CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2024-031

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

On July 30, 2024, the Planning and Zoning Commission approved a motion to approved the site plan by a vote of 5-0, with Commissioner Hustings absent and one (1) vacancy, with the condition that 20% stone be added to the north and south building facades.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northeast corner of Data Drive and Springer Road				
SUBDIVISION	Rockwall Technology Park Phase V	LOT	Part of 1	BLOCK	B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320	CURRENT USE	Undeveloped
PROPOSED ZONING	No Change	PROPOSED USE	Heavy Manufacturing
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot
LOTS [PROPOSED]	1 New Lot		

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall EDC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation	ADDRESS	13455 Noel Road, Two Galleria Office Tower
	Suite 104		Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 740.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024. 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."

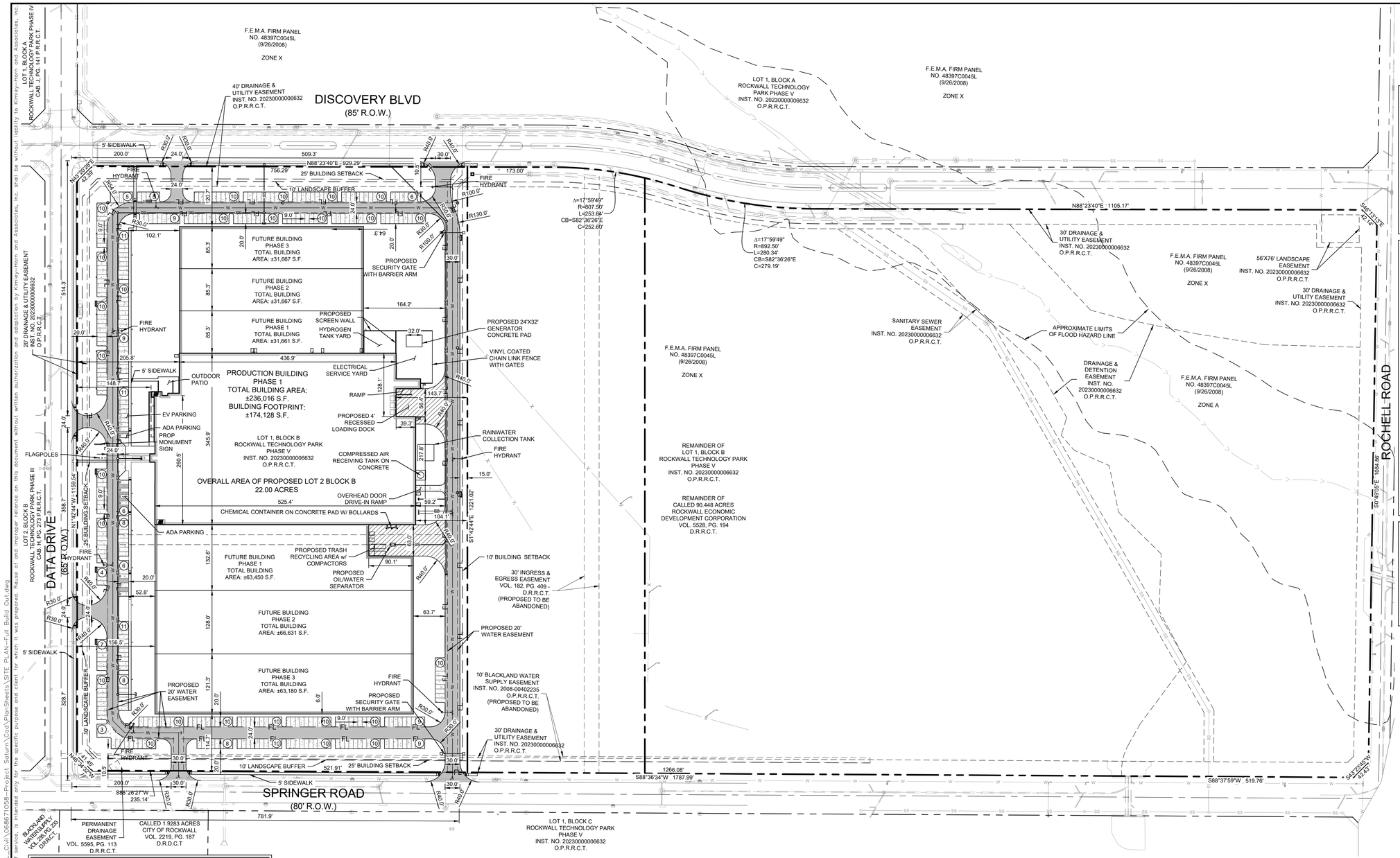
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024.

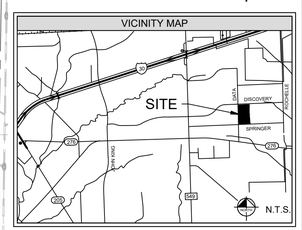
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

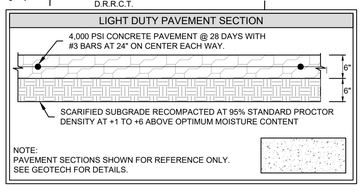




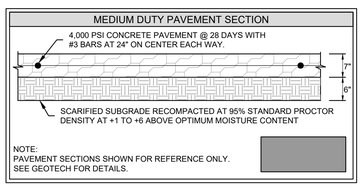
LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

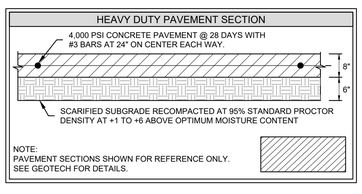
LIGHT DUTY PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION



PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

NOTES

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SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT	068671058
DATE	06/14/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN FULL BUILD OUT

SHEET NUMBER
C-004

Plotted By:Schwartz, Payton Date:June 13, 2024 03:33:17pm File Path:K:\DAL_CIVIL\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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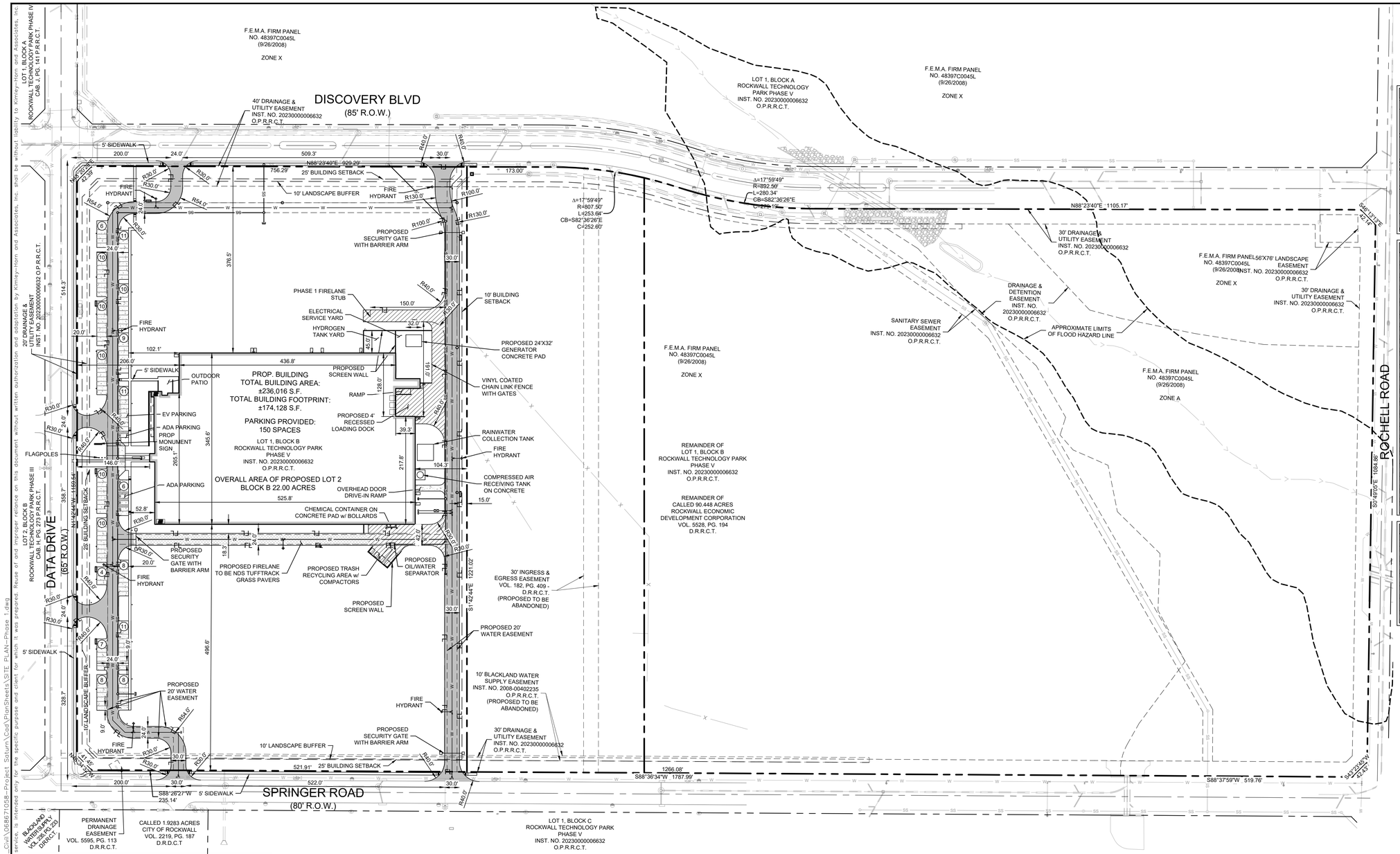

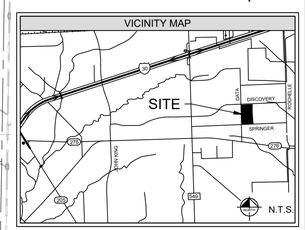

LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
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PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

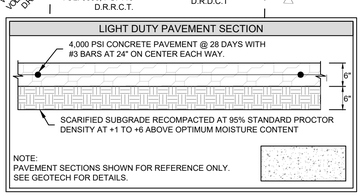
KHA PROJECT 068671058
DATE 06/14/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 1

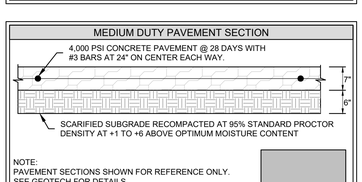
SHEET NUMBER
C-003

LIGHT DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



NOTE:
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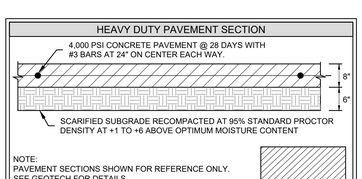
HEAVY DUTY PAVEMENT SECTION



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ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
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NOTES

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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Peyton Date:June 13, 2024 03:30:28pm File Path:K:\DAL_CIVIL\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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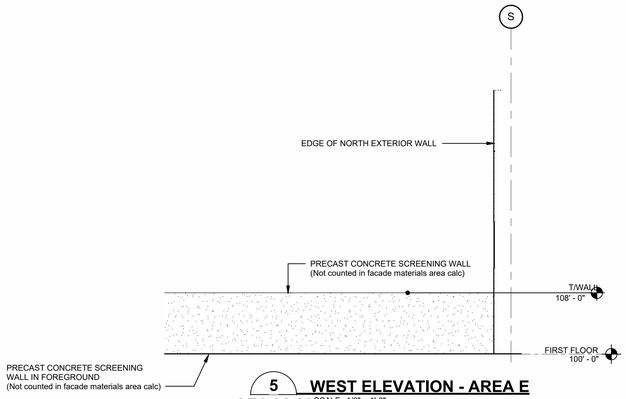
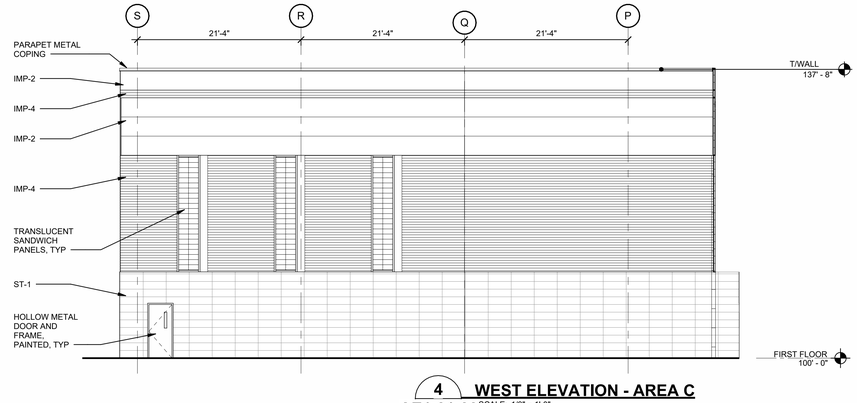


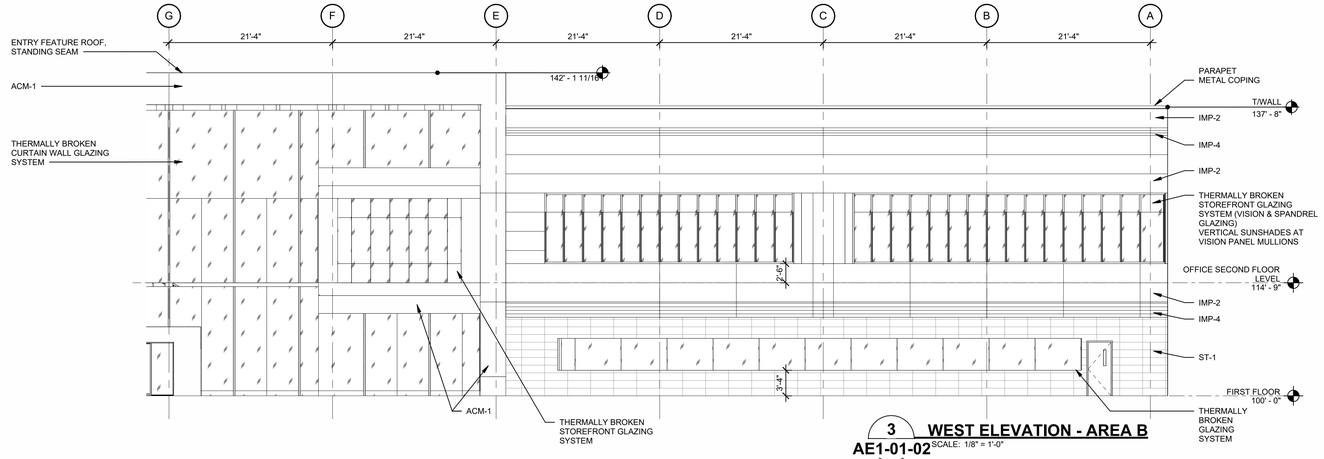
5 WEST ELEVATION - AREA E
AE1-01-00 SCALE: 1/8" = 1'-0"



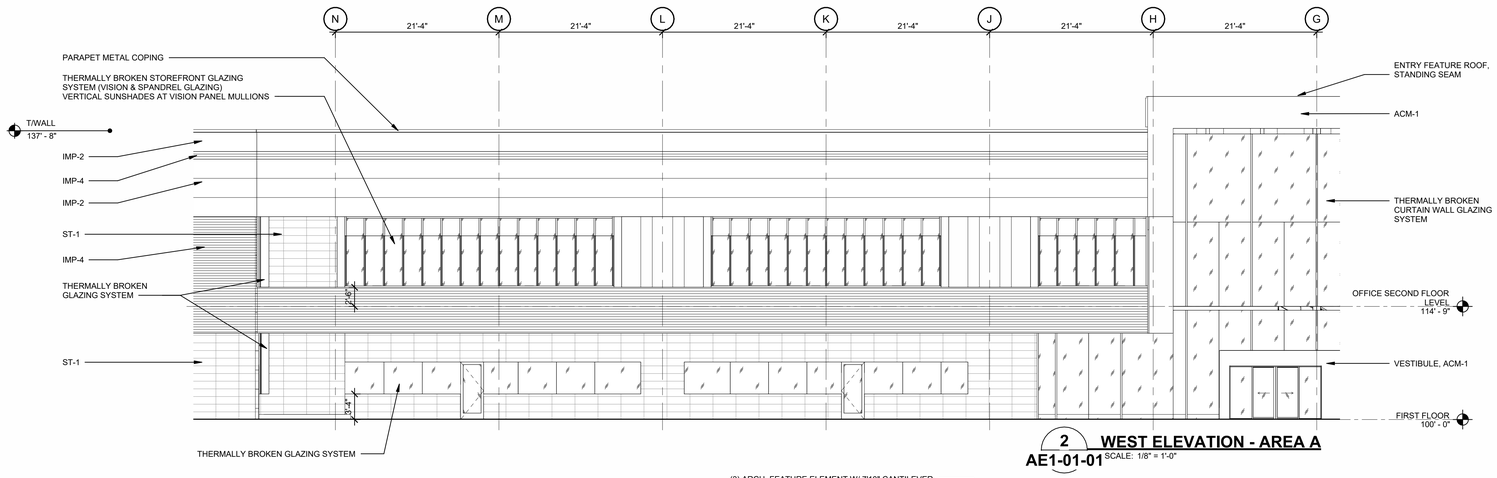
4 WEST ELEVATION - AREA C
AE1-01-00 SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

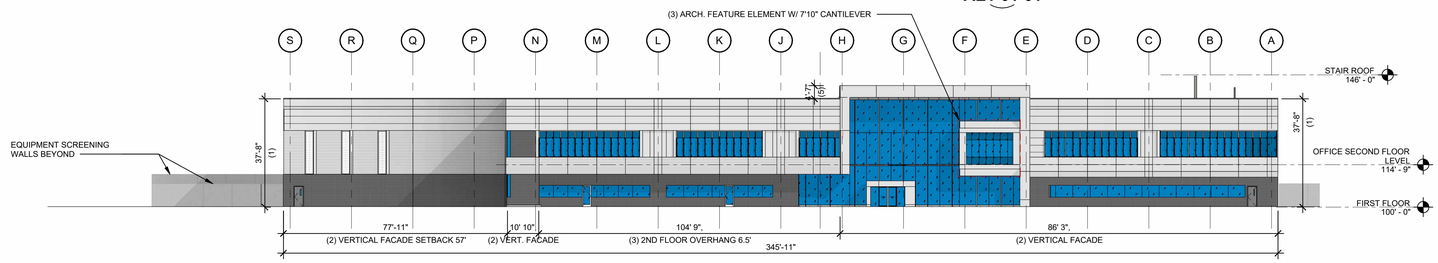
MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS



3 WEST ELEVATION - AREA B
AE1-01-02 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - AREA A
AE1-01-01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM	= 6,500 SF	49%
GLAZING	= 4,350 SF	33%
STONE	= 2,400 SF	18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP	= 18,200 SF	91%
GLAZING	= 720 SF	4%
STONE	= 1,100 SF	5%

EAST
TOTAL AREA = ± 13,010 SF

IMP	= 12,900 SF	99%
GLAZING	= 110 SF	1%
STONE	= N/A	

SOUTH
TOTAL AREA = ±20,100 SF

IMP	= 17,900 SF	89%
GLAZING	= 1,880 SF	9%
STONE	= 320 SF	2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L,)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

**PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED DIMENSIONS.

BALLARD POWER SYSTEMS, INC.
9000 GLENLYON PARKWAY
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P: 604-454-0900
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TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-01
SHEET NUMBER

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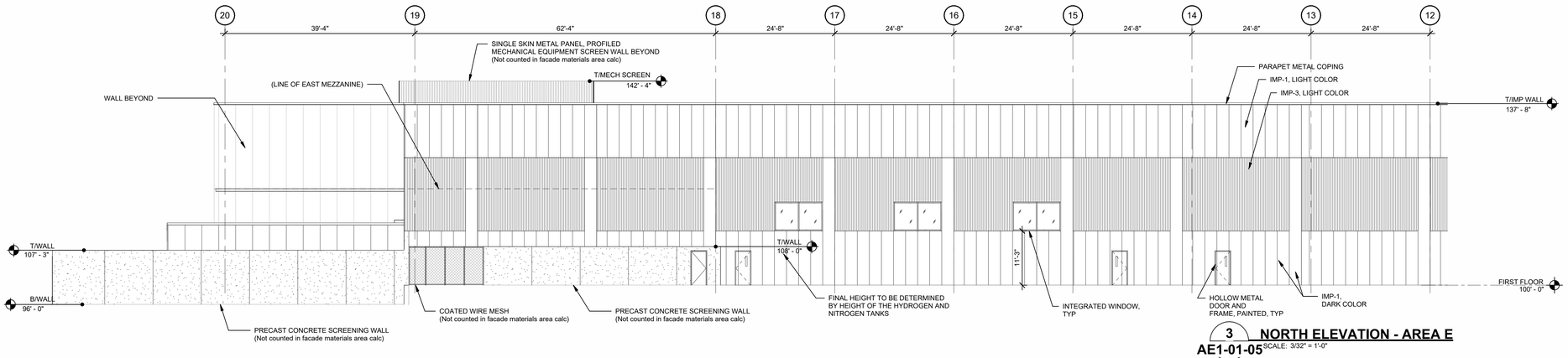
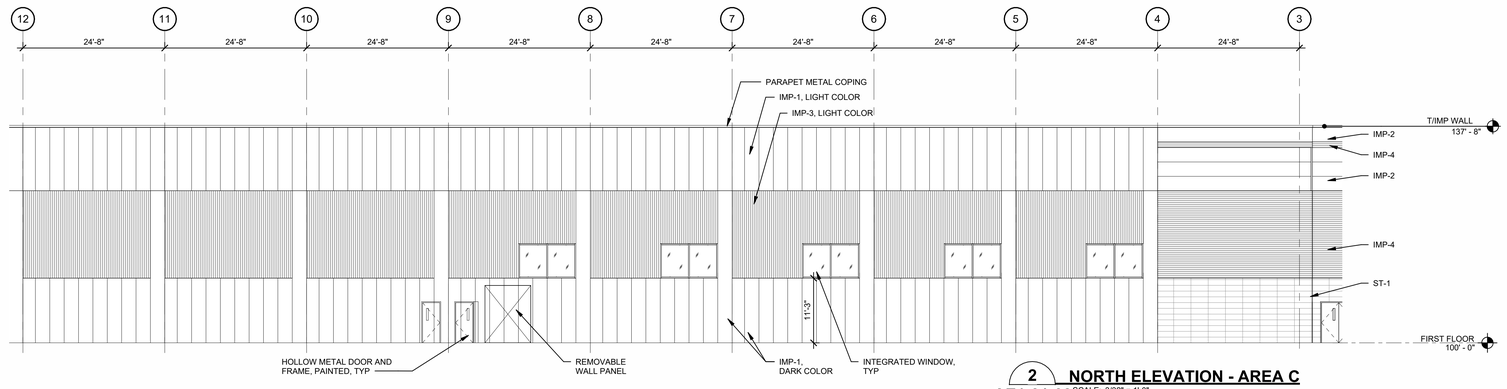
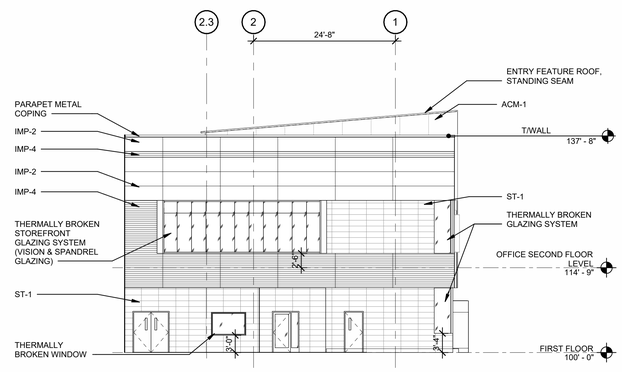
73-2-1



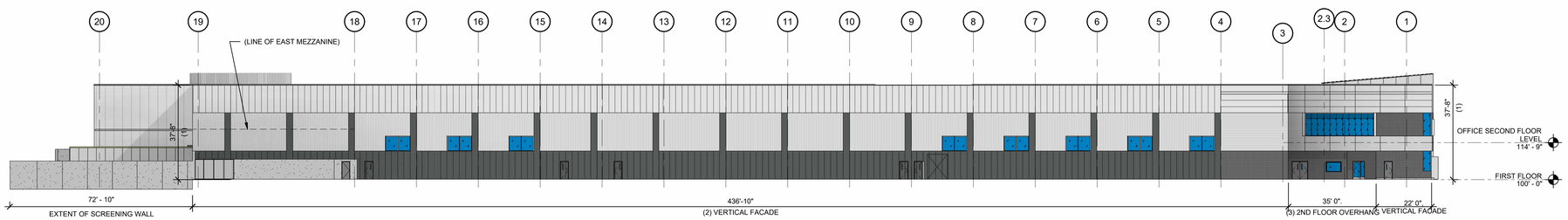
3 NORTH ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - AREA C
AE1-01-03 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - AREA A
AE1-01-00 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM = 6,500 SF | 49%
GLAZING = 4,350 SF | 33%
STONE = 2,400 SF | 18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP = 18,200 SF | 91%
GLAZING = 720 SF | 4%
STONE = 1,100 SF | 5%

EAST
TOTAL AREA = ± 13,010 SF

IMP = 12,900 SF | 99%
GLAZING = 110 SF | 1%
STONE = N/A

SOUTH
TOTAL AREA = ±20,100 SF

IMP = 17,900 SF | 89%
GLAZING = 1,880 SF | 9%
STONE = 320 SF | 2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L,)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
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3. ARCH. ELEMENT (L) = ± 128'
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5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
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DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-02
SHEET NUMBER

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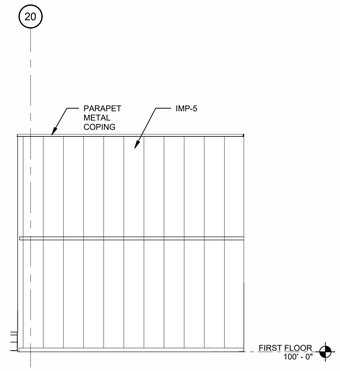
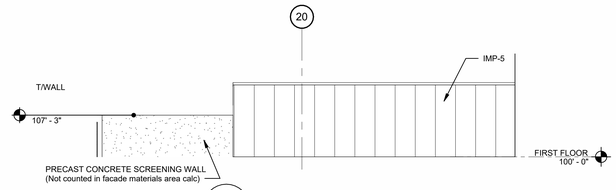
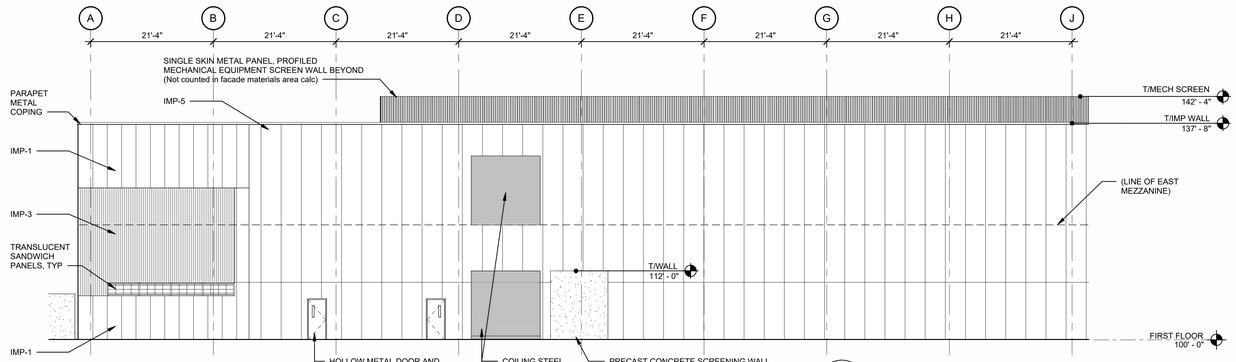
73-2-1



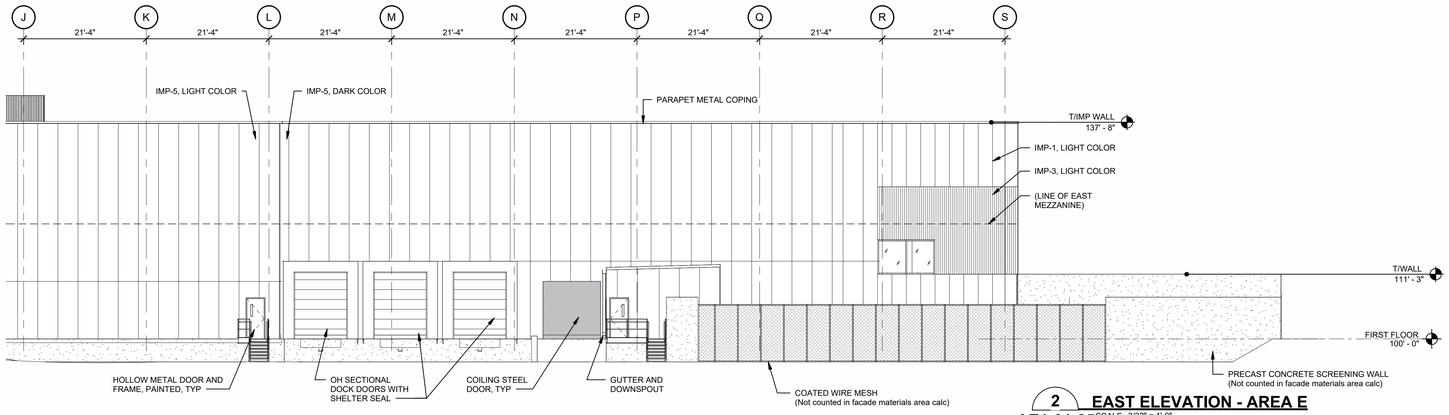
5 EAST ELEVATION - AREA E
AE1-01-00 SCALE: 3/32" = 1'-0"



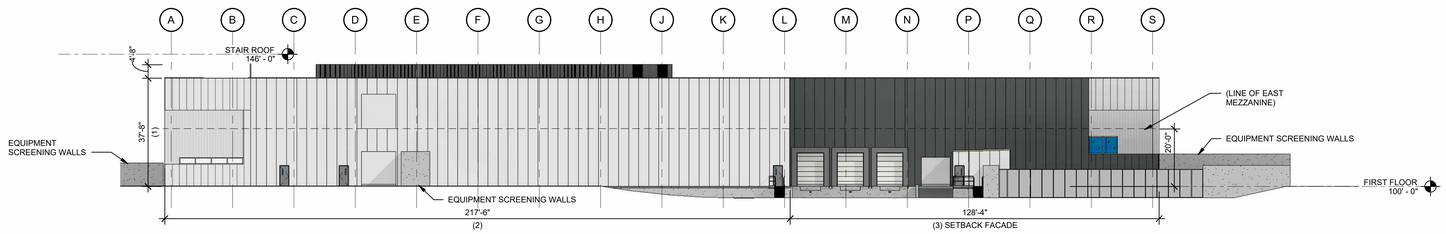
4 EAST ELEVATION - AREA E
AE1-01-00 SCALE: 3/32" = 1'-0"



3 EAST ELEVATION - AREA F
AE1-01-06 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

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PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-03
SHEET NUMBER

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73-2-1

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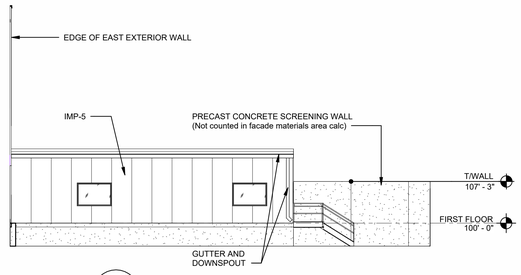
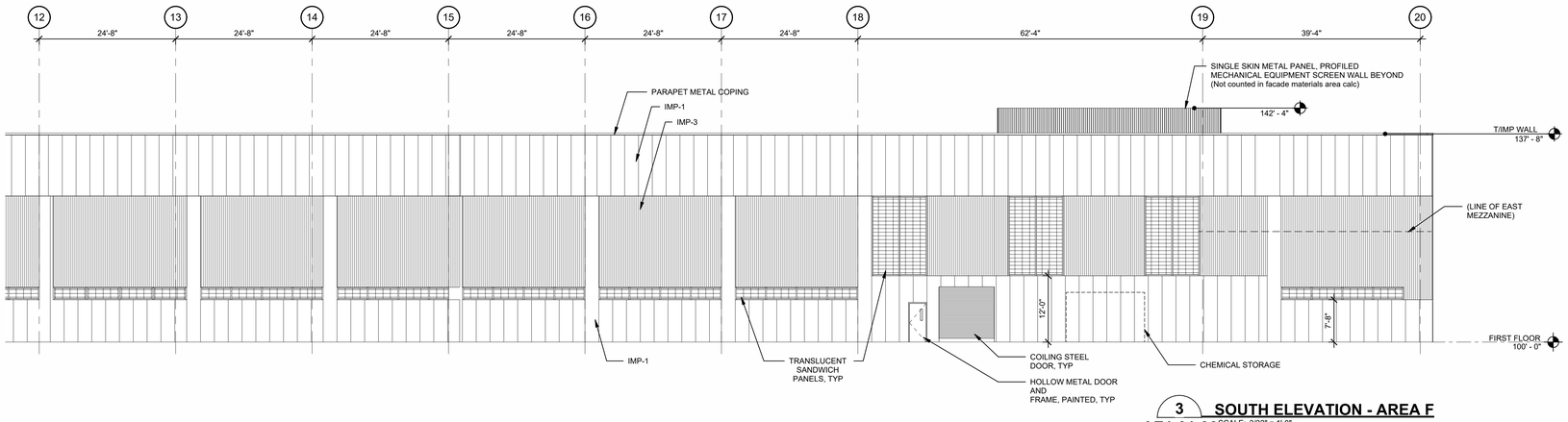
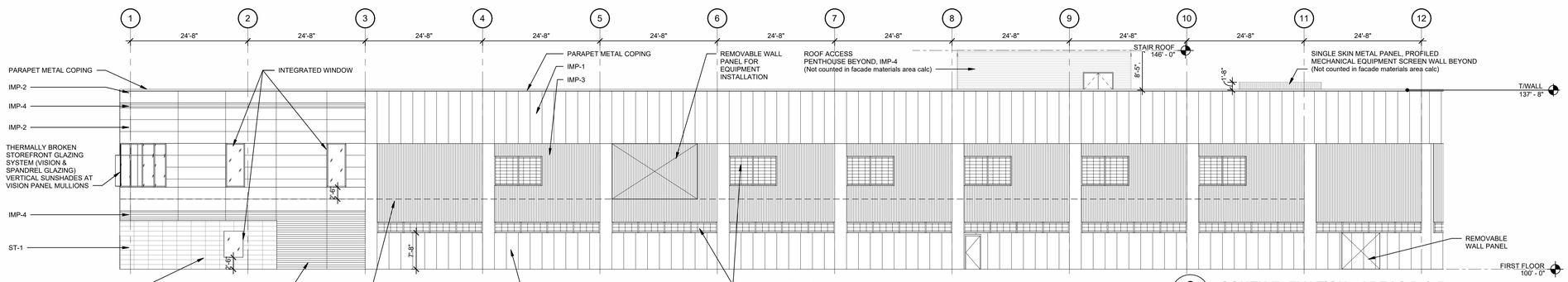


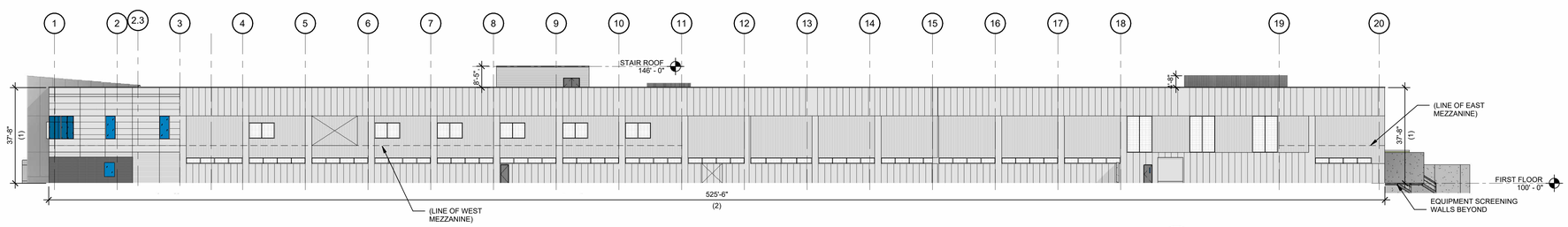
4 **SOUTH ELEVATION - AREA E**
AE1-01-00 SCALE: 3/32" = 1'-0"



3 **SOUTH ELEVATION - AREA F**
AE1-01-06 SCALE: 3/32" = 1'-0"



2 **SOUTH ELEVATION - AREAS D & B**
AE1-01-02 SCALE: 3/32" = 1'-0"



1 **SOUTH ELEVATION - COMPOSITE**
AE1-01-00 SCALE: 3/64" = 1'-0"

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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-04
SHEET NUMBER

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73-2-1

West Facade
*Landscape design not shown

System & Materials

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

Materials & Systems
*Landscape design not shown

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SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-91
SHEET NUMBER

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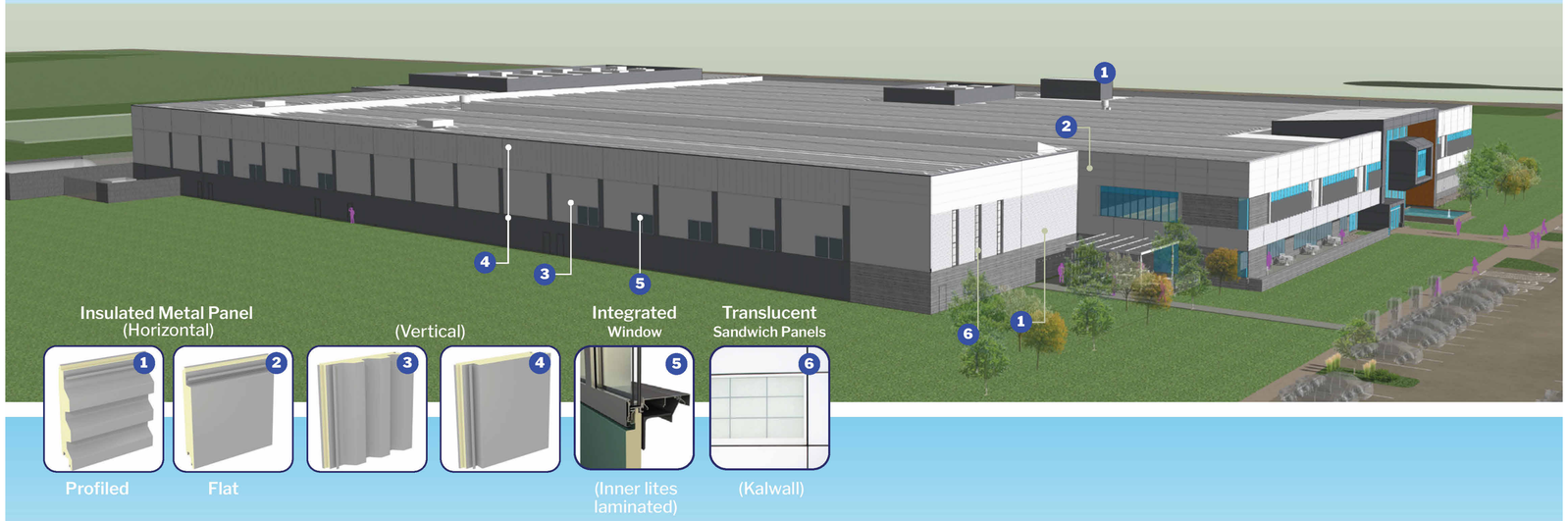
73-9-1

Northwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.



Southwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

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ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-92
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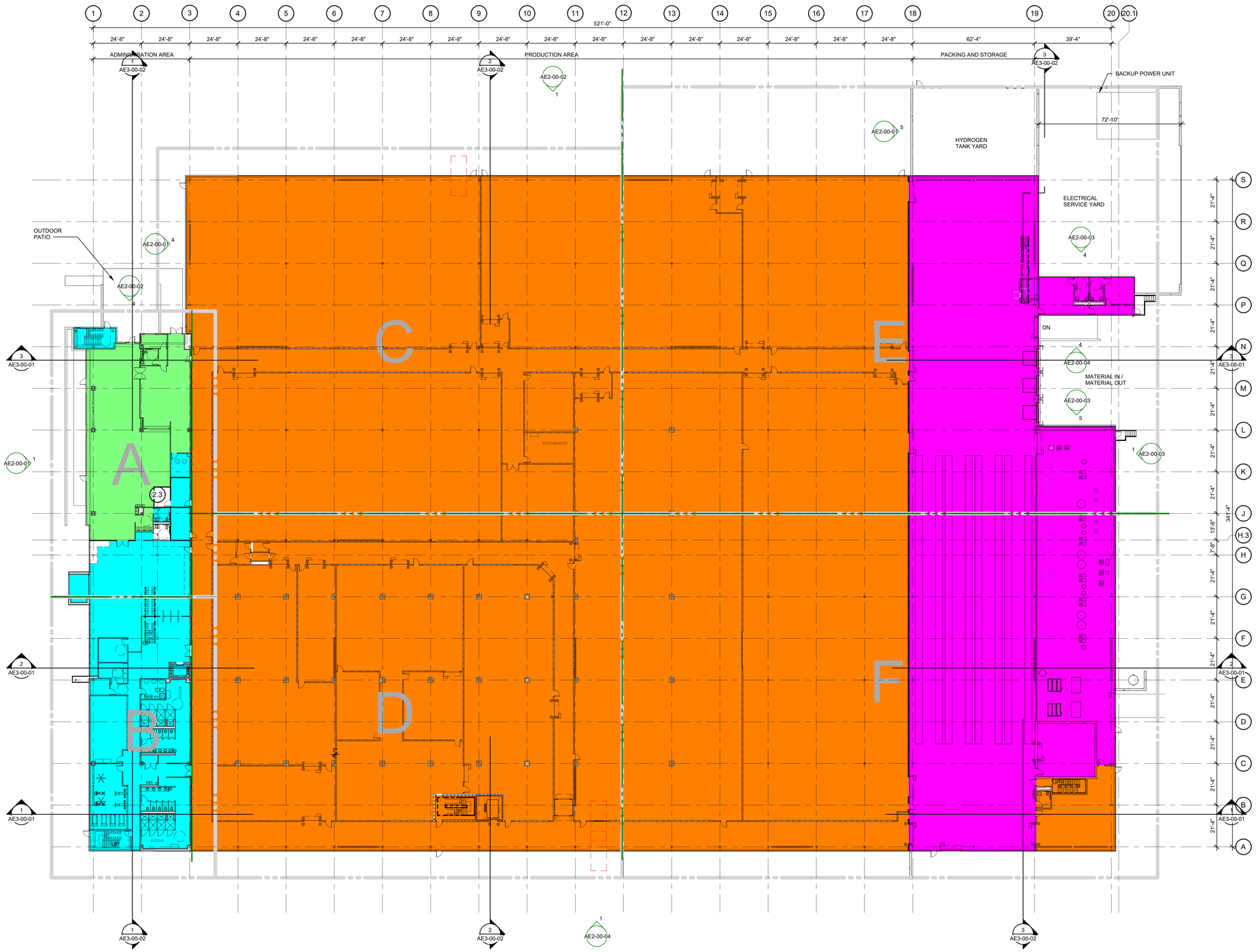


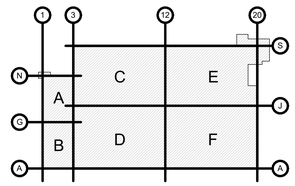
USE GROUP LEGEND

- A - ASSEMBLY
- B - BUSINESS
- F - FACTORY AND INDUSTRIAL
- S - STORAGE

ARCHITECTURAL FIRST FLOOR PLAN COMPOSITE

SCALE: 3/64" = 1'-0"

NORTH



KEY PLAN

NORTH

BALLARD POWER SYSTEMS, INC.
9000 GLENLYON PARKWAY
BURNABY, BC V5J 5J8
P: 604-454-0900
WWW.BALLARD.COM

PROJECT SATURN
Rockwall Technology Park, Rockwall, TX 75302

GHAFARI
17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

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PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

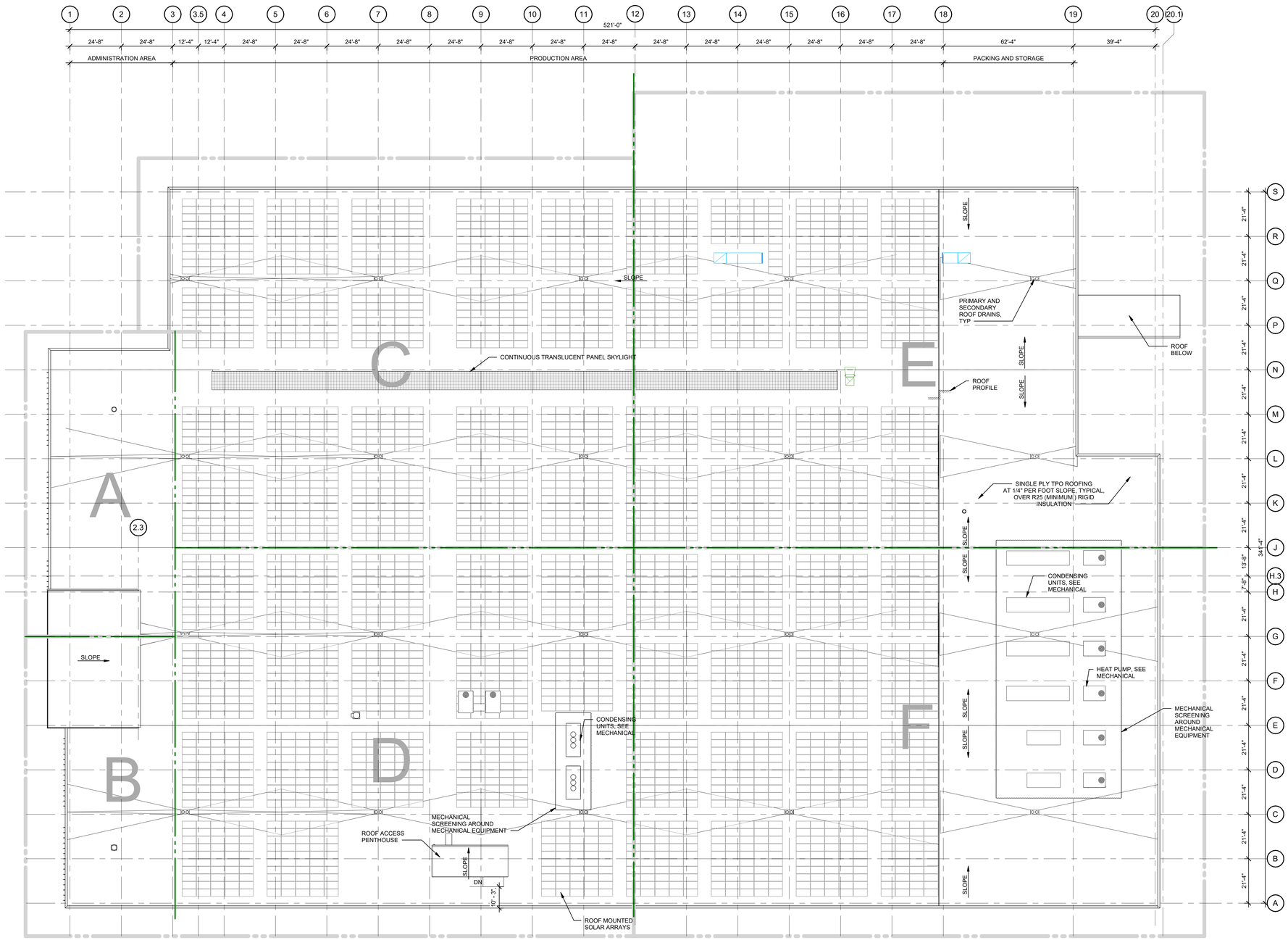
SHEET TITLE

ARCHITECTURAL PLAN FIRST FLOOR COMPOSITE

AE1-01-00
SHEET NUMBER

GHAFARI ASSOCIATES © 2024 6/13/2024 10:00:39 PM

73-1-0



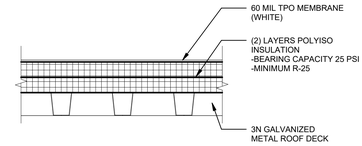
ARCHITECTURAL COMPOSITE ROOF PLAN

SCALE: 3/64" = 1'-0"

NORTH

ROOF ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN

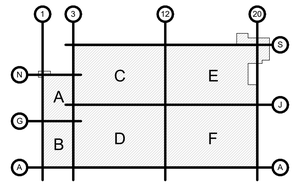


TYPICAL ROOFING DETAIL

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

ROOF PLAN GENERAL NOTES

1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS



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73-1-10

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

Plotted By:Ferrara, Nick Date:June 13, 2024 06:06:59pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg

PLANTING NOTES:

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13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
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IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LANDSCAPE CALCULATIONS CHART:

Project Saturn - Rockwall, TX
Code Calculations Chart

Site Data	AC	SF
Total Site Area	22.00	958,318
Surface Parking Spaces	155	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	27%
	143,748	254,749

Street Frontage	Required	Provided
Discovery Boulevard (777.82 LF)		
1 Canopy Tree/ 50 LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		
Data Drive (1201.46 LF)		
1 Canopy Tree/ 50 LF	24	24
1 Accent Tree/ 50LF	24	24
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Springer Road (777.48 LF)		
1 Canopy Tree/ 50LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	16	16
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 native shrub or grass per 750 sf of pond	N/A	N/A
**No detention basins on site*		

SYMBOLS LEGEND:

GENERAL

- CENTER LINE
- L.O.W. — LIMIT OF WORK
- MATCHLINE L2.XX / MATCHLINE L2.XX — MATCHLINE
- BREAKLINE — GRADE BREAKLINE
- EJ — EXPANSION JOINT
- CONTROL JOINT
- P.O.B. — POINT OF BEGINNING
- X / X.XX — DETAIL NUMBER / SHEET NUMBER — DETAIL ENLARGEMENT REFERENCE
- X-1 — MATERIAL REFERENCE
- X / X.XX — DETAIL NUMBER / SHEET NUMBER — DETAIL REFERENCE
- X / LX.XX — ELEVATION REFERENCE
- X / LX.XX — SECTION REFERENCE

PLANTING SCHEDULE:

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		8	
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		12	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	4" cal	12`-14` ht		11	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	4" cal	12`-14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Mexican Buckeye / Ungnadia speciosa	45 gal	8`-10` ht		14	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Possumhaw Holly / Ilex decidua	45 Gal.	7`-8`		8	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vomitoria	45 Gal.	8`-10`		12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	3 gal	12" h X 12" w	18" OC	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`	3 gal	18" h x 24" w	36" OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	3 gal	24" h x 18" w	36" OC	60	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	18" h X 18" w	IN POTS	20	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Asian Jasmine / Trachelospermum asiaticum	1 gal	12" h x 12" w	18" o.c.	374	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Berkeley Sedge / Carex divulsa	1 gal	6" h X 12" w	12" o.c.	575	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod			135,421 sf	REFER TO SPECIFICATIONS
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w	12" o.c.	635	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	180	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

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

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

TREE MITIGATION:

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65
Mitigation Inches	**153.65**	
Proposed Tree Inches Per Planting Plan	**332**	
NET TOTAL	**-178.35**	

PROJECT SATURN - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	18	4	**72**
Cedar Elm	*Ulmus crassifolia*	20	4	**80**
Live Oak	*Quercus virginiana*	21	4	**84**
Texas Red Oak	*Quercus buckleyi*	24	4	**96**
			TOTAL MITIGATION REQUIRED:	153.7
			TOTAL MITIGATION PROVIDED:	332.0
			TOTAL MITIGATION OUTSTANDING:	-178.4

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

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

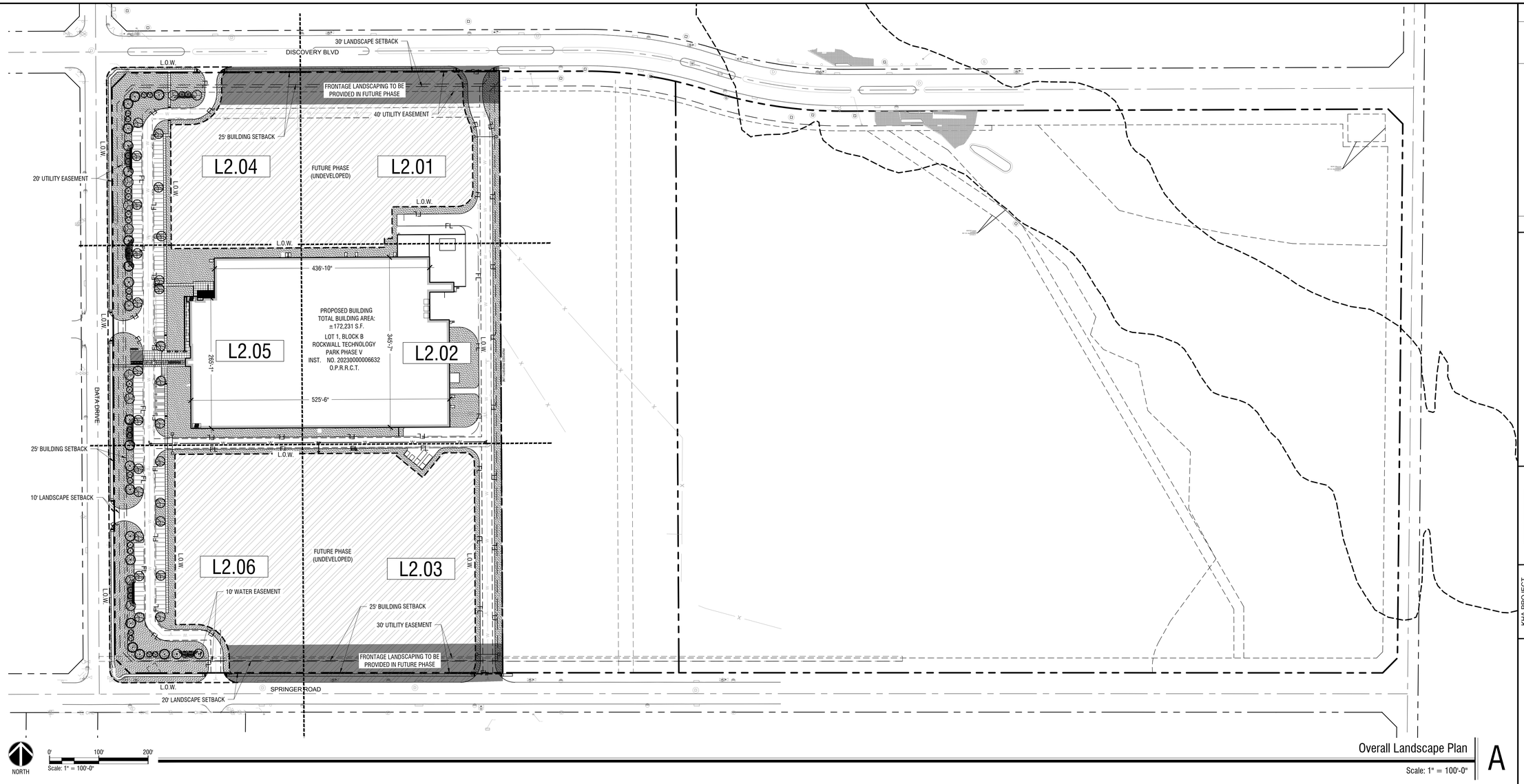
KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE NOTES AND SITE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.01



Overall Landscape Plan

Scale: 1" = 100'-0"

A

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7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.02

Plotted By:Ferrara, Nick Date:June 13, 2024 06:07:08pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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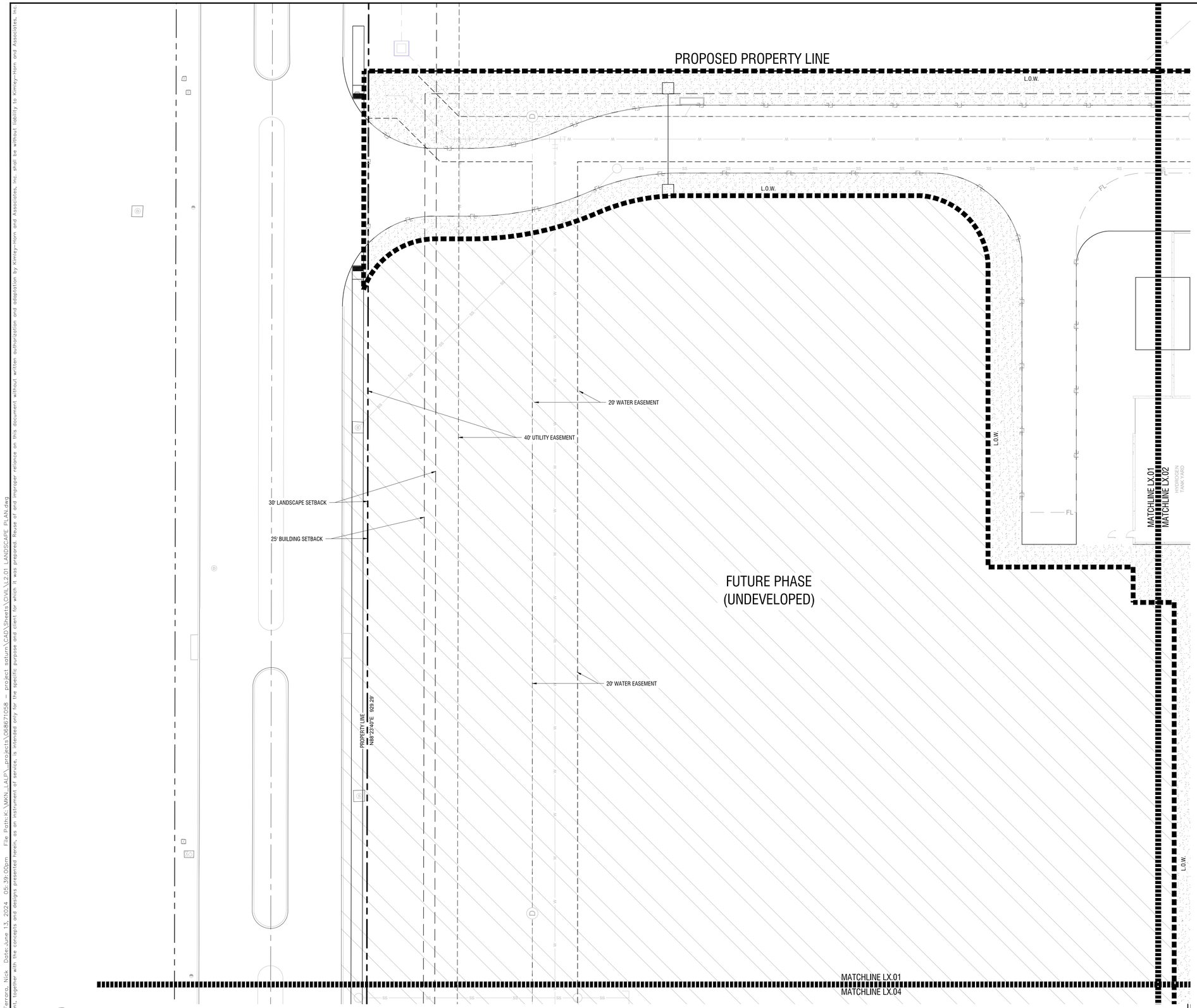

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
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CONTACT: LEE SWEETLAND

DEVELOPER:
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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.01

Plotted By:Ferrero, Nick Date:June 13, 2024 05:39:00pm File Path:K:\DAL_LAP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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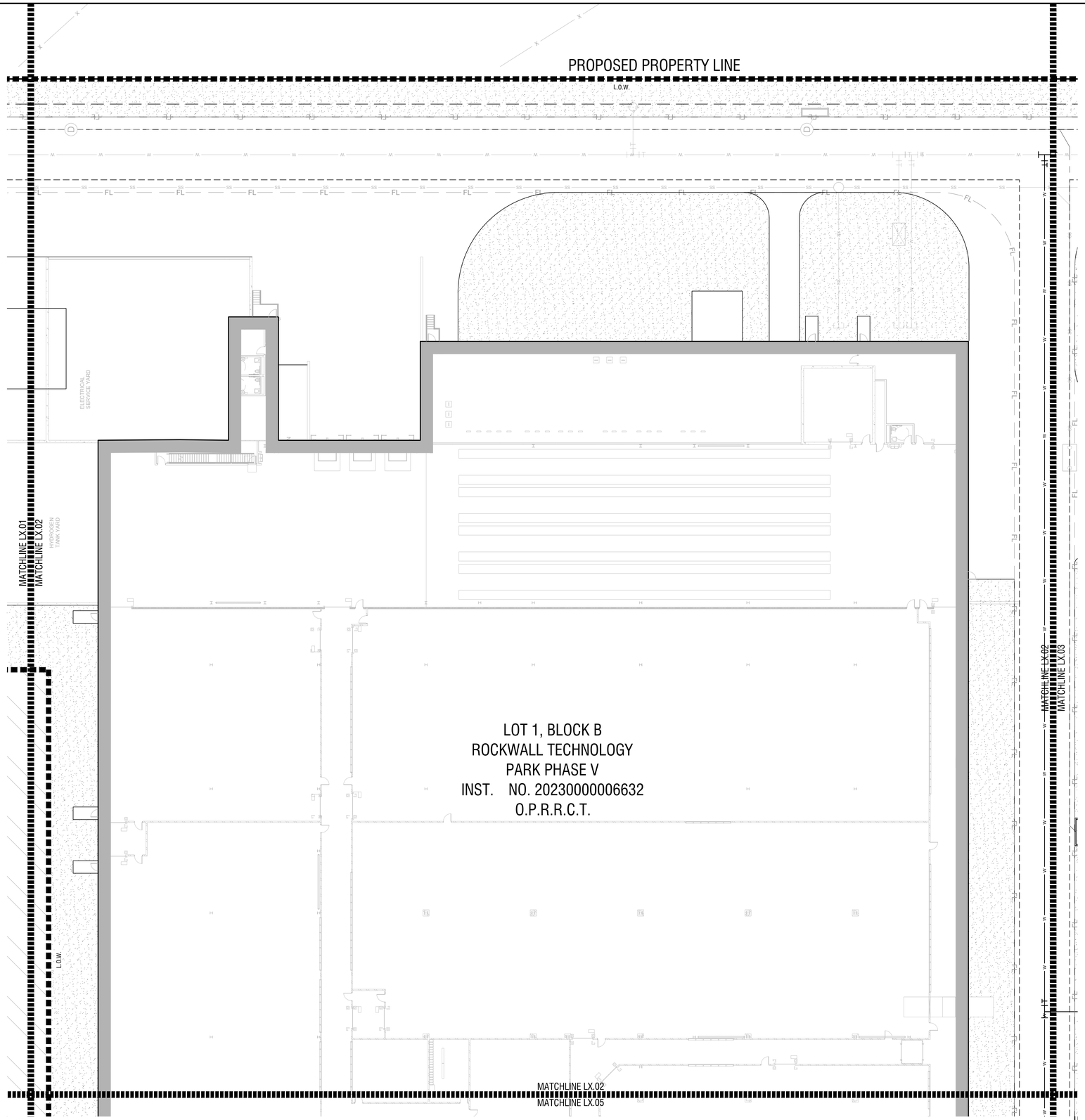

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
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	Bermuda Grass / Cynodon dactylon
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	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
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No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.02

Plotted By:Ferraro, Nick Date:June 13, 2024 05:39:10pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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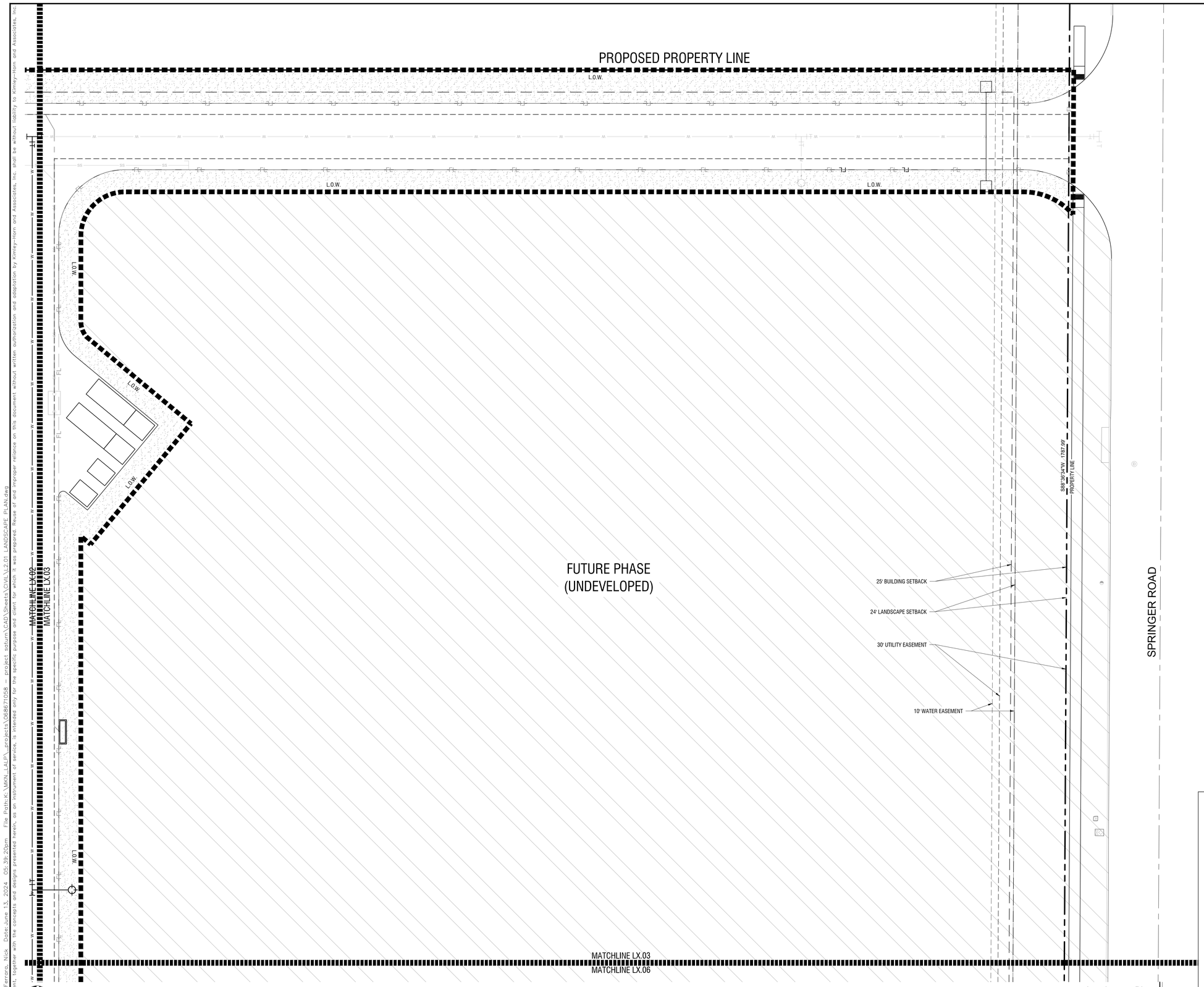

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
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	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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DEVELOPER:
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No.	REVISIONS	DATE	BY

Kimley»Horn
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L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.03

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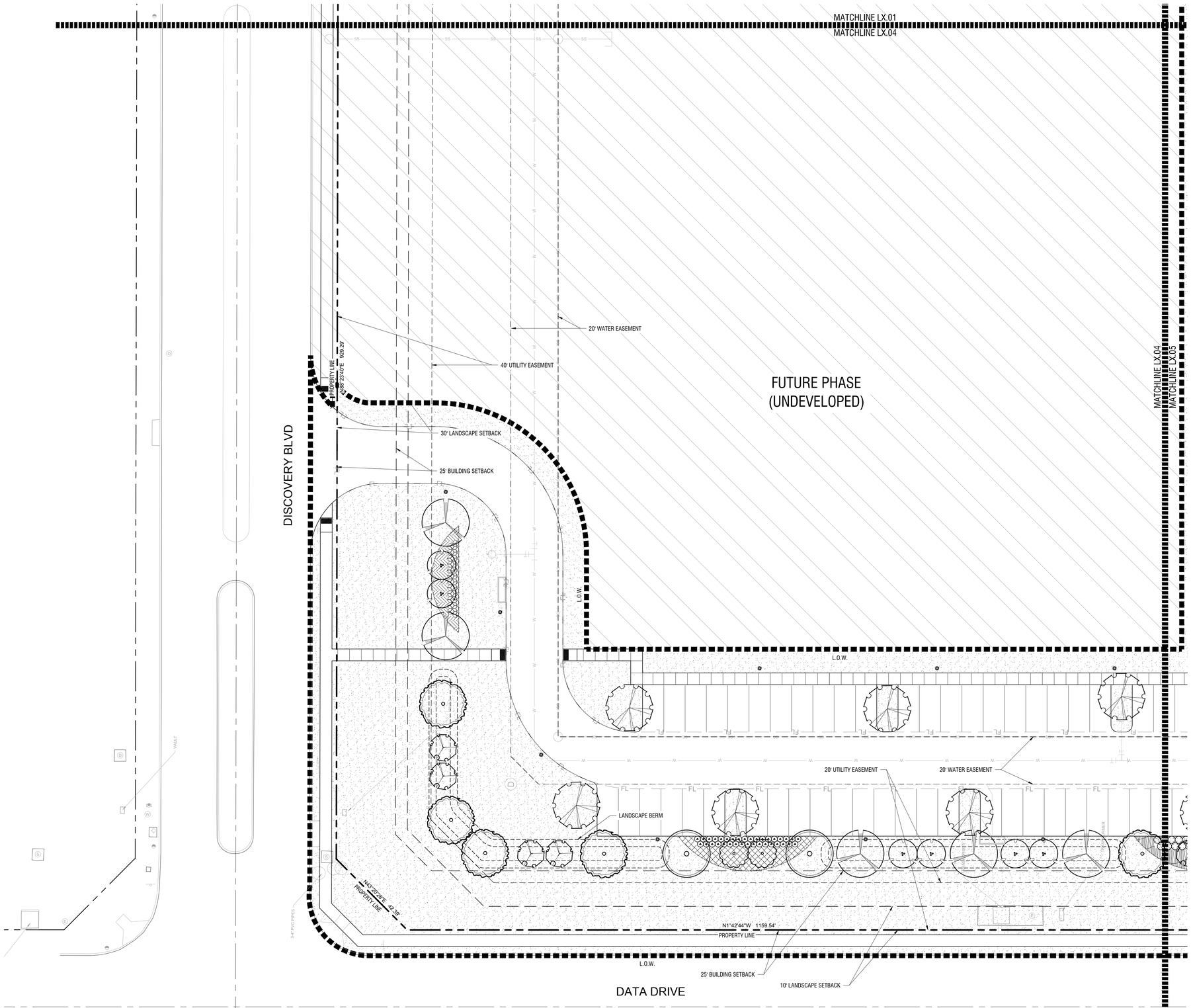

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
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	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928

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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
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DESIGNED BY	PDF
DRAWN BY	NJF
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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.04

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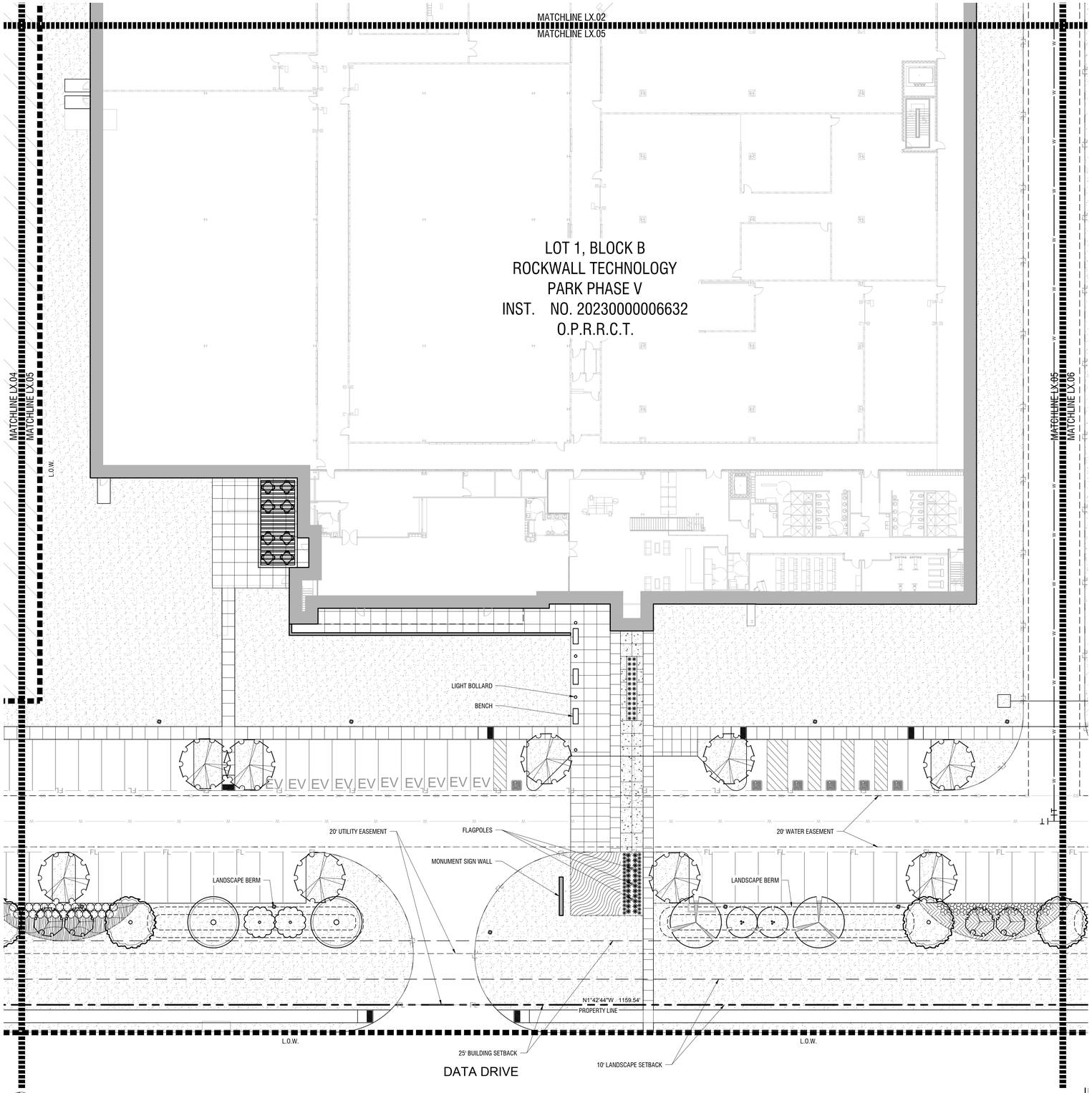

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 06.14.2024

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DATE JUNE 2024
SCALE AS SHOWN
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DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
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CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
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CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.05

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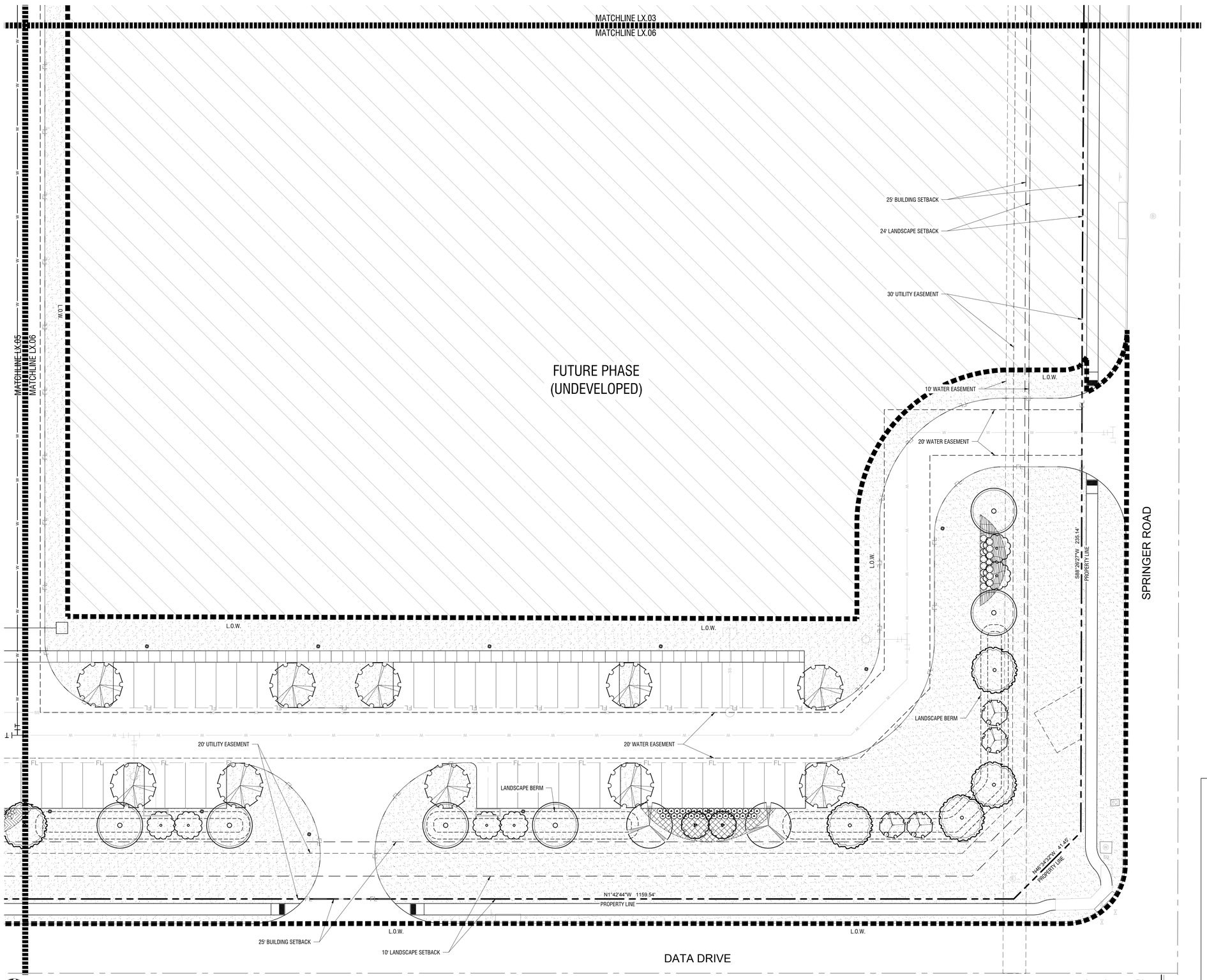

