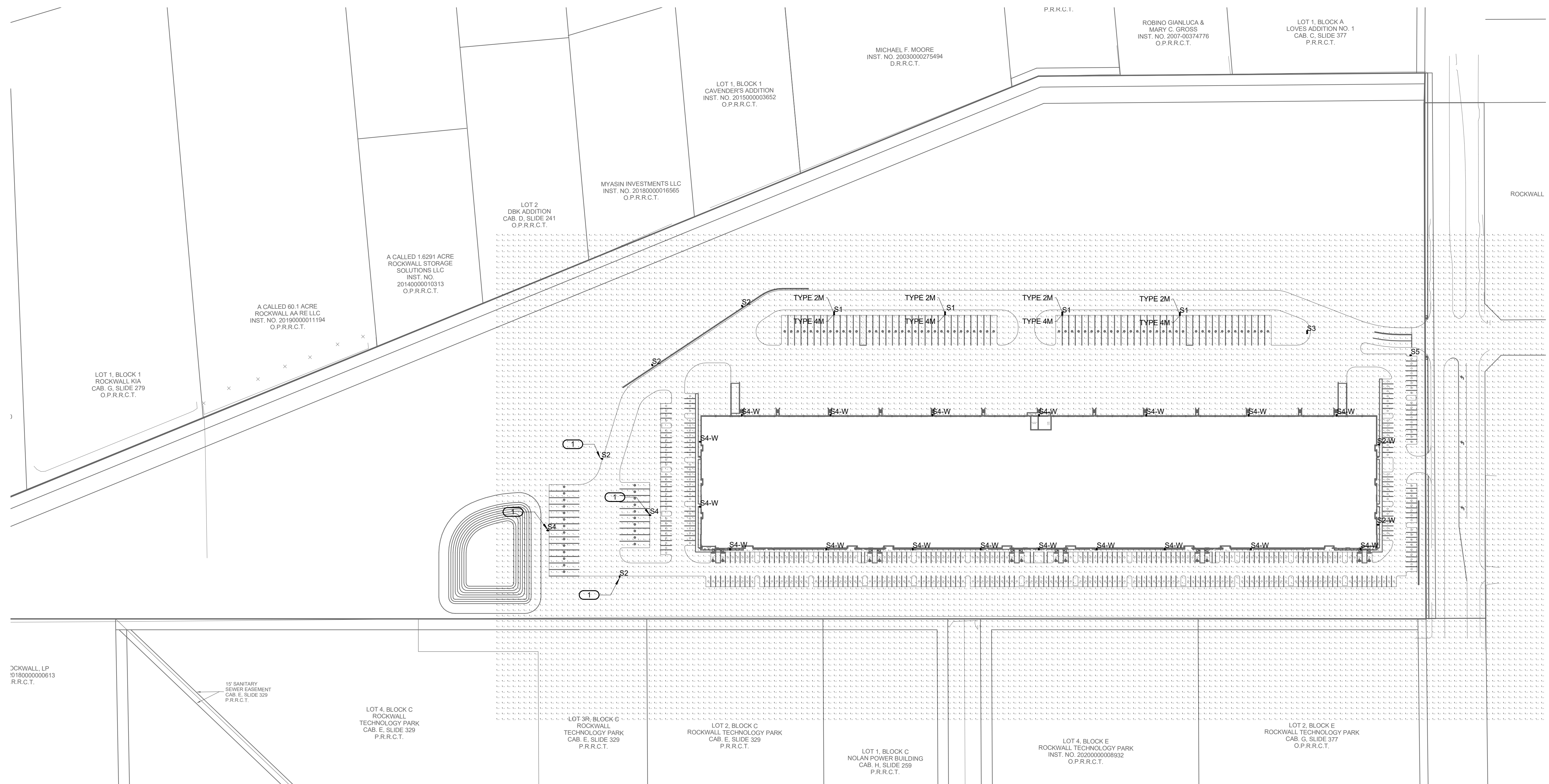
Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
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KHA PROJECT	086213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL & TREESCPE PLAN & DETAIL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

TREESCPE PLAN & DETAIL
 SHEET NUMBER
T-100



ROCKWALL LP
10180000000613
P.R.R.C.T.

15' SANITARY
SEWER EASEMENT
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 4, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

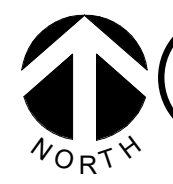
LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 2, BLOCK C
ROCKWALL TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H. SLIDE 299
P.R.R.C.T.

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 2020000008862
O.P.R.R.C.T.

LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G. SLIDE 377
O.P.R.R.C.T.



1 SITE PLAN - PHOTOMETRICS
1" = 100'-0"

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DBDX	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBDX	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DBDX AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

NO.	REVISIONS	DATE

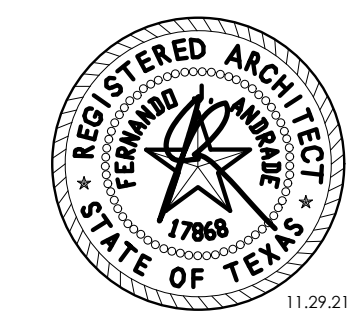
gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559



GGRA PROJECT 2966	DATE AUG 2021	SCALE AS SHOWN	DESIGNED BY SK	DRAWN BY SK	CHECKED BY MA
----------------------	------------------	-------------------	-------------------	----------------	------------------

ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087



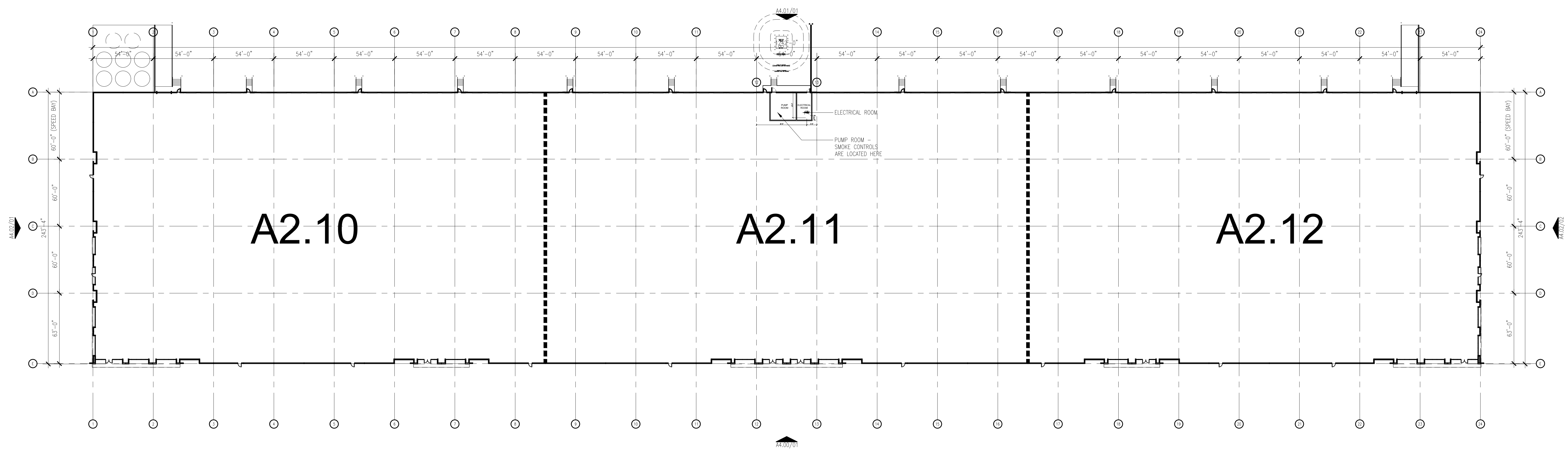


gsr andrade
 ARCHITECTS
 4121 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0599

Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect



- WAREHOUSE BUILDING**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - FULLY SPRINKLERED - ESFR SYSTEM
 - PAINT INTERIOR WALLS WHITE - OMIT PAINT WHERE INSULATION IS PROVIDED
 - PROVIDE EUCO 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDE SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

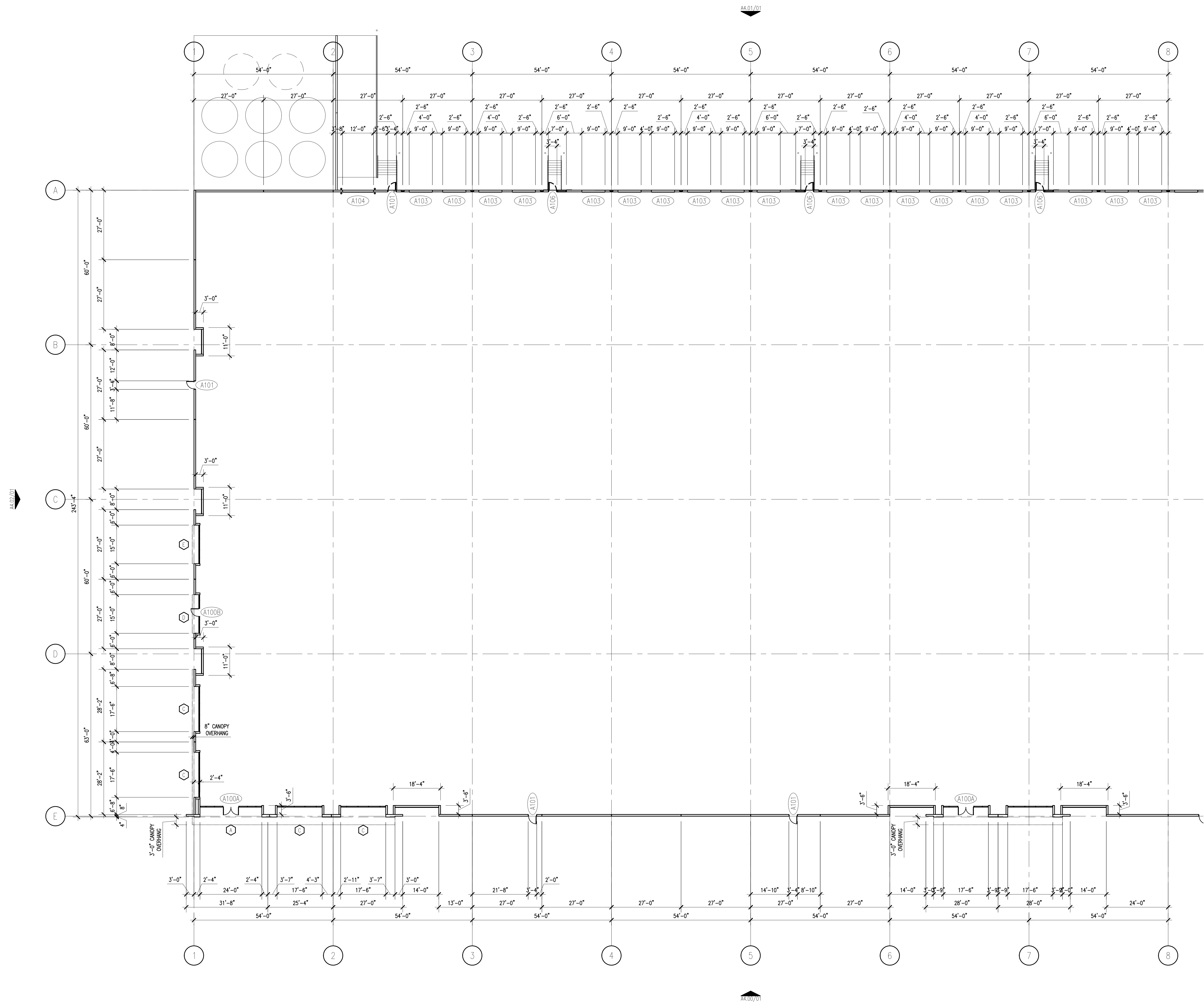
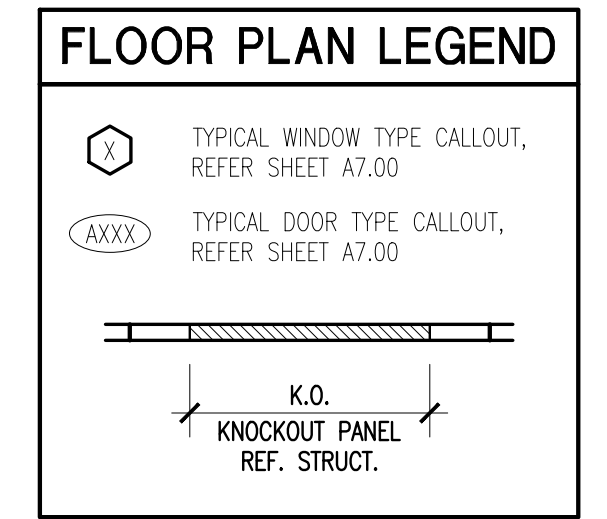
A2.00
 OVERALL FLOOR PLAN



gsr andrade
 ARCHITECTS
 4121 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0589

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

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ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH

