



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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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 the intersection of Corporate Crossing and Capital Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse
PROPOSED ZONING		PROPOSED USE	Warehouse
ACREAGE	43.237 AC	LOTS [CURRENT]	1
		LOTS [PROPOSED]	N/A

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]

<input type="checkbox"/> OWNER	Westcore Bravo Rockwall, LLC	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Matthew Bateman	CONTACT PERSON	Chris Lewis
ADDRESS	4350 La Jolla Village Drive, Suite 900	ADDRESS	2600 N Central Expressway Suite 400
CITY, STATE & ZIP	San Diego, CA 92122	CITY, STATE & ZIP	Richardson, Texas
PHONE	(858) 625-4100	PHONE	(469)-445-2780
E-MAIL	mbateman@westcore.net	E-MAIL	chris.lewis@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES _____

**Development Application
City of Rockwall
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC
a Delaware limited liability company

By: Westcore Management I, LLC.
a Delaware limited liability company,
as Agent for Owner

By:  _____

Name: Matthew Bateman

Title: Authorized Signatory

CALIFORNIA JURAT WITH AFFIANT STATEMENT

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 14th day of May 2024, by

(1) Matthew Bateman
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Karen L. Sloan
Signature of Notary Public

Seal
Place Notary Seal Above

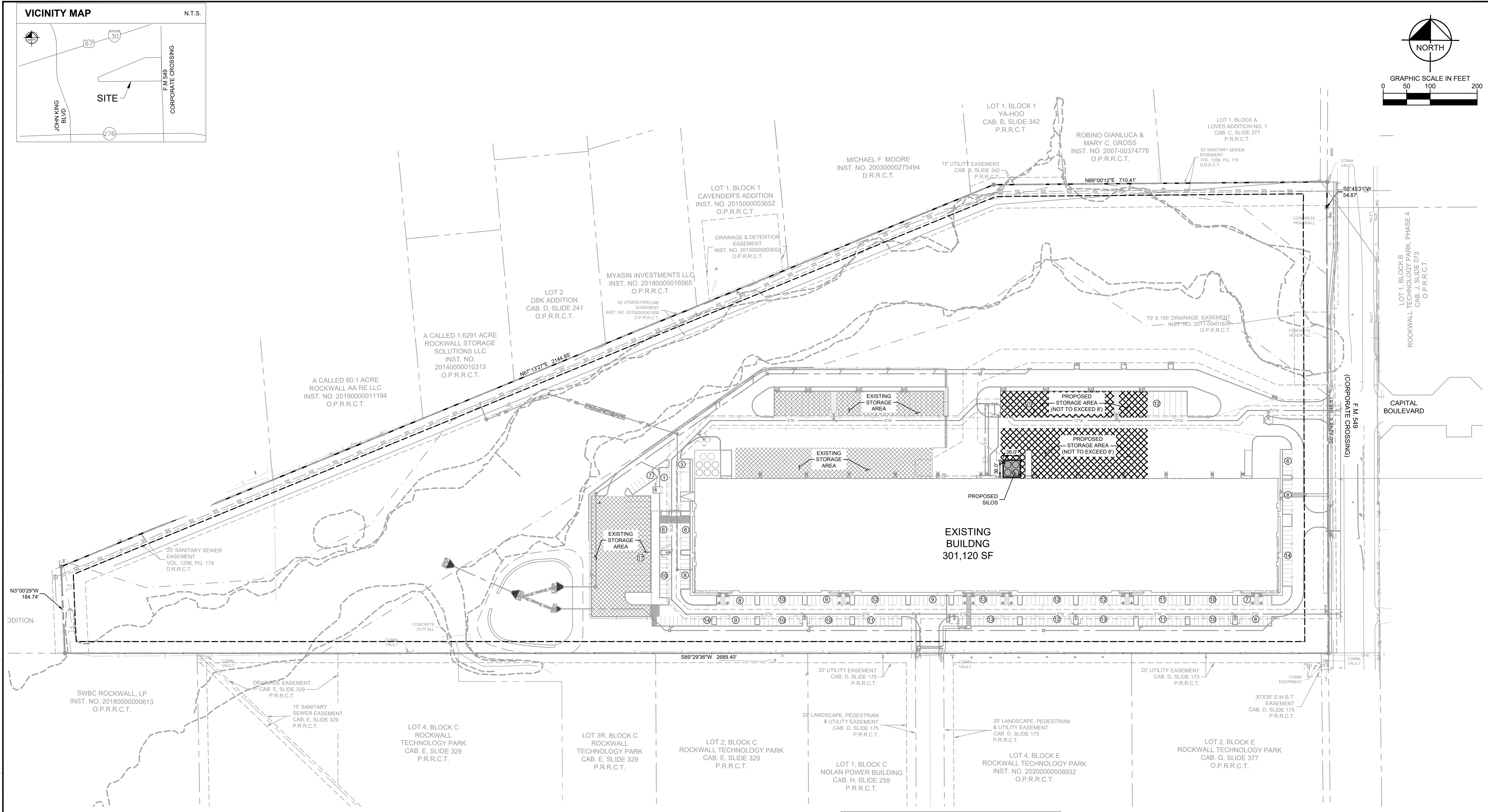
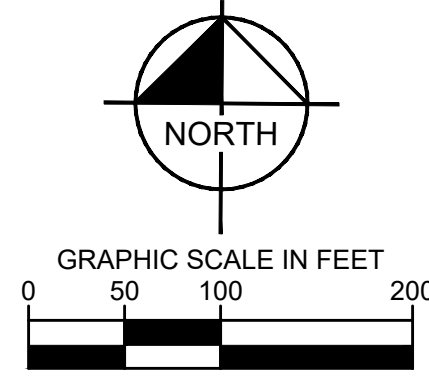
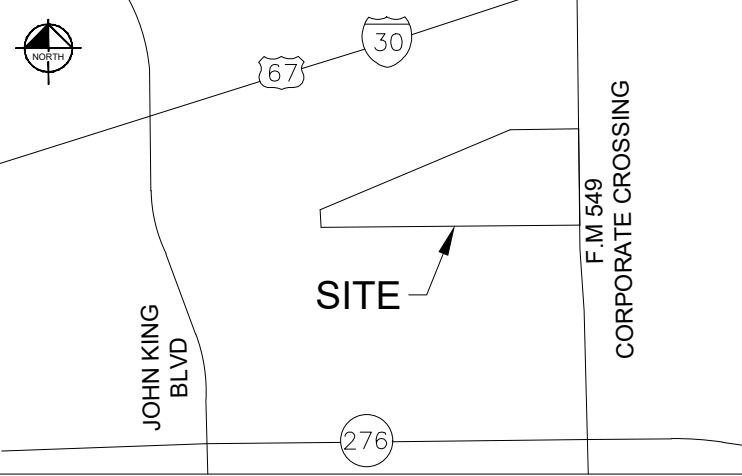
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date _____
Number of Pages: _____ Signer(s) Other Than Names Above: _____

VICINITY MAP N.T.S.



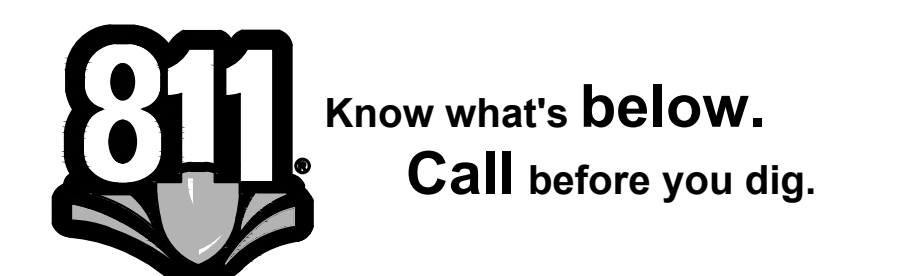
LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	--- FL --- FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	--- W --- W
PROPOSED SANITARY SEWER LINE	--- SS --- SS
PROPOSED 8" SECURITY FENCE	--- X --- X
EXISTING FENCE LINE	--- X --- X
EXISTING WATER LINE	--- W --- W
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	
EXISTING STORAGE AREA	[Hatched Pattern]
PROPOSED STORAGE AREA	[Cross-hatched Pattern]
PROPOSED IMPROVEMENTS	[Dotted 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

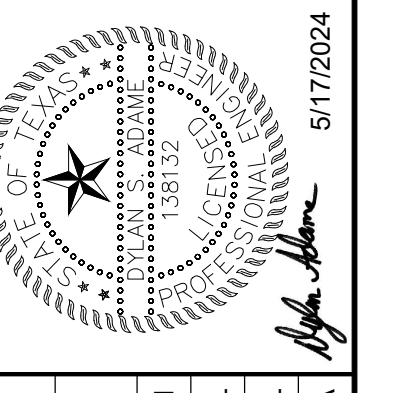
NOTES
 1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

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.



No.	REVISIONS	DATE

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
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT	064626300
DATE	MAY 2024
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

STREAM ROCKWALL - 2
 PREPARED FOR
WESTCORE BRAVO, LLC
 ROCKWALL, TEXAS

SITE PLAN
 SHEET NUMBER
SP-1
 CITY FILE NO. SP2024-XXX

DBA: KIMLEY-HORN ASSOCIATES, INC. PROJECT: STREAM ROCKWALL - 2. SHEET: SP-1. DATE: MAY 2024. SCALE: AS SHOWN. DESIGNED BY: CAL. DRAWN BY: CAL. CHECKED BY: DSA. PROJECT NO: 064626300. SITE PLAN EXHIBIT A (1) OF 1.

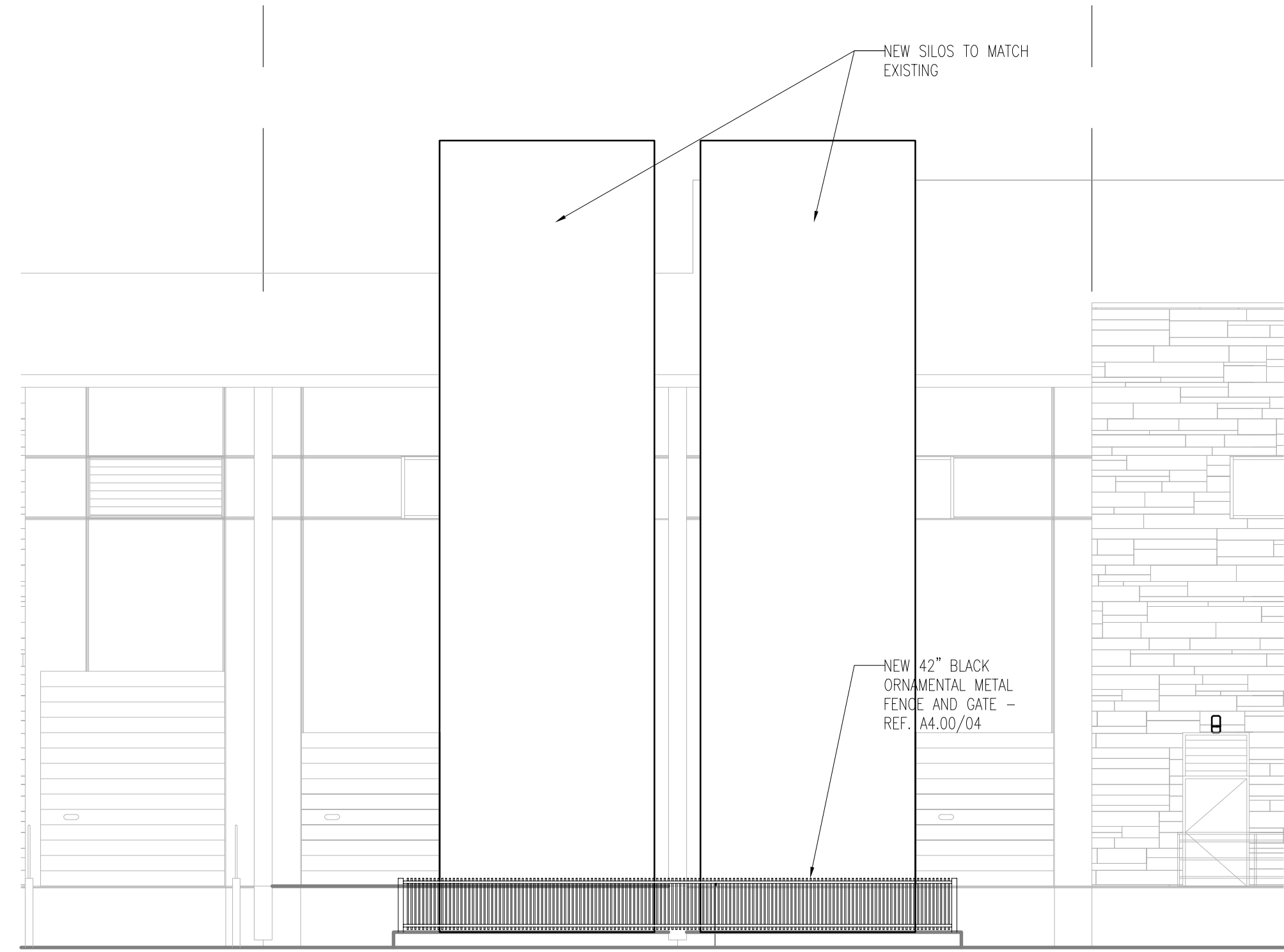


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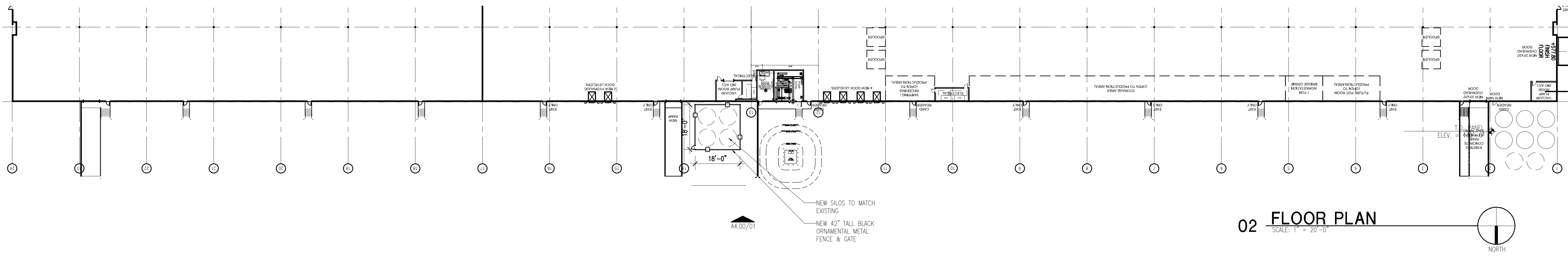
gsr andrade
ARCHITECTS

2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

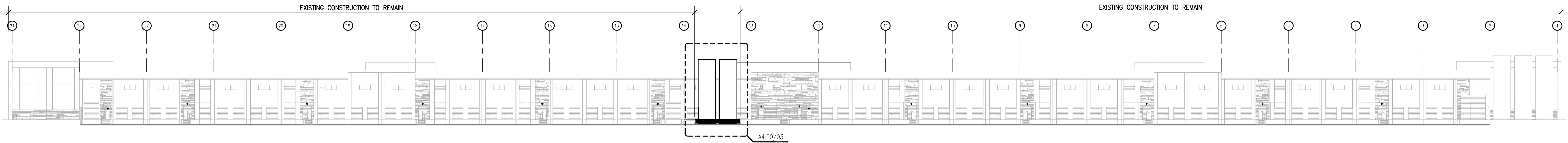
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

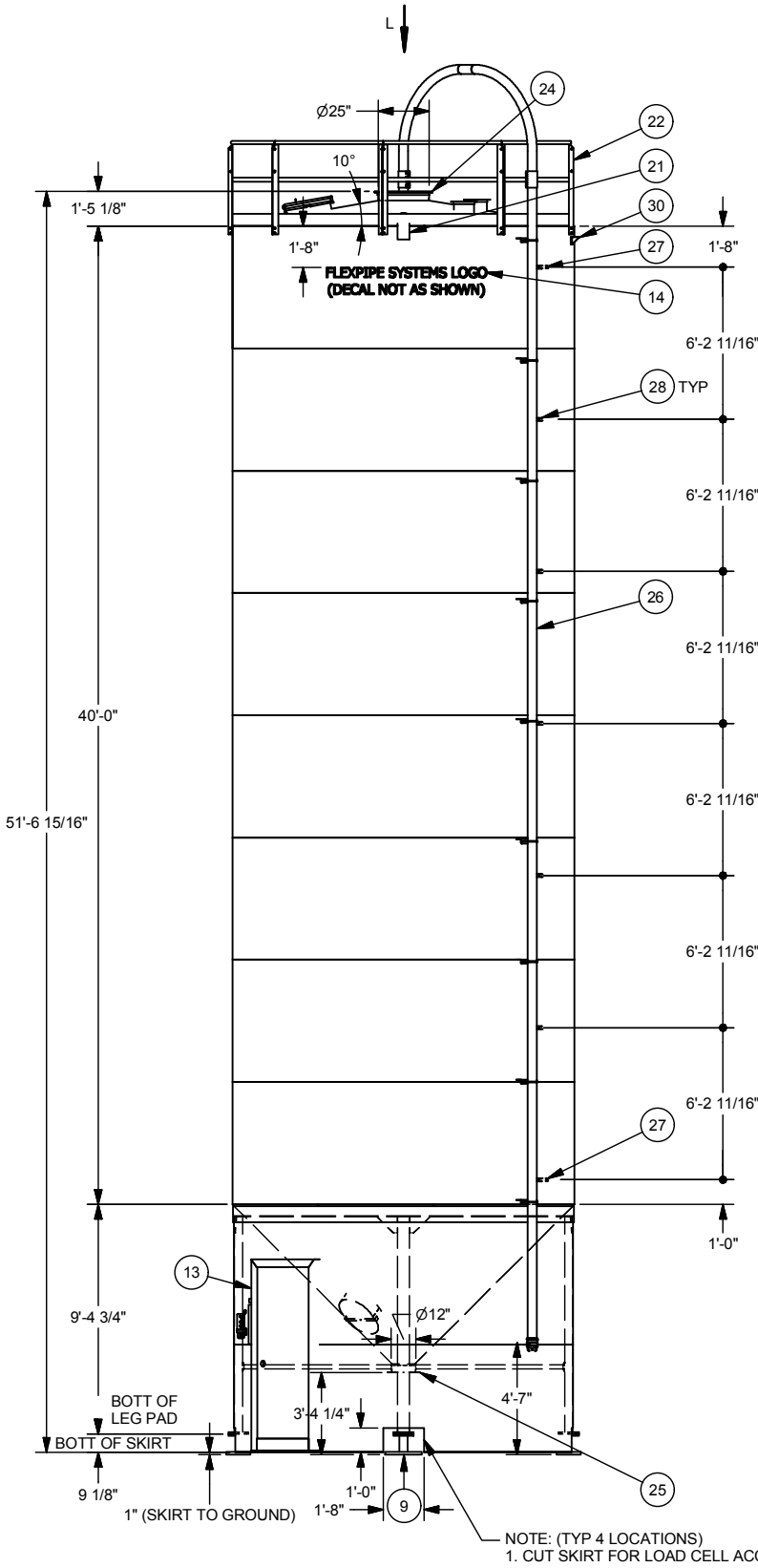
XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPipe SYSTEMS (US) LLC
XERXES FINISH OUT
 1351 CORPORATE CROSSING (F.M. 549), SUITE 110
 ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9
 DATE: 05.17.2024
 REVISIONS:

NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"x84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOCKING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"X16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWALK SUPPORT ASSEMBLY		



CUSTOMER APPROVAL

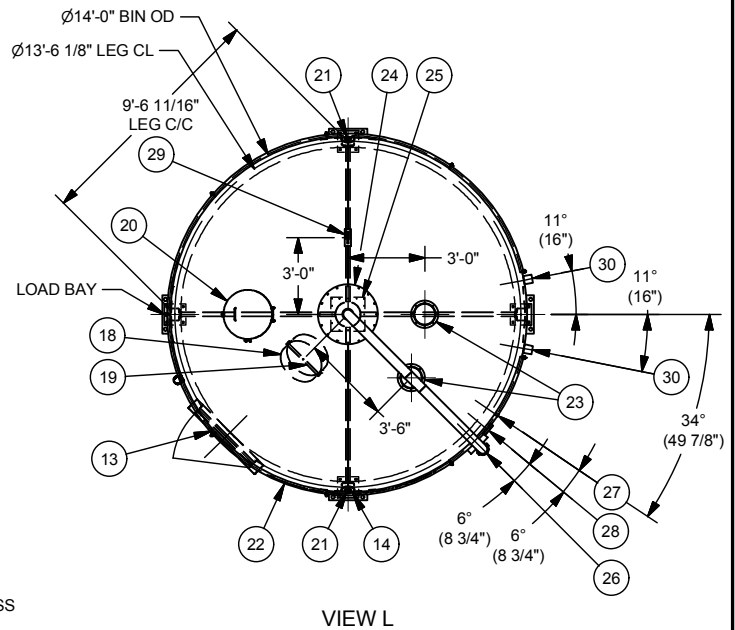
Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____



ELEVATION VIEW

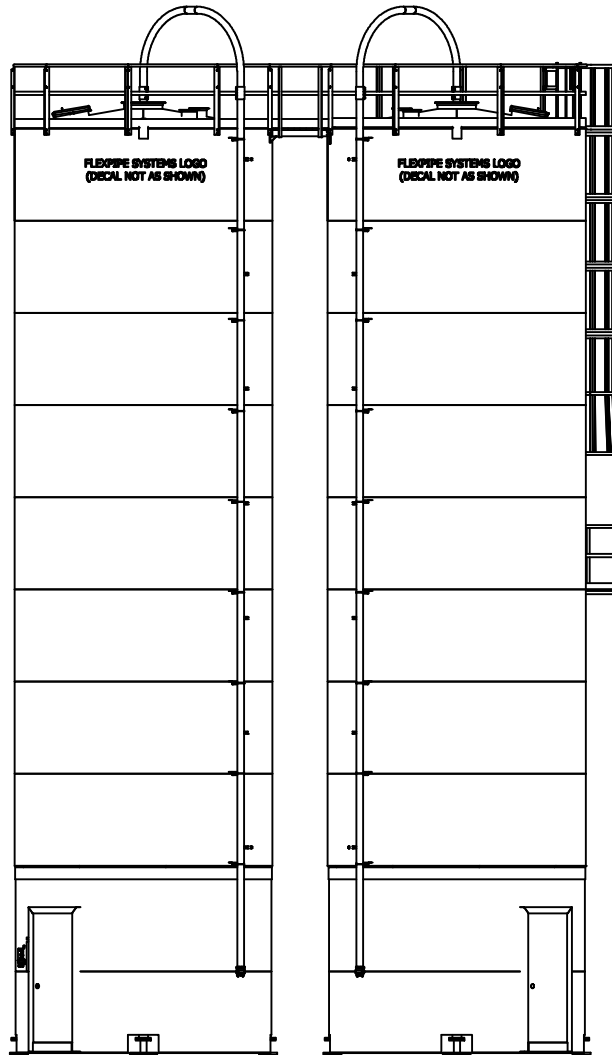
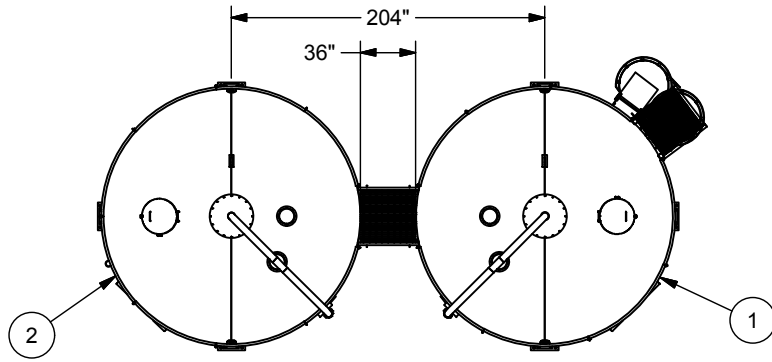
VIEW L

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

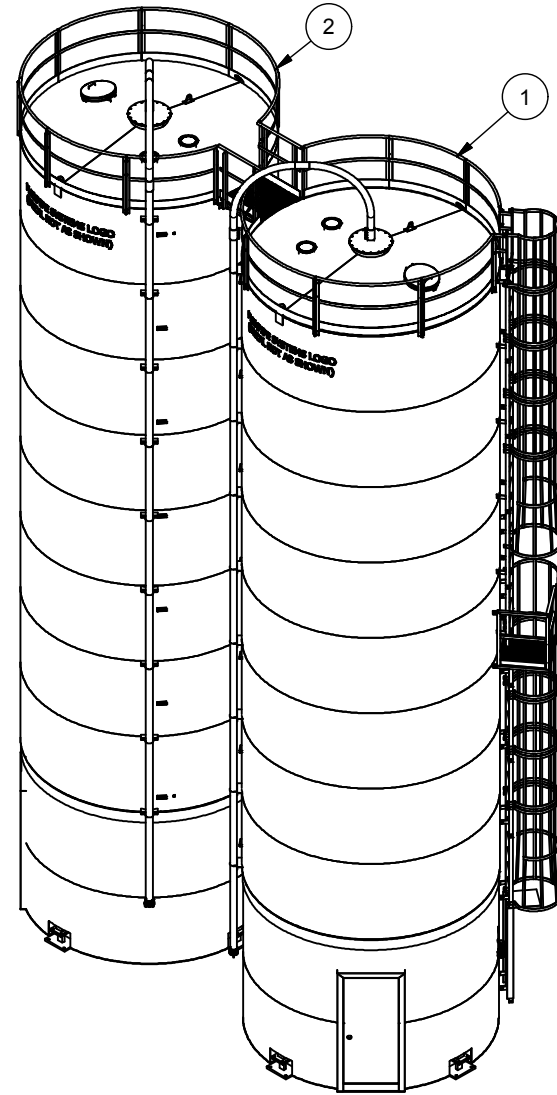
APPROVAL DWG MUST BE RETURNED APPROVED 4 WEEKS UPON RECEIPT TO ENSURE SCHEDULED DELIVERY DATE. FAILURE TO DO SO WILL RESULT IN PROJECT BEING RE-SCHEDULED.

COATING SPECIFICATIONS
 EXTERIOR PREP: SSPC-SP1, SP2, SP3
 EXTERIOR COATING: ICI SHADED ICE
 INTERIOR PREP: SSPC-SP1, SP2, SP3
 INTERIOR COATING: BONE WHITE
 ACCESSORY COLOUR: GRAY

 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: 1440-45-10(A)	WEIGHT: 16726.41 lbmass VOLUME: 5215 ft³
DRAWN BY: ASP	DRAWN BY DATE: 2/11/2014	CHECKED BY:	PART/DRAWING NUMBER: SO81366(A)
		REV: 1	SCALE: 1 / 90
			SHEET No: 1 OF 1



ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)




CUSTOMER APPROVAL

- Reviewed and accepted.
- Revise and resubmit.
- Work may proceed.
- Revise and resubmit.
- Work shall not proceed.

SIGN: _____
DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

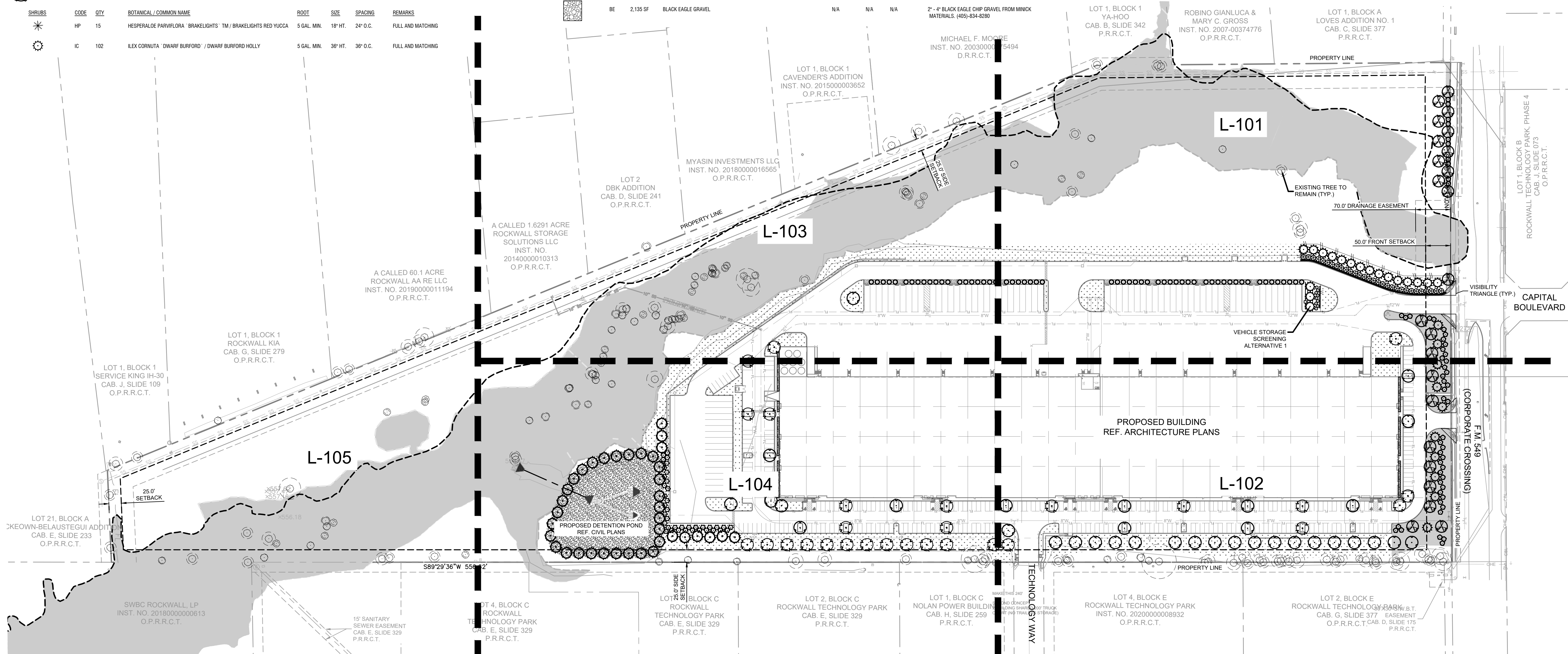
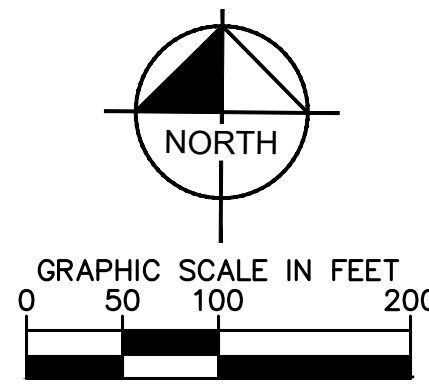
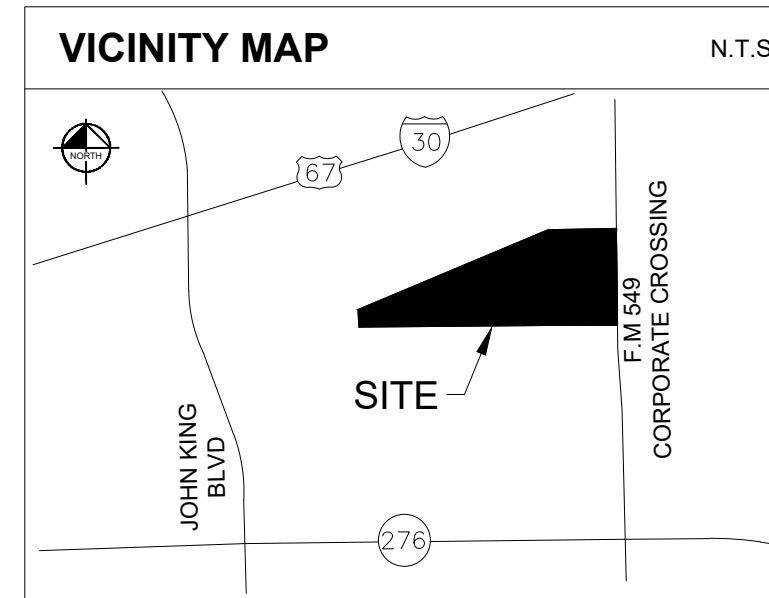
 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		MATERIAL:	WEIGHT: 34955.81 lbmass
			FABRICATION: XXX
DRAWN BY: ASP	DRAWN BY DATE: 3/13/2015	CHECKED BY:	PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN
		REV: A	SCALE: 1 / 125
			SHEET No: 1 OF 1

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 / CHINKAPI 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	UNGUADA 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	138,797 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	2,135 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS. (405) 834-8280



City of Rockwall Landscape Requirements - Article 08

TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)

ZONED LIGHT INDUSTRIAL

LANDSCAPE AND FENCE STANDARDS

Landscape Buffers - FM 549 Overlay District

The minimum landscape buffer adjacent to Primary Roadways shall be as follows:

Industrial/Office/Technology Land Uses 50-foot

All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches.

Two (2) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-foot of linear of frontage along the Primary Roadway.

F.M. 549 (Corporate Crossing)
(1,003 LF / 100') * 2 = 20 Canopy Trees
(1,003 LF / 100') * 4 = 40 Accent Trees
(1,003 LF / 100') * 10 = 10 Cedar Trees

Landscape Screening

Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 07.05 Screening Standards, of Article 5, District Development Standards.

Alternative #1: A wrought iron fence and three lined screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 feet on center.

Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.

Placed in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas.

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

Landscape Requirements

Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages.

1,887,324 SF * 15% = 283,099 SF of Required Landscaping

Detention Basins
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.

27,428 SF / 750 = 37 Canopy & Accent Trees

Parking Lot Landscaping
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking area.

302 parking spaces / 10 = 31 trees

No required parking space may be located more than 80 feet from the trunk of a canopy tree

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.

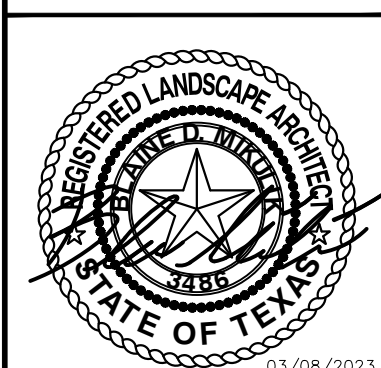
SITE PLAN SIGNATURE BLOCK

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

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	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

OVERALL
LANDSCAPE PLAN

SHEET NUMBER
L-100

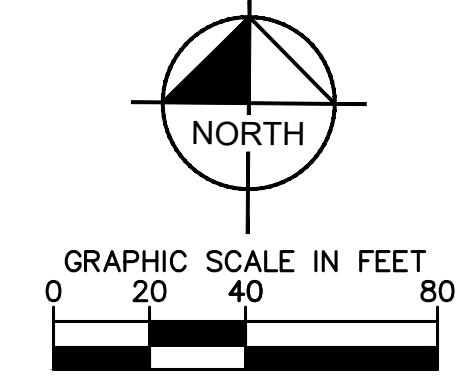
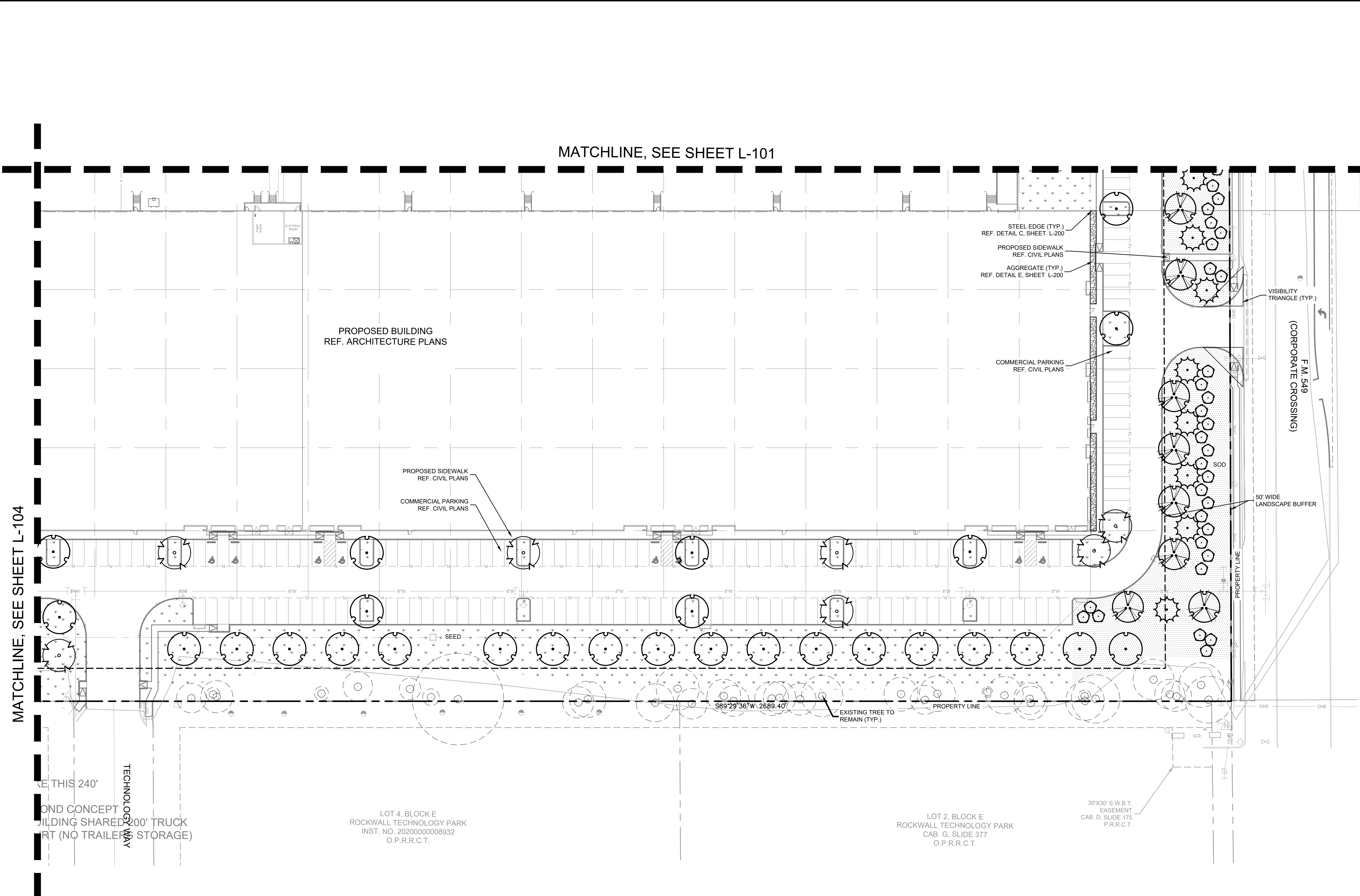
811 Know what's below.
Call before you dig.

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: xref: \\s:\work\2023\10-15-23\10-15-23.dwg
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 DATE: 10/15/23 10:15 AM
 DWG NAME: L-100 - LANDSCAPE PLAN - REV 01.dwg

Images
 XREFS
 PLOTTED BY
 DATE
 DRAWN BY
 CHECKED BY
 PROJECT NAME

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MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-104

PROPOSED BUILDING
REF. ARCHITECTURE PLANS

STEEL EDGE (TYP.)
REF. DETAIL C, SHEET L-200
PROPOSED SIDEWALK
REF. CIVIL PLANS
AGGREGATE (TYP.)
REF. DETAIL E, SHEET L-200

VISIBILITY
TRIANGLE (TYP.)
F.M. 549
(CORPORATE CROSSING)

PROPOSED SIDEWALK
REF. CIVIL PLANS
COMMERCIAL PARKING
REF. CIVIL PLANS

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	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
US	LIGNADIA SPECIOSA / MEXICAN BUCKEYE	
OS	QUERCUS SHUMARDII / SHUMARD OAK	
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™ / 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	

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	066213100	DATE	MARCH 2023	SCALE	AS SHOWN	DESIGNED BY	AMP	DRAWN BY	MLF	CHECKED BY	BDM
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STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

LANDSCAPE PLAN
 (2 OF 5)

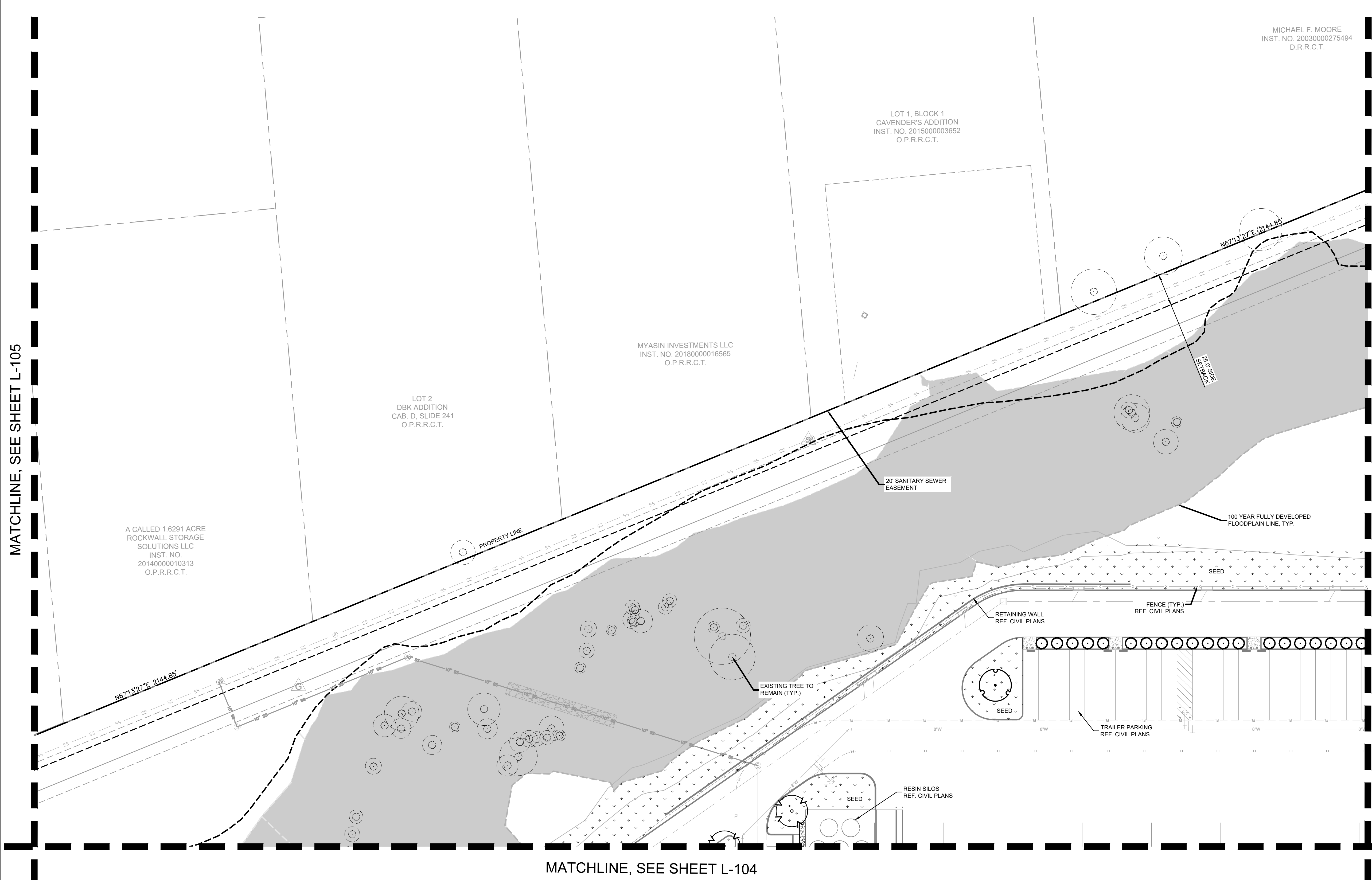
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SITE PLAN SIGNATURE BLOCK
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 WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

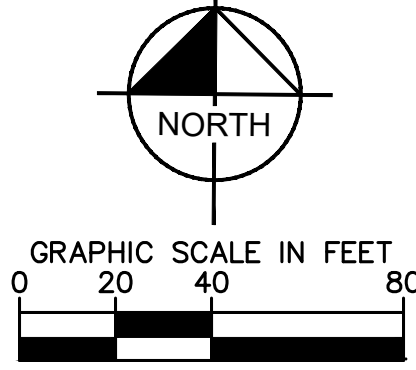
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MATCHLINE, SEE SHEET L-105



MATCHLINE, SEE SHEET L-104

MICHAEL F. MOORE
INST. NO. 20030000275494
D.R.R.C.T.



LOT 1, BLOCK 1
CAVENDER'S ADDITION
INST. NO. 2015000003652
O.P.R.R.C.T.

MYASIN INVESTMENTS LLC
INST. NO. 2018000016565
O.P.R.R.C.T.

LOT 2
DBK ADDITION
CAB. D. SLIDE 241
O.P.R.R.C.T.

A CALLED 1.6291 ACRE
ROCKWALL STORAGE
SOLUTIONS LLC
INST. NO.
20140000010313
O.P.R.R.C.T.

MATCHLINE, SEE SHEET L-101

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
QC	QUERCUS MUEHLBERGII / CHINKAPIN OAK
CL	CHILOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US	UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE
QS	QUERCUS SHUMARDII / SHUMARD RED OAK
CC	CERDIS 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

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SITE PLAN SIGNATURE BLOCK

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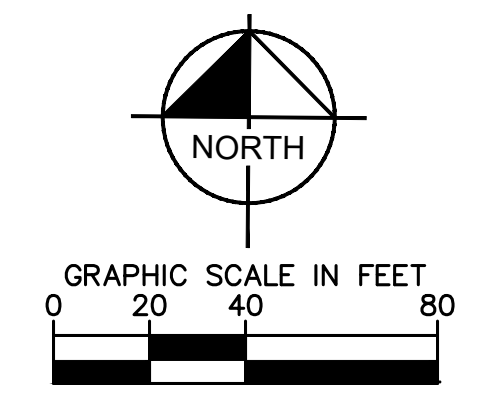
KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

LANDSCAPE PLAN
 (3 OF 5)

SHEET NUMBER
L-103

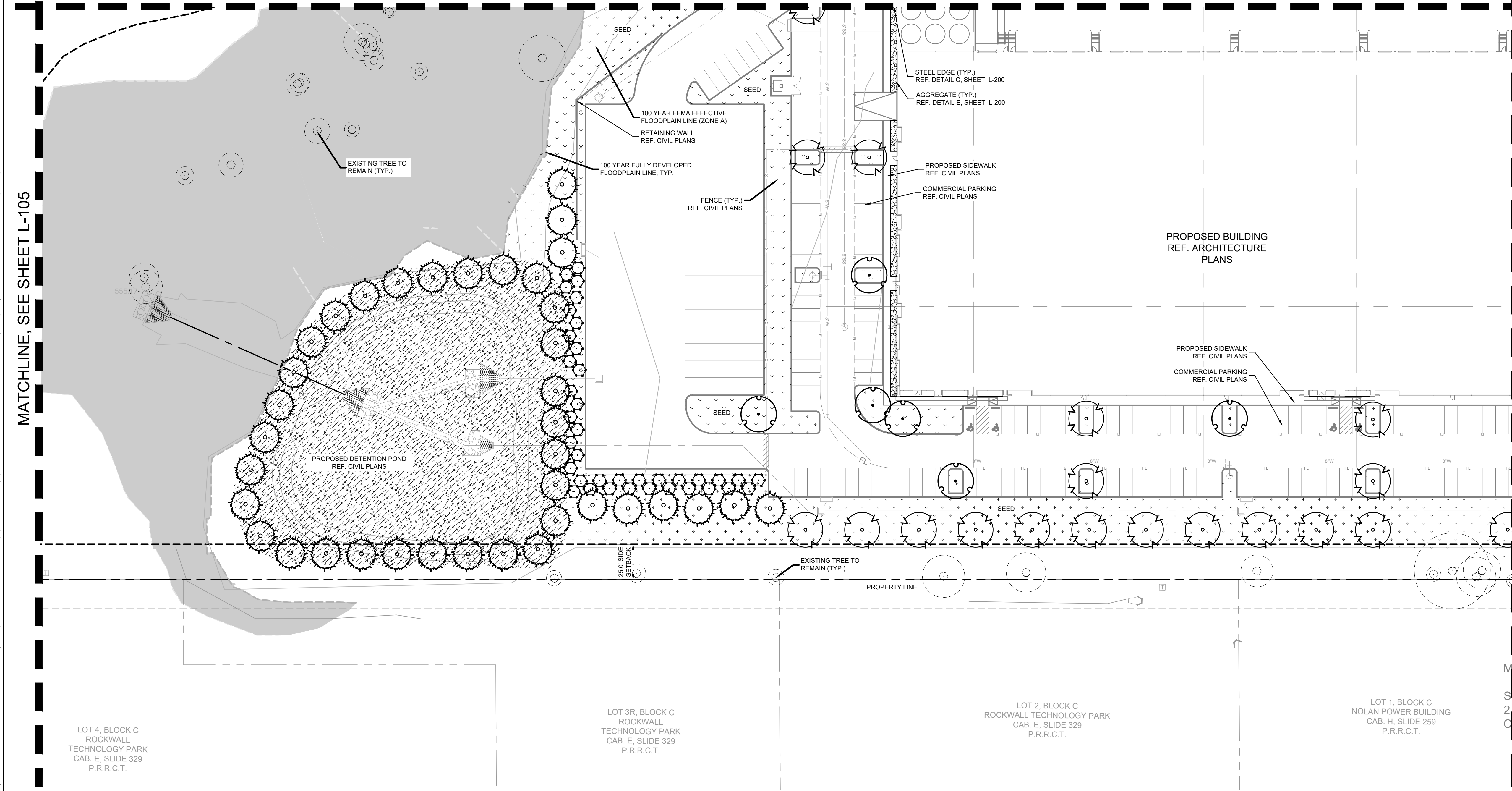




MATCHLINE, SEE SHEET L-103

MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-102



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 259
P.R.R.C.T.