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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SYMBOL	COMMON / BOTANICAL NAME
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	Bermuda Grass / Cynodon dactylon
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No.	REVISIONS	DATE	BY

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.06

Plotted By:Ferrero, Nick Date:June 13, 2024 05:39:47pm File Path:K:\MKN_LA\P_projects\068671058 - project saturn\CAD\Sheets\CVL\L2.01 LANDSCAPE PLAN.dwg
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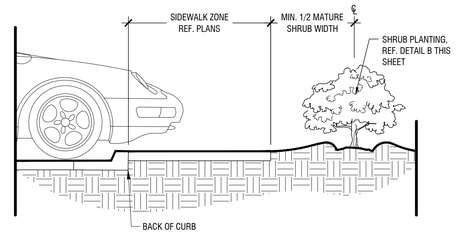
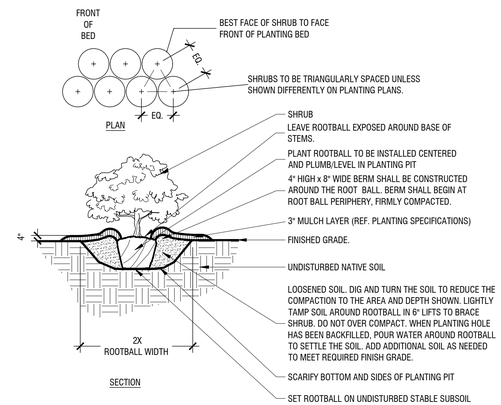
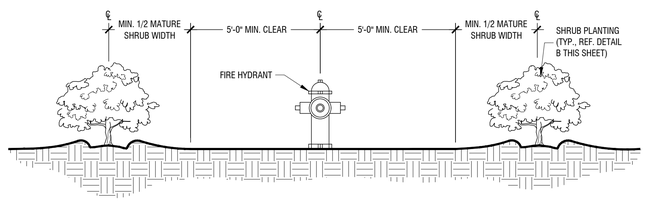
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk **F**

Scale: NTS



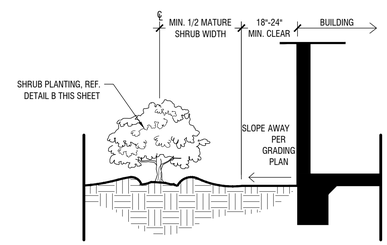


Shrub Planting at Fire Hydrant **E**

Scale: NTS

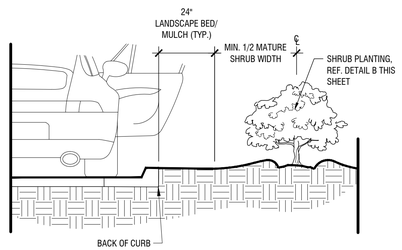
Typical Shrub Planting **B**

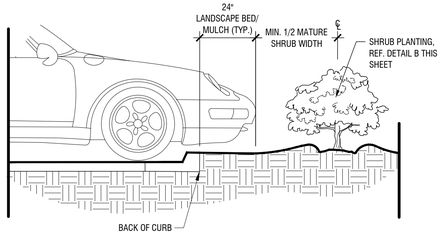
Scale: NTS



Shrub Planting at Building Edge **D**

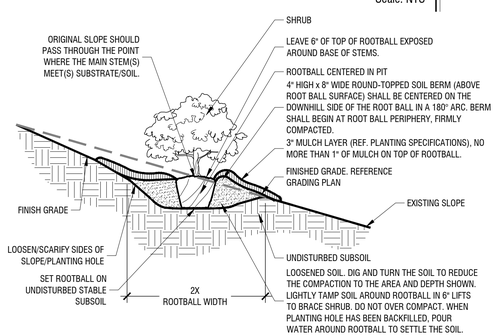
Scale: NTS





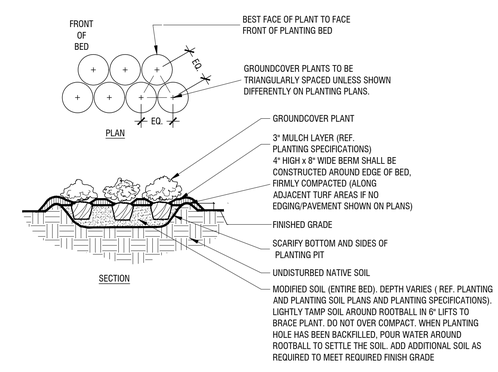
Shrub Planting at Curb **G**

Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope **C**

Scale: NTS



Typical Groundcover Planting **A**

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058	
DATE JUNE 2024	
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.07

Plotted By:Ferrero, Nick Date:June 13, 2024 05:23:10pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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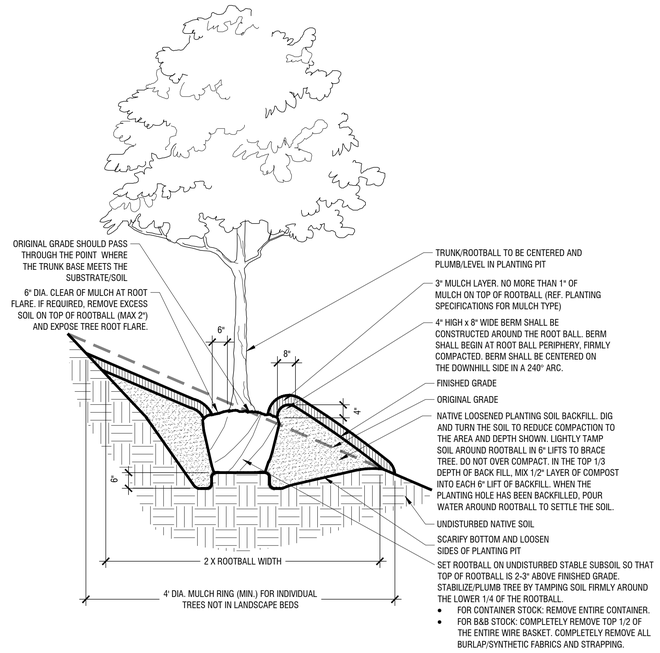
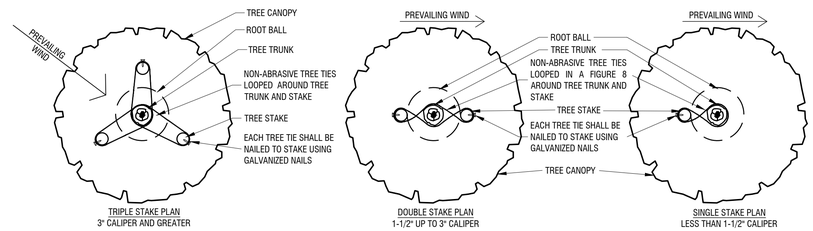
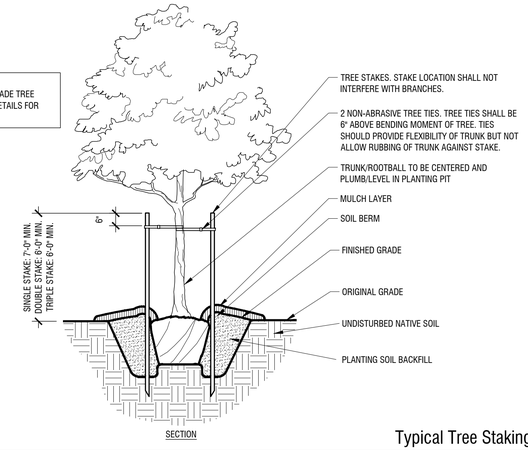


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) — D

Scale: NTS



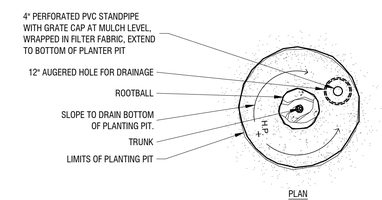
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



SECTION

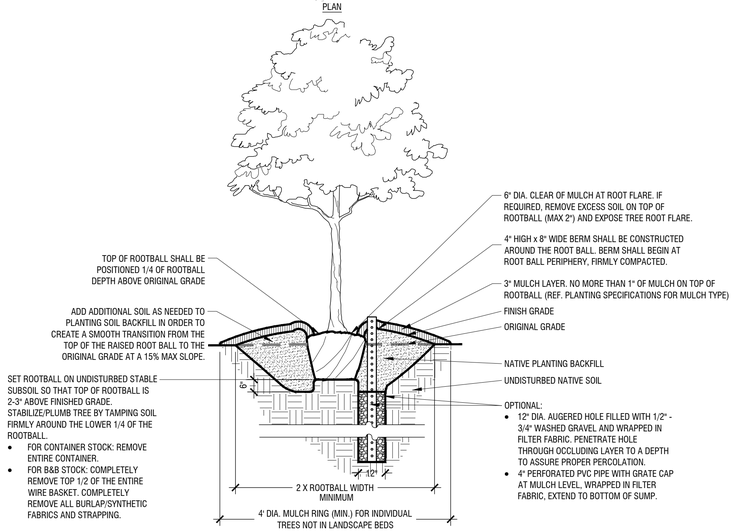
Typical Tree Staking — B

Scale: NTS



PLAN

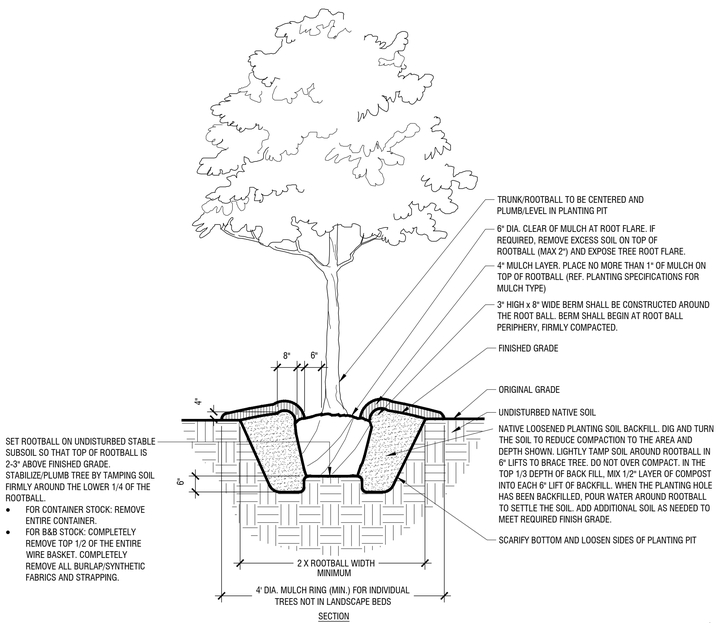
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) — C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) — A

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.08

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:13pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

a. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.

b. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

c. PLANTING SOIL MIX

1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL
ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024.

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068671058	JUNE 2024	AS SHOWN	PDF	NJF	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING SPECIFICATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.09

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:18pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

TREE SURVEY:

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	ACTION	CLASS	REPLACEMENT RATIO	MITIGATION REQUIRED
6070	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6071	15.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.95
6072	12.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.15
6073	13.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.5
6074	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6075	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6076	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.5
6077	11.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.55
6078	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6079	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.25
6080	16.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.3
6081	14.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.35
6082	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6083	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.25
6084	16.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6085	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Unprotected		
6086	14.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6087	15.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6088	13.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6089	17.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.95
6090	21.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	10.6
6091	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	0.5:1	5.5
6092	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.6
6093	17.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.8
6094	17.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.9
6095	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.35
6096	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6097	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6098	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6099	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6100	11.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6101	11.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6102	14.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6103	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6104	18.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6105	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6106	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6107	12.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6108	12.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6109	13.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6110	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6111	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	0.5:1	

Kimley-Horn red tree tag series: 6070-6111. Protected trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65

Mitigation Inches	**153.65**
Proposed Tree Inches Per Planting Plan	**332**
NET TOTAL	**-178.35**

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY AND TREESCAPE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.01

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:40pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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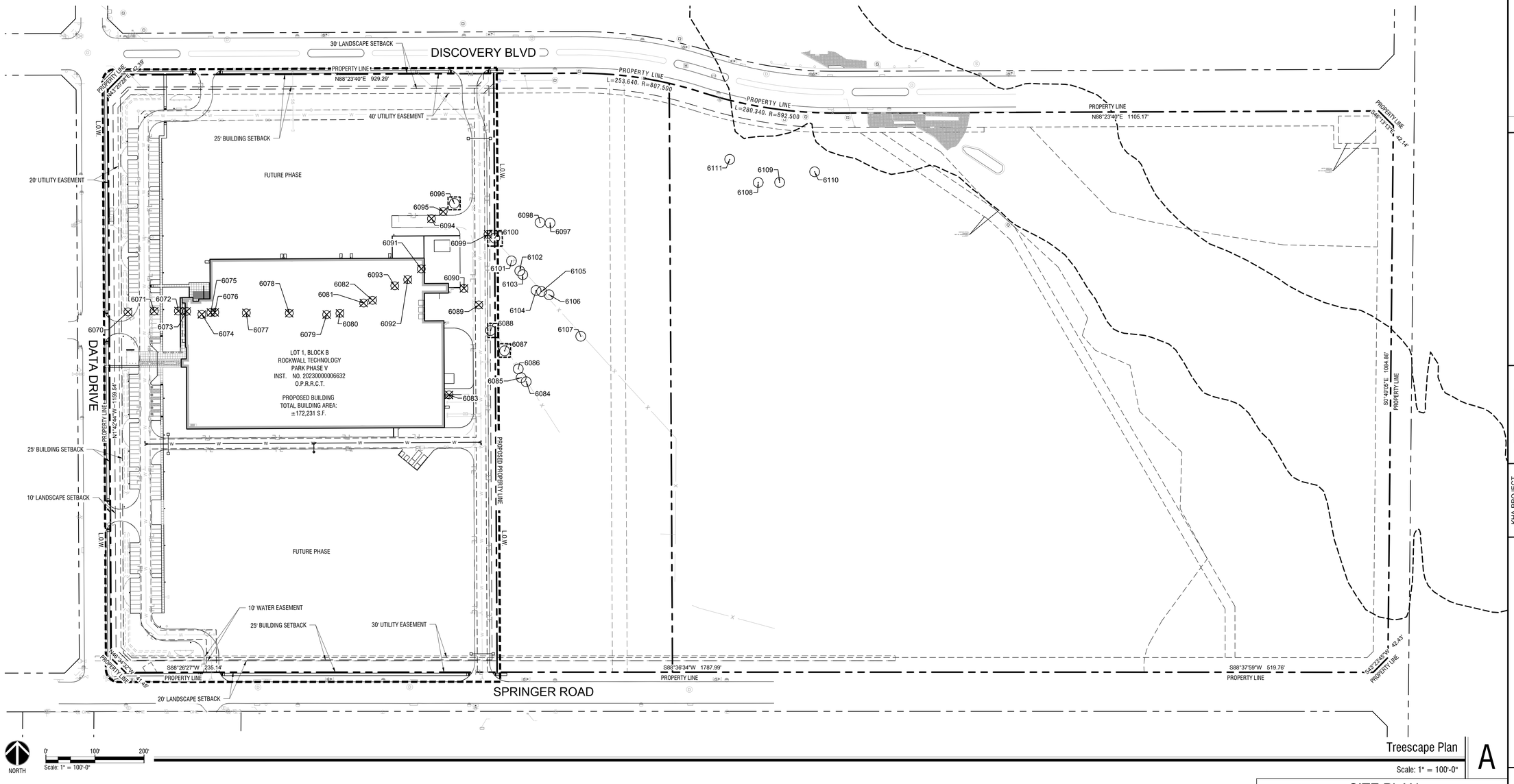

Treescape Plan

Scale: 1" = 100'-0"

A

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

SYMBOL LEGEND:

	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLANS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.02

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:47pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L-3.01 TREESCAPE PLAN.dwg
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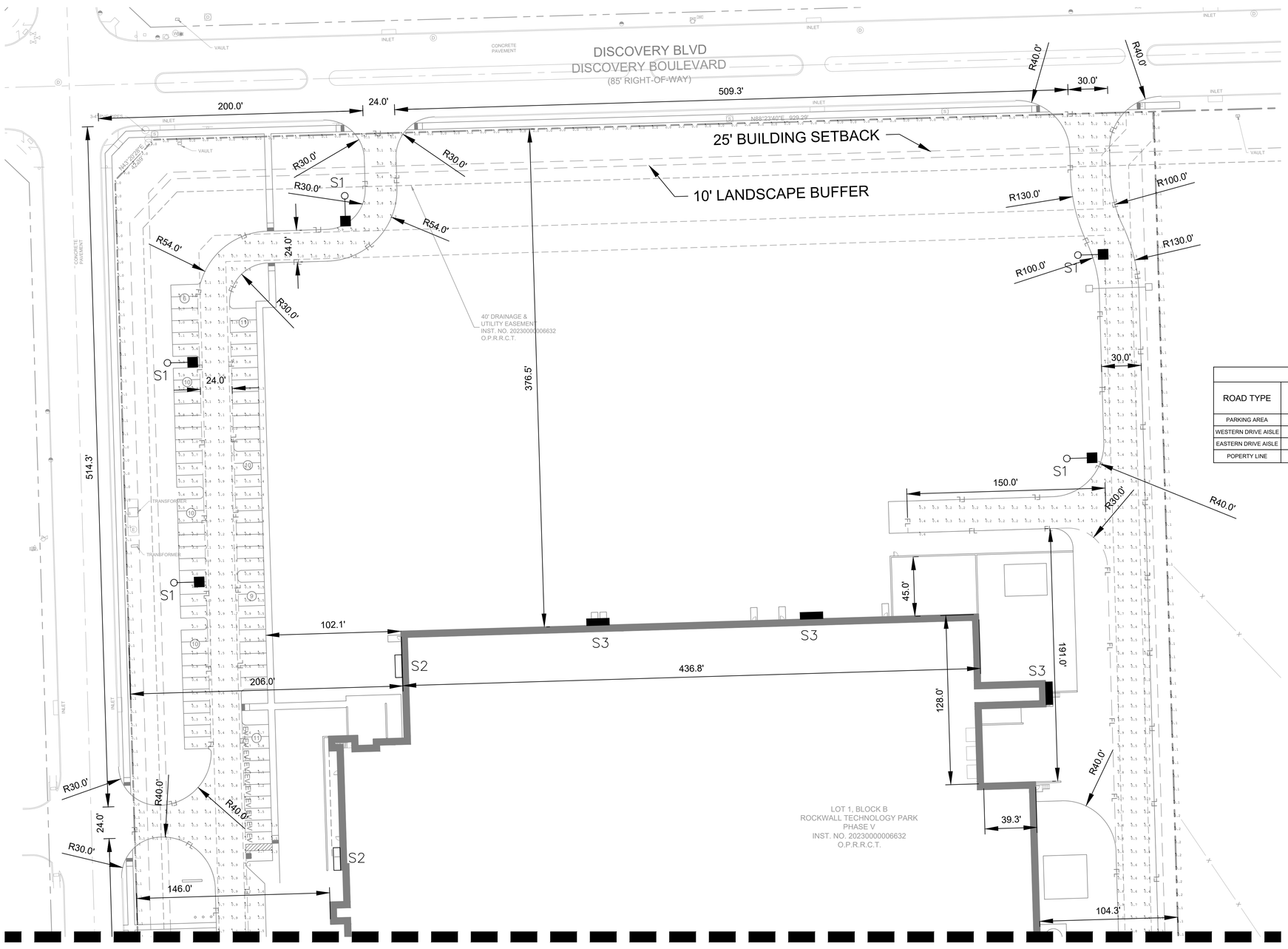

MATCHLINE: SEE SHEET E-102

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	LIGHT POLE MODEL
	S1	10	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD	165	20,302	20'	LED	TYPE 2	120-277	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S2	3	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD	325	40,738	30'	LED	TYPE 4	120-277	N/A
	S3	5	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T3M-MVOLT-SPA-PIRH-DDBXD	325	40,183	30'	LED	TYPE 3	120-277	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/07/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-101

Plotted By:Neitenbach, David Date:June 14, 2024 10:32:44am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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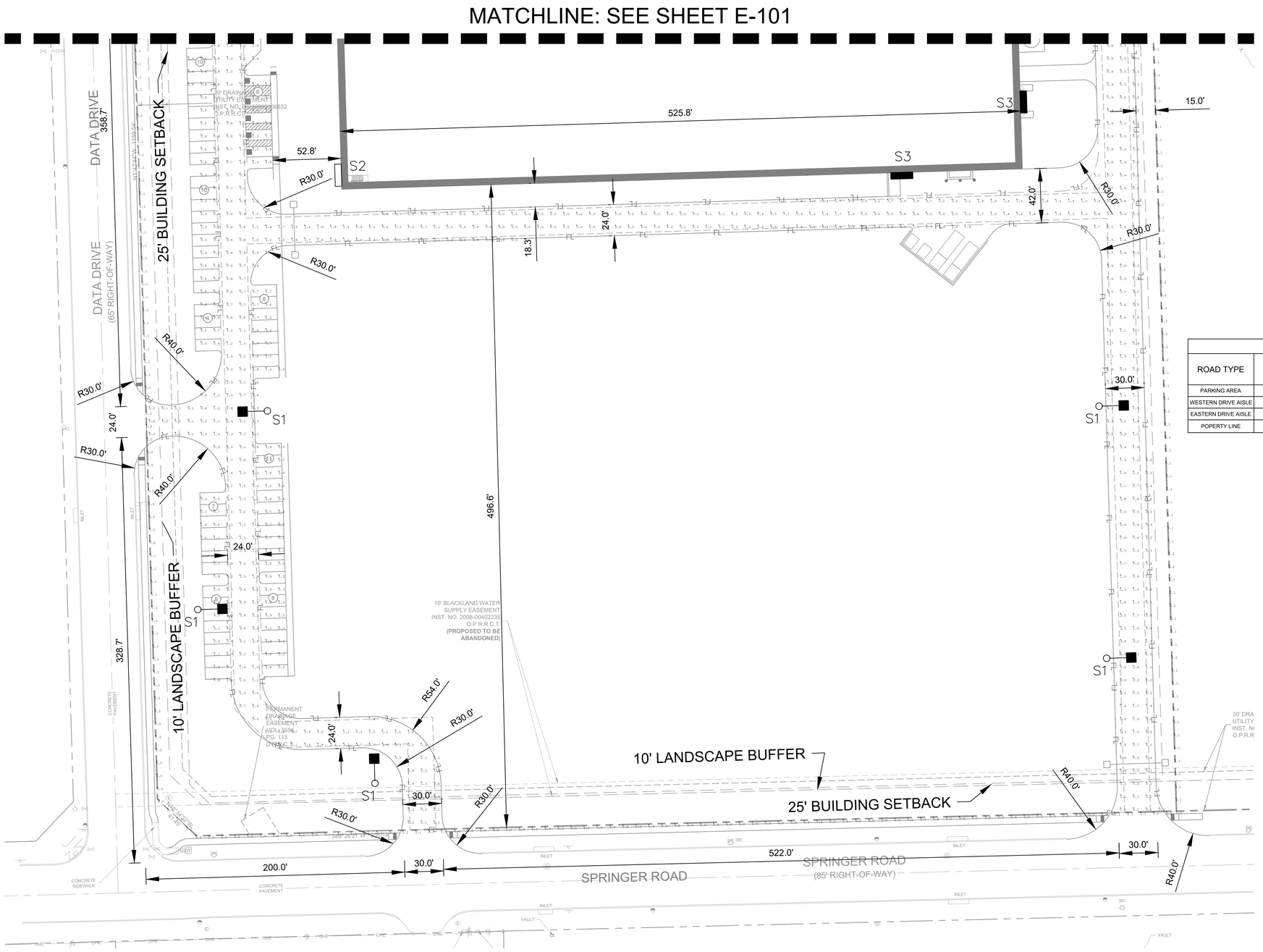

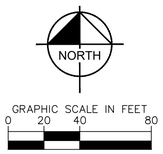

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
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WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/07/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102

Plotted By:Nentebsch, David Date:June 14, 2024 10:32:53am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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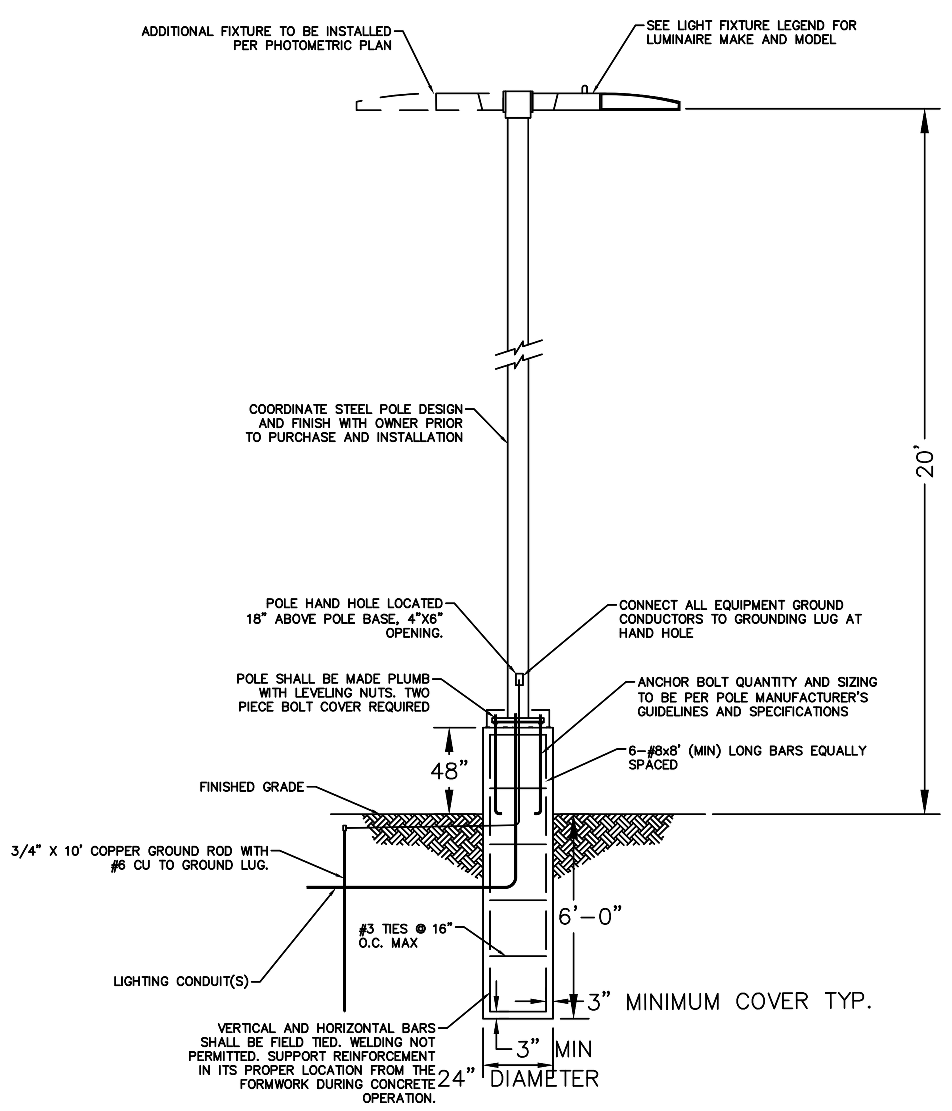
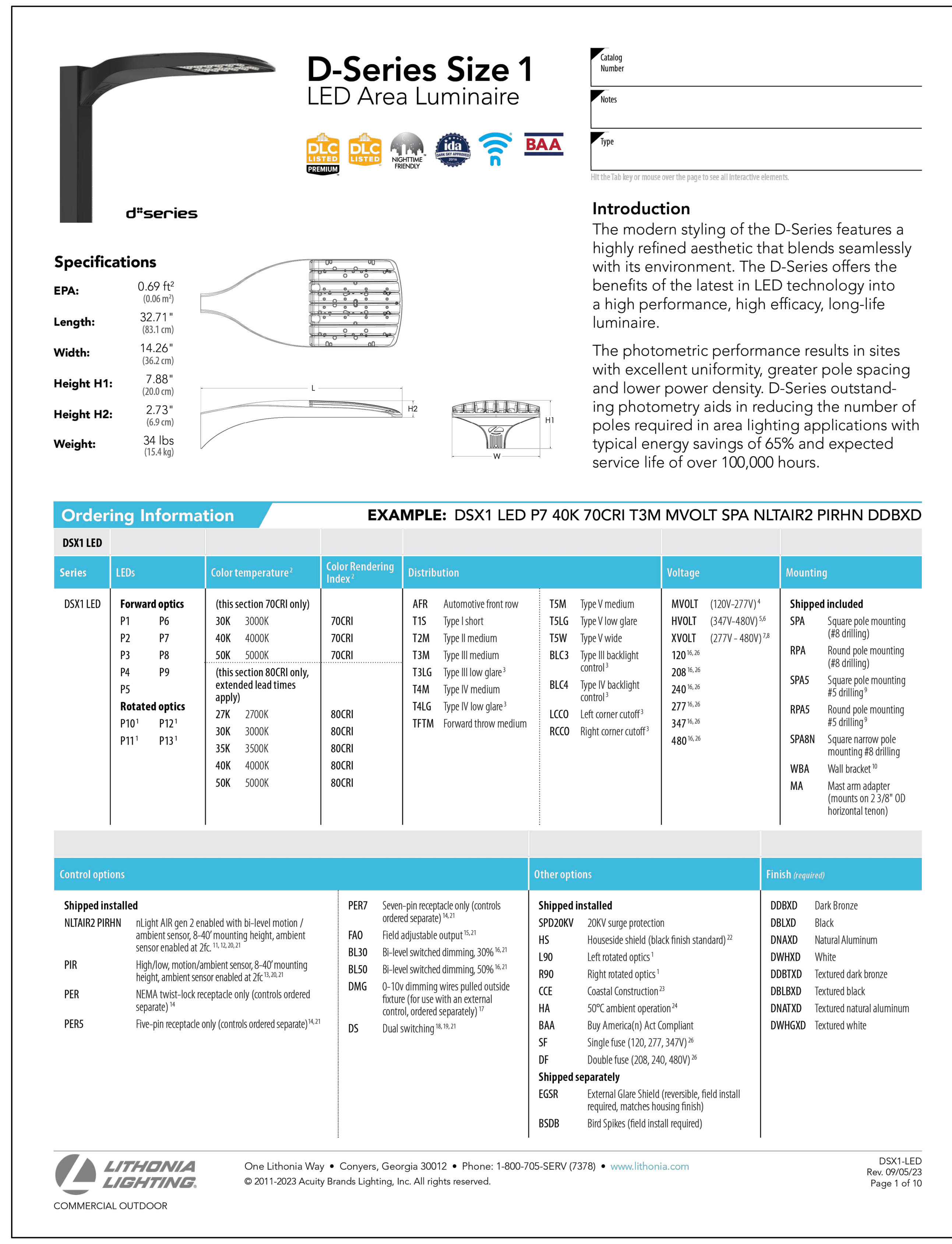


NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

1 / E-103 POLE FOUNDATION DETAIL
N.T.S.



D-Series Size 1
LED Area Luminaire

d"series

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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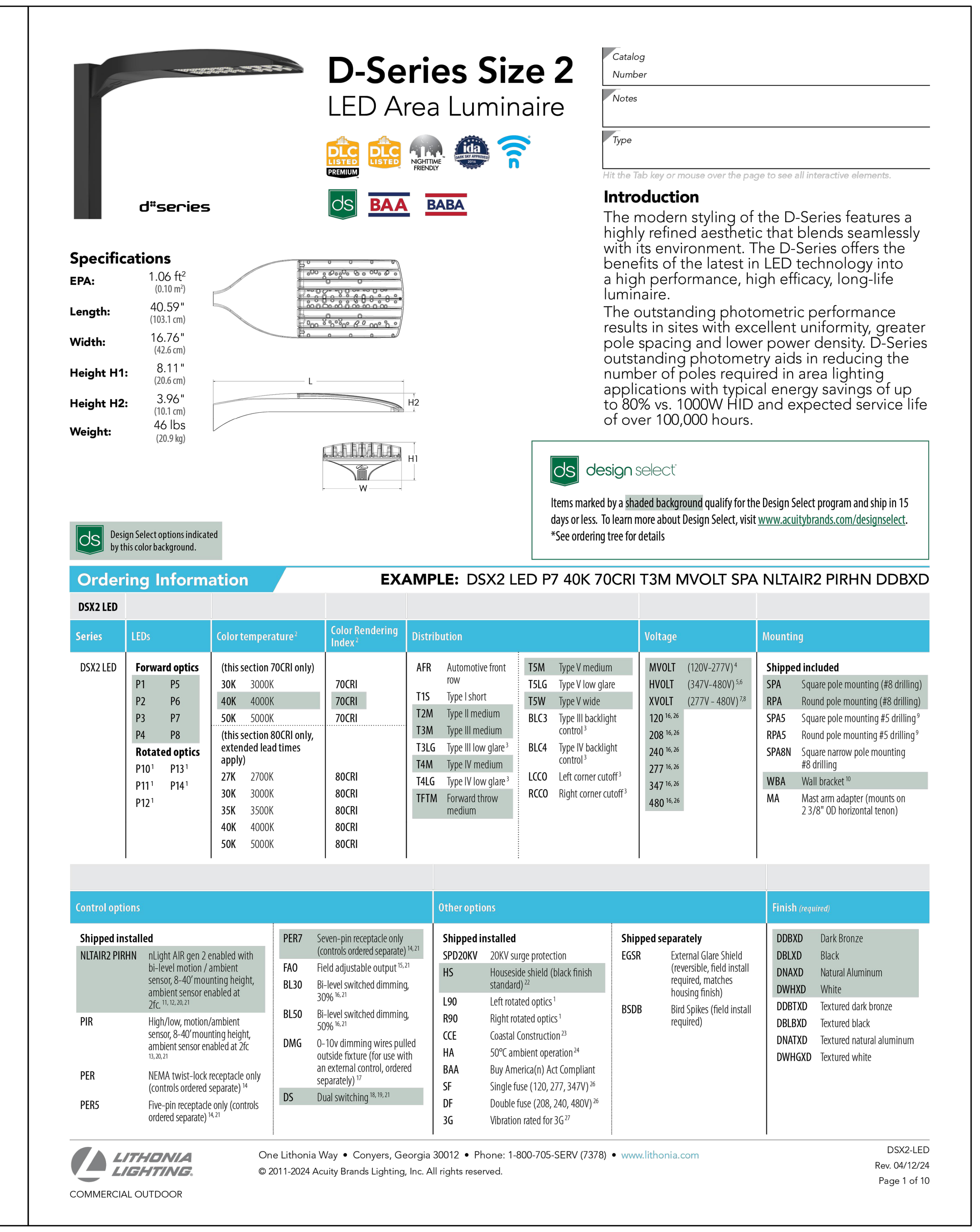
DSX1-LED Rev. 09/05/23 Page 1 of 10



D-Series Size 2
LED Area Luminaire

d"series

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)

Introduction
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*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] 3G Vibration rated for 3G[27]	**Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX2-LED Rev. 04/12/24 Page 1 of 10

2 / E-103 PHOTOMETRIC CUTSHEETS
N.T.S.

Know what's below. Call before you dig.

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT	068671058
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
E-103

Plotted By: Neitenbach, David Date: June 14, 2024 10:32:59am File Path: \\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SP2024-031; Site Plan for Heavy Manufacturing Facility (Ballard)
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for a *Heavy Manufacturing Facility* (*i.e. Ballard*) on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard.

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

M.3 For reference, include the case number (*SP2024-031*) in the lower right-hand corner of *all pages* of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

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

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

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

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

M.6 A Material Sample Board needs to be provided before the Planning and Zoning Commission meeting on July 9, 2024. The Architectural Review Board (ARB) need to look this submittal requirement as part of their review. (Subsection 03.04. A, of Article 11, UDC)

M.7 Site Plan.
(1) The current phase of the proposed development is phase 1, and the future phases should be 2, 3, and 4. Please adjust this accordingly. (Subsection 03.04. A, of Article 11, UDC)
(2) Any portion of the Fire Lanes that are public shall be indicates as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(3) Please indicate the sidewalks along Springer Road, Data Drive, and Discovery Boulevard. (Subsection 03.04. B, of Article 11, UDC)
(4) Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. All that being said, the plans indicate that 149 will be provided. This will be an *Exception* request from the Planning and Zoning Commission. (Table 5, of Article 06, UDC)
(5) Please remove all signage from the plans. Signage is reviewed through a separate permitting process. (Subsection 06.02. F, of Article 05, UDC)
(6) Please indicate the height of the screening walls, gate, and black vinyl coated chain link. In addition, provide details of these wall/fences. (Subsection 01.05. C, of Article 11, UDC)
(7) All ground mounted equipment must be screened; this includes transformers. 5-gallon evergreen shrubs are the easiest screening method. (Subsection 01.05. C, of Article 11, UDC)
(8) Please provide a detail of the RTU screening system with the building elevations. (Subsection 01.05. C, of Article 11, UDC)
(9) All above ground storage tanks must be screened. Provide a detail of all the proposed above ground storage tanks and their subsequent screening. Landscape shrubs and trees are effective depending on the size of the tanks. (Subsection 01.05. D, of Article 11, UDC)
(10) Please provide a detail of the dumpster enclosure that meets the minimum requirements of the UDC. (Subsection 01.05. B, of Article 11, UDC)
(11) Please clarify if there is to be any outside storage. The material must be detailed, and the outside storage areas must be delineated and screened. (01.05, of Article 11, UDC)

(12) Please remove the parking requirements for the future phases. (03.04. A, of Article 11, UDC)

M.8 Landscape Plan.