A2.10	A2.11	A2.12
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KEY PLAN

PROJECT NO.: 2966
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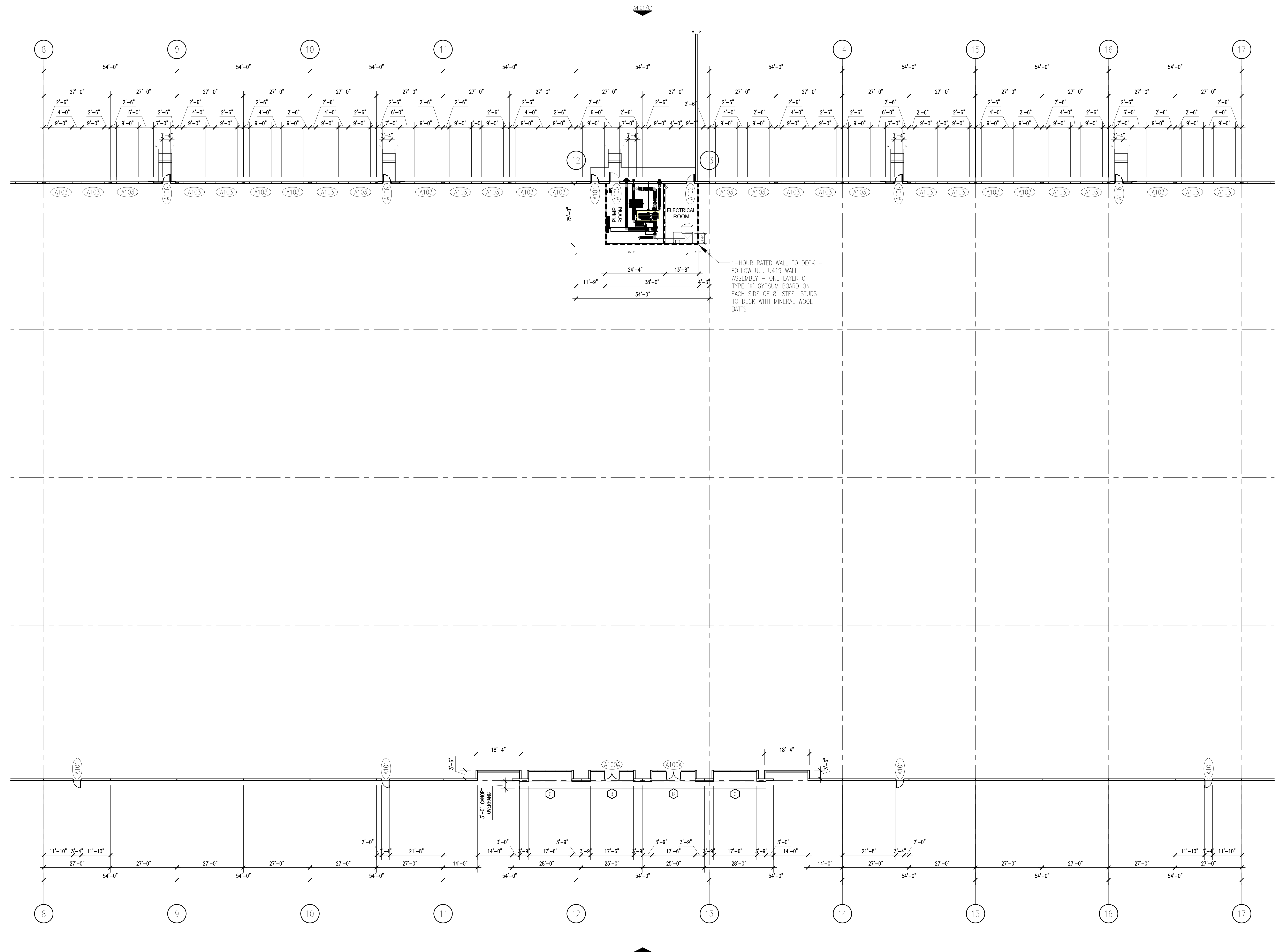
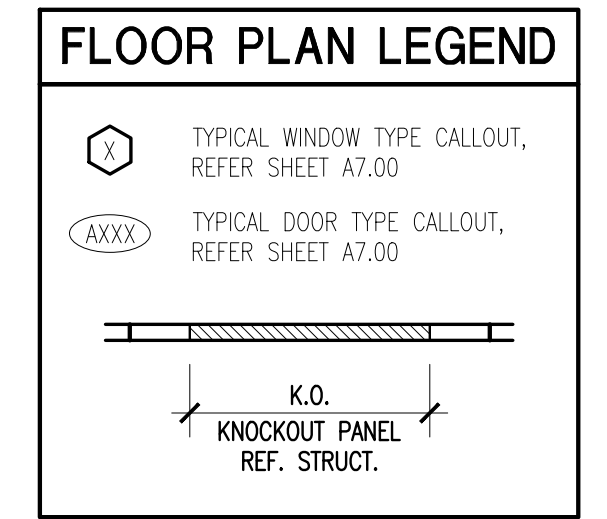
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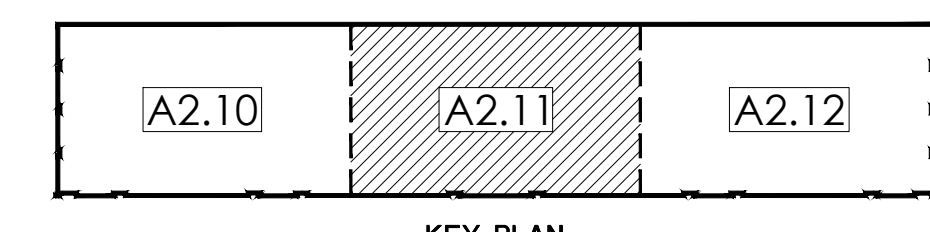
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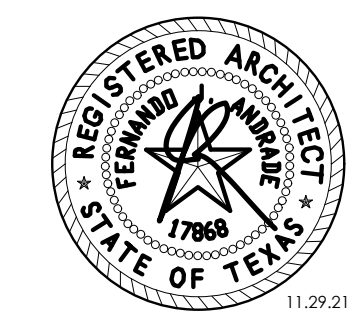
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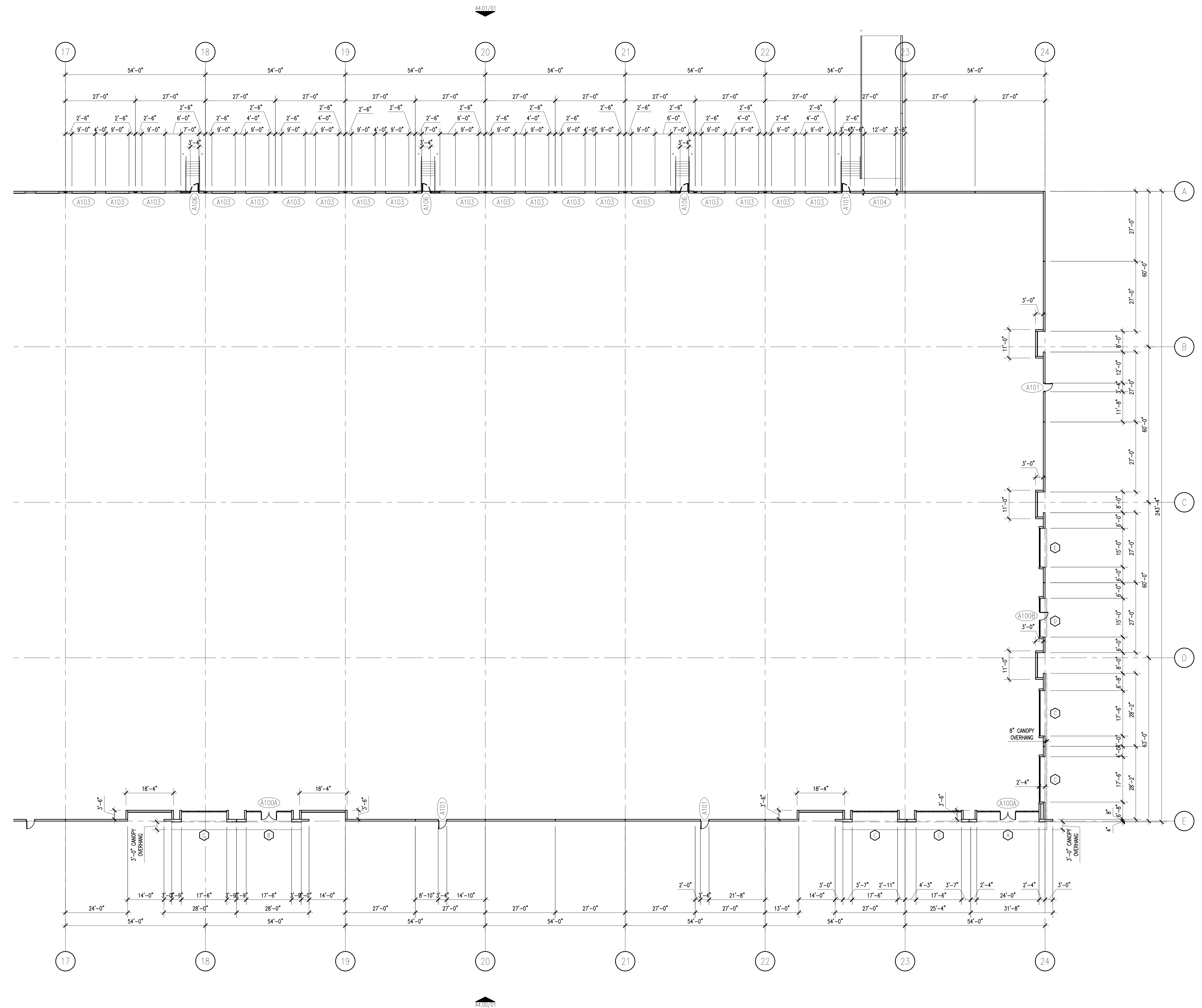
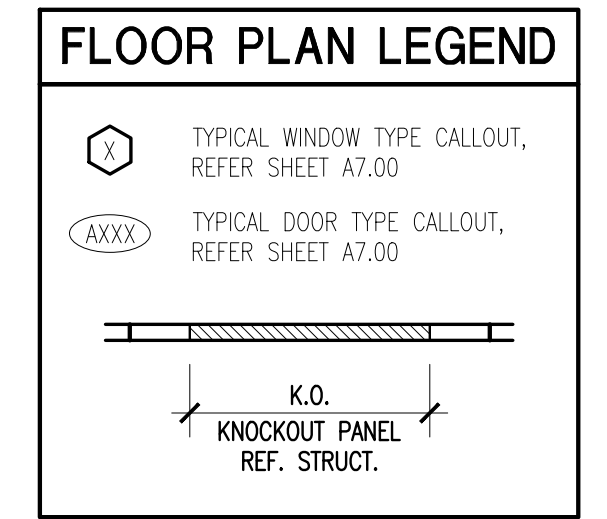
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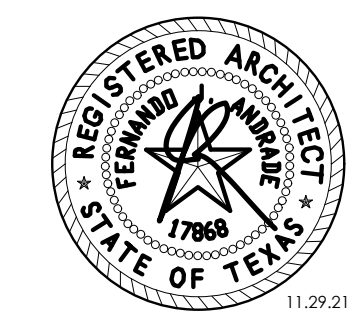
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A2.10	A2.11	A2.12
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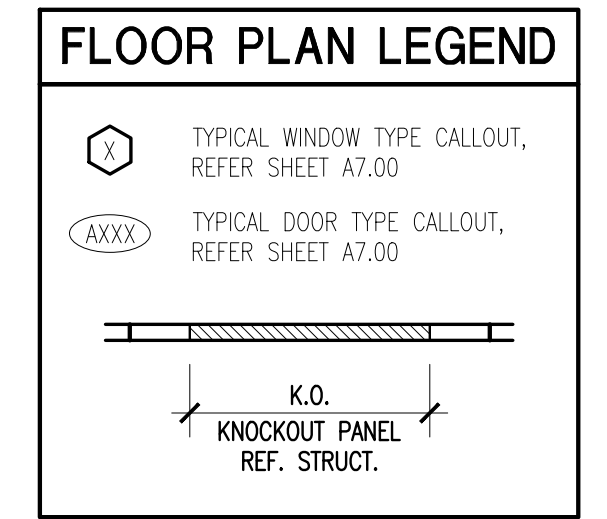
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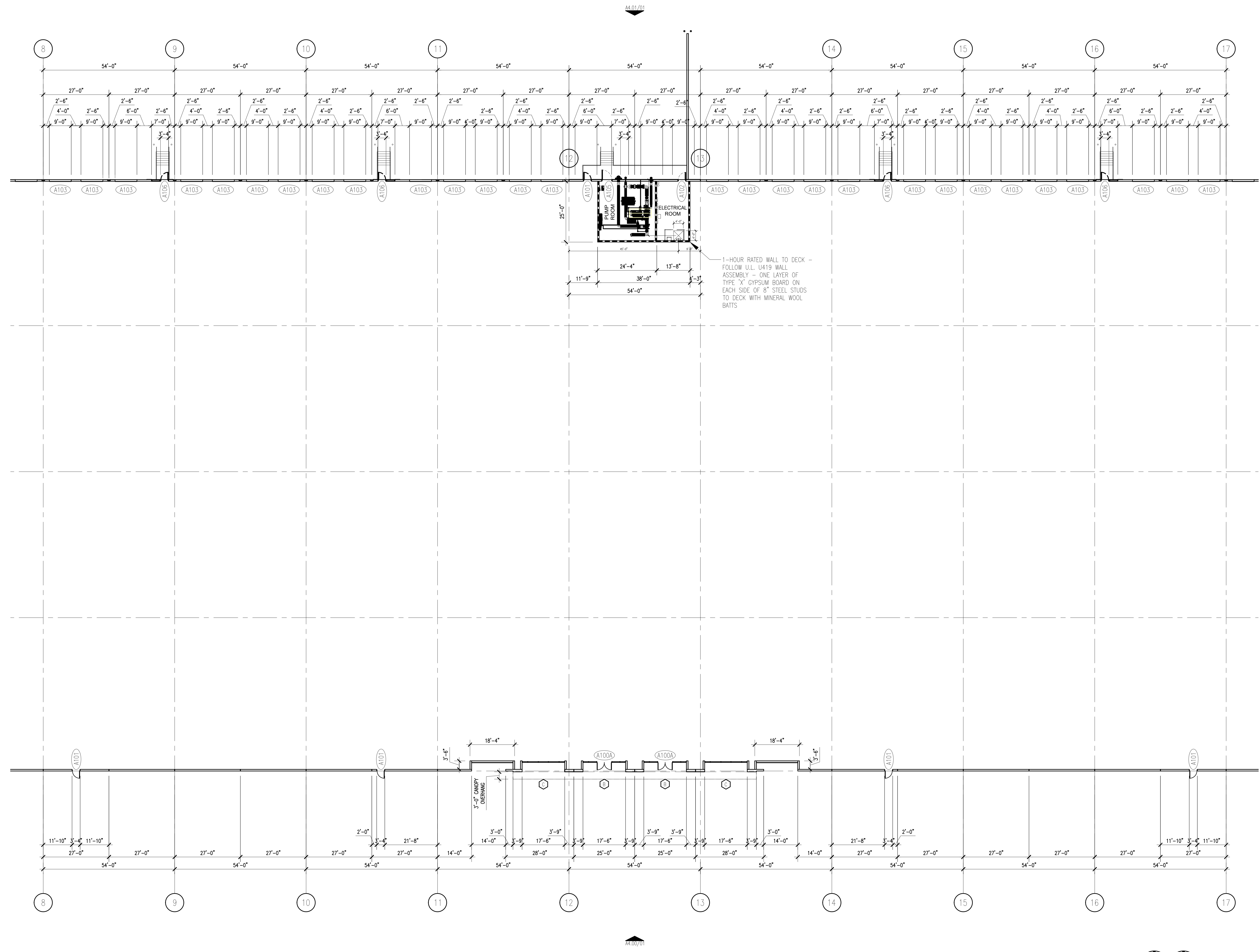
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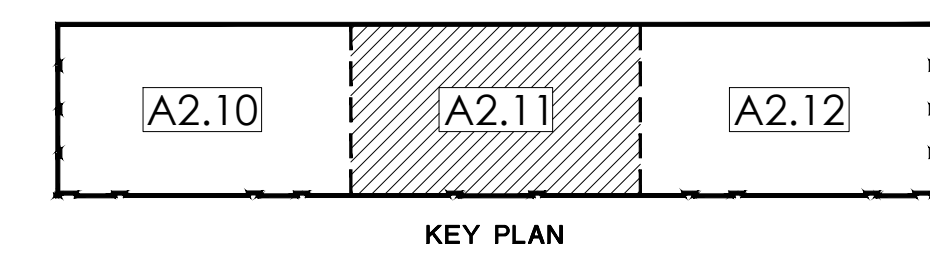


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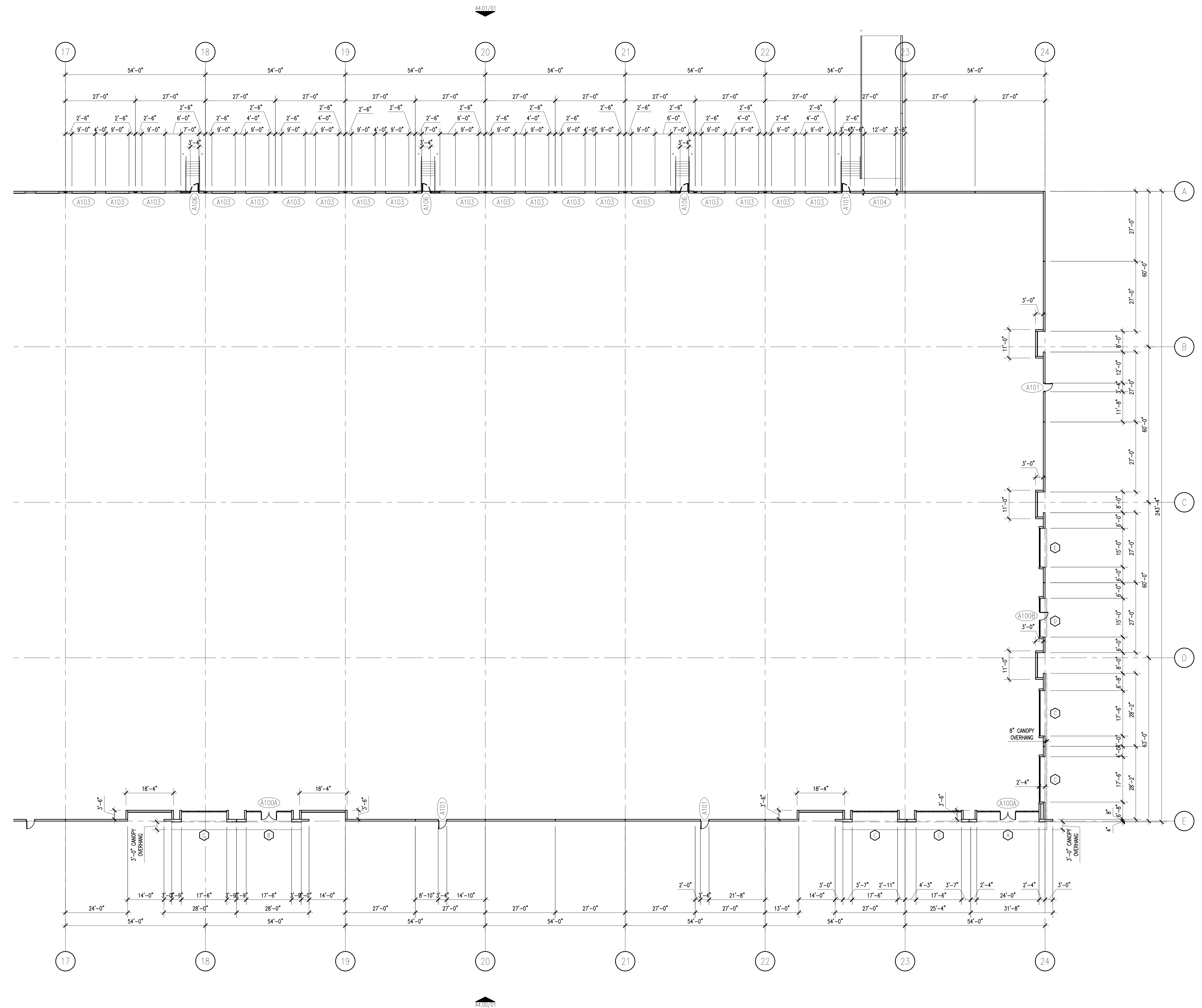
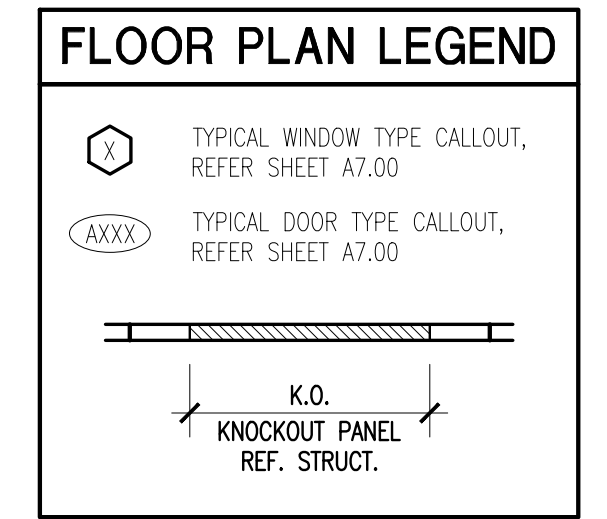
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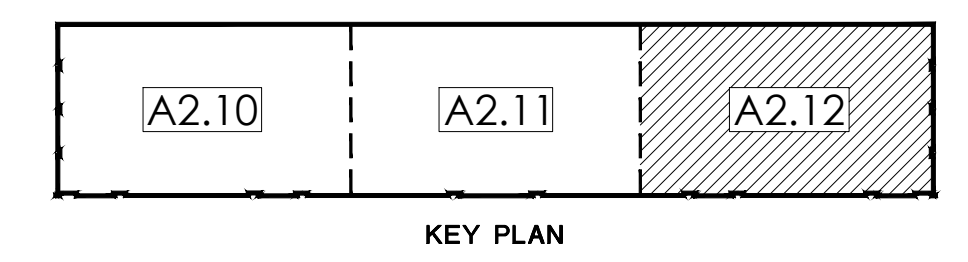
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A2.12
 ENLARGED FLOOR PLAN



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: March 14, 2023
APPLICANT: Dylan Adame; *Kimley-Horn and Associates, Inc.*
CASE NUMBER: SP2023-006; *Amended Site Plan for STREAM*

SUMMARY

Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 85-69* annexing the subject property on December 3, 1985. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021, the City Council approved *Ordinance No. 21-27 [Case No. Z2021-018]* changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District for the purpose of developing the subject property. On September 14, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-024] to allow the construction of a *warehouse/distribution center* on the subject property. On April 4, 2022, the City Council approved a final plat [Case No. P2022-011] that establish the subject property as Lot 1, Block A, Stream 549 Addition.