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
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADA SPECIOSA / MEXICAN BUCKEYE
	OS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
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	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSES / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
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	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRANFIELD MIX / DRANFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL



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DATE	MARCH 2023
SCALE	AS SHOWN
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STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
ROCKWALL, TEXAS

LANDSCAPE PLAN
(4 OF 5)

SHEET NUMBER
L-104

SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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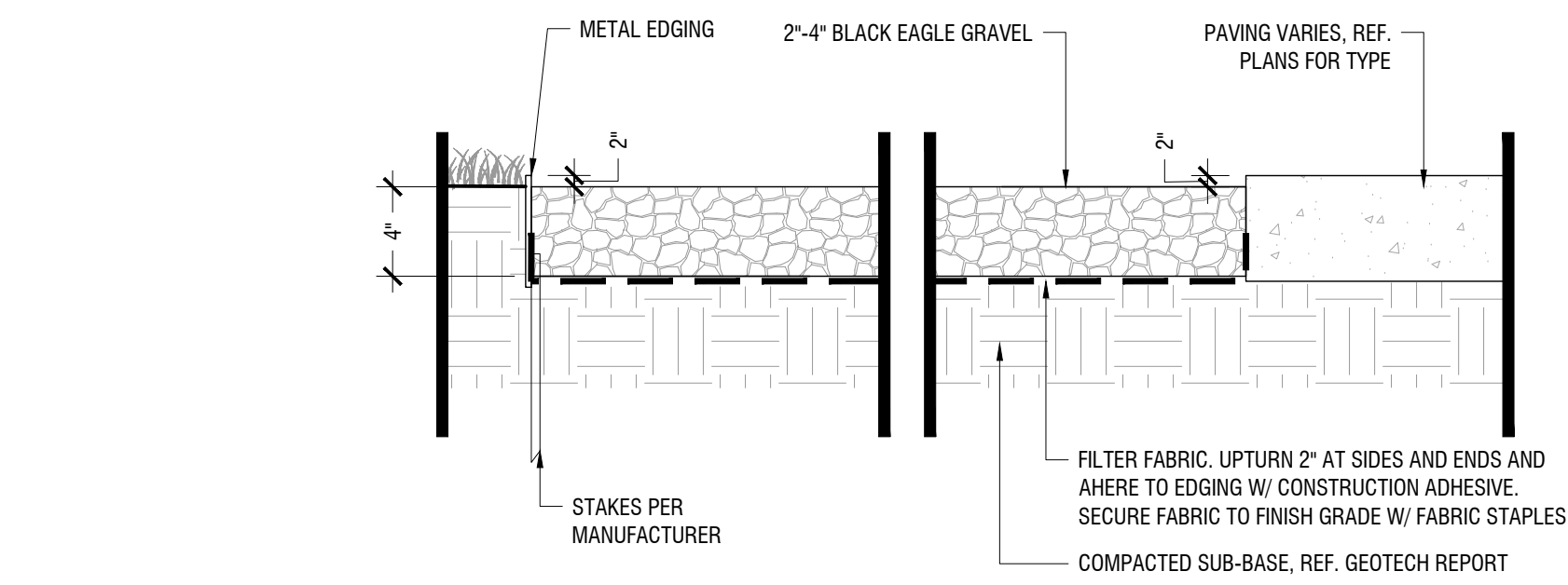


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NO.	REVISIONS	DATE

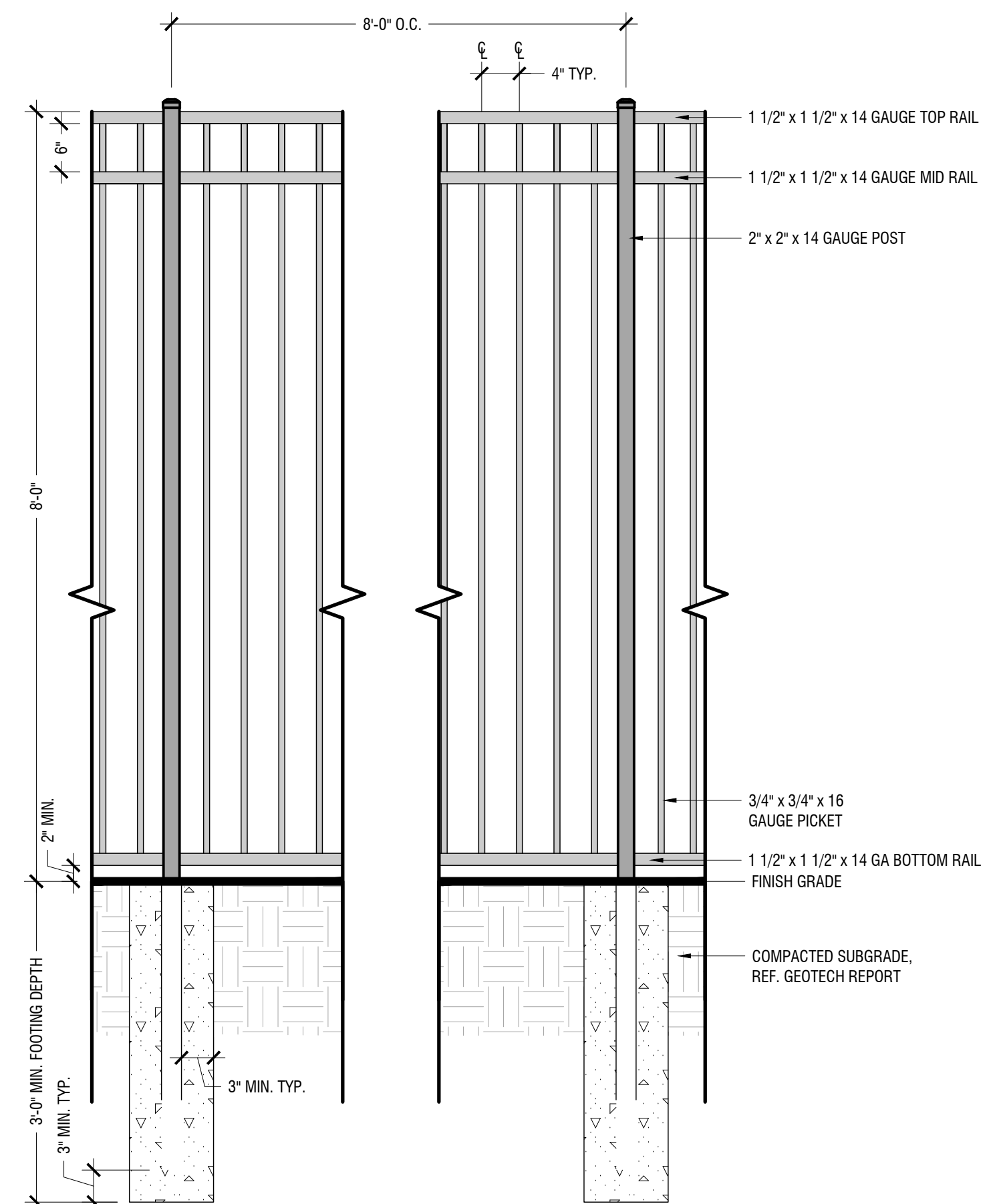
Kimley-Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge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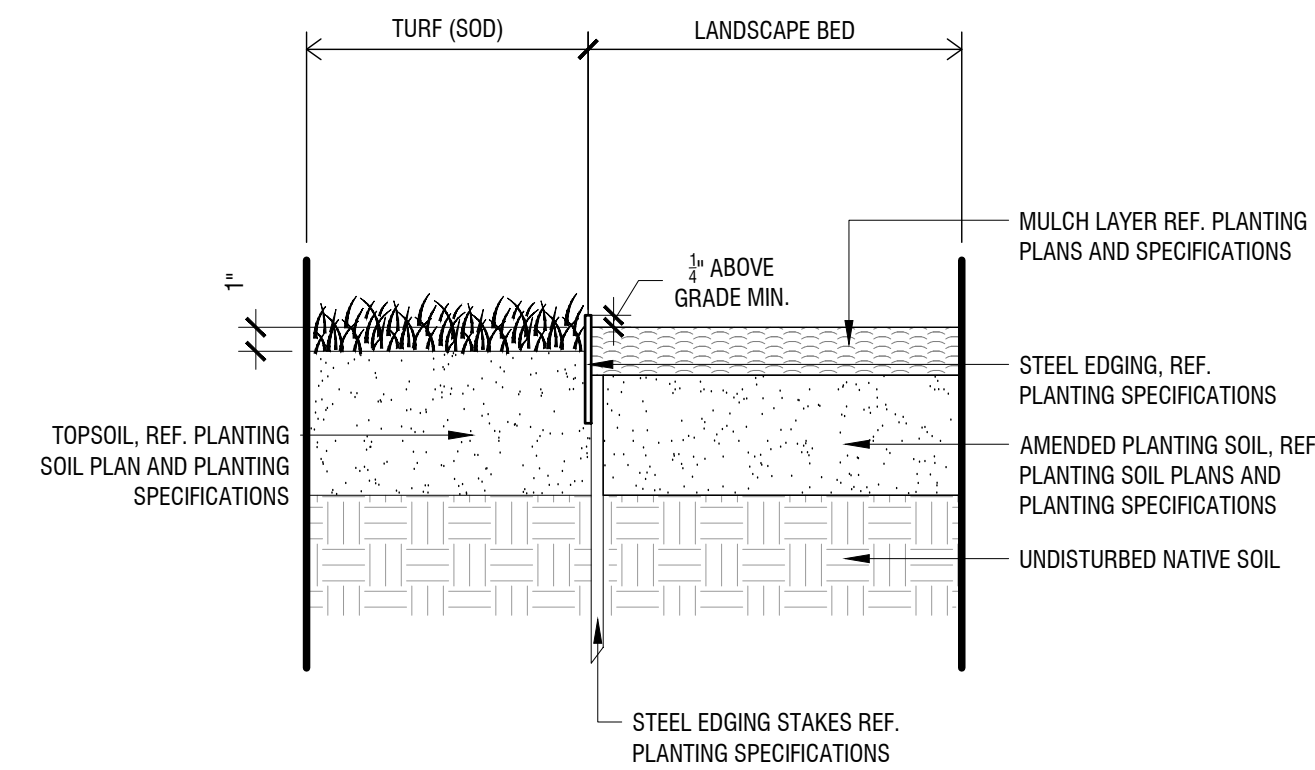
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

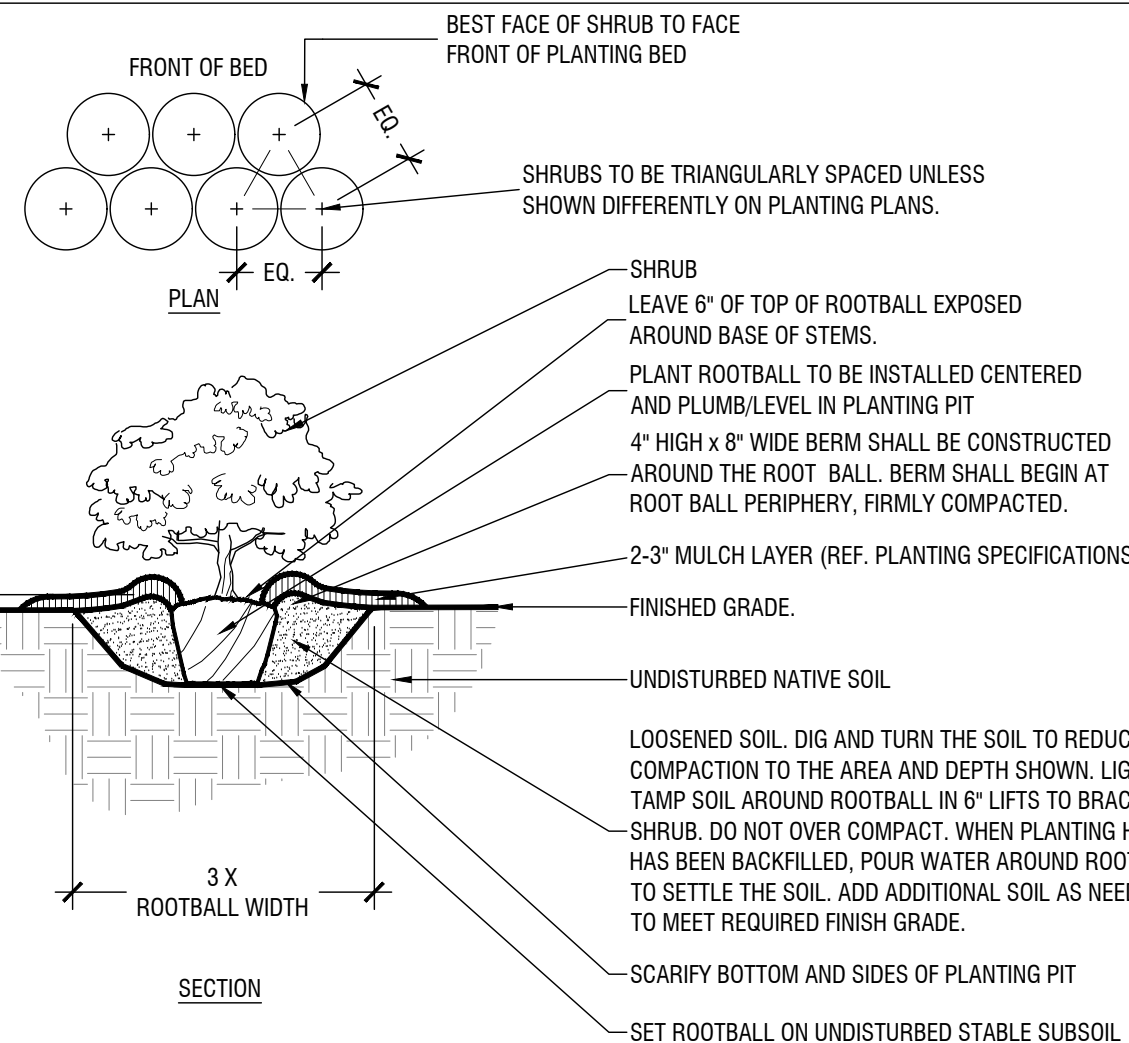
Scale: 3/4" = 1'-0"



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.

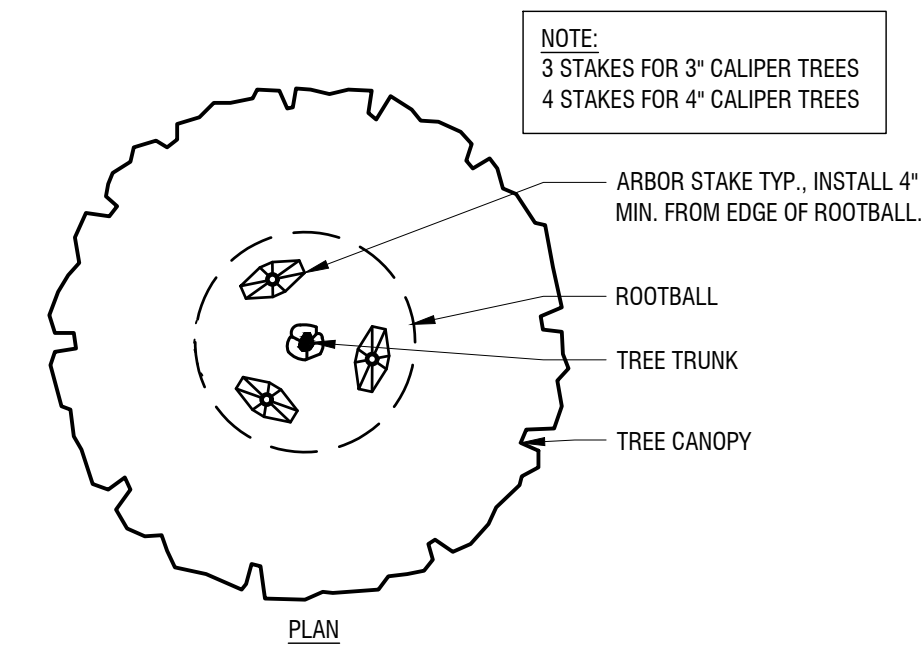


TYPICAL SHRUB PLANTING

Scale: NTS

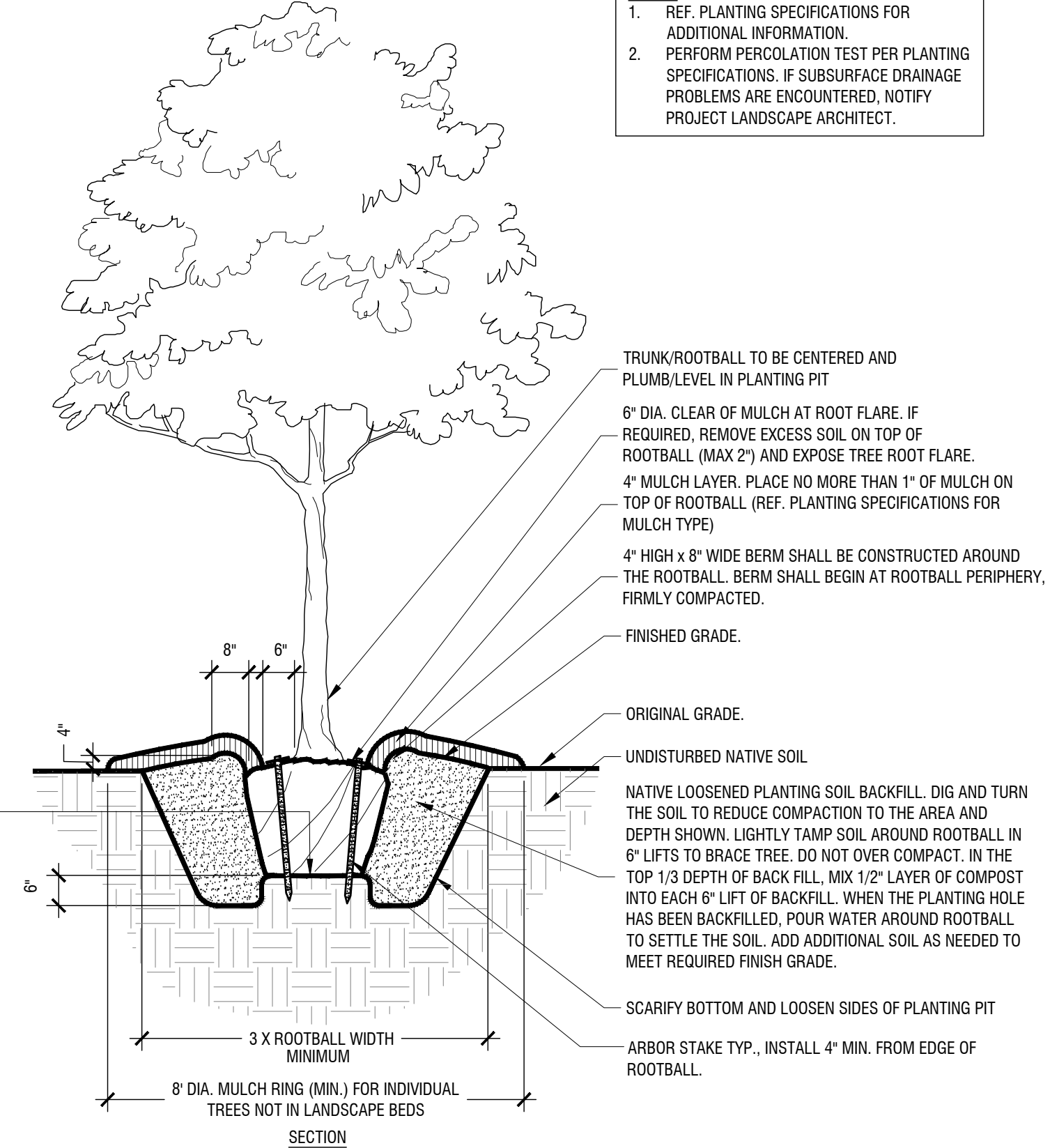
PLANTING NOTES:

- 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.



- NOTE:
 3 STAKES FOR 3" CALIPER TREES
 4 STAKES FOR 4" CALIPER TREES

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS

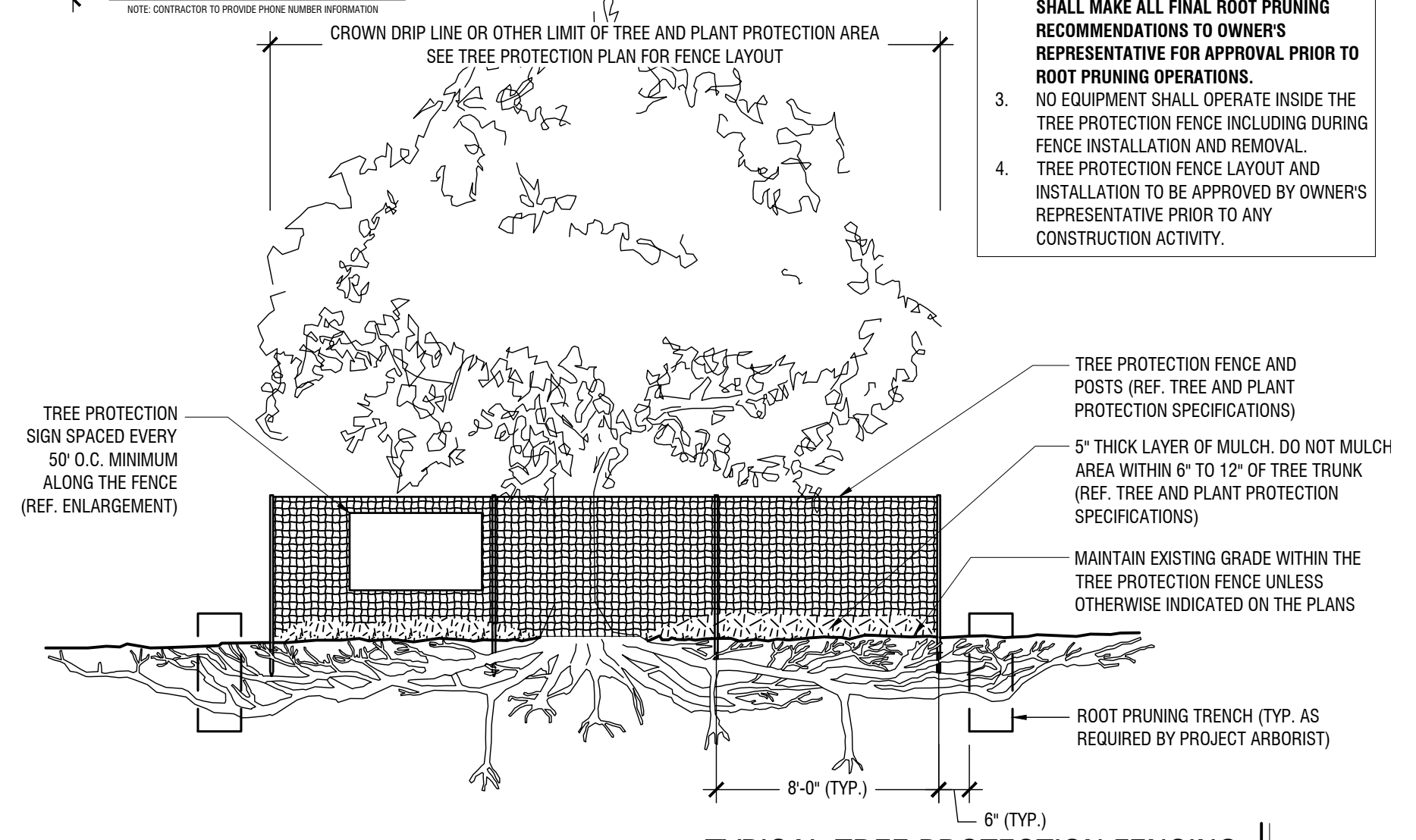
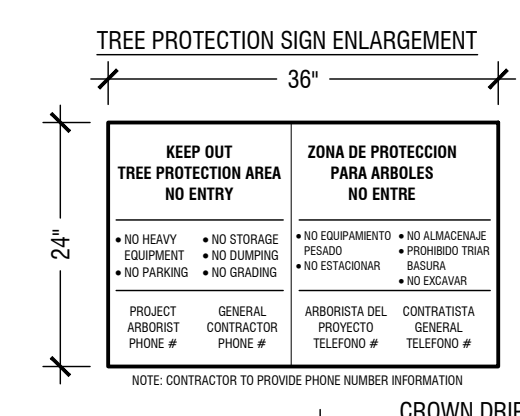
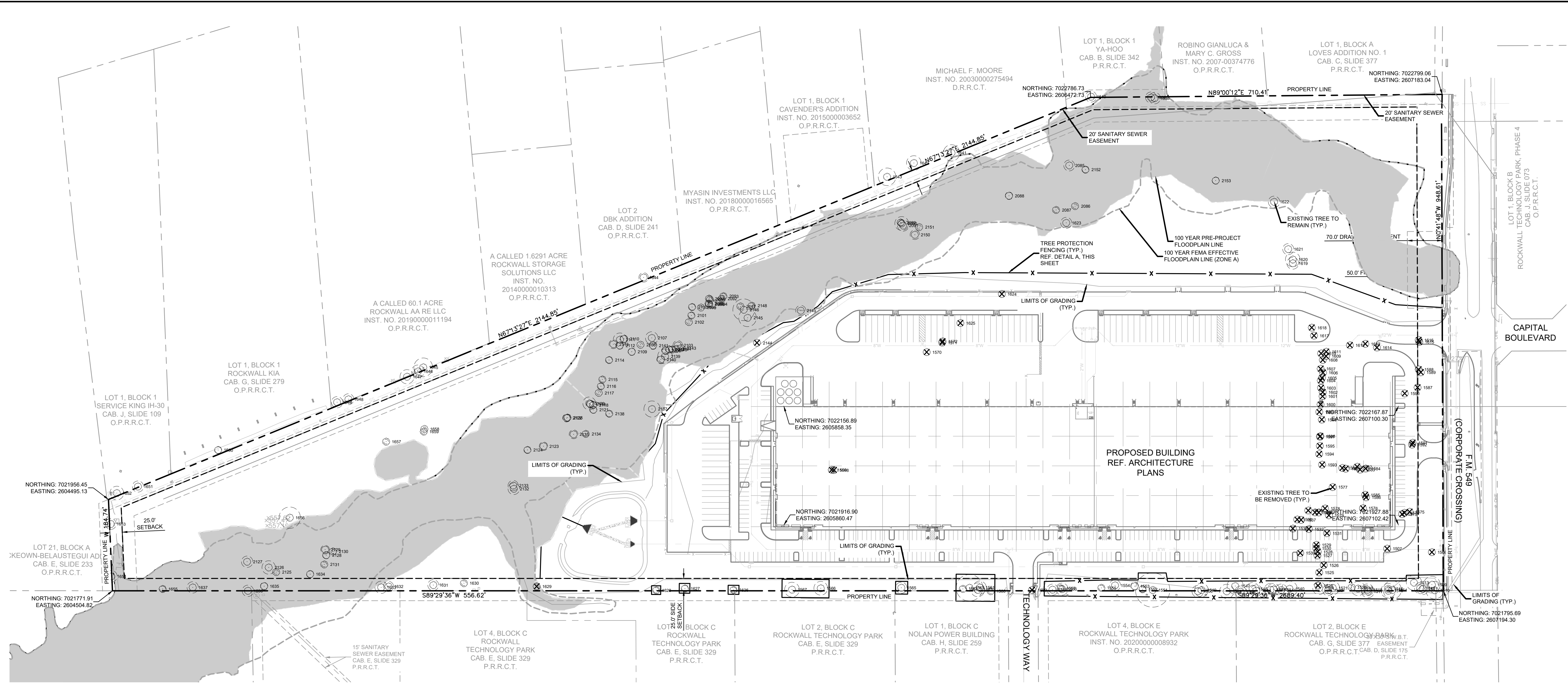


KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

LANDSCAPE DETAILS
 SHEET NUMBER
L-200

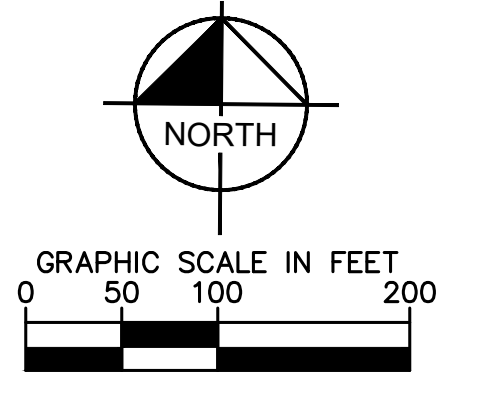
No.	REVISIONS	DATE



- 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.

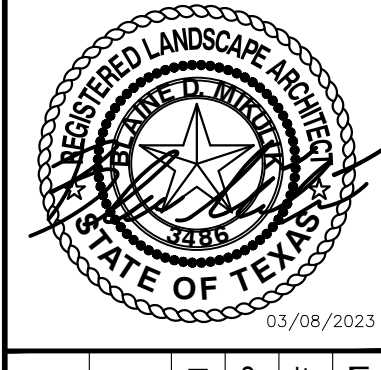
LEGEND

- (X) EXISTING TREE TO BE REMOVED
- (O) EXISTING TREE TO BE PROTECTED
- - - TREE PROTECTION FENCING
- - - EXISTING CONTOUR
- PROPOSED CONTOUR



NO.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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STREAM ROCKWALL & TREESCPE PLAN & DETAIL
 PREPARED FOR
 STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

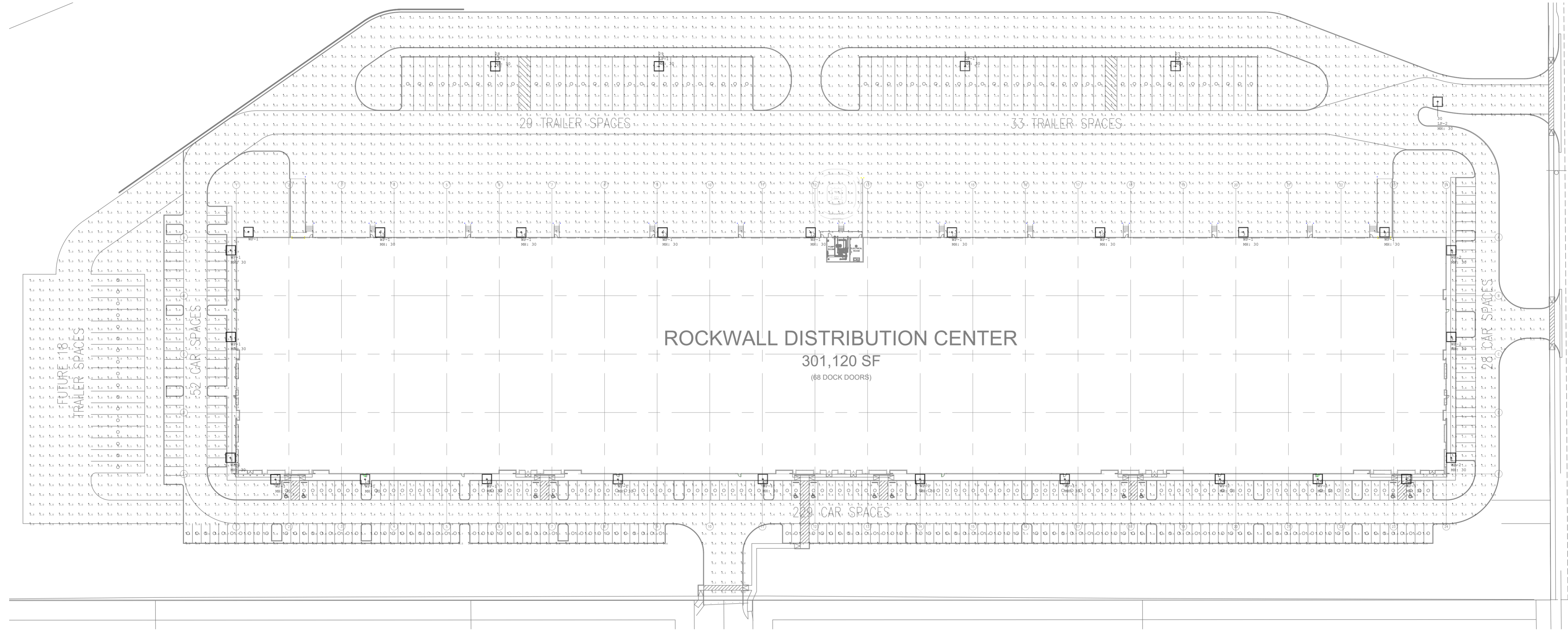
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9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	231.298	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	481.288	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	LEDPEK10W40R4V4-	SINGLE	0.900	34751	200.505	1002.02
□	1	LP-2	LEDPEK10W40K4-	SINGLE	0.900	13200	99.99	99.99
□	22	WP-1	LEDPEK10W40R4V4-	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

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

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



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
ARCHITECTS
Kimley-Horn
Civil Engineer
Mechanical Engineer
Electrical Engineer
Structural Engineer
Firm Registration # F - 18270

KILGORE
10050 Houston Oaks Dr. Houston, Texas 77064
(713) 924-6900 • (713) 924-5600 (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

PROFESSIONAL SEAL
STATE OF TEXAS
KILGORE INDUSTRIES, LP
12/02/2021



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
--	---

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 the intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse
PROPOSED ZONING		PROPOSED USE	Warehouse
ACREAGE	43.237 AC	LOTS [CURRENT]	1
		LOTS [PROPOSED]	N/A

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]

<input type="checkbox"/> OWNER	Westcore Bravo Rockwall, LLC	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Matthew Bateman	CONTACT PERSON	Chris Lewis
ADDRESS	4350 La Jolla Village Drive, Suite 900	ADDRESS	2600 N Central Expressway
			Suite 400
CITY, STATE & ZIP	San Diego, CA 92122	CITY, STATE & ZIP	Richardson, Texas
PHONE	(858) 625-4100	PHONE	(469)-445-2780
E-MAIL	mbateman@westcore.net	E-MAIL	chris.lewis@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES _____

**Development Application
City of Rockwall
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC
a Delaware limited liability company

By: Westcore Management I, LLC.
a Delaware limited liability company,
as Agent for Owner

By:  _____

Name: Matthew Bateman

Title: Authorized Signatory

CALIFORNIA JURAT WITH AFFIANT STATEMENT

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 14th day of May 2024, by

(1) Matthew Bateman
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Karen L. Sloan
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

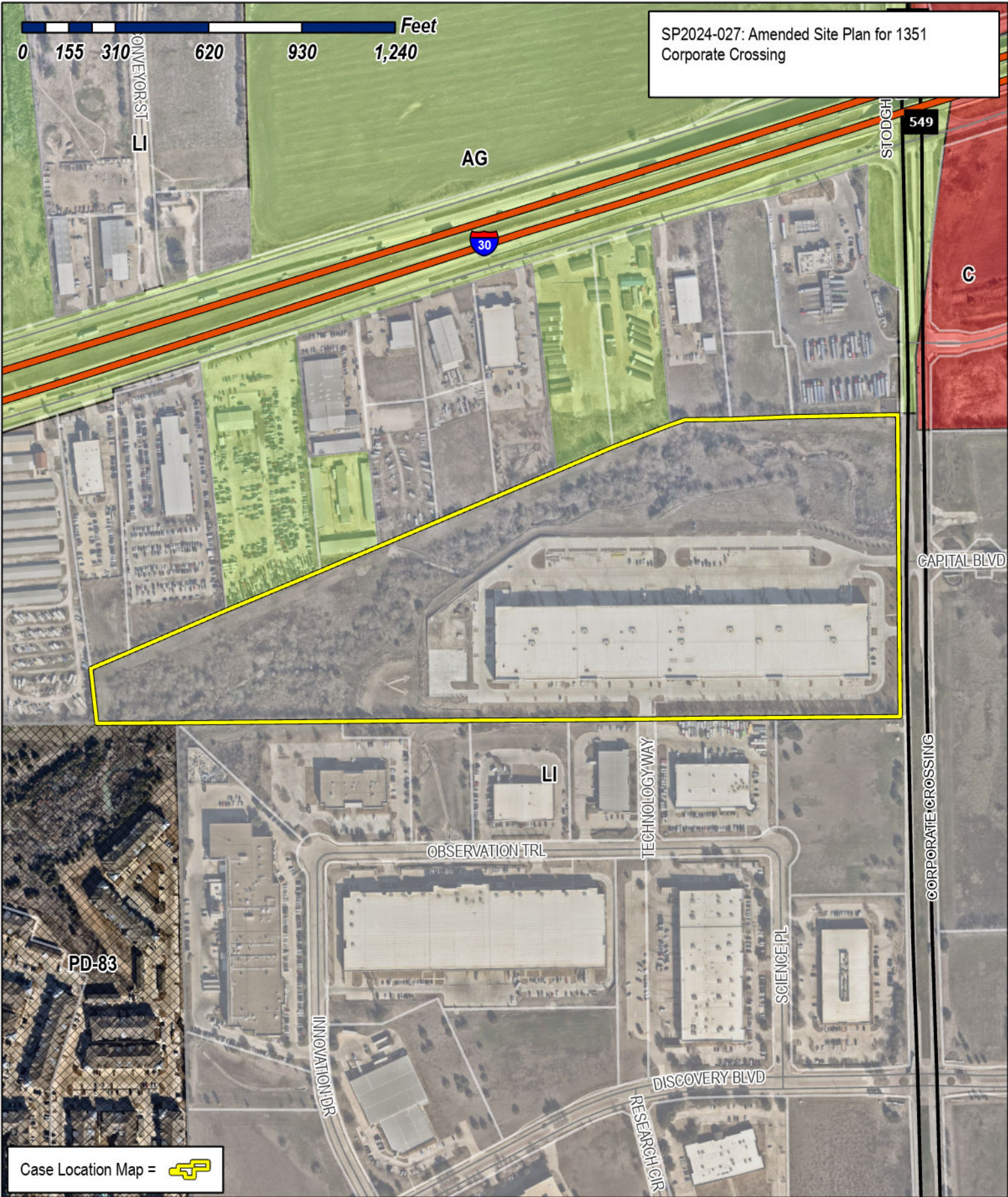
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date _____
Number of Pages: _____ Signer(s) Other Than Names Above: _____

0 155 310 620 930 1,240 Feet

SP2024-027: Amended Site Plan for 1351 Corporate Crossing



PD-83

Case Location Map = 



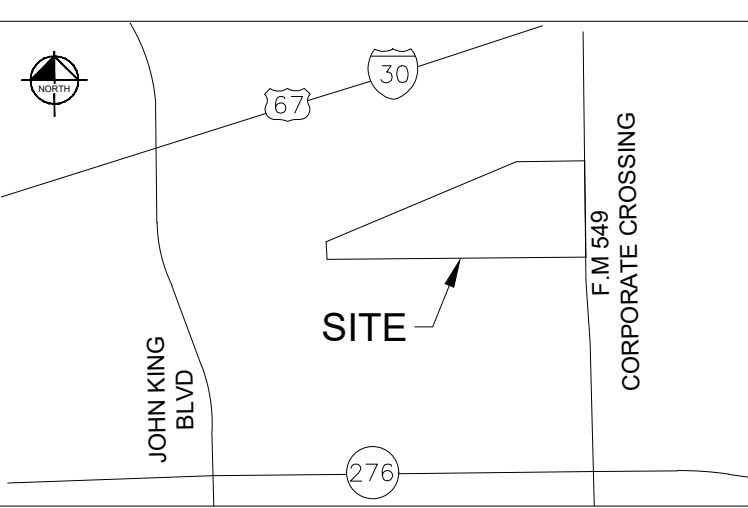
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

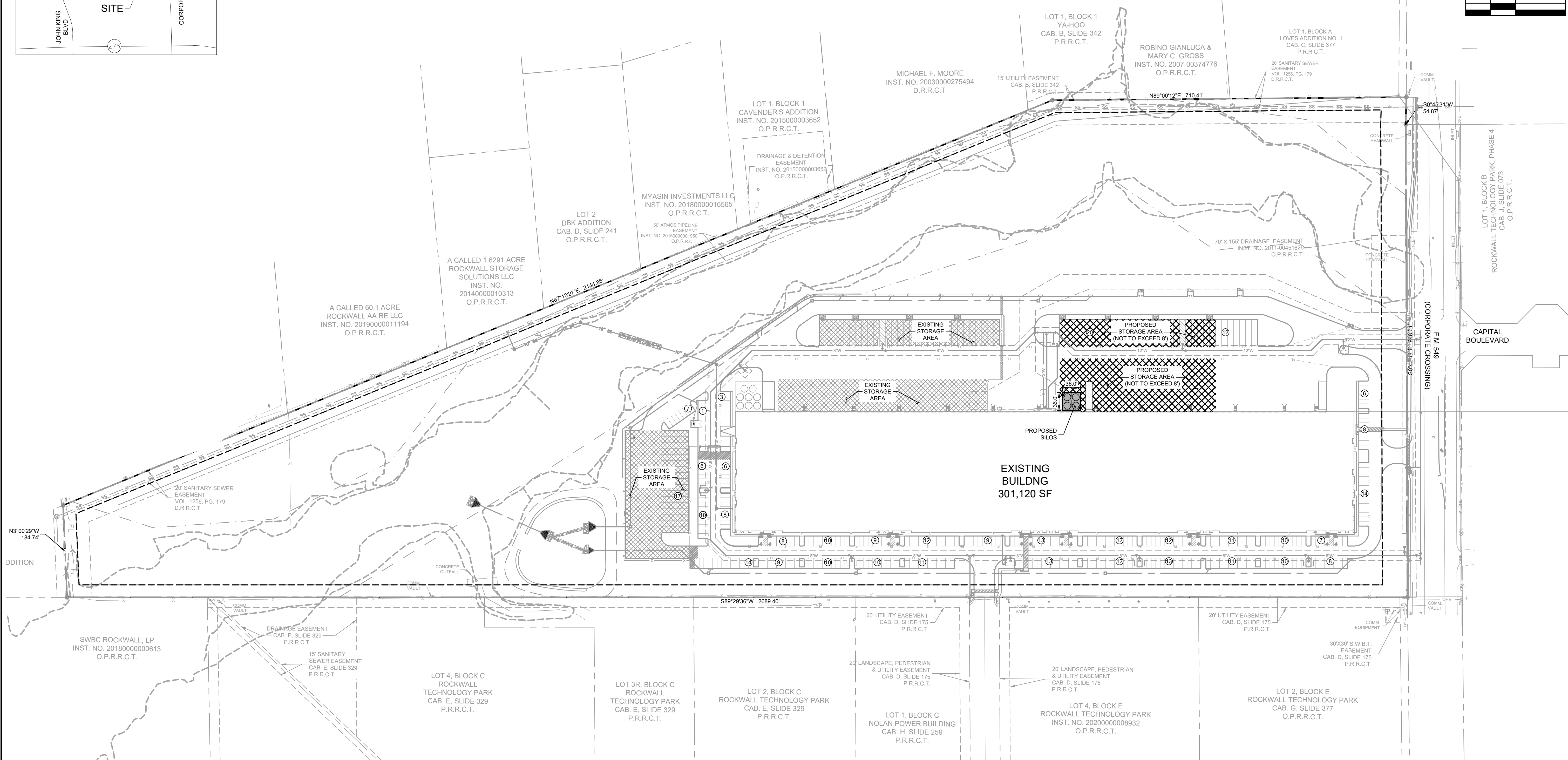
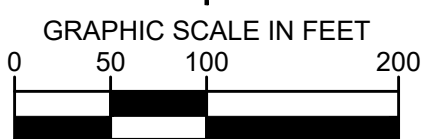
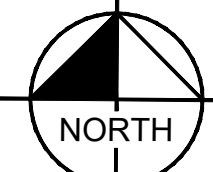
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP



N.T.S.



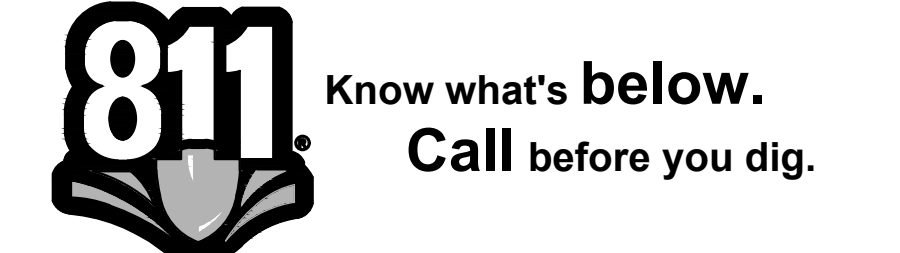
LEGEND table with symbols for PROPERTY LINE, PROPOSED FIRE LANE, BUILDING SETBACK, EXISTING EASEMENT, PROPOSED EASEMENT, PROPOSED WATER LINE, PROPOSED SANITARY SEWER LINE, PROPOSED SECURITY FENCE, EXISTING FENCE LINE, EXISTING WATER LINE, EXISTING SANITARY SEWER LINE, EXISTING STORM DRAIN LINE, EXISTING OVERHEAD ELECTRIC LINE, EXISTING UNDERGROUND ELECTRIC LINE, PROPOSED SILO, and FUTURE SILO.

HATCH LEGEND table with symbols for EXISTING STORAGE AREA, PROPOSED STORAGE AREA, and PROPOSED IMPROVEMENTS.

SITE SUMMARY TABLE with columns for ZONING, PROPOSED USE, PROPOSED TOTAL BUILDING AREA, TOTAL LAND AREA, BUILDING COVERAGE, PROPOSED AUTO PARKING, REQUIRED AUTO PARKING, PHASE I TRUCK PARKING, PROPOSED ACCESSIBLE PARKING, and REQUIRED ACCESSIBLE PARKING.