(1) Please provide the impervious area percentage calculation. (Subsection 01.01. B, of Article 05, UDC)
(2) All shrubs are to be 5-gallon. (Subsection 05.03 B, of Article 08, UDC)
(3) Evergreen shrubs are required in front of all parking spaces that are to face onto a roadway. Please update the landscape plan to reflect this. (Subsection 05.03. B, of Article 08, UDC)
(4) Please delineate the visibility triangles for all driveways that intersect a public street. (Subsection 01.08, of Article 08, UDC)
(5) Delaying the plantings along Discovery Boulevard and Springer Road will be an *Exception* request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
(6) Please update the landscape buffer widths to be consistent between the different plan sheets. (Subsection 05.01, of Article 08, UDC)
(7) Consider planting a large 5-gallon evergreen shrub variety along the east property line to screen any equipment and/or loading docks. (Subsection 01.05, of Article 05, UDC)

M.9 Treescape Plan.

(1) Per Article 09, of the UDC, all Eastern Red Cedars over eight (8) feet in height require four (4) caliper inches on mitigation. Please update the treescape table to reflect this; it should reduce your overall mitigation. (Subsection 03.01. G, of Article 09, UDC)

M.10 Photometric Plan.

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. (See Sec. 2.1 of this checklist)
(2) Please provide the cutsheets for the wall packs. They must be oriented downward and be shielded to reduce glare. (Subsection 03.03, of Article 07, UDC)

M.11 Building Elevations

(1) Please remove the glazing from the material calculations. (Subsection 05.01, of Article 05, UDC)
(2) Exterior walls should consist of 90% masonry materials excluding doors and windows. Given that the majority of each façade is insulated metal panel, this will be an *Exception* request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(3) Each façade is required 20% natural or quarried stone. This will be an *Exception* request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(4) The primary façades (North, West, and South) and secondary façade (East) do not meet the articulation requirements outlined with Subsection 05.01 of the UDC. This will be an *Exception* request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
(5) Please indicate the parapet wall height. The parapet shall be an enclosed system and span entirely around the building (Subsection 05.01. A, of Article 05, UDC)
(6) The interior side of the parapet shall be finished in the same material as the exterior facing façade. (Subsection 05.01. A, of Article 05, UDC)
(7) Please crosshatch the RTUs on the building elevations and include a detail of the screening systems. (Subsection 05.01. A, of Article 05, UDC)
(8) Projecting elements that extend above the roof line cannot be flat and must extend back. (Subsection 05.01. A, of Article 05, UDC)
(9) In the providing rendering it is shown that the Canadian flag is the same or taller than the American Flag. Just as a note, the Canadian flag must fly lower than the American Flag.
(10) Please review Subsection 02.03(K)(7)(c), of Article 04, UDC. This section outlines the requirements for *Solar Energy Collector Panels* on a flat roof. Please clarify that the parapet will fully screen the solar system, and that items (c)(4) and (c)(5) will be met. (02.03. K. 7. c, of Article 04, UDC)

M.12 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

(1) *Parking*. Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. (Table 5, of Article 06, UDC)

(2) *Landscape Buffer*. Delaying the plantings along Discovery Boulevard and Springer Road will be an *Exception* request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
(3) *Materials*. Greater than 10% secondary material (i.e. metal) on each façade. (Subsection 05.01. A, of Article 05, UDC)
(4) *Materials*. Less than 20% natural or quarried stone on each façade. (Subsection 05.01. A, of Article 05, UDC)
(5) *Primary Articulation*. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)
(6) *Secondary Articulation*. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)

M.13 According to Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to **provide a letter** outlining the requested exceptions and required compensatory measures.

I.14 *Please note that failure to address all comments provided by staff by 3:00 PM on July 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.*

I.15 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on *June 25, 2024.*
(2) Planning & Zoning meeting/public hearing meeting will be held on *July 9, 2024.*

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

ENGINEERING COMMENTS:

1. All fire hydrants must have 5' clearance, including to parking spaces.
2. Median to be a minimum of 10' to give fire hydrant 5' clearance around
3. Remove sign from site plan. Sign approved through a building permit
4. Don't reference geotech. Design must be on plans
5. (min 6.5 sack mix)
6. Oil/water separator for trash enclosures need to drain to the storm drainage system, not the sewer main.
7. Not allowed. Must be concrete meeting City minimum standards.
8. See all comments from overall site plan buildout
9. Add a note: All rights-of-way to be sodded prior to Engineering Acceptance and CO
10. Label street.
11. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
12. Remove from plan.

General Comments:
General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The site has been detained for in a regional detention pond.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata due (approx. $1,900.83)/acre) before site/civil permit.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

Landscaping:

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

FIRE COMMENTS:

Show the location of the proposed fire department connection (FDC).
FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access
"NDS TUFFTRACK GRASS PAVERS" are not approved for use in fire lane at this time. Further review is needed before approval for use.
The solar panel roof layout was not reviewed for code compliance with this submittal.

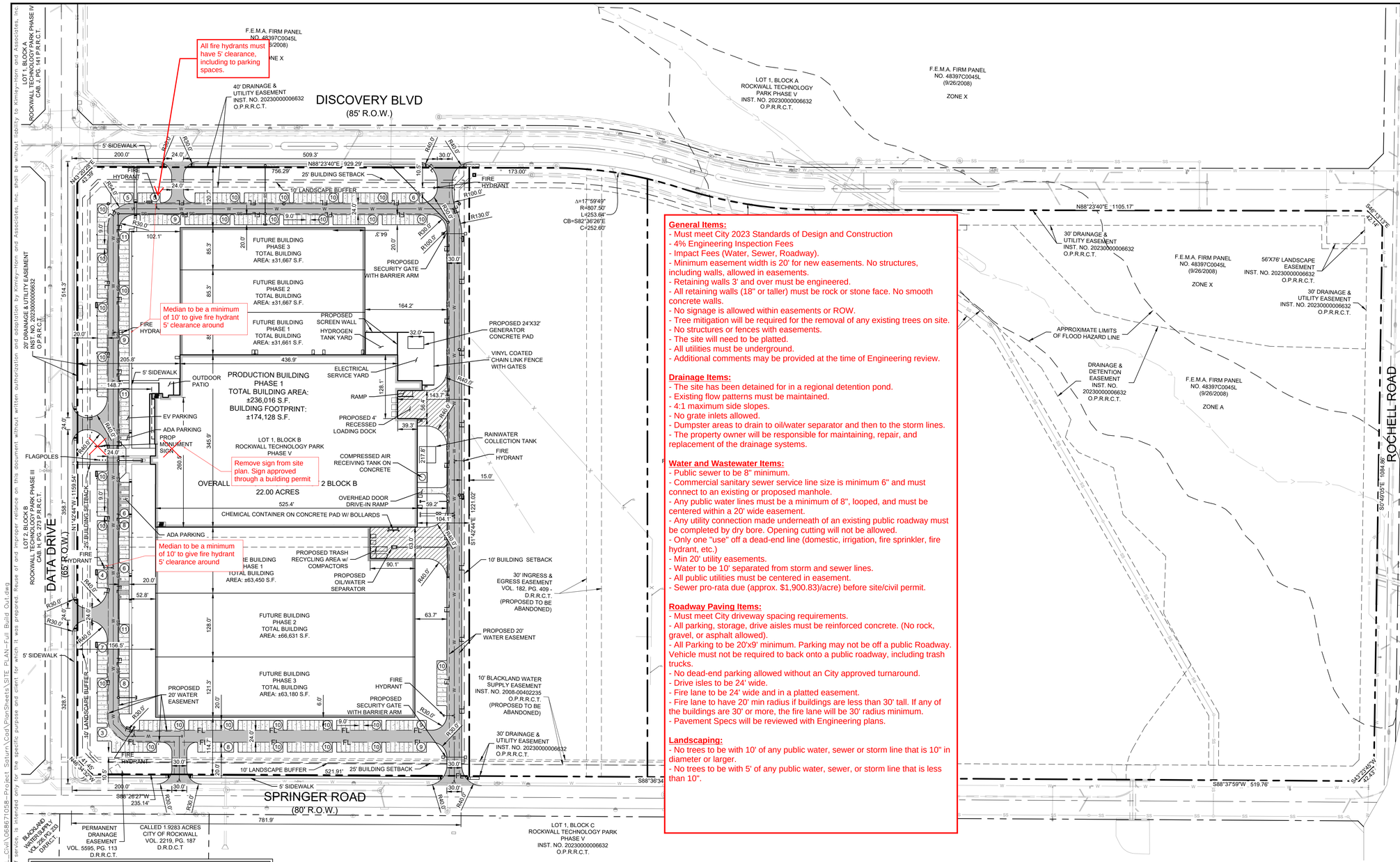
GIS COMMENTS:

Assigned address will be 1550 DATA DR, ROCKWALL, TX 75032

PARKS COMMENTS:

Make sure there is an evergreen headlight glare screen along data drive with 24" tall evergreen shrubs planted 36" o.c.

Recommendation to utilize Tif Tuf, Tahoma 31, Latitude 36 Bermudagrass varities versus common Bermudagrass that is more wear, Cold and shade tolerant and conserves water.



General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- The site has been detained for in a regional detention pond.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
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Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
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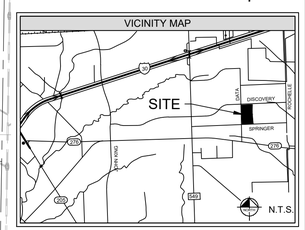
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

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



LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/14/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN FULL BUILD OUT

SHEET NUMBER
C-004

LIGHT DUTY PAVEMENT SECTION
4,000 PSI CONCRETE PAVEMENT @ 28 DAYS WITH #3 BARS AT 24" ON CENTER EACH WAY. (min 6.5 sack mix)
6" / 6"
SCARIFIED SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT +1 TO +6 ABOVE OPTIMUM MOISTURE CONTENT
NOTE: PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION
4,000 PSI CONCRETE PAVEMENT @ 28 DAYS WITH #3 BARS AT 24" ON CENTER EACH WAY. (min 6.5 sack mix)
7" / 6"
SCARIFIED SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT +1 TO +6 ABOVE OPTIMUM MOISTURE CONTENT
NOTE: PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

HEAVY DUTY PAVEMENT SECTION
4,000 PSI CONCRETE PAVEMENT @ 28 DAYS WITH #3 BARS AT 24" ON CENTER EACH WAY. (min 6.5 sack mix)
8" / 6"
SCARIFIED SUBGRADE RECOMPACTED AT 95% STANDARD PROCTOR DENSITY AT +1 TO +6 ABOVE OPTIMUM MOISTURE CONTENT
NOTE: PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

Don't reference geotech. Design must be on plans

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Peyton Date:June 13, 2024 03:33:17pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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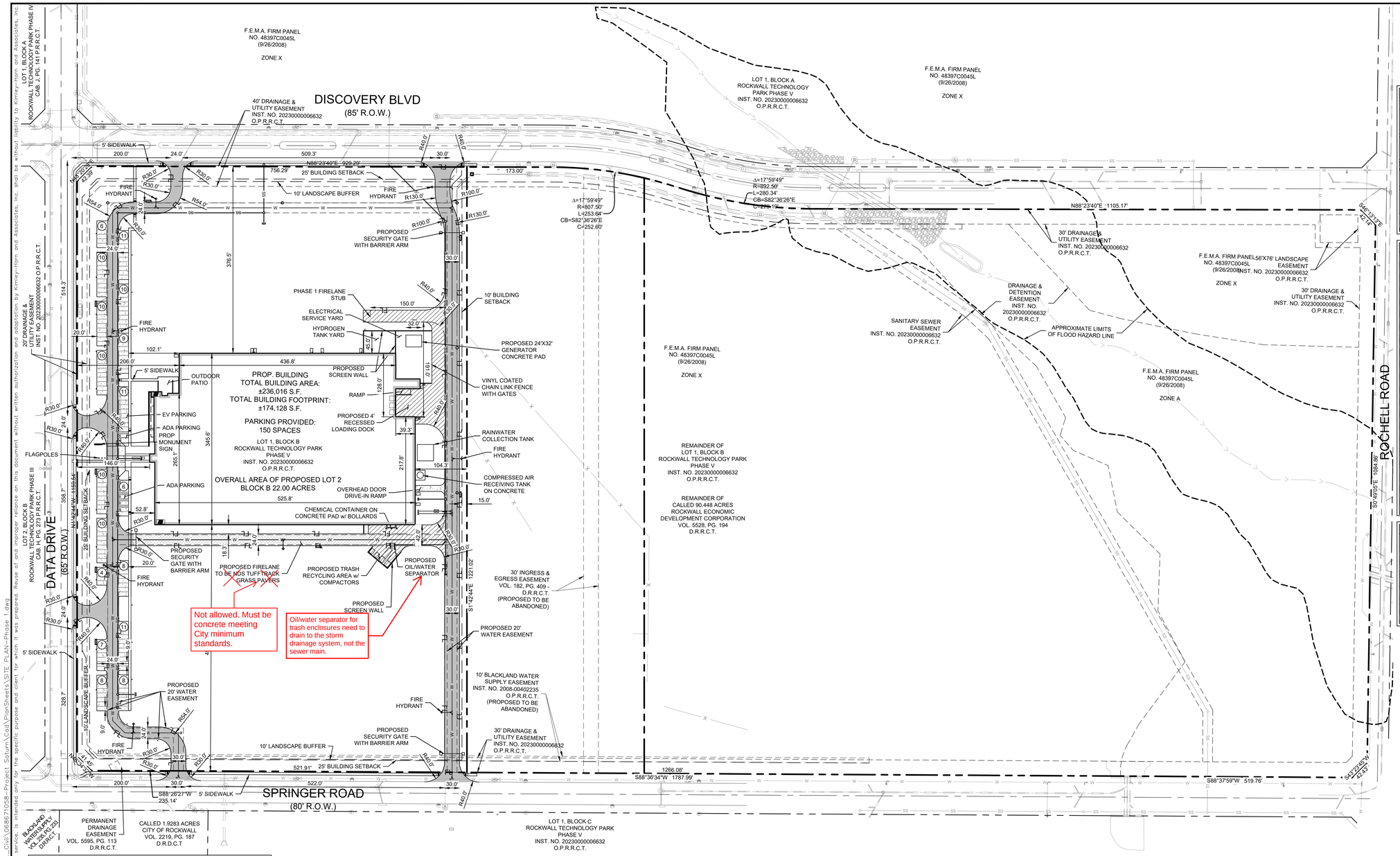

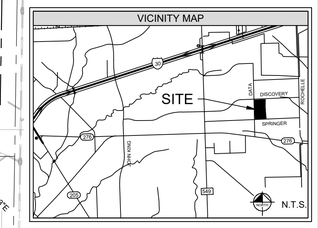

LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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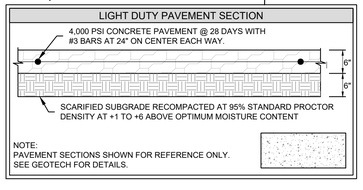
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

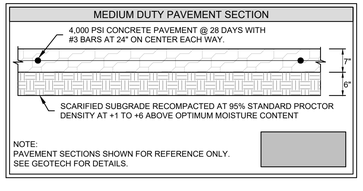
KHA PROJECT	068671058
DATE	06/14/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

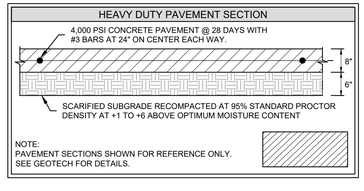
PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 1

SHEET NUMBER
C-003







Not allowed. Must be concrete meeting City minimum standards.

Oil/water separator for trash enclosures need to drain to the storm drainage system, not the sewer main.

See all comments from overall site plan buildout

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Payton Date:June 13, 2024 03:30:28pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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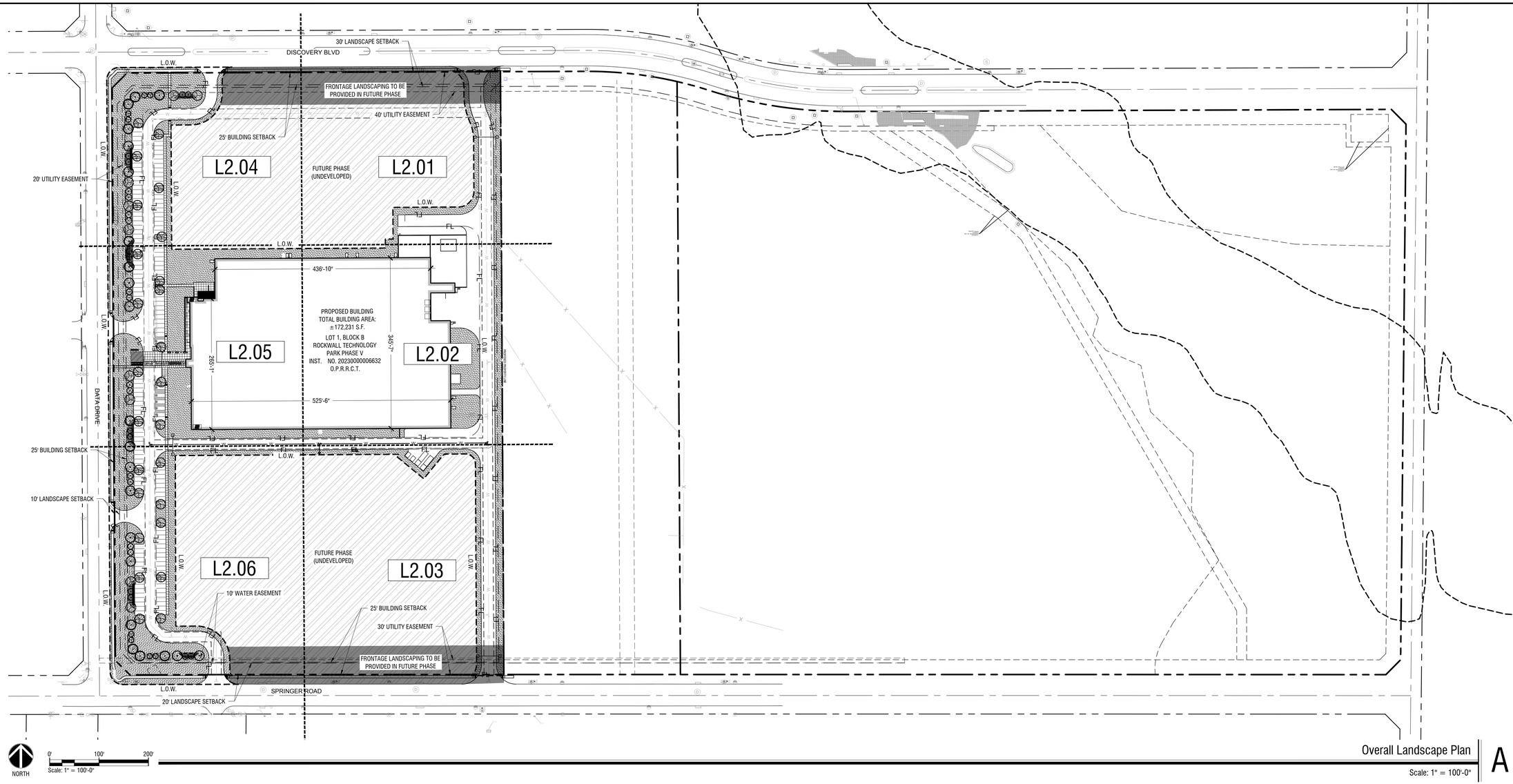

Overall Landscape Plan A

Scale: 1" = 100'-0"

PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

Add a note: All rights-of-way to be sodded prior to Engineering Acceptance and CO

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
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PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
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PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.02

Plotted By:Ferrara, Nick Date:June 13, 2024 06:07:08pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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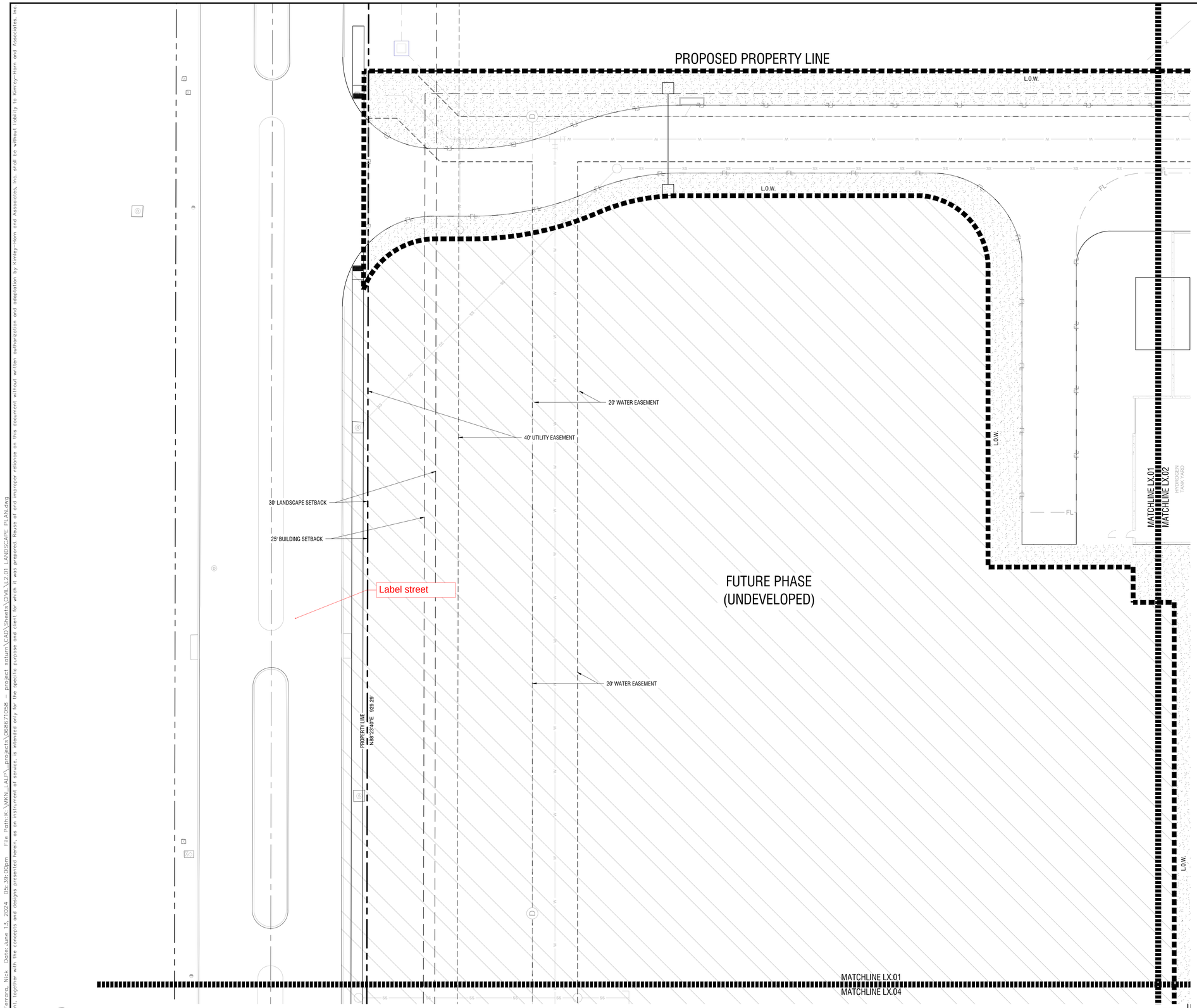

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
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TWO GALLERIA OFFICE TOWER, SUITE 700
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PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.01

Plotted By:Ferrero, Nick Date:June 13, 2024 05:39:00pm File Path:K:\DAL_LA(P)_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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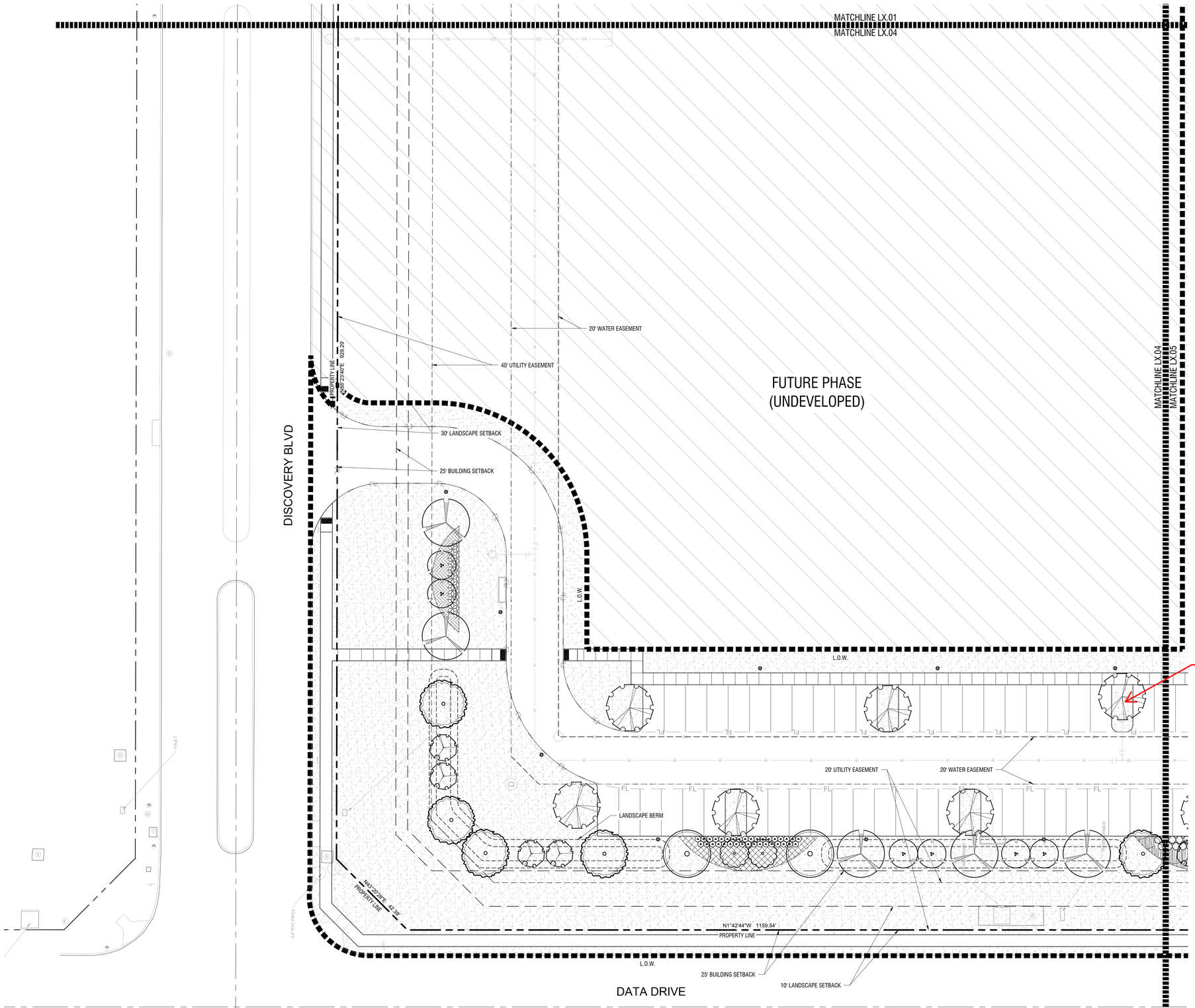

No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

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	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

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SCALE	AS SHOWN
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DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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CONTACT: LEE SWEETLAND

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DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
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PH. (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.04

Plotted By:Ferrara, Nick Date:June 13, 2024 05:39:27pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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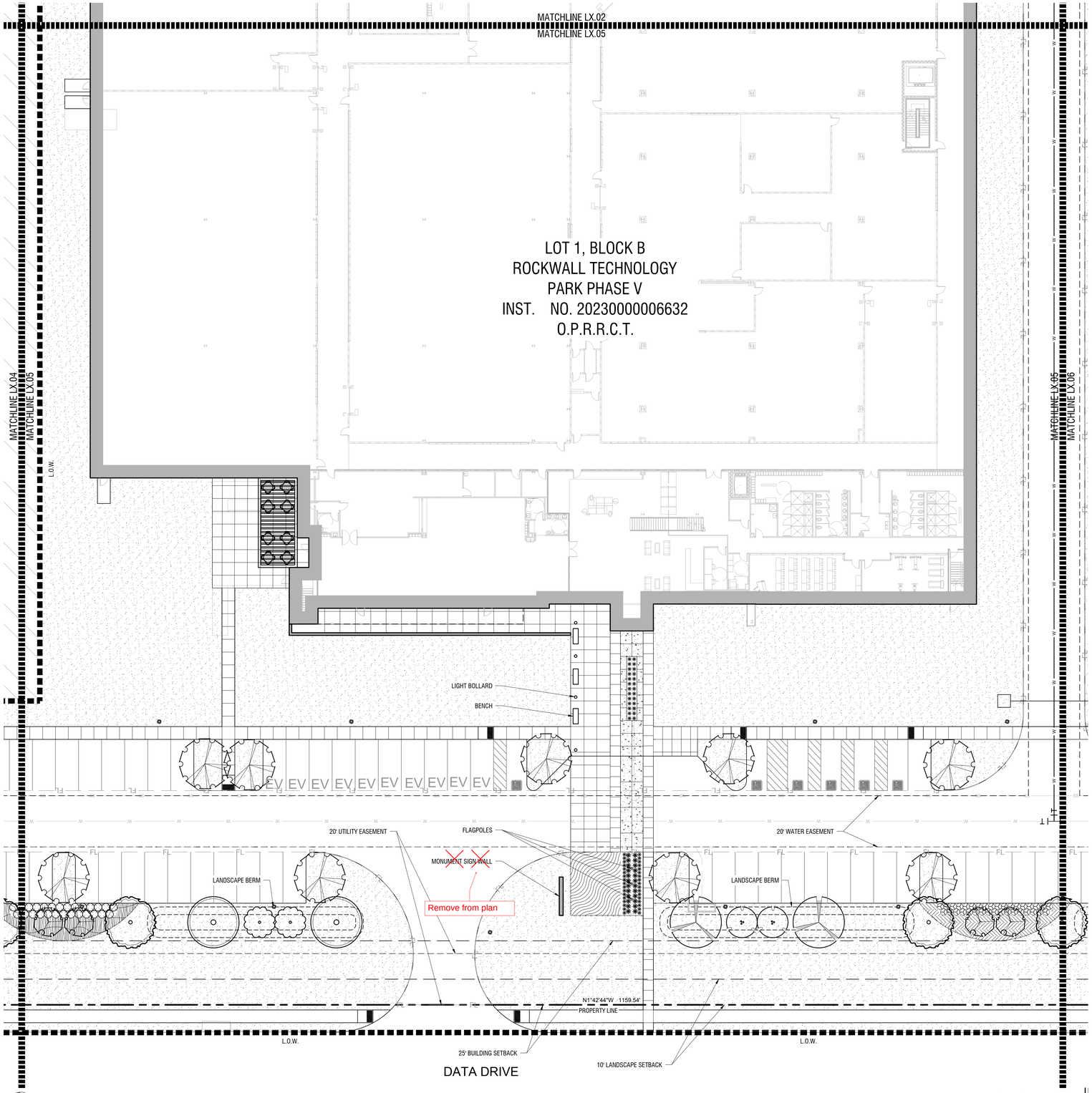

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KHA PROJECT	068671058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.05

Plotted By:Ferrara, Nick Date:June 13, 2024 05:39:37pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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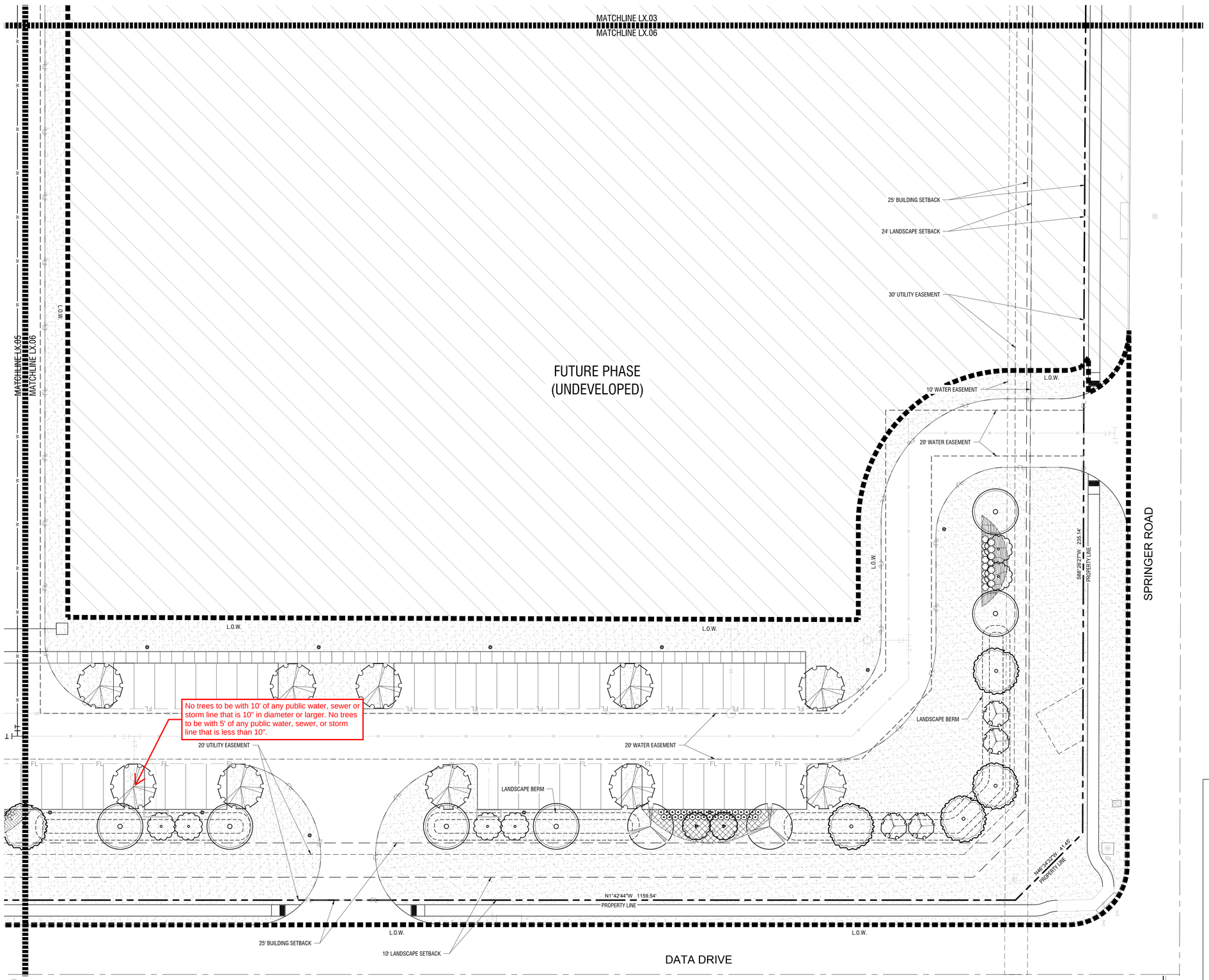

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.06

Plotted By:Ferrara, Nick Date:June 13, 2024 05:39:47pm File Path:K:\MKN_LA\P_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northeast corner of Data Drive and Springer Road				
SUBDIVISION	Rockwall Technology Park Phase V	LOT	Part of 1	BLOCK	B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320	CURRENT USE	Undeveloped
PROPOSED ZONING	No Change	PROPOSED USE	Heavy Manufacturing
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot
LOTS [PROPOSED]	1 New Lot		

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall EDC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation	ADDRESS	13455 Noel Road, Two Galleria Office Tower
	Suite 104		Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 740.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024. 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."