PURPOSE

On February 17, 2023, the applicant -- *Dylan Adame of Kimley-Horn and Associates, Inc.*-- requested the approval of an amended site plan for a ~301,120 SF *Warehouse/Distribution Center* for the purpose of adding additional outside storage areas in conjunction with a *Light Manufacturing* tenant.

ADJACENT LAND USES AND ACCESS

The subject property is located west of the intersection of Corporate Crossing [FM-549] and Capital Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several properties zoned Agricultural (AG) District and Light Industrial (LI) District (*i.e. Service King, Rockwall Kia, Lakeside Auto Auction, Pro Soap, Cavender's Boot City, Love's, etc.*), which are adjacent to the IH-30 Frontage Road. Beyond this are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads for IH-30.

South: Directly south of the subject property is the Phase 1 of the Rockwall Technology Park Addition, which is zoned Light Industrial (LI) District. This area includes several existing industrial and manufacturing businesses (*e.g. Rockwall Economic Development Corporation [REDC], Pegasus Foods, Interstate Wire Company, Lime Media, L-3 Communications, and etc.*). Adjacent to this portion of the Phase 1 of the Rockwall Technology Park Addition is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the continuation of the Phase 1 of the Rockwall Technology Park Addition, which includes several existing industrial and manufacturing businesses (*e.g. Fine Wire, Hatfield and Company, Specialty Products, and etc.*).

Following this is SH-276, which is identified as a TXDOT6D (i.e. a Texas Department of Transportation [TXDOT], six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Corporate Crossing [FM-3549], which is identified as a TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of and adjacent to Corporate Crossing [FM-3594] is Phase 4 of the Rockwall Technology Park Addition. This phase of the Technology Park includes a few tracts of vacant land and two (2) manufacturing businesses (i.e. Lollicup and Pratt Industries). These properties are zoned Light Industrial (LI) District. Beyond this are two (2) vacant tracts of land owned by the Rockwall Economic Development Corporation (i.e. Tract 6 [77.148-acres] and Tract 5 [60.3-acres], of the J. H. B. Jones Survey, Abstract No. 125) zoned Light Industrial (LI) District.

West: Directly west of the subject property is Rockwall Mini Storage (9.90-acres) and Park Place RV (4.9784-acres). Both properties are zoned Light Industrial (LI) District. Continuing east is Nissan of Rockwall (14.70-acres), which is zoned Commercial (C) District. Beyond this is John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City's 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 Center* and *Light Manufacturing* land uses are permitted by-right land uses in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and within the FM-549 Overlay (FM-549 OV) District with the exception of the item listed in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	43.3-Acres; In Conformance
<i>Minimum Lot frontage</i>	100-Feet	948-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	2,689-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	50-Feet [FM-549 OV]	106-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	20-Feet	650-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet + ½ H>36	130-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	46-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	16%; In Conformance
<i>Minimum Masonry Requirement</i>	90%	X<90%; <i>Previously Approved</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1000 SF (302 Required)	x=302; In Conformance
<i>Minimum Stone Requirement</i>	20% Each Façade – Natural Stone	X<20%; <i>Previously Approved</i>
<i>Minimum Landscaping Percentage</i>	15%	15%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	x<90%; In Conformance

TREESCAPE PLAN

The Treescape Plan provided by the was approved as part of the previous site plan case [Case No. SP2021-024]. Staff reviewed the treescape plan and determined that no changes have been made and that this part of the request does not need approval from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the "... Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." In this case, the *Warehouse/Distribution Center* and *Light Manufacturing*

land uses are permitted by-right land uses in the Light Industrial (LI) District, and the facility has already been constructed based off of the previously approved site plan approval [Case No. SP2021-024].

The approved site plan [Case No. SP2021-024] had included the outside storage of service vehicles (*i.e. large semi-trucks and trailers*) screened with three (3) tiered screening and additional trees adjacent to the parking spaces. This provided better screening of -- *and in a closer proximity to* -- the vehicle storage areas. In addition to the three (3) tiered screening -- *and within the 50-foot landscape buffer along Corporate Crossing* -- the applicant provided two (2), four (4) inch caliper canopy trees, four (4) accent trees, and one (1) Cedar Tree per 100-feet of frontage. This provided additional screening for the site. In this case, the applicant is amending the approved site plan [Case No. SP2021-024] to include the outside storage of materials and silos. The applicant has indicated that the previously approved three (3) tiered screening and detention pond landscaping, coupled with the trees in the floodplain will provide all of the necessary screening for the added outside storage. That being said, Subsection 01.05. (E), *Outside Storage*, of Article 05, *District Development Standards*, of the UDC requires outside storage to be fully screened adjacent to the storage area; however, after review, the use of the floodplain vegetation as screening appears to meet the intent of the UDC and fully screens the outside storage areas from the north and west; however, the use of the floodplain vegetation as screening is a discretionary item for the Planning and Zoning Commission

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, and the *General Overlay District Standards* of the Unified Development Code (UDC) with the exception of the *Exception* 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 exception:

- (1) Outside Storage. Subsection 01.05.(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) states that the "(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property." In addition, the screening shall be "at least one (1) foot taller than the material or vehicles being stored... and have Canopy Trees on 20-foot centers" or utilize three (3) tiered screening. In this case, the applicant is requesting to utilize the existing floodplain vegetation that runs the length of the property on the north side to screen a portion of the outside storage. This will require an Exception from the Planning and Zoning Commission.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC, "(a)n 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...(UDC) would create an undue hardship. Requests for *Exceptions* 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 indicates that the subject property is located in the Technology District which is "...primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." Additionally, the *District Strategies* for the Technology District state that the City desires to "...preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses." The District Strategies go on to state "(t)hese areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base."

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that “(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.” While the adjacent properties north of the subject property (*i.e.* 1810 E IH-30 and two [2] tracts of land [Tract 9-07 & Tract 9-08, of the J. Lockhart Survey, Abstract No. 134]) are zoned Agricultural (AG) District -- *which is considered to be a residential zoning district* -- the properties are considered legal non-conforming, and are developed with a non-residential land uses (*i.e.* Lakeside Auto Auction & a manufactured home sales lot). Additionally, the SWBC Rockwall Addition [PD-83] -- *which is located adjacent to the southwestern portion of the subject property* --, is zoned for multi-family residential land uses. These properties are naturally screened by the floodplain and trees that bisects these land uses from the proposed development. Based on these facts, the proposed operations of the *Warehouse/Distribution Center with Light Manufacturing* will have a minimal visual impact on adjacent properties.

ARCHITECTURAL REVIEW BOARD (ARB):

This property, being in the FM-549 Overlay (FM-549 OV) District, requires the review of the Architecture Review Board. On February 28, 2023, the Architecture Review Board (ARB) reviewed the proposed building elevations and made a motion to recommend approval of the site plan by a vote of 6-0, with Board Member Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for a *Warehouse/Distribution Center with Light Manufacturing*, 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 a building permit;
- (2) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Undeveloped**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

ACREAGE **43.237 AC** LOTS [CURRENT] **N/A** LOTS [PROPOSED] **1**

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 **Stream 1515 Corporate Crossing, L.P.** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Grayson Hughes** CONTACT PERSON **Dylan Adame**

ADDRESS **2001 Ross Avenue** ADDRESS **13455 Noel Road**
Suite 400 **Suite 700**

CITY, STATE & ZIP **Dallas, TX 75201** CITY, STATE & ZIP **Dallas, TX 75240**

PHONE **214-208-0519** PHONE **972-776-1769**

E-MAIL **Grayson.Hughes@streamrealty.com** E-MAIL **dylan.adame@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grayson Hughes [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023. 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 16 DAY OF February, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 140 280 560 840 1,120 Feet

SP2023-006: Site Plan for Stream

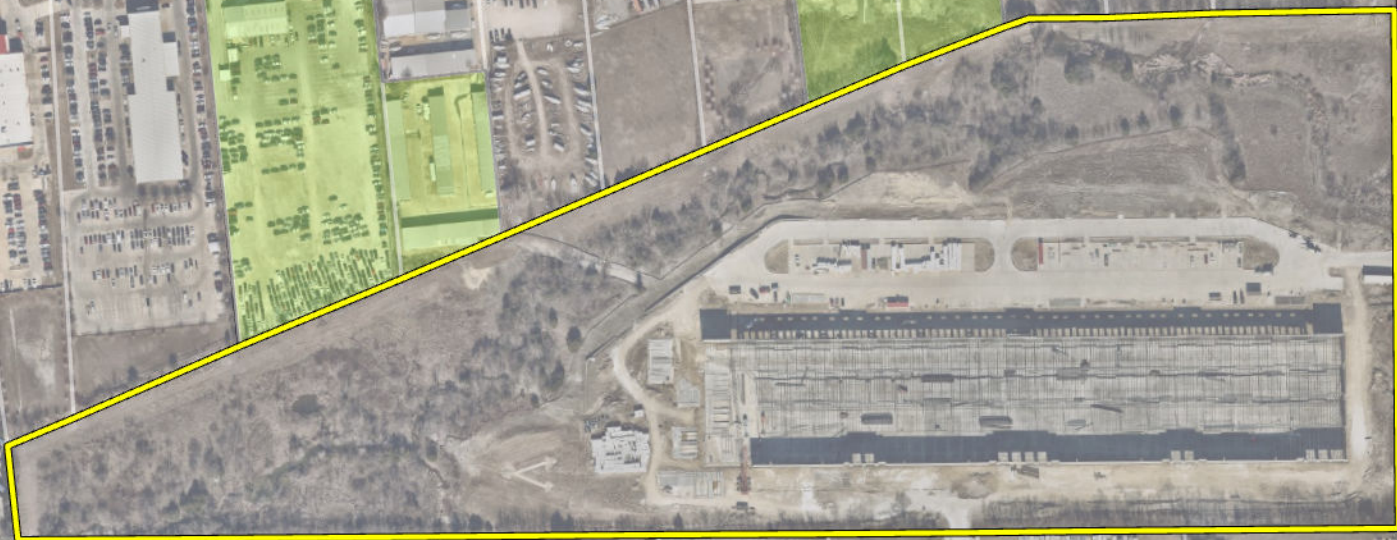
549

CONVEYOR ST

AG



C



LI

OBSERVATION TRL

TECHNOLOGY WAY

PD-83

INNOVATION DR

SCIENCE PL

DISCOVERY BLVD

CORPORATE CROSSING

Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





February 17, 2023

Mr. Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Amended Site Plan for 1515 Corporate Crossing

Mr. Miller:

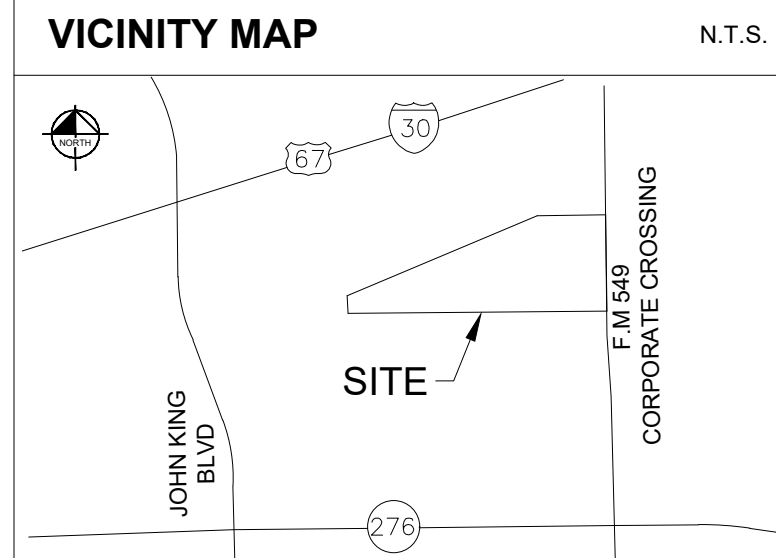
The Rockwall Economic Development Corporation (REDC) is pursuing an economic development attraction project that requires an amended site plan at 1515 Corporate Crossing. The project – codenamed Project Fulton – represents a publicly-traded international manufacturer that plans to open a new manufacturing facility in Rockwall. The new project will contribute to the REDC's mission by adding tens of millions of dollars of taxable investment to the Rockwall tax rolls and creating dozens of high-quality, high-wage manufacturing jobs for the area.

Project Fulton has been vetted by the REDC and has the unanimous support of the REDC Board of Directors. We are aware of the outside storage requirement and the installation of external raw material storage silos to accommodate the project's manufacturing process. Given 1515 Corporate Crossing's proximity to light industrial land use within the Rockwall Technology Park, the commercial land uses fronting I-30, and the significant landscape screening, the REDC supports the proposed modifications to the site plan.

We respectfully ask that the Planning & Zoning Commission consider approval of the amended site plan request. REDC staff will be in attendance at the P&Z work session along with representatives of the property ownership group in order to answer any questions the commissioners may have.

Sincerely,

Matt Wavering
Vice President



SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

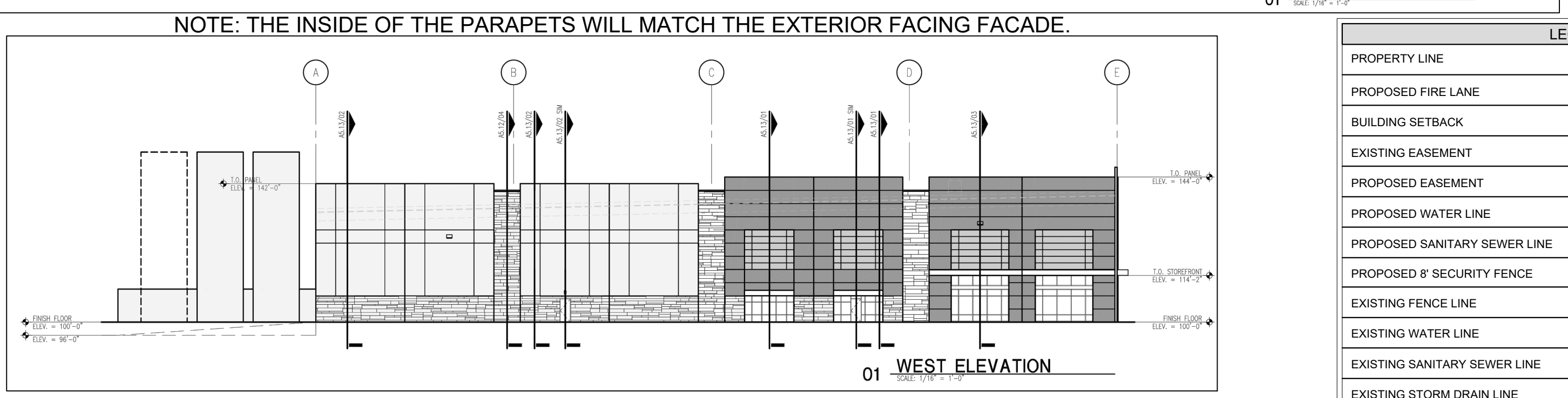
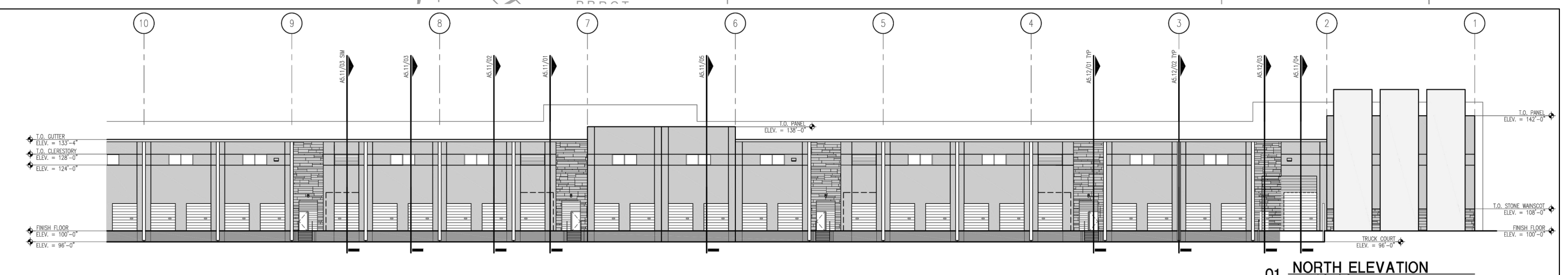
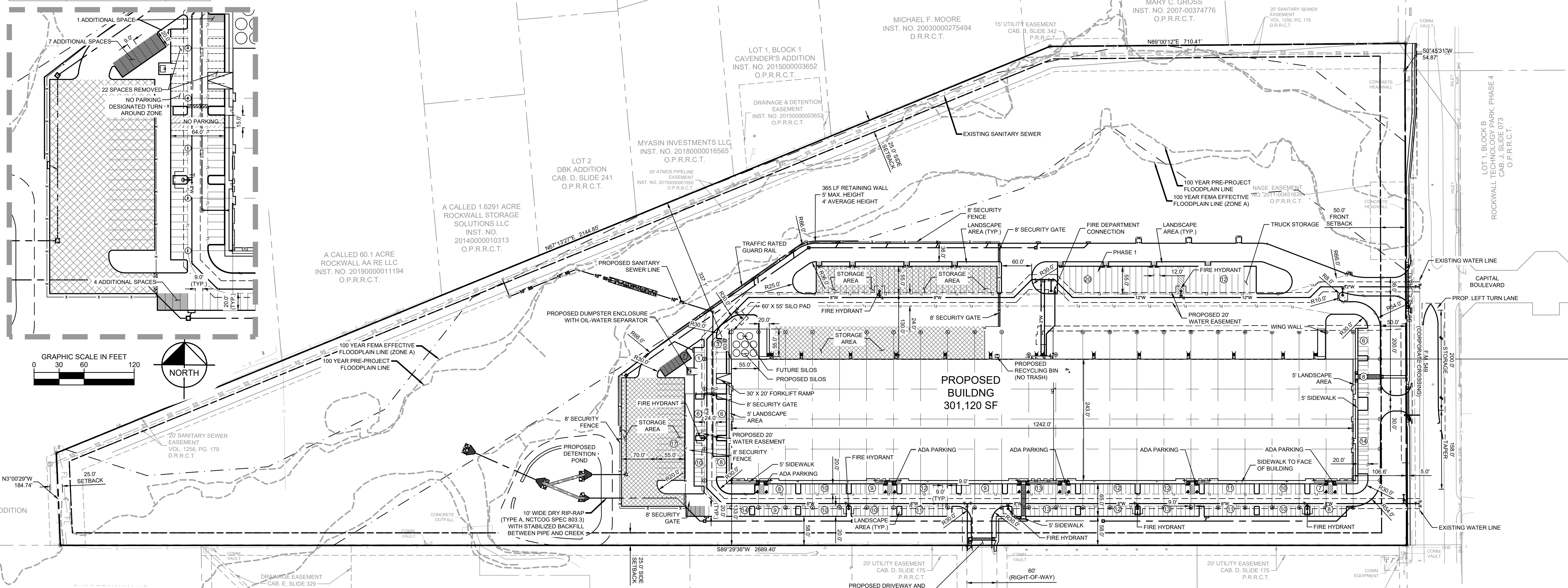
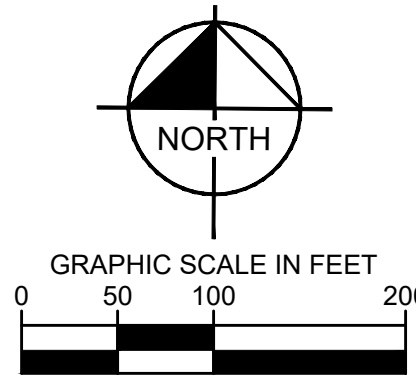
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
 CONTACT: BATES ARNOT
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 560-2433
 EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

STREAM 1515 CORPORATE CROSSING, L.P.
 CONTACT: GRAYSON HUGHES
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 208-0519
 EMAIL: GRAYSON.HUGHES@STEAMREALTY.COM



NOTE: THE INSIDE OF THE PARAPETS WILL MATCH THE EXTERIOR FACING FACADE.