NOTES section containing one note: 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 logo and contact information: 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-328 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



Project metadata table: KHA PROJECT 064626300, DATE MAY 2024, SCALE AS SHOWN, DESIGNED BY CAL, DRAWN BY CAL, CHECKED BY DSA, TEXAS ROCKWALL.

STREAM ROCKWALL - 2 PREPARED FOR WESTCORE BRAVO, LLC

SITE PLAN SHEET NUMBER SP-1

CITY FILE NO. SP2024-XXX

DBA: Kimley-Horn and Associates, Inc. KHA PROJECT 064626300 DATE MAY 2024 SCALE AS SHOWN DESIGNED BY CAL DRAWN BY CAL CHECKED BY DSA TEXAS ROCKWALL

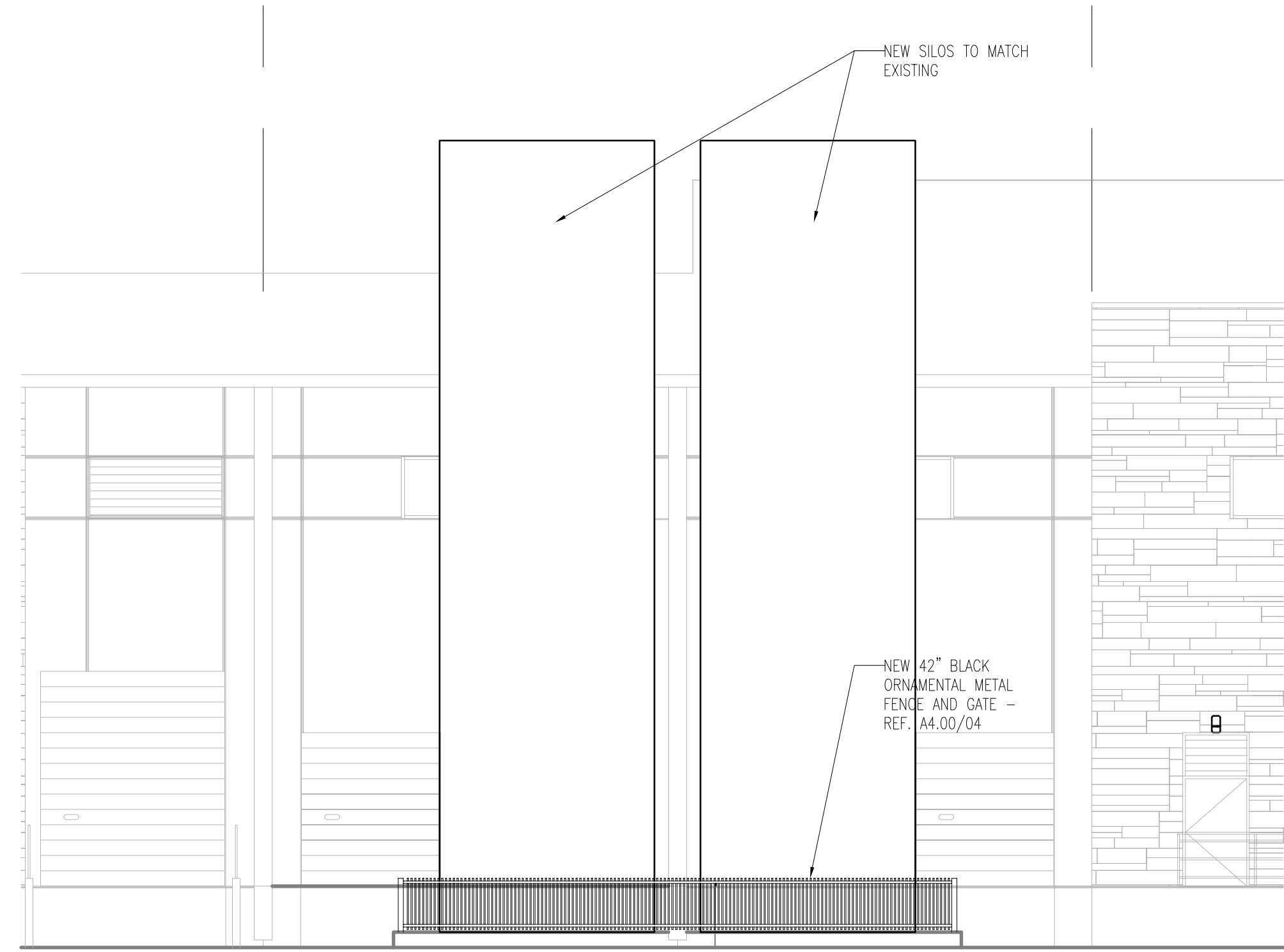


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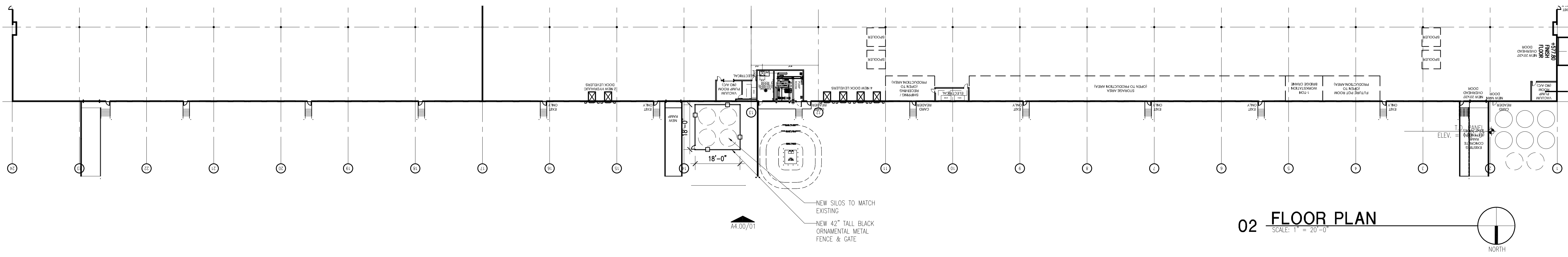
gsr andrade
ARCHITECTS

2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

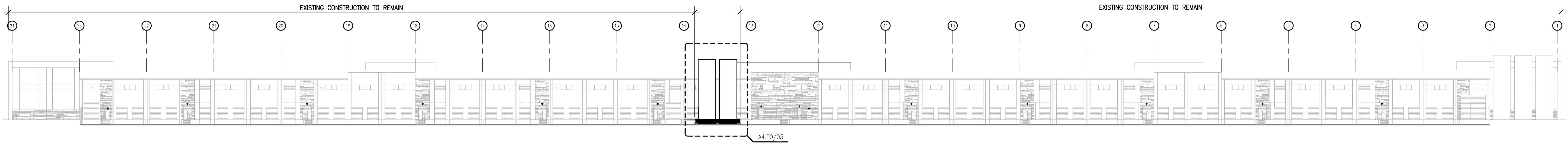
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

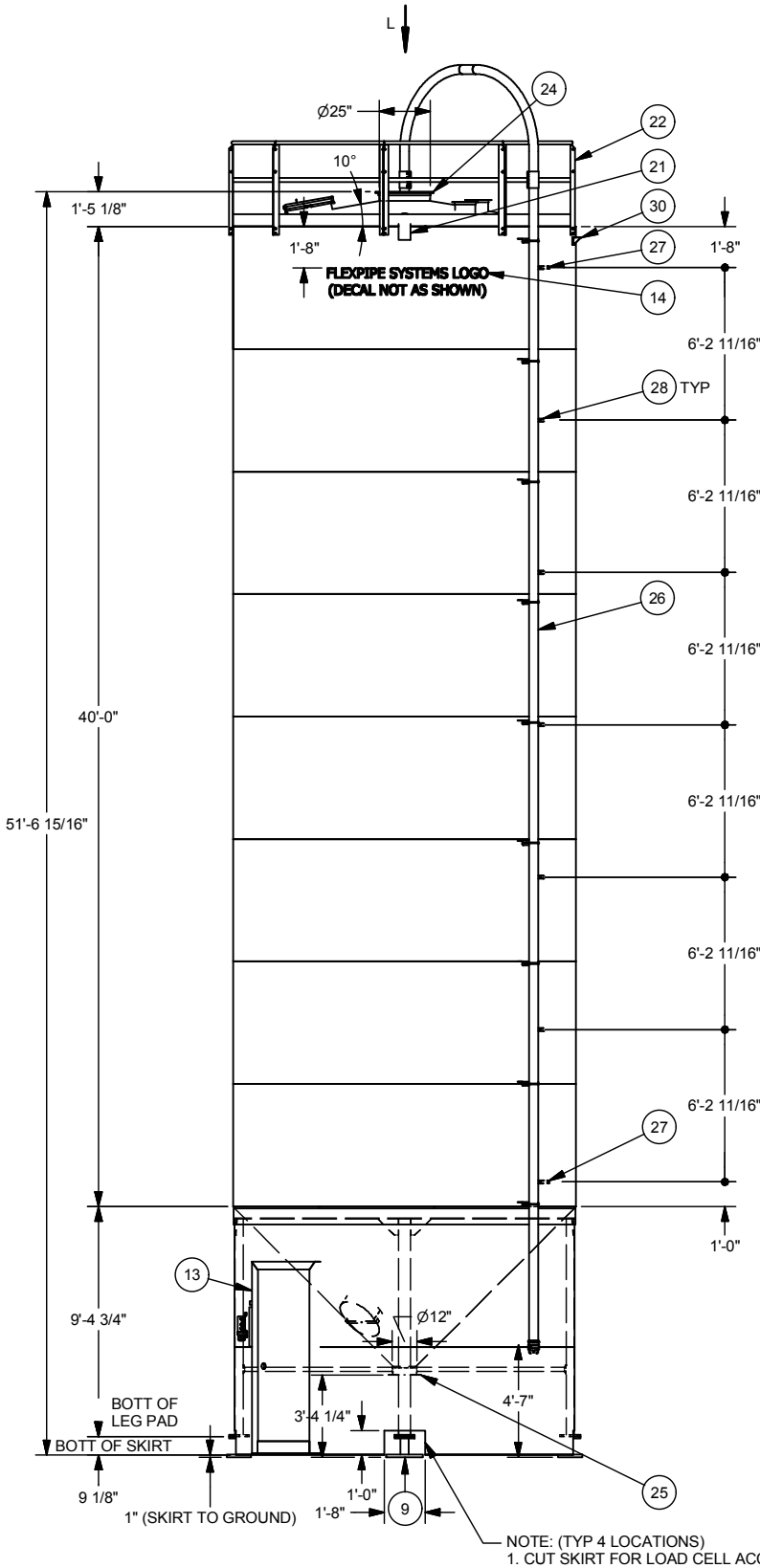
XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPipe SYSTEMS (US) LLC
XERXES FINISH OUT
 1351 CORPORATE CROSSING (F.M. 549), SUITE 110
 ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9
 DATE: 05.17.2024
 REVISIONS:

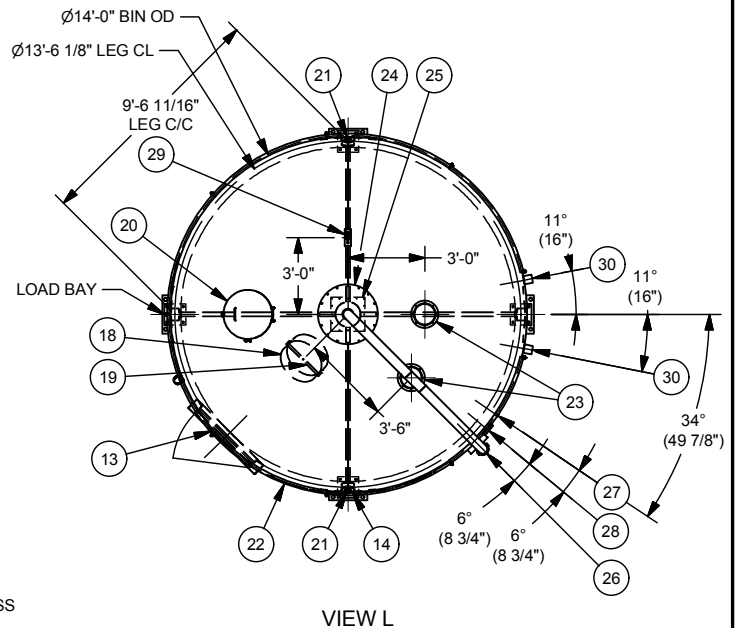
NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"x84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOCKING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"X16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWALK SUPPORT ASSEMBLY		



ELEVATION VIEW



VIEW L

CUSTOMER APPROVAL

Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.

SIGN: _____

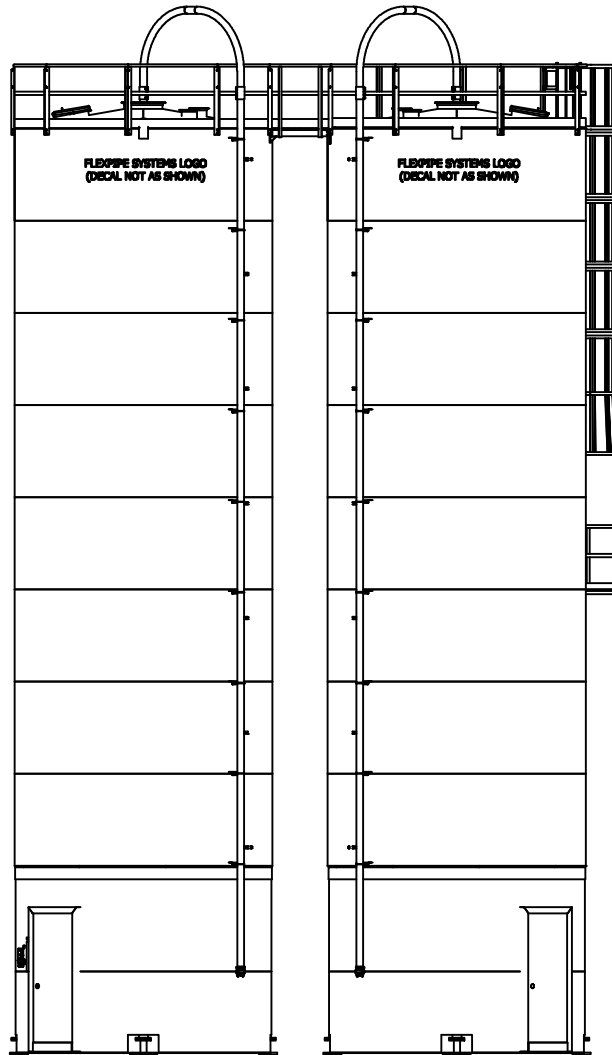
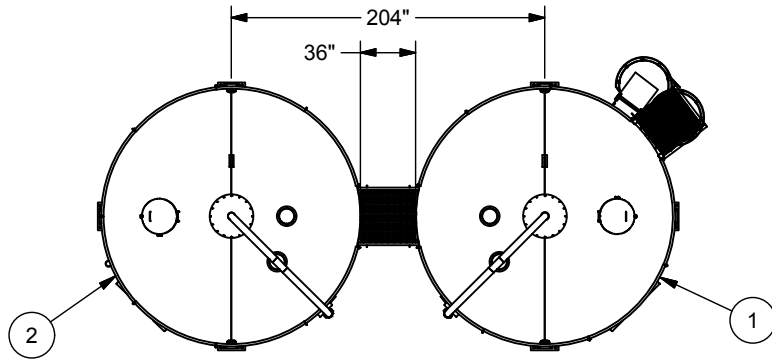
DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

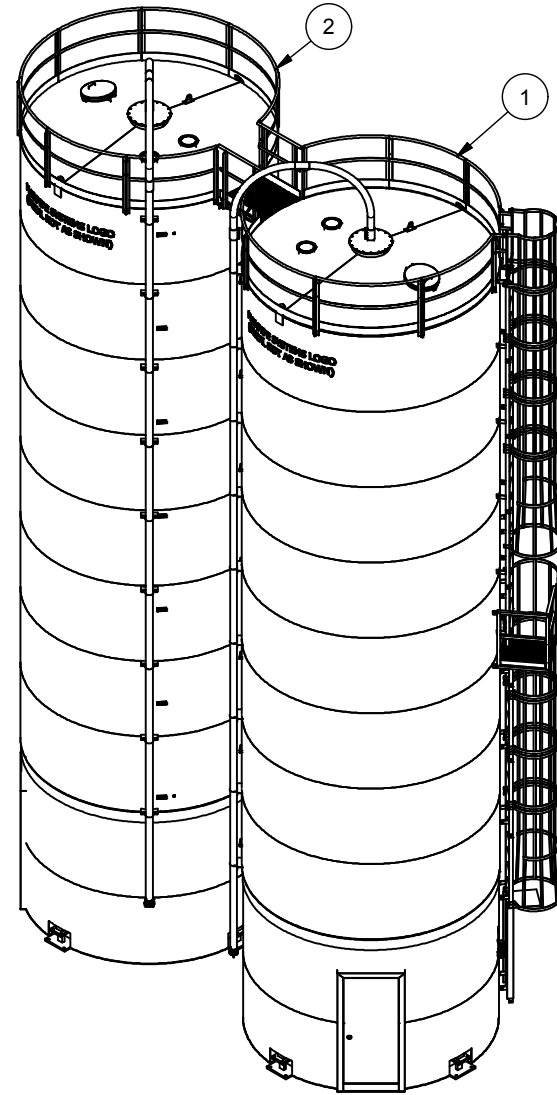
APPROVAL DWG MUST BE RETURNED APPROVED 4 WEEKS UPON RECEIPT TO ENSURE SCHEDULED DELIVERY DATE. FAILURE TO DO SO WILL RESULT IN PROJECT BEING RE-SCHEDULED.

COATING SPECIFICATIONS
 EXTERIOR PREP: SSPC-SP1, SP2, SP3
 EXTERIOR COATING: ICI SHADED ICE
 INTERIOR PREP: SSPC-SP1, SP2, SP3
 INTERIOR COATING: BONE WHITE
 ACCESSORY COLOUR: GRAY

 www.meridianmfg.com <small>THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.</small>		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)				
		PART DESCRIPTION: 1440-45-10(A)	WEIGHT: 16726.41 lbmass VOLUME: 5215 ft³			
DRAWN BY: ASP	DRAWN BY DATE: 2/11/2014	CHECKED BY:	PART/DRAWING NUMBER: SO81366(A)	REV: 1	SCALE: 1 / 90	SHEET No: 1 OF 1



ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)




CUSTOMER APPROVAL

- Reviewed and accepted.
- Revise and resubmit.
- Work may proceed.
- Revise and resubmit.
- Work shall not proceed.

SIGN: _____
DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

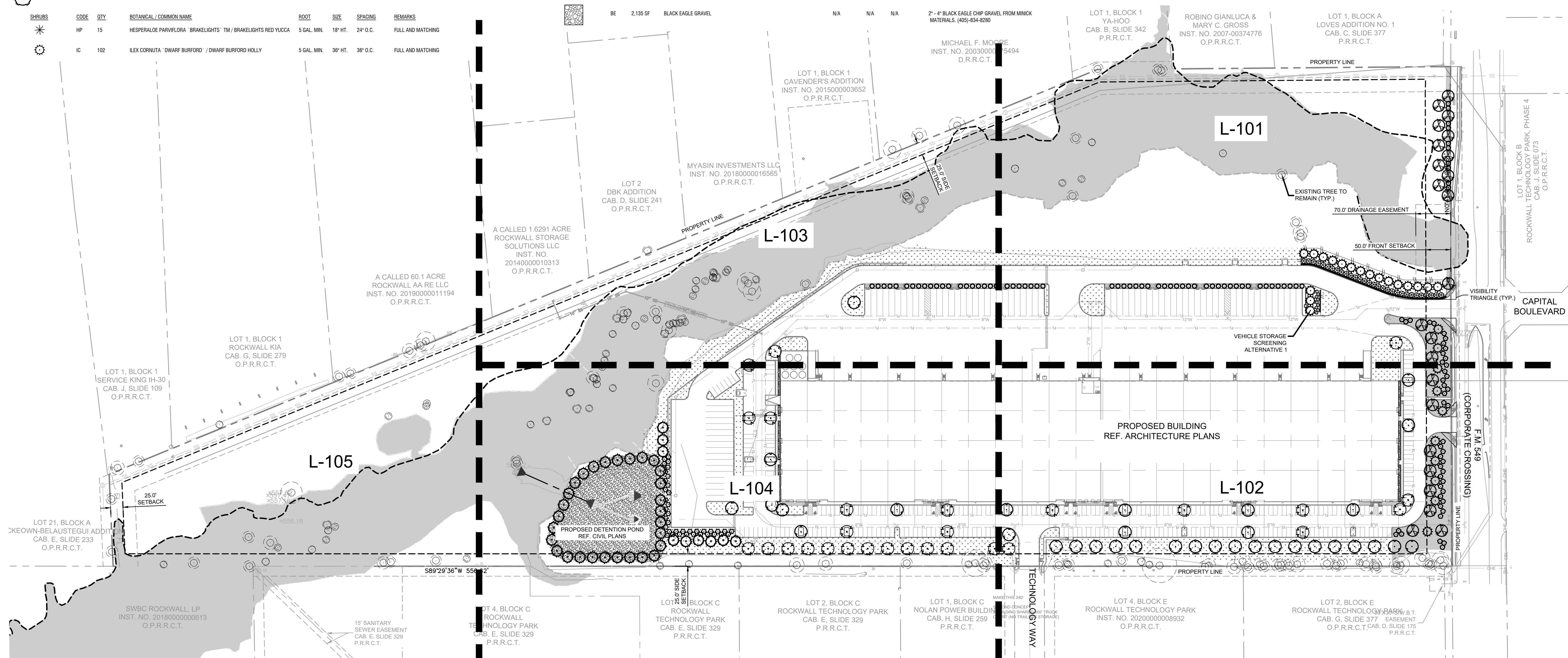
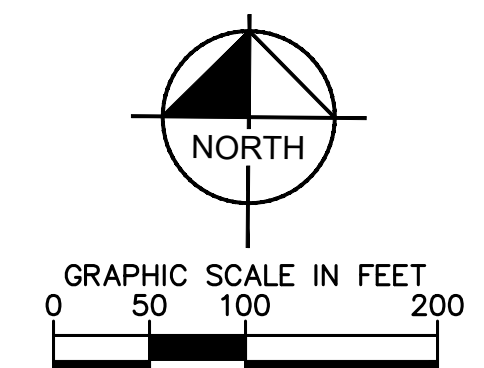
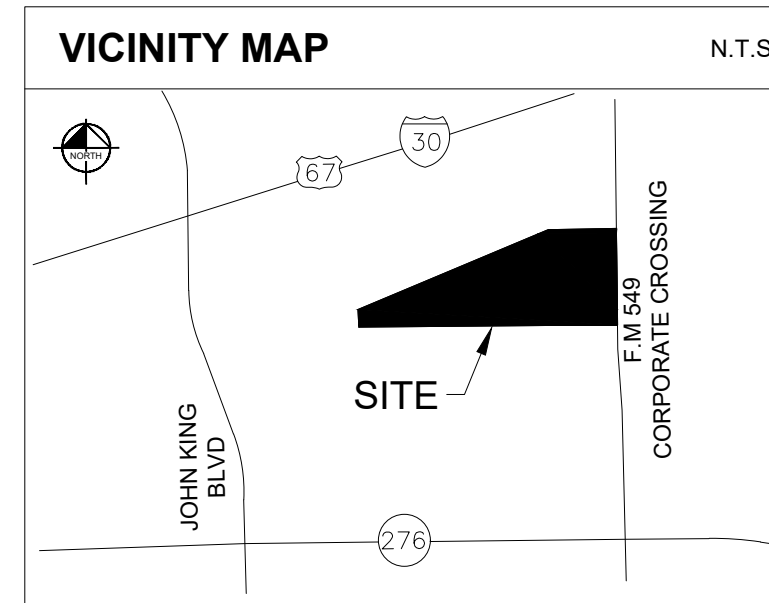
 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		MATERIAL:	WEIGHT: 34955.81 lbmass
			FABRICATION: XXX
DRAWN BY: ASP	DRAWN BY DATE: 3/13/2015	CHECKED BY:	PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN
		REV: A	SCALE: 1 / 125
			SHEET No: 1 OF 1

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 / CHINKAPII 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	UNGUICIA 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.	36" HT.	36" 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.	36" HT.	48" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	138,797 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	2,135 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK 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
Yes	Yes
20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Required	Provided
Yes	Yes
N/A	N/A
N/A	N/A

Required	Provided
15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Required	Provided
Yes	Yes
37 Canopy & Accent Trees	37 Canopy & Accent Trees
Required	Provided
31 Trees	31 Trees
Required	Provided
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 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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REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 03/08/2023

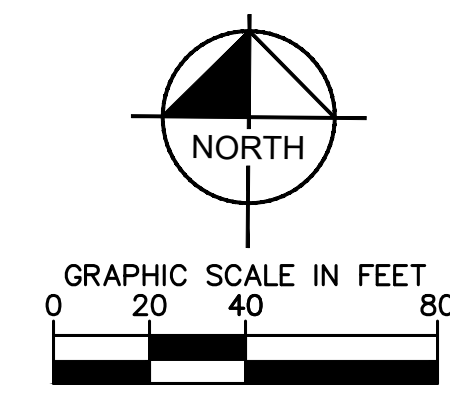
KHA PROJECT 068213100
 DATE MARCH 2023
 SCALE AS SHOWN
 DESIGNED BY AMP
 DRAWN BY MLEF
 CHECKED BY BDM

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

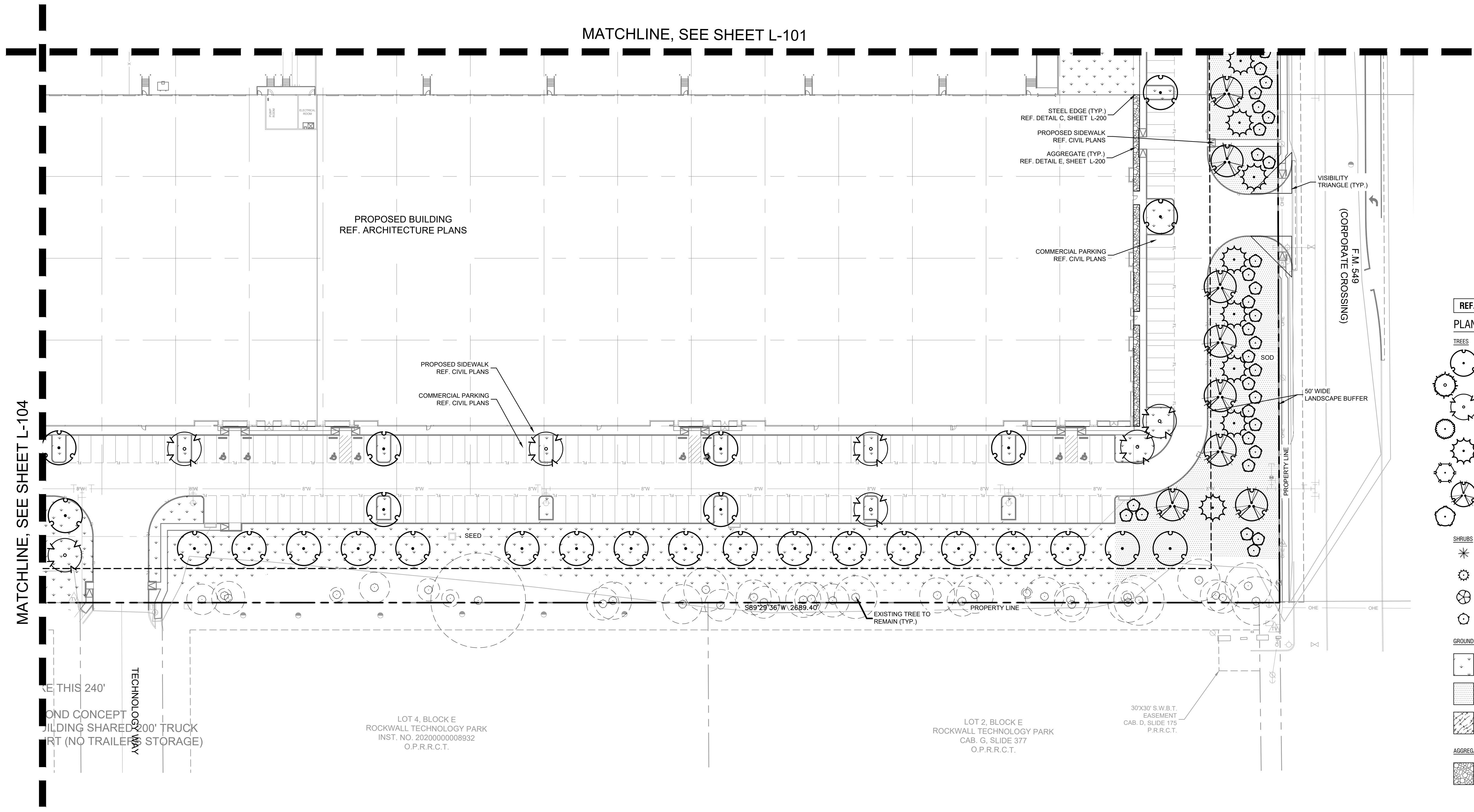
OVERALL
 LANDSCAPE PLAN

SHEET NUMBER
 L-100

REVISIONS
 No. DATE



MATCHLINE, SEE SHEET L-101



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 MUEHLENBERGI / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	LINGUADIA 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 / BERMUUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

MATCHLINE, SEE SHEET L-104

THIS 240'
SECOND CONCEPT
BUILDING SHARED 200' TRUCK
PORT (NO TRAILER STORAGE)

LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 2020000008932
O.P.R.R.C.T.

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

SITE PLAN SIGNATURE BLOCK

APPROVED:
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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
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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.



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 MARCH 2023	SCALE AS SHOWN	DESIGNED BY AMP	DRAWN BY MLP	CHECKED BY BDW
--------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

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

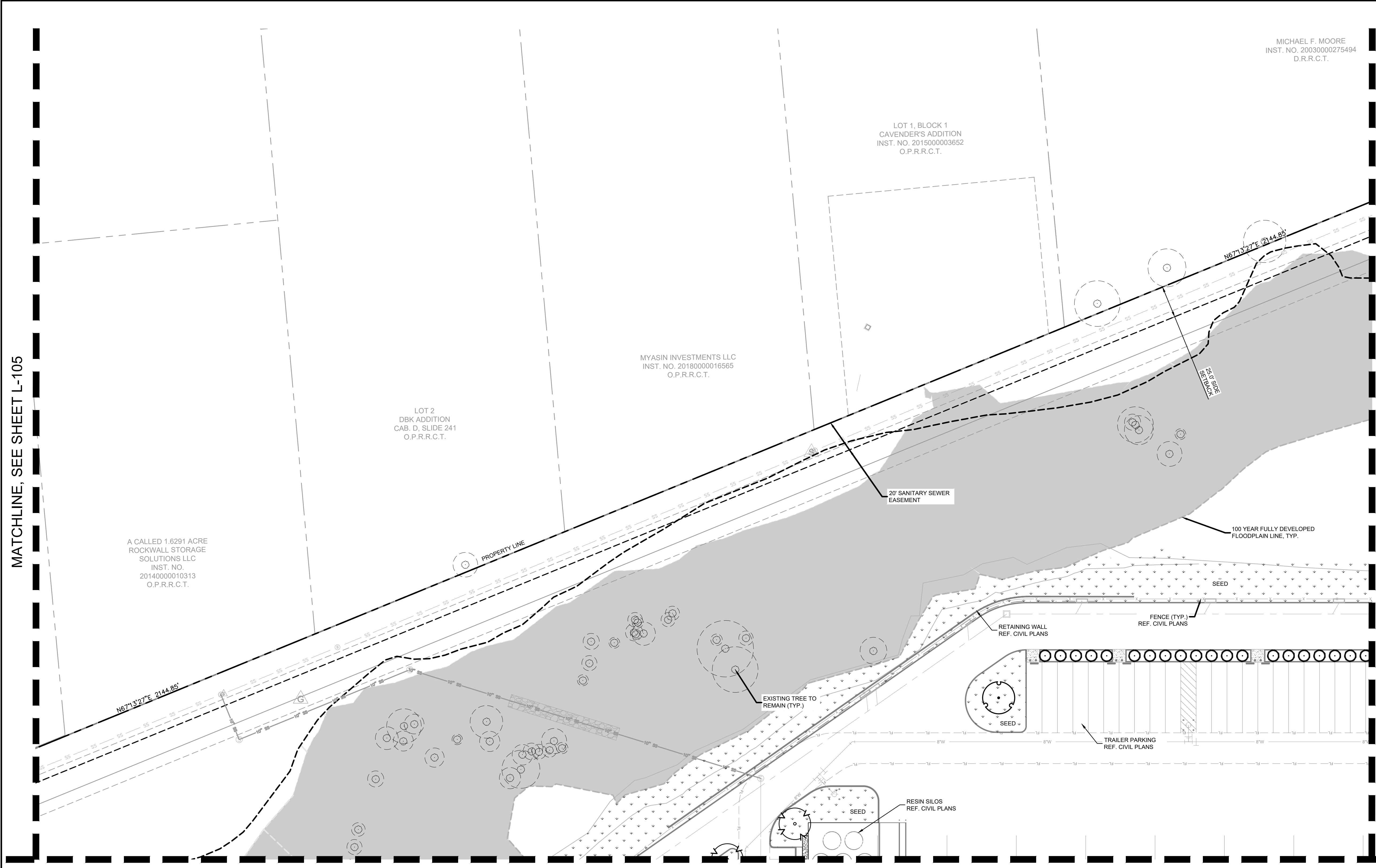
LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L-102

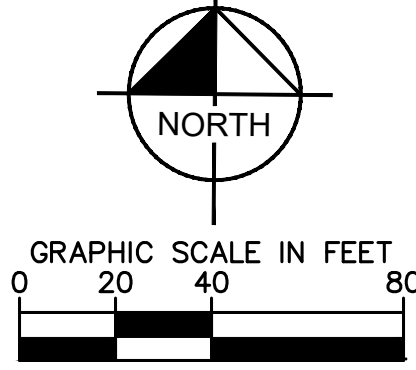
IMAGES
XREFS
PLOTTED BY
DATE
DRAWN BY
CHECKED BY
DATE

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Images: XREFS: 811 - 1: Landscape - KTD - LA - 04/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23 - 08/08/23
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 PLOT DATE: 08/08/23
 DWG NAME: L-100 LANDSCAPE PLAN_NEW.dwg
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MICHAEL F. MOORE
 INST. NO. 20030000275494
 D.R.R.C.T.



MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-101

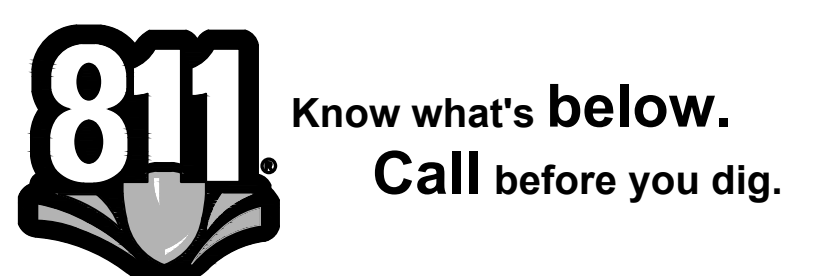
MATCHLINE, SEE SHEET L-104

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
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGUADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERDIS 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

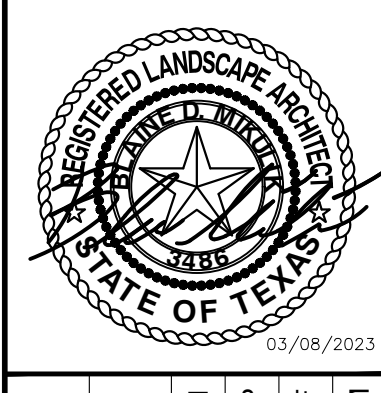
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SITE PLAN SIGNATURE BLOCK
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 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL 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
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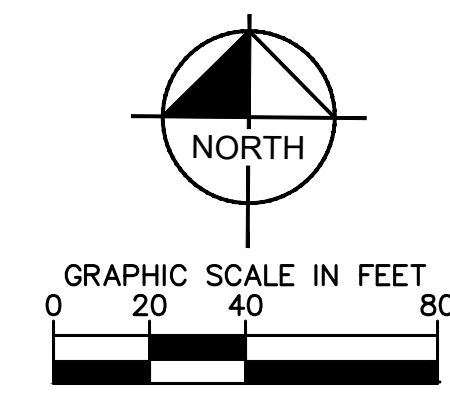
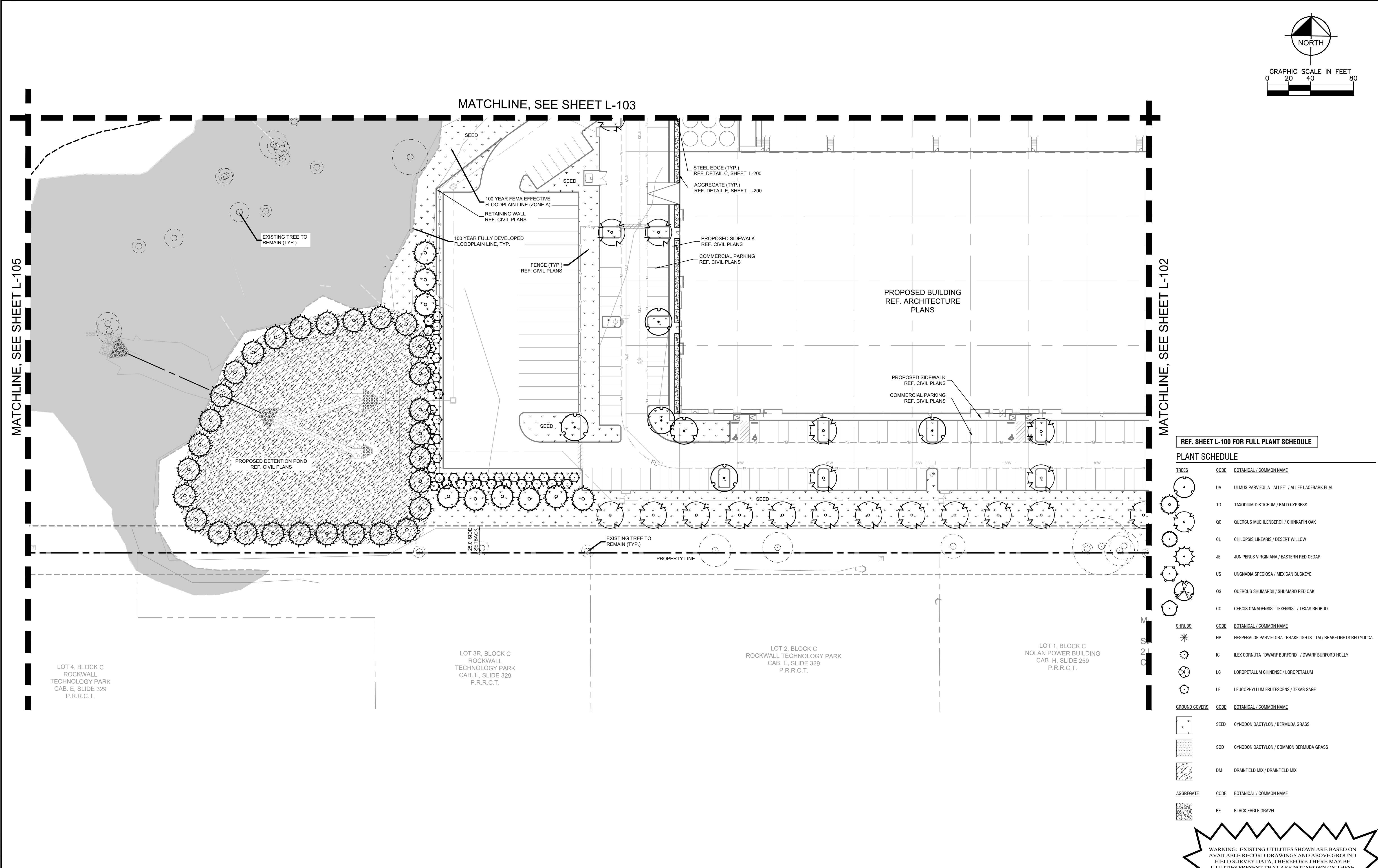


KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MJF
CHECKED BY	BDW

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

LANDSCAPE PLAN
(3 OF 5)
 SHEET NUMBER
L-103

IMAGES: XREFS AND PLOTTED BY: DWG NAME: LPT-001-LANDSCAPE PLAN-NEW.DWG
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 PLOTTER: HP DesignJet T1100PS
 PLOTTED BY: FLETCHER MCGRAW 08/02/23 2:24 PM
 XREFS: LPT-001-LANDSCAPE PLAN-NEW.DWG



REF. SHEET L-100 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	UNGNADA 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
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LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	
CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
DM	DRANFIELD MIX / DRANFIELD MIX
AGGREGATE	
CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL

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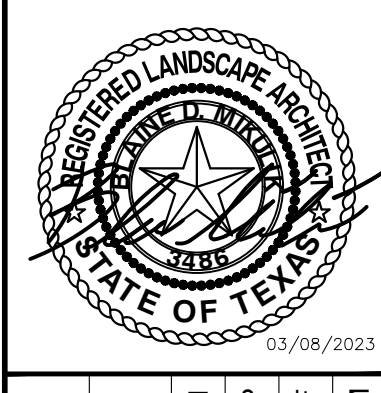
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 WITNESS OUR HANDS, THIS ____ DAY OF ____, ____

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



No.	REVISIONS	DATE

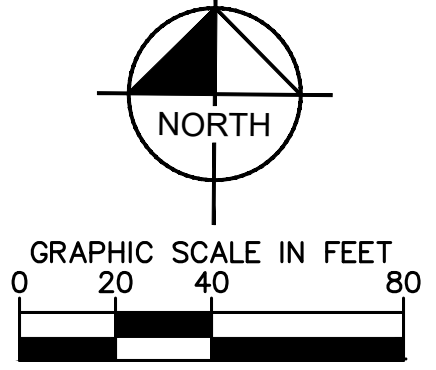
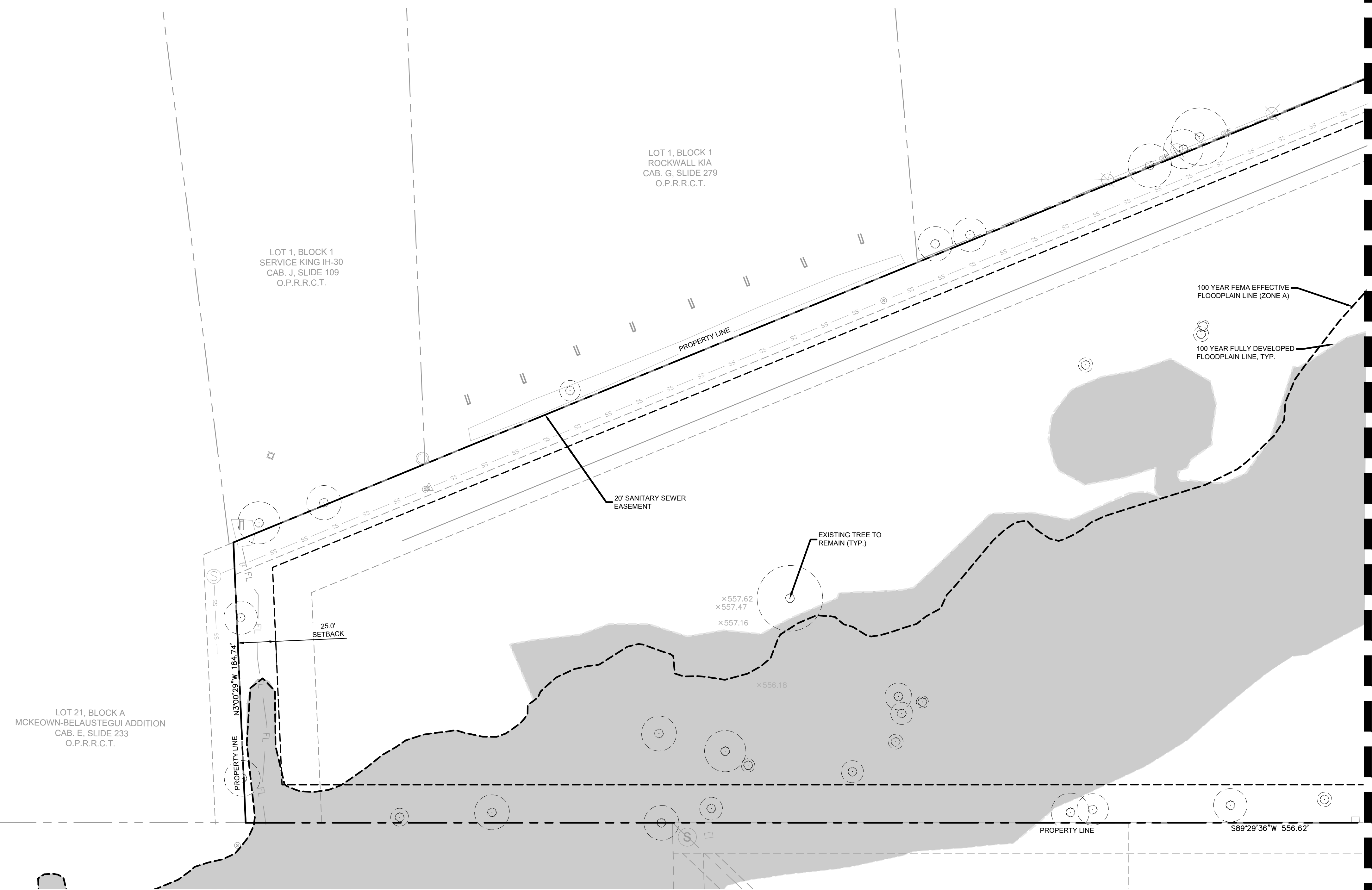
Kimley **Horn**
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED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

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

LANDSCAPE PLAN
(4 OF 5)
 SHEET NUMBER
L-104



No.	REVISIONS	DATE

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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DATE	MARCH 2023
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STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY ACQUISITION, LLC,
 ROCKWALL, TEXAS

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

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	CHILOPSIS LINEARIS / DESERT WILLOW	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	
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HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
LC	LOROPETALUM CHINENSE / LOROPETALUM	
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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	