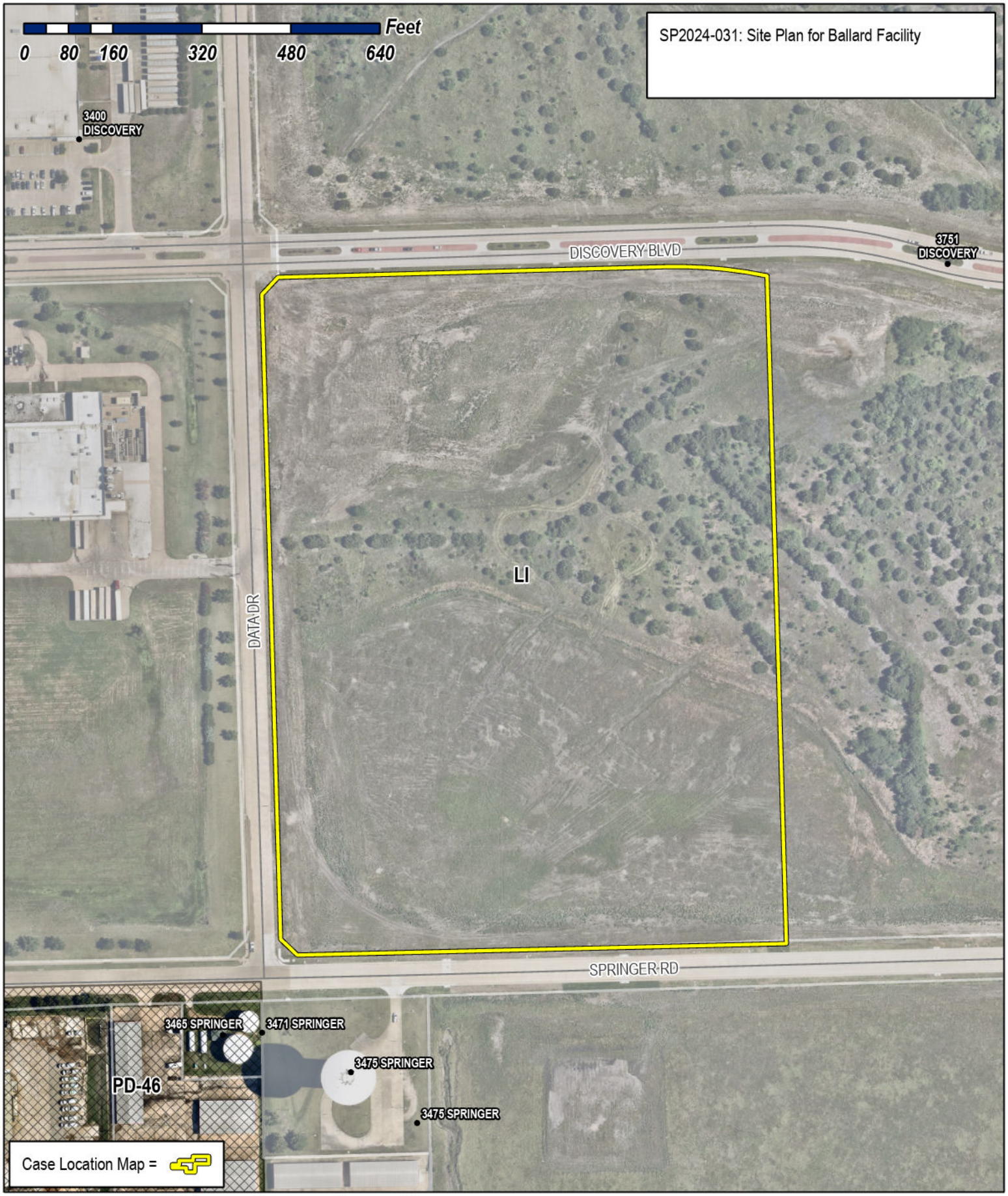
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

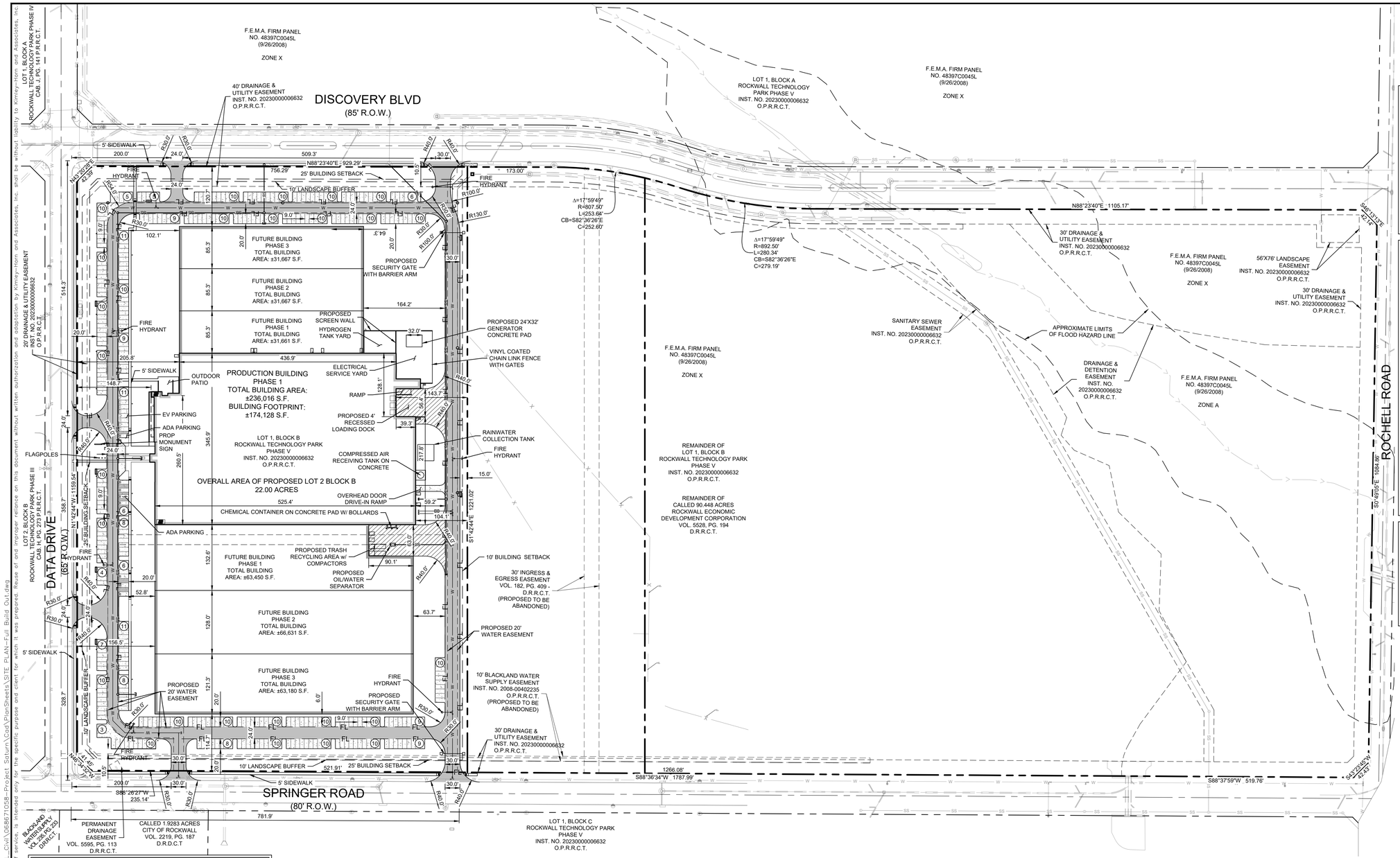
NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

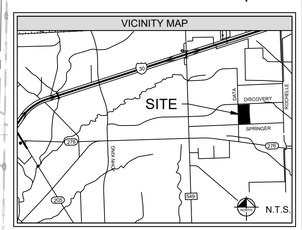


City of Rockwall

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.

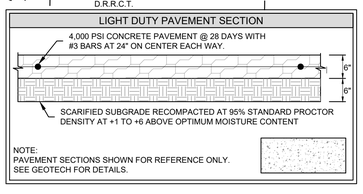




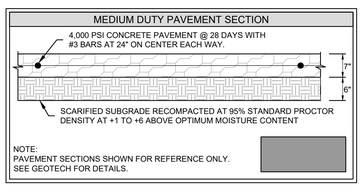
LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

LIGHT DUTY PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



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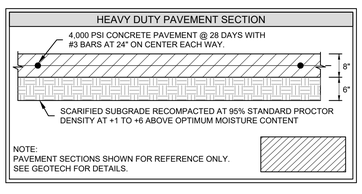

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

NOTES

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SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

KHA PROJECT	068671058
DATE	06/14/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN FULL BUILD OUT

SHEET NUMBER
C-004

Plotted By:Schwartz, Payton Date:June 13, 2024 03:33:17pm File Path:K:\DAL_CIVIL\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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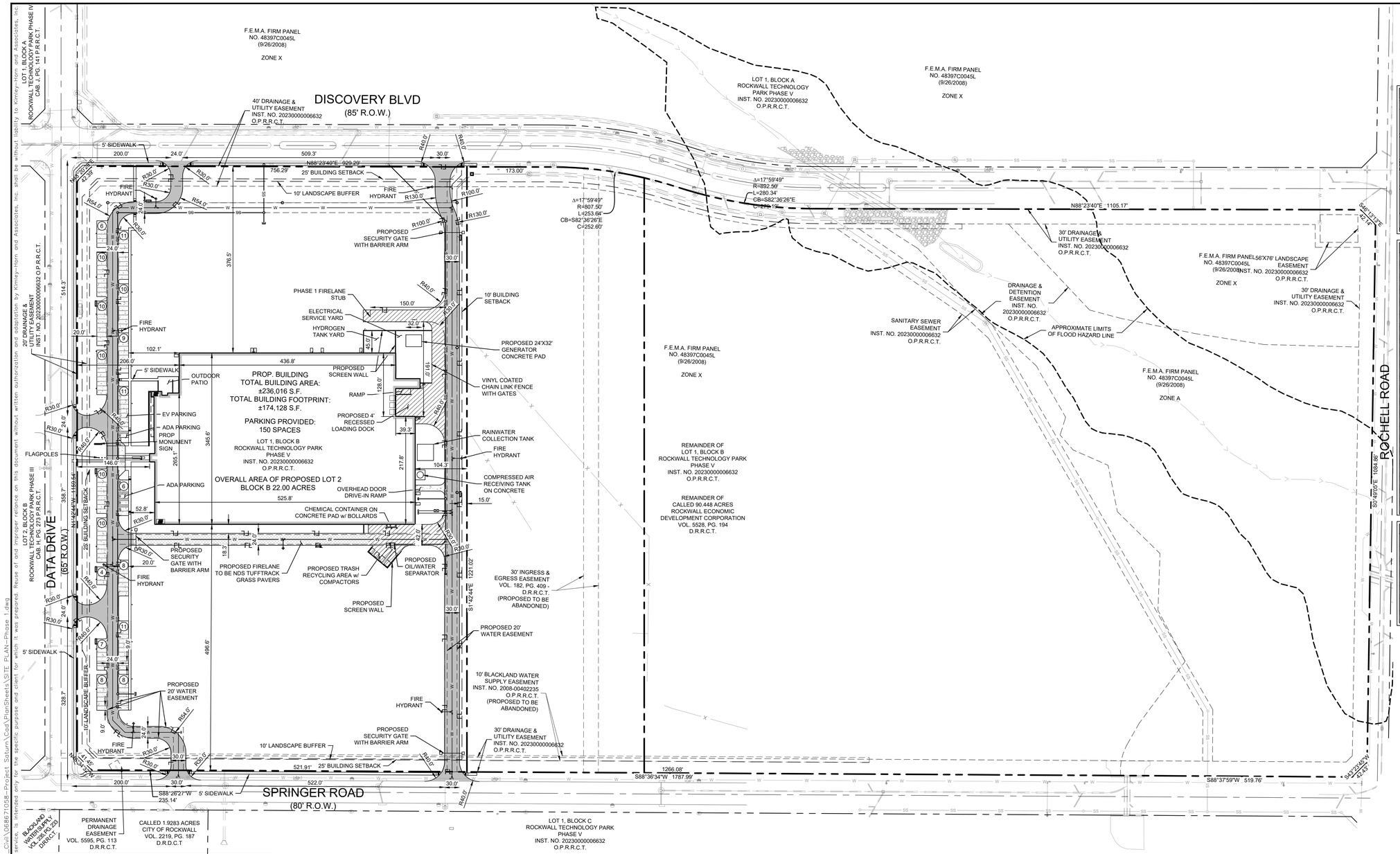

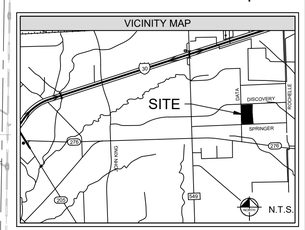

LEGEND	
PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
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SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/14/2024

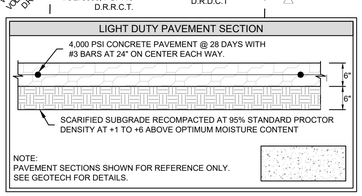
KHA PROJECT 068671058
DATE 06/14/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 1

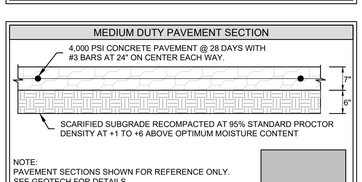
SHEET NUMBER
C-003

LIGHT DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY.
SEE GEOTECH FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



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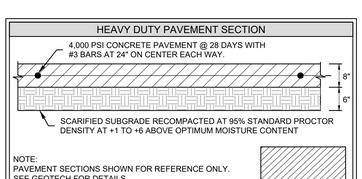
HEAVY DUTY PAVEMENT SECTION



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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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DEVELOPER:
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DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Peyton Date:June 13, 2024 03:30:28pm File Path:K:\DAL_CIVIL\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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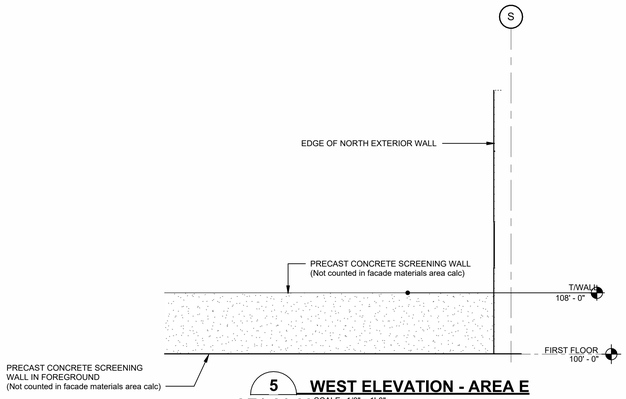
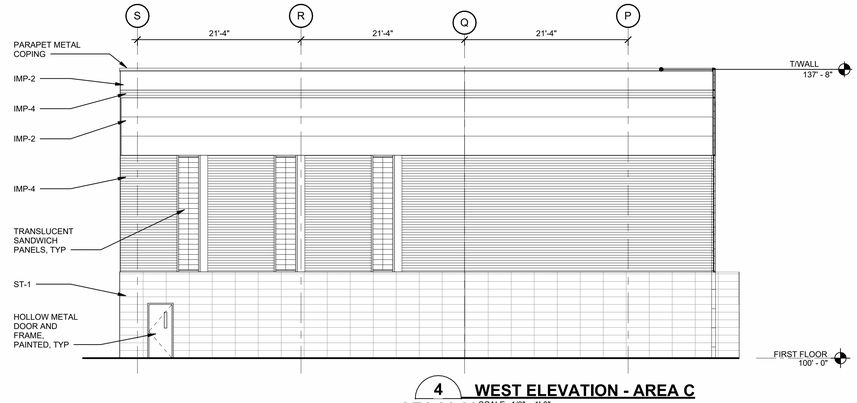


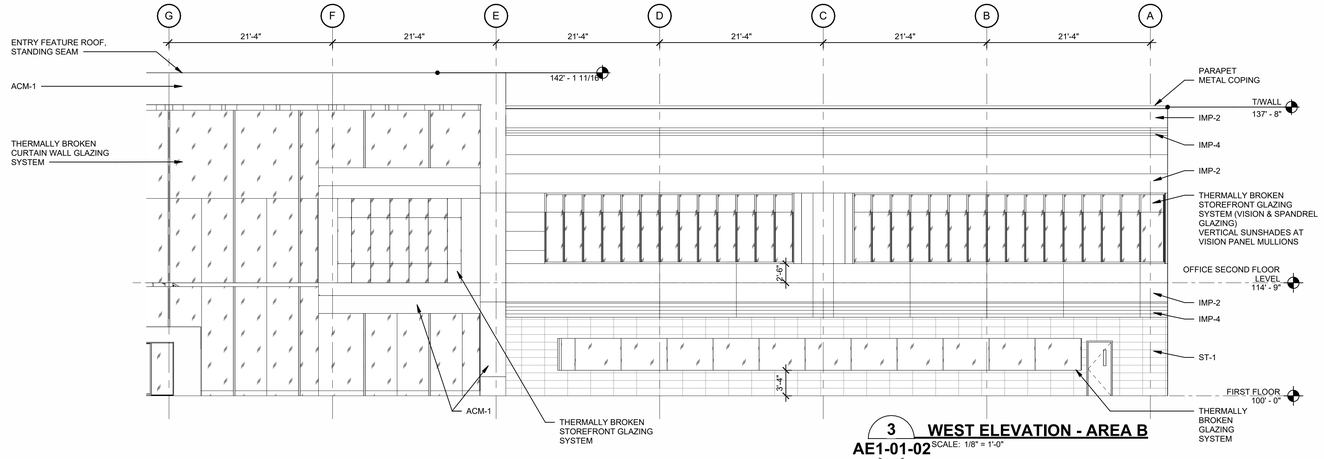
5 WEST ELEVATION - AREA E
AE1-01-00 SCALE: 1/8" = 1'-0"



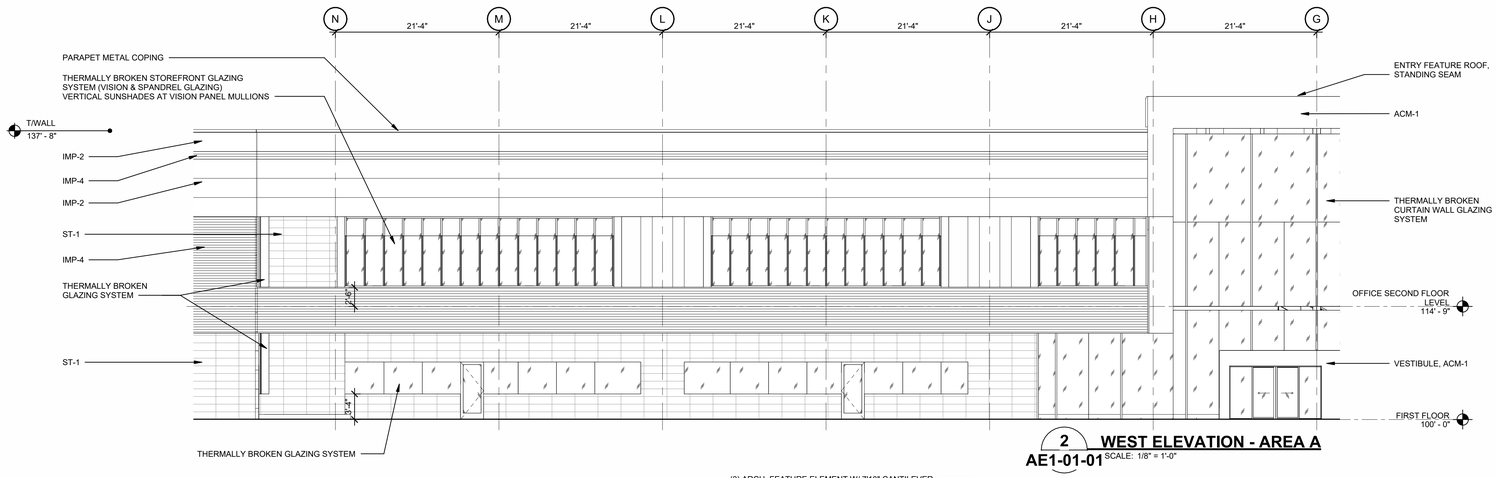
4 WEST ELEVATION - AREA C
AE1-01-00 SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

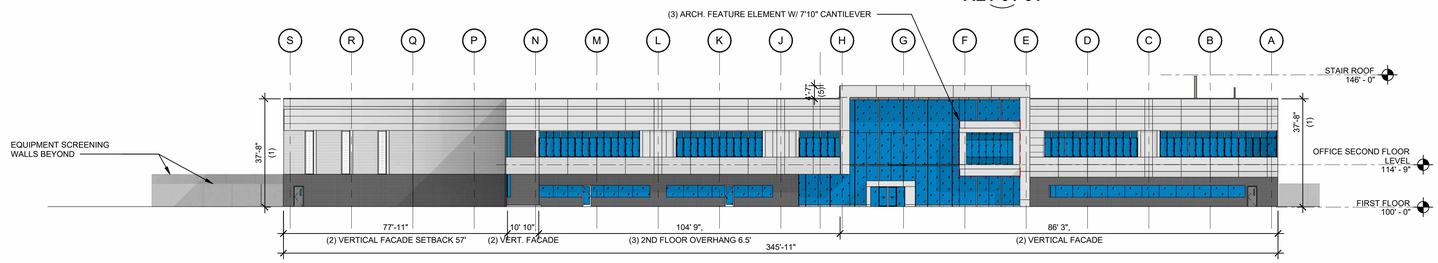
MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS



3 WEST ELEVATION - AREA B
AE1-01-02 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - AREA A
AE1-01-01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM	= 6,500 SF	49%
GLAZING	= 4,350 SF	33%
STONE	= 2,400 SF	18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP	= 18,200 SF	91%
GLAZING	= 720 SF	4%
STONE	= 1,100 SF	5%

EAST
TOTAL AREA = ± 13,010 SF

IMP	= 12,900 SF	99%
GLAZING	= 110 SF	1%
STONE	= N/A	

SOUTH
TOTAL AREA = ±20,100 SF

IMP	= 17,900 SF	89%
GLAZING	= 1,880 SF	9%
STONE	= 320 SF	2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L,)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

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BALLARD POWER SYSTEMS, INC.
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www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-01
SHEET NUMBER

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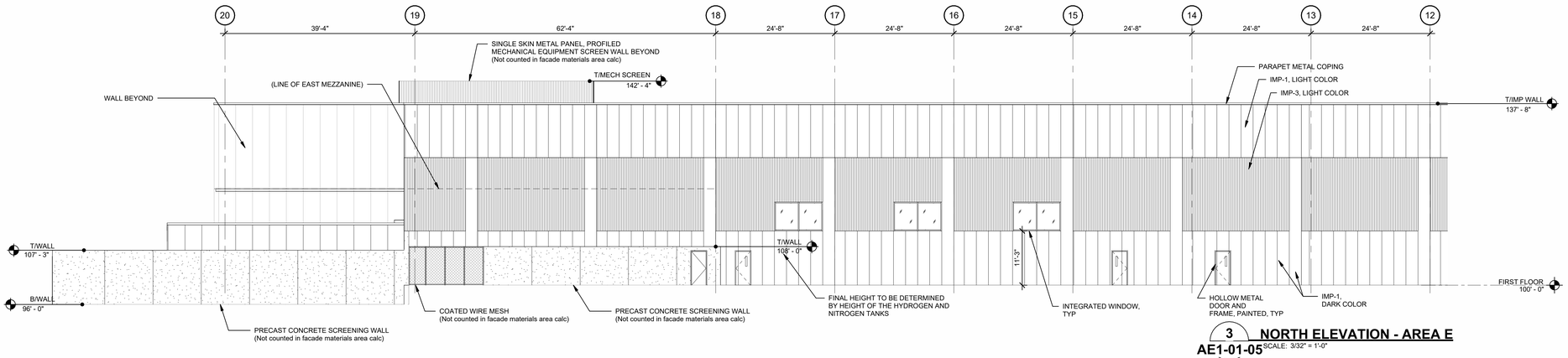
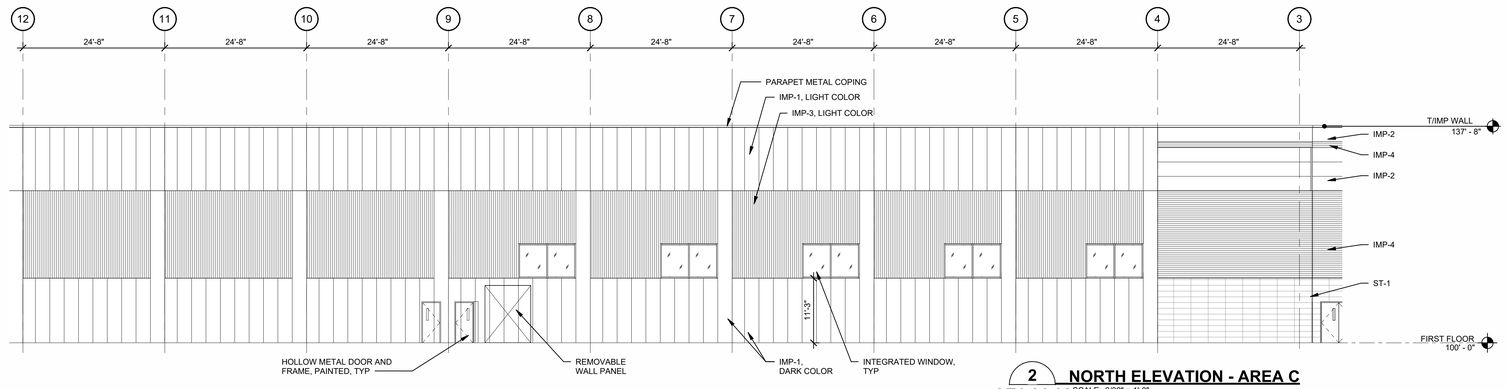
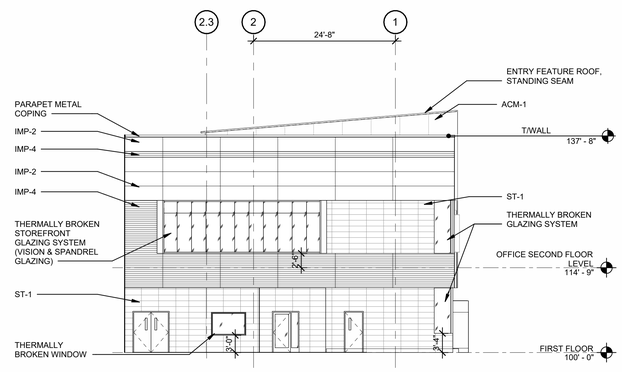
73-2-1



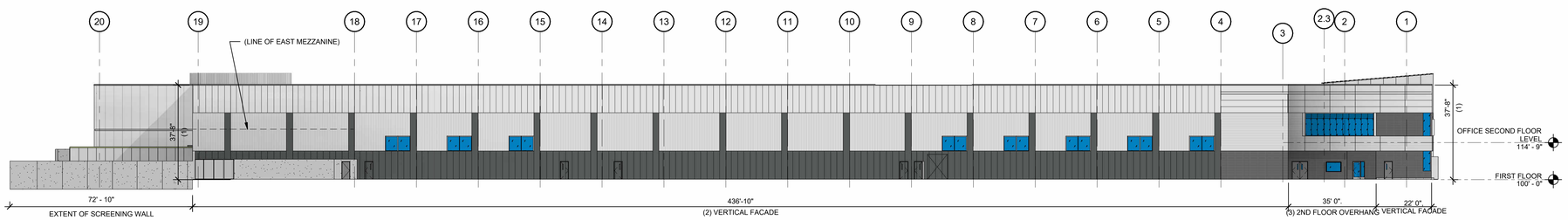
3 NORTH ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - AREA C
AE1-01-03 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - AREA A
AE1-01-00 SCALE: 3/32" = 1'-0"



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PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-02
SHEET NUMBER

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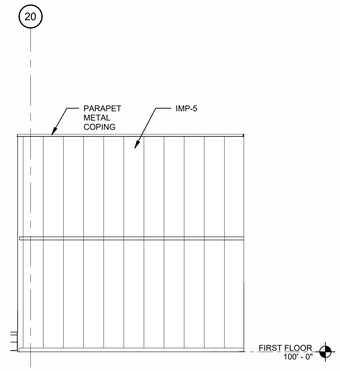
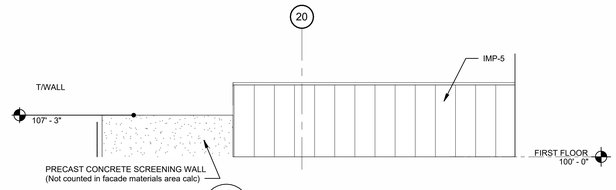


5 EAST ELEVATION - AREA E
AE1-01-00 SCALE: 3/32" = 1'-0"



4 EAST ELEVATION - AREA E
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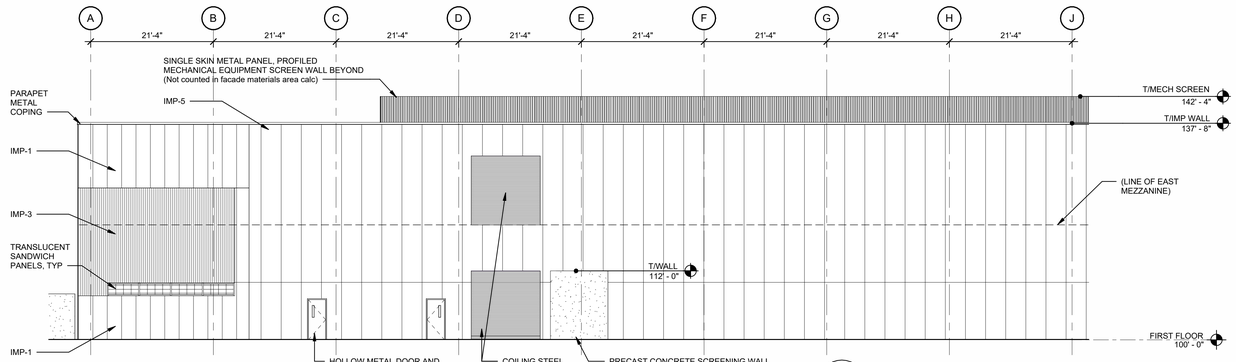
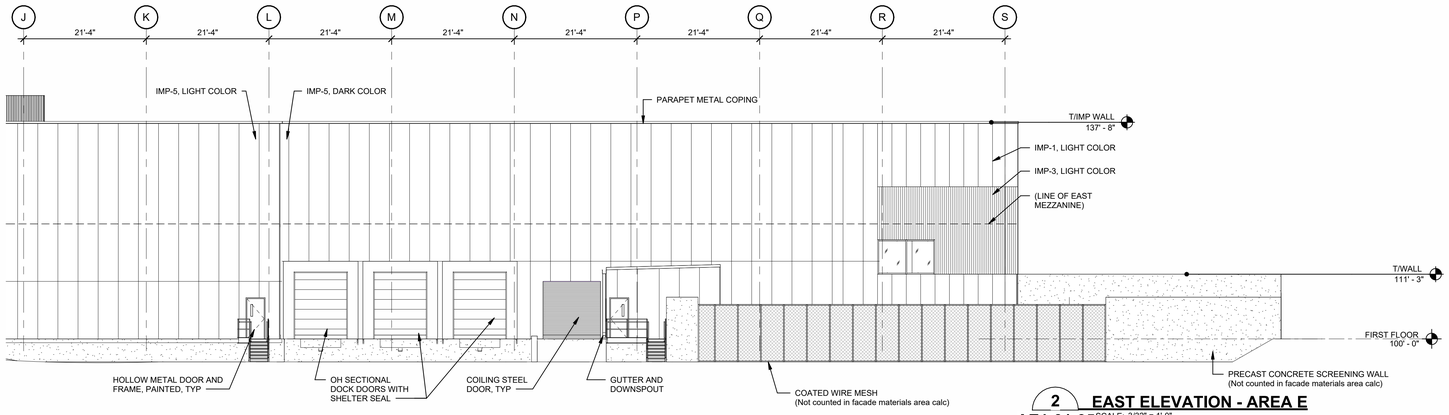
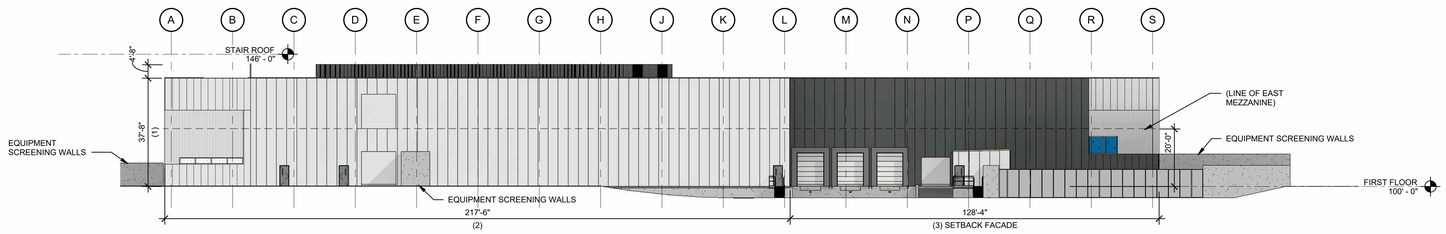


3 EAST ELEVATION - AREA F
AE1-01-06 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

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PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-03
SHEET NUMBER

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73-2-1

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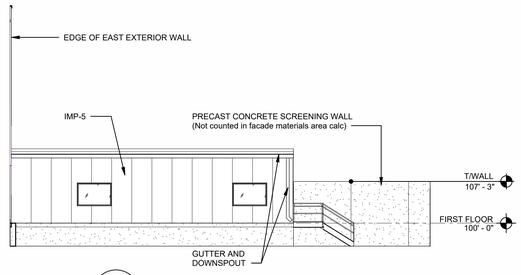
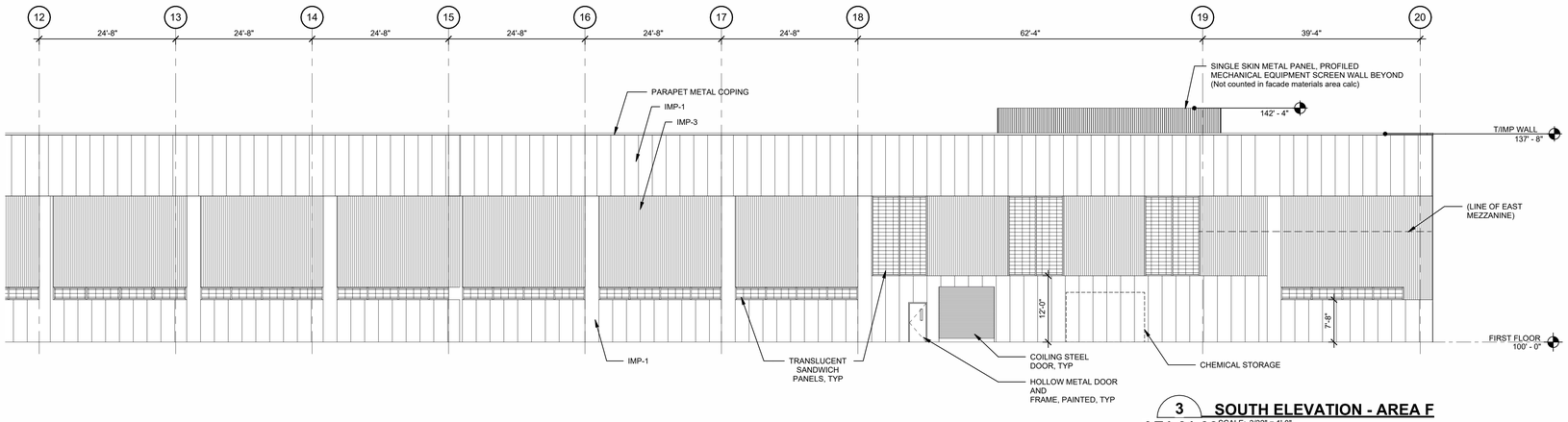
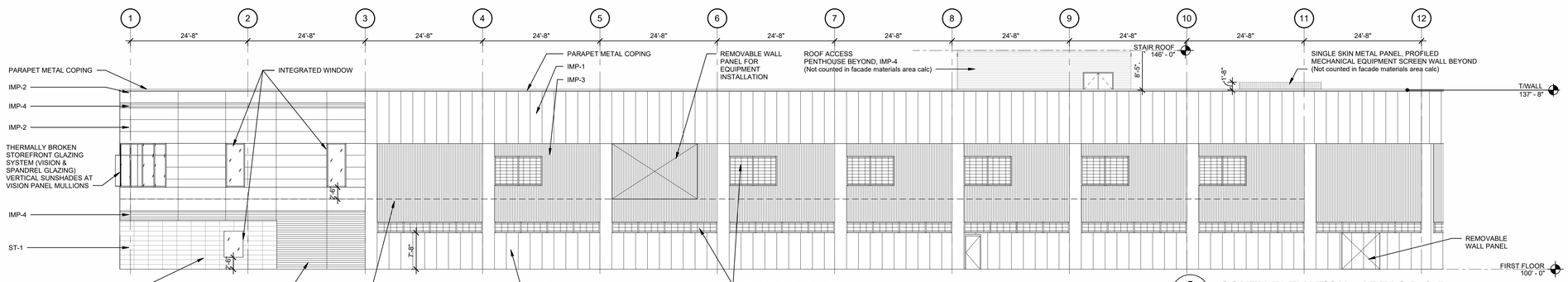


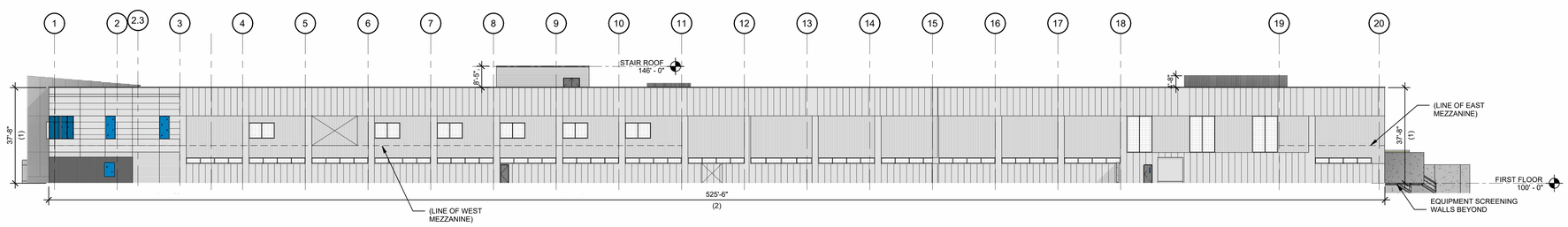
4 **SOUTH ELEVATION - AREA E**
AE1-01-00 SCALE: 3/32" = 1'-0"



3 **SOUTH ELEVATION - AREA F**
AE1-01-06 SCALE: 3/32" = 1'-0"



2 **SOUTH ELEVATION - AREAS D & B**
AE1-01-02 SCALE: 3/32" = 1'-0"



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2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

**PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED DIMENSIONS.

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WWW.BALLARD.COM

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TEL +1.313.441.3000
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CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-04
SHEET NUMBER

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73-2-1

West Facade
*Landscape design not shown

System & Materials

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

Materials & Systems
*Landscape design not shown

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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-91
SHEET NUMBER

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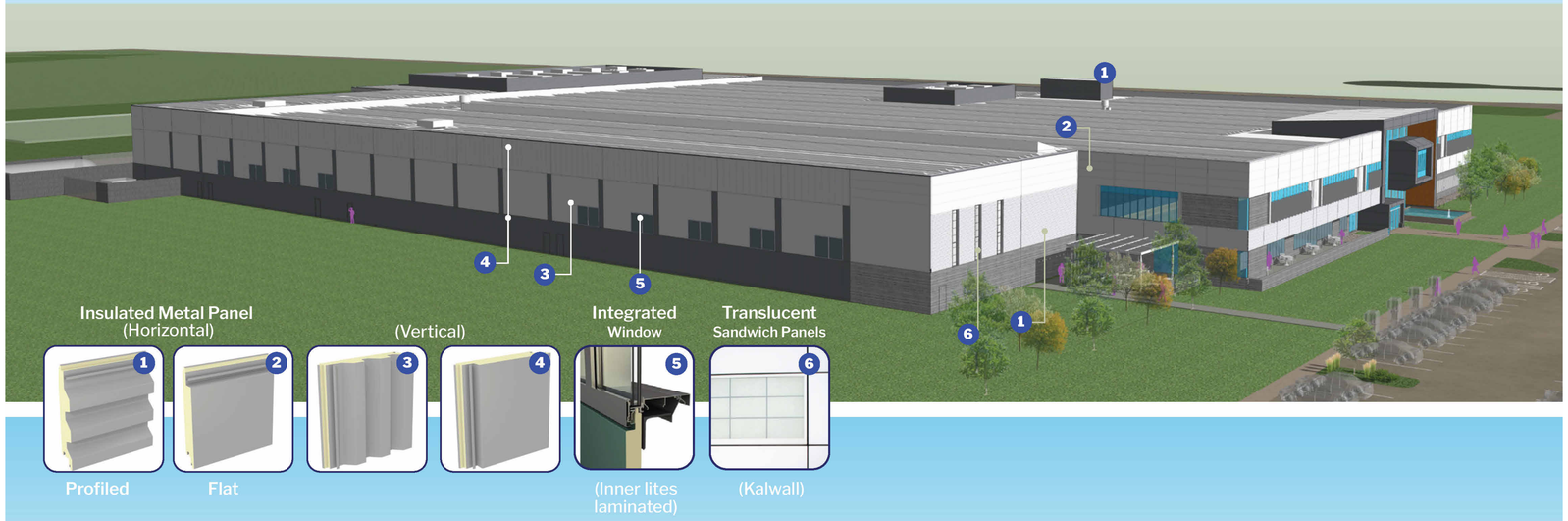
73-9-1

Northwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.



Southwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

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SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-92
SHEET NUMBER

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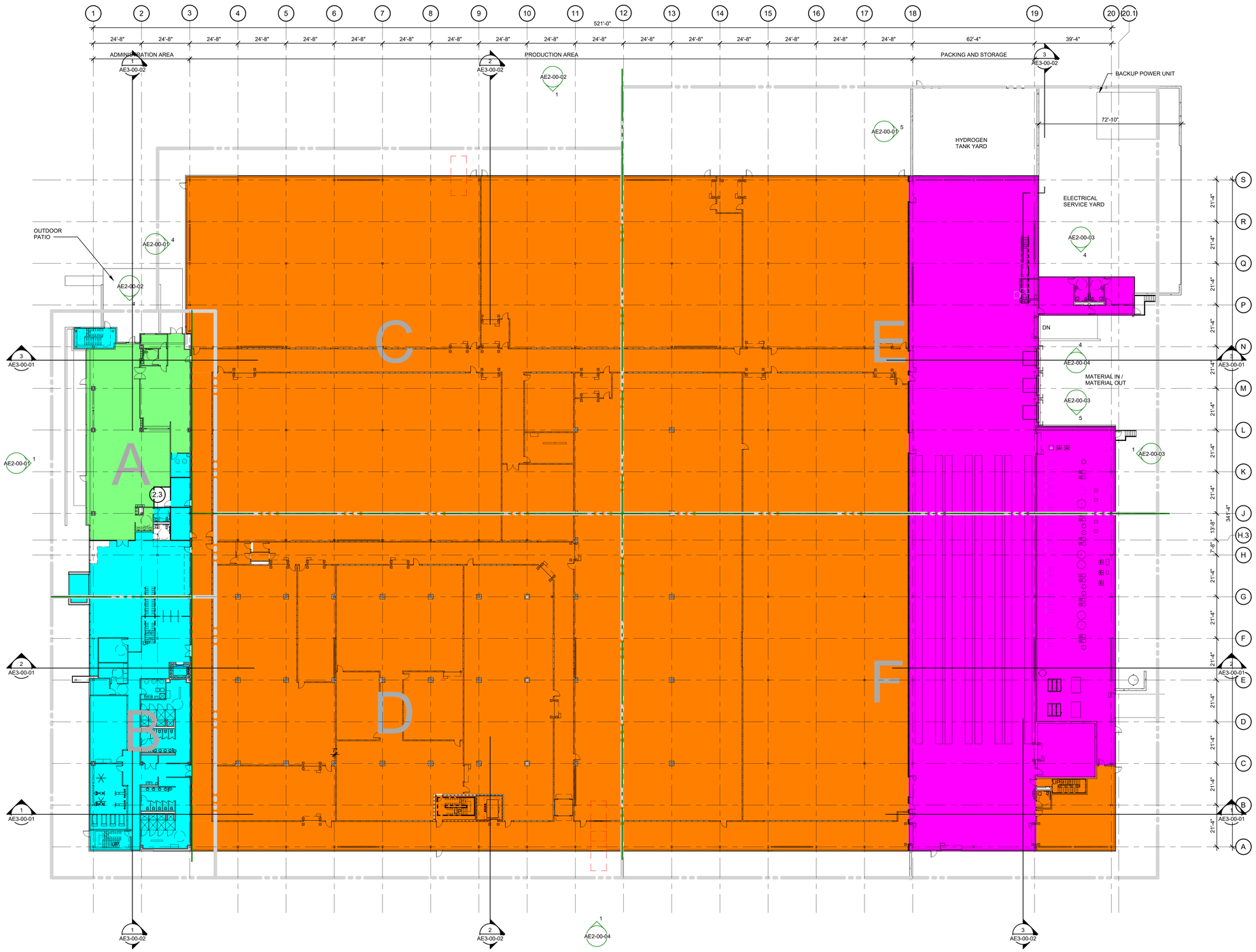


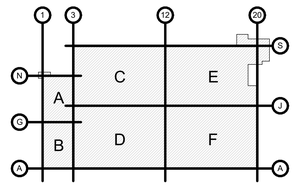
USE GROUP LEGEND

- A - ASSEMBLY
- B - BUSINESS
- F - FACTORY AND INDUSTRIAL
- S - STORAGE

ARCHITECTURAL FIRST FLOOR PLAN COMPOSITE

SCALE: 3/64" = 1'-0"

NORTH



KEY PLAN

NORTH

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PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN FIRST FLOOR COMPOSITE

AE1-01-00
SHEET NUMBER

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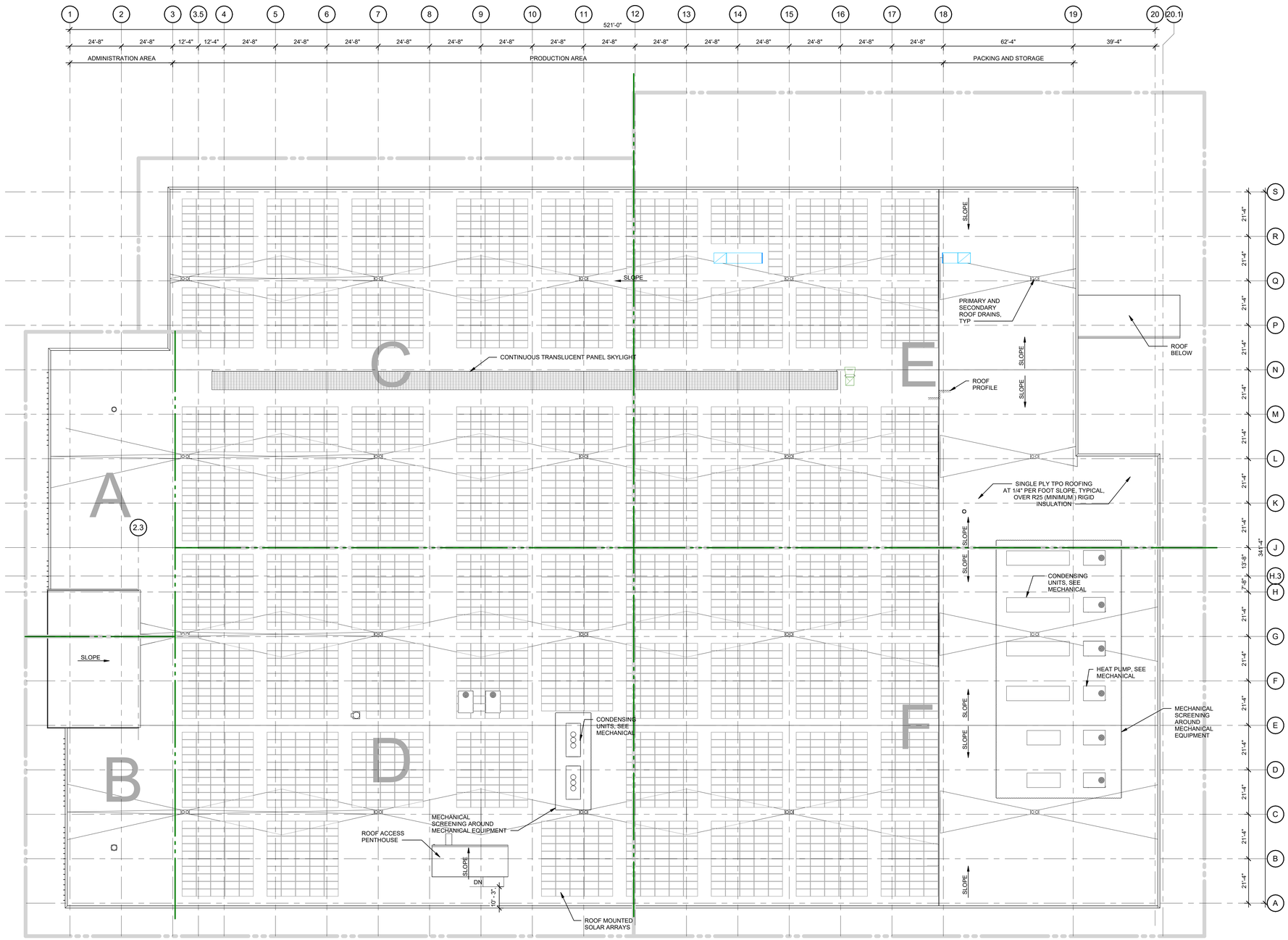


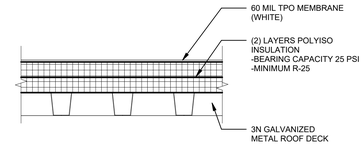
ARCHITECTURAL COMPOSITE ROOF PLAN

SCALE: 3/64" = 1'-0"

NORTH

ROOF ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN

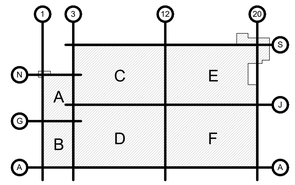


TYPICAL ROOFING DETAIL

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

ROOF PLAN GENERAL NOTES

1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS



KEY PLAN

NORTH

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DESIGNED BY	J. TESTA
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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN ROOF COMPOSITE

AE1-R1-00

SHEET NUMBER

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73-1-10

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Plotted By:Ferrara, Nick Date:June 13, 2024 06:06:59pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg

PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LANDSCAPE CALCULATIONS CHART:

Project Saturn - Rockwall, TX
Code Calculations Chart

Site Data	AC	SF
Total Site Area	22.00	958,318
Surface Parking Spaces	155	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	27%
	143,748	254,749

Street Frontage	Required	Provided
Discovery Boulevard (777.82 LF)		
1 Canopy Tree/ 50 LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		
Data Drive (1201.46 LF)		
1 Canopy Tree/ 50 LF	24	24
1 Accent Tree/ 50LF	24	24
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Springer Road (777.48 LF)		
1 Canopy Tree/ 50LF	16	16*
1 Accent Tree/ 50LF	16	16*
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
** 14 required canopy trees along Discovery Blvd. to be provided in later dev. phase*		
** 14 required accent trees along Springer Rd. to be provided in later dev. Phase*		

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	16	16
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 native shrub or grass per 750 sf of pond	N/A	N/A
**No detention basins on site*		

SYMBOLS LEGEND:

GENERAL

- CENTER LINE
- L.O.W. — LIMIT OF WORK
- MATCHLINE L2.XX / MATCHLINE L2.XX — MATCHLINE
- BREAKLINE — GRADE BREAKLINE
- EJ — EXPANSION JOINT
- CONTROL JOINT
- P.O.B. — POINT OF BEGINNING
- X / X.XX — DETAIL NUMBER / SHEET NUMBER — DETAIL ENLARGEMENT REFERENCE
- X-1 — MATERIAL REFERENCE
- X / X.XX — DETAIL NUMBER / SHEET NUMBER — DETAIL REFERENCE
- X / LX.XX — ELEVATION REFERENCE
- X / LX.XX — SECTION REFERENCE

PLANTING SCHEDULE:

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		8	
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		12	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	4" cal	12`-14` ht		11	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	4" cal	12`-14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Mexican Buckeye / Ungnadia speciosa	45 gal	8`-10` ht		14	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Possumhaw Holly / Ilex decidua	45 Gal.	7`-8`		8	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vomitoria	45 Gal.	8`-10`		12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	3 gal	12" h X 12" w	18" OC	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`	3 gal	18" h x 24" w	36" OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	3 gal	24" h x 18" w	36" OC	60	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	18" h X 18" w	IN POTS	20	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Asian Jasmine / Trachelospermum asiaticum	1 gal	12" h x 12" w	18" o.c.	374	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Berkeley Sedge / Carex divulsa	1 gal	6" h X 12" w	12" o.c.	575	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod			135,421 sf	REFER TO SPECIFICATIONS
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w	12" o.c.	635	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintercreeper / Euonymus fortunei	1 gal	8"h x 8"w	18" o.c.	180	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

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

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

TREE MITIGATION:

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65
Mitigation Inches	**153.65**	
Proposed Tree Inches Per Planting Plan	**332**	
NET TOTAL	**-178.35**	

PROJECT SATURN - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	18	4	**72**
Cedar Elm	*Ulmus crassifolia*	20	4	**80**
Live Oak	*Quercus virginiana*	21	4	**84**
Texas Red Oak	*Quercus buckleyi*	24	4	**96**
			TOTAL MITIGATION REQUIRED:	153.7
			TOTAL MITIGATION PROVIDED:	332.0
			TOTAL MITIGATION OUTSTANDING:	-178.4

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

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

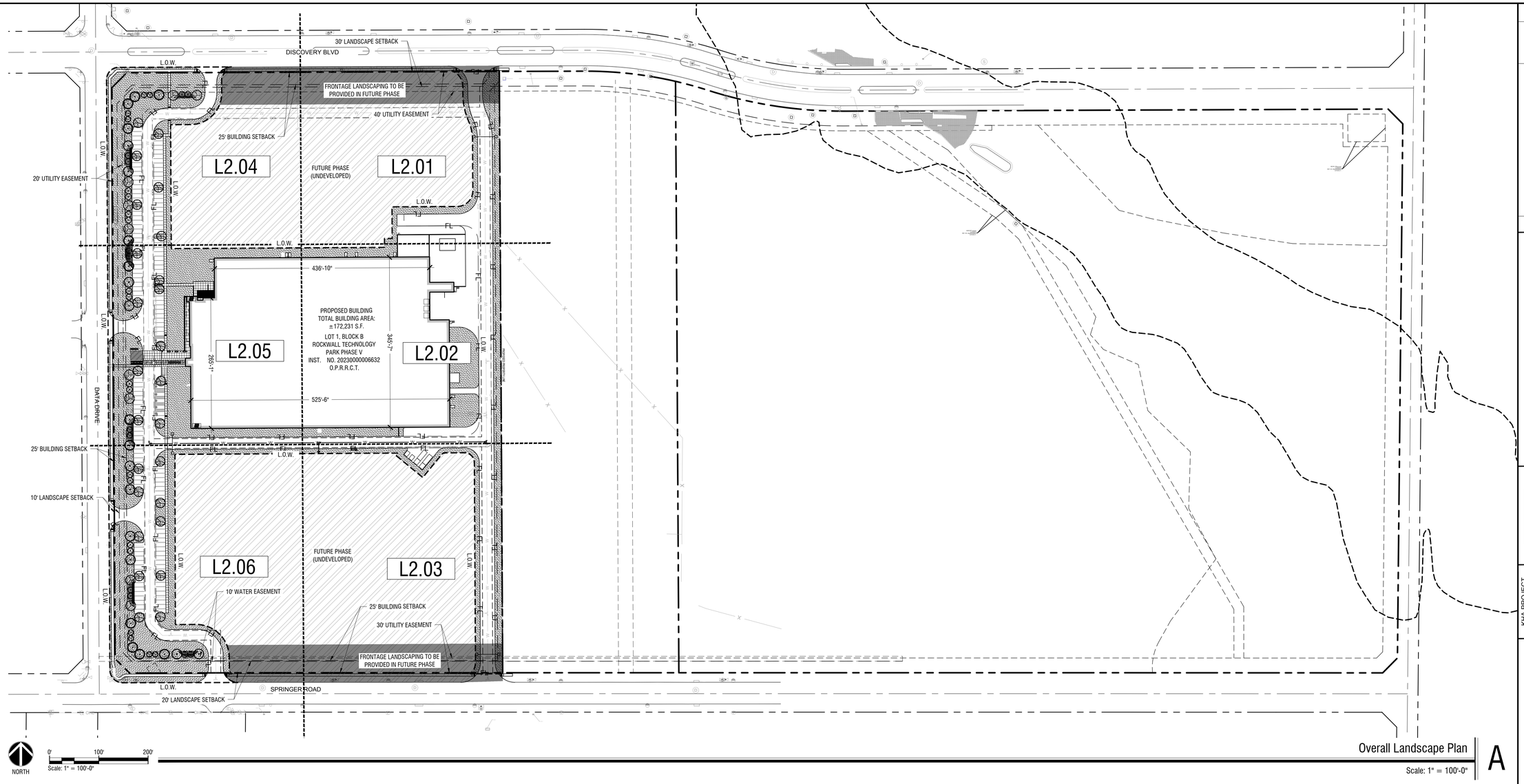
KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE NOTES AND SITE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.01



Overall Landscape Plan

Scale: 1" = 100'-0"

A

PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L1.02

Plotted By:Ferrara, Nick Date:June 13, 2024 06:07:08pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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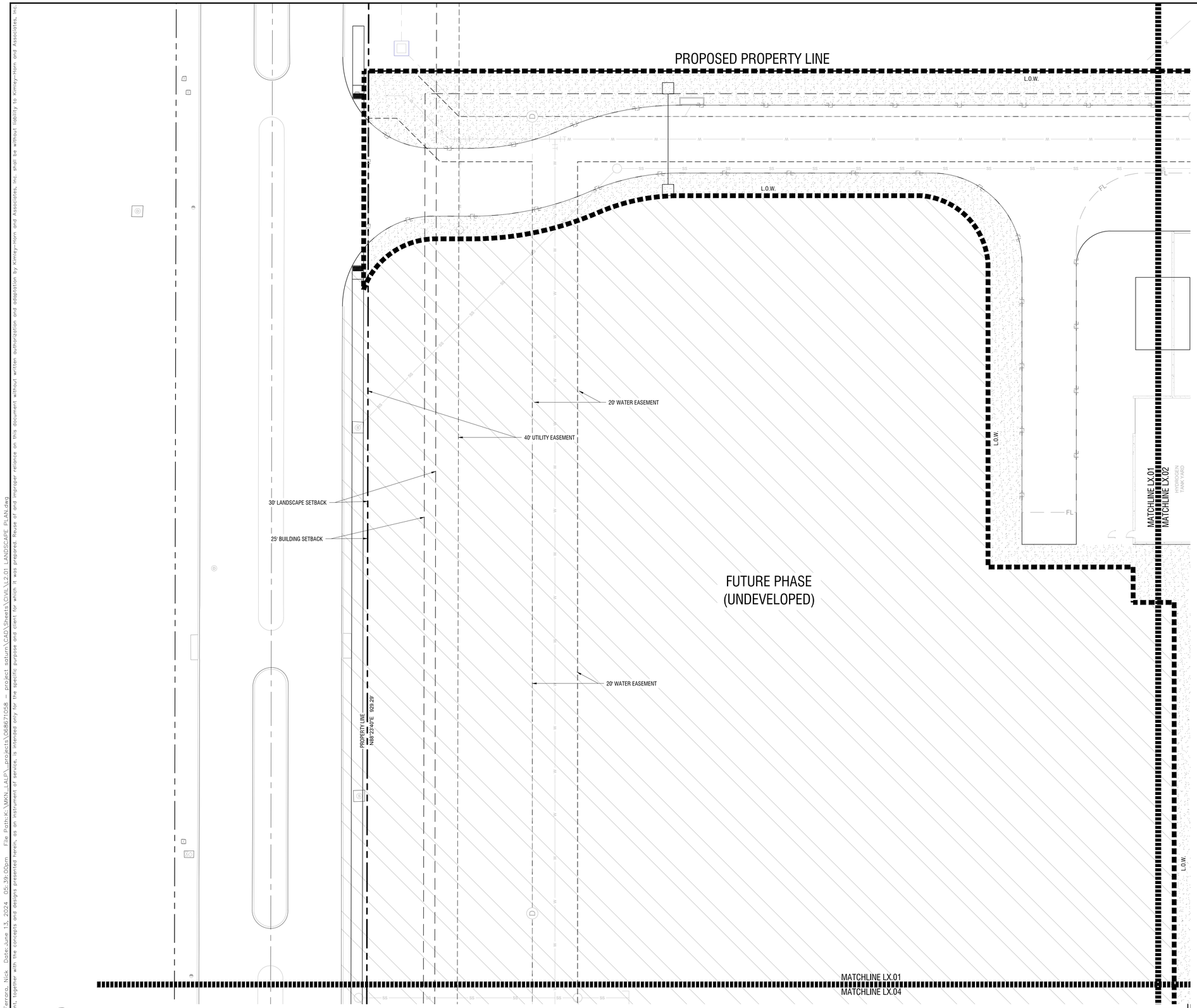

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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L.A. No. 2458 Date 06.14.2024

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DATE	JUNE 2024
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DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.01

Plotted By:Ferrero, Nick Date:June 13, 2024 05:39:00pm File Path:K:\DAL_LAP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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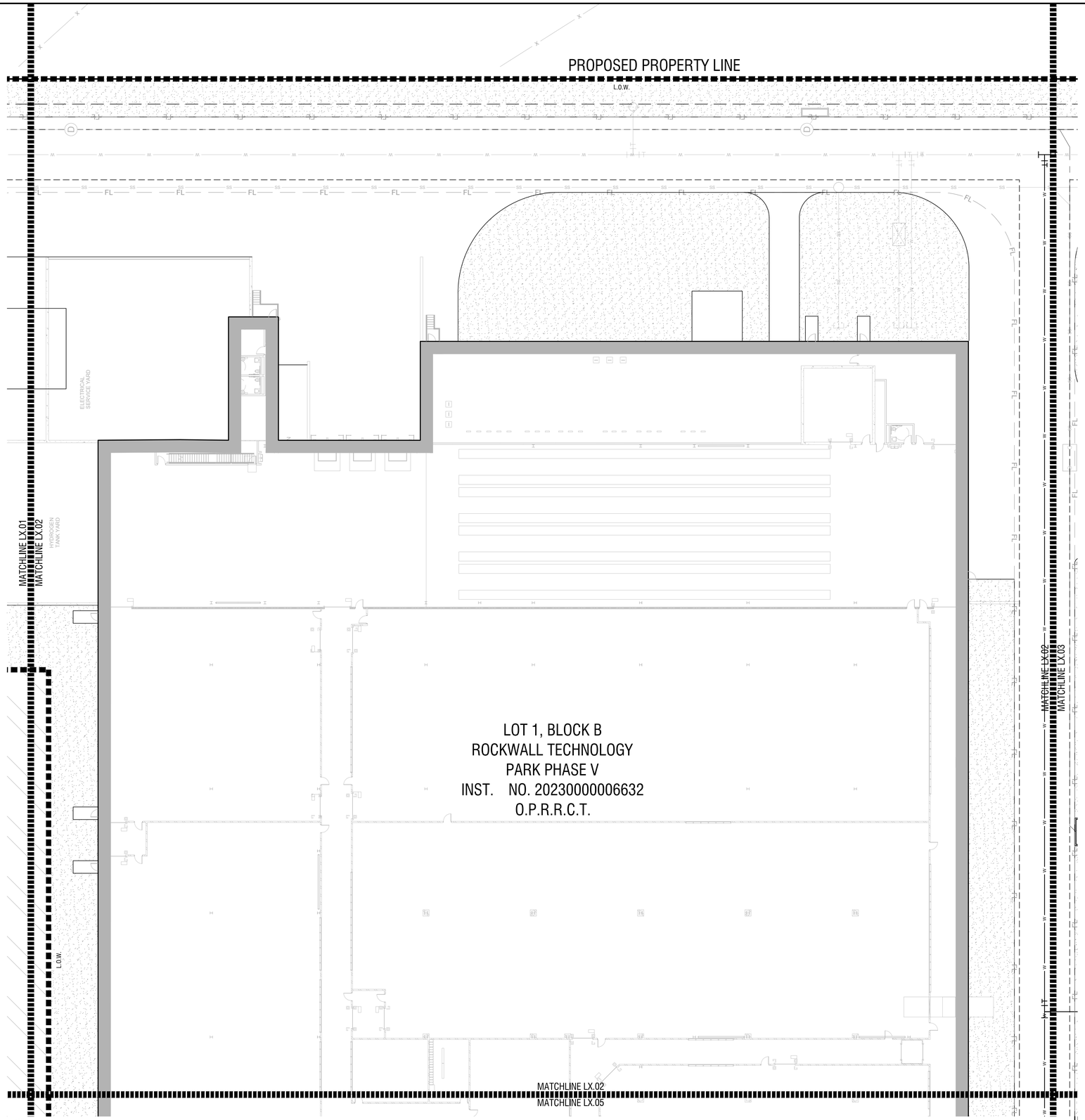

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Live Oak / Quercus virginana
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FLOWERING TREES	
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	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
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	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
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SYMBOL	COMMON / BOTANICAL NAME
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	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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L.A. No. 2458 Date 06.14.2024

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DATE JUNE 2024
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DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.02

Plotted By:Ferraro, Nick Date:June 13, 2024 05:39:10pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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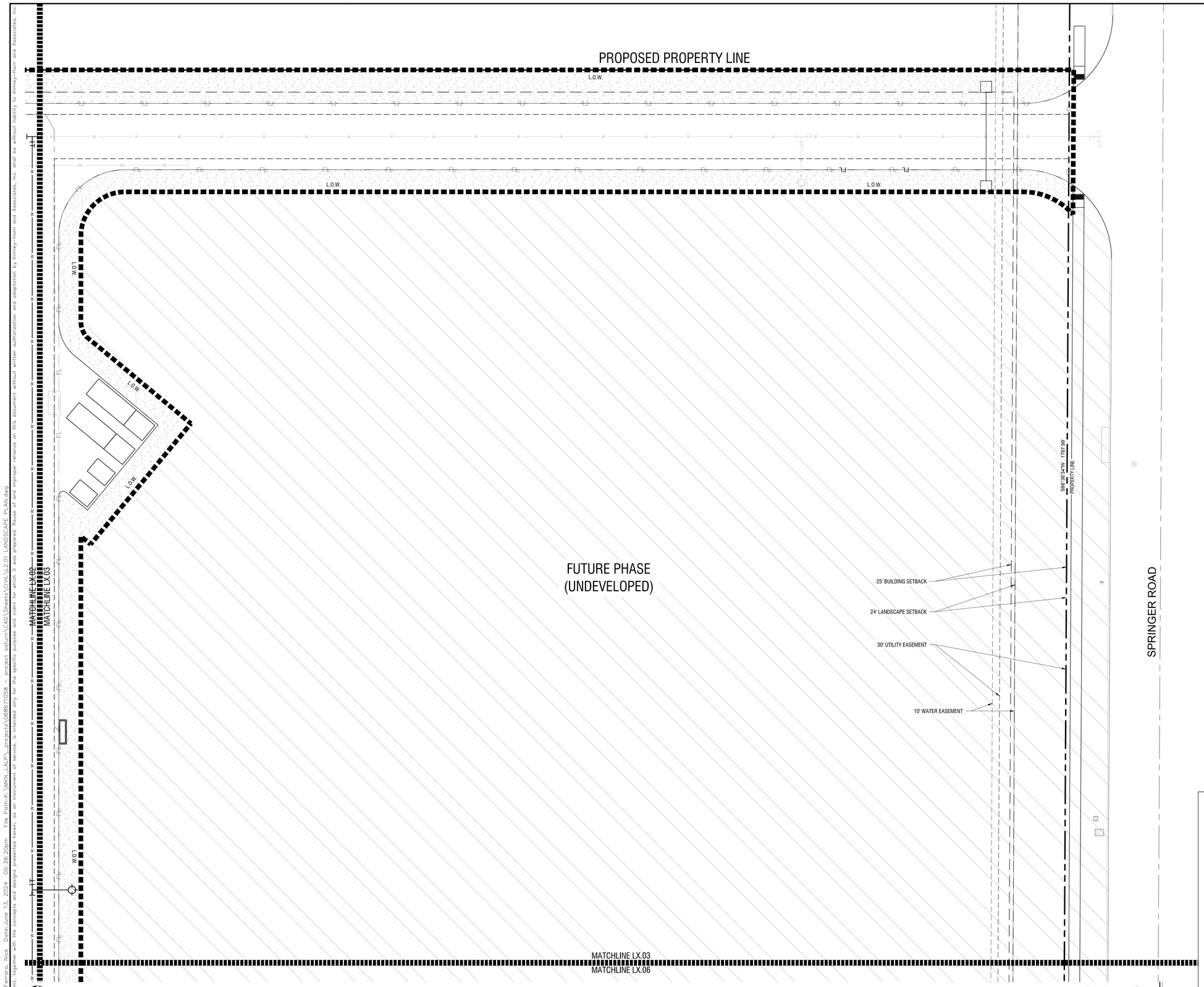

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

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SYMBOL	COMMON / BOTANICAL NAME
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	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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L.A. No. 2458 Date 06.14.2024

KHA PROJECT	068671058
DATE	JUNE 2024
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DESIGNED BY	PDF
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CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.03

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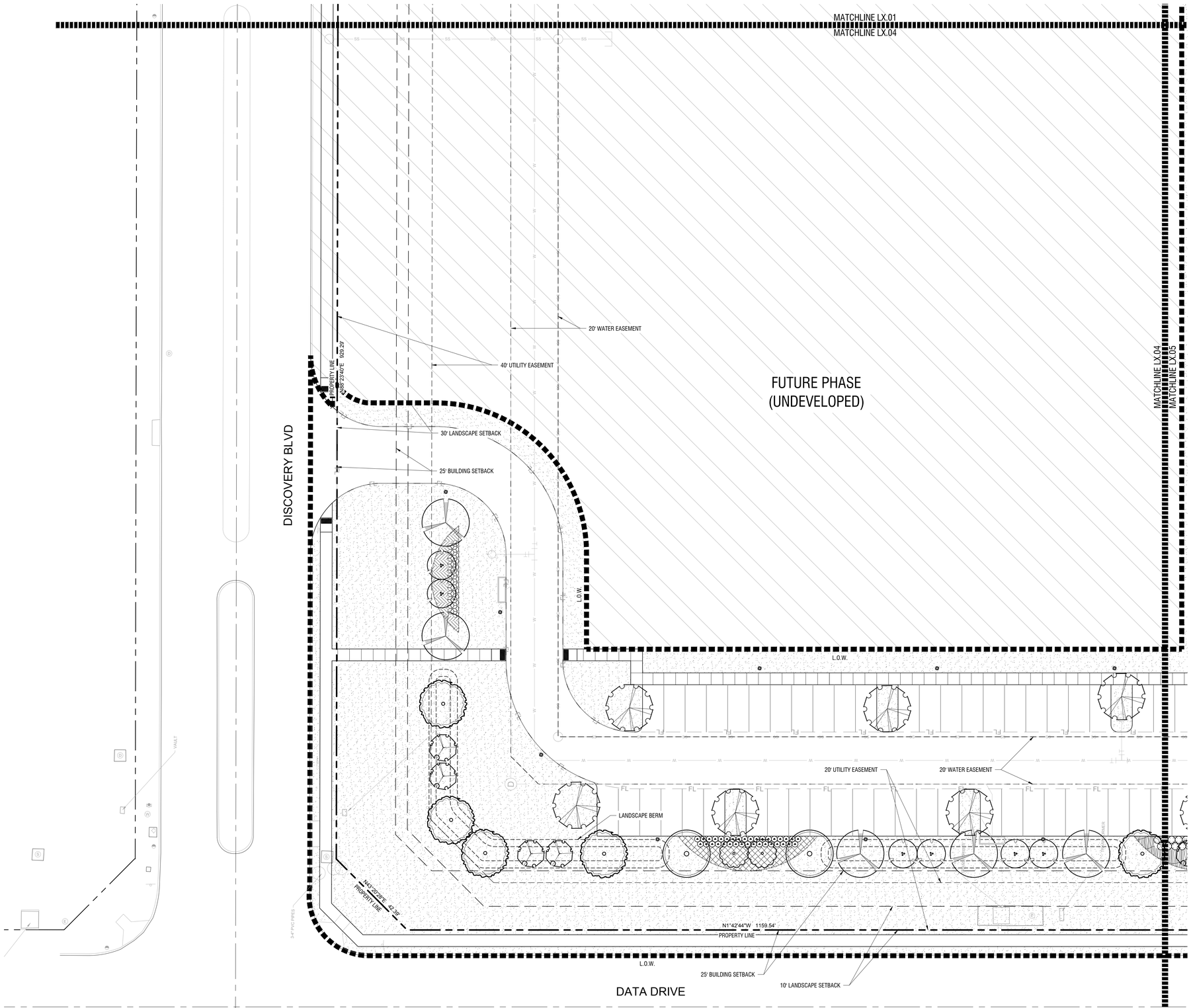

Landscape Plan

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SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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KHA PROJECT	068671058
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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.04

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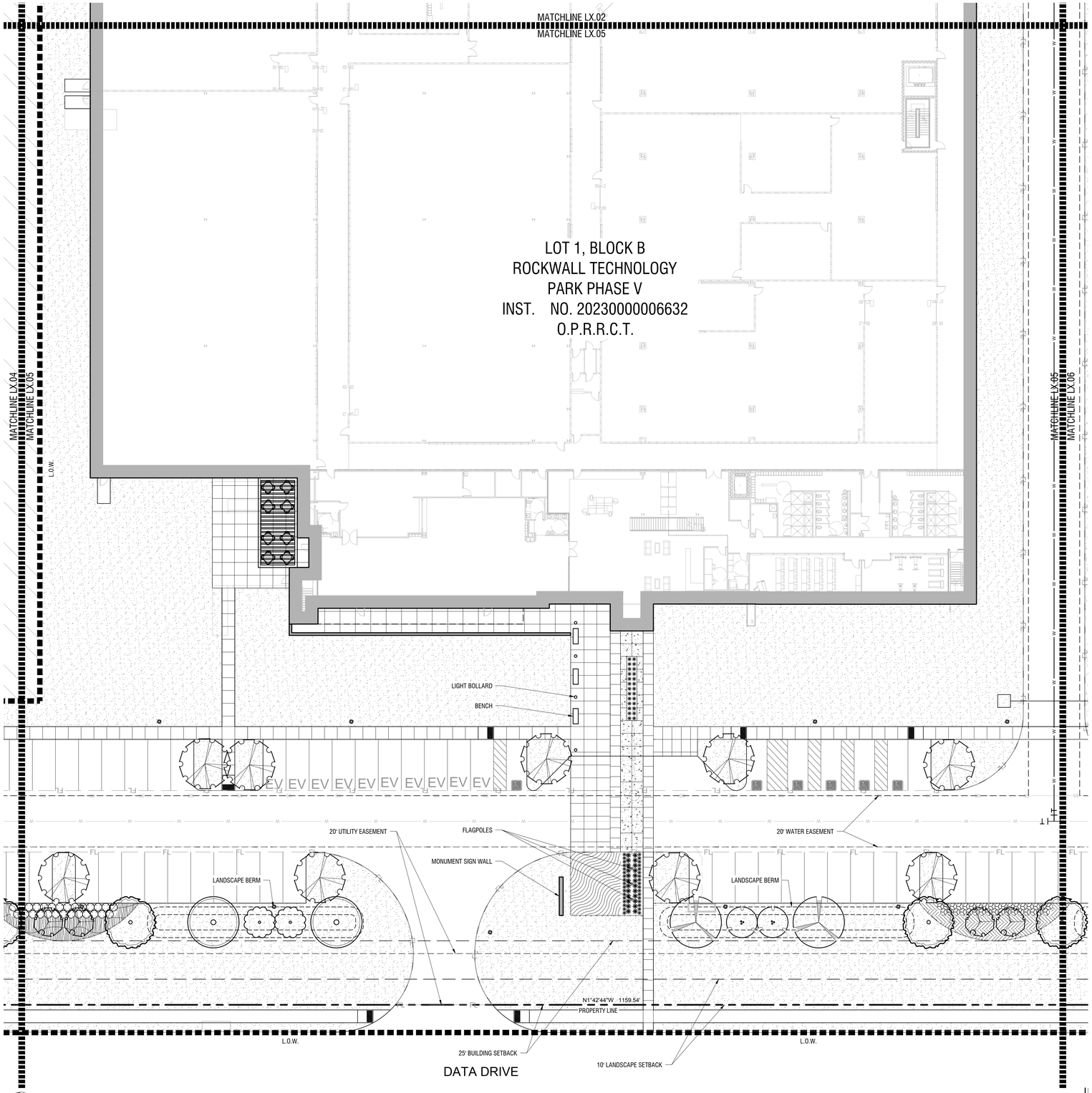

NORTH

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

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

A

PLANT SCHEDULE

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.05

Plotted By:Ferrera, Nick Date:June 13, 2024 05:39:37pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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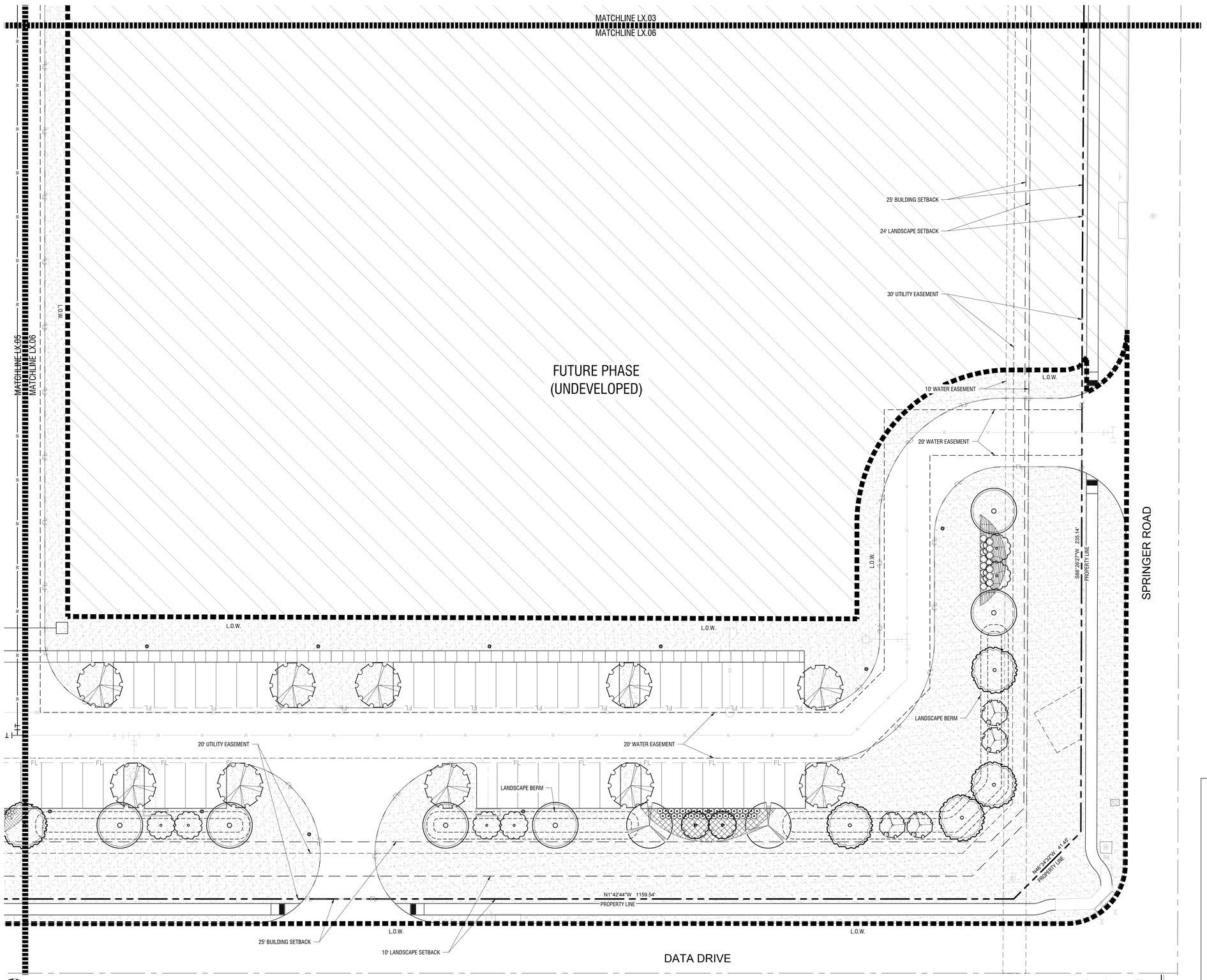