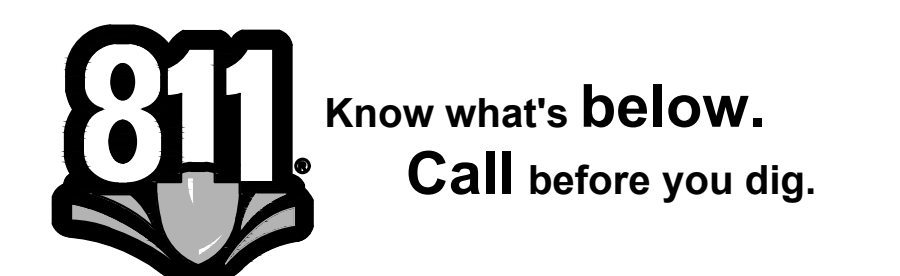
LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED 8" SECURITY FENCE	X X X
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	---
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	○
FUTURE SILO	○

HATCH LEGEND	
STORAGE AREA	[Hatch]
NEW PARKING STALLS	[Hatch]

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE 1 TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

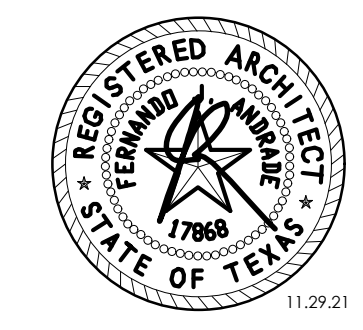
NOTES	
1.	THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

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DSA: [unreadable]
 ATB: [unreadable]
 LEWA: [unreadable]
 DATE: [unreadable]

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-8820 WWW.KIMLEY-HORN.COM TX F-28	
KHA PROJECT 068213100	DATE MARCH 2023
SCALE AS SHOWN	DESIGNED BY DSA
DRAWN BY CAL	CHECKED BY DFG
TEXAS	
STREAM ROCKWALL PREPARED FOR STREAM REALTY ACQUISITION, L.L.C. ROCKWALL	
SITE PLAN	
SHEET NUMBER SP-1	
CITY FILE NO. SP2023-006	



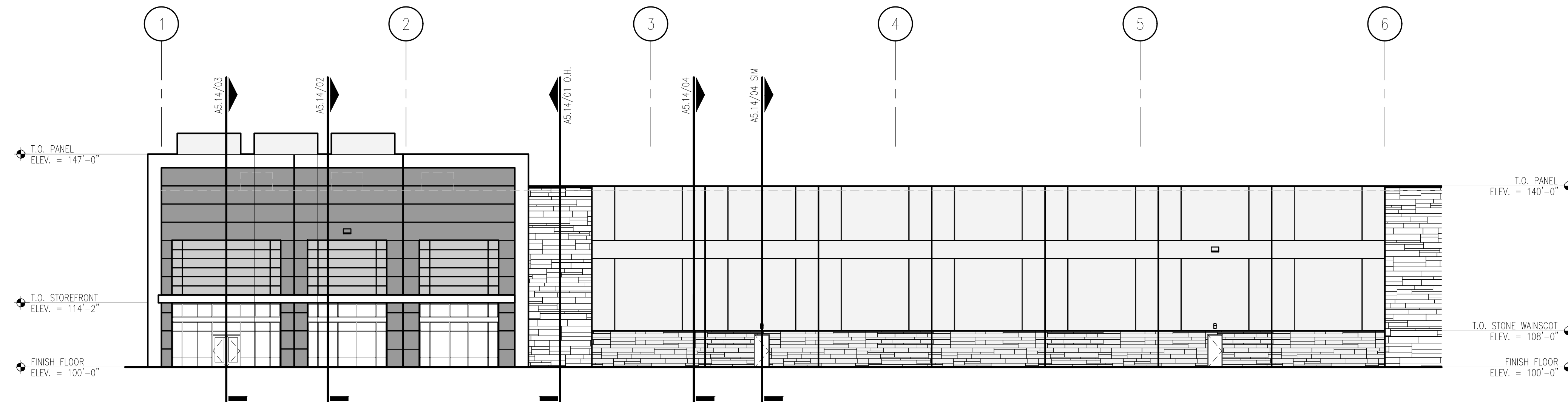
g s r andrade
 ARCHITECTS
 4021 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0599

Fernando Andrade, AIA	Architect
Kimley-Horn	Civil Engineer
Engineering Analysts, Inc.	Structural Engineer
Venture Mechanical, Inc.	Mechanical Engineer
Kilgore Industries	Electrical Engineer
J.L. Parker Plumbing, Inc.	Plumbing Engineer
Kimley-Horn	Landscape Architect

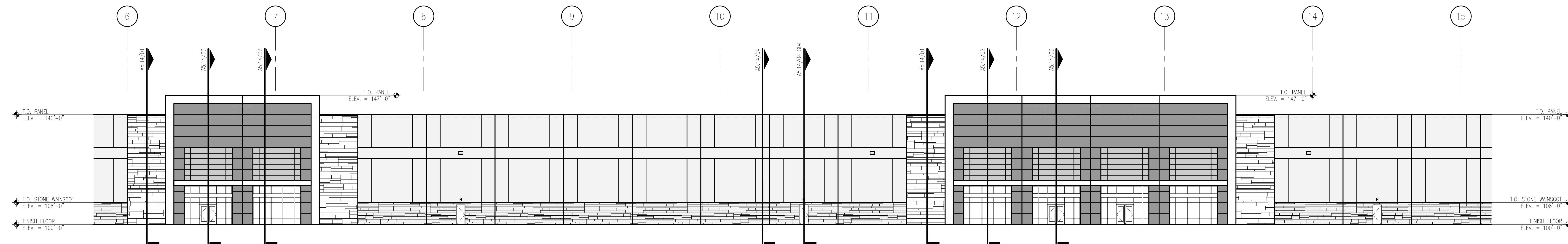


ELEVATION FINISHES:

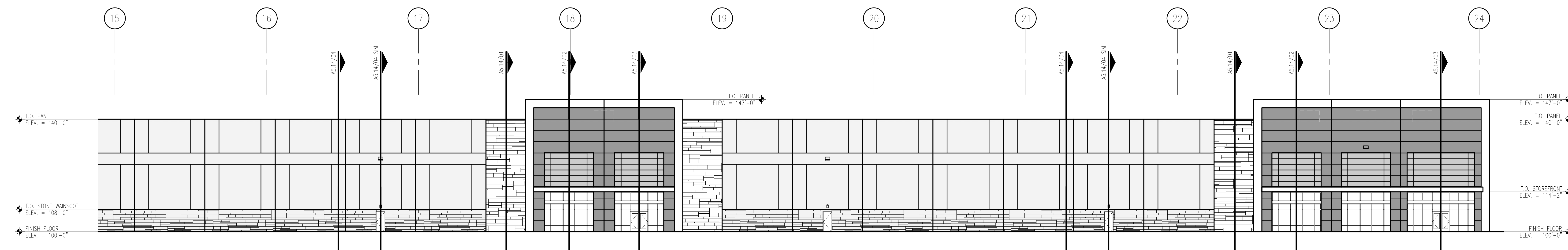
[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

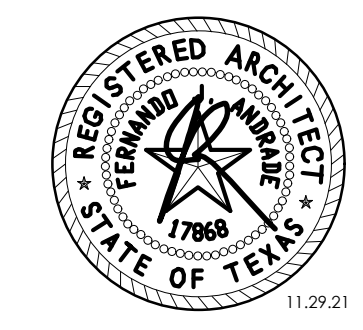


01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

11.29.21	ISSUE FOR PERMIT



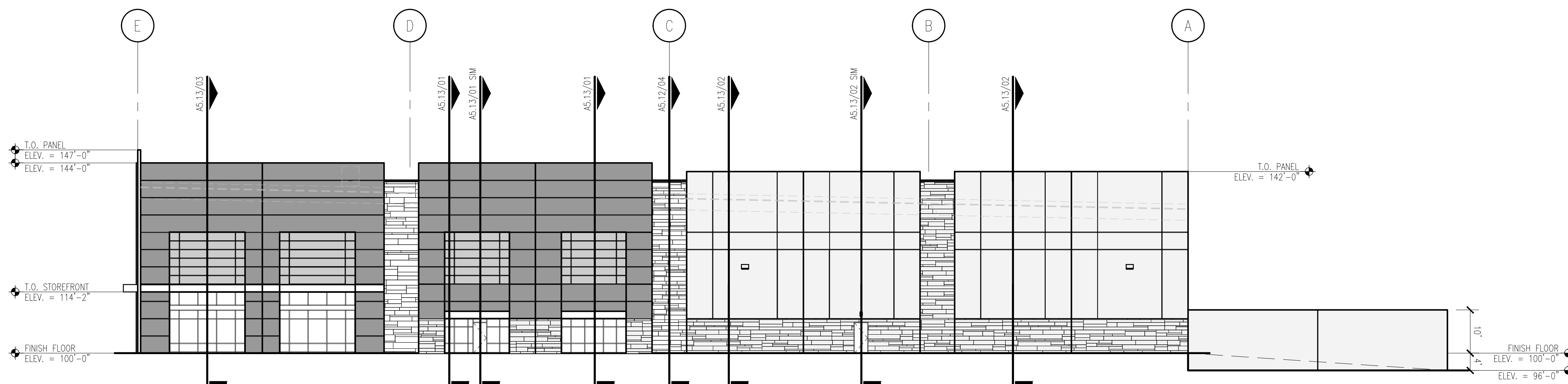
g s r andrade
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 4021 Commerce St., Ste. 1
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Fernando Andrade, AIA Architect
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Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect

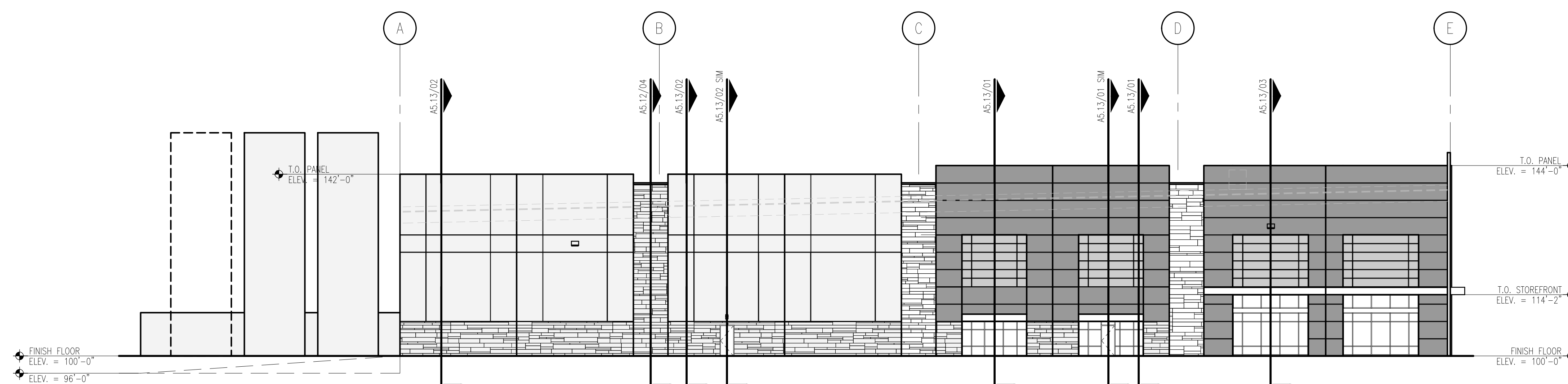


ELEVATION FINISHES:

	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
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	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE; "SILVER ASH"



02 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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

ROCKWALL DISTRIBUTION CENTER

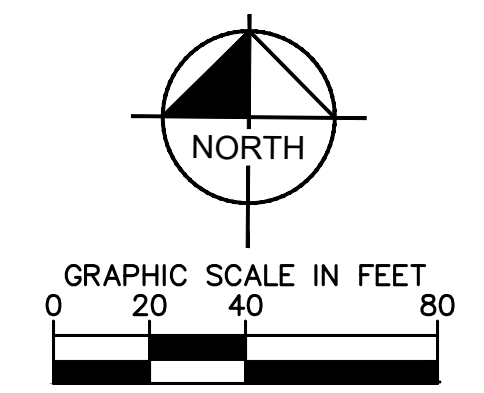
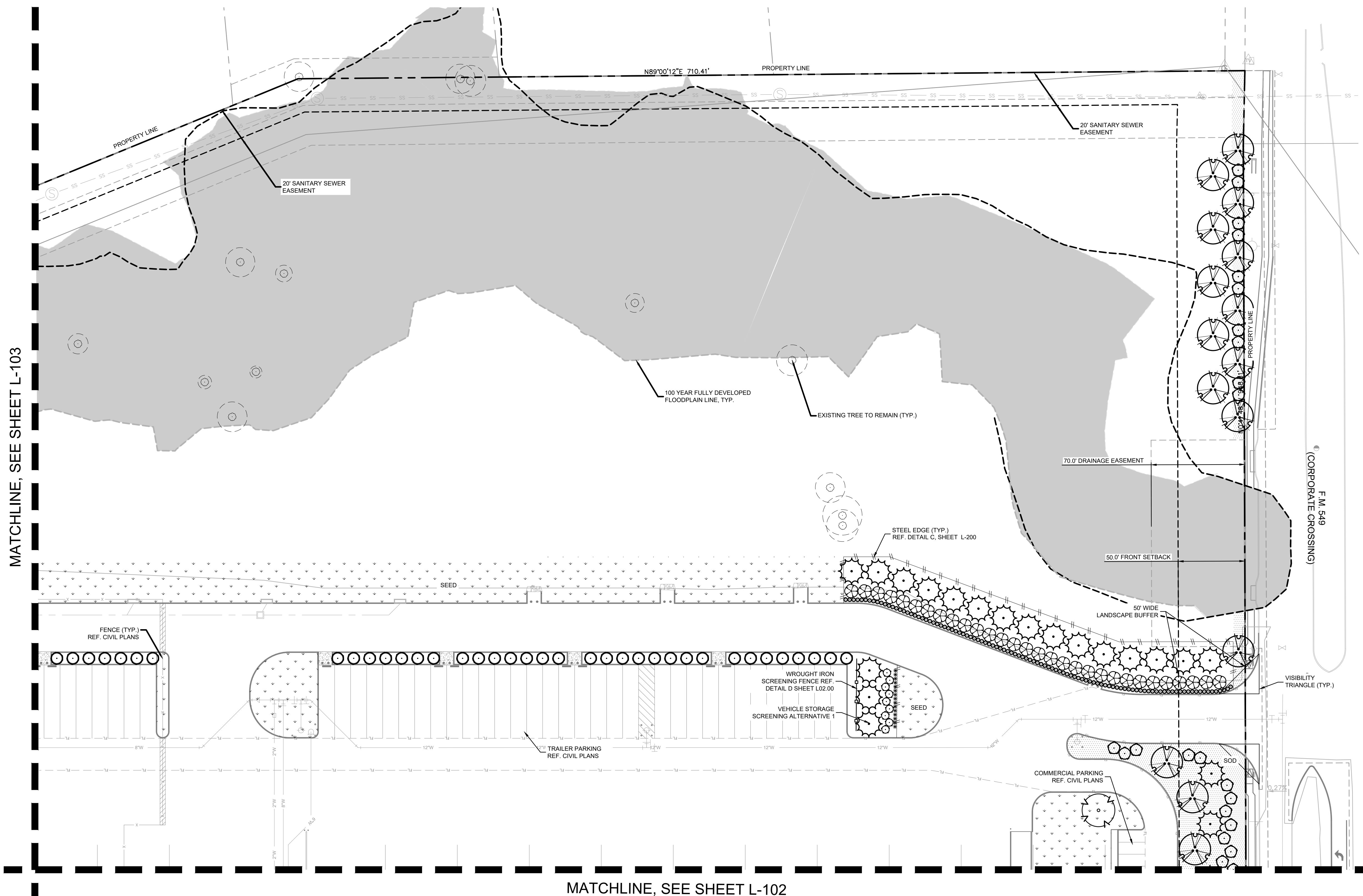
1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

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 PLOT SCALE: 1"=10'-0"
 PLOT SIZE: 11x17
 PLOT ORIENTATION: LANDSCAPE
 PLOT TYPE: LANDSCAPE PLAN_NEW.DWG