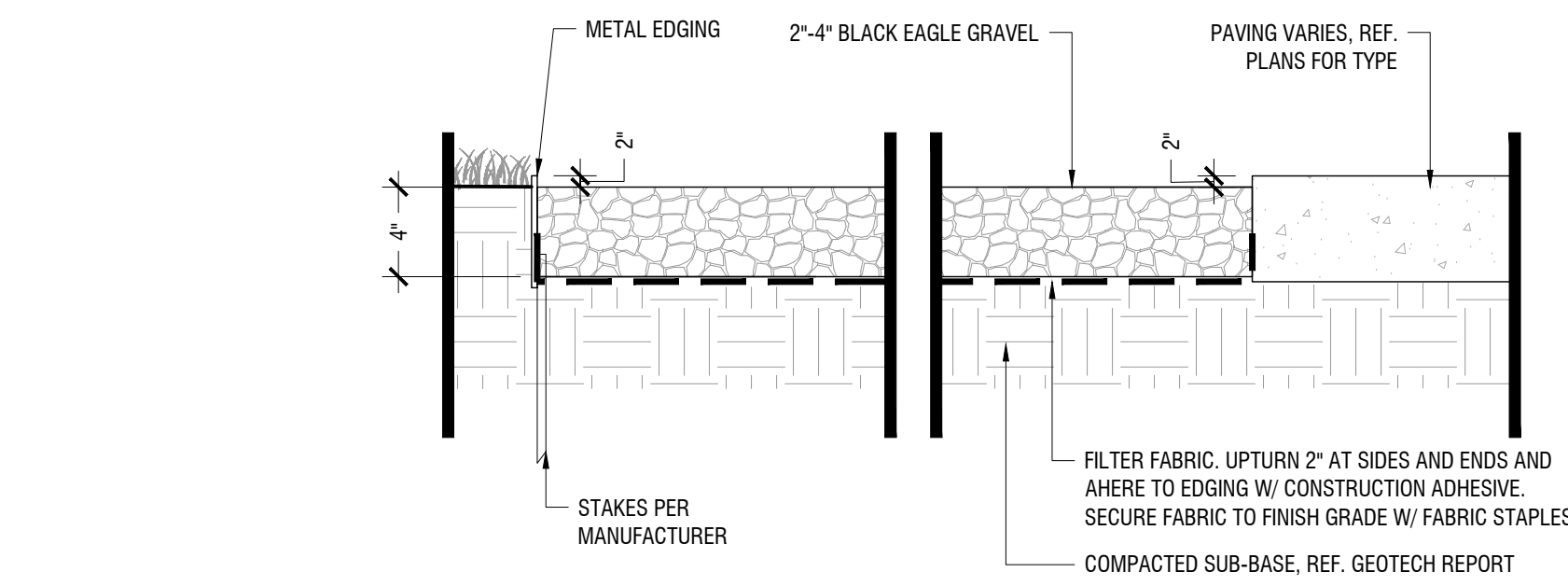
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 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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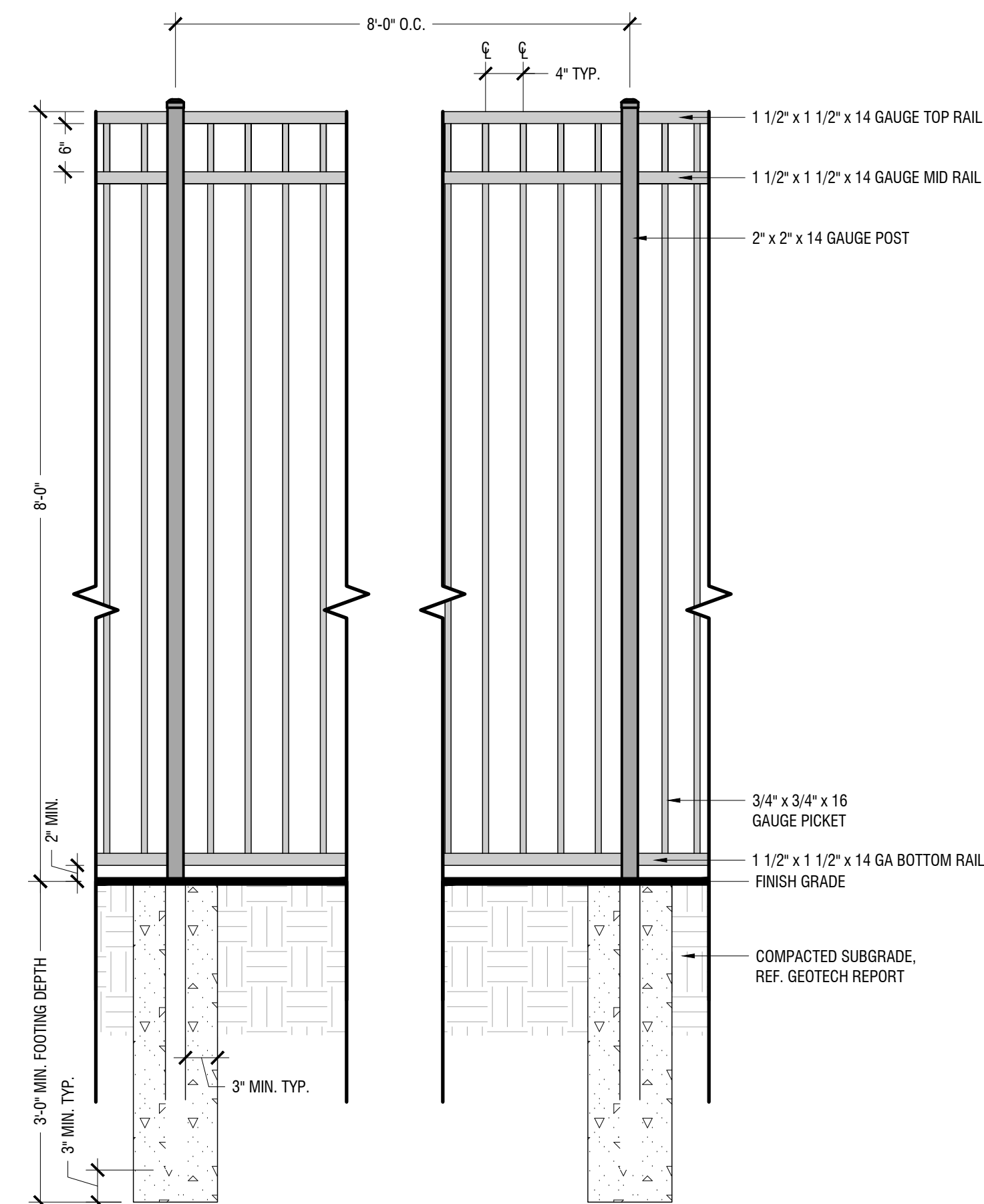


IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 06/06/2023 2:25 PM
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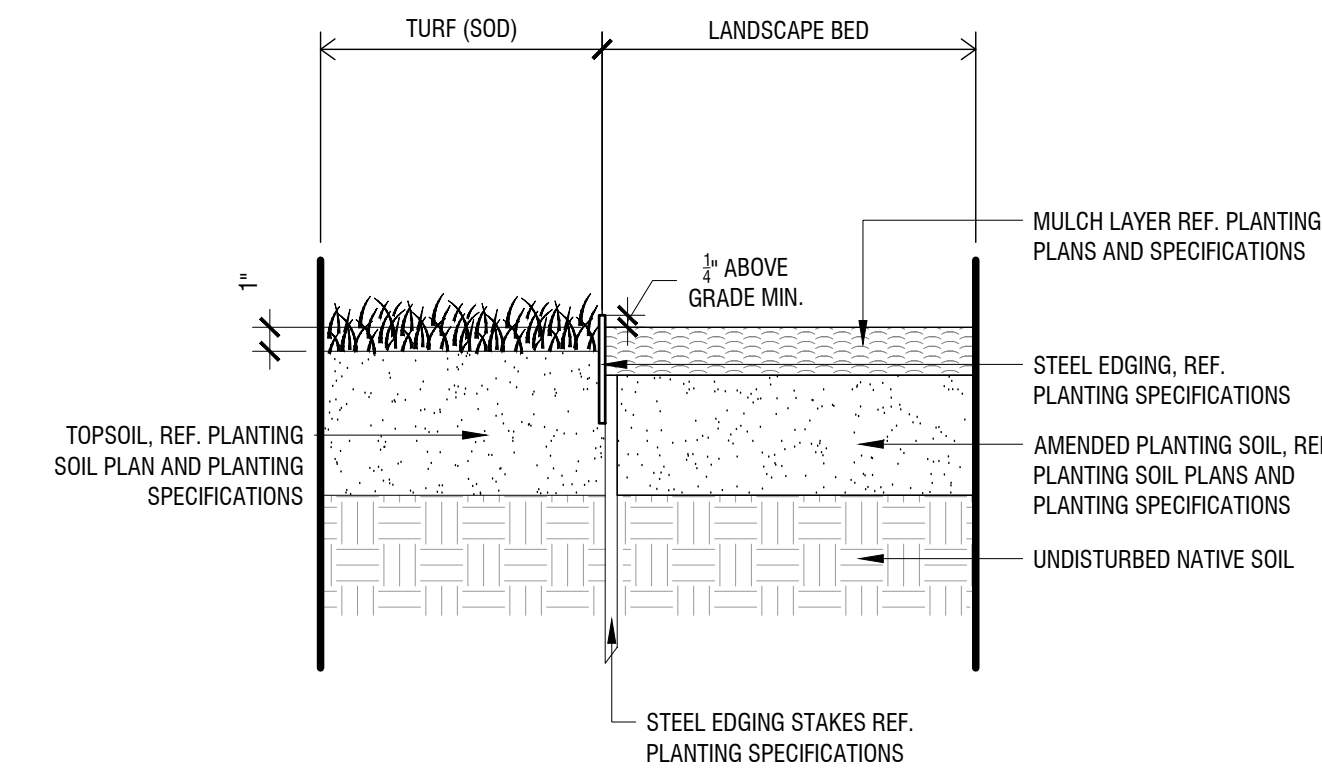
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

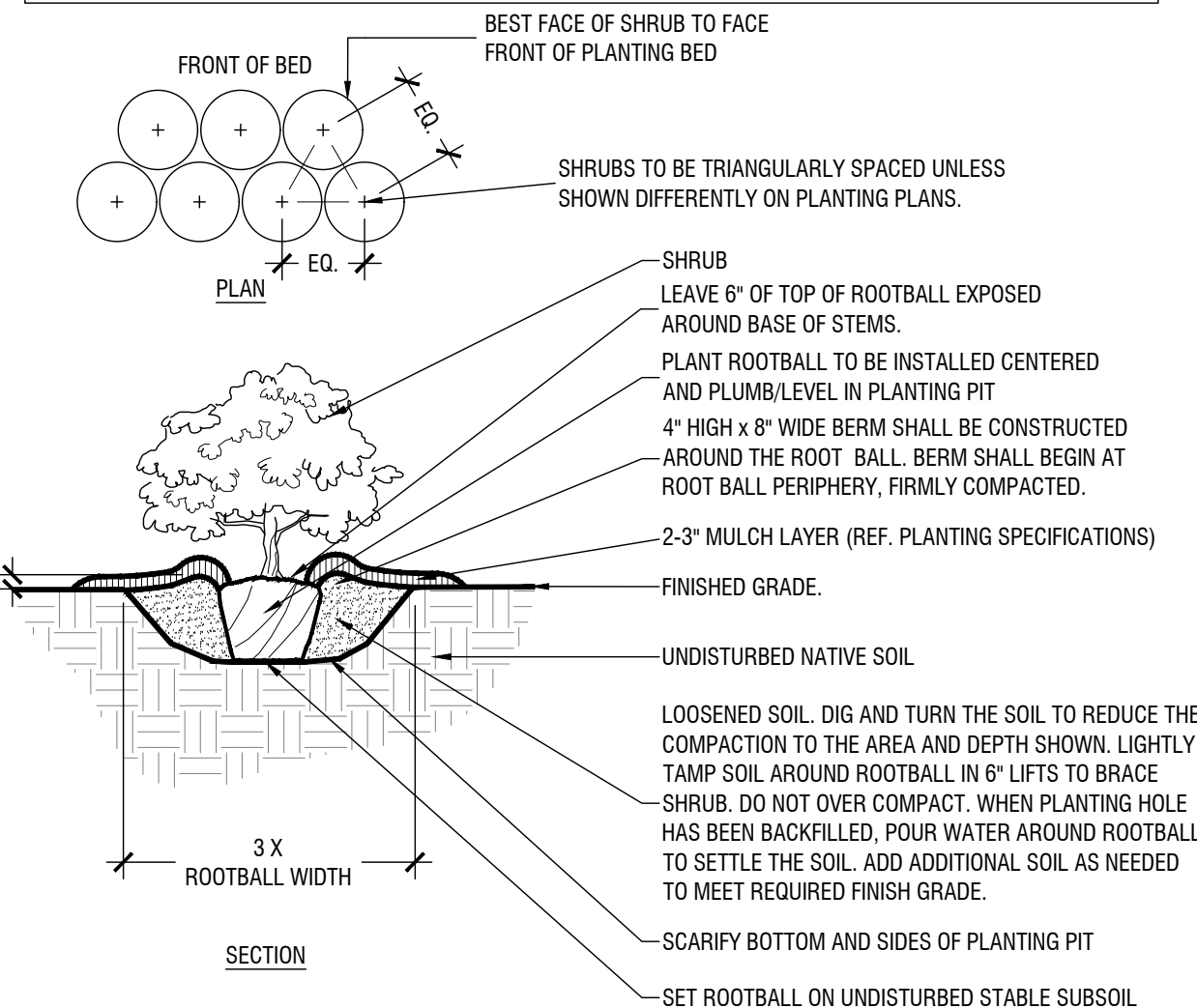
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STEEL EDGING (AT TURF & LANDSCAPE BED)

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.

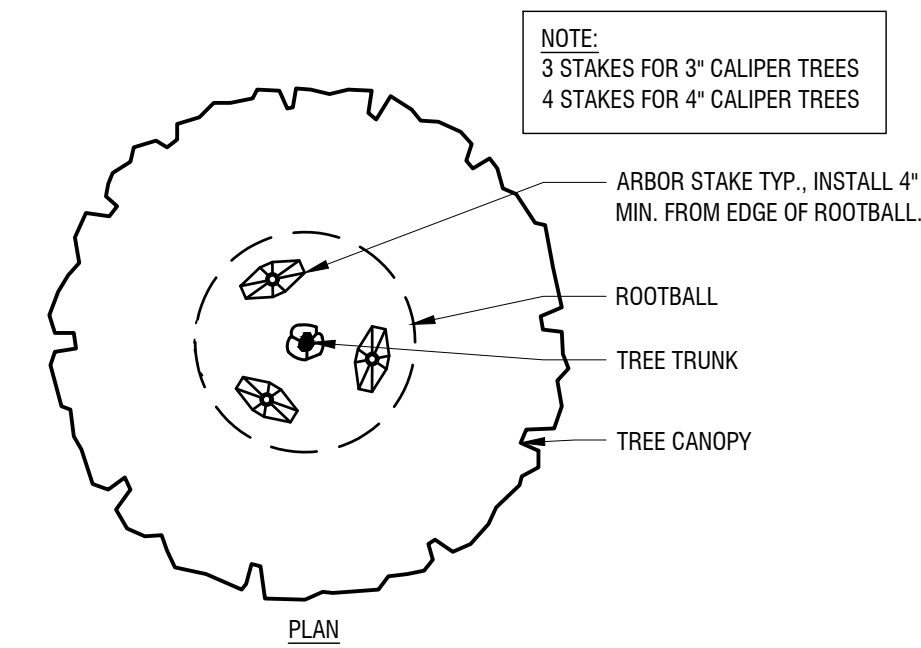


TYPICAL SHRUB PLANTING

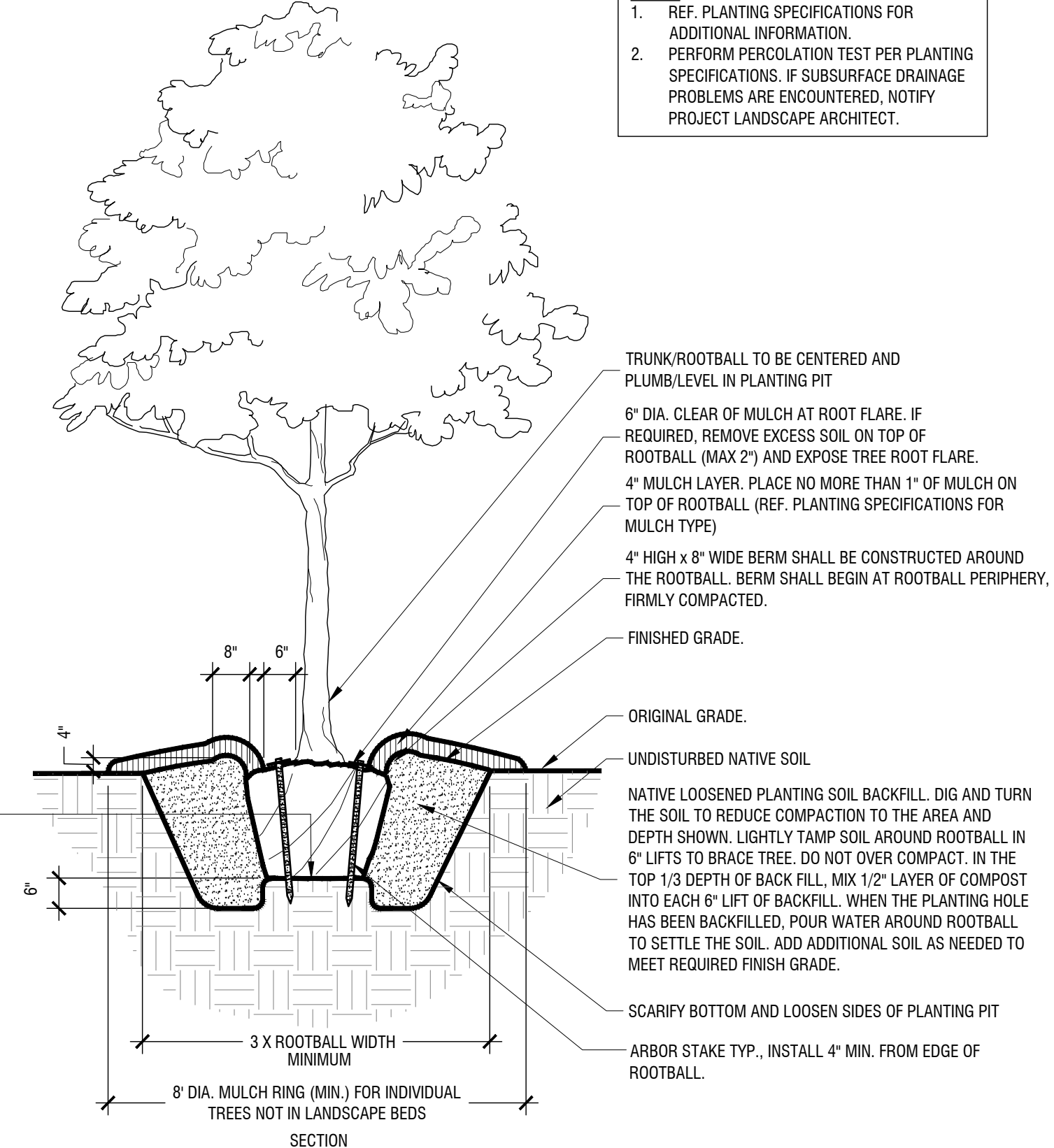
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PLANTING NOTES:

- 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.

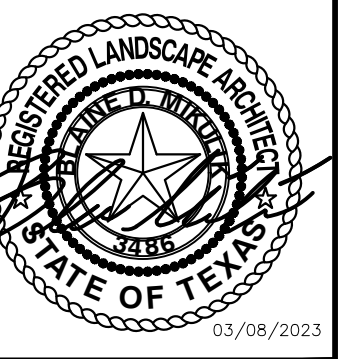


- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS



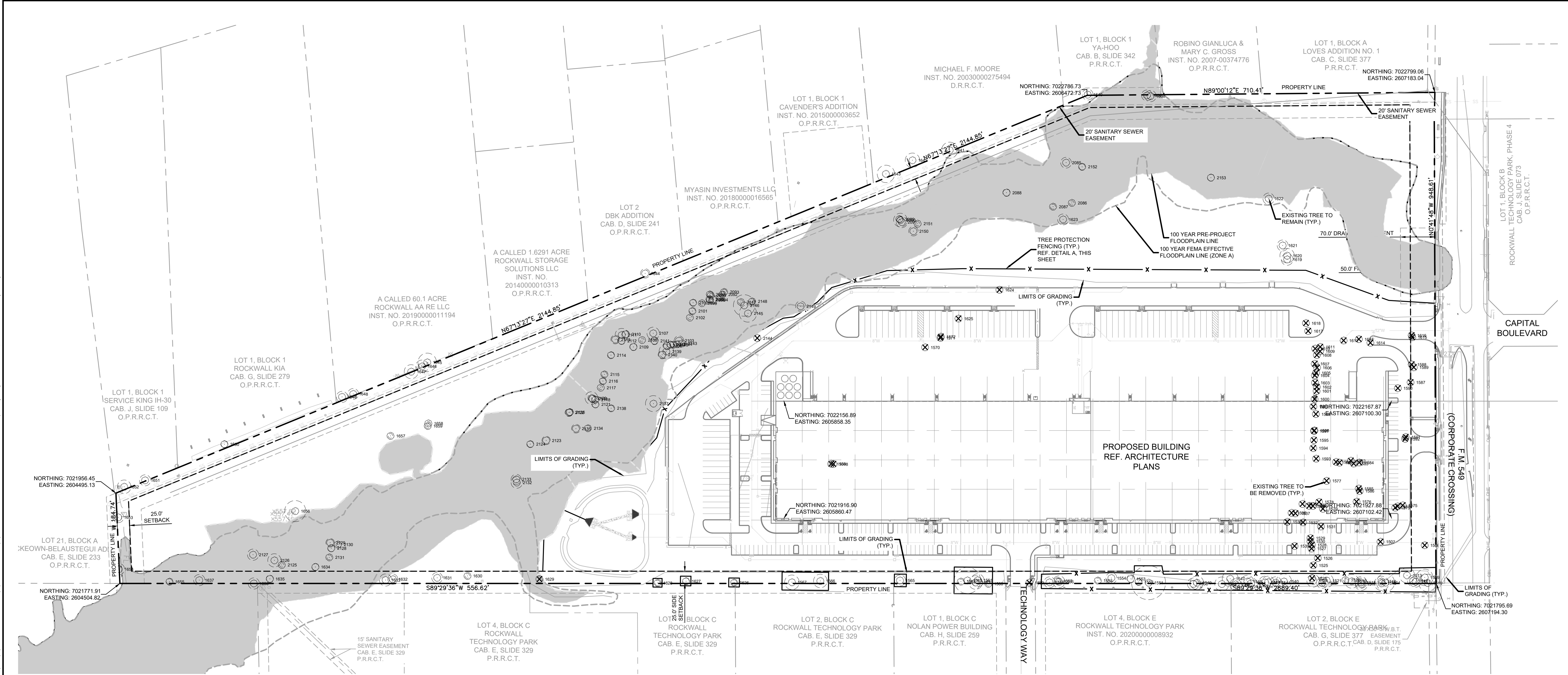
KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

LANDSCAPE DETAILS

No.	REVISIONS	DATE

IMAGES: JAMES HORN, LANDSCAPE ARCHITECTS, INC. (LHA) PROJECT NO. 2023-001. DATE: 03/08/2023. SCALE: AS SHOWN.



TREE PROTECTION SIGN ENLARGEMENT

KEEP OUT TREE PROTECTION AREA NO ENTRY	ZONA DE PROTECCION PARA ARBOLES NO ENTRAR
<ul style="list-style-type: none"> • NO HEAVY EQUIPMENT • NO STORAGE • NO DRIVING • NO PARKING • NO GRADING 	<ul style="list-style-type: none"> • NO EQUIPAMIENTO • NO ALMACENAJE • NO CONDUCCION • NO ESTACIONAMIENTO • NO DEGRADACION
PROJECT ARBORIST PHONE # _____ GENERAL CONTRACTOR PHONE # _____	ARBORISTA DEL PROYECTO GENERAL TELEFONO # _____ CONTRATISTA GENERAL TELEFONO # _____

NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION

TREE PROTECTION SIGN SPACED EVERY 50' O.C. MINIMUM ALONG THE FENCE (REF. ENLARGEMENT)

CROWN DRIP LINE OR OTHER LIMIT OF TREE AND PLANT PROTECTION AREA
SEE TREE PROTECTION PLAN FOR FENCE LAYOUT

TYPICAL TREE PROTECTION FENCING

Scale: NTS

LEGEND

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

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.

NORTH

GRAPHIC SCALE IN FEET

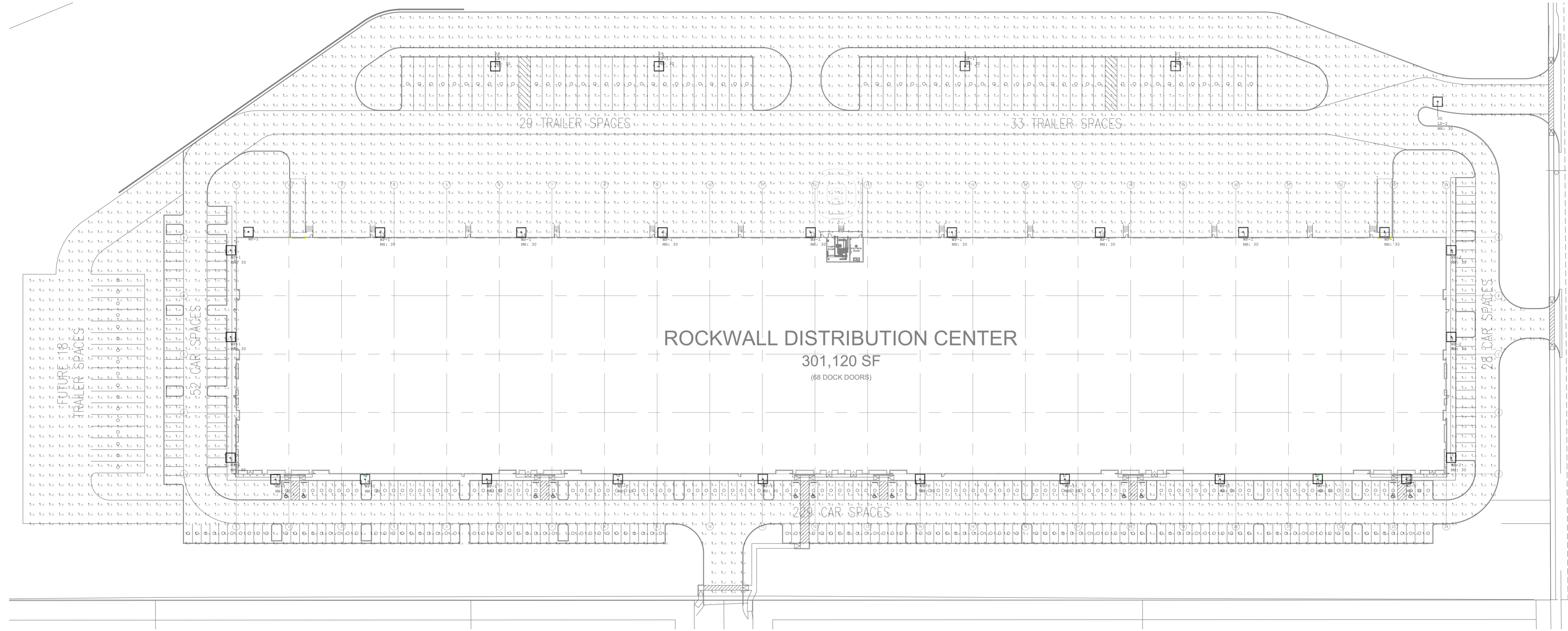
Luminaire	Label	X	Y	S	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	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	34751	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
ARCHITECTS
Kimley-Horn
Civil Engineer
Professional Engineer
KILGORE
Professional 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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28761, 1-800-803-8202
TACLA017666C • 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



PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-027
PROJECT NAME: Amended Site Plan for 1351 Corporate Crossing
SITE ADDRESS/LOCATIONS: 1351 CORPORATE CROSSING, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC 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, address as 1351 Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/24/2024	Approved w/ Comments

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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, address as 1351 Corporate Crossing.

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 (SP2024-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 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.5 Please provide a detail of the outside storage area and provide a letter detailing what is to be stored. (Subsection 01.05(E), of Article 05, UDC)

M.6 If the other Amended Site Plan (Case No. SP2024-026) for this property is approved, then the site plan will need to be updated to reflect their outside storage as well. In addition, the other Amended Site Plan includes additional landscape screening on the northeast side of the building. Please include this on you landscape plan as well.

M.7 Site Plan:

1. "Outside 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. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method." In this case, the applicant is proposing wrought iron fencing with no screening. In addition, the outside storage will be visible from public ROW. Staff would suggest increased landscape screening in order to better screen the storage. (Subsection 01.05(E), of Article 05, UDC)

2. Please indicate the height and material of any fencing or gates to enclose the outside storage. Based on the site plan there appears to only be a fence around the silos. (Subsection 01.05(E), of Article 05, UDC)

M.8 Please correct the mounting height to 20-feet on all light fixtures on the photometric plan. (Subsection 06.02(G), Article 05, UDC)

I.9 Staff has identified the following exceptions and variances associated with the proposed request: [1] Outside Storage Screening.

M.10 Please provide a variance letter that details the requested exception. In addition, "(i)n cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." Please detail the proposed compensatory measures within the exception letter. (Section 09, of Article 11, UDC)

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
- 2) Planning and Zoning Public Hearing meeting will be held on June 11, 2024.

I.12 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). A representative must be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

05/22/2024: 1. Ensure the proposed storage area does not encroach into the 20' utility easement. Pull the hatching out of the easement on the north side
2. We will need to know what is being stored in these silos.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

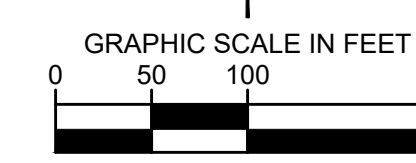
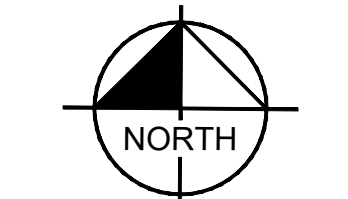
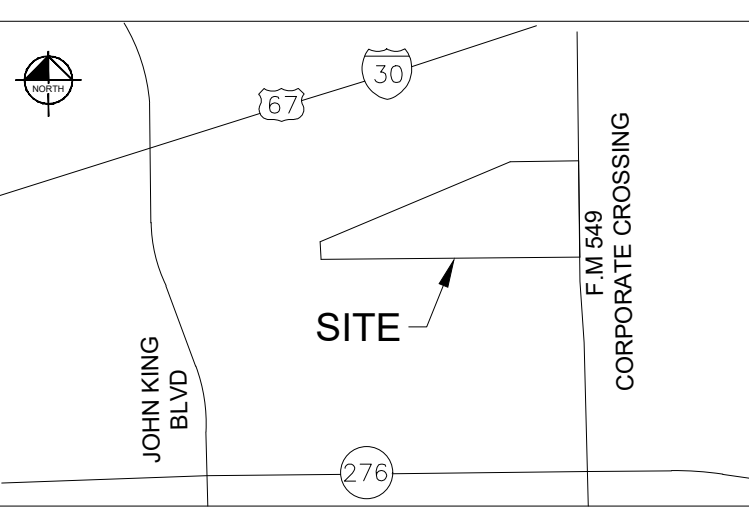
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

05/20/2024: Recommendation only:

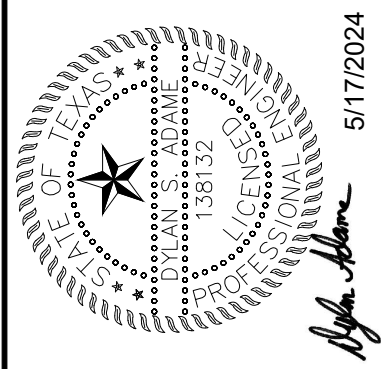
Common Bermuda is no longer the best choice if sodding: Best turfgrasses for water conservation, cold, shade, wear tolerances are Tif Tuf, Tahoma 31, Northbridge and Latitude 36

VICINITY MAP N.T.S.



No.	REVISIONS	DATE

Kimley Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-328
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT	064626300
DATE	MAY 2024
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

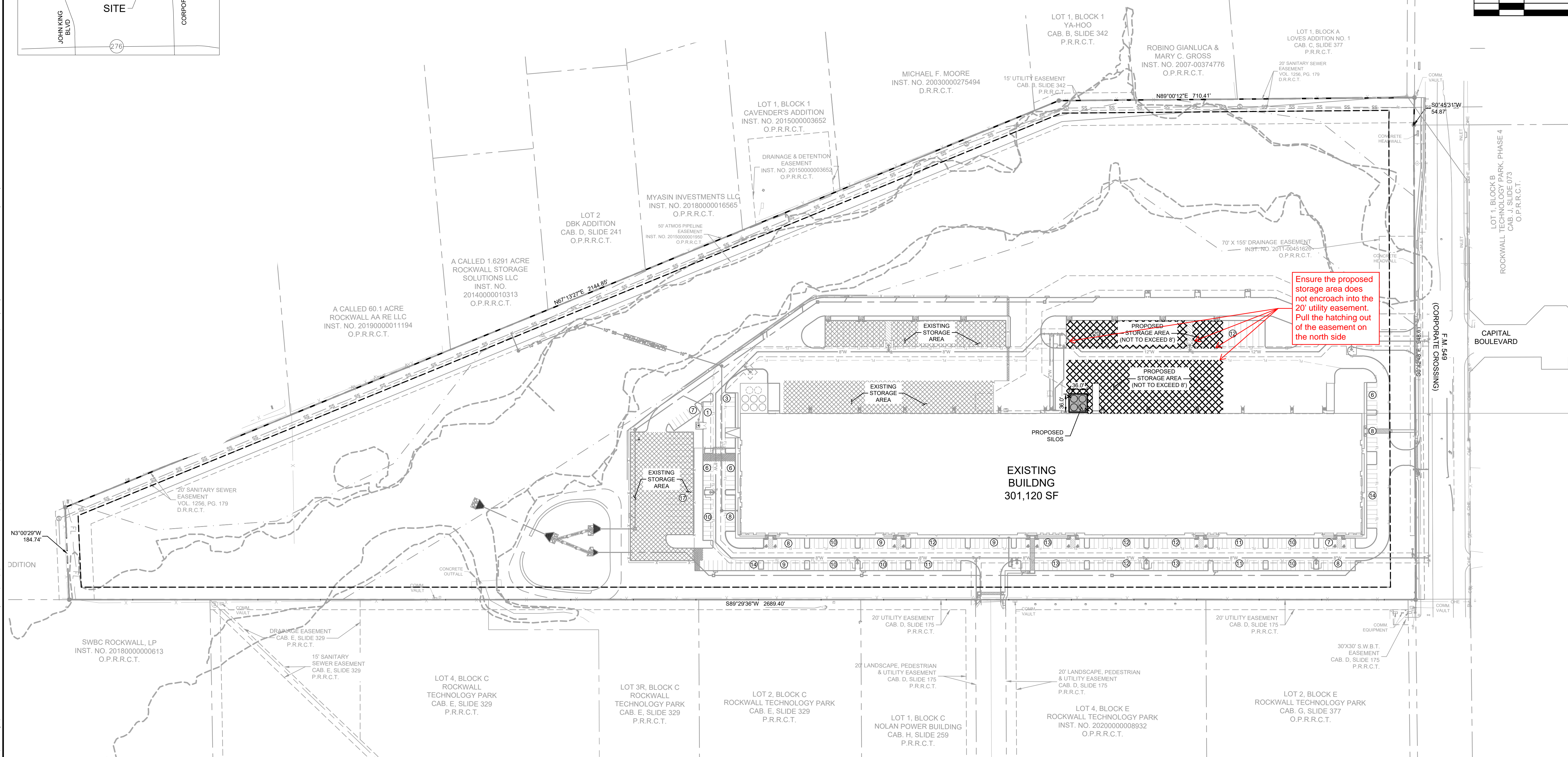
STREAM ROCKWALL - 2
 PREPARED FOR
WESTCORE BRAVO, LLC
 ROCKWALL, TEXAS

SITE PLAN
 SHEET NUMBER
SP-1

CITY FILE NO. SP2024-xxx

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No use of and no reliance on this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: 05/17/2024
 PLOTTED BY: C:\Users\khorne\OneDrive\Documents\064626300\SP-1.dwg
 PLOT DATE: 5/17/2024 11:36 AM
 LEWIS: C:\Users\khorne\OneDrive\Documents\064626300\SP-1.dwg
 DRAWING: 064626300-SP-1.dwg
 DWG NAME: 064626300-SP-1.dwg



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 # SECURITY FENCE	-x-x-x-
EXISTING FENCE LINE	-x-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	○

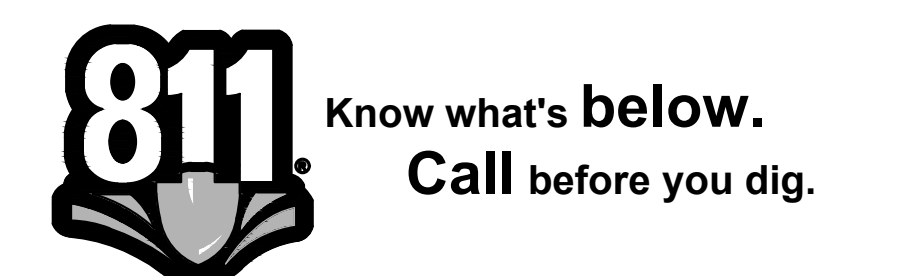
HATCH LEGEND	
EXISTING STORAGE AREA	[Hatched Pattern]
PROPOSED STORAGE AREA	[Cross-hatched Pattern]
PROPOSED IMPROVEMENTS	[Dotted Pattern]

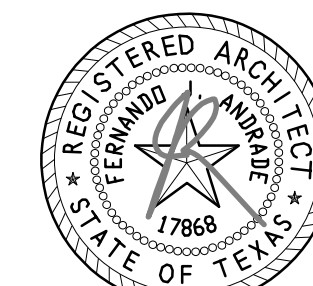
SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING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

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.



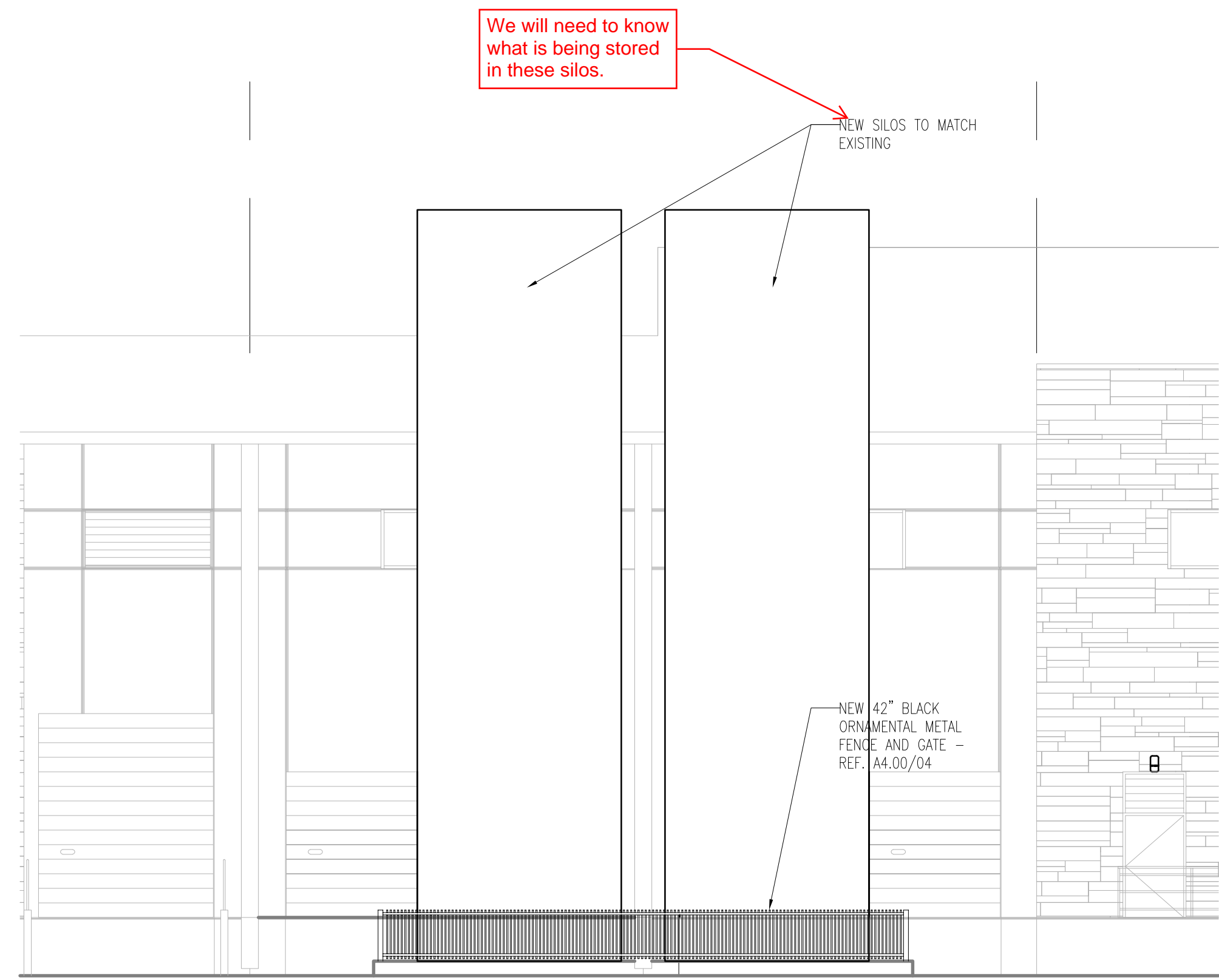


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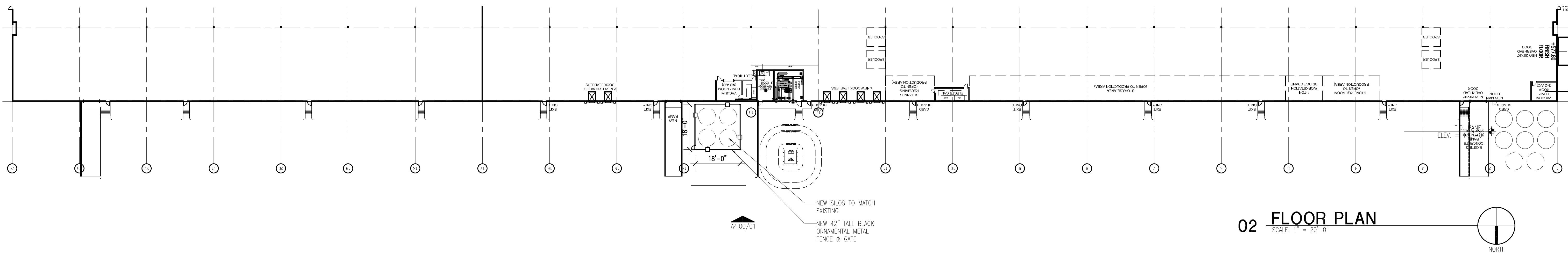
gsr andrade
ARCHITECTS

2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

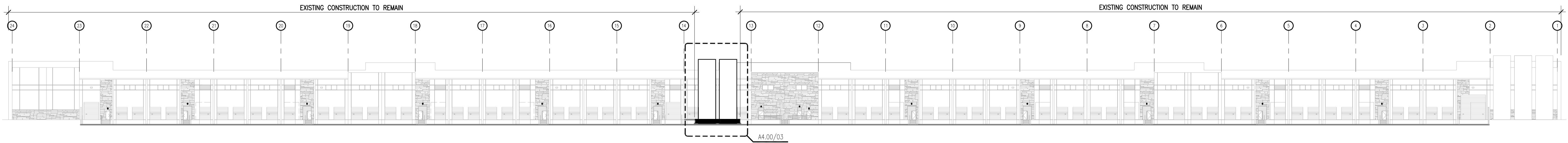
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPipe SYSTEMS (US) LLC
XERXES FINISH OUT
 1351 CORPORATE CROSSING (F.M. 549), SUITE 110
 ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9
 DATE: 05.17.2024
 REVISIONS:

NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

A4.00
EXTERIOR ELEVATIONS



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 + \$15.00 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 the intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Warehouse**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

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

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 **Westcore Bravo Rockwall, LLC** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Matthew Bateman** CONTACT PERSON **Chris Lewis**

ADDRESS **4350 La Jolla Village Drive, Suite 900** ADDRESS **2600 N Central Expressway**

CITY, STATE & ZIP **San Diego, CA 92122** CITY, STATE & ZIP **Richardson, Texas**

PHONE **(858) 625-4100** PHONE **(469)-445-2780**

E-MAIL **mbateman@westcore.net** E-MAIL **chris.lewis@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

**Development Application
City of Rockwall
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC
a Delaware limited liability company

By: Westcore Management I, LLC.
a Delaware limited liability company,
as Agent for Owner

By:  _____

Name: Matthew Bateman

Title: Authorized Signatory

CALIFORNIA JURAT WITH AFFIANT STATEMENT

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 14th day of May 2024, by

(1) Matthew Bateman
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Karen L. Sloan
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

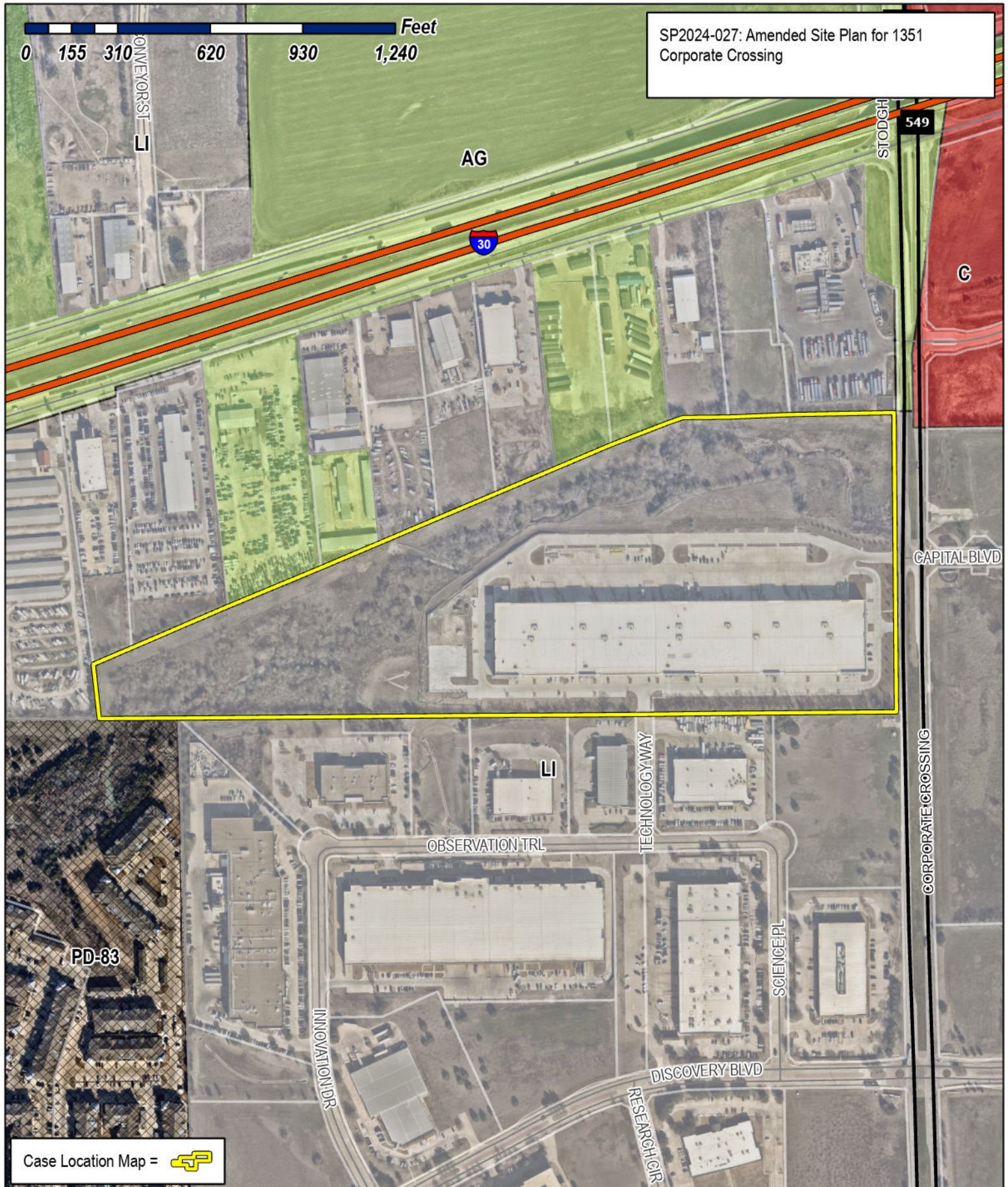
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date _____
Number of Pages: _____ Signer(s) Other Than Names Above: _____