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM TX F-928
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LANDSCAPE PLAN

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.06

Plotted By:Ferrero, Nick Date:June 13, 2024 05:39:47pm File Path:K:\MKN_LA\P_projects\068671058 - project saturn\CAD\Sheets\CVL\L2.01 LANDSCAPE PLAN.dwg
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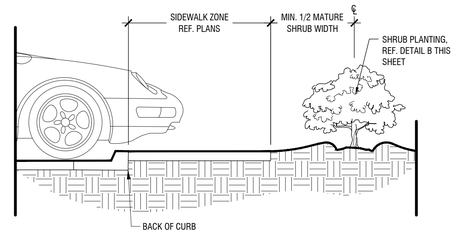
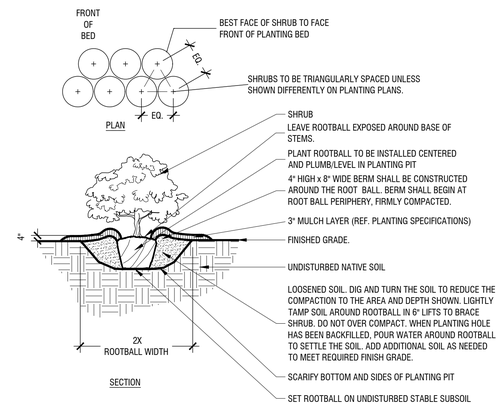
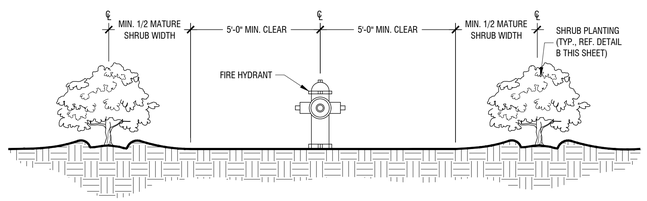
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk **F**

Scale: NTS



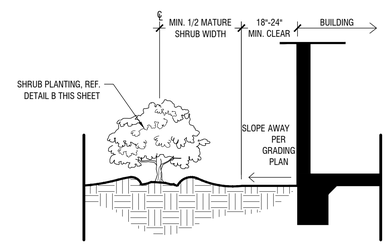


Shrub Planting at Fire Hydrant **E**

Scale: NTS

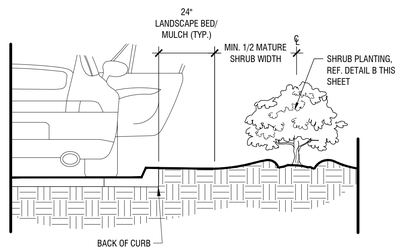
Typical Shrub Planting **B**

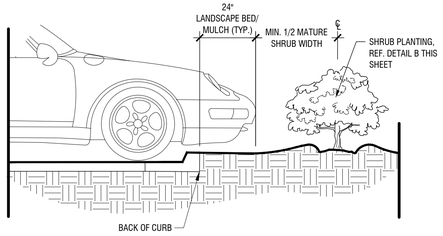
Scale: NTS



Shrub Planting at Building Edge **D**

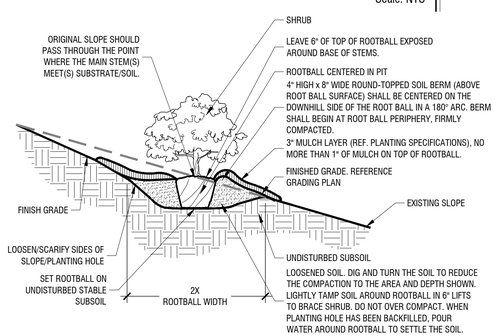
Scale: NTS





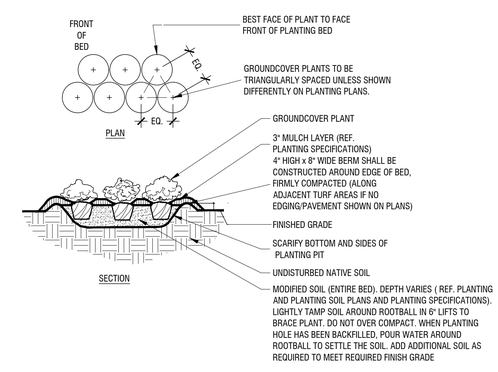
Shrub Planting at Curb **G**

Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope **C**

Scale: NTS



Typical Groundcover Planting **A**

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.07

Plotted By:Ferrero, Nick Date:June 13, 2024 05:23:10pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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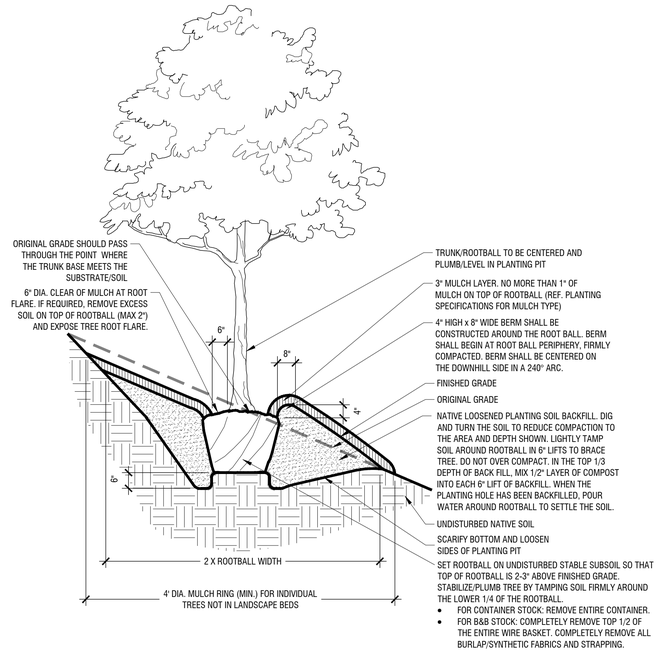
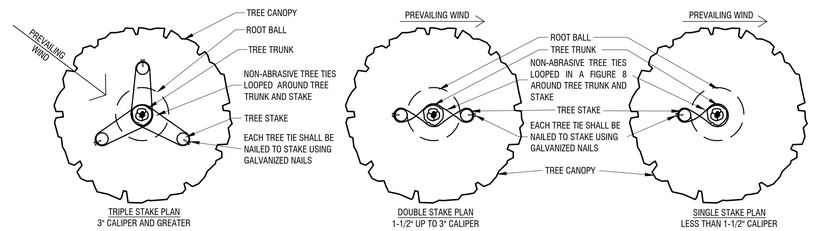
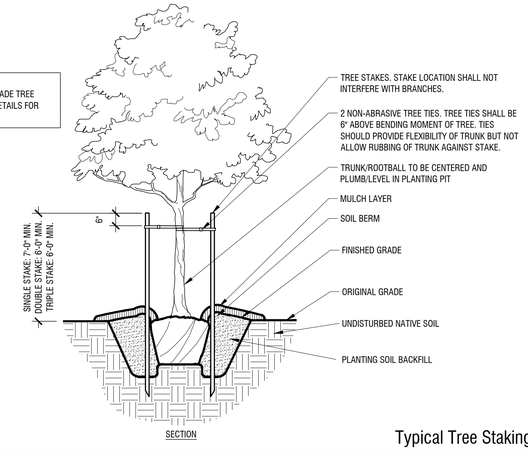


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) — D

Scale: NTS



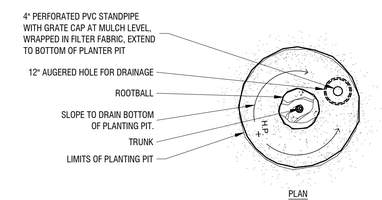
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



SECTION

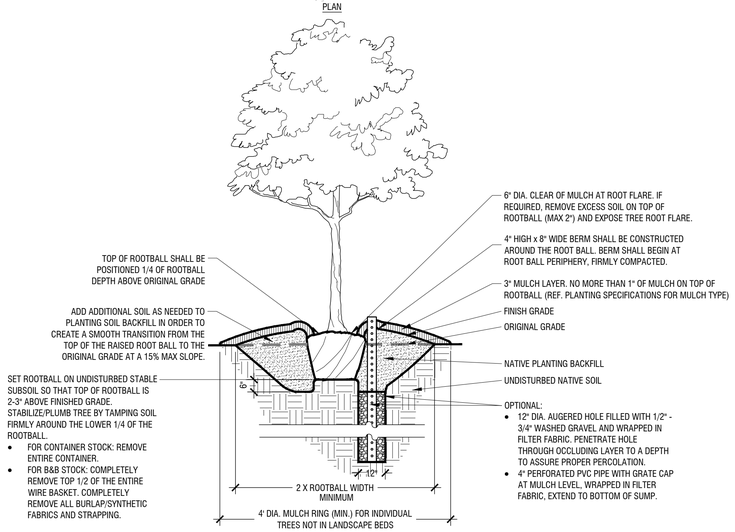
Typical Tree Staking — B

Scale: NTS



PLAN

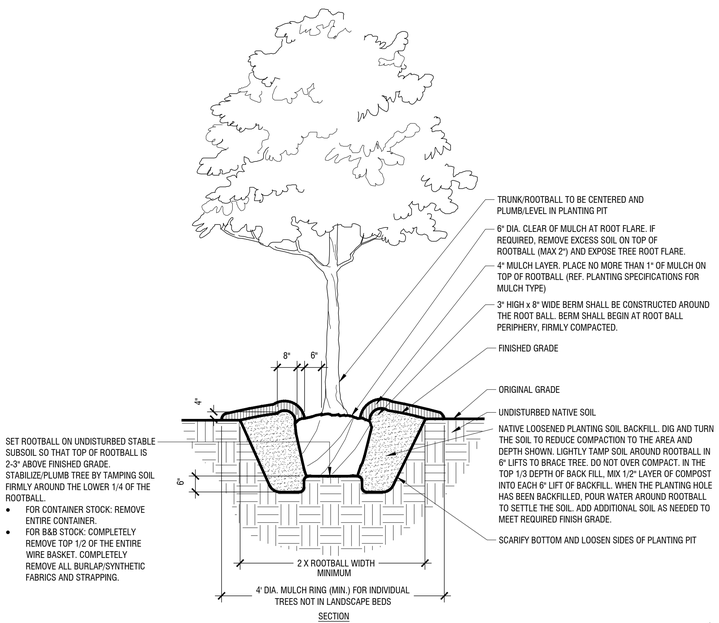
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) — C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) — A

Scale: NTS

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.08

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:13pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
         ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
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TWO GALLERIA OFFICE TOWER, SUITE 700
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PH (469) 301-2599
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CONTACT: LEE SWEETLAND

DEVELOPER:
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No.	REVISIONS	DATE	BY

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 06.14.2024.

KHA PROJECT 068671058
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING SPECIFICATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L2.09

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

TREE SURVEY:

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	ACTION	CLASS	REPLACEMENT RATIO	MITIGATION REQUIRED
6070	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6071	15.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.95
6072	12.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.15
6073	13.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.5
6074	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6075	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6076	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.5
6077	11.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.55
6078	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6079	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.25
6080	16.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.3
6081	14.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.35
6082	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6083	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.25
6084	16.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6085	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Unprotected		
6086	14.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6087	15.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6088	13.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6089	17.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.95
6090	21.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	10.6
6091	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	0.5:1	5.5
6092	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.6
6093	17.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.8
6094	17.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.9
6095	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.35
6096	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6097	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6098	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6099	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6100	11.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6101	11.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6102	14.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6103	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6104	18.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6105	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6106	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6107	12.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6108	12.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6109	13.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6110	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6111	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	0.5:1	

Kimley-Horn red tree tag series: 6070-6111. Protected trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	153.7
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	153.65

Mitigation Inches	**153.65**
Proposed Tree Inches Per Planting Plan	**332**
NET TOTAL	**-178.35**

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY AND TREESCAPE CALCULATIONS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.01

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:40pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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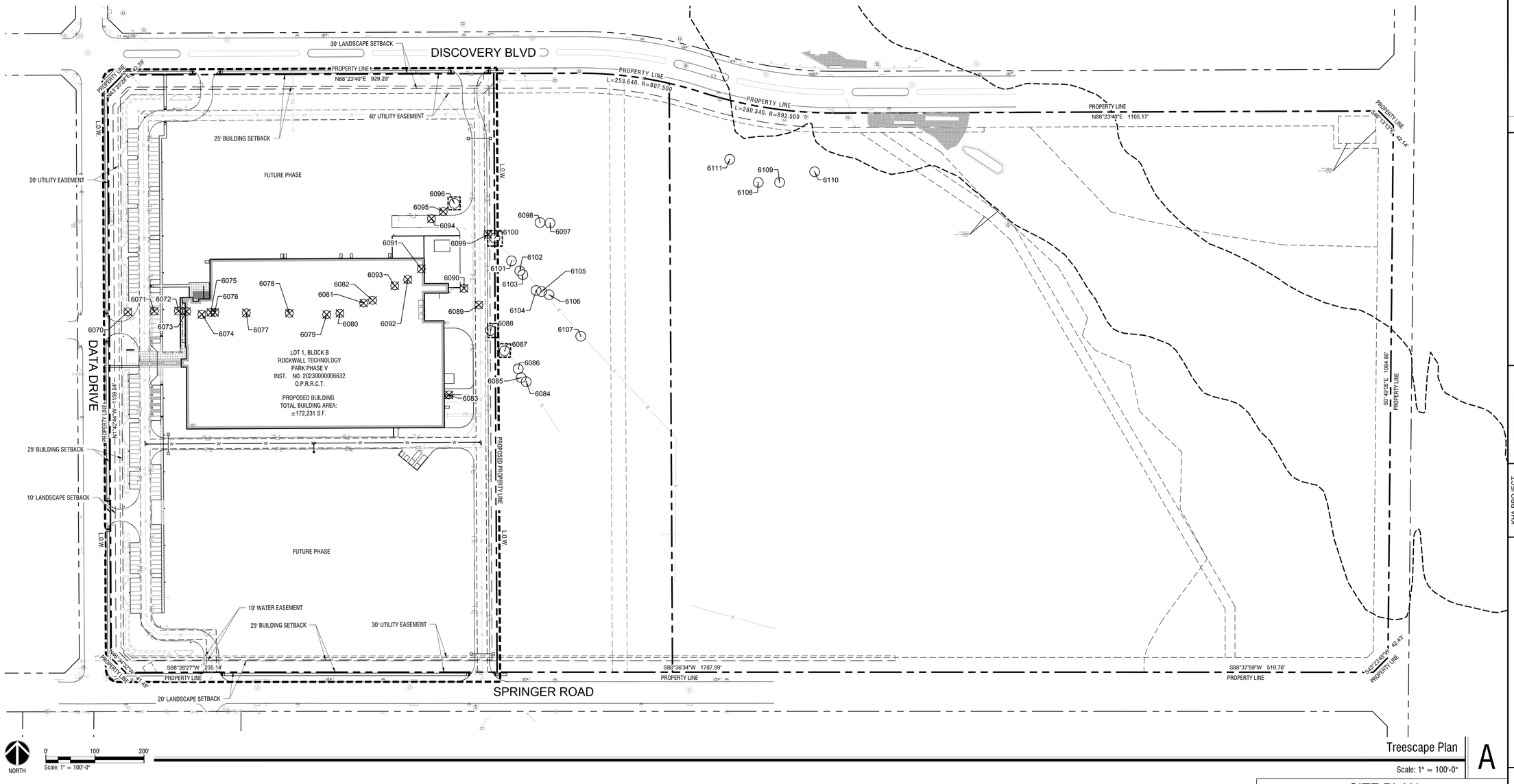

Treescape Plan

Scale: 1" = 100'-0"

A

TREE PROTECTION NOTES:

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SYMBOL LEGEND:

	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLANS

CASE NO. SP2xxx-xx

SHEET NUMBER
L3.02

Plotted By:Ferrara, Nick Date:June 13, 2024 05:23:47pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L-3.01 TREESCAPE PLAN.dwg
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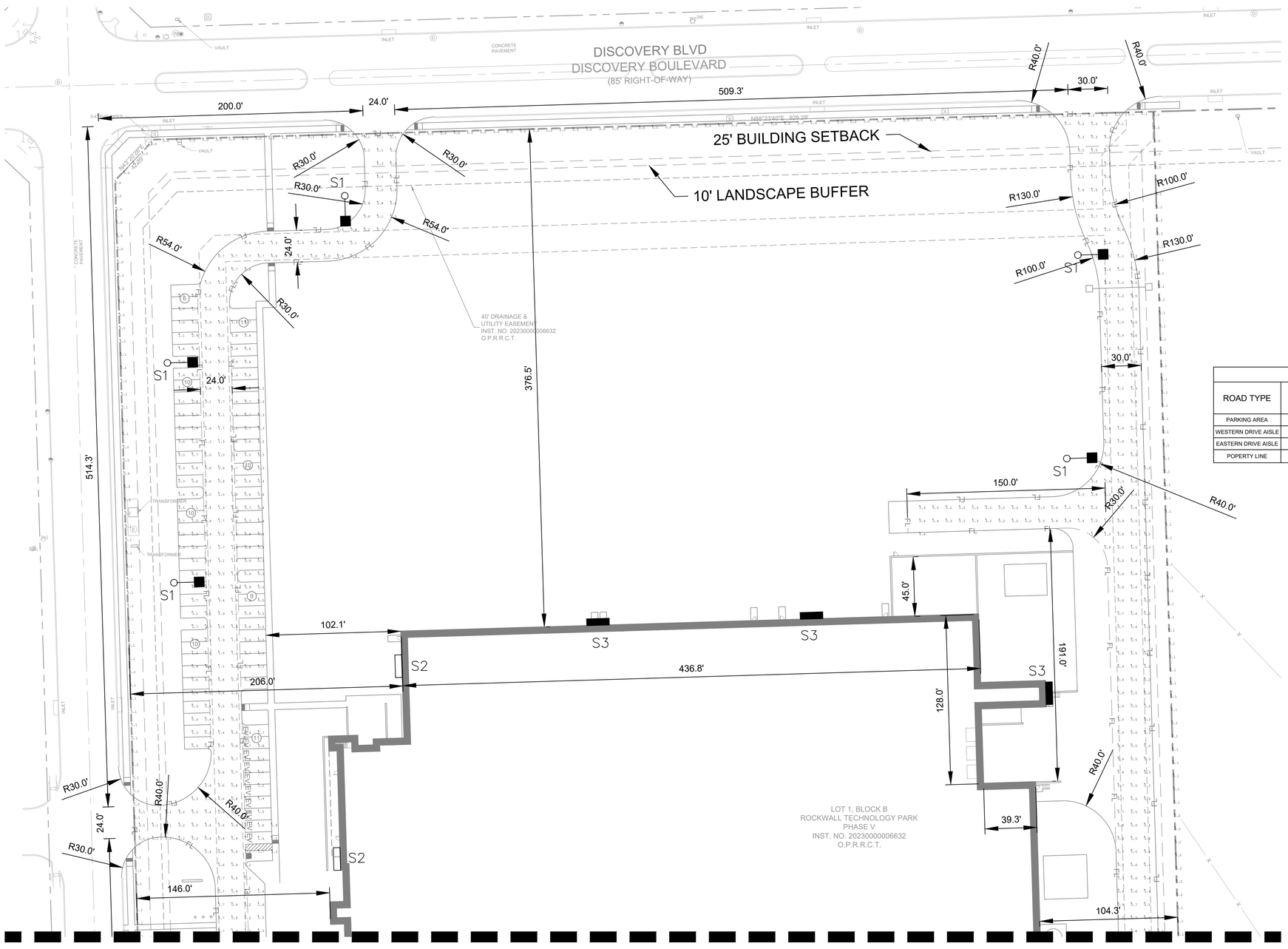

MATCHLINE: SEE SHEET E-102

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	LIGHT POLE MODEL
	S1	10	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD	165	20,302	20'	LED	TYPE 2	120-277	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S2	3	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD	325	40,738	30'	LED	TYPE 4	120-277	N/A
	S3	5	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T3M-MVOLT-SPA-PIRH-DDBXD	325	40,183	30'	LED	TYPE 3	120-277	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700, DALLAS, TEXAS 75240
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WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/07/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-101

Plotted By:Neitenbach, David Date:June 14, 2024 10:32:44am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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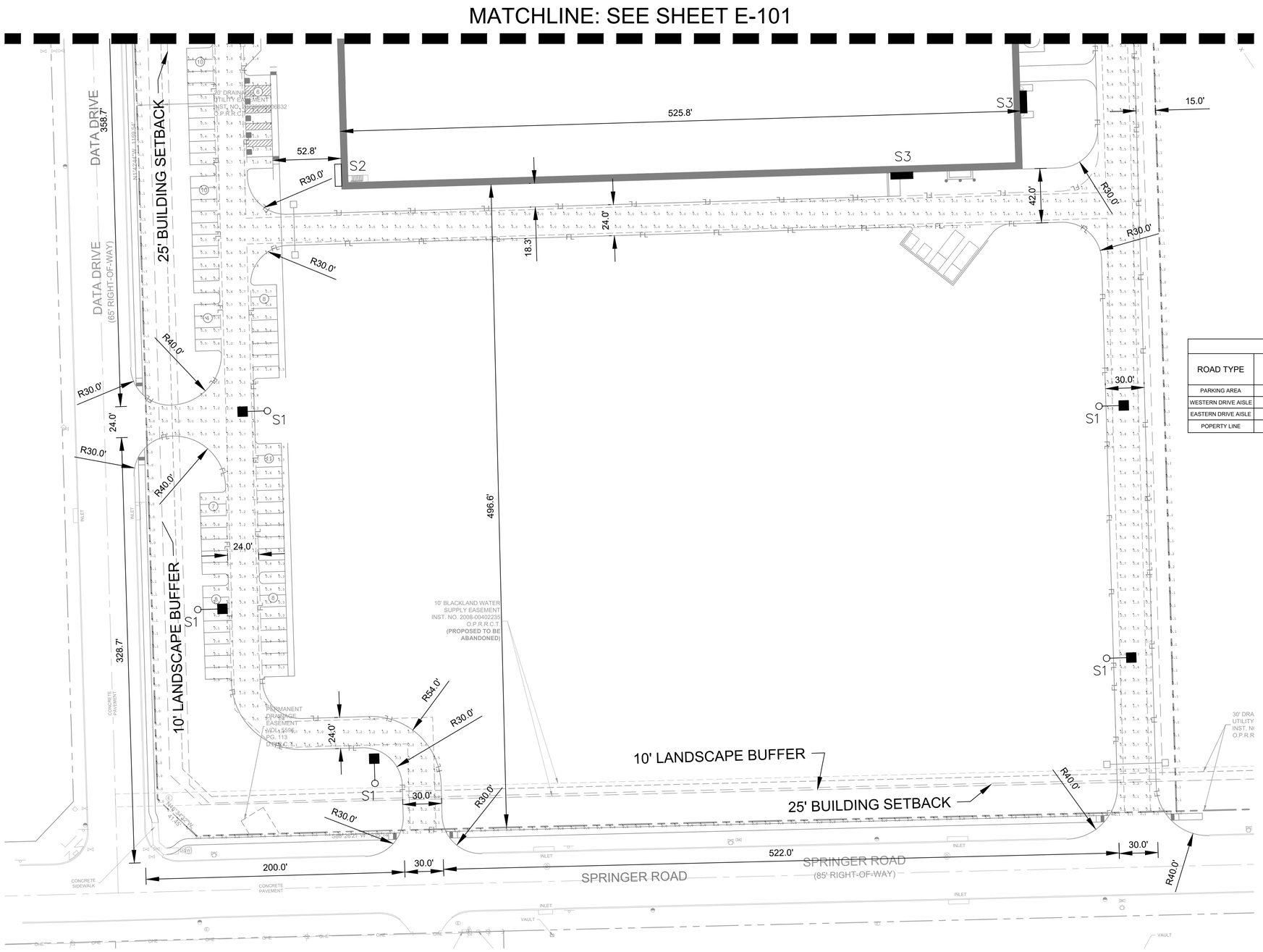

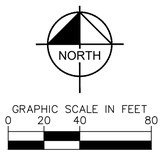

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
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EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102

Plotted By:Nentebsch, David Date:June 14, 2024 10:32:53am File Path:\\kimley-horn.com\CN_DAL\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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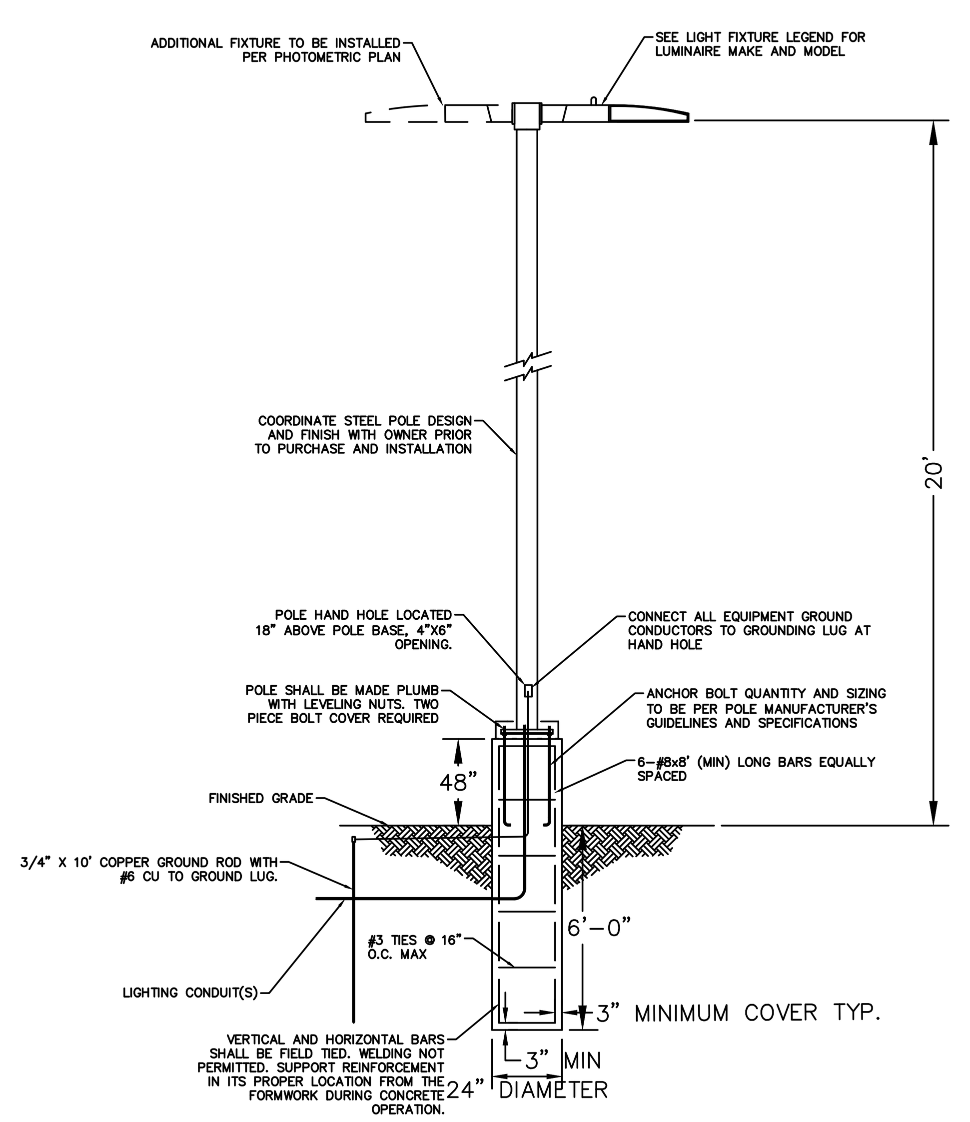
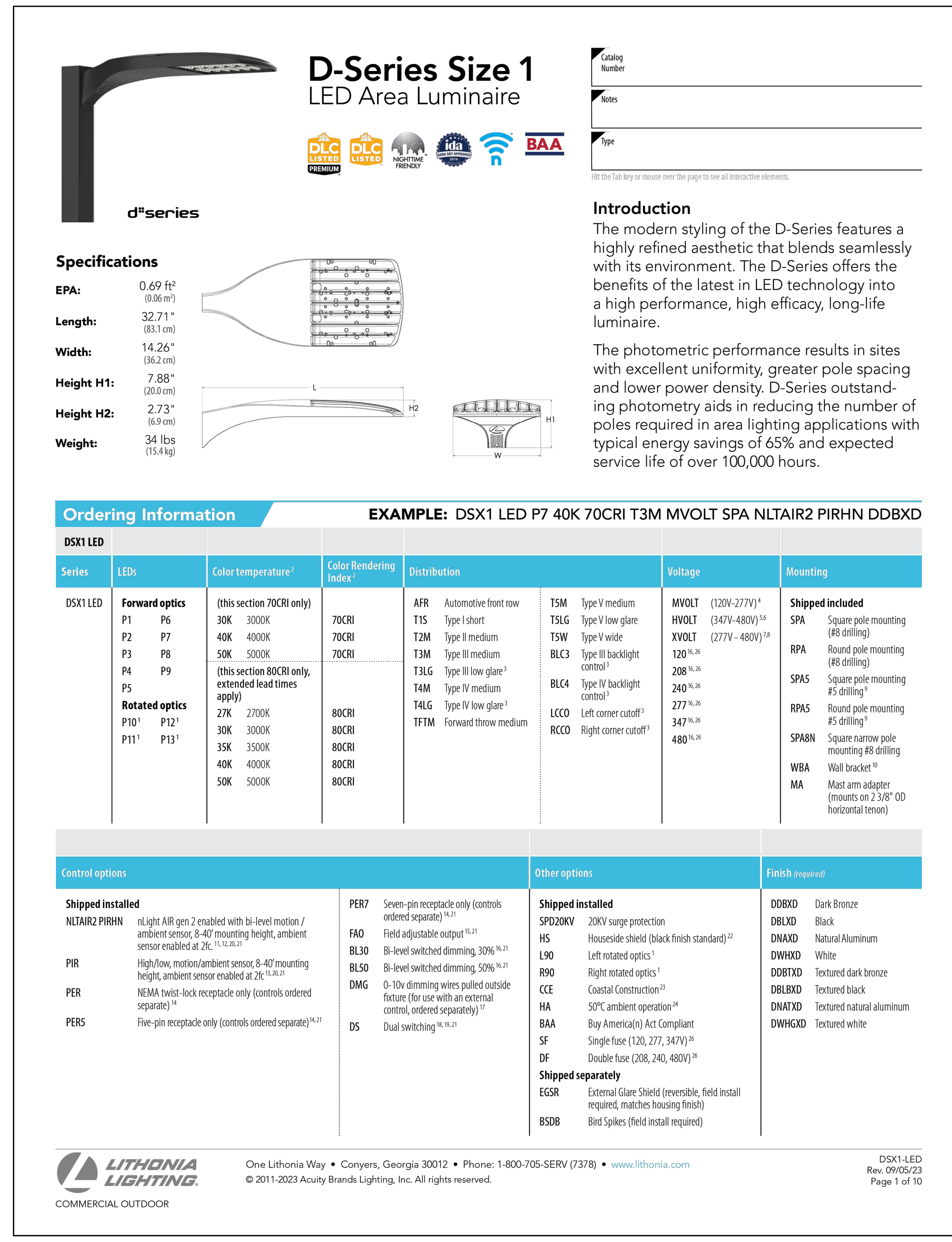


NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

1 / E-103 POLE FOUNDATION DETAIL
N.T.S.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

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

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1, P2, P3, P4, P5, P6, P7, P8, P9 **Rotated optics** P10[1], P11[1], P12[1], P13[1]	(this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act Compliant; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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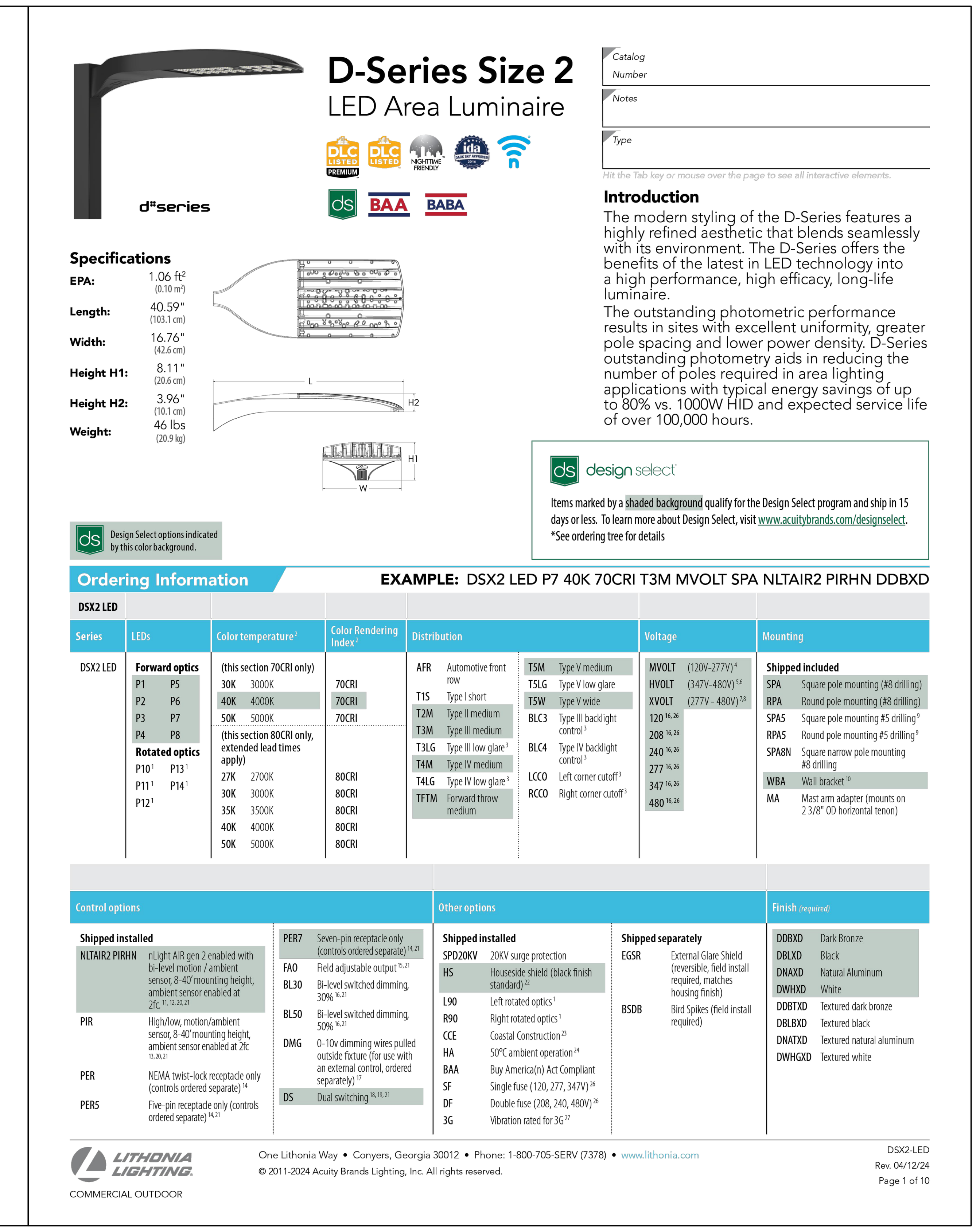
DSX1-LED Rev. 09/05/23 Page 1 of 10



D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

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

Specifications

EPA: 1.06 ft² (0.10 m²)
Length: 40.59" (103.1 cm)
Width: 16.76" (42.6 cm)
Height H1: 8.11" (20.6 cm)
Height H2: 3.96" (10.1 cm)
Weight: 46 lbs (20.9 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1, P2, P3, P4, P5, P6, P7, P8 **Rotated optics** P10[1], P11[1], P12[1], P13[1], P14[1]	(this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act Compliant; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; 3G Vibration rated for 3G[27]	**Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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DSX2-LED Rev. 04/12/24 Page 1 of 10

2 / E-103 PHOTOMETRIC CUTSHEETS
N.T.S.

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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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FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer DUSTIN J. COLWELL
P.E. No. 125914
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/07/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
E-103

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2024
APPLICANT:	Neda Hosseiny; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2024-031; *Site Plan for Heavy Manufacturing Facility (Ballard)*

SUMMARY

Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for *Heavy Manufacturing Facility* (*i.e. Ballard*) on a 32.00-acre portion of a larger 70.5969-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase V Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20* [*Case No. A1998-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, -- *at the request of the Rockwall Economic Development Corporation (REDC)* -- the City Council approved *Ordinance No. 05-29* [*Case No. Z2005-021*], which changed the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. Following this approval, the City Council approved a final plat (*Case No. P2021-062*) establishing the subject property as a portion of Lot 1, Block B, Rockwall Technology Park, Phase V on December 6, 2021. On December 4, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-049; Ordinance No. 23-64*] to allow a *Heavy Manufacturing Facility* on the subject property. The subject property has remained vacant since annexation.

PURPOSE

On June 14, 2024, the applicant -- *Neda Hosseiny of Kimley-Horn and Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an ~174,128 SF *Heavy Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is Discovery Boulevard, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 76.6881-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase V Addition*), which is vacant and is zoned Light Industrial (LI) District. Beyond this are the corporate limits of the City of Rockwall followed by *Phase 1* of the Carrington Farms Subdivision, which is situated within the City of Fate. Also, north of this tract is a 6.4470-acre vacant tract of land (*i.e. Tract 3 of the J H B Jones Survey, Abstract No. 125*), which is zoned Light Industrial (LI) District and also owned by the Rockwall Economic Development Corporation (REDC).