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REF. SHEET L-100 FOR FULL PLANT SCHEDULE
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
TD		TAXODIUM DISTICHUM / BALD CYPRESS
OC		QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL		CHILOPSIS LINEARIS / DESERT WILLOW
JE		JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US		LINGNADIA SPECIOSA / MEXICAN BUCKEYE
OS		QUERCUS SHUMARDII / SHUMARD RED OAK
CC		CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP		HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
IC		ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
LC		LOROPETALUM CHINENSIS / LOROPETALUM
LF		LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED		CYNODON DACTYLON / BERMUDA GRASS
SOD		CYNODON DACTYLON / COMMON BERMUDA GRASS
DM		DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE		BLACK EAGLE GRAVEL

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____,

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



LANDSCAPE PLAN
(1 OF 5)

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
TEXAS

SHEET NUMBER
L-101

KHA PROJECT
068213100

DATE
MARCH 2023

SCALE
AS SHOWN

DESIGNED BY
AMP

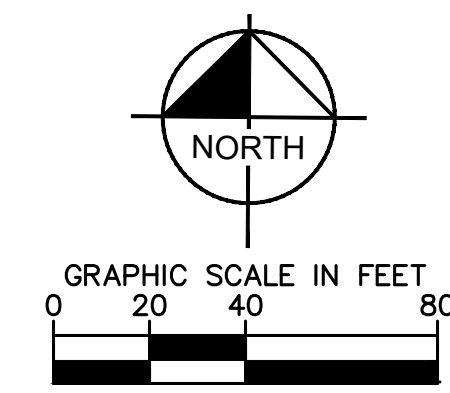
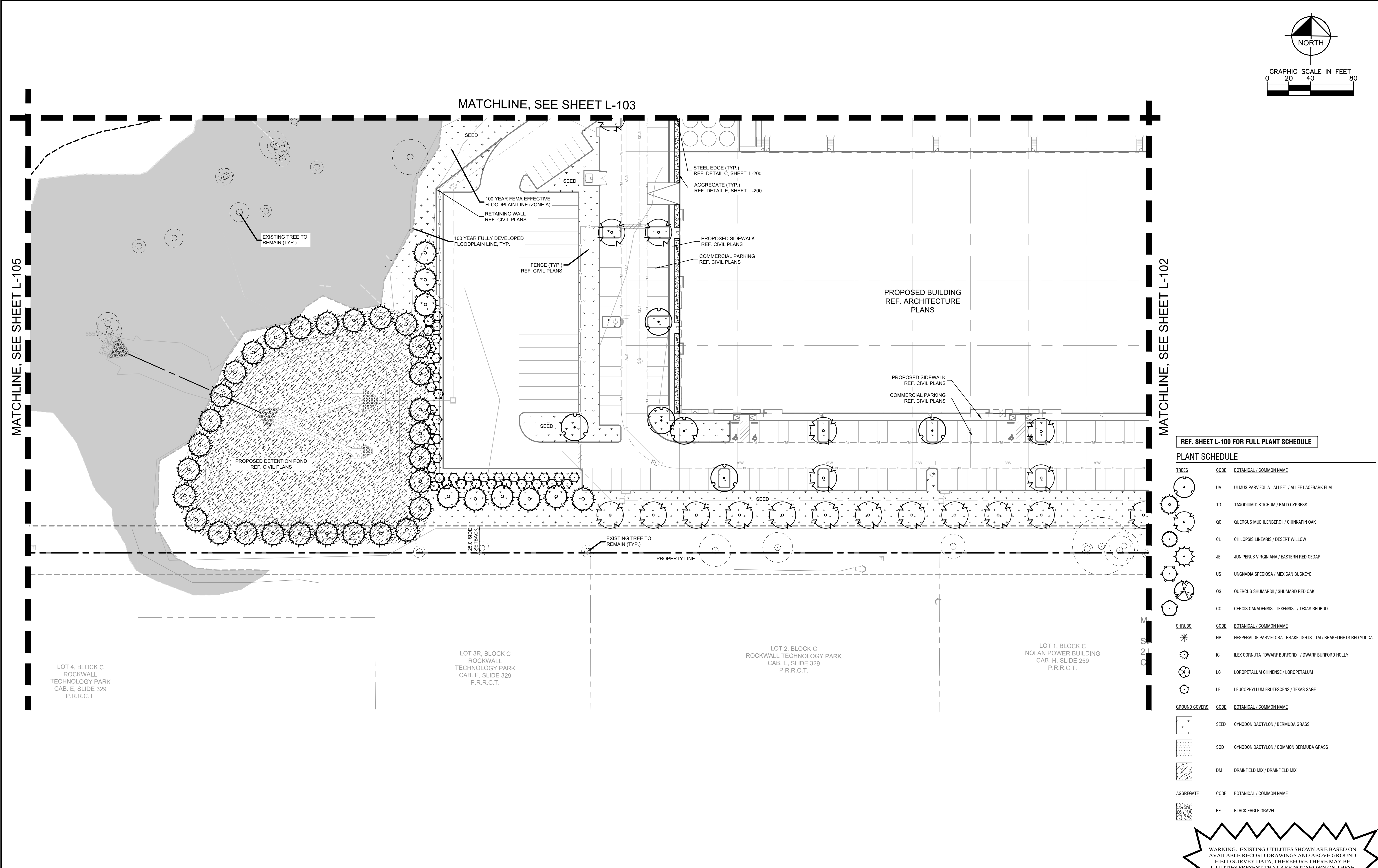
DRAWN BY
MLF

CHECKED BY
BDW

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REVISIONS
No. _____ DATE _____

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 PLOTTED BY: J. HORN
 DATE: 03/08/2023 10:58:10 AM
 PLOTTER: HP DesignJet T1100e
 PLOTTED BY: J. HORN



MATCHLINE, SEE SHEET L-103

MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-102

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	
CL	CHLOPSIS LINEARIS / DESERT WILLOW	
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US	UNGNADA SPECIOSA / MEXICAN BUCKEYE	
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DM	DRANFIELD MIX / DRANFIELD MIX	
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL	



KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY ACQUISITION, LLC,
 ROCKWALL, TEXAS

LANDSCAPE PLAN
 (4 OF 5)

SHEET NUMBER
 L-104

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

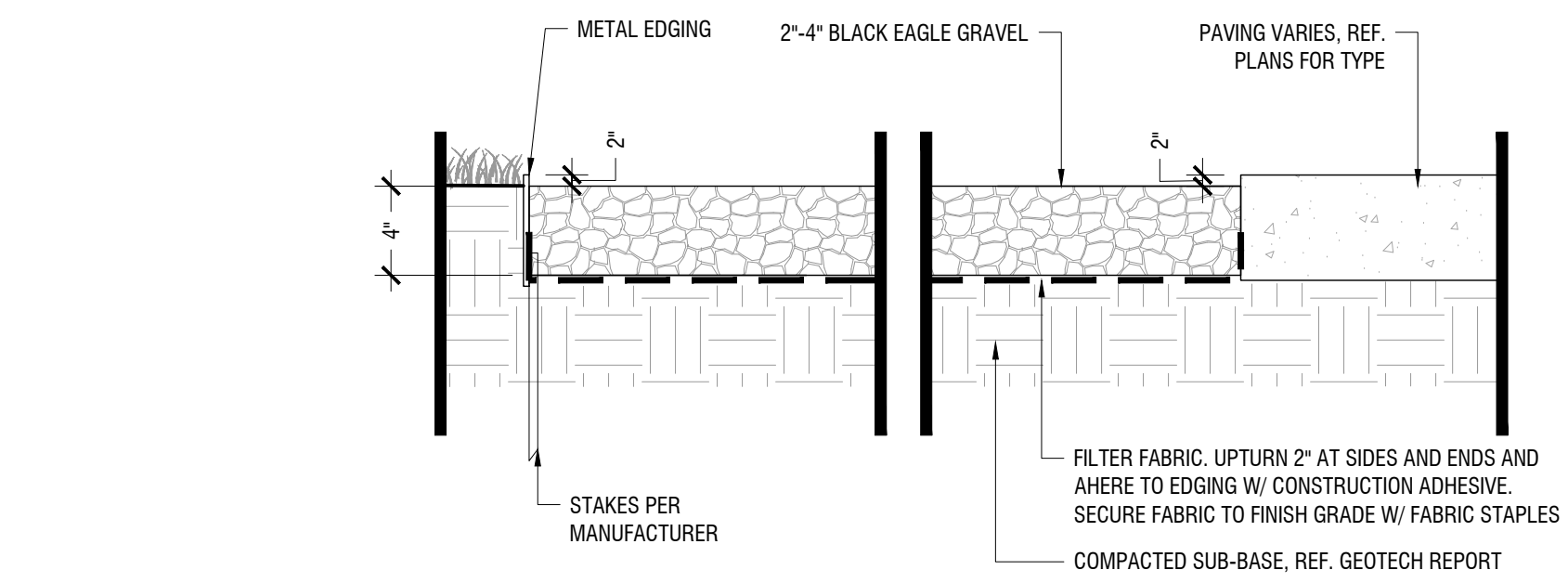
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NO.	REVISIONS	DATE

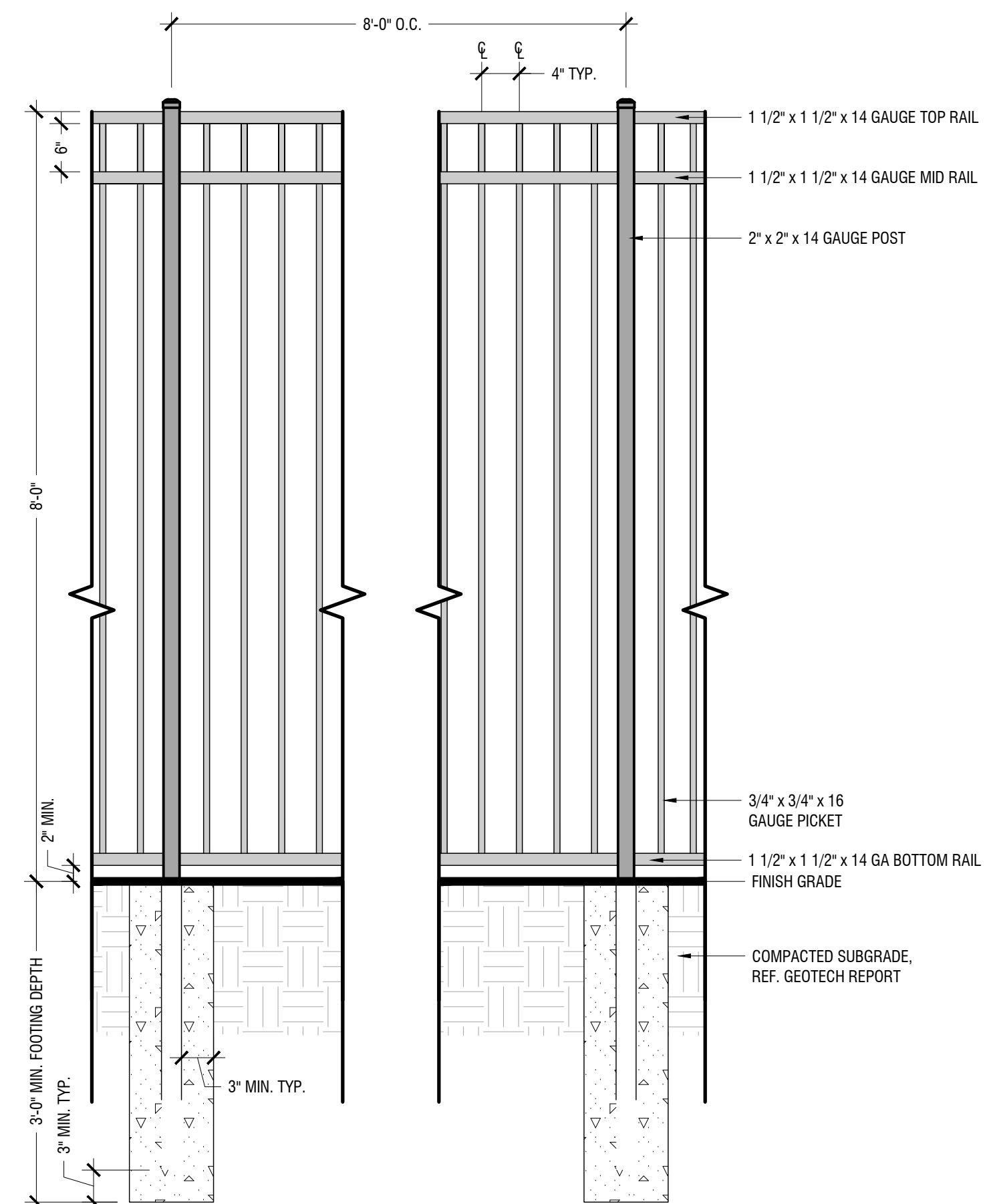
Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 06/06/2023 2:25 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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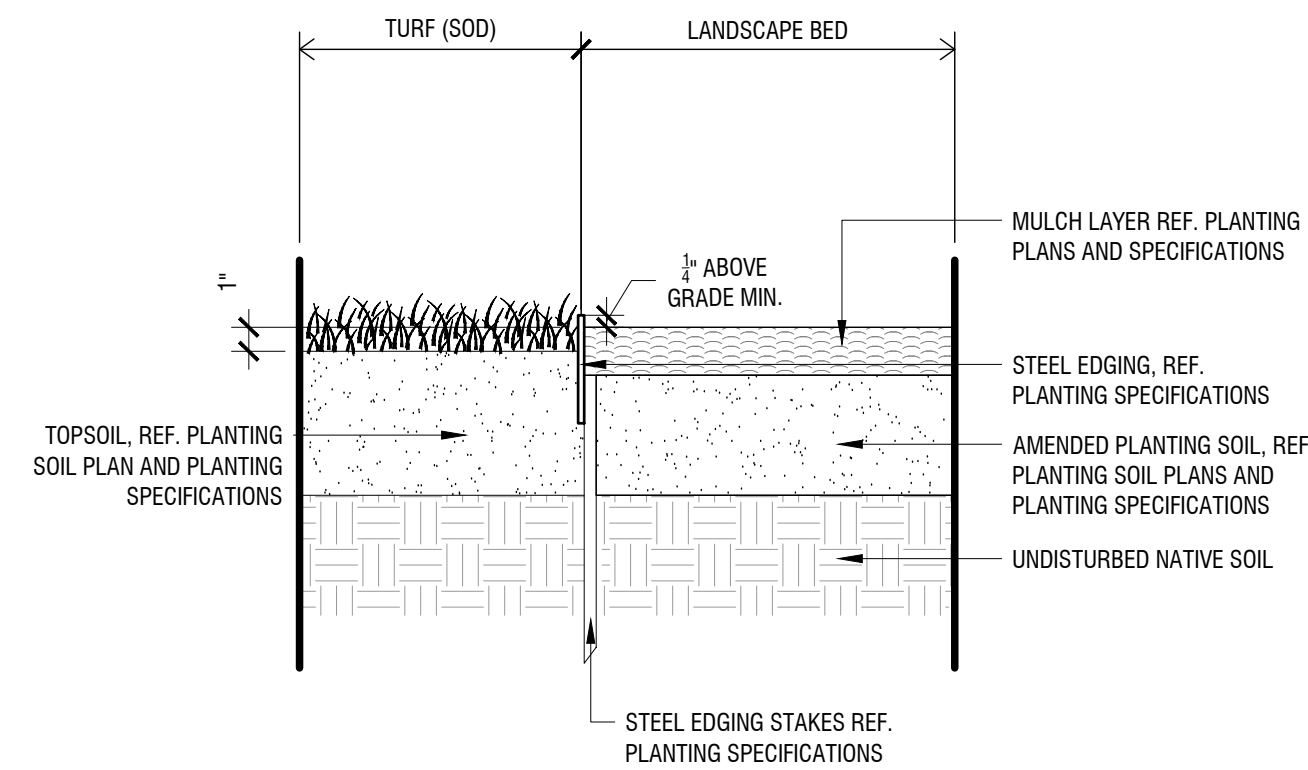
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

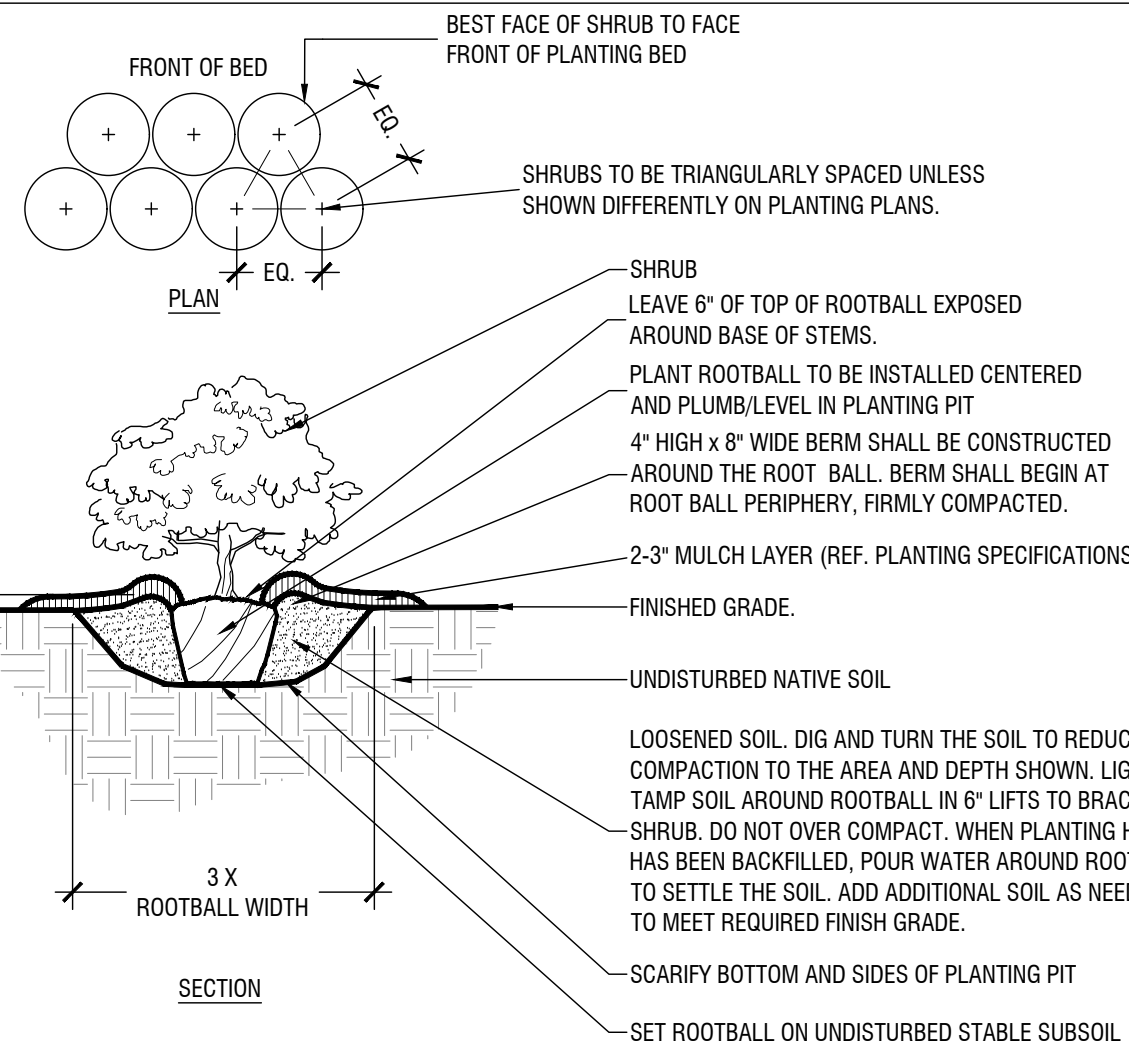
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STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
 - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 - REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