SP2024-027: Amended Site Plan for 1351 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

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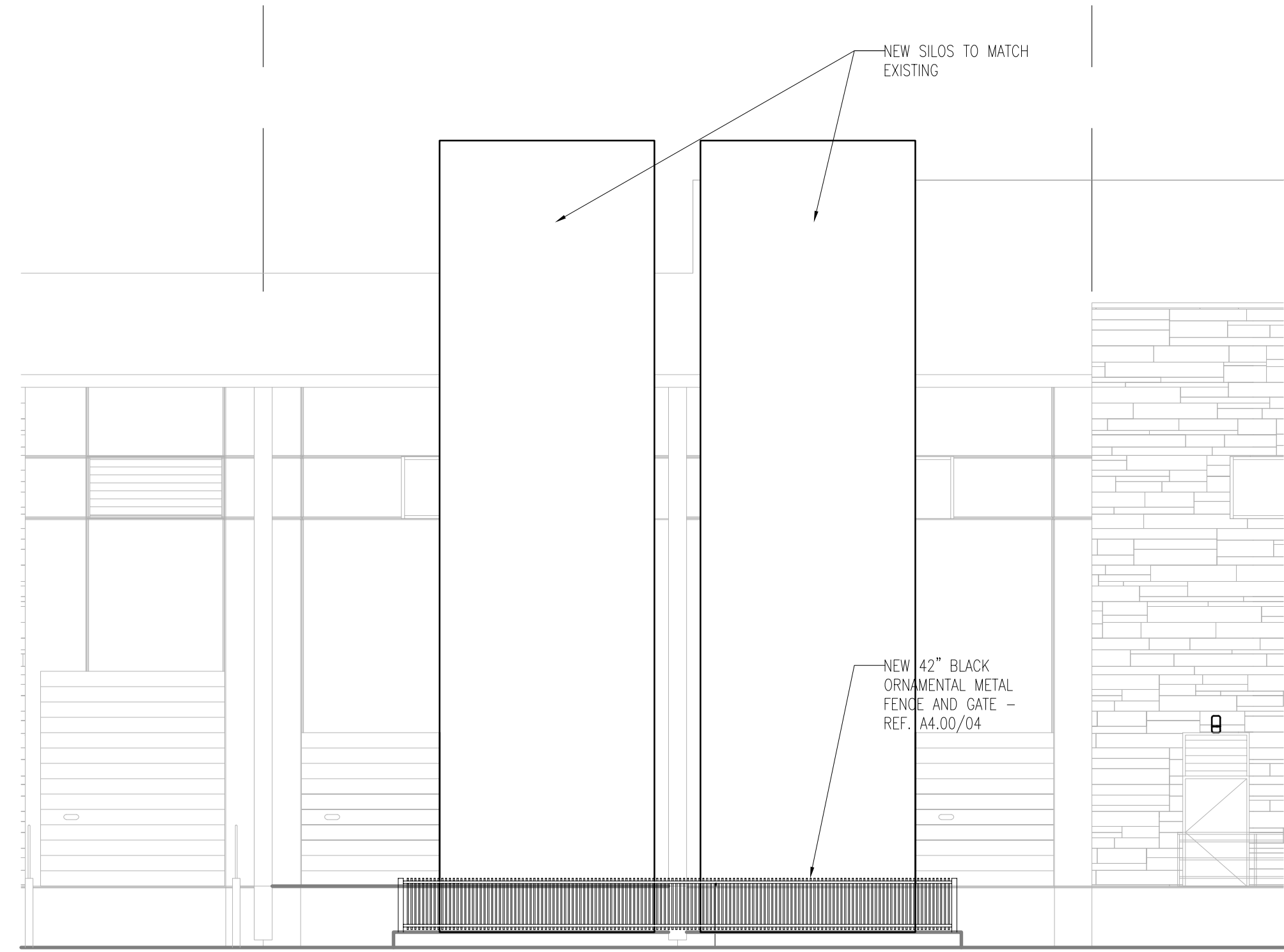


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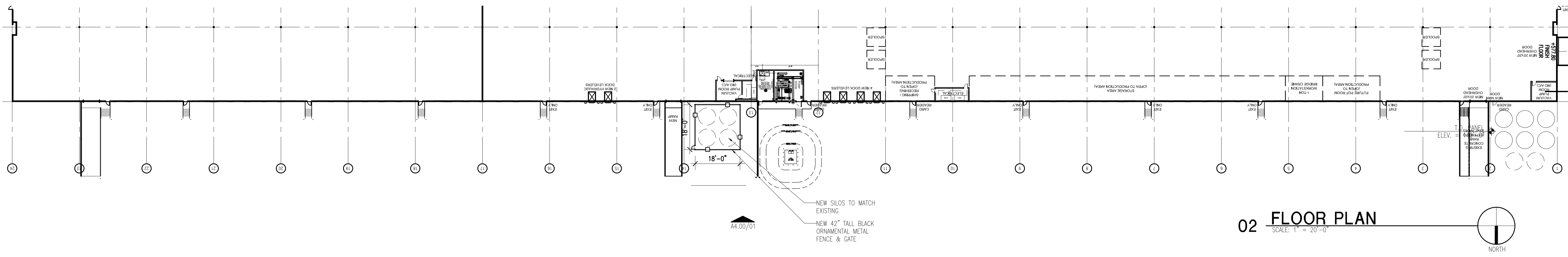
gsr andrade
ARCHITECTS

2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

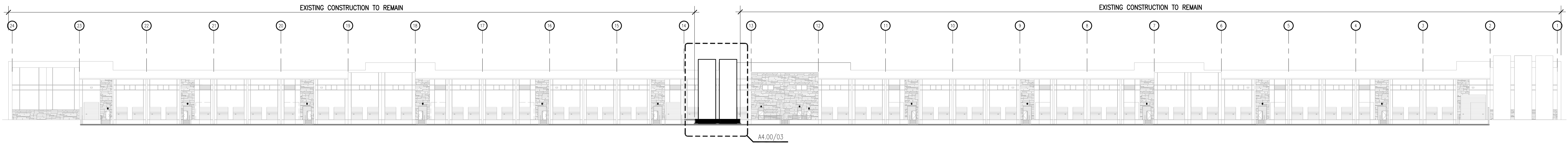
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

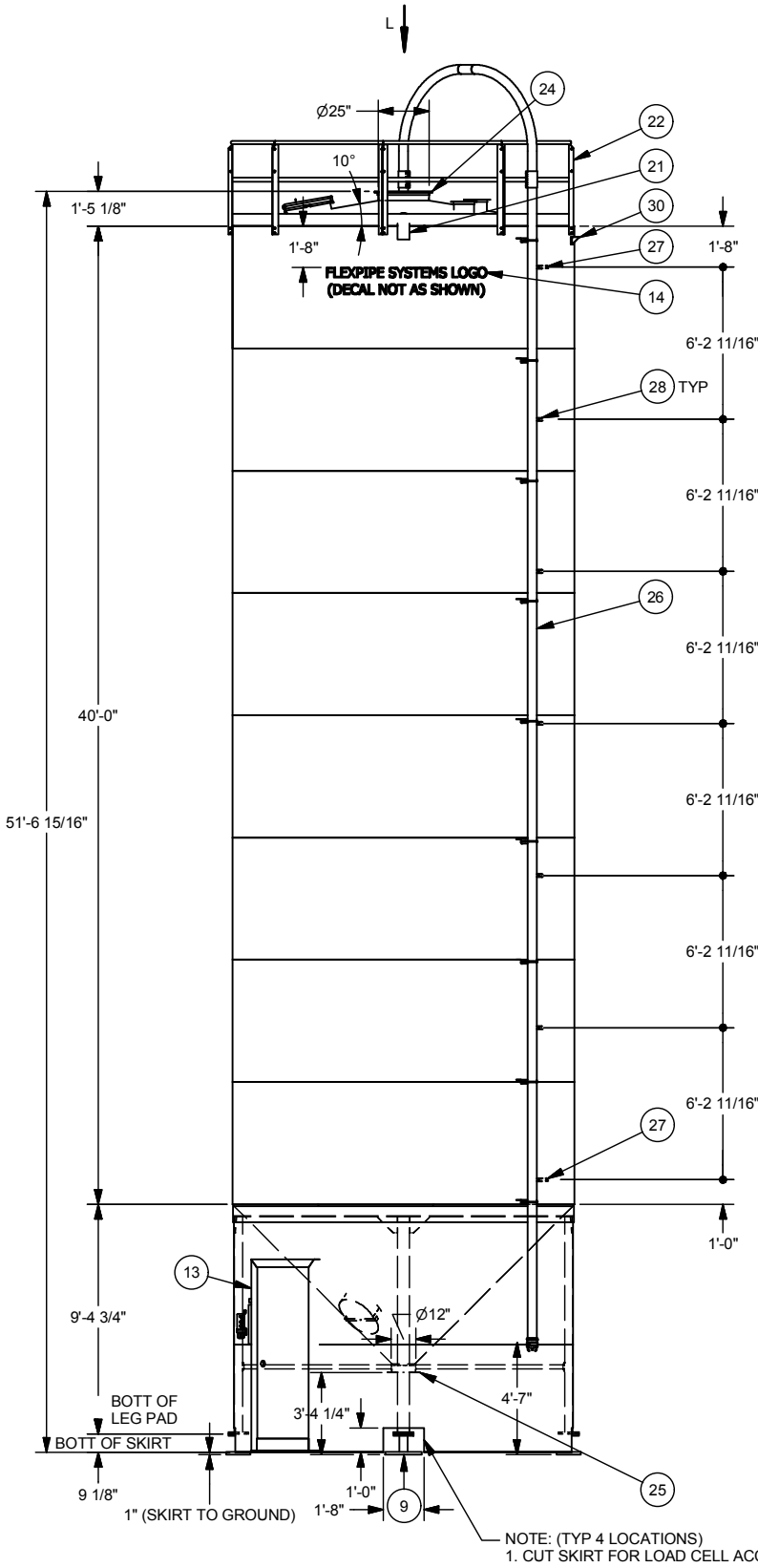
XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPipe SYSTEMS (US) LLC
XERXES FINISH OUT
 1351 CORPORATE CROSSING (F.M. 549), SUITE 110
 ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9
 DATE: 05.17.2024
 REVISIONS:

NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"x84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOCKING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"X16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWALK SUPPORT ASSEMBLY		



CUSTOMER APPROVAL

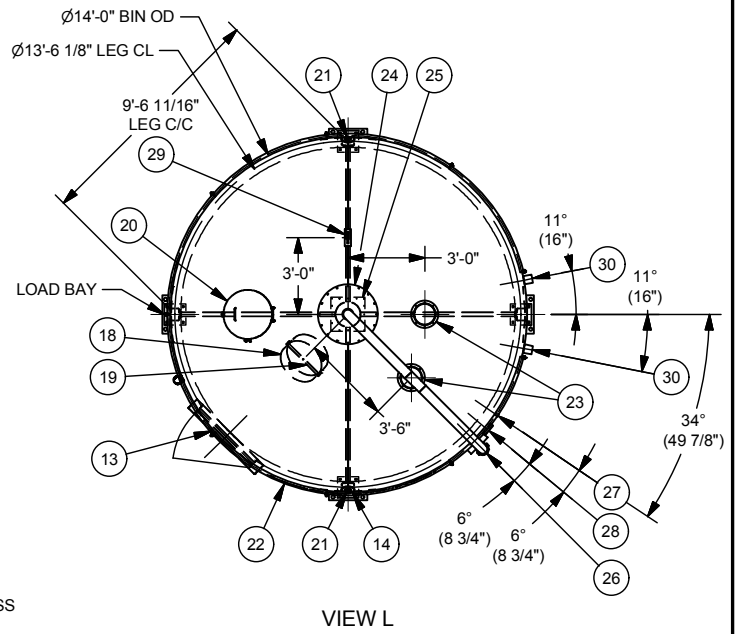
Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____



ELEVATION VIEW

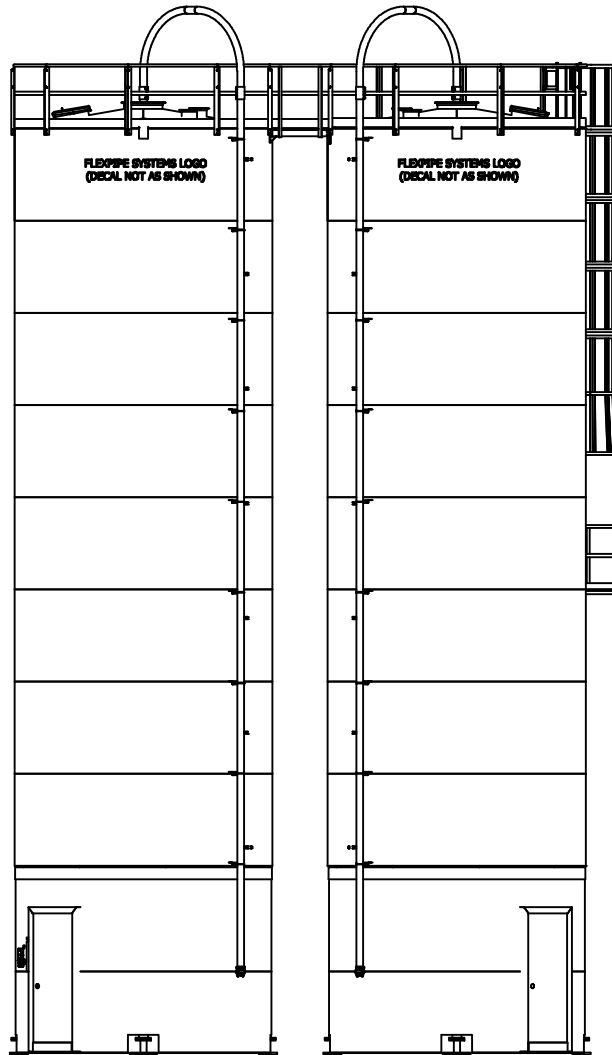
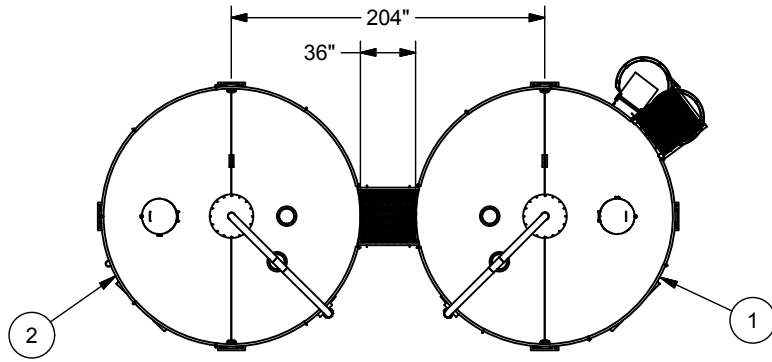
VIEW L

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

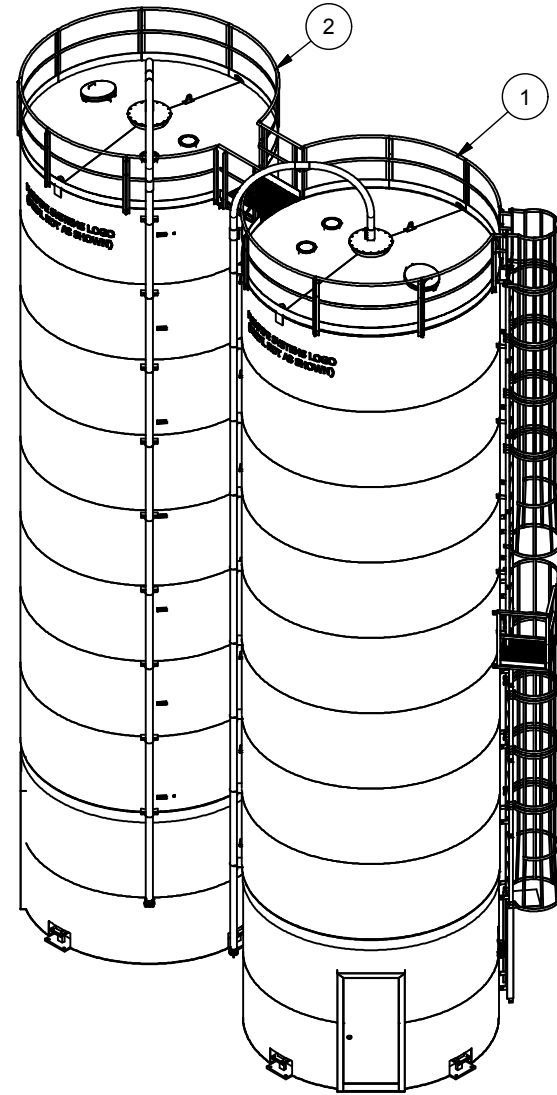
APPROVAL DWG MUST BE RETURNED APPROVED 4 WEEKS UPON RECEIPT TO ENSURE SCHEDULED DELIVERY DATE. FAILURE TO DO SO WILL RESULT IN PROJECT BEING RE-SCHEDULED.

COATING SPECIFICATIONS
 EXTERIOR PREP: SSPC-SP1, SP2, SP3
 EXTERIOR COATING: ICI SHADED ICE
 INTERIOR PREP: SSPC-SP1, SP2, SP3
 INTERIOR COATING: BONE WHITE
 ACCESSORY COLOUR: GRAY

 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)				
		PART DESCRIPTION: 1440-45-10(A)	WEIGHT: 16726.41 lbmass VOLUME: 5215 ft³			
DRAWN BY: ASP	DRAWN BY DATE: 2/11/2014	CHECKED BY:	PART/DRAWING NUMBER: SO81366(A)	REV: 1	SCALE: 1 / 90	SHEET No: 1 OF 1



ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)




CUSTOMER APPROVAL

- Reviewed and accepted.
- Revise and resubmit.
- Work may proceed.
- Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		MATERIAL:	WEIGHT: 34955.81 lbmass
			FABRICATION: XXX
DRAWN BY: ASP	DRAWN BY DATE: 3/13/2015	CHECKED BY:	PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN
		REV: A	SCALE: 1 / 125
			SHEET No: 1 OF 1

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 / CHINKAPII 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	UNGUADIA 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

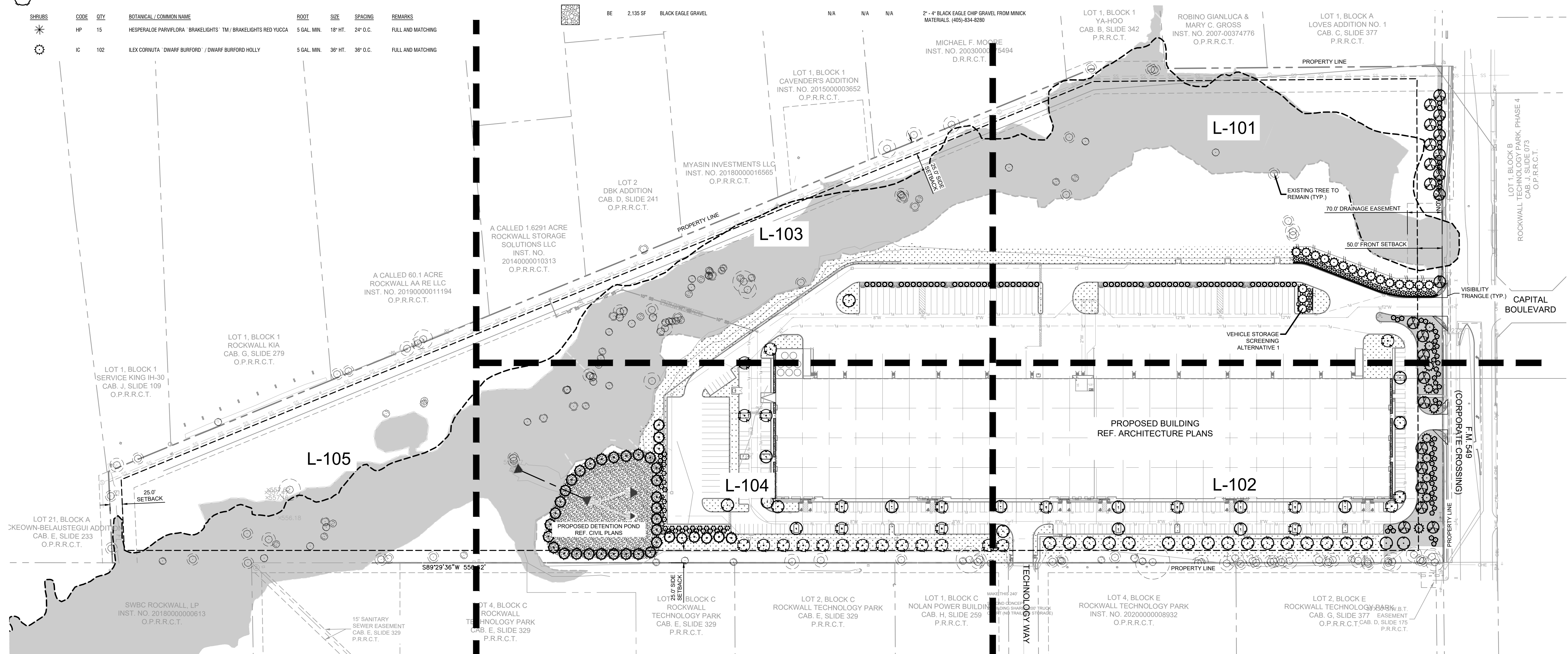
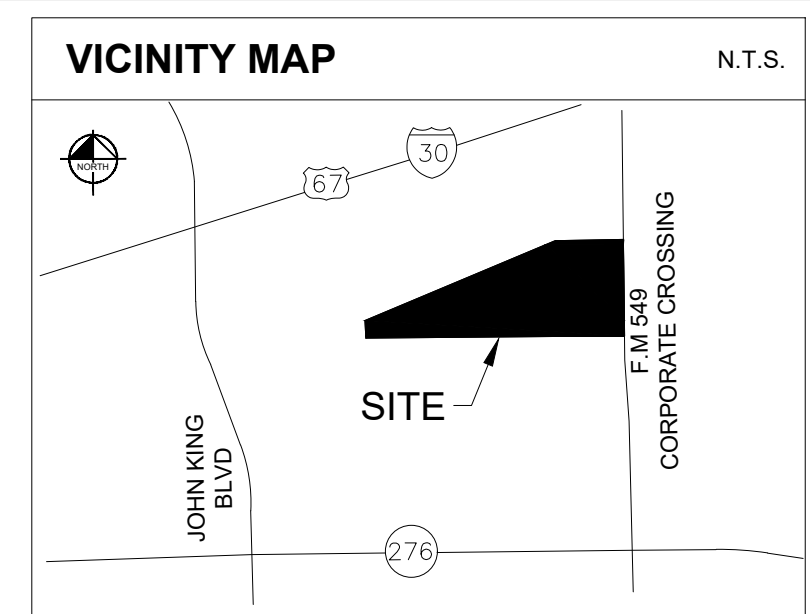
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	38" HT.	48" O.C.	FULL AND MATCHING

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	138,797 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	2,135 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
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)
ZONED LIGHT INDUSTRIAL

LANDSCAPE AND FENCE STANDARDS	Required	Provided
Landscape Buffers - FM 549 Overlay District The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-foot All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches.	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
Two (2) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-foot of linear of frontage along the Primary Roadway. F.M. 549 (Corporate Crossing) (1,003 LF / 100') * 2 = 20 Canopy Trees (1,003 LF / 100') * 4 = 40 Accent Trees (1,003 LF / 100') * 10 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Landscape Screening Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 07.05 Screening Standards, of Article 5, District Development Standards. Alternative #1: A wrought iron fence and three lined screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 feet on center.	Yes	Yes
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate. Piles in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas.	N/A	N/A
	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 SF * 15% = 283,099 SF of Required Landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750. 27,428 SF / 750 = 37 Canopy & Accent Trees	Required Yes	Provided Yes
Parking Lot Landscaping If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking area. 302 parking spaces / 10 = 31 trees No required parking space may be located more than 80 feet from the trunk of a canopy tree.	Required 31 Trees	Provided 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

811 Know what's below.
Call before you dig.

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: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-528
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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
03/08/2023

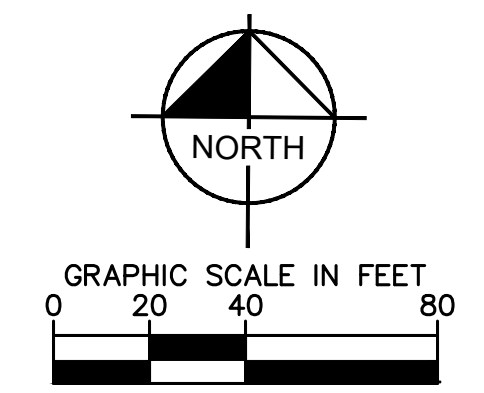
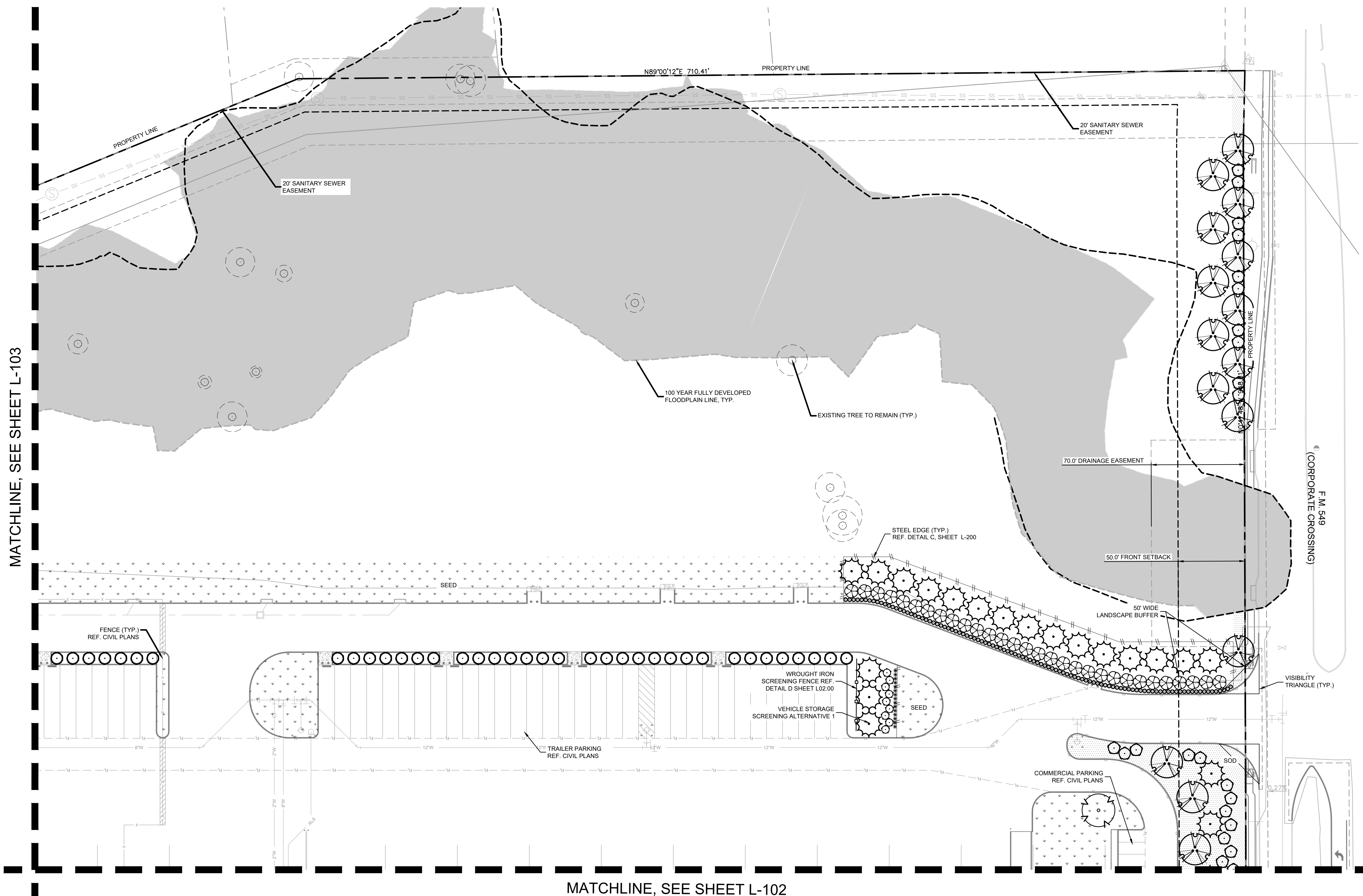
KHA PROJECT: 068213100
DATE: MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: AMP
DRAWN BY: MLF
CHECKED BY: BDM

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

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L-100

IMAGES: XREFS: PLOTTED BY: DWG NAME: L:\PROJECTS\2023\224\224-001-LANDSCAPE PLAN_NEW.rvt
 PLOTTED BY: FLETCHER MCGRAW 3/20/23 2:24 PM
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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	CHLOPSIS 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 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

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 ____.

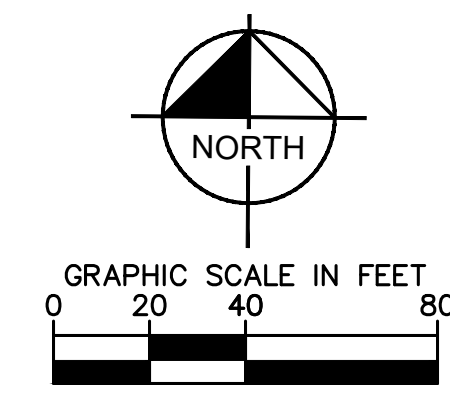
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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.

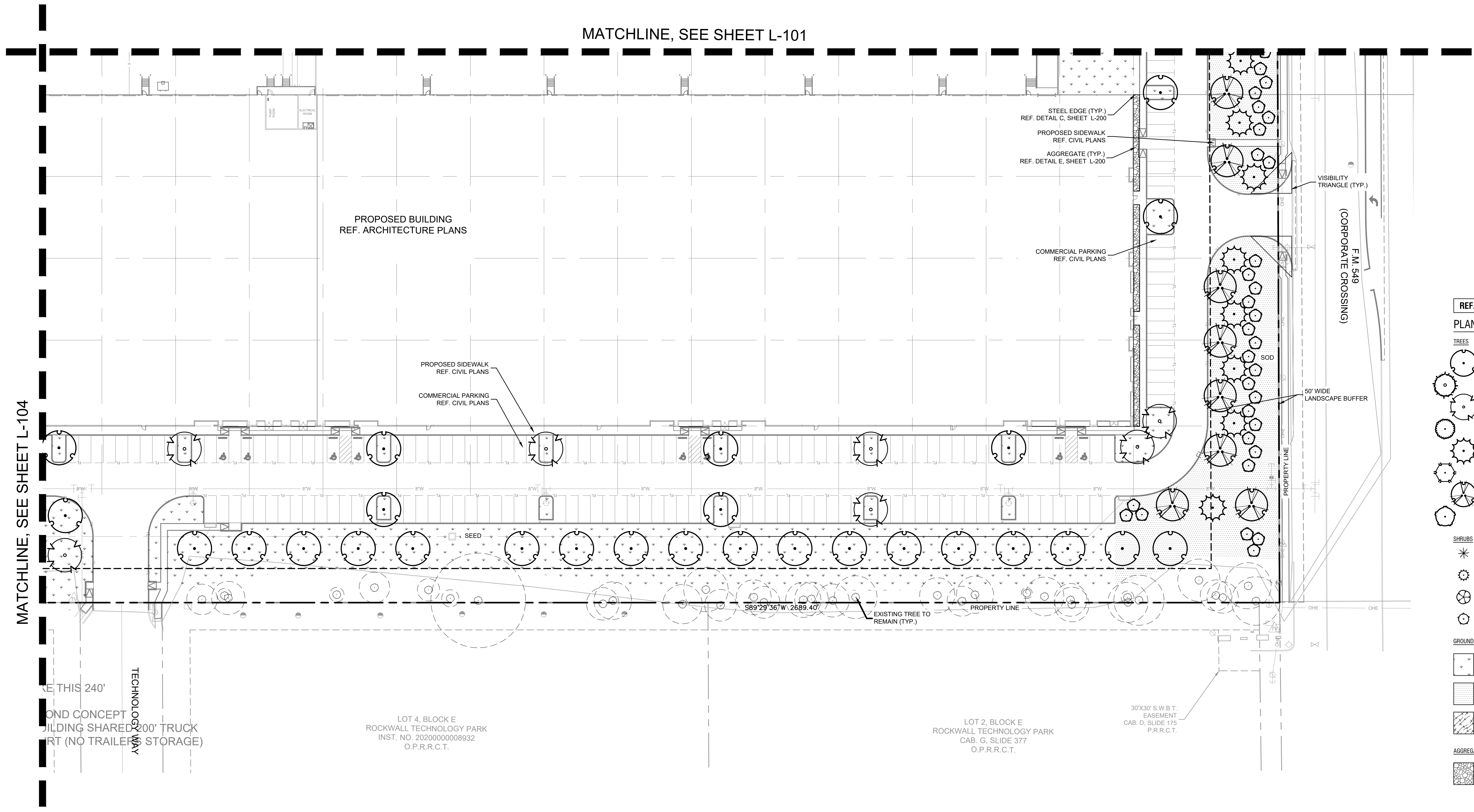
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.	
STREAM ROCKWALL PREPARED FOR STREAM REALTY ACQUISITION, L.L.C. ROCKWALL, TEXAS	KHA PROJECT: 068213100 DATE: MARCH 2023 SCALE: AS SHOWN DESIGNED BY: AMP DRAWN BY: MLF CHECKED BY: BDM
LANDSCAPE PLAN (1 OF 5)	SHEET NUMBER L-101
REVISIONS No. _____ DATE _____	DATE _____

IMAGES: 1: landscape - KTD - LA - 04/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23
 XREFS: 1: landscape - KTD - LA - 04/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23 - 08/18/23
 PLOTTED BY: FLETCHER MCGRAW 08/02/23 2:24 PM
 PLOT DATE: 08/02/23 2:24 PM
 PLOT SCALE: 1"=10'-0" LANDSCAPE PLAN, NEW YORK

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MATCHLINE, SEE SHEET L-101

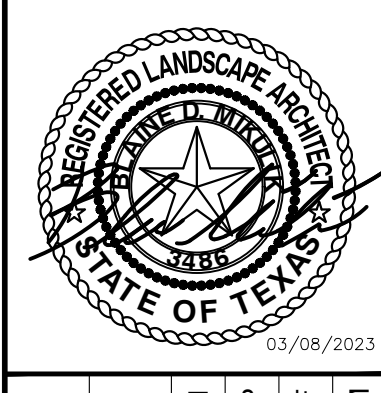


REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
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	SOD	CYNODON DACTYLON / COMMON BERMUUDA GRASS
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AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

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 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLP
CHECKED BY	BDW

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

LANDSCAPE PLAN
 (2 OF 5)

SHEET NUMBER
L-102

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 ____.

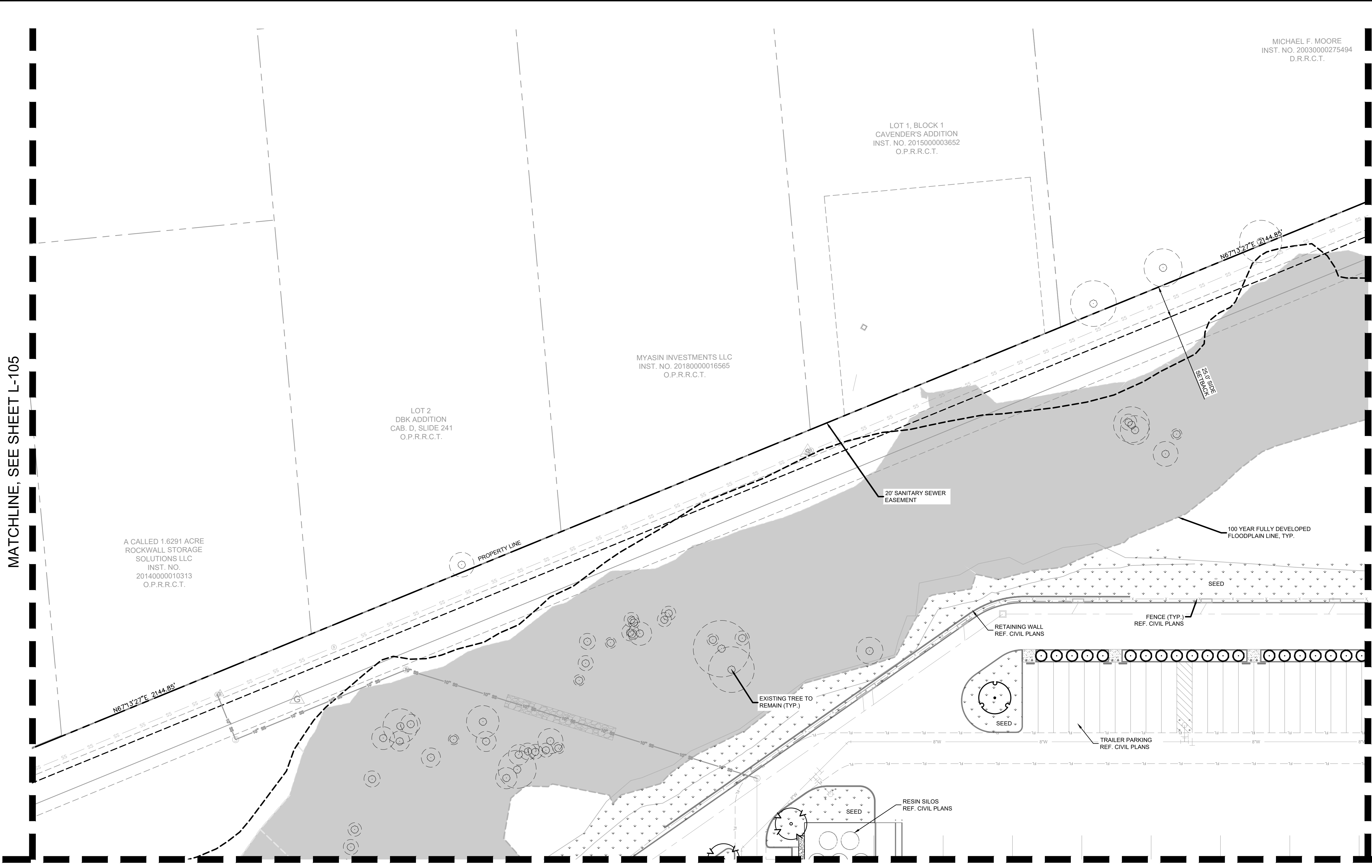
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

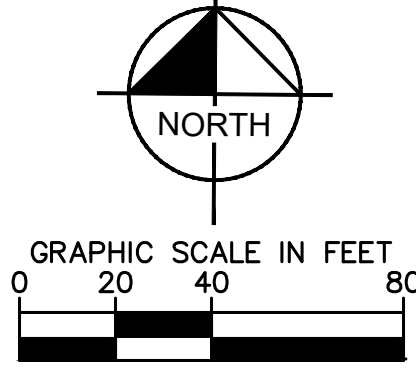
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IMAGES: XREFS AND PLOTTED BY: DATE: 03/08/2023
 PLOTTED BY: FLETCHER, MEGAN 08/02/2023 2:24 PM
 DWG NAME: L-100 LANDSCAPE PLAN_NEW.dwg
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MICHAEL F. MOORE
INST. NO. 20030000275494
D.R.R.C.T.



MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-104

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

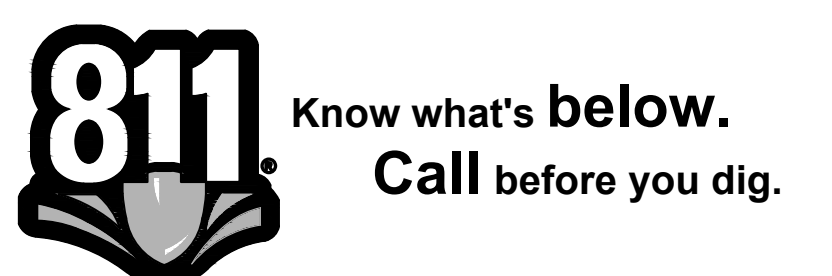
TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERDIS 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

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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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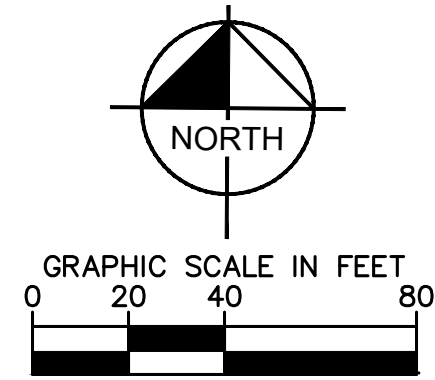


KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

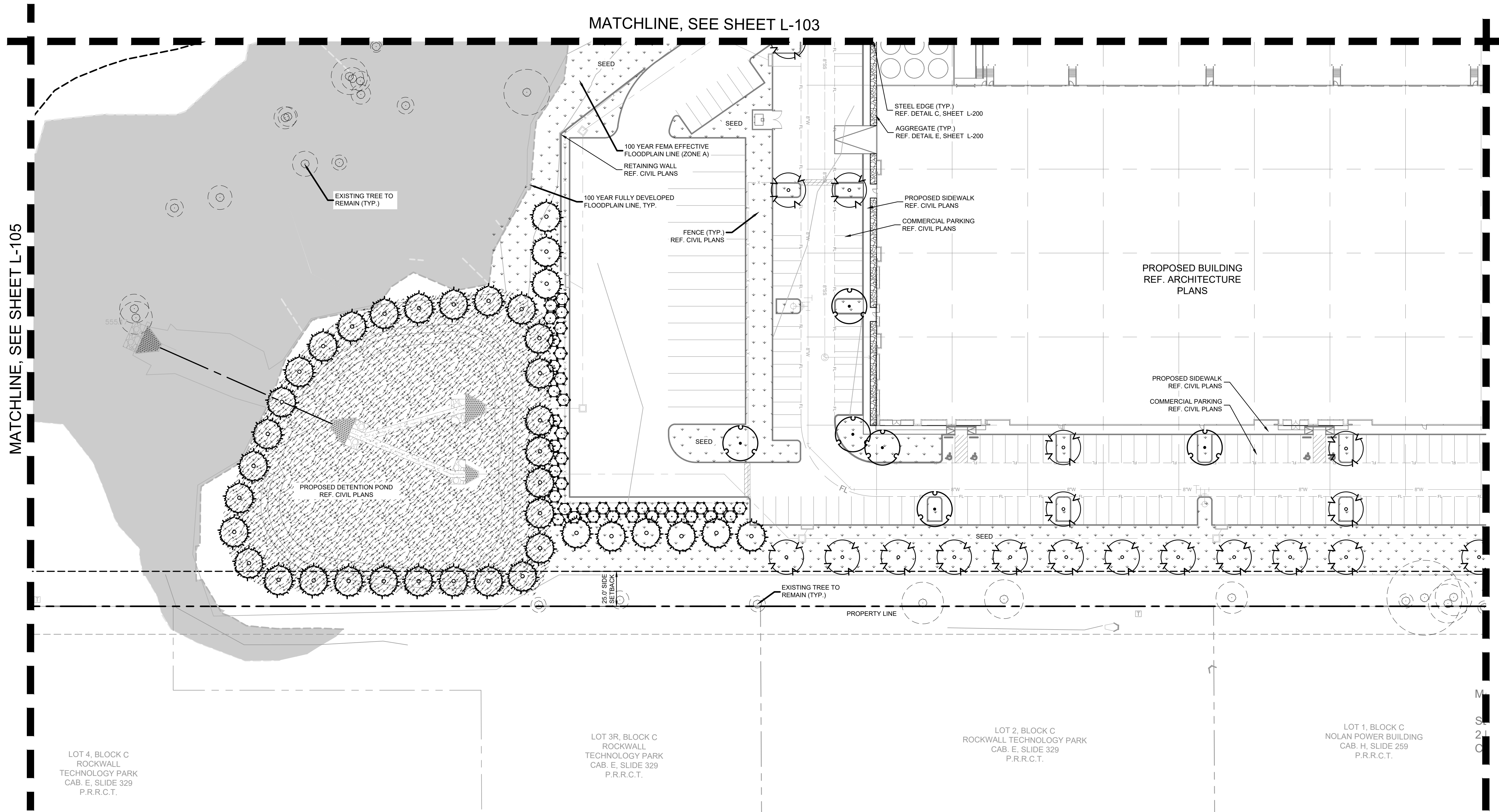
STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC,
ROCKWALL, TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L-103



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
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA 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	DRANFIELD MIX / DRANFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

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SITE PLAN SIGNATURE BLOCK

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

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



Kimley & Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213100	MARCH 2023	AS SHOWN	AMP	MLP	BDM

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

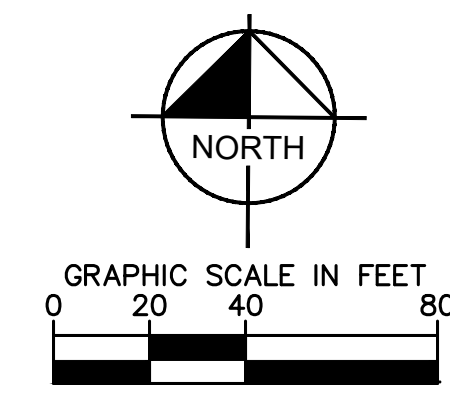
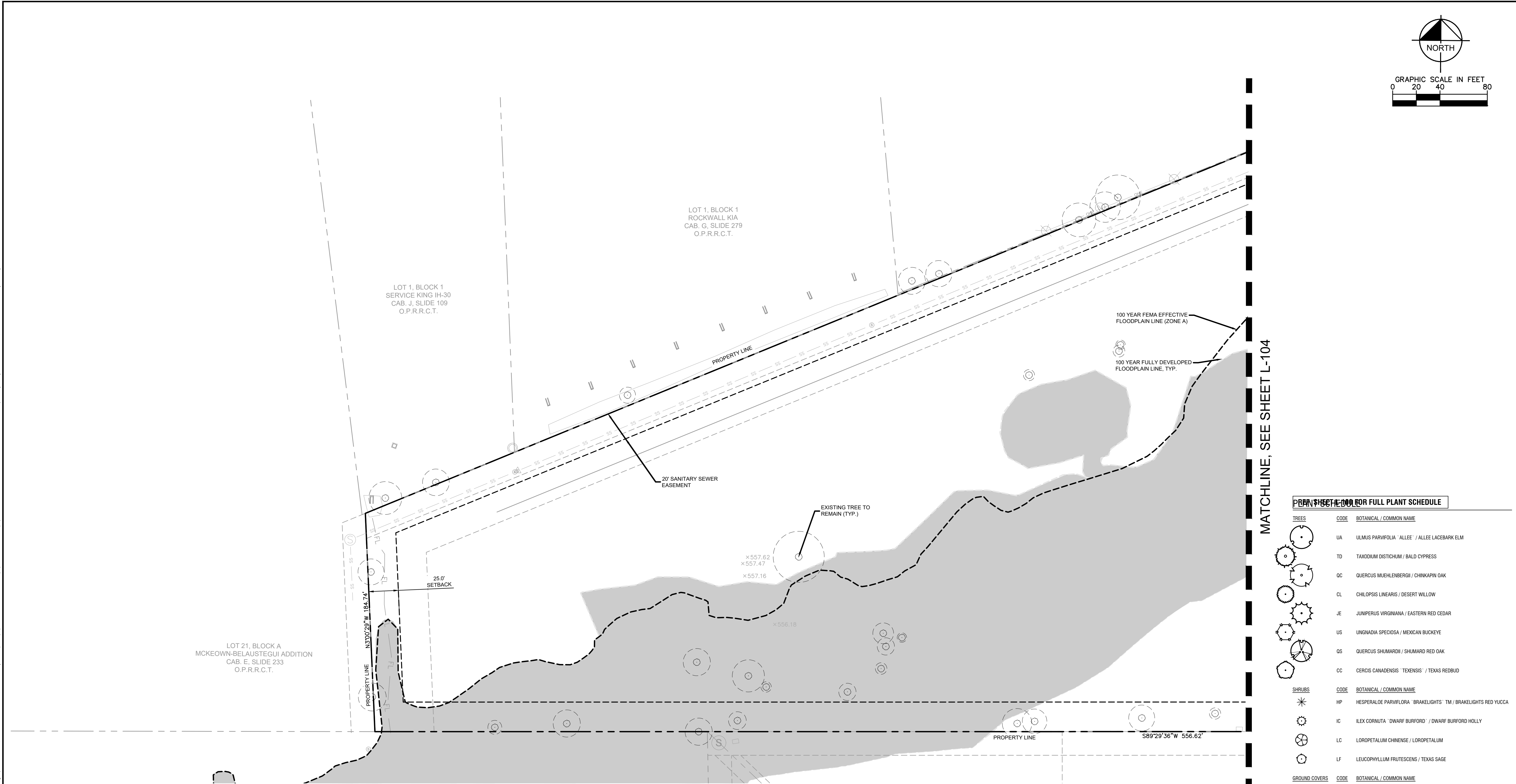
LANDSCAPE PLAN
(4 OF 5)

SHEET NUMBER
L-104

IMAGES: XREFS AND PLOTTED BY: DAVID NAME: LPT 100 LANDSCAPE PLAN, NEW.DWG DATE: 03/08/2023

IMAGES: 4/20/2024 10:30 AM
XREFS: 4/20/2024 10:30 AM
PLOTTED BY: PETERHEG
DRAWN BY: PETERHEG
DATE: 4/20/2024 10:30 AM

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LOT 1, BLOCK 1
ROCKWALL KIA
CAB. G, SLIDE 279
O.P.R.R.C.T.