South: Directly south of the subject property is Springer Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is the *Springer Water Tower*, which is owned by the City of Rockwall

and is zoned Light Industrial (LI) District. Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage*) that is developed with a *Mini-Warehouse Facility* (*i.e. Highway 276 Self Storage*) and is zoned Light Industrial (LI) District.

East: Directly east of the subject property is the remainder of Lot 1, Block B, Rockwall Technology Park, Phase V Addition (*i.e. Tract 5, of the J H B Jones Survey, Abstract No. 125*), which is zoned Light Industrial (LI) District. Beyond this is Rochell Road, which is classified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 174.5990-acre vacant tract of land (*i.e. Tract 1, of the M E Hawkins Survey, Abstract No. 100*), which is zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses (*i.e. Discovery Lakes Subdivision*).

West: Directly west of the subject property is Data Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.9320-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) that is developed with a *Light Manufacturing Facility* (*i.e. Bimbo Bakery*). This property is zoned Light Industrial (LI) District. Following this is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park, Phase II Addition*) that is developed with a *Light Manufacturing Facility* (*i.e. RTT Engineered Solutions*). This property is also zoned Light Industrial (LI) District. West of this is a 10.649-acre vacant parcel of land (*i.e. Lot 1, Block B, Rockwall Technology Park Phase II Addition*), which is zoned Light Industrial (LI) District. Beyond this is Corporate Crossing, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* requires a Specific Use Permit (SUP) within the Light Industrial (LI) District. In this case, the applicant received approval of a Specific Use Permit (SUP) for the *Heavy Manufacturing Facility* from the City Council on December 4, 2023 [*Case No. Z2023-049; Ordinance No. 23-64; S-320*]. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=22.0-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 521.91-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=521.91-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Minimum Side Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=46-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=25%; In Conformance*
Minimum Number of Parking Spaces	*Warehousing 1 Parking Space/1,000 SF* *Heavy Manufacturing 1 Parking Space/500 SF* *Office 1 Parking Space/300SF* *328 Required Spaces*	*X=151; In Conformance*
Minimum Landscaping Percentage	*15%*	*X>27%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=73%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the mitigation balance of 160.3 caliper inches. Based on the landscape plan provided by the applicant, 328 caliper inches are being planted on site, which satisfies the mitigation balance and no fee is required.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* is defined as "(a) facility or area for generally mass-producing goods usually for sale to wholesalers or other industrial or manufacturing uses..." This definition goes on to state that "(a) heavy manufacturing use is one which employs the following or similar types of processes: … [3] production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes …" In this case, the proposed facility will be used for the production of hydrogen fuel cells and hydrogen fuel cell engines that are incorporated into busses, trains, trucks, boats, and heavy machinery. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District, which the applicant received approval of a Specific Use Permit (SUP) for these uses from the City Council on December 4, 2023 [*Case No. Z2023-049; Ordinance No. 23-64; S-320*].

When reviewing the parking requirements, the Unified Development Code (UDC) breaks down the land uses for this site plan into the following, *Office* (*i.e. one [1] parking space per 300 SF*), *Heavy Manufacturing* (*i.e. one [1] parking space per 500 SF*), and *Warehousing* (*i.e. one [1] parking space per 1,000 SF*). Based on the floor plan provided by the applicant, a total of 328 parking spaces are required. With that being said, the parking for the *Heavy Manufacturing* land use land use may also be calculated at one (1) parking space per 0.75 employees. In this case, the applicant has indicated that 198 employees will be employed; therefore requiring 149 parking spaces (*i.e. 198 employees x 0.75 parking spaces = 149 parking spaces*). The UDC more specifically states that either the square footage or the employee count may be used for a *Heavy Manufacturing Facility*, but the calculation that requires more parking must be used. In this case, the applicant is requesting to provide parking based on the employee count (*i.e. 149 parking spaces*) in lieu of by the square footage (*i.e. 328 parking spaces*). Staff should note that this has posed an issue in other industrial developments in the City (*i.e. as the business grows and adds employees the parking does not increase with this growth and creates issues*). To help alleviate this problem, staff requested that the applicant dedicate open space and provide a schematic demonstrating how the parking requirement could be met in the future; however, the applicant has chosen not to provide this information. In lieu of providing this information, the applicant has shown the future parking areas for the expansion of the site, and -- *when taking into account the future square footages of these expansion sites* -- the property will be well below the required parking count at buildout. Regardless of this, the applicant is requesting an exception to the parking requirements contained in the Unified Development Code (UDC), which is detailed in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

The proposed site plan indicates that there will be two (2) silos (*i.e. nitrogen and hydrogen storage*) and a pad mounted utility equipment yard (*i.e. transformers and generator*). According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all equipment shall be screened from all rights-of-way and adjacent properties. In this case, the equipment will have visibility from Discovery Boulevard, Springer Road, and the adjacent property to the east. Based on the landscape plan provided by the applicant they are providing [*1*] a ten (10) foot decorative screening fence around the equipment, and [*2*] a row of canopy trees and evergreen shrubs just north of the equipment. The applicant has indicated that the transparent fencing is required for the equipment yard for security and safety purposes. The provided landscaping will screen the equipment from Discovery Boulevard; however, it will still have visibility from Springer Road and the adjacent property. Given this, staff included a condition of approval that the applicant provide a row of evergreen shrubs along the eastern property line adjacent to the equipment yard.

The proposed site plan generally conforms to the requirements of the *General Industrial District Standards* stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Architectural Standards.*

(a) Materials and Masonry Materials. According to Subsection 05.01(A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- *excluding doors and windows* -- …" This section of the ordinance goes on to define a *Primary Material* as "…stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMU's that have been sandblasted, burnished or that have a spilt face -- light weight block or smooth faced CMU shall be prohibited*)." In this case, the applicant is primarily using Insulated Metal Panel (IMP), which is not a permitted primary material. According to the building elevations IMP will be used in the following percentages: [*1*] 71% on the western building façade, [*2*] 93% on the northern building façade, [*3*] 100% on the eastern building façade, and [*4*] 98% on the southern building façade. Staff should note that this is not characteristic of any other building in the Rockwall Technology Park, and that all of the buildings are tilt wall construction or similar construction. This will require an exception from the Planning and Zoning Commission.

(b) Stone. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the material sample board provided by the applicant show the use of a stone tile, which is not considered to be a natural or quarried stone. In addition, the building elevations show that the stone tile will be less than 20.00% on three (3) of the four (4) building facades (*i.e.* 7.00% on the northern facade, 2.00% on the southern façade, and 0.00% on the eastern façade). Based on this, the applicant will require an exception from the Planning and Zoning Commission.

(c) Primary Articulation. According to Subsection 05.01(C)(1), *Primary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building facade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." In this case, the only façade that would be classified as a *Primary Building Façade* would be the western building façade. This section of the code goes on to state that these facades "…shall meet the standards for articulation on primary building facades as depicted in *Figure 13*." In this case, the western building façade does not meet the articulation requirements for a *Primary Building Façade*, and will require an exception from the Planning and Zoning Commission.

(d) Secondary Articulation. According to Subsection 05.01(C)(2), *Secondary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) secondary building façade is any building facade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." In this case, the northern, southern and eastern building façades are classified as a *Secondary Building Façade*s. This section of the code goes on to state that these facades "…shall meet the standards for articulation on secondary building facades as depicted in *Figure 13*." In this case, these building façades do not meet the articulation requirements for *Secondary Building Façades*, and will require an exception from the Planning and Zoning Commission.

(2) Screening. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)boveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform…" to Figure 4, *Aboveground Storage Tanks*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). Figure 4 indicates that aboveground storage tanks shall be screened with a masonry wall to match the building and canopy trees on 20-foot centers. In this case, the applicant is providing a ten (10) foot decorative metal fence and a row of canopy trees and evergreen shrubs. This will require an exception from the Planning and Zoning Commission.

(3) Parking. According to Table 05, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the applicant is required to provide 328 parking spaces based on the square footage of each land use within the proposed *Heavy Manufacturing Facility*. In this case the applicant is requesting to provide parking based on the employee count, for a total of 151 parking spaces. As previously noted, staff has requested that an open space area with a future parking layout be provided showing how the parking could be met in the future; however, the applicant has failed to provide this information. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions 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 this case, the applicant has stated that they are attempting to meet LEED Gold Certified; however, some of the variances don't appear to be justified by this rationale (*i.e. articulation, parking, screening, stone, etc.*). In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures:

(1) 29-foot landscape buffer along Data Drive,
(2) +/- 35 landscape buffer against the building and future phases to the south,
(3) improved hardscape entrance,
(4) patio/plaza space,
(5) EV charging stations,
(6) increased vegetation screening north of silos,
(7) LEED Gold Certified Building,
(8) internalized roof access,
(9) feature canopy on west elevation,
(10) vertical solar shading devices on west elevation,
(11) high performance curtain wall and glazing systems,
(12) projecting mechanical screening to create visual interest, and
(13) high performance and warrantied coatings on the insulated metal panels for longevity and pleasing appearance.

In reviewing the proposed compensatory measures staff determined that, [*1*] items 1-5 and 7-8 are compensatory in nature, [*2*] item 6 is tied to the screening exception and does *not* currently meet the minimum requirements, is the reason they are requesting the exception, and therefore is *not* compensatory measure, [*3*] items 9, 10, and 12 are architectural elements that are required for all industrial buildings of this size and therefore are *not* compensatory measures, [*4*] item 11 does *not* appear to provide an offsetting measure for the requested exceptions, and [*5*] 13 is related to the use of a non-permitted building material (*i.e. IMP*) that is associated with an exception request. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Based on the goals and policies outlined in Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed site plan does not conform with this Chapter. More specifically, the site plan does *not* conform with Goal 03, *Visual Impacts*, Policies 3 & 4, and Goal 04, *Commercial Building Design*, Policies 1 & 2. Policies 3 & 4, of Goal 03, detail that "…outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences..." and "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms…*" In this case, the applicant is requesting exceptions (*detailed in Variances and Exceptions Requested by the Applicant section of the case memo*) related to the outside storage screening and articulation requirements within the Unified Development Code (UDC). Policies 1 & 2, of Goal 4, indicate that "(n)on-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade…" and "(n)on-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features." Again, the applicant is requesting an exception related to the material requirements (*detailed in Variances and Exceptions Requested by the Applicant section of the case memo*) within the UDC. All that being said, the proposed site plan appears to conform to Chapter 01, *Land Use and Growth Management*, District Strategy 1, and Chapter 06, *Economic Development*, Goal 07, *Workforce*, of the OURHometown Visions 2040 Comprehensive Plan. More specifically, District Strategy 1 indicates that *Technology/Employment Center* land uses "…should be designated for larger clean industrial businesses that can help diversify the City's tax base…" In this case, the applicant is proposing a *Heavy Manufacturing Facility* that specializes in the construction of hydrogen fuel cells and hydrogen fuel cell engines. This type of business is characterized as a clean industrial business, and should further diversify the City's tax base by adding another industrial land use that involves a high initial investment in the community. In addition, this type of business can "(d)evelop, maintain and recruit a highly skilled workforce…", which directly satisfies Goal 07, of Chapter 06. In summary, the proposed *Heavy Manufacturing Facility* conforms to the clean industrial land use and skilled

workforce policies, but does not meet many of the non-residential design guidelines associated with the building design as outlined within the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 25, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB made the recommendation to reduce the amount of insulated metal panel on the building and utilize more traditional building materials (*i.e. tilt wall*). The applicant has chosen *not* to change the building elevations to meet ARB's recommendation. The ARB will review the revised building elevations at the *July 9, 2024* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an ~174,128 SF *Heavy Manufacturing Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) The applicant shall provide staff with an updated landscape plan that provides a row of evergreen shrubs along the eastern property line adjacent to the utility equipment; 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northeast corner of Data Drive and Springer Road				
SUBDIVISION	Rockwall Technology Park Phase V	LOT	Part of 1	BLOCK	B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320	CURRENT USE	Undeveloped
PROPOSED ZONING	No Change	PROPOSED USE	Heavy Manufacturing
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot
LOTS [PROPOSED]	1 New Lot		

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall EDC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation	ADDRESS	13455 Noel Road, Two Galleria Office Tower
	Suite 104		Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 740.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024. 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."

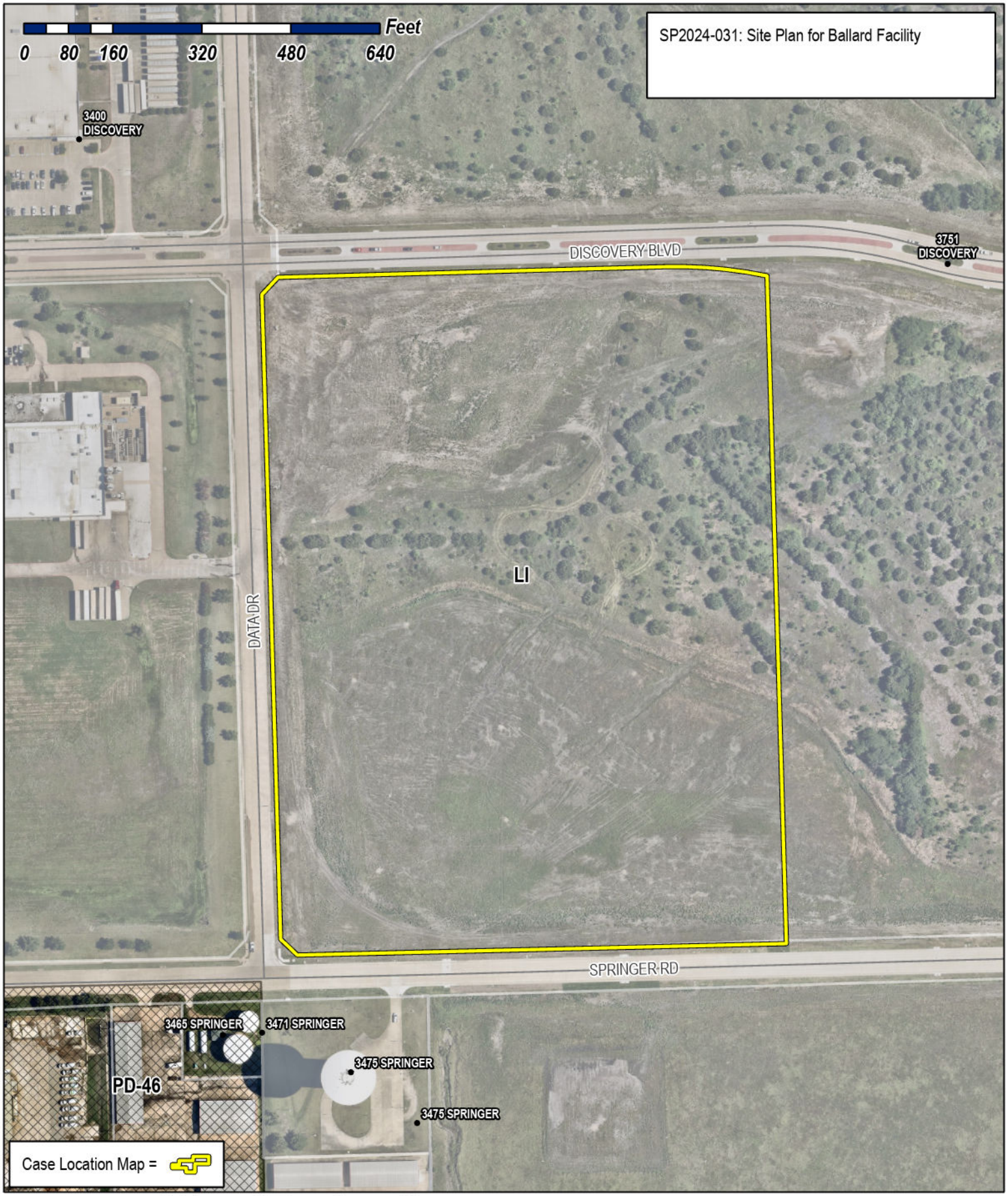
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025



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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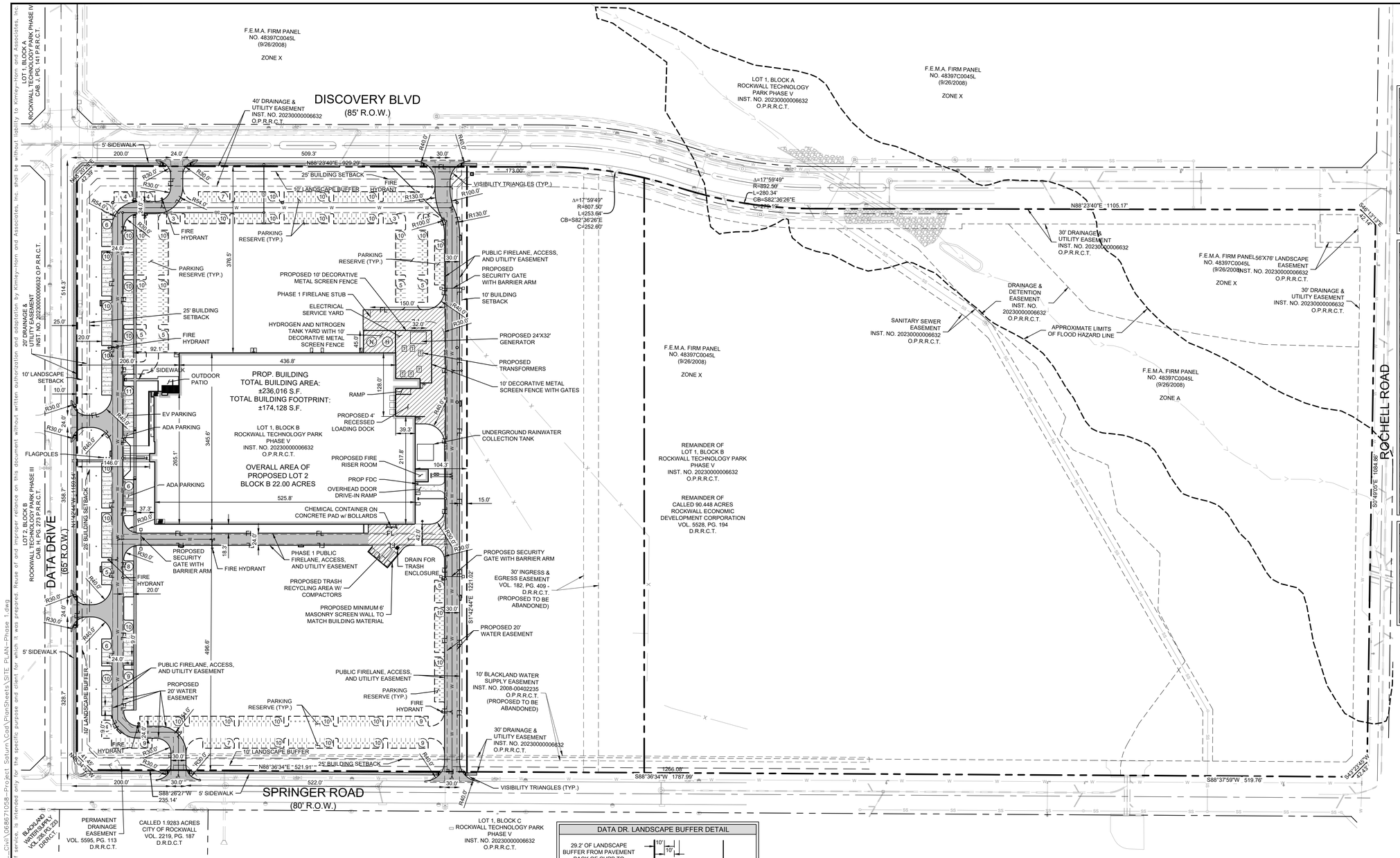

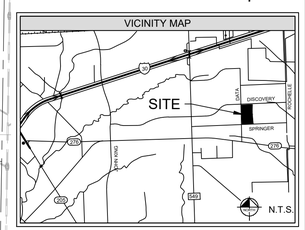

LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 07/02/2024

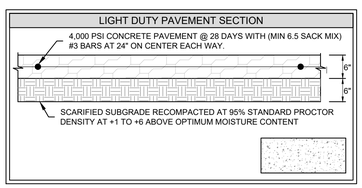
KHA PROJECT 068671058
DATE 07/02/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 1

SHEET NUMBER
C-003

LIGHT DUTY PAVEMENT SECTION



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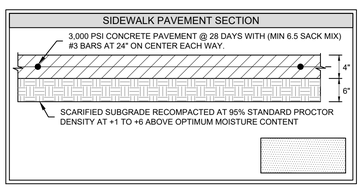

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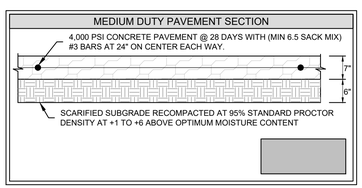

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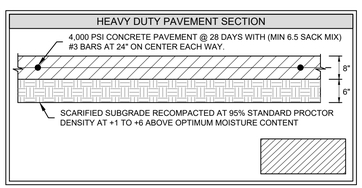
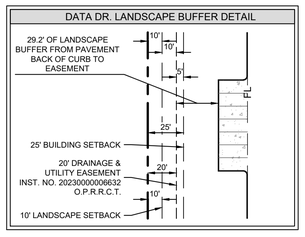


DATA DR. LANDSCAPE BUFFER DETAIL



PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
	1 SPACE PER 500 SF
PHASE 1 EMPLOYEE COUNT (TOTAL)	198
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES (PER EMPLOYEE RATIO)***
	144 STANDARD SPACES
	5 ADA SPACES
PHASE 1 PROVIDED PARKING	**151 TOTAL SPACES SPACES**
	135 STANDARD SPACES
	10 EV SPACES
	6 ADA SPACES
FUTURE PROVIDED PARKING	333 STANDARD SPACES

*NOTE: PER BUILDING SQUARE FOOTAGE A TOTAL OF 472 SPACES ARE REQUIRED. PLEASE REFER TO PARKING VARIANCE LETTER FOR ADDITIONAL INFORMATION

NOTES

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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (541) 797-0521
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Peyton Date:July 02, 2024 02:22:36pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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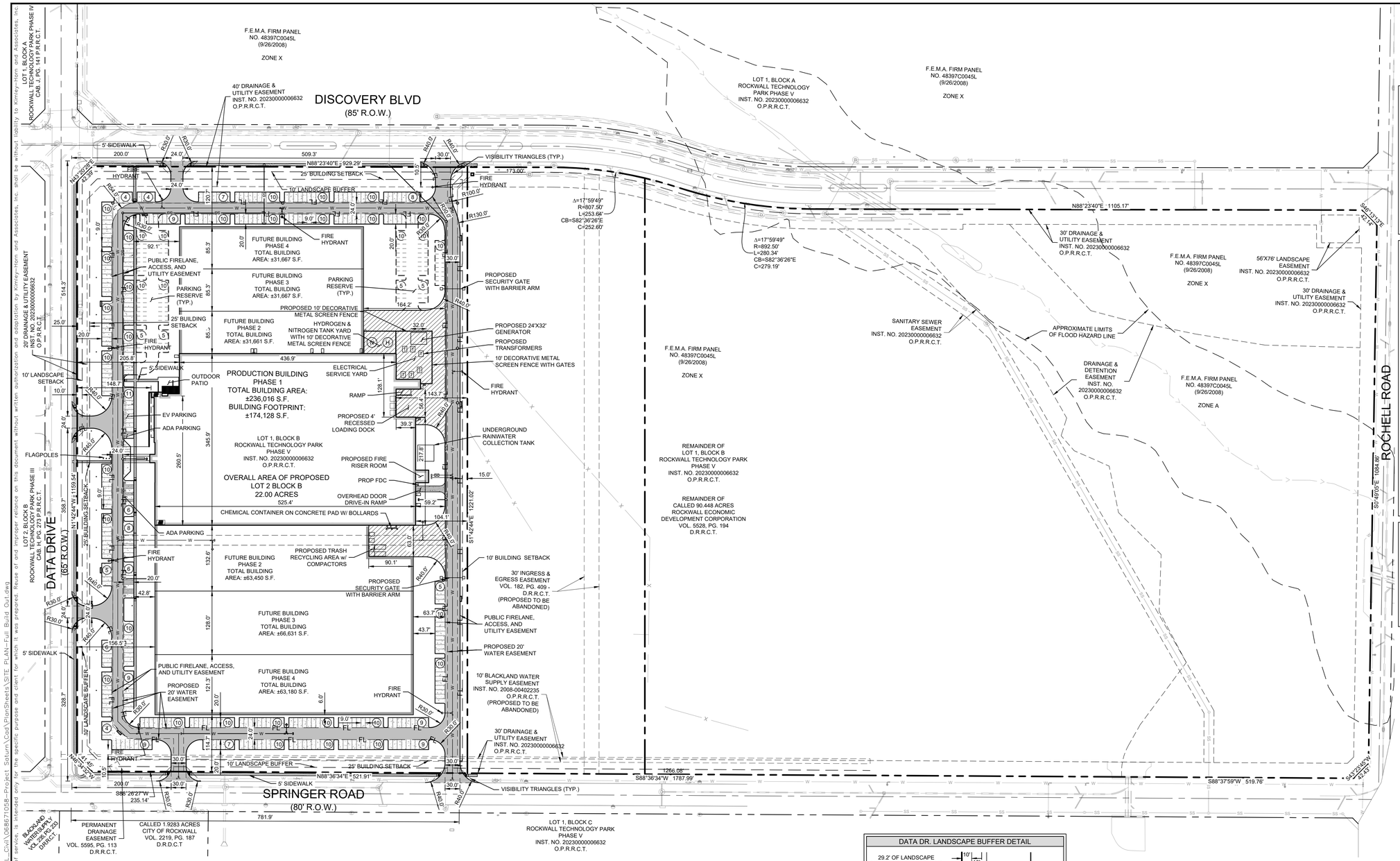

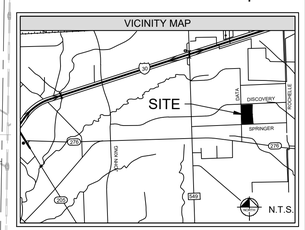

LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 07/02/2024

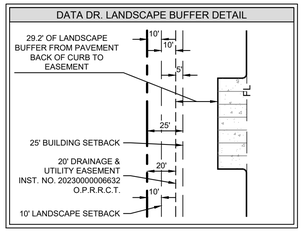
KHA PROJECT 068671058
DATE 07/02/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 2, 3, AND 4

SHEET NUMBER
C-004

DATA DR. LANDSCAPE BUFFER DETAIL



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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

SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

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2495 NE 4TH STREET
BEND, OR. 97701
PH. (541) 797-0521
CONTACT: LEE SWEETLAND

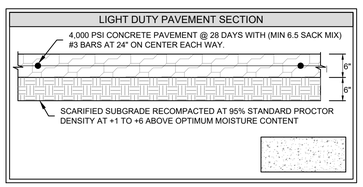
DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

PARKING DATA TABLE

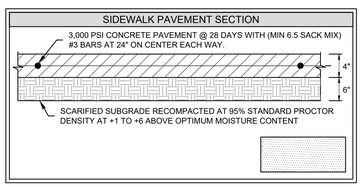
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES 1 SPACE PER 500 SF
PHASE 1 EMPLOYEE COUNT (TOTAL)	198
PHASE 2,3 AND 4 EMPLOYEE COUNT (TOTAL)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES (PER EMPLOYEE RATIO)*** 144 STANDARD SPACES 5 ADA SPACES
PHASE 2,3 AND 4 REQUIRED PARKING	**405 TOTAL SPACES (PER EMPLOYEE RATIO)*** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**151 TOTAL SPACES SPACES** 135 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
PHASE 2,3 AND 4 PROVIDED PARKING	**416 TOTAL SPACES SPACES** 397 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

*NOTE: PER BUILDING SQUARE FOOTAGE FOR PHASE 1 - A TOTAL OF 472 SPACES ARE REQUIRED. PLEASE REFER TO PARKING VARIANCE LETTER FOR ADDITIONAL INFORMATION

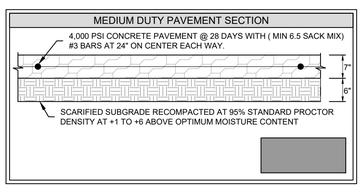
LIGHT DUTY PAVEMENT SECTION



SIDEWALK PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



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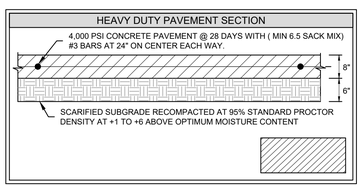

Plotted By:Schwartz, Payton Date:July 02, 2024 02:20:09pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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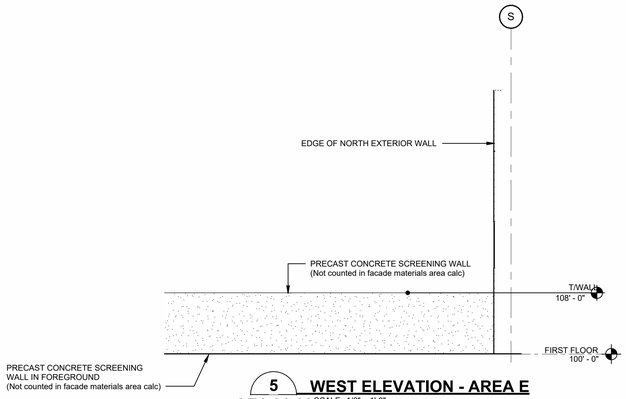
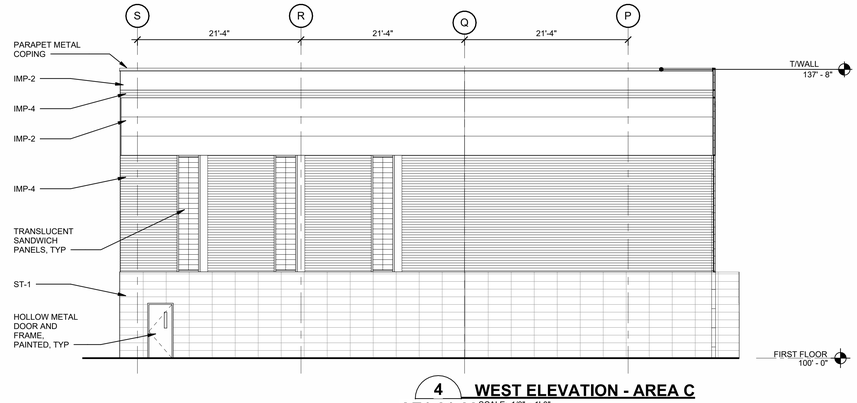


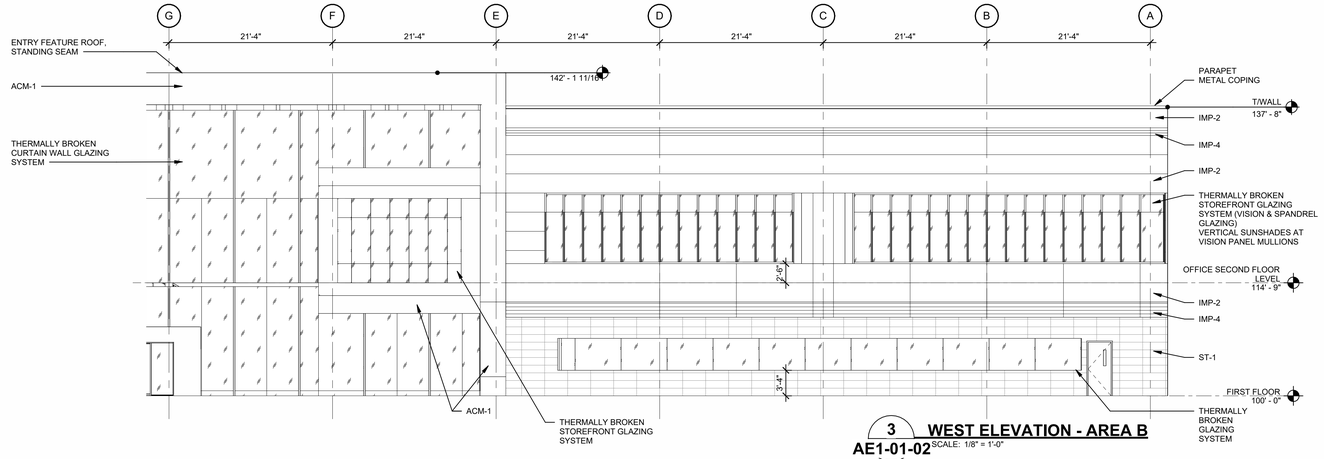
5 WEST ELEVATION - AREA E
AE1-01-00 SCALE: 1/8" = 1'-0"



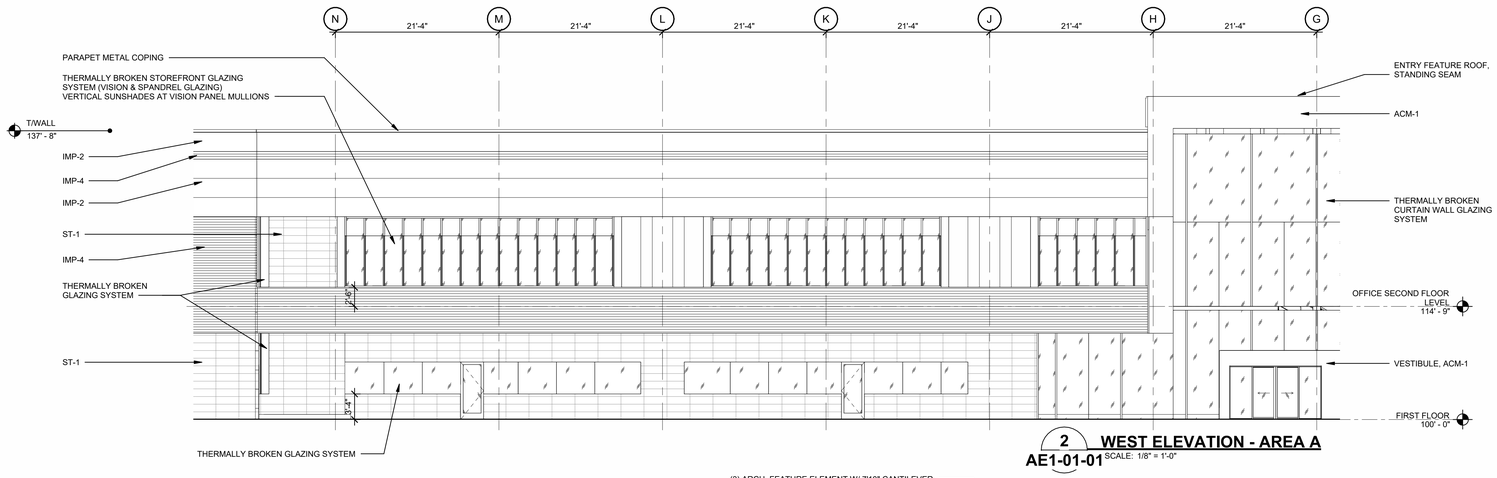
4 WEST ELEVATION - AREA C
AE1-01-00 SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

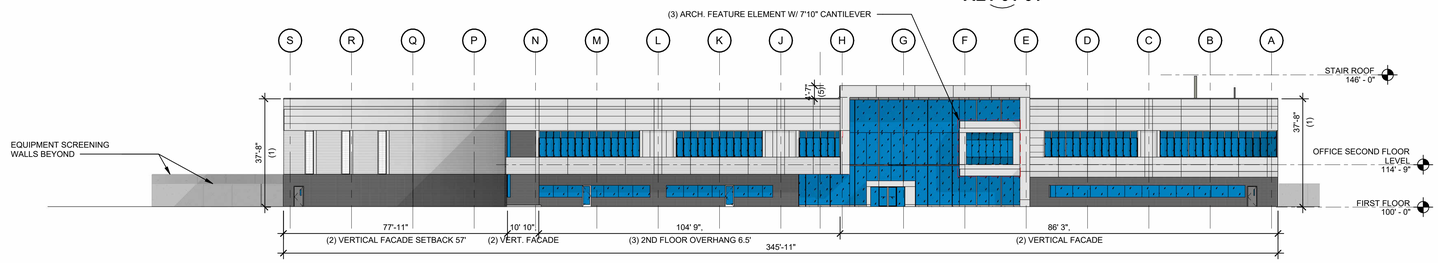
MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS



3 WEST ELEVATION - AREA B
AE1-01-02 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - AREA A
AE1-01-01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM	= 6,500 SF	49%
GLAZING	= 4,350 SF	33%
STONE	= 2,400 SF	18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP	= 18,200 SF	91%
GLAZING	= 720 SF	4%
STONE	= 1,100 SF	5%

EAST
TOTAL AREA = ± 13,010 SF

IMP	= 12,900 SF	99%
GLAZING	= 110 SF	1%
STONE	= N/A	

SOUTH
TOTAL AREA = ±20,100 SF

IMP	= 17,900 SF	89%
GLAZING	= 1,880 SF	9%
STONE	= 320 SF	2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L,)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
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CONSULTANT INFORMATION

REGISTRATION SEAL

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REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-01
SHEET NUMBER

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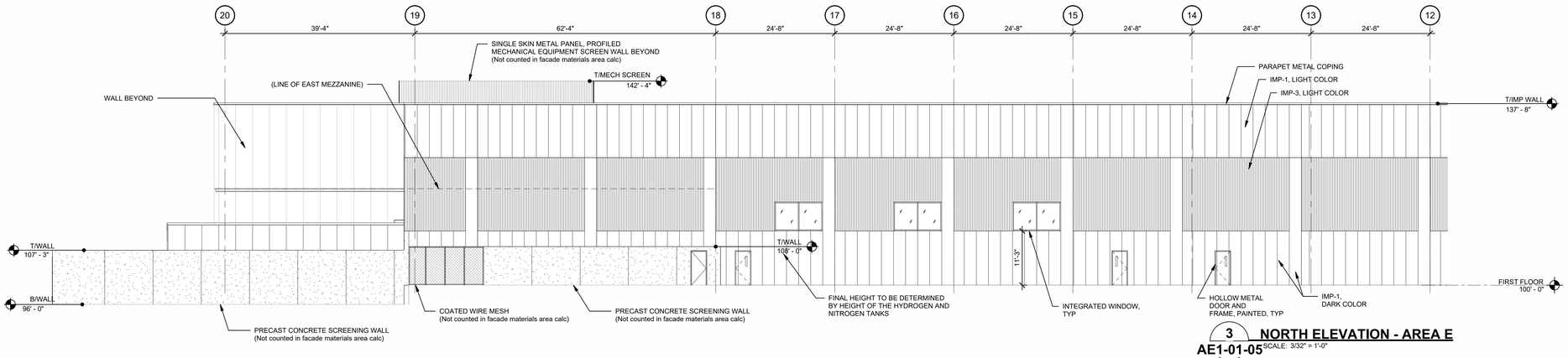