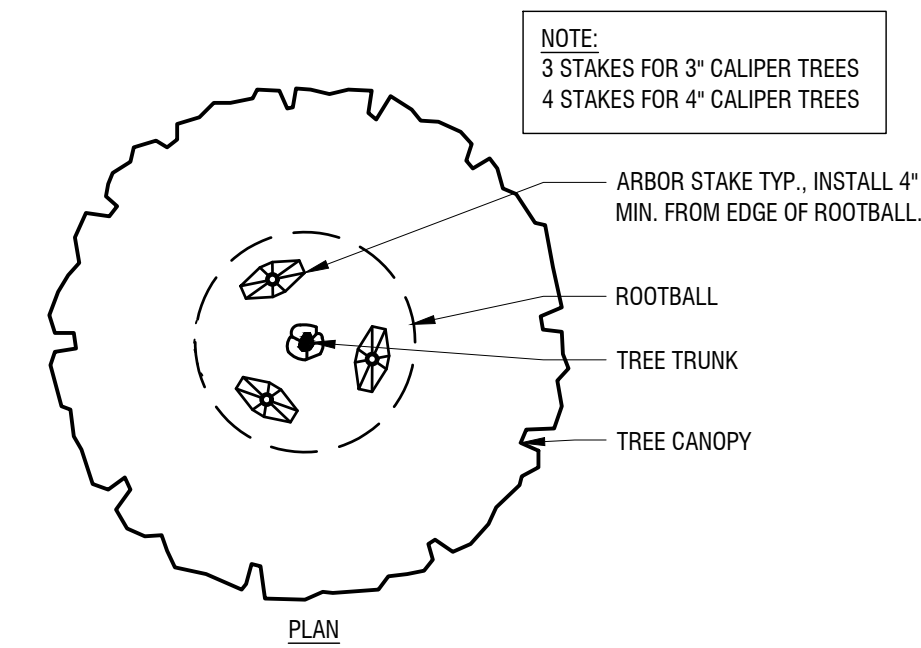


TYPICAL SHRUB PLANTING

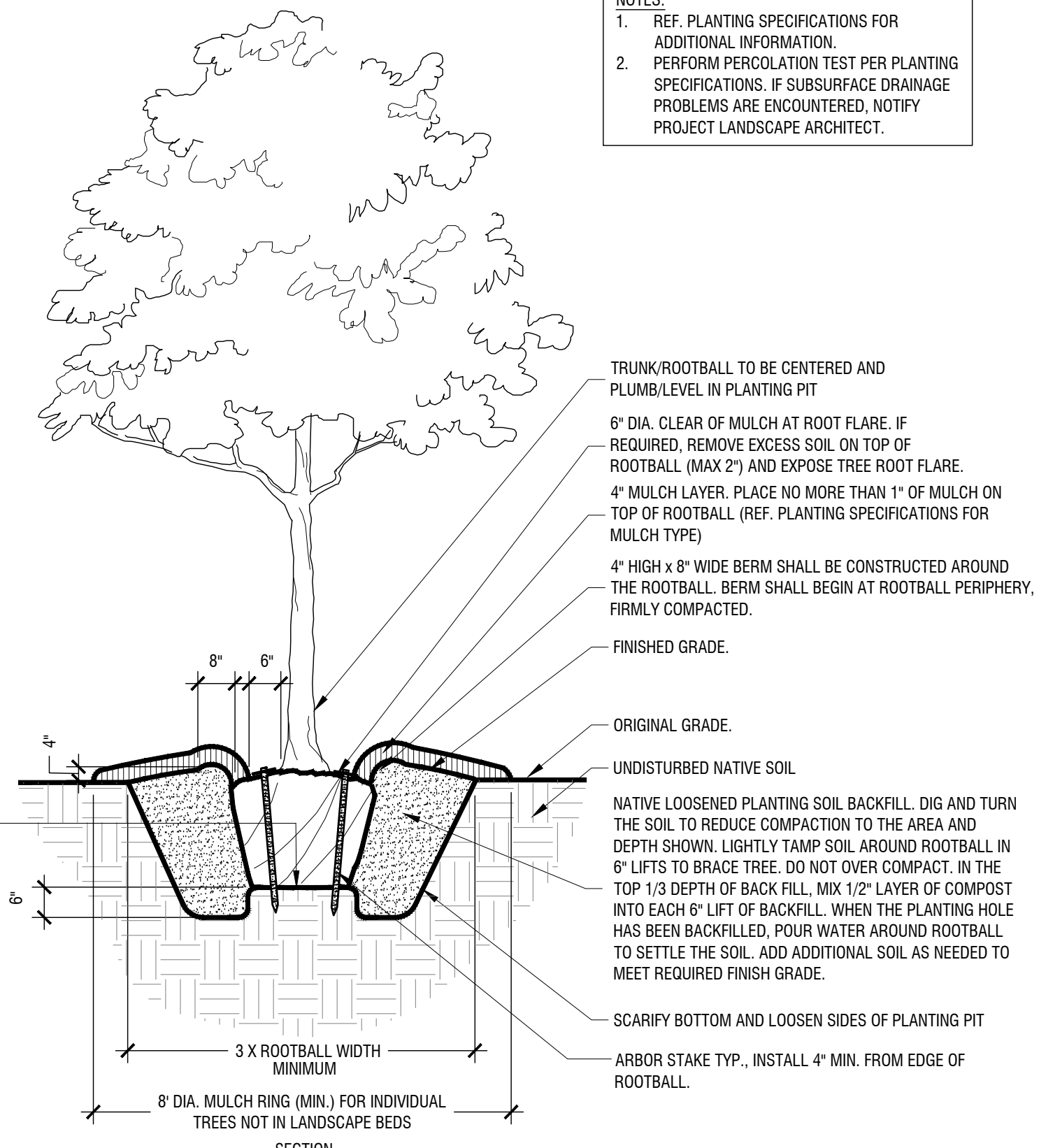
Scale: NTS

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



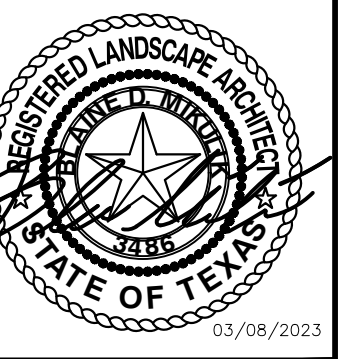
PLAN



TYPICAL TREE PLANTING

Scale: NTS

Kimley & Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

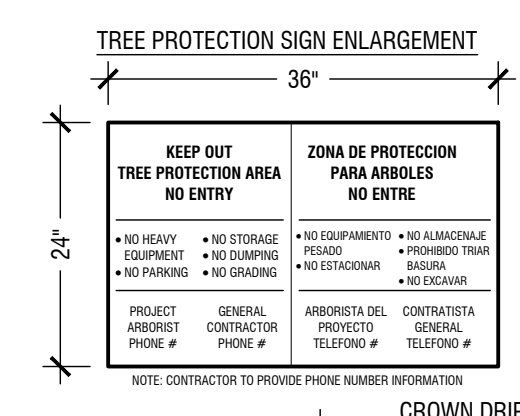
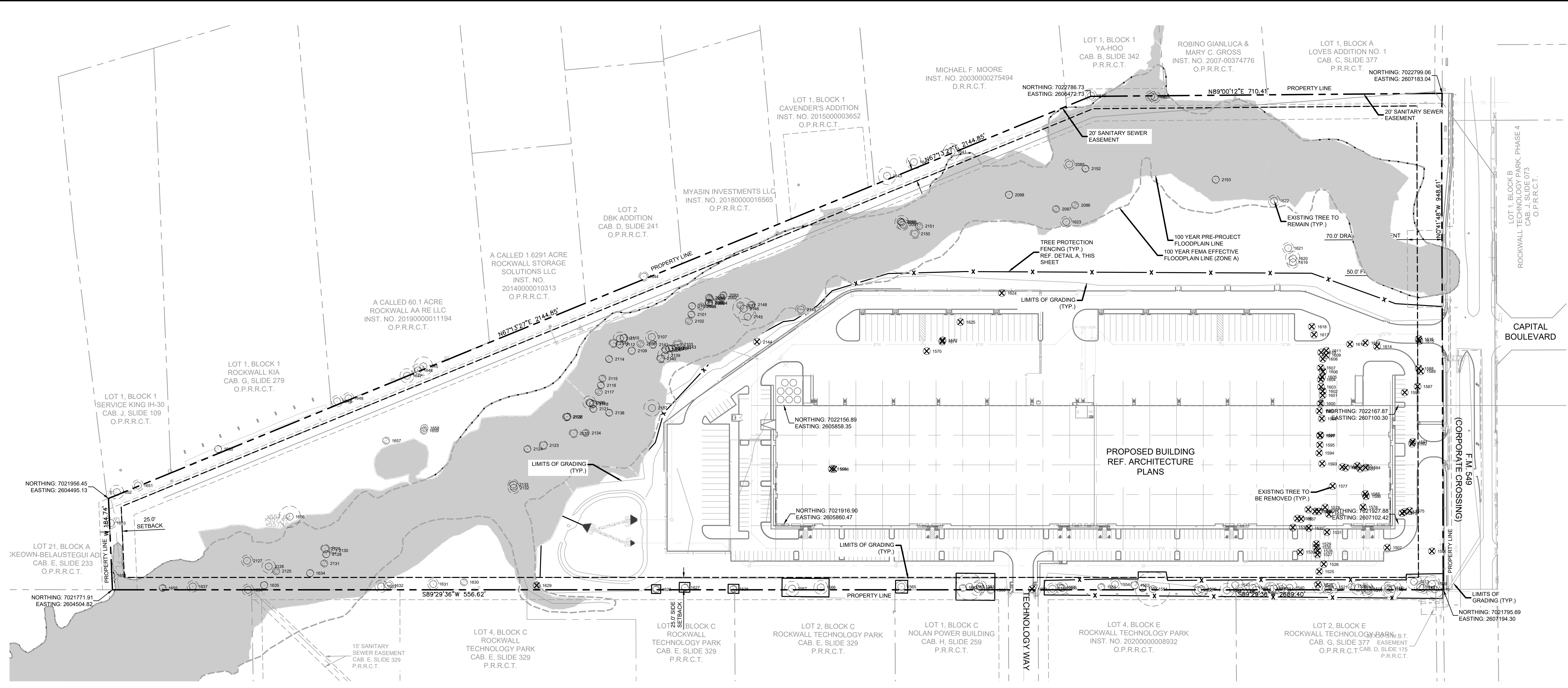
STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

LANDSCAPE DETAILS

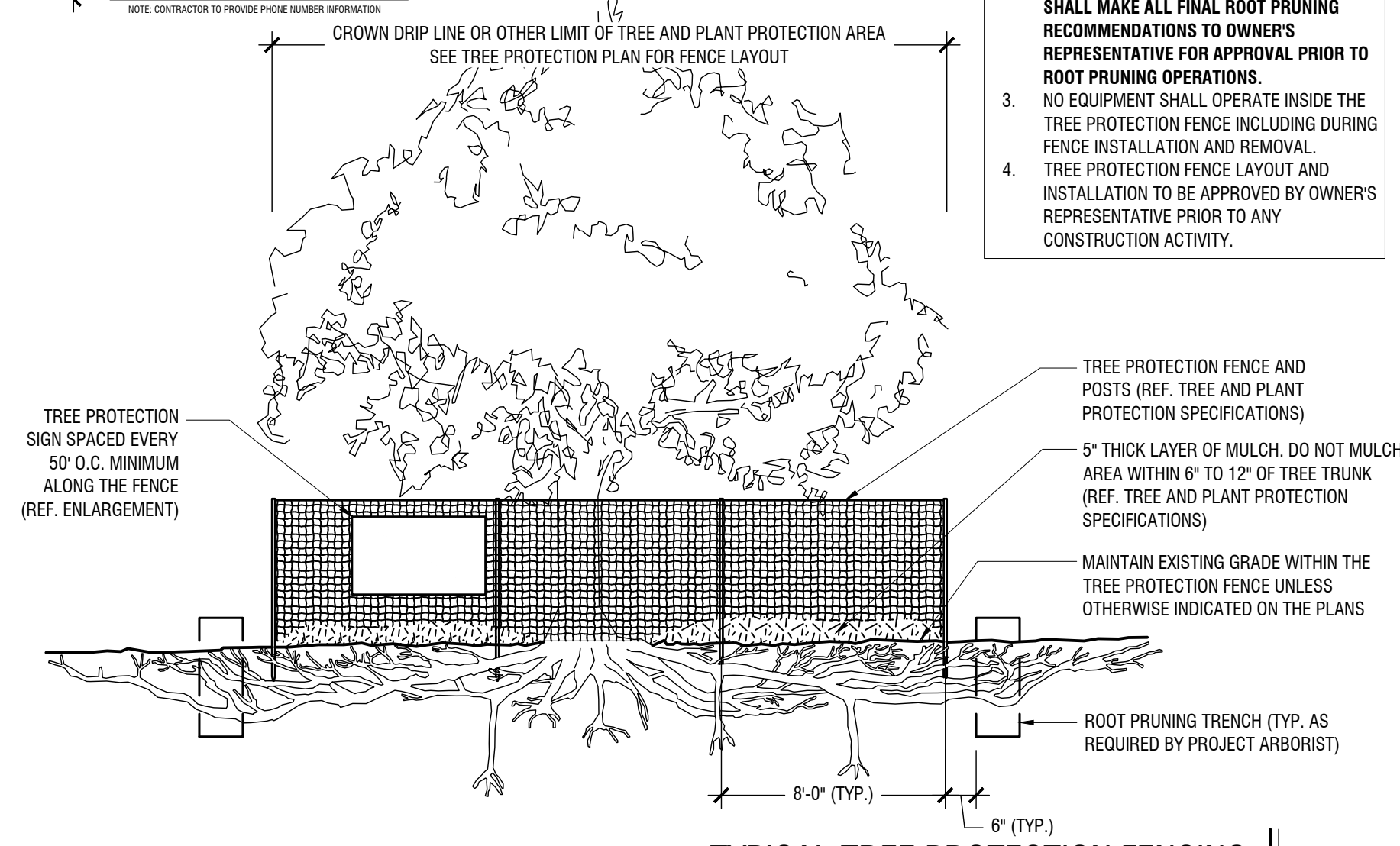
SHEET NUMBER
L-200

No.	REVISIONS	DATE

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 PLOTTED BY: FLETCHER MCGRAW 3/28/2023 2:24 PM
 DWG NAME: T-100 - TREE PROTECTION PLAN & DETAIL
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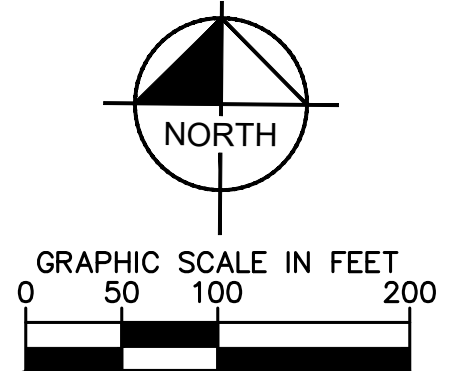


- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



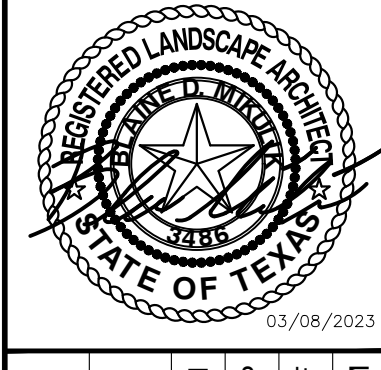
LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	TREE PROTECTION FENCING
	EXISTING CONTOUR
	PROPOSED CONTOUR



NO.	REVISIONS	DATE

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DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