LOT 1, BLOCK 1
SERVICE KING IH-30
CAB. J, SLIDE 109
O.P.R.R.C.T.

LOT 21, BLOCK A
MCKEOWN-BELAUSTEGUI ADDITION
CAB. E, SLIDE 233
O.P.R.R.C.T.

100 YEAR FEMA EFFECTIVE
FLOODPLAIN LINE (ZONE A)

100 YEAR FULLY DEVELOPED
FLOODPLAIN LINE, TYP.

20' SANITARY SEWER
EASEMENT

25' SETBACK

EXISTING TREE TO
REMAIN (TYP.)

MATCHLINE, SEE SHEET L-104

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	UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
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	BE	BLACK EAGLE GRAVEL

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SITE PLAN SIGNATURE BLOCK

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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
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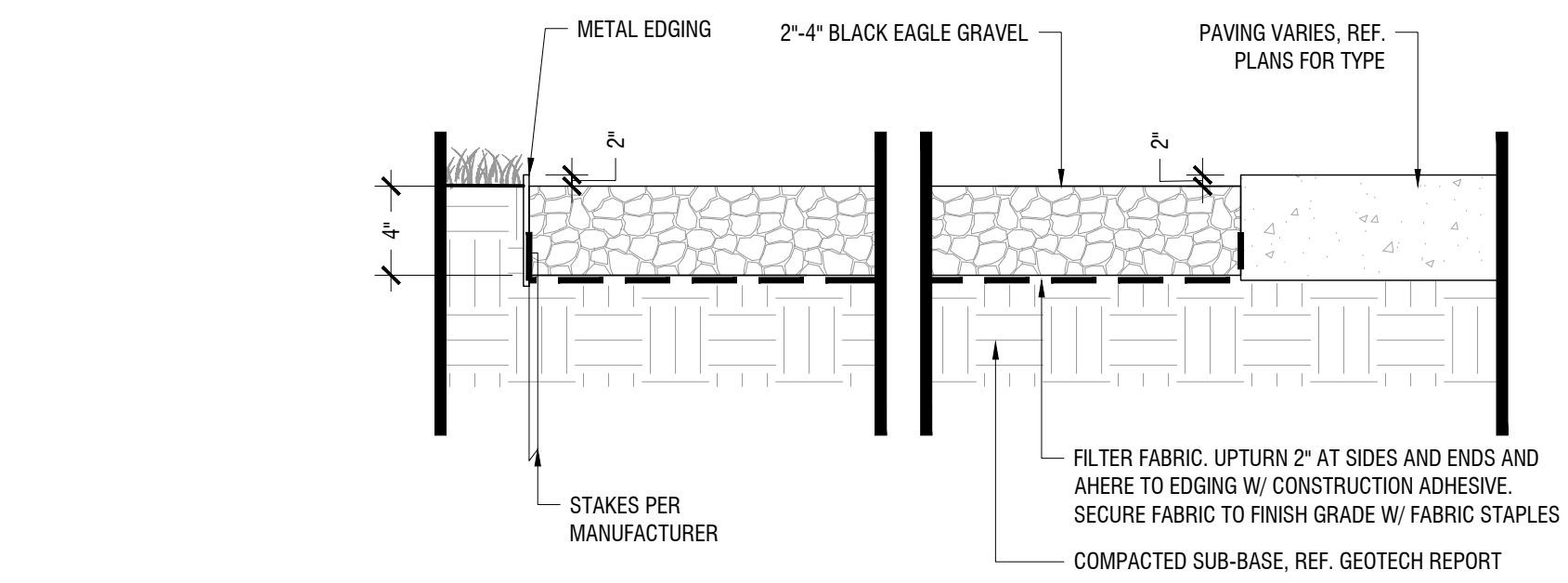


KHA PROJECT 068213100	DATE MARCH 2023	SCALE AS SHOWN	AMP	MLF	BDM
DESIGNED BY	DRAWN BY	CHECKED BY			

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

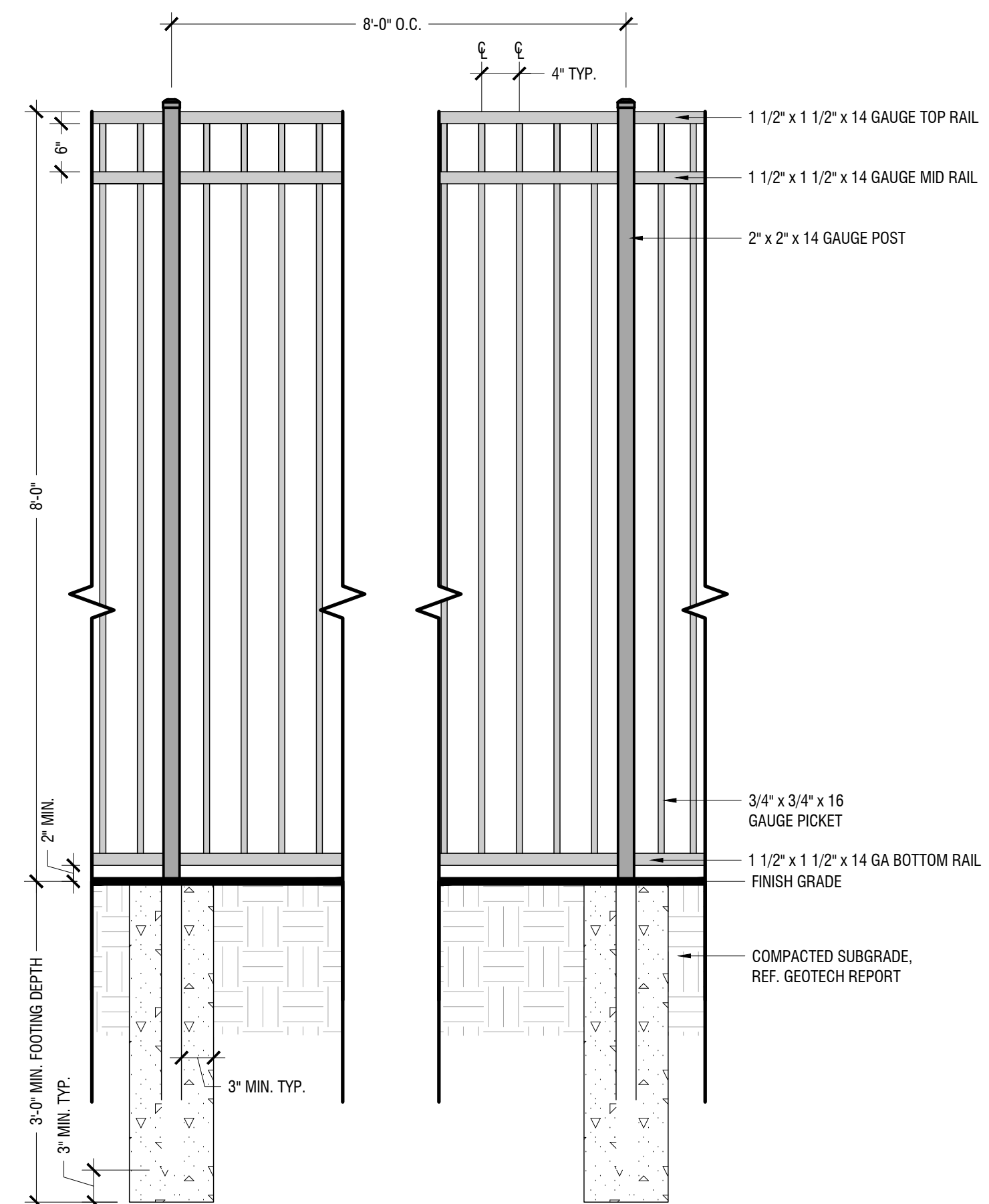
**LANDSCAPE
PLAN (5 OF 5)**
SHEET NUMBER
L-105

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 06/06/2023 2:25 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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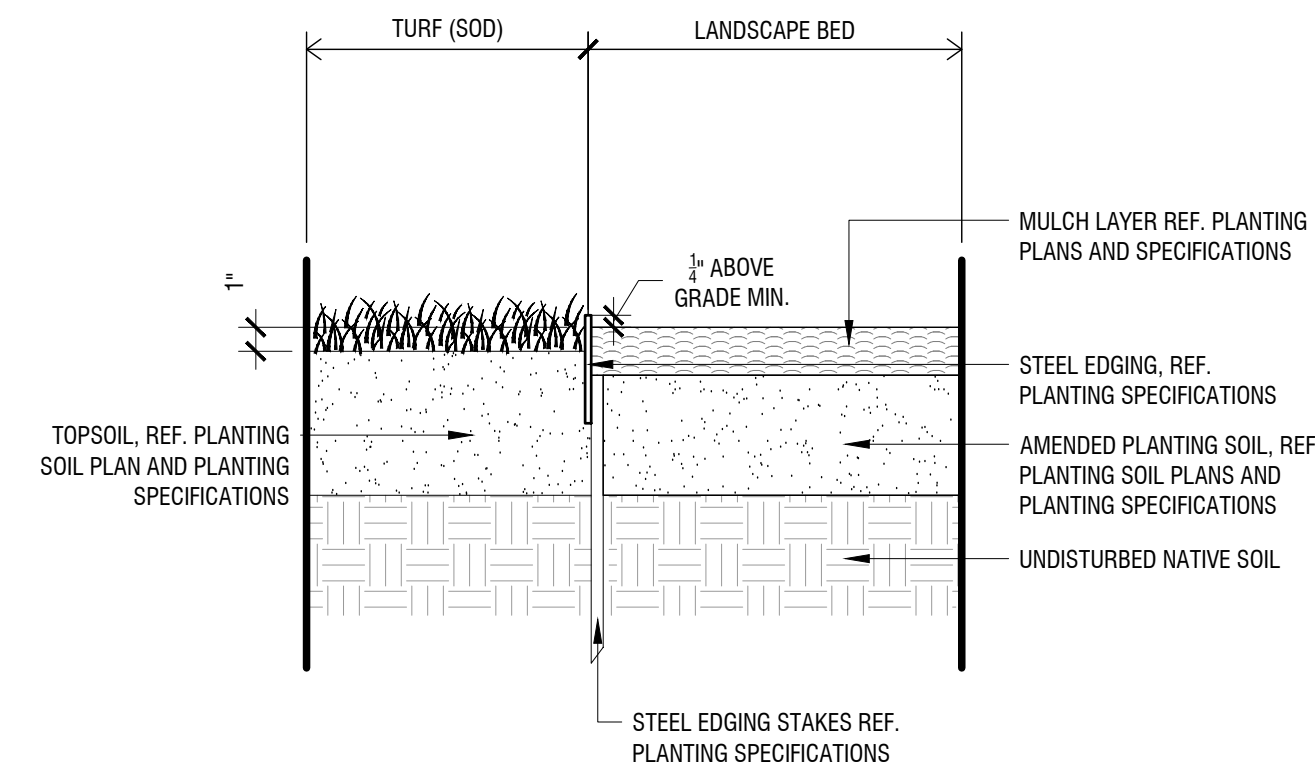
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

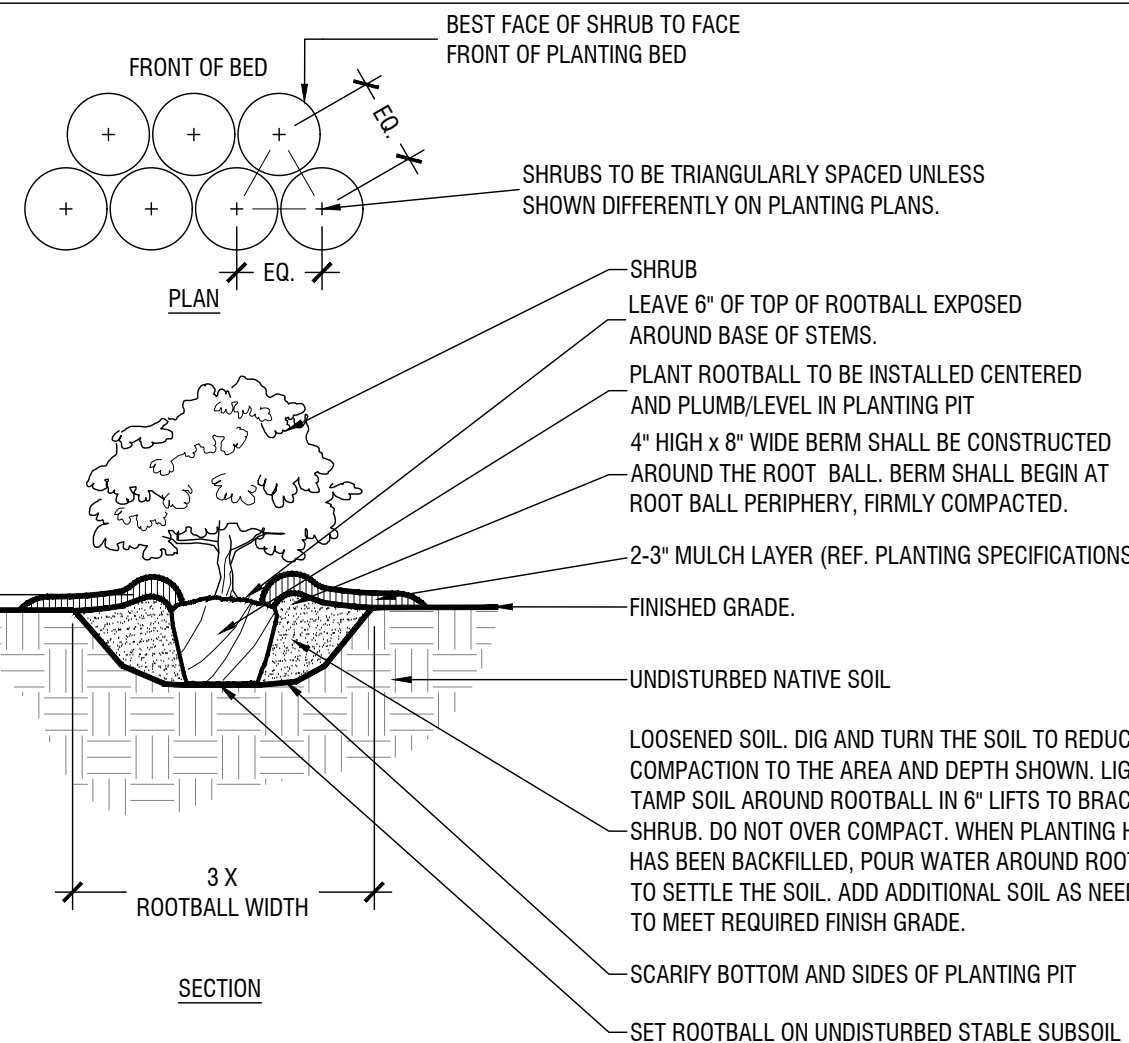
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSES TOGETHER WITH 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.

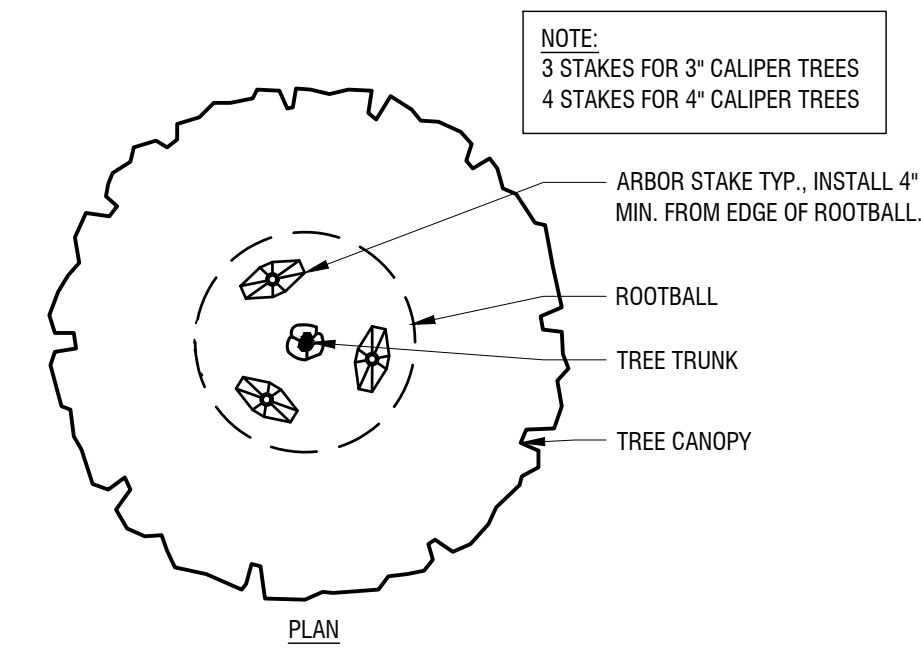


TYPICAL SHRUB PLANTING

Scale: NTS

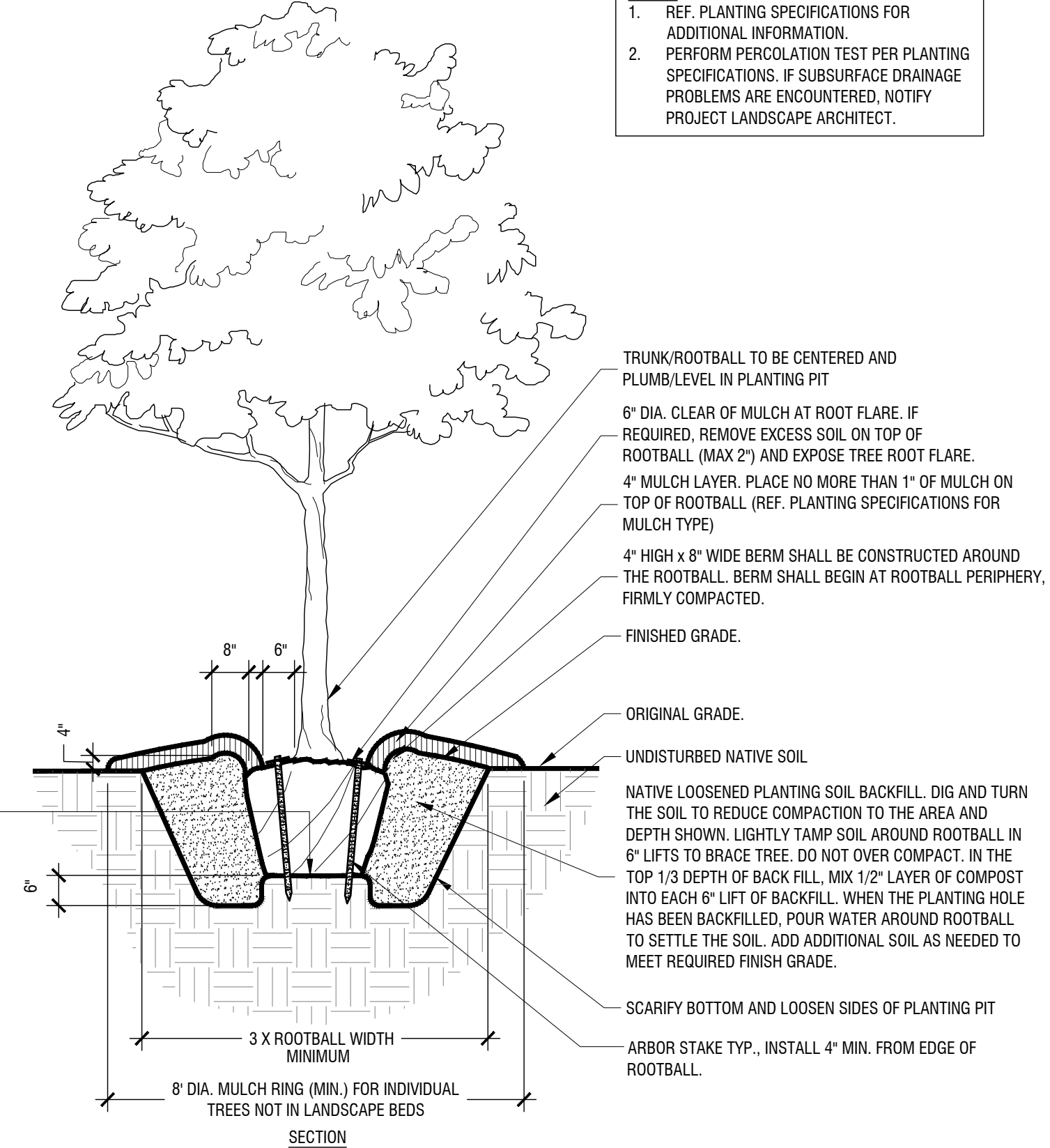
PLANTING NOTES:

- 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.



NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES

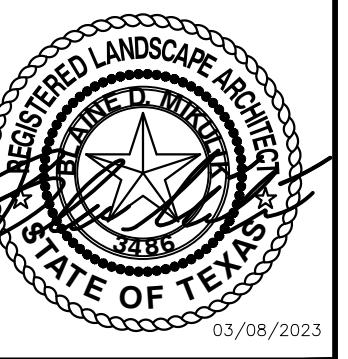
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



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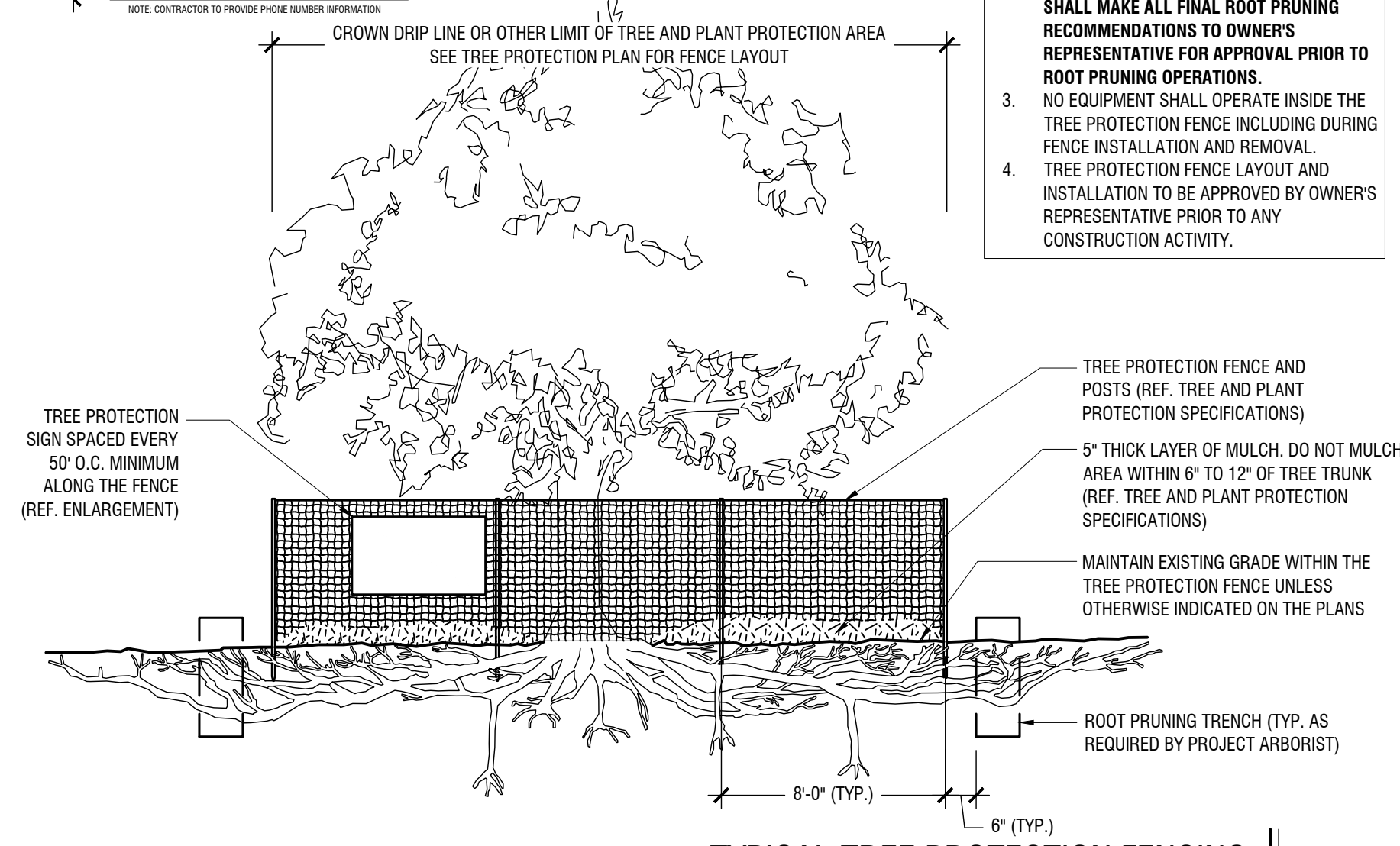
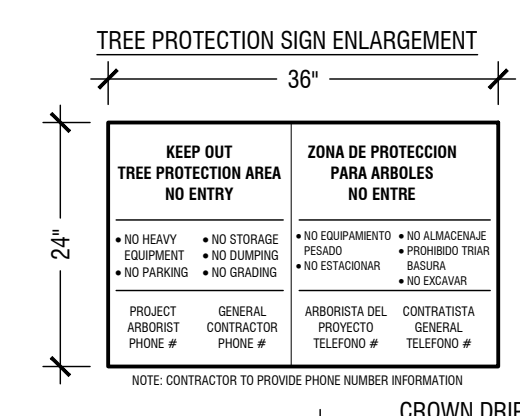
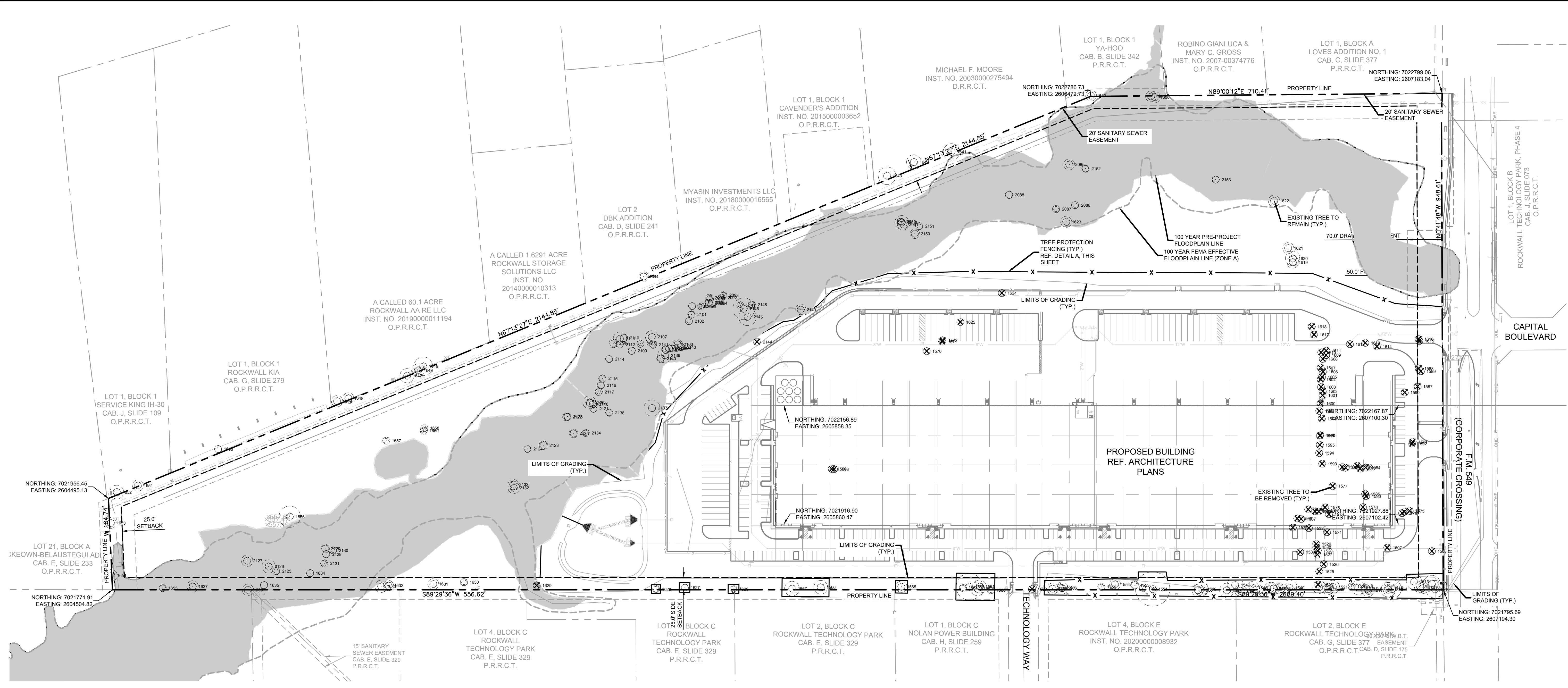
KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

LANDSCAPE DETAILS
 SHEET NUMBER
 L-200

No.	REVISIONS	DATE

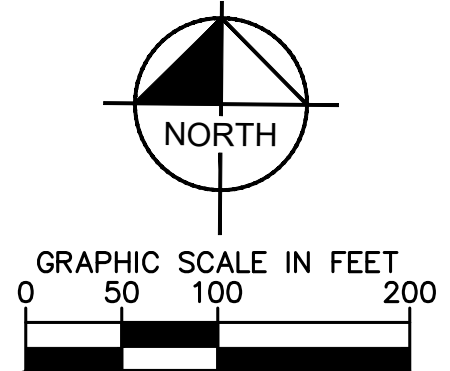
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 PLOTTED BY: FLETCHER MCGRAW 3/28/2023 2:24 PM
 DWG NAME: T-100 - TREE PROTECTION PLAN.dwg
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- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 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. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

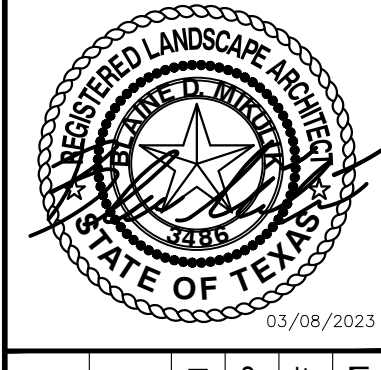
LEGEND

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



NO.	REVISIONS	DATE

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	068213100
DATE	MARCH 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

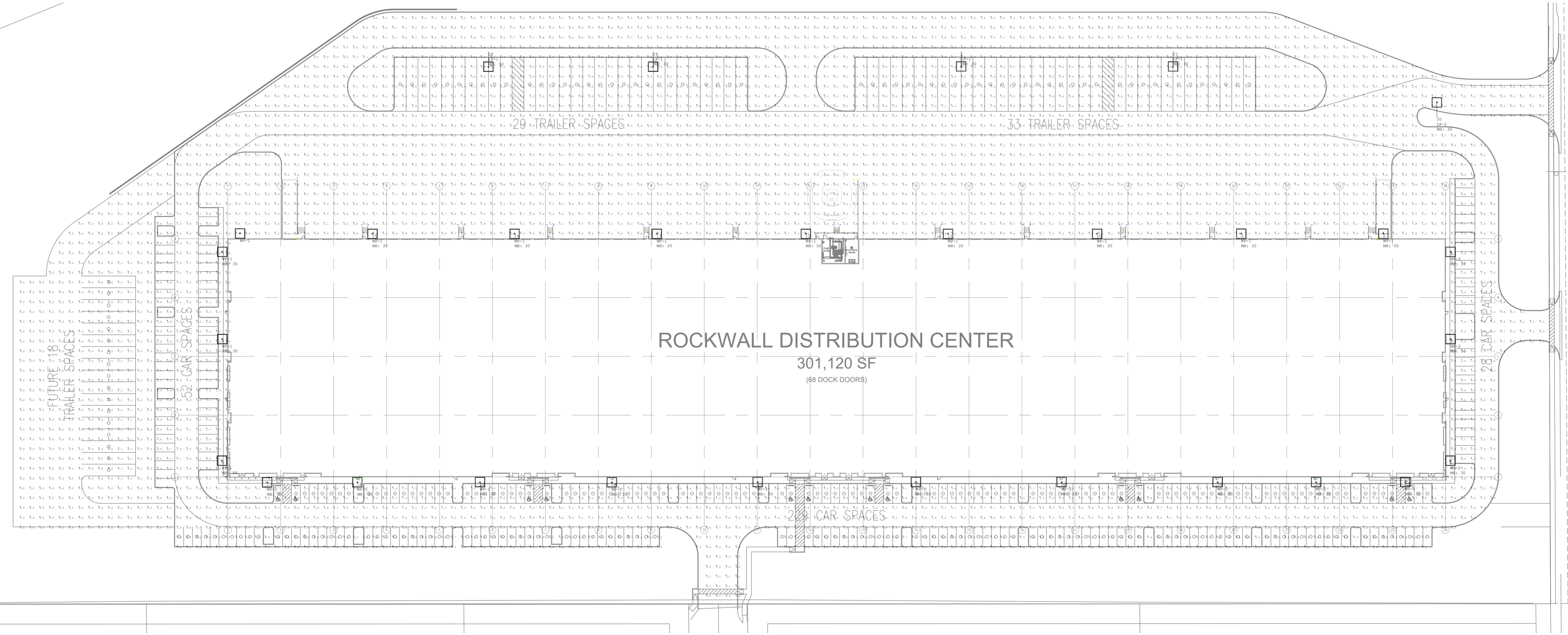
Luminaire Location Summary	X	Y	Z	Orient	
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
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

Luminaire Schedule	Qty	Label	Description	Arrangement	LF	Lum. Lumens	Arr. Watts	Total Watts
□	4	LP-1	LEDPEK10W40R4V4-	SINGLE	0.900	14751	200.505	1002.02
□	1	LP-2	LEDPEK10W40K4-	SINGLE	0.900	13200	99.99	99.99
□	22	WP-1	LEDPEK10W40R4V4-	SINGLE	0.900	19800	150.312	3306.864
□	3	WP-2	LEDPEK10W40K4-	SINGLE	0.900	9743	63	189

Calculation Summary	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
ARCHITECTS
Kimley-Horn
Civil Engineer
Mechanical Engineer
KILGORE
Structural Engineer
PLUMBING ENGINEER
Firm Registration # F - 18270

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

The drawings, specifications and design depicted herein are and remain the sole property of Kilgore Industries, LP and shall not be re-used, reproduced, submitted, or used by any others without the written consent of Kilgore Industries, LP.

*Regulated by the Texas Department of Licensing and Registration, P.O. Box 12107, Austin, Texas
28761, 1-800-803-8202
TACLA017666C • 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





TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Chris Lewis; *Kimley-Horn and Associates, Inc.*
CASE NUMBER: SP2024-027; *Amended Site Plan for 1351 Corporate Crossing (Flexpipe)*

On September 14, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-024] to allow the construction of a ~301,120 SF Warehouse/Distribution Center on the subject property. Following the construction of the Warehouse/Distribution Center, the Planning and Zoning Commission approved an amended site plan [Case No. SP2023-006] to allow ~78,500 SF (~10.00% of the total impervious area) of outside storage and eight (8) silos on the subject property. In February 2023, the applicant informed staff that the tenant (*i.e. Flexpipe*) would require additional silos and outside storage on the subject property. Staff informed the applicant that an amended site plan would be required. Following this, on May 17, 2024 the applicant submitted a development application requesting approval of an Amended Site Plan to allow an additional four (4), 51.50-foot tall silos and an additional ~48,000 SF (*i.e. ~6.10% of the total impervious area*) of outside storage area.

According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(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, Subsection 01.05(E) states that the associated screening "...must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers..."; however, the Planning and Zoning Commission may approve alternative landscape screening methods. Based on the provided silo exhibits, the applicant is proposing a 42-inch wrought iron fence and gate around the silos, and based on the provided site plan the applicant is [1] not proposing a fence around the outside storage, [2] providing additional landscaping on the two (2) parking endcaps ~84-feet east of the proposed outside storage, and [3] limiting the height of the outside storage to eight (8) feet. Given this, the proposed outside storage area will be visible from Corporate Crossing [FM-549], which is identified as a A4D (*i.e. arterial, four (4) lane, divided roadway*). Based on this, the applicant is requesting an exception to this requirement.



FIGURE 1. APPROXIMATE LOCATION AND VISIBILITY OF THE PROPOSED OUTSIDE STORAGE AREA FROM CORPORATE CROSSING.

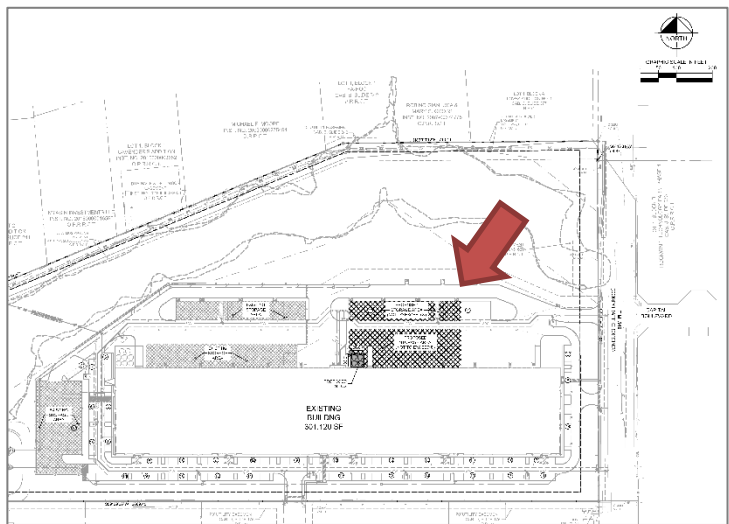


FIGURE 2. SITE PLAN SHOWING THE LOCATION OF THE PROPOSED OUTSIDE STORAGE AREA.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is *not* providing any compensatory measures to offset the requested exception to the outside storage screening requirements; however, staff has included a *Condition of Approval* that would require additional mature landscaping be provided in the parking island located between the proposed outside storage area and Corporate Crossing to better screen the proposed outside storage area. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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. If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* to allow outside storage on the *subject property* as delineated on the site plan, then staff would propose the following conditions of approval:

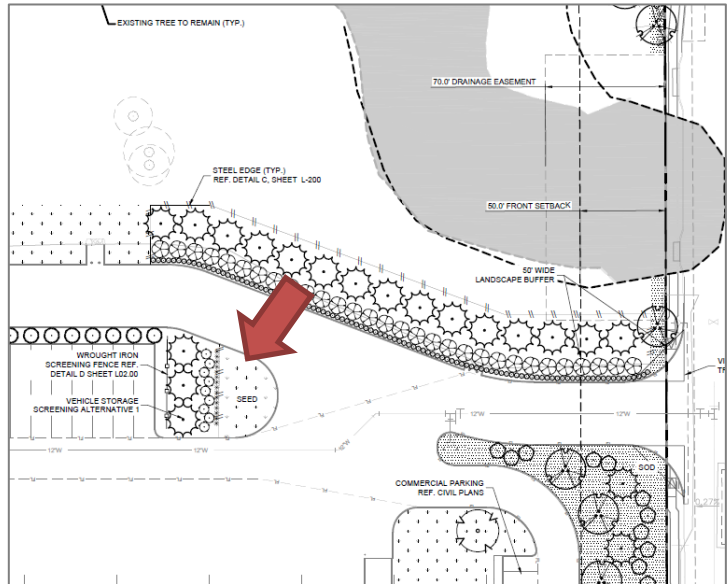


FIGURE 3. ADDITIONAL LANDSCAPING REQUESTED BY STAFF

(1) All outside storage may not exceed eight (8) feet in total height; and,

(2) Additional mature landscaping shrubs and/or trees shall be provided in the landscape island in between the proposed outside storage area and Corporate Crossing (see Figure 3).

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

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 25, 2024 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$15.00 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 the intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Warehouse**

PROPOSED ZONING _____ PROPOSED USE **Warehouse**

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

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 **Westcore Bravo Rockwall, LLC** APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Matthew Bateman** CONTACT PERSON **Chris Lewis**

ADDRESS **4350 La Jolla Village Drive, Suite 900** ADDRESS **2600 N Central Expressway**

CITY, STATE & ZIP **San Diego, CA 92122** CITY, STATE & ZIP **Richardson, Texas**

PHONE **(858) 625-4100** PHONE **(469)-445-2780**

E-MAIL **mbateman@westcore.net** E-MAIL **chris.lewis@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

**Development Application
City of Rockwall
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC
a Delaware limited liability company

By: Westcore Management I, LLC.
a Delaware limited liability company,
as Agent for Owner

By:  _____

Name: Matthew Bateman

Title: Authorized Signatory

CALIFORNIA JURAT WITH AFFIANT STATEMENT

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 14th day of May 2024, by

(1) Matthew Bateman
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Karen L. Sloan
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

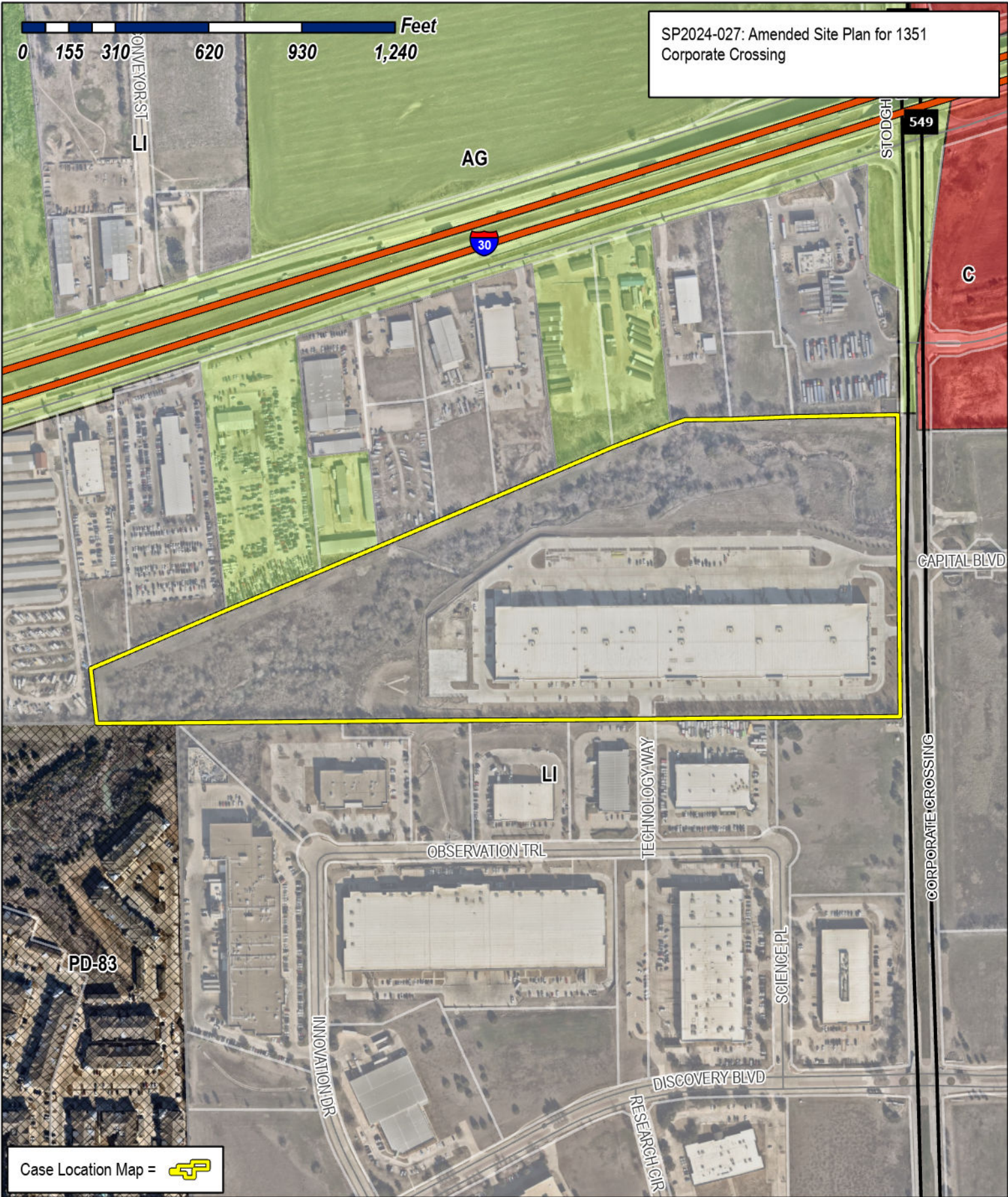
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date _____
Number of Pages: _____ Signer(s) Other Than Names Above: _____

0 155 310 620 930 1,240 Feet

SP2024-027: Amended Site Plan for 1351 Corporate Crossing



Case Location Map = 

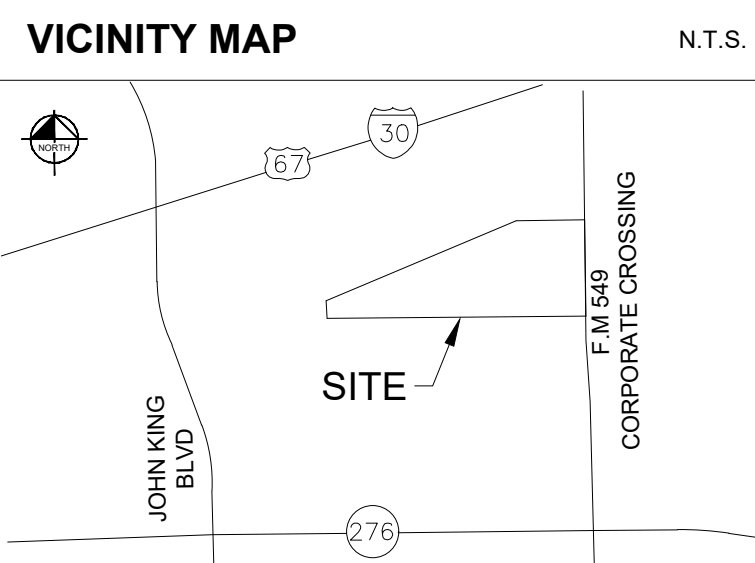


City of Rockwall

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.