TREESCAPE PLAN & DETAIL
 SHEET NUMBER
T-100

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Rockwall Industrial - City of Rockwall									
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	Carya illinoensis	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	Carya illinoensis	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1511	11.5	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1512	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1513	15.5	Eastern Redcedar	Juniperus virginiana	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1515	14.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1516	4.7	Cedar Elm	Ulmus crassifolia	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1518	12.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1519	14.2	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1522	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1523	31.2	Hackberry	Celtis laevigata	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1525	18.0	Hackberry	Celtis laevigata	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.9
1528	18.3	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.6
1530	12.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.3
1531	20.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.9
1534	12.0	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.2
1537	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.8
1538	24.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	12.1
1539	23.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1541	12.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1542	12.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1543	12.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1544	11.7	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1545	12.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1546	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1547	16.3	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1548	14.4	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1549	13.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1550	11.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1551	34.7	Hackberry	Celtis laevigata	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1555	5.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1557	5.2	Hercules-Club	Zanthoxylum clava-herculis	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1562	13.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1563	26.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1566	13.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1567	14.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1568	14.2	Eastern Redcedar	Juniperus virginiana	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	7.7
1570	14.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	7.2
1571	13.1	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	5:1	6.6
1572	11.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	5:1	5.7
1573	4.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	8.1
1579	5.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7
1581	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.9
1582	12.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.3
1583	13.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.0
1584	12.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.5
1585	16.5	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	Celtis laevigata	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	5:1	5.7
1588	13.5	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	6.8
1589	11.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	5.8
1590	20.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7
1592	11.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	8.1
1595	13.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.8
1596	13.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7
1597	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.9
1598	13.3	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	6.7
1599	18.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	9.1
1600	11.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.8
1601	22.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	11.5
1602	16.2	Eastern Redcedar	Juniperus virginiana	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	7.9

Rockwall Industrial - City of Rockwall									
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	8.0
1606	11.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.8
1608	12.8	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.4
1609	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.8
1610	17.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	8.8
1611	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.5
1612	21.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	10.7
1613	12.8	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	5:1	6.4
1614	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.5
1616	8.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Preserve	Secondary	5:1	N/A
1620	14.8	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	5:1	N/A
1621	11.2	Eastern Redcedar	Juniperus virginiana	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1623	11.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1624	12.6	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	6.3
1625	11.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	5:1	5.9
1626	5.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1632	10.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1634	7.3	Chinese Tallow	Sapium sebiferum	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	Ulmus rubra	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	5:1	N/A
1639	11.0	Hackberry	Celtis laevigata	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1641	16.5	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	5:1	N/A
1642	14.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1643	17.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1644	9.6	Slippery Elm	Ulmus rubra	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1646	12.9	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A
1647	14.3	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1648	11.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1649	11.4	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A
1650	6.8	Chinese elm	Ulmus parvifolia	Healthy	Forked	Preserve	Primary	1:1	N/A
1651</									

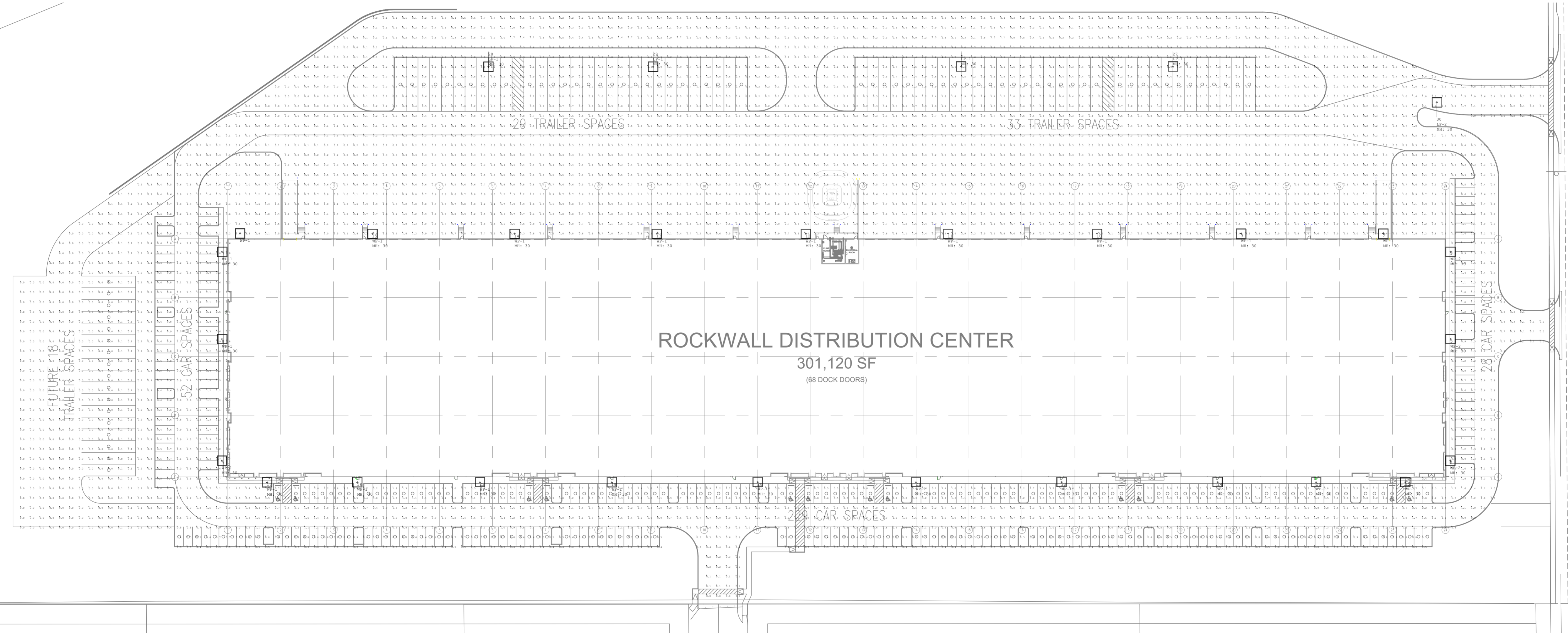
Luminaire	Label	X	Y	S	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	231.298	44.943	30	270
18	WP-1	351.295	44.997	30	270
19	WP-1	616.817	44.997	30	270
20	WP-1	759.569	45.232	30	270
21	WP-1	920.921	45.232	30	270
22	WP-1	476.294	45.213	30	270
23	WP-1	1069.536	45.232	30	270
24	WP-1	1228.664	45.232	30	270
25	WP-1	1420.193	45.232	30	270
26	WP-1	1329.129	45.232	30	270
27	LP-1	1183.211	484.192	30	270
28	LP-1	484.285	484.288	30	270
29	LP-1	652.886	484.033	30	270
30	LP-2	1452.272	417.535	30	90

Symbol	Qty	Label	Description	Arrangement	LF	Lum. Lumens	Arr. Watts	Total Watts
□	4	LP-1	LEDPEK10W40K4V4-	SINGLE	0.900	14751	200.505	1002.02
□	1	LP-2	LEDPEK10W40K4-	SINGLE	0.900	13200	99.99	99.99
□	22	WP-1	LEDPEK10W40K4V4-	SINGLE	0.900	19800	150.312	3306.864
□	3	WP-2	LEDPEK10W40K4-	SINGLE	0.900	9743	63	189

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.50	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.92	6.1	0.0	N.A.	N.A.
Car Parking	Illuminance	Fc	1.31	5.2	0.3	4.37	17.33
Northeast Trailer Parkin	Illuminance	Fc	1.44	6.1	0.2	7.20	30.50
Northeast Trailer Parkin	Illuminance	Fc	1.64	6.1	0.3	5.47	20.33
Truck Court	Illuminance	Fc	1.19	3.6	0.4	2.98	5.00

Car Parking
Illuminance (Fc)
Average = 1.31
Maximum = 5.2
Minimum = 0.3
Avg/Min Ratio = 4.37
Max/Min Ratio = 17.33

NOTE:
Per Rockwall UDC, no wallpacks or site lighting shall be mounted above 20'-0", typical



ELECTRICAL LIGHTING PHOTOMETRIC PLAN

SCALE: 1/48" = 1'

gsr andrade
ARCHITECTS
401 Commerce St. Ste. 1
Dallas, Texas 75202
P 214.824.7040
F 214.887.5899

STREAM
KIMLEY-HORN
Civil Engineer
Mechanical Engineer
KILGORE
Structural Engineer
Professional Engineer
Firm Registration # F - 18270

KILGORE
10050 Houston Oaks Dr. Houston, Texas 77064
(713) 924-6900 • (713) 924-6900 (Fax)

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*Regulated by the Texas Department of Licensing and Registration, P.O. Box 12107, Austin, Texas
28761, 1-800-803-8202
TACLA07666C • MR137853 • TCC26749

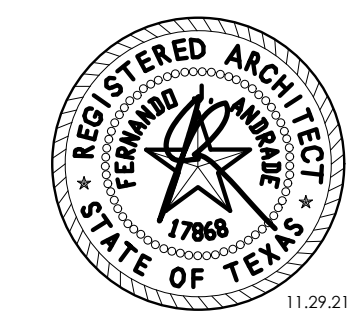
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
DATE: 11.29.21
REVISIONS:
11.29.21 ISSUE FOR PERMIT

E3.01-P
PHOTOMETRICS



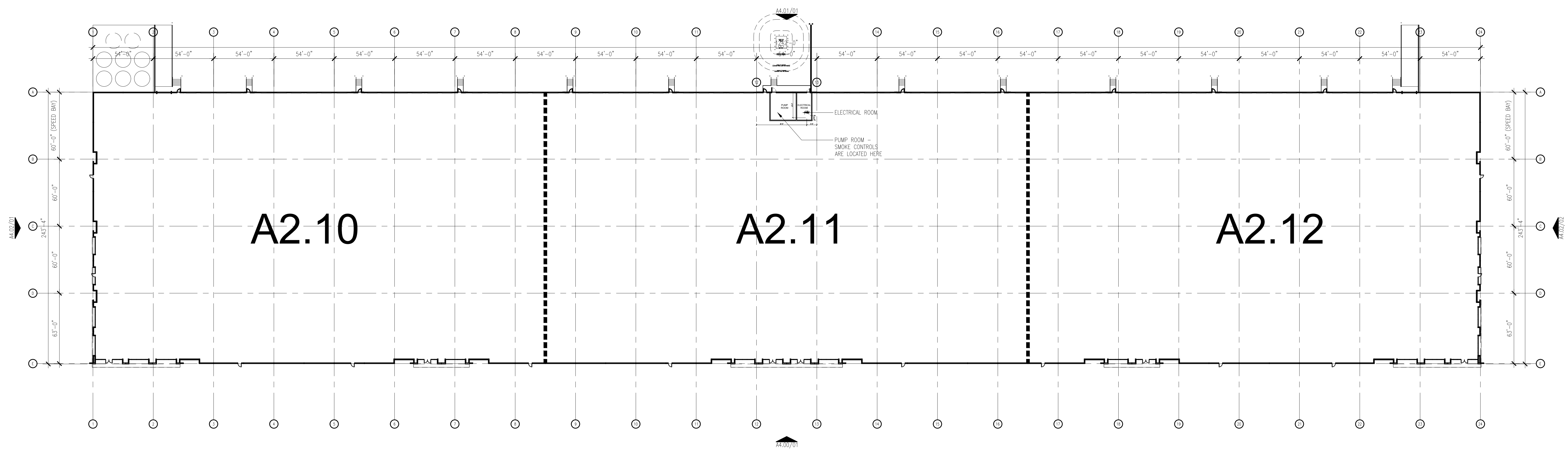


gsr andrade
 ARCHITECTS
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 F 214.887.0599

Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect



- WAREHOUSE BUILDING**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - FULLY SPRINKLERED - ESFR SYSTEM
 - PAINT INTERIOR WALLS WHITE - OMIT PAINT WHERE INSULATION IS PROVIDED
 - PROVIDE EUCO 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDE SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

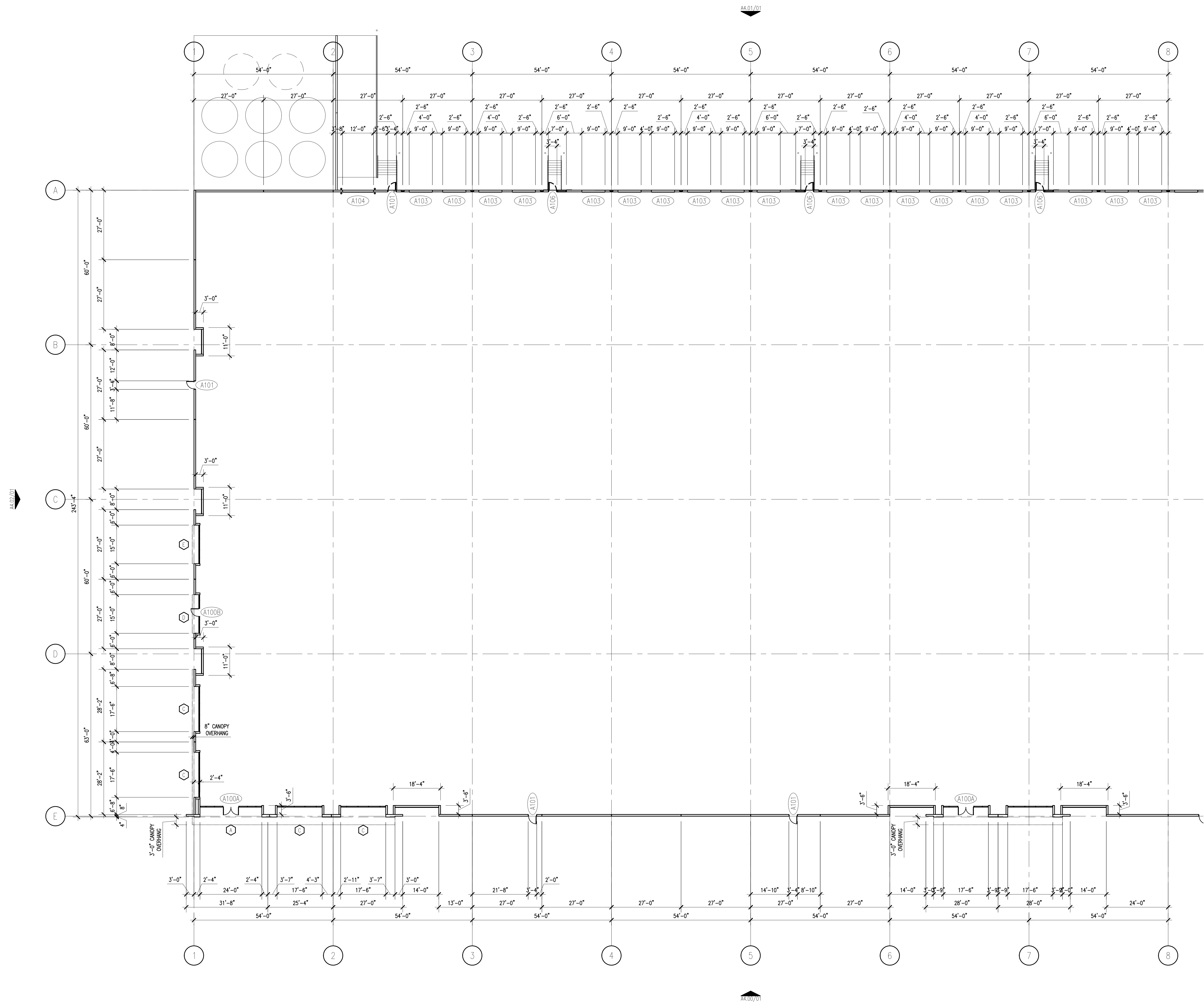
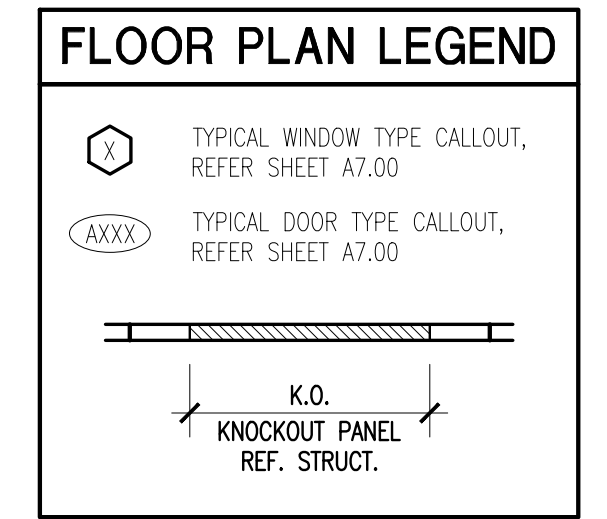
A2.00
 OVERALL FLOOR PLAN



gsr andrade
 ARCHITECTS
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 Dallas, Texas 75226
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 F 214.887.0589

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
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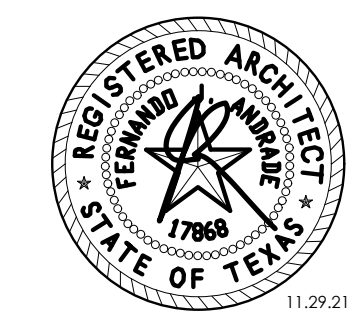
ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH

A2.10	A2.11	A2.12
KEY PLAN		

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

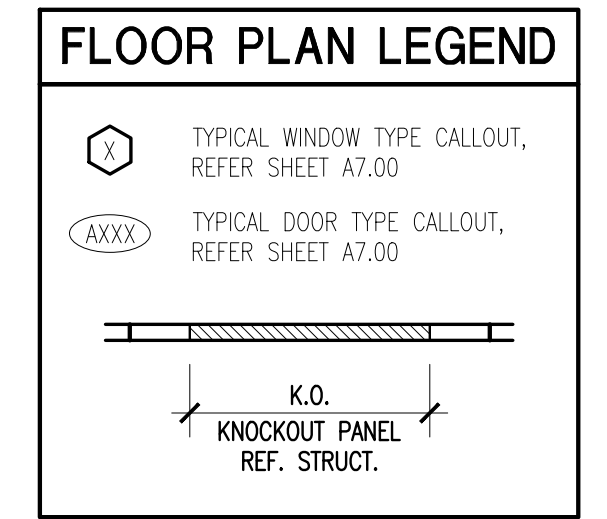
A2.10
 ENLARGED FLOOR PLAN



gsr andrade
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 F 214.887.0589

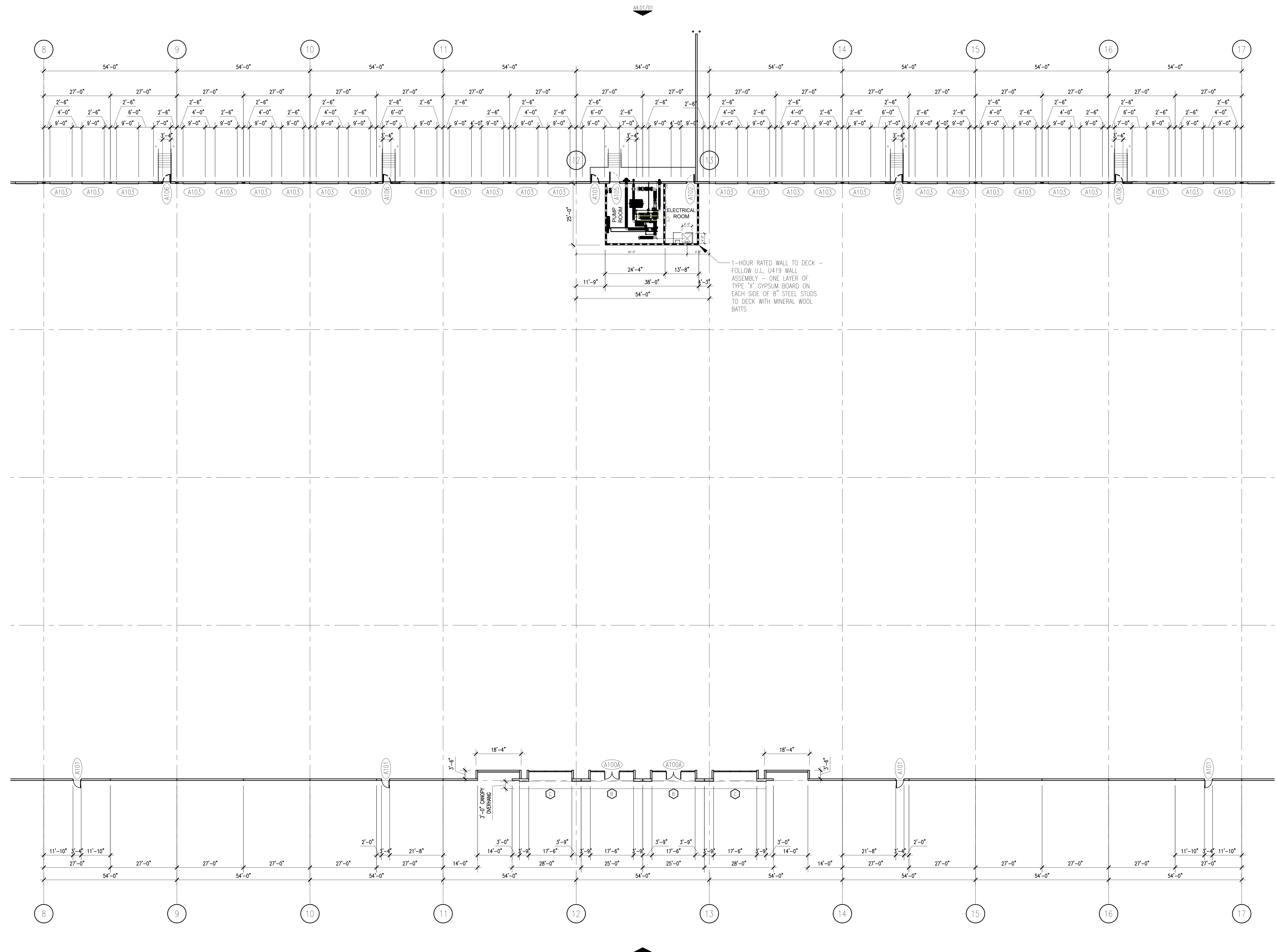
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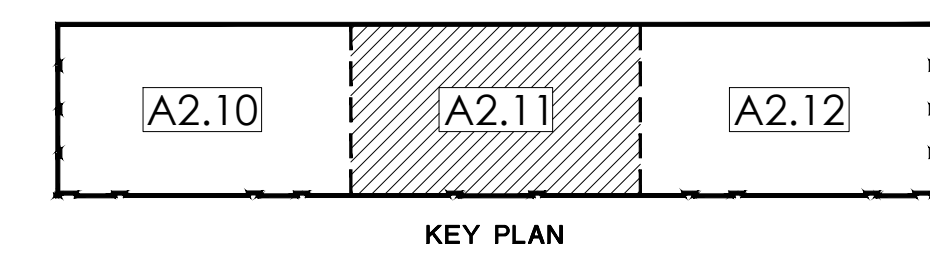


ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087



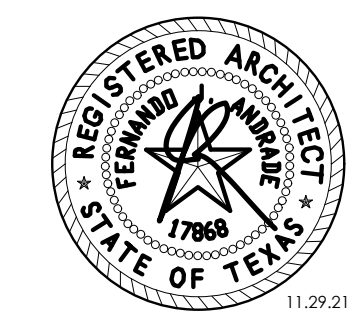
01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH



PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

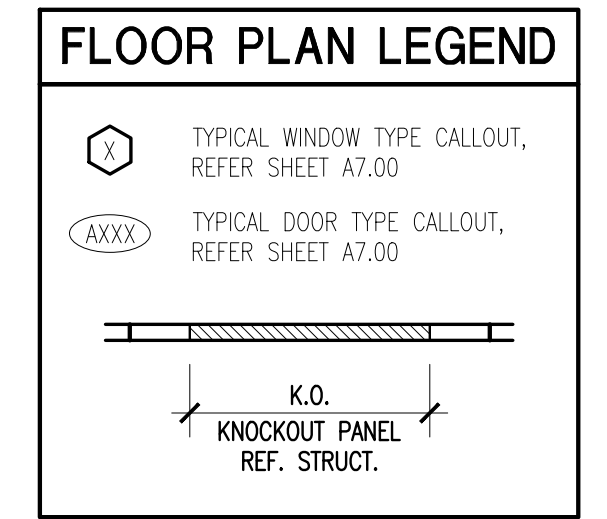
A2.11
 ENLARGED FLOOR PLAN



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 ARCHITECTS
 4121 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7910
 F 214.887.0589

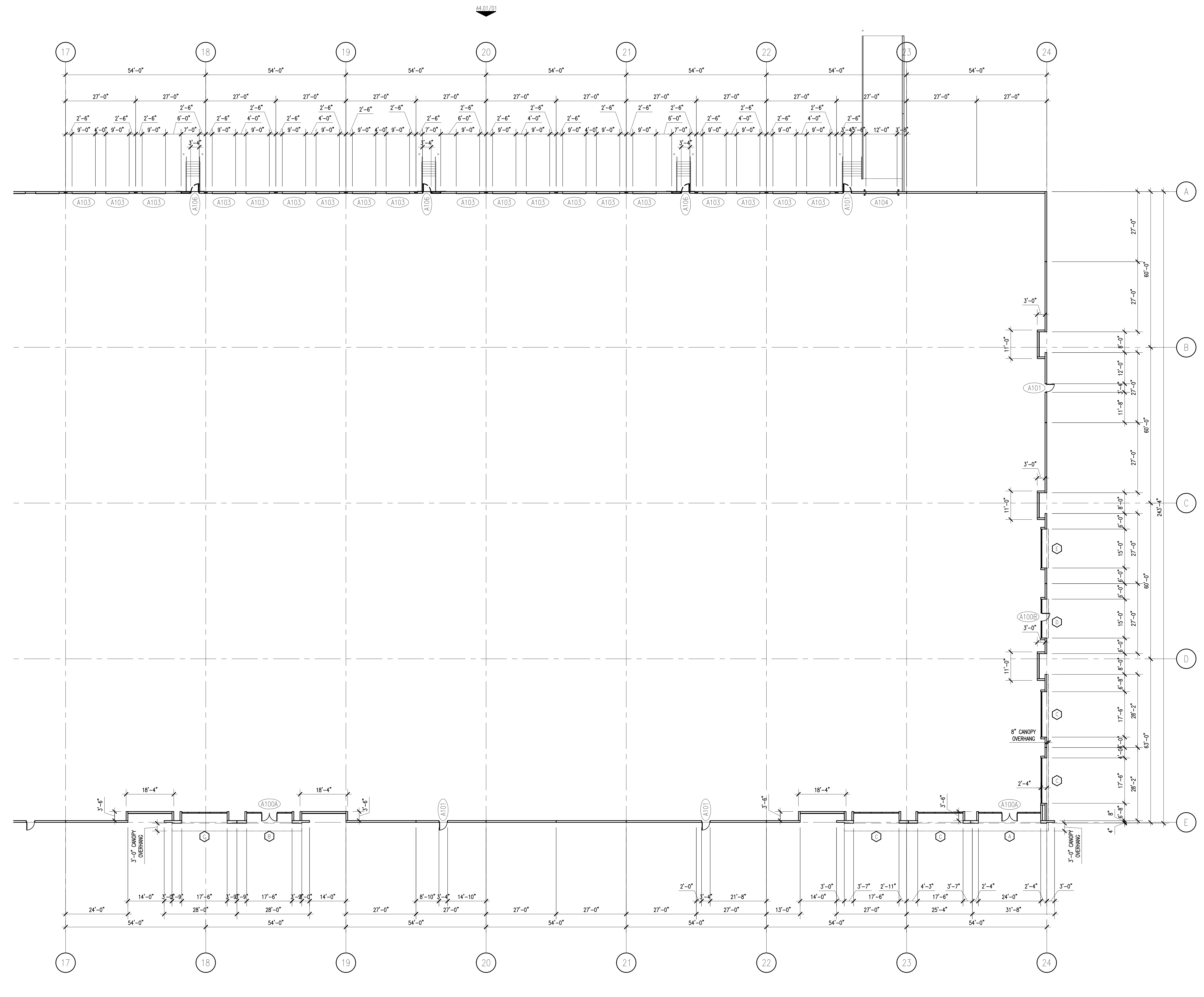
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Landscape Architect

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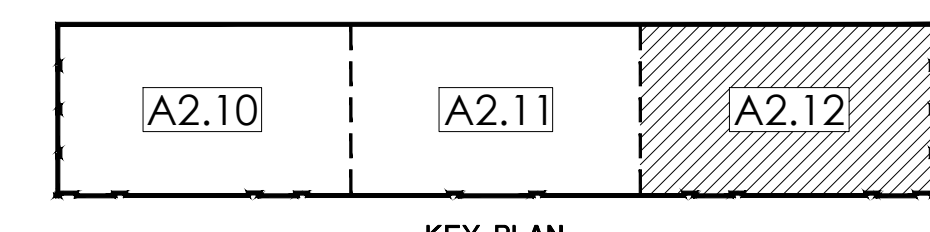


ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087



01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH



PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

A2.12
 ENLARGED FLOOR PLAN



March 17, 2023

TO: Dylan Adame
Kinley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240

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

SUBJECT: SP2023-006; *Amended Site Plan for Stream*

Dylan Adame:

This letter serves to notify you that the above referenced case (*i.e. PD Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 14, 2023. 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 acceptance of site/civil permit.
- (2) 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 March 14, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Welch absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

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

Lee, Henry

From: Lee, Henry
Sent: Friday, February 24, 2023 3:00 PM
To: [REDACTED]; 'Grayson Hughes'
Subject: Project Comments SP2023-006
Attachments: Project Comments (02.23.2023).pdf; Engineering Mark-Ups (02.23.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023

Planning and Zoning Commission Public Hearing: March 14, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Matt Wavering <[REDACTED]>
Sent: Monday, February 27, 2023 3:00 PM
To: Lee, Henry
Cc: Phil Wagner
Subject: FW: 1515 Corporate Crossing amended site plan
Attachments: Amended Site Plan letter of support 2.17.23.pdf
Importance: High

Good afternoon Henry,

I noticed that you are the Planner assigned to SP2023-006, the amended site plan for Stream's 1515 Corporate Crossing development. The proposed tenant for over half of this building (and the reason for the outside storage and amended site plan) is a manufacturing client of the REDC that our Board is supporting with economic incentives. Ryan and Amy were on a Zoom call with one of the company's executives and provided direction to us along the way.

I'm not sure if it got lost in the mix, but I noticed that the packet does not include the attached letter of support from the Rockwall EDC. I will be at tomorrow's meeting along with Grayson Hughes from Stream to answer any questions about the request. While we cannot yet share the name of the company, as described in the attached letter, it is a publicly-traded international company.

Would it be possible for you to print and give this letter to the P&Z commissioners at their desk, or email it to them today in advance?

Thanks and I'll see you tomorrow at 6pm,

Matt Wavering
VICE PRESIDENT

2610 Observation Trail, Suite 104
Rockwall, TX 75032

Tel: [REDACTED]
Website: www.rockwalledc.com



From: Matt Wavering
Sent: Friday, February 17, 2023 9:14 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Grayson Hughes' <[REDACTED]>; 'Phil Wagner' <[REDACTED]>
Subject: 1515 Corporate Crossing amended site plan
Importance: High

Good morning Ryan,

Please find attached a letter of support for the proposed amended site plan at 1515 Corporate Crossing. Grayson Hughes (copied) will be submitting the application and related documents separately.

Thank you,

Matt Wavering
VICE PRESIDENT

2610 Observation Trail, Suite 104
Rockwall, TX 75032

Tel: +1 [REDACTED]

Website: www.rockwalledc.com



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Lee, Henry

From: Lewis, Chris <[REDACTED]>
Sent: Tuesday, March 7, 2023 4:04 PM
To: Lee, Henry
Cc: Bates Arnot; Adame, Dylan; Grayson Hughes; Mark Evans
Subject: RE: Project Comments SP2023-006
Attachments: 20230307 - Stream Rockwall - Site Plan.pdf; 20230307 - Stream Rockwall - Variance Letter.pdf; 20230307 - Stream Rockwall - Photometrics Plan.pdf; 20230307 - Stream Rockwall - Tree and Landscape Plans Resubmittal.pdf; 20230307 - Stream Rockwall - Compensatory Letter.pdf; 20230307 - Stream Rockwall - Dumpster Detail.pdf; 20230307 - Stream Rockwall - Site Plan Comment Response.pdf

Henry,

Please see attached the pdfs for the package delivered today. Let us know if you need anything else.

Thank you,

Chris Lewis | Civil Analyst

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240

Direct: [REDACTED] |

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, February 24, 2023 3:00 PM
To: 'dylan.adame@kimley-horn.com' [REDACTED]; Grayson Hughes [REDACTED]
Subject: Project Comments SP2023-006

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023

Planning and Zoning Commission Public Hearing: March 14, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Lee, Henry
Sent: Thursday, March 9, 2023 1:54 PM
To: 'Lewis, Chris'; 'Mark Evans'
Cc: Bates Arnot; Adame, Dylan; Grayson Hughes
Subject: RE: Project Comments SP2023-006

Good Afternoon,

I have received both the digital and hard copy. Engineering is good. I only have one (1) minor comment; the dumpster enclosure must be eight (8) feet in height. Update that one (1) sheet and send me the new digital and hard copy (*i.e. I only need the one sheet not a full set*). This will not hold you up, but just get it to me as soon as you can.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Lewis, Chris <[REDACTED]>
Sent: Wednesday, March 8, 2023 3:31 PM
To: Lee, Henry <HLee@rockwall.com>; 'Mark Evans' <[REDACTED]>
Cc: Bates Arnot <[REDACTED]>; Adame, Dylan <[REDACTED]>; Grayson Hughes <[REDACTED]>
Subject: RE: Project Comments SP2023-006

Henry,

See attached the updated plans addressing engineering and planning comments. The physical copies will be arriving later today. Let me know if you need anything else.

Thanks,

Chris Lewis | Civil Analyst

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240

Direct: [REDACTED] |

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From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, March 8, 2023 10:34 AM
To: 'Mark Evans' <[REDACTED]>
Cc: Bates Arnot <[REDACTED]>; Adame, Dylan <[REDACTED]>; Grayson Hughes <[REDACTED]>

[REDACTED]; Lewis, Chris [REDACTED]

Subject: RE: Project Comments SP2023-006

You don't often get email from hlee@rockwall.com. [Learn why this is important](#)

Attached are the remaining Engineering comments. If you have questions about them, please contact Sarah Johnston, sjohnston@rockwall.com.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Mark Evans [REDACTED] >
Sent: Wednesday, March 8, 2023 7:53 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Bates Arnot [REDACTED]; Adame, Dylan <[REDACTED]>; Grayson Hughes <[REDACTED]>; 'Lewis, Chris' <[REDACTED]>
Subject: RE: Project Comments SP2023-006

Mr. Lee,

In response to your comments & our previous phone call, the GC will be painting the backside of the parapets on all sides of the building per the Arch drawings.

Please let me know if you need more information.

Thank you,

Mark Evans
Project Coordinator 2



4121 Commerce Street, Suite One | Dallas, Texas 75226
[REDACTED]
Website: www.gsr-andrade.com | Blog: www.gsr-andrade.com/news

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, March 7, 2023 6:15 PM
To: 'Lewis, Chris' [REDACTED]
Cc: Bates Arnot [REDACTED]; Adame, Dylan <[REDACTED]> Grayson Hughes

[REDACTED]; Mark Evans [REDACTED]

Subject: RE: Project Comments SP2023-006

Good Afternoon,

Attached are the remaining Planning Department comments. There only a few and they are minor. I have not heard back from Engineering yet and will forward any remaining comments if they have any. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Lewis, Chris <[REDACTED]>

Sent: Tuesday, March 7, 2023 4:04 PM

To: Lee, Henry <HLee@rockwall.com>

Cc: Bates Arnot <[REDACTED]>; Adame, Dylan <[REDACTED]>; Grayson Hughes <[REDACTED]>; Mark Evans <[REDACTED]>

Subject: RE: Project Comments SP2023-006

Henry,

Please see attached the pdfs for the package delivered today. Let us know if you need anything else.

Thank you,

Chris Lewis | Civil Analyst

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: Lee, Henry <HLee@rockwall.com>

Sent: Friday, February 24, 2023 3:00 PM

To: [REDACTED] Grayson Hughes

Subject: Project Comments SP2023-006

Good Afternoon,

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Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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