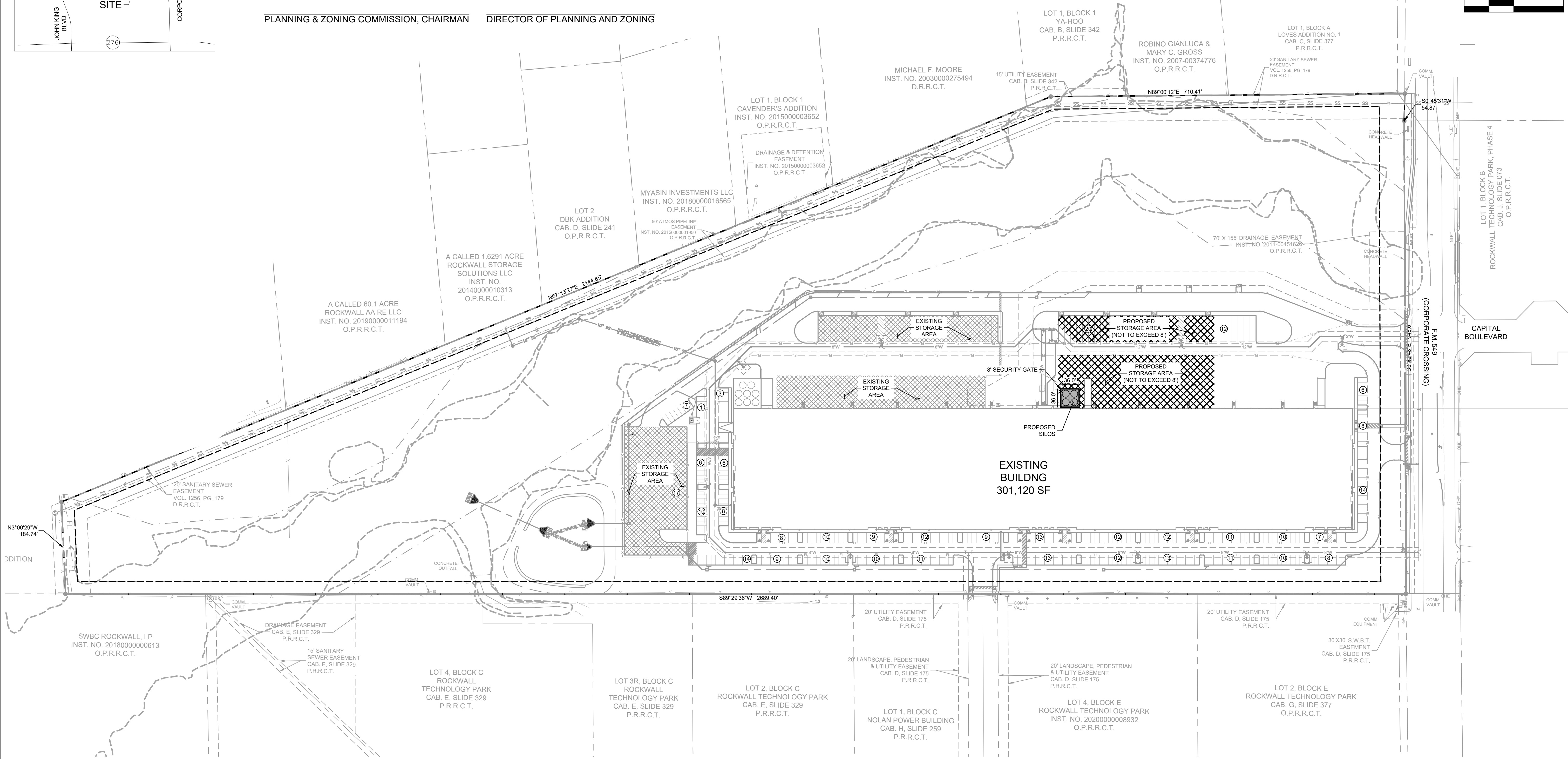
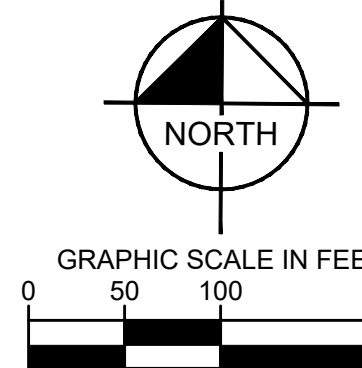


SITE PLAN SIGNATURE BLOCK

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



LEGEND

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

HATCH LEGEND

EXISTING STORAGE AREA	[Hatched Pattern]
PROPOSED STORAGE AREA	[Cross-hatched Pattern]
PROPOSED IMPROVEMENTS	[Stippled 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

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.

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.



DBA: 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-328 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.

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-328
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.

Professional Engineer Seal

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 NUMBER: 138132
 EXPIRES: 06/04/2024

STREAM ROCKWALL - 2
 PREPARED FOR
WESTCORE BRAVO, LLC
 ROCKWALL, TEXAS

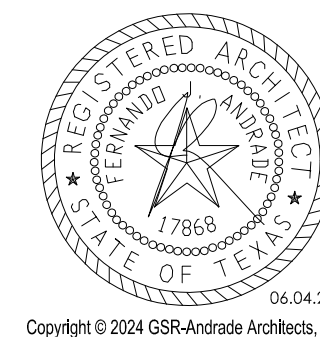
KHA PROJECT: 064626300
 DATE: JUNE 2024
 SCALE: AS SHOWN
 DESIGNED BY: CAL
 DRAWN BY: CAL
 CHECKED BY: DSA

SITE PLAN

SHEET NUMBER
SP-1

REVISIONS

No.	DATE



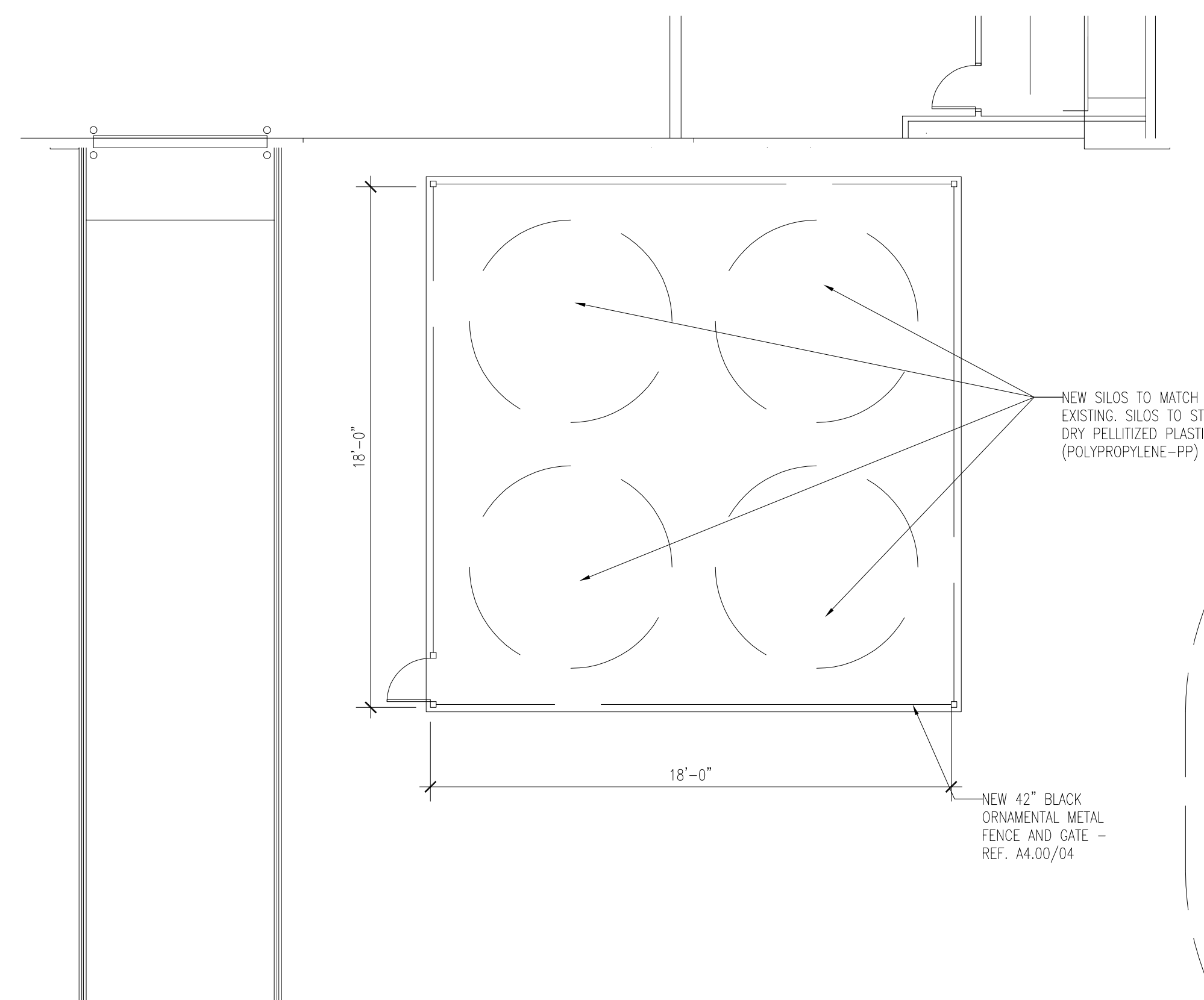
gsr | andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR ANDRADE ARCHITECTS
Architect
ENGINEERING ANALYSTS, INC.
Civil Engineer

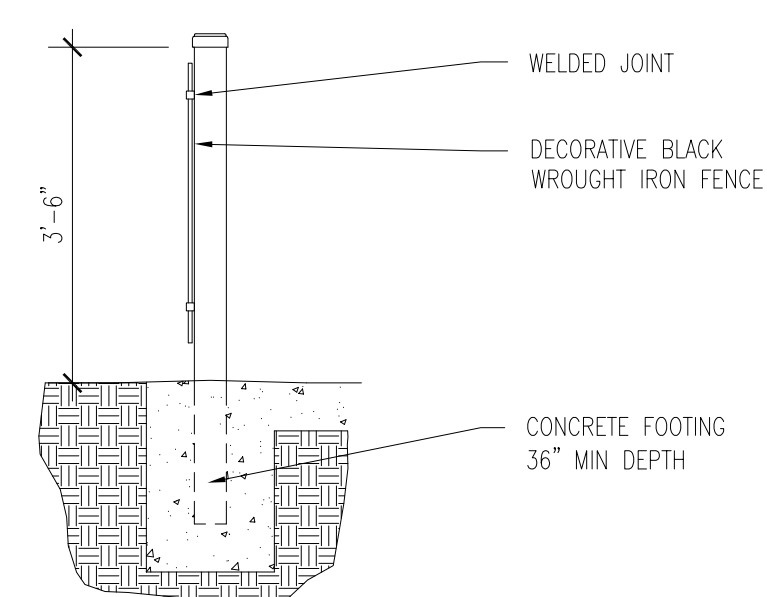
Structural Engineer
SCHMIDT & STACY
Mechanical Engineer
SCHMIDT & STACY
Electrical Engineer
SCHMIDT & STACY
Plumbing Engineer

**XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPIPE SYSTEMS (US) LLC
XERXES FINISH OUT**

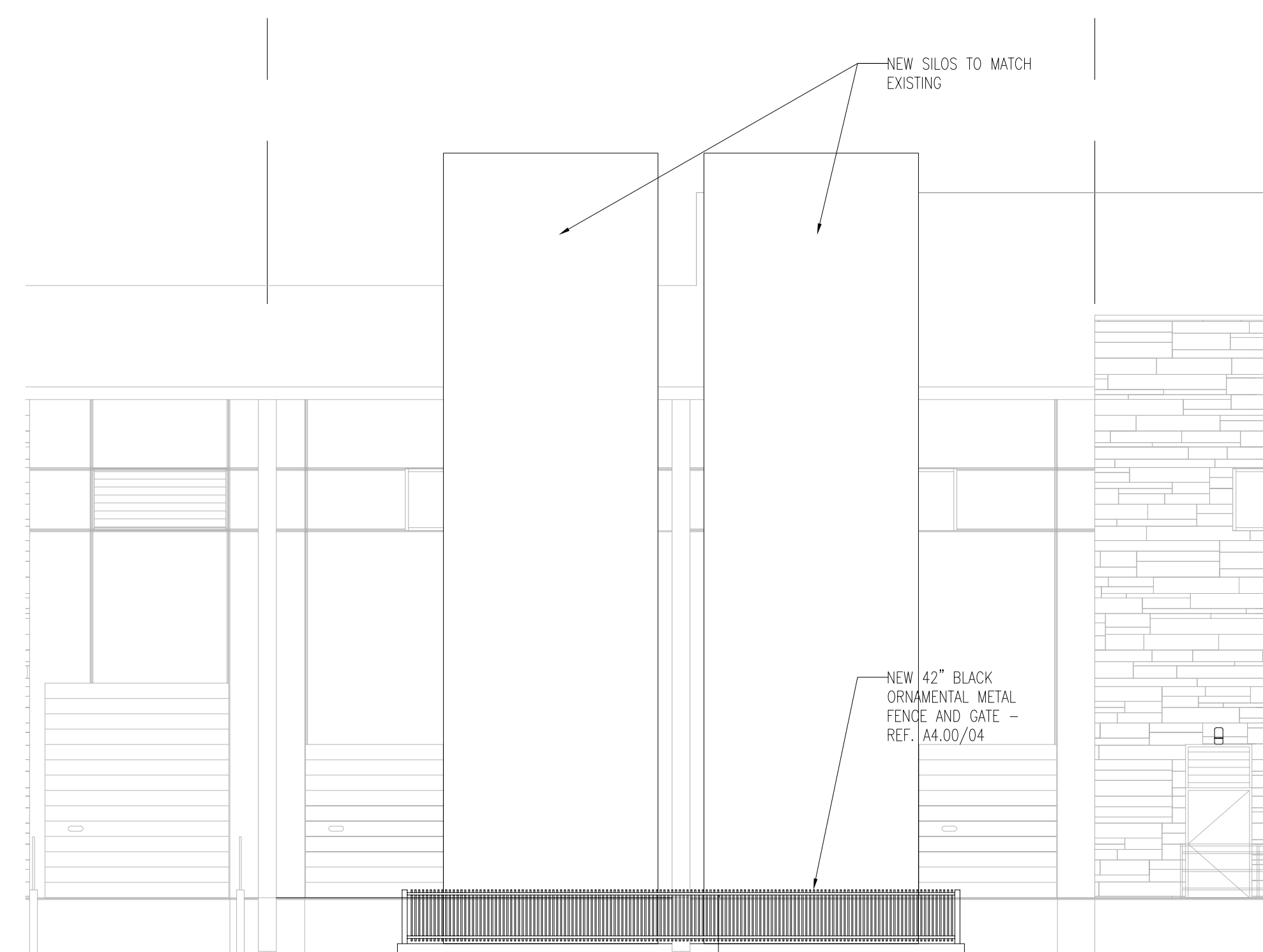
1351 CORPORATE CROSSING (F.M. 549), SUITE 110
ROCKWALL, TEXAS 75082



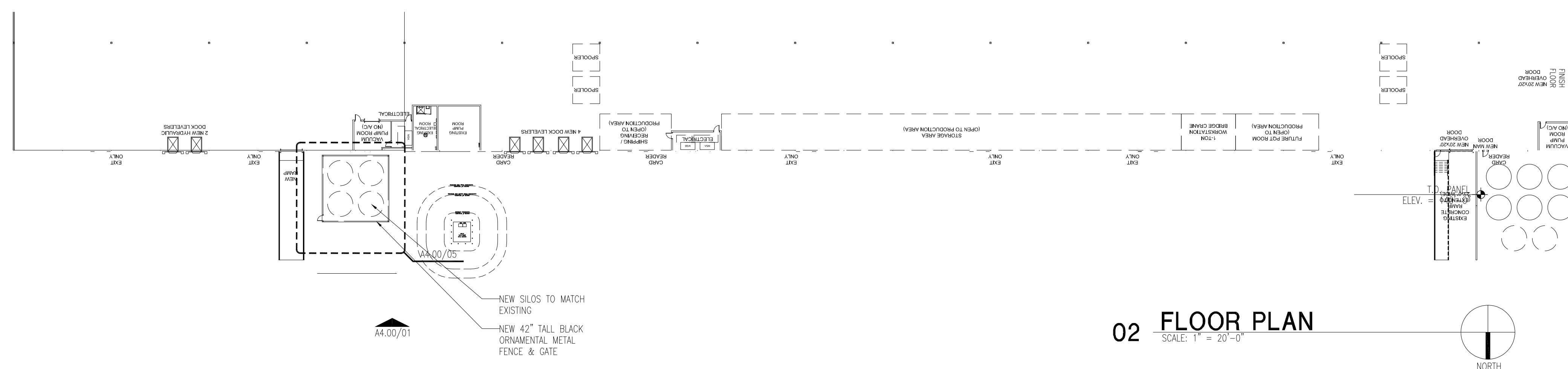
05 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



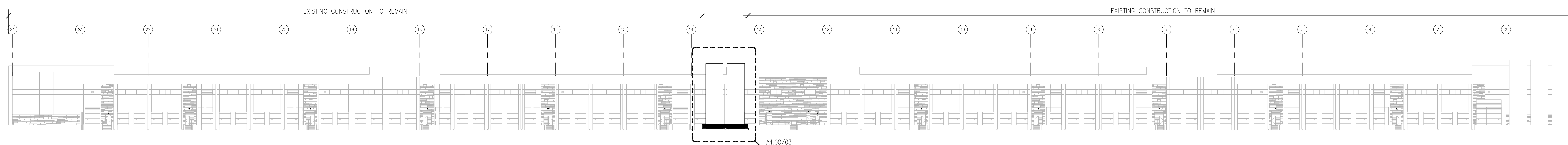
04 Decorative Fence Section
SCALE: 1/2" = 1'-0"



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"

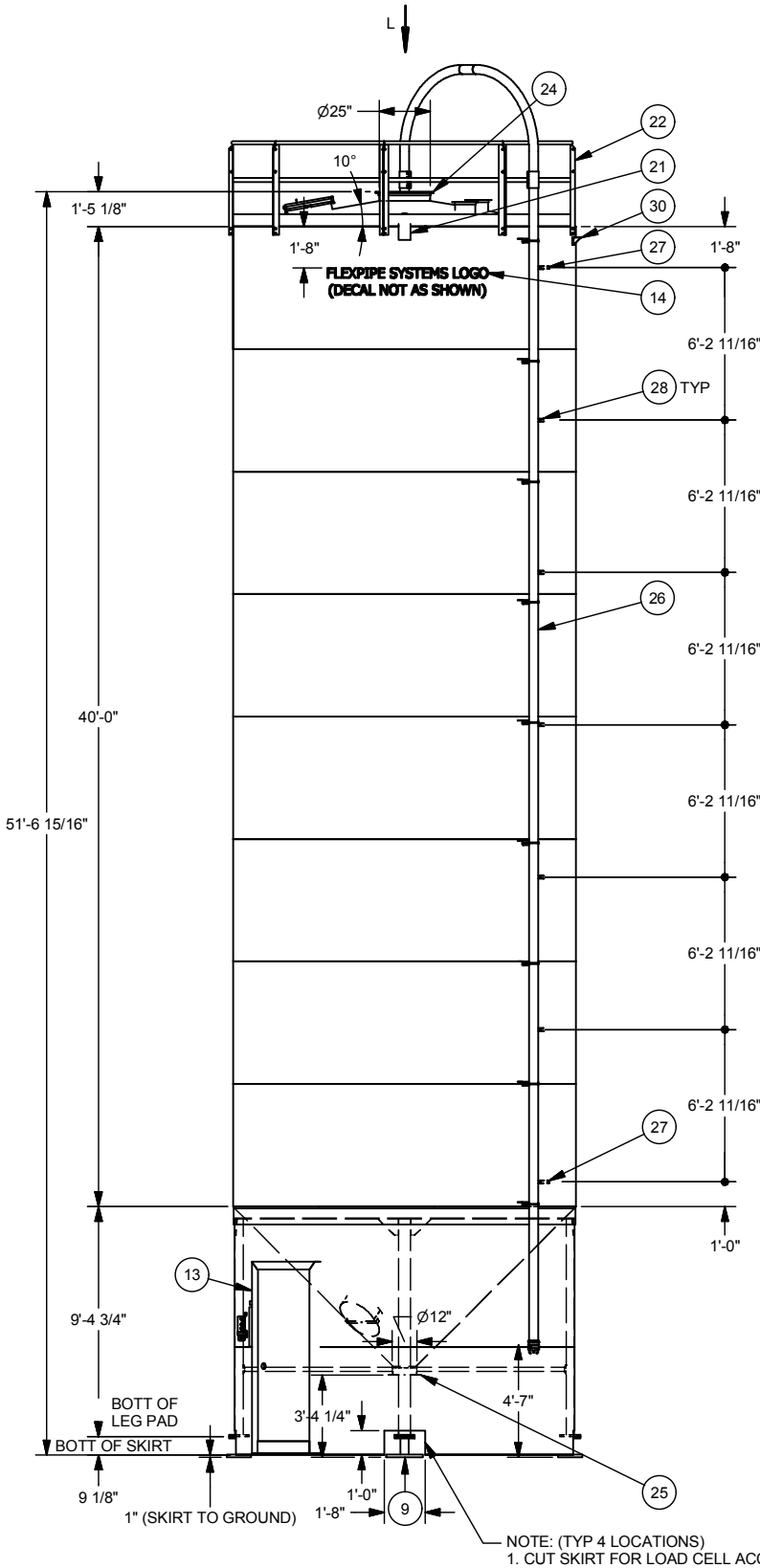


01 NORTH ELEVATION
SCALE: 1" = 20'-0"

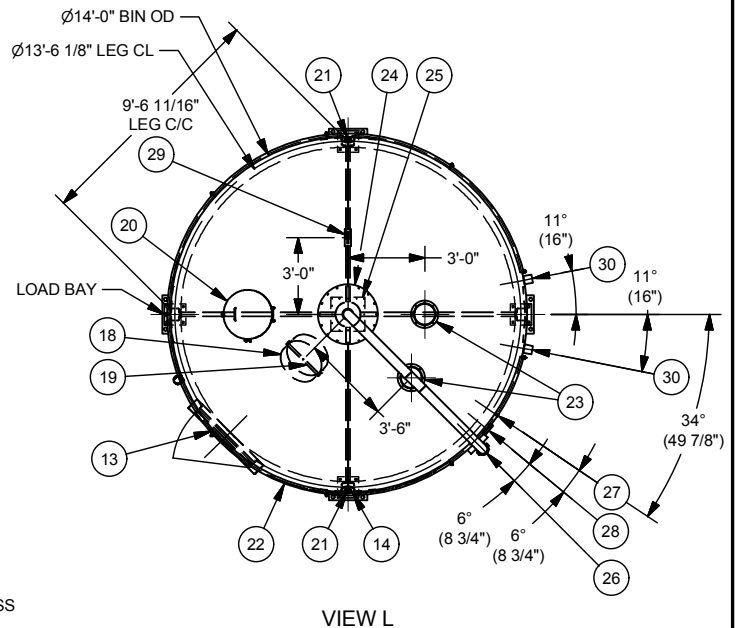
PROJECT NO.:	2966-9
DATE:	05.17.2024
REVISIONS:	06.04.2024
05.17.24 SITE PLAN AMENDMENT	
06.04.24 CITY COMMENTS	

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"x84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOCKING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"X16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWALK SUPPORT ASSEMBLY		



ELEVATION VIEW



VIEW L

CUSTOMER APPROVAL

Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.

SIGN: _____

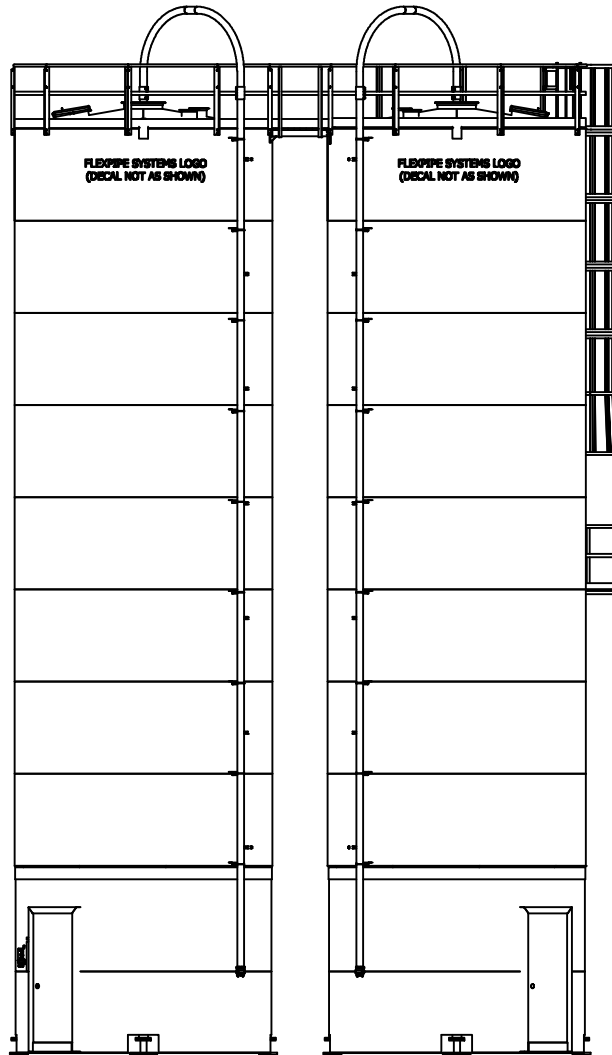
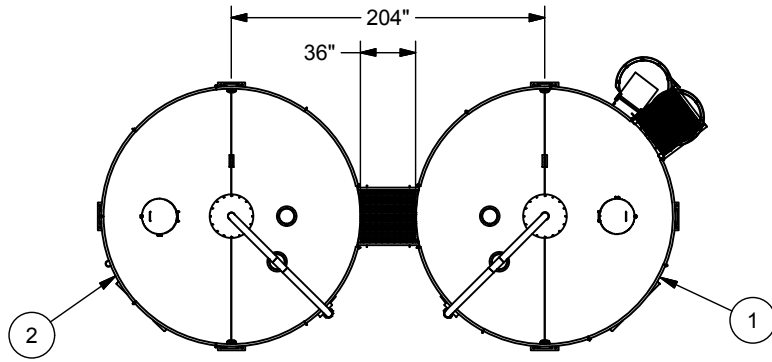
DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

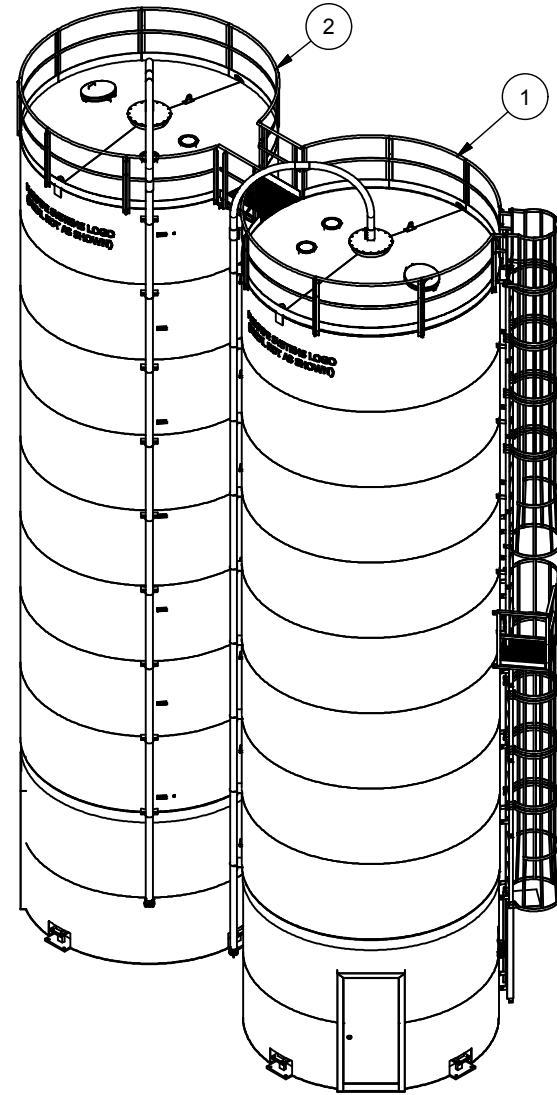
APPROVAL DWG MUST BE RETURNED APPROVED 4 WEEKS UPON RECEIPT TO ENSURE SCHEDULED DELIVERY DATE. FAILURE TO DO SO WILL RESULT IN PROJECT BEING RE-SCHEDULED.

COATING SPECIFICATIONS
 EXTERIOR PREP: SSPC-SP1, SP2, SP3
 EXTERIOR COATING: ICI SHADED ICE
 INTERIOR PREP: SSPC-SP1, SP2, SP3
 INTERIOR COATING: BONE WHITE
 ACCESSORY COLOUR: GRAY

 www.meridianmfg.com <small>THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.</small>		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)				
		PART DESCRIPTION: 1440-45-10(A)	WEIGHT: 16726.41 lbmass VOLUME: 5215 ft³			
DRAWN BY: ASP	DRAWN BY DATE: 2/11/2014	CHECKED BY:	PART/DRAWING NUMBER: SO81366(A)	REV: 1	SCALE: 1 / 90	SHEET No: 1 OF 1



ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)




CUSTOMER APPROVAL

- Reviewed and accepted.
- Revise and resubmit.
- Work may proceed.
- Revise and resubmit.
- Work shall not proceed.

SIGN: _____
DATE: _____

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

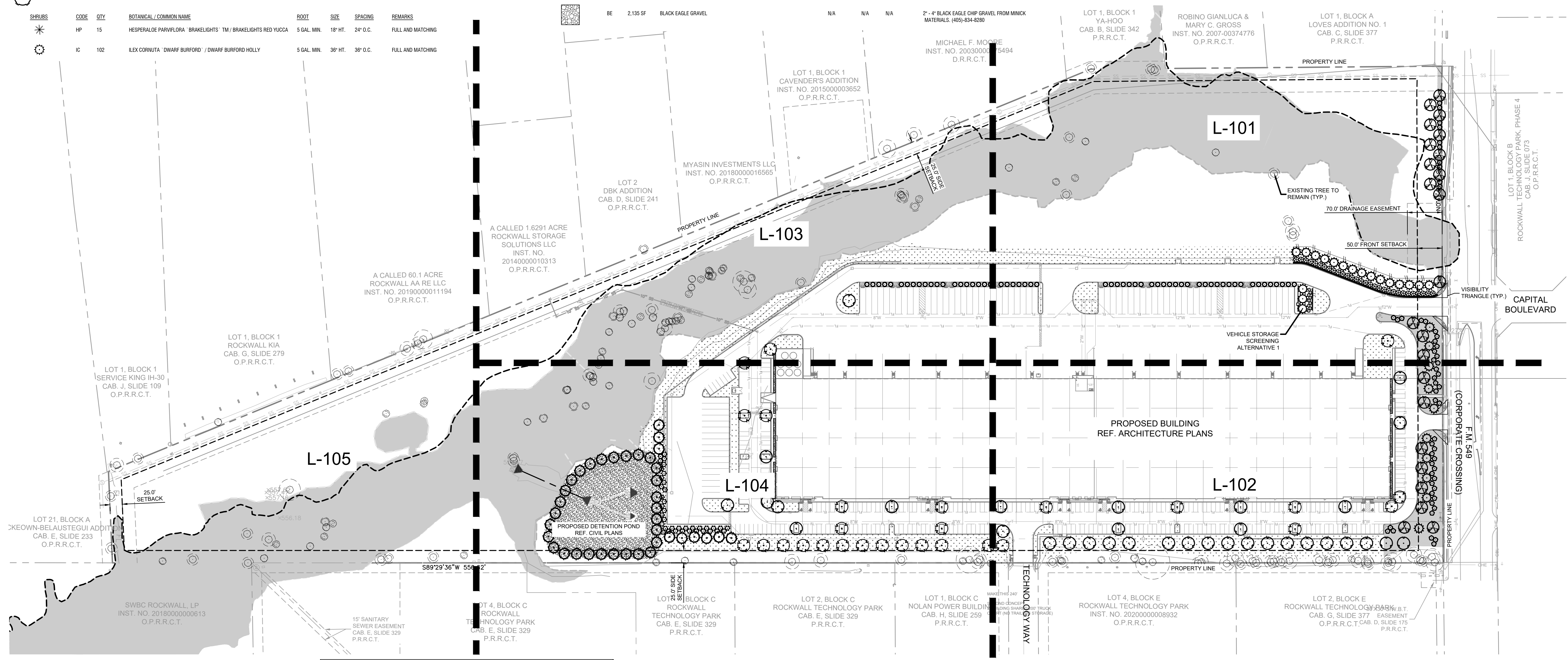
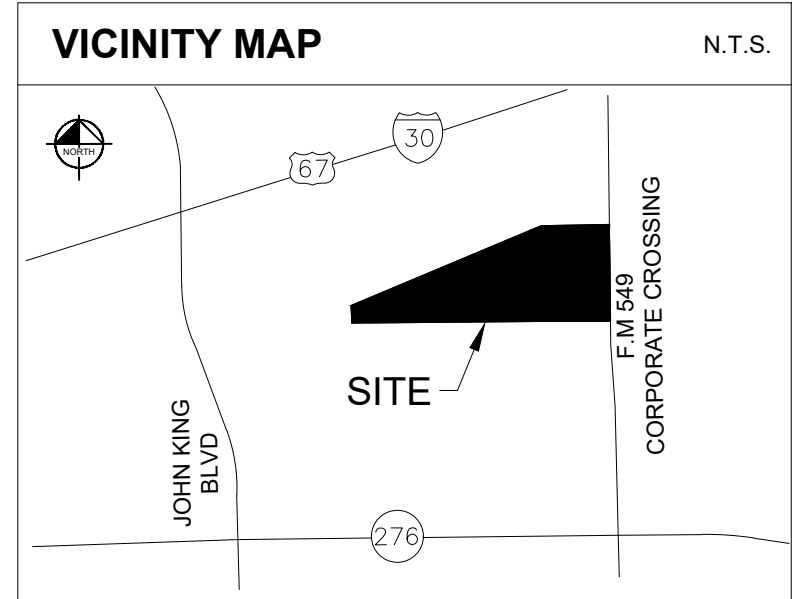
 www.meridianmfg.com		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		MATERIAL:	WEIGHT: 34955.81 lbmass
			FABRICATION: XXX
DRAWN BY: ASP	DRAWN BY DATE: 3/13/2015	CHECKED BY:	PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN
		REV: A	SCALE: 1 / 125
			SHEET No: 1 OF 1

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 / CHINKAPII 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
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
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	138,797 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	2,135 SF		BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS. (405) 834-8280



City of Rockwall Landscape Requirements - Article 08
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)

LANDSCAPE AND FENCE STANDARDS	Required	Provided
Landscape Buffers - FM 549 Overlay District		
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-foot	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-foot of linear frontage along the Primary Roadway.	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
F.M. 549 (Corporate Crossing) (1,003 LF / 100') * 2 = 20 Canopy Trees (1,003 LF / 100') * 4 = 40 Accent Trees (1,003 LF / 100') * 10 = 10 Cedar Trees	Required	Provided
Landscape Screening		
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 07.05 Screening Standards, of Article 5, District Development Standards.	Yes	Yes
Alternative #1: A wrought iron fence and three lined screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 feet on center.	N/A	N/A
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Piles in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas.	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 SF * 15% = 283,099 SF of Required Landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
27,428 SF / 750 = 37 Canopy & Accent Trees	37 Canopy & Accent Trees	37 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking area. 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	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 SEEDDED/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

811 Know what's below.
Call before you dig.

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: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
03/08/2023

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, L.L.C.
TEXAS

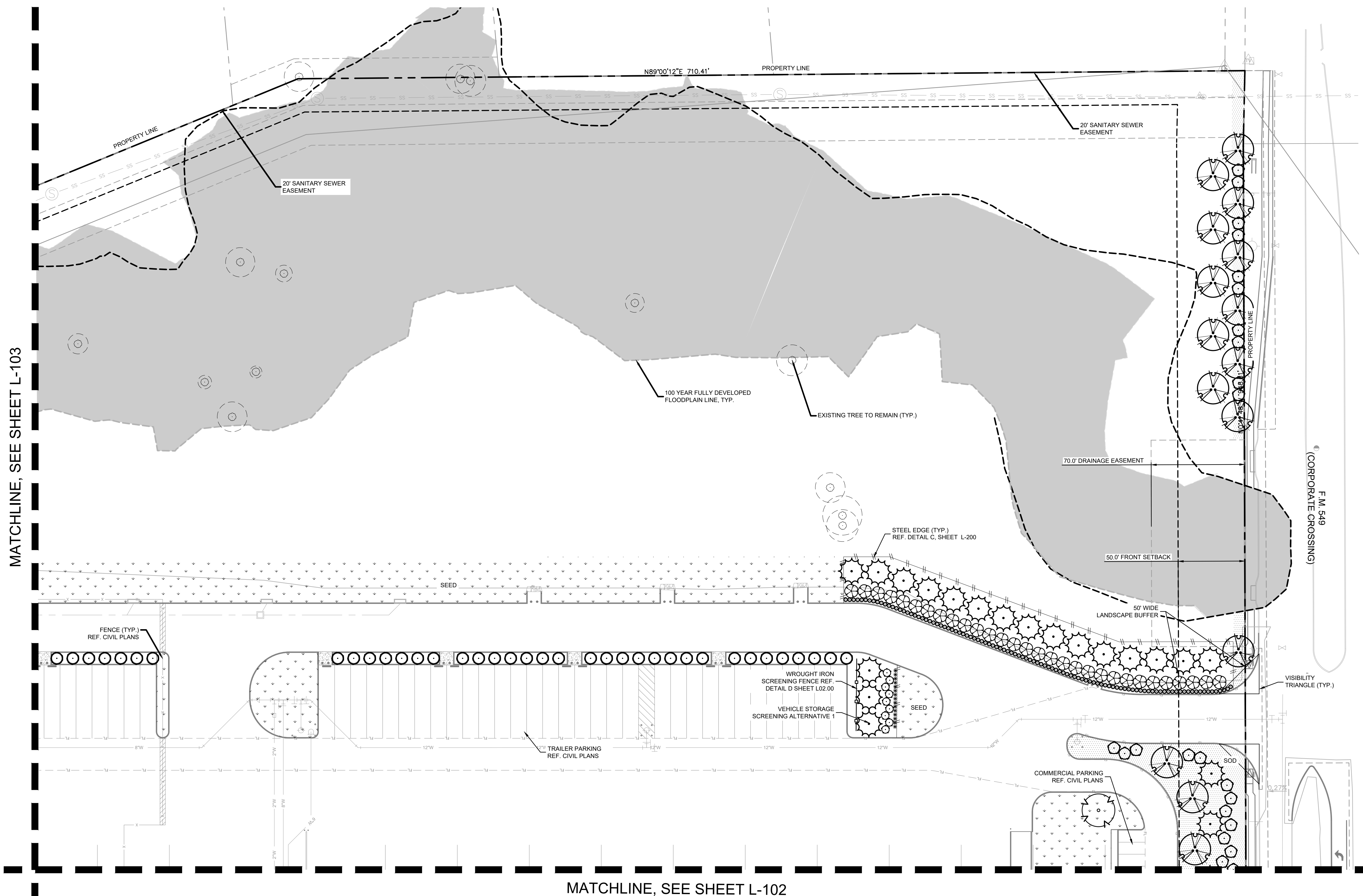
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L-100

REVISIONS
DATE

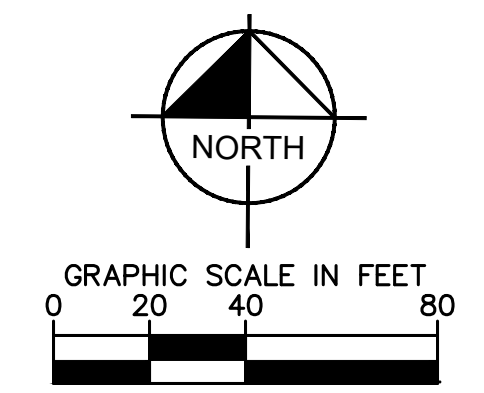
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MATCHLINE, SEE SHEET L-103

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	CHLOPSIS 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 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	

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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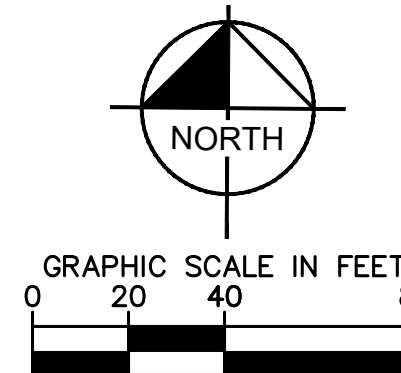
REVISIONS	No.	DATE

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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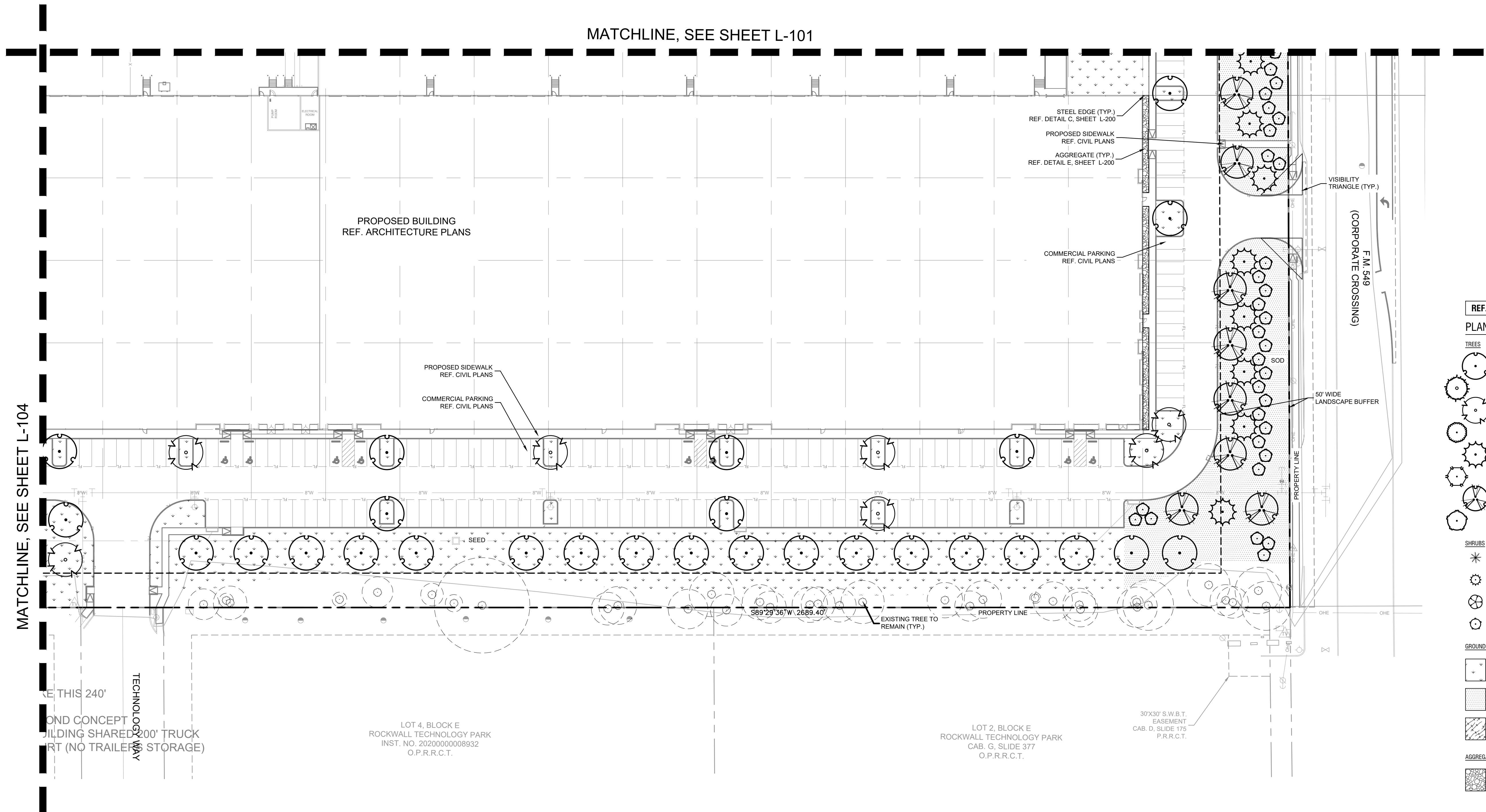
REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 No. 19685
 03/08/2023

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

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



MATCHLINE, SEE SHEET L-101



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	LINGUADIA SPECIOSA / MEXICAN BUCKEYE	
OS	QUERCUS SHUMARDII / SHUMARDI RED OAK	
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	

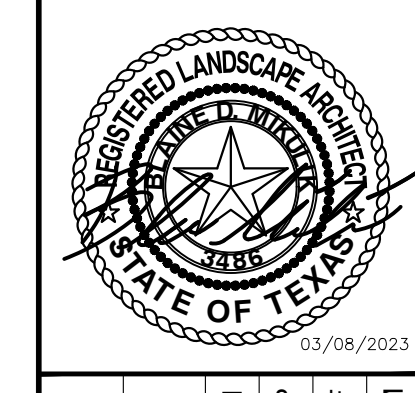
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
LC	LOROPETALUM CHINENSE / LOROPETALUM	
LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUUDA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMUUDA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	

AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL	

Kimley Horn

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WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLP
CHECKED BY	BDM

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

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L-102

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 ____.

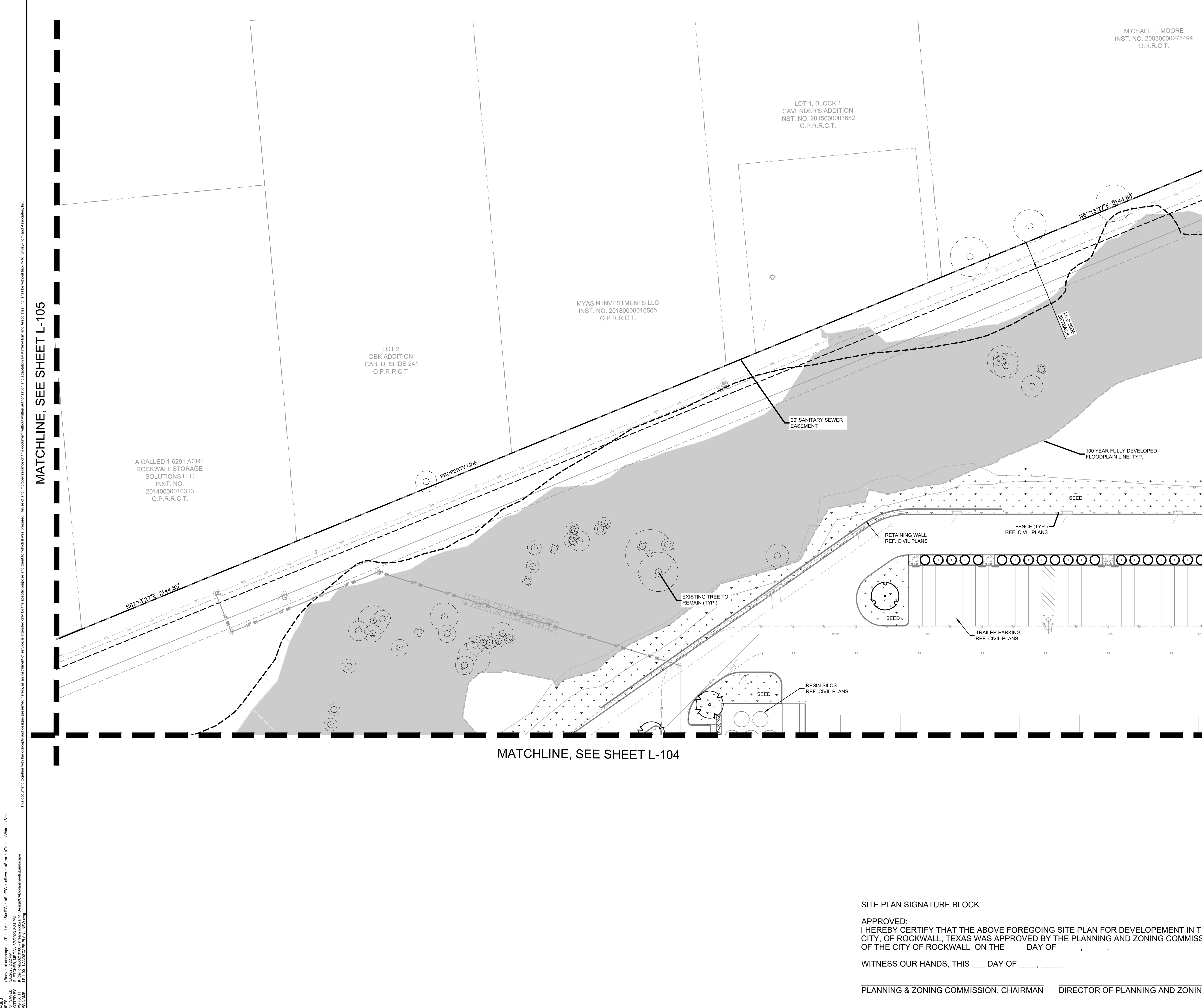
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

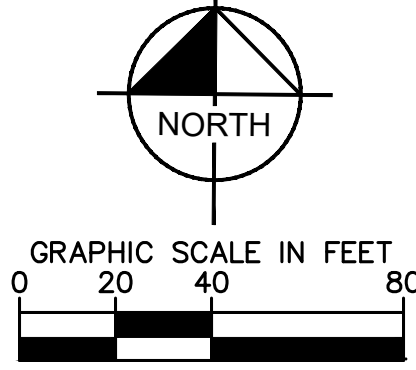
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MICHAEL F. MOORE
INST. NO. 2003000275494
D.R.R.C.T.



IMAGES:
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PLOTS BY:
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A CALLED 1.6291 ACRE
ROCKWALL STORAGE
SOLUTIONS LLC
INST. NO.
2014000010313
O.P.R.R.C.T.

LOT 2
DBK ADDITION
CAB. D. SLIDE 241
O.P.R.R.C.T.

MYASIN INVESTMENTS LLC
INST. NO. 2018000016565
O.P.R.R.C.T.

LOT 1, BLOCK 1
CAVENDER'S ADDITION
INST. NO. 2015000003652
O.P.R.R.C.T.

PROPERTY LINE

20' SANITARY SEWER
EASEMENT

SEED
1:20 30'

100 YEAR FULLY DEVELOPED
FLOODPLAIN LINE, TYP.

EXISTING TREE TO
REMAIN (TYP.)

RETAINING WALL
REF. CIVIL PLANS

FENCE (TYP.)
REF. CIVIL PLANS

TRAILER PARKING
REF. CIVIL PLANS

RESIN SILOS
REF. CIVIL PLANS

MATCHLINE, SEE SHEET L-104

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-105

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
QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL	CHILOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
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SHRUBS

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HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
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LC	LOROPETALUM CHINENSE / LOROPETALUM
LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS

CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMIUDA GRASS
SOD	CYNODON DACTYLON / COMMON BERMIUDA 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
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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.



NO.	REVISIONS	DATE

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-528
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KHA PROJECT	DATE	SCALE	DESIGNED BY	AMP	M/FP	BDW
068213100	MARCH 2023	AS SHOWN				

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

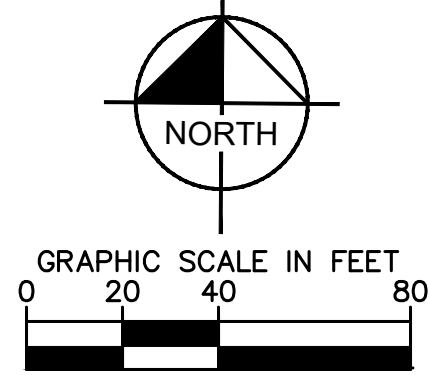
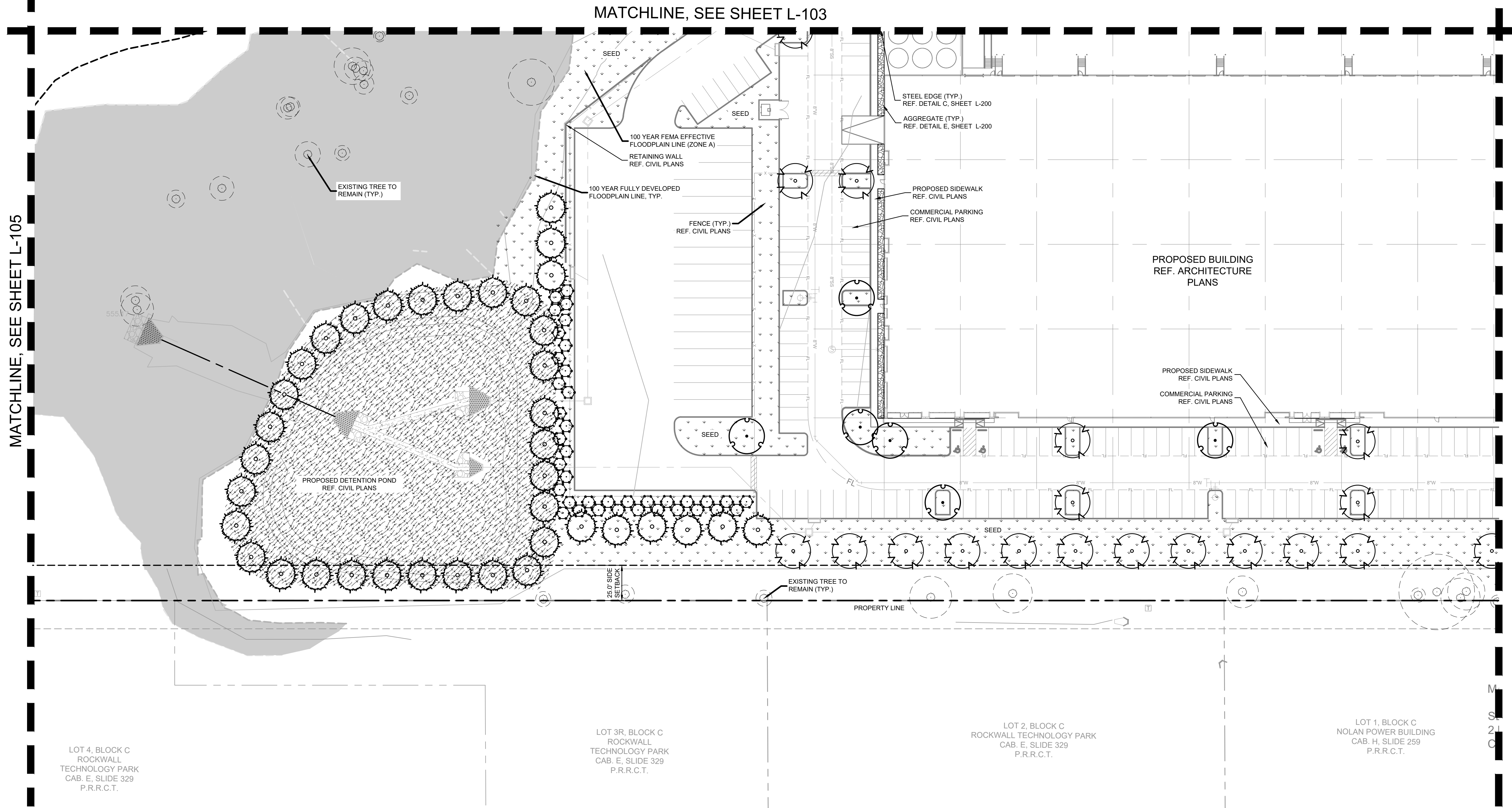
LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L-103

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 CHECKED BY: MEGAN.80203
 DATE: 03/08/2023

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MATCHLINE, SEE SHEET L-105



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	CHLOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADA 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	DRANFIELD MIX / DRANFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL



Kimley-Horn
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 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	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 ___, ___.

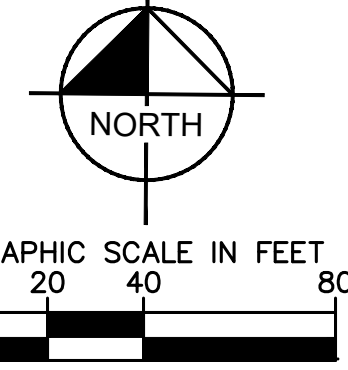
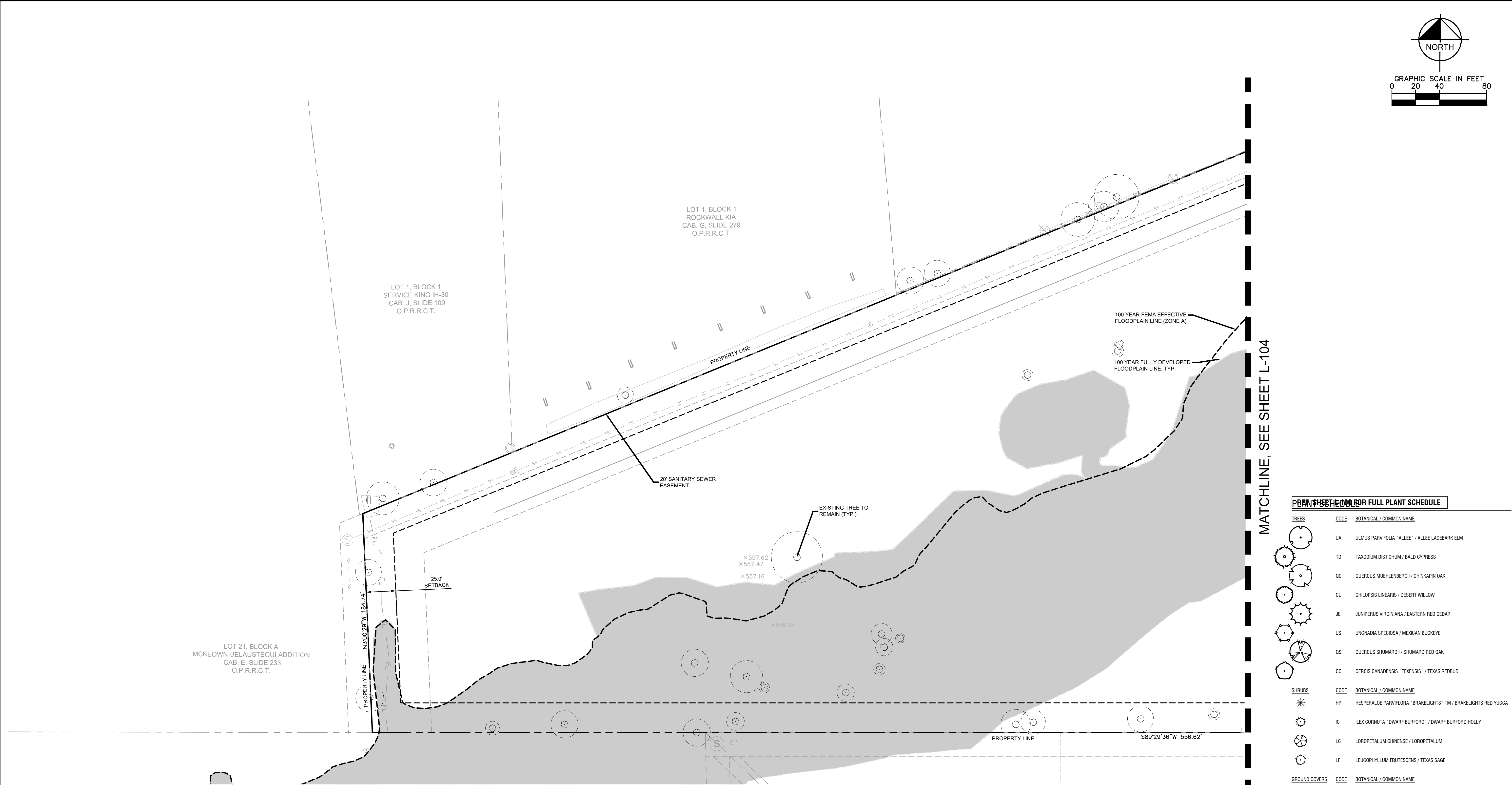
WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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.



No.	REVISIONS	DATE



MATCHLINE, SEE SHEET L-104

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	CHILOPSIS 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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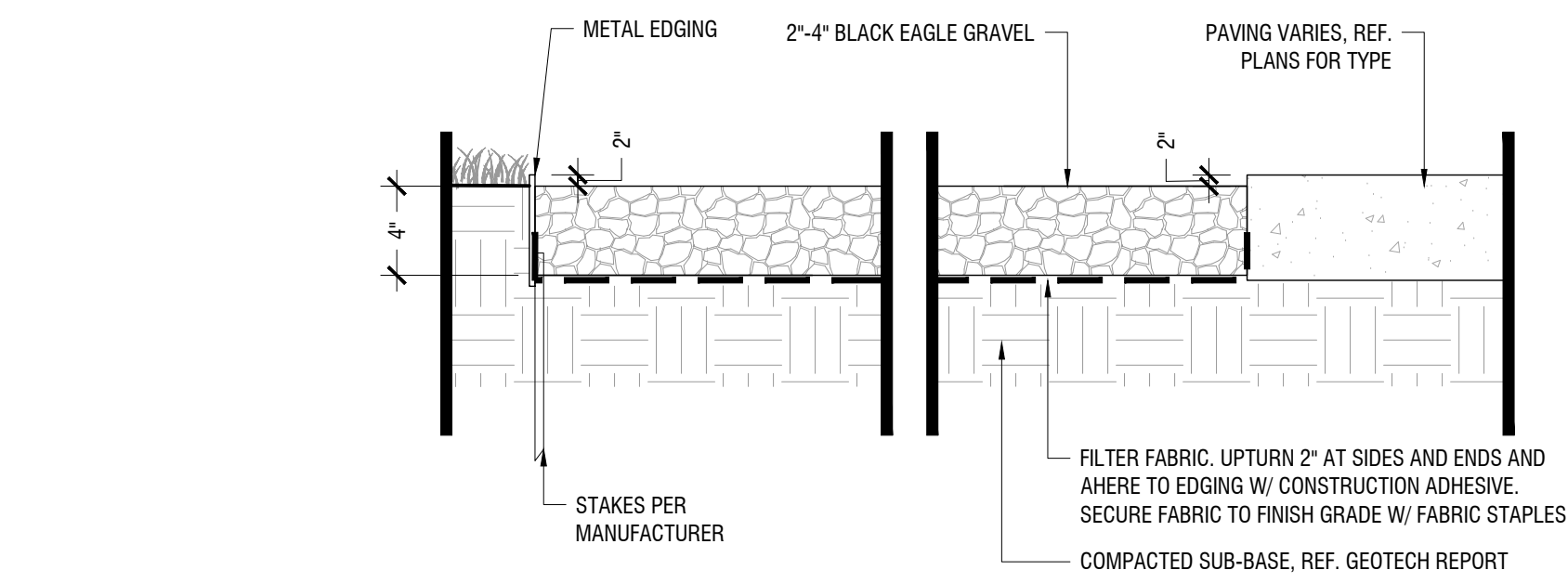
REGISTERED LANDSCAPE ARCHITECT
 MEGAN FLETCHER
 STATE OF TEXAS
 03/08/2023

KHA PROJECT: 086213100
 DATE: MARCH 2023
 SCALE: AS SHOWN
 DESIGNED BY: AMP
 DRAWN BY: MFL
 CHECKED BY: BDM

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

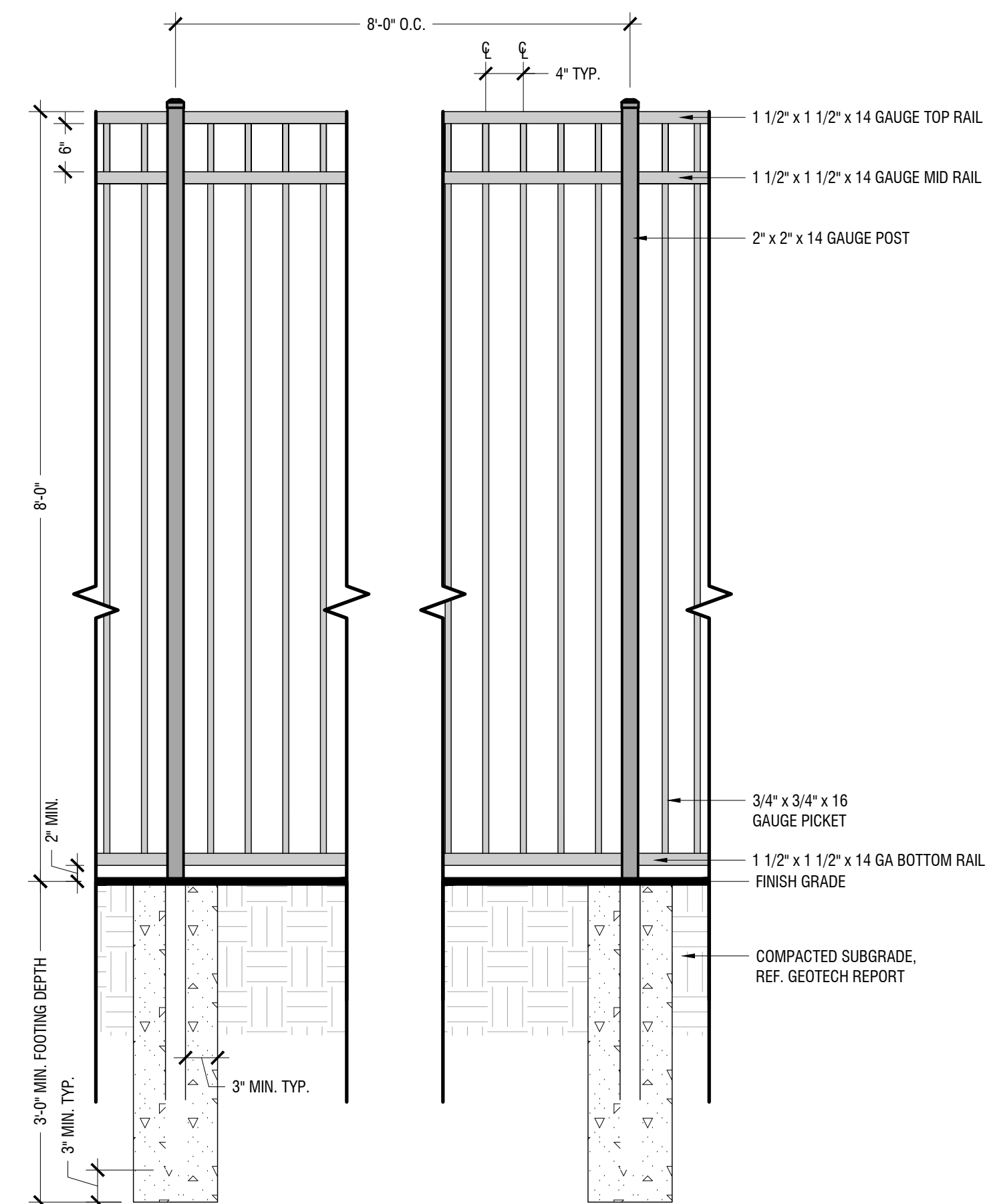
LANDSCAPE
 PLAN (5 OF 5)
 SHEET NUMBER
 L-105

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 06/06/2023 2:25 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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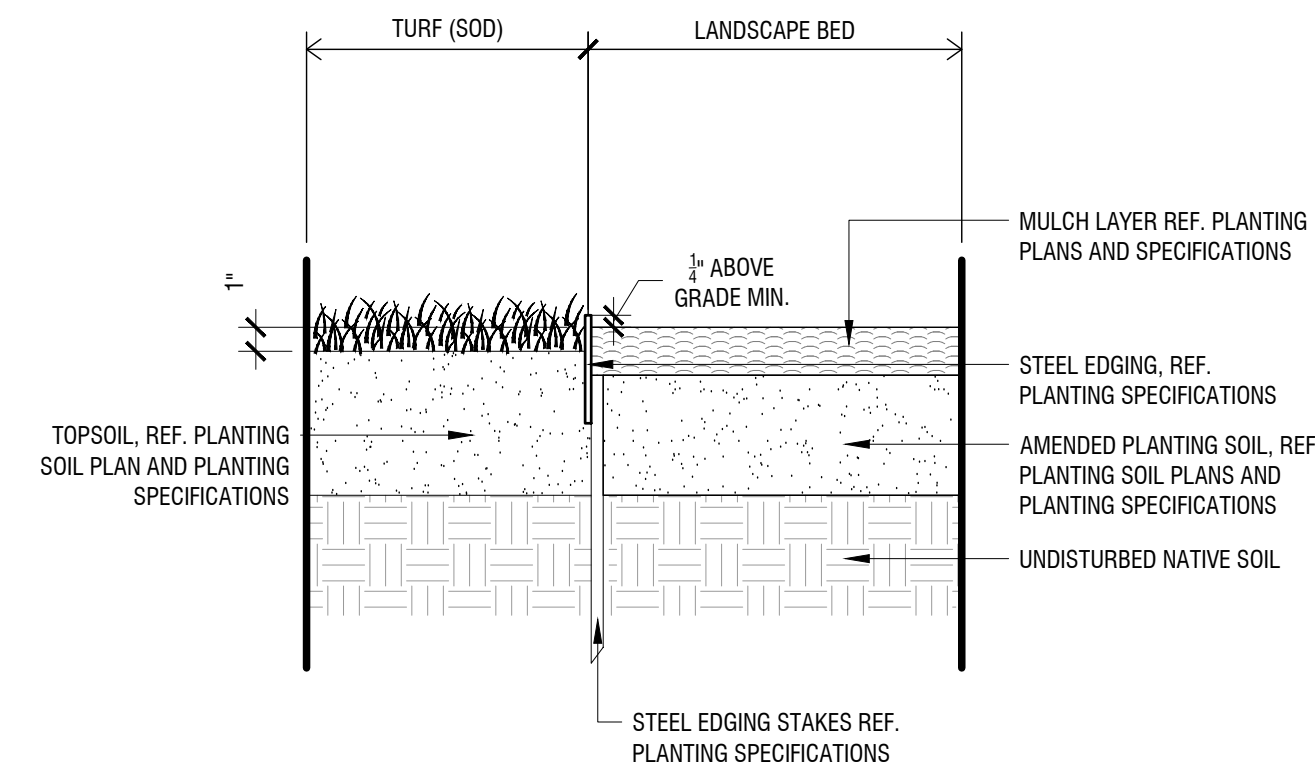
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

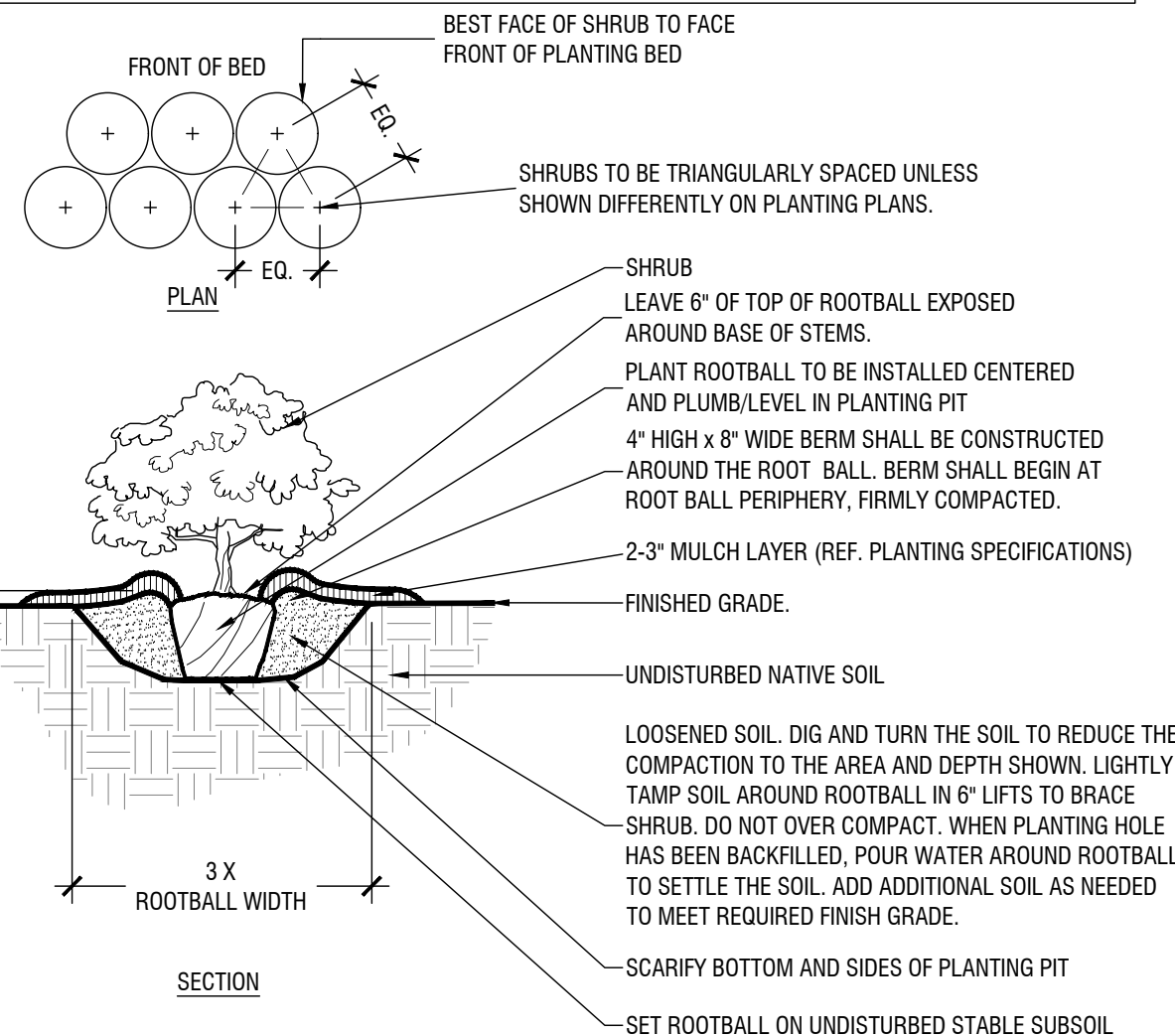
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSES TOGETHER WITH 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.

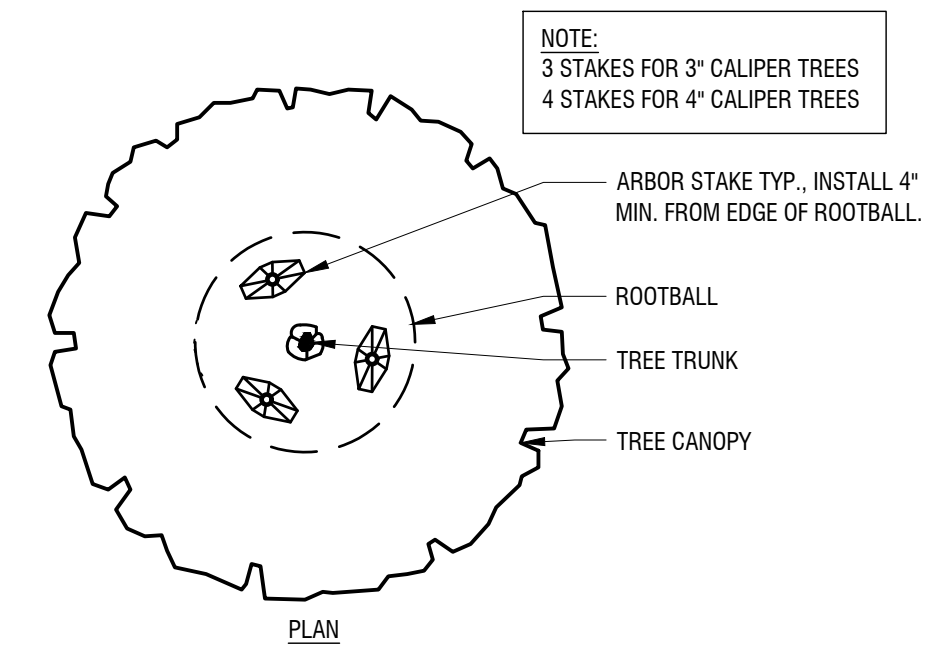


TYPICAL SHRUB PLANTING

Scale: NTS

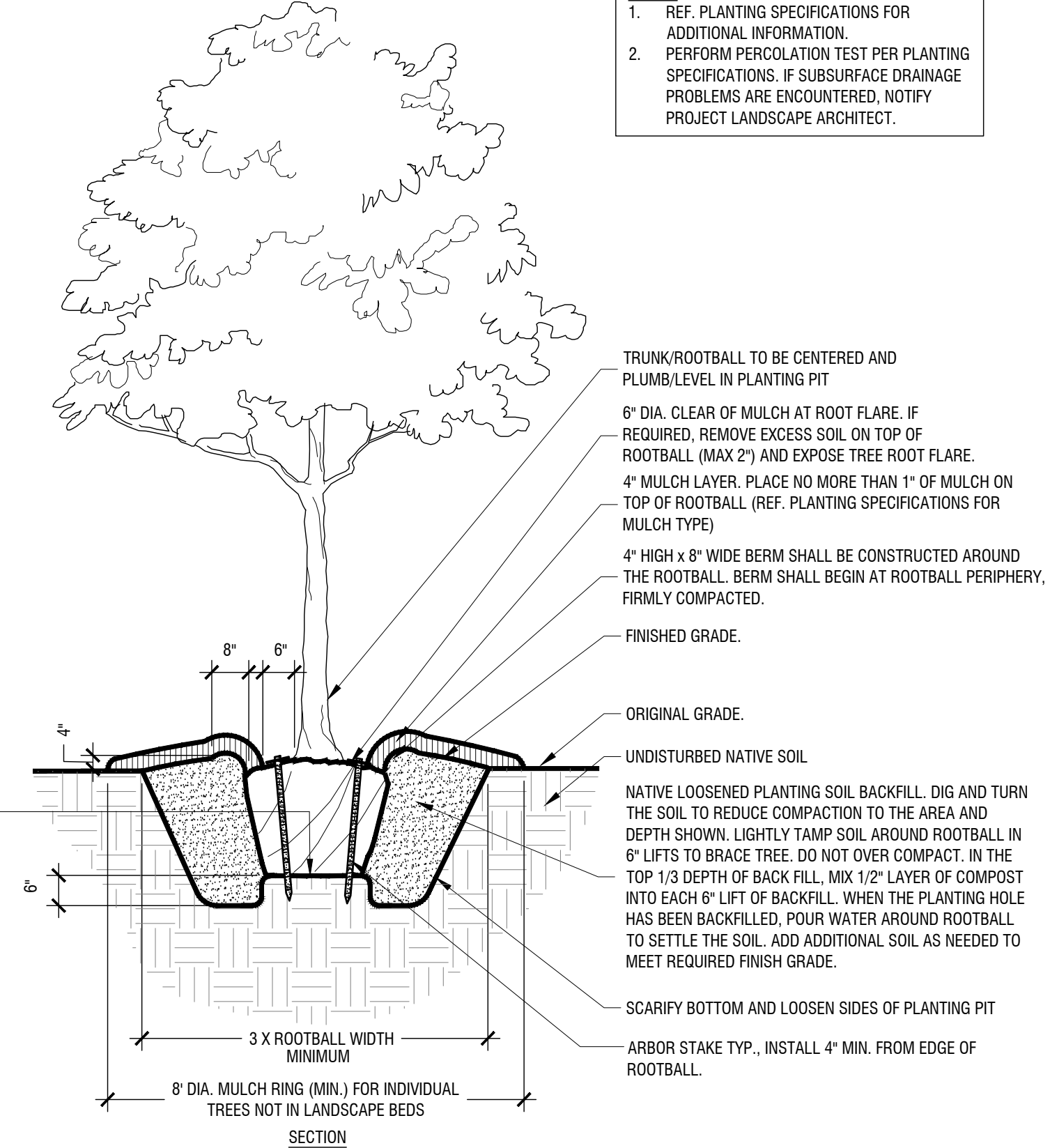
PLANTING NOTES:

- 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.



- NOTE:
- 3 STAKES FOR 3" CALIPER TREES
 - 4 STAKES FOR 4" CALIPER TREES

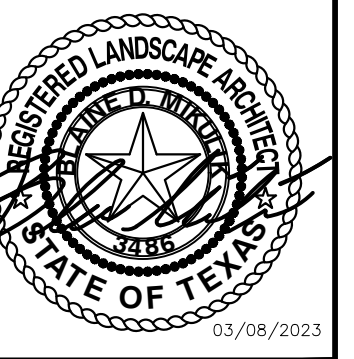
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



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

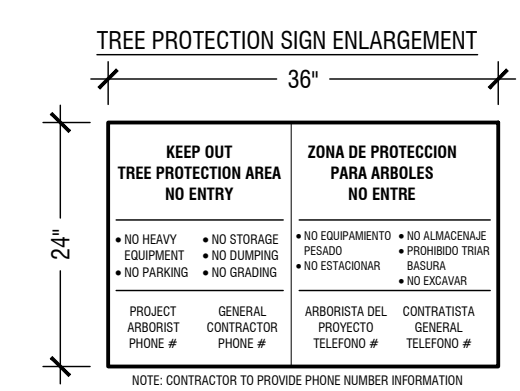
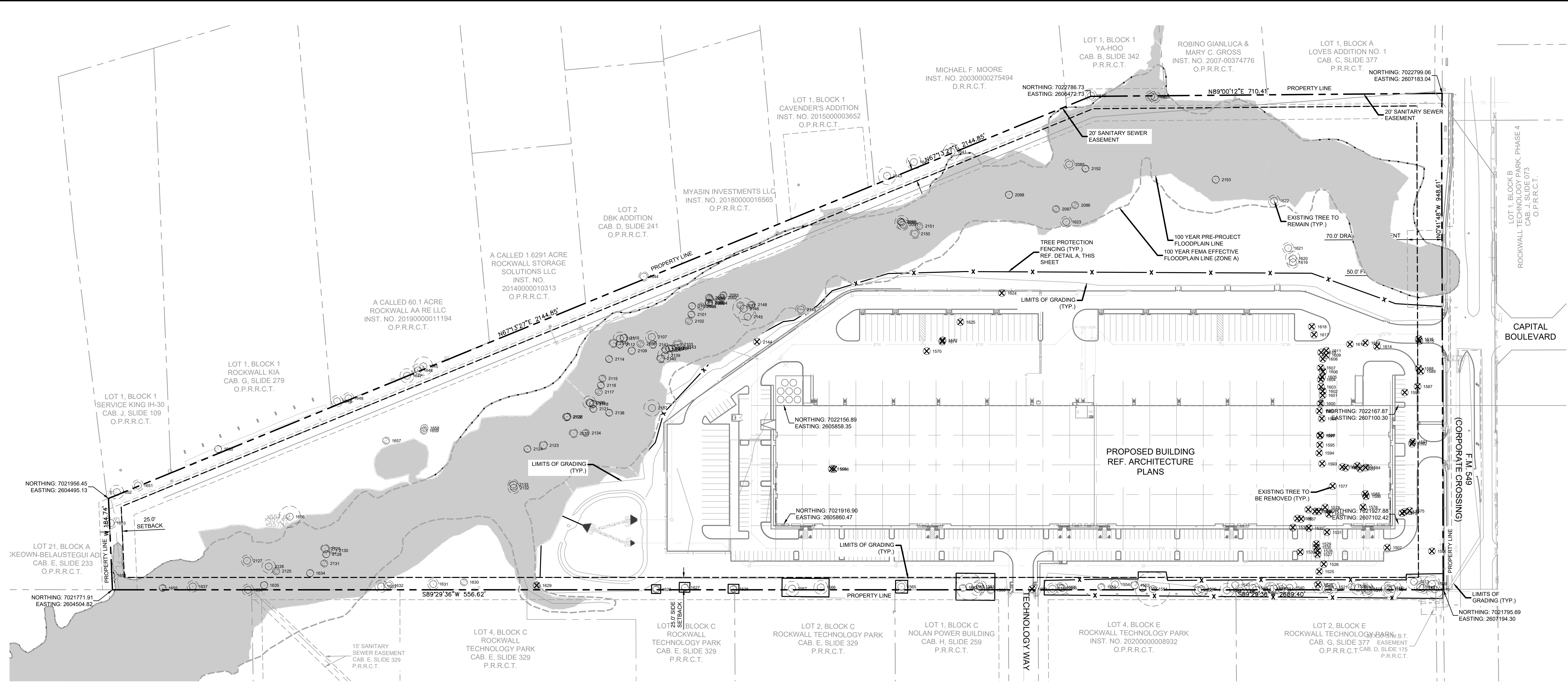
STREAM ROCKWALL
 PREPARED FOR
 STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

LANDSCAPE DETAILS

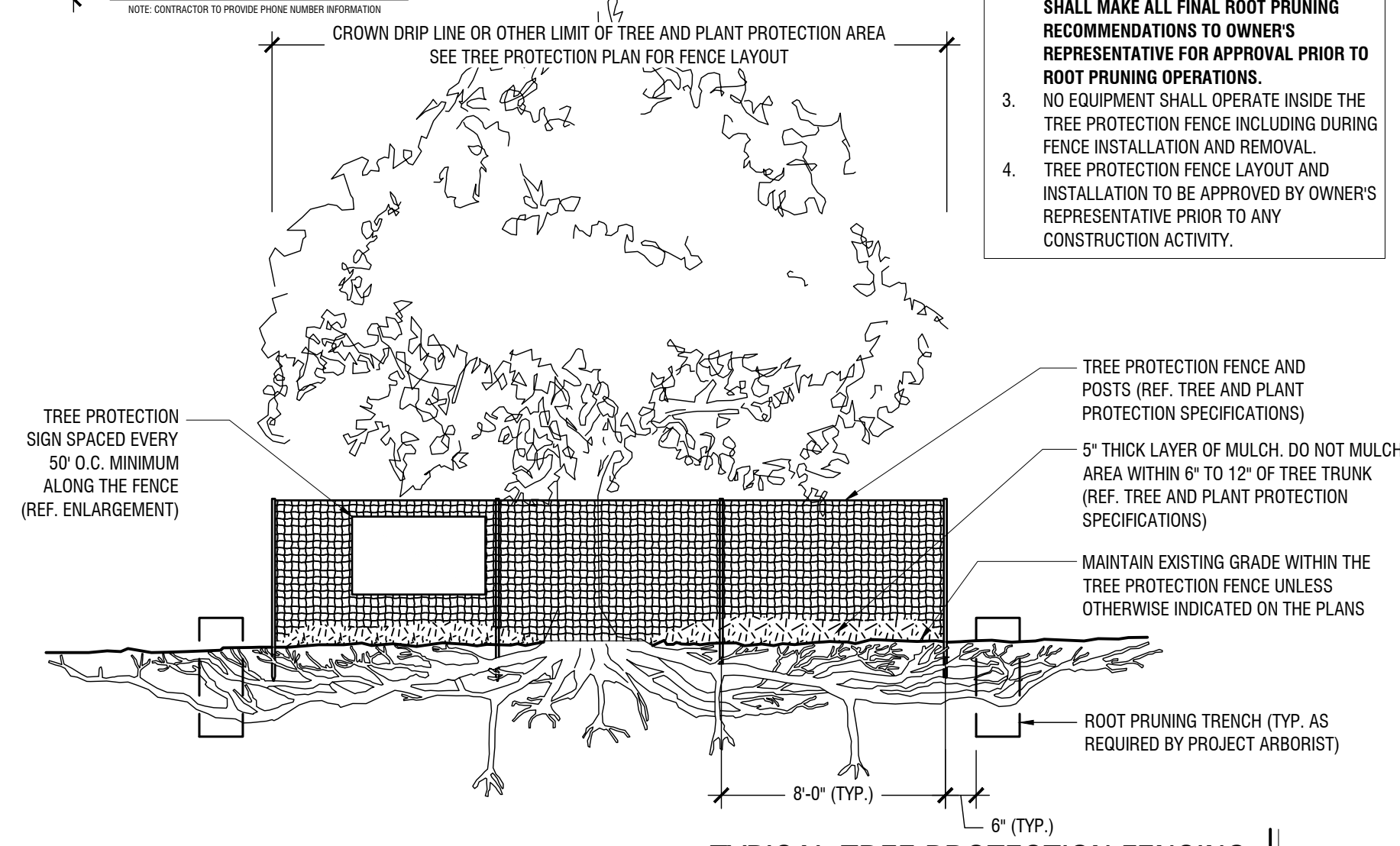
SHEET NUMBER
L-200

No.	REVISIONS	DATE

Images: XREF: 3/28/2023 10:45:15 AM Landscape - 17B-LA - 03/08/23 - 03/08/23 - 10:45:15 AM - 17B-LA - 03/08/23 - 03/08/23 - 10:45:15 AM - 17B-LA - 03/08/23 - 03/08/23 - 10:45:15 AM
 PLOTTED BY: FLETCHER MCGRAW 3/28/2023 2:24 PM
 DWG NAME: T-100 - TREE PROTECTION PLAN & DETAIL
 The document, together with the concepts and design presented herein, are an instrument of service, and its preparation and use are subject to the terms and conditions of the contract between the client and the consultant. The consultant shall not be held liable for any errors or omissions in this document without written authorization and signature of the consultant.

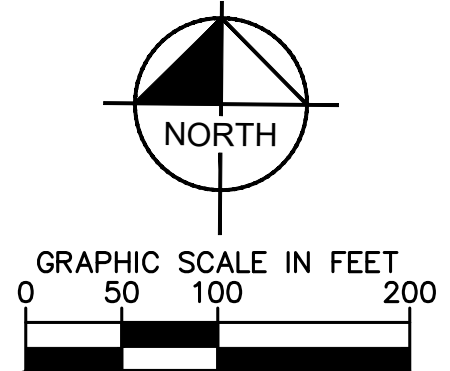


- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL 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

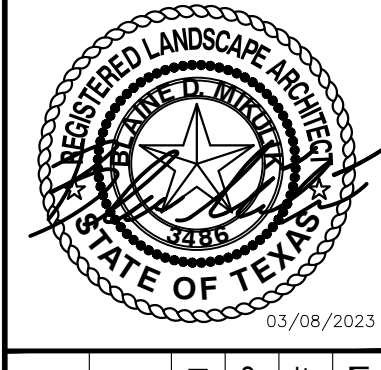
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	TREE PROTECTION FENCING
	EXISTING CONTOUR
	PROPOSED CONTOUR



NO.	REVISIONS	DATE

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 & TREESCPE PLAN & DETAIL

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

TREESCPE PLAN & DETAIL

SHEET NUMBER
T-100

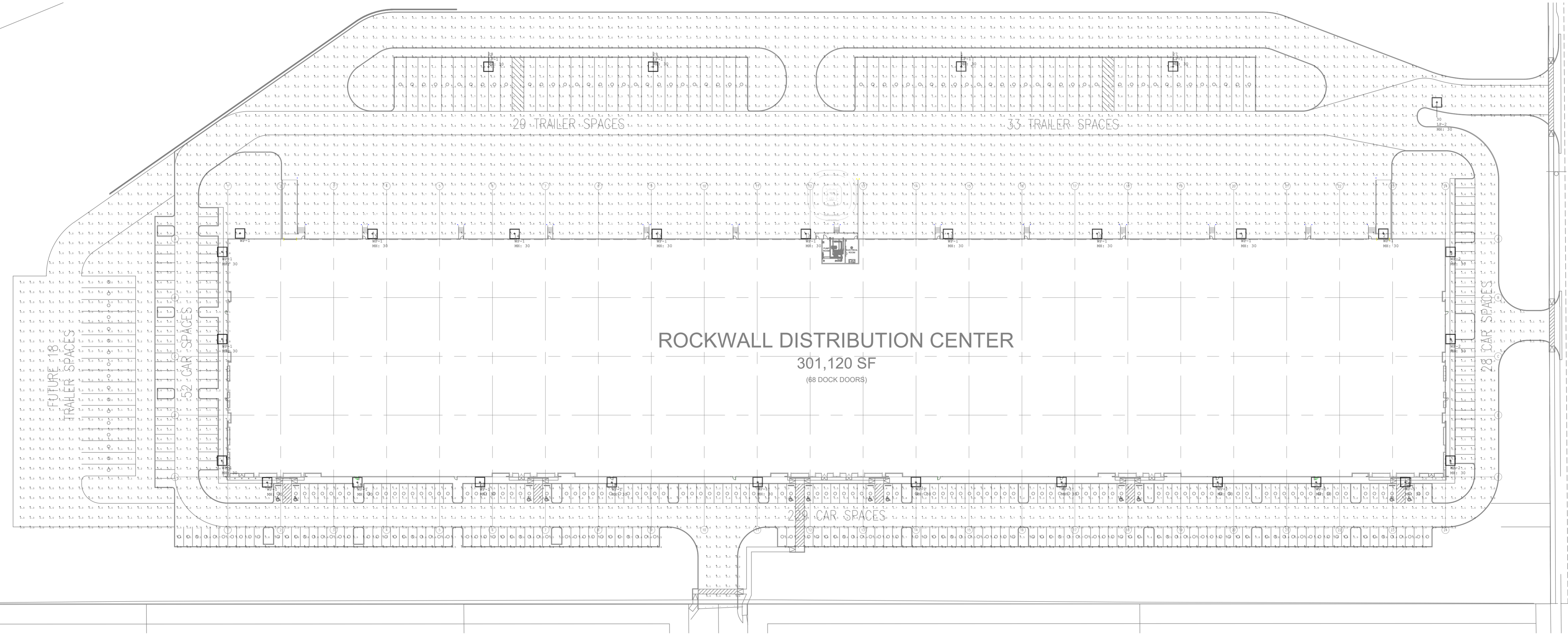
Luminaire	Label	X	Y	S	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	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	34751	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
401 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.5899

STREAM
Architect
Kimley-Horn
Civil Engineer
KILGORE
Professional Engineer
Firm Registration # F - 18270

KILGORE
10050 Houston Oaks Dr. Houston, Texas 77064
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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



June 4, 2024

Mr. Henry Lee – Senior Planner
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

Re: Stream Rockwall
Flexpipe Site Plan Amendment
Outdoor Storage Variance Letter

Dear Mr. Lee,

The purpose of this letter is to request a variance per the City of Rockwall Unified Development Code. The purpose of the variance is to allow for outdoor storage in the truck court. This storage area will contain chambers that will be stacked on pallets, no more than 8' high.

Please contact me at (972) 776-1769 or dylan.adame@kimley-horn.com should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame". The signature is written in a cursive, flowing style.

Dylan Adame, P.E.



DATE: July 5, 2024

TO: Chris Lewis
Kimley-Horn & Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson, Texas 75080

CC: Matthew Bateman
Westcore Bravo Rockwall, LLC
4350 La Jolla Village Drive, Suite 900
San Diego, California 92122

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

SUBJECT: SP2024-027; *Amended Site Plan for 1351 Corporate Crossing*

Chris Lewis:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 25, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All outside storage may not exceed eight (8) feet in total height; and,
- (2) Additional mature landscaping shrubs and/or trees shall be provided in the landscape island in between the proposed outside storage area and Corporate Crossing (see Figure 3); and,
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 6-0, with one (1) vacancy.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

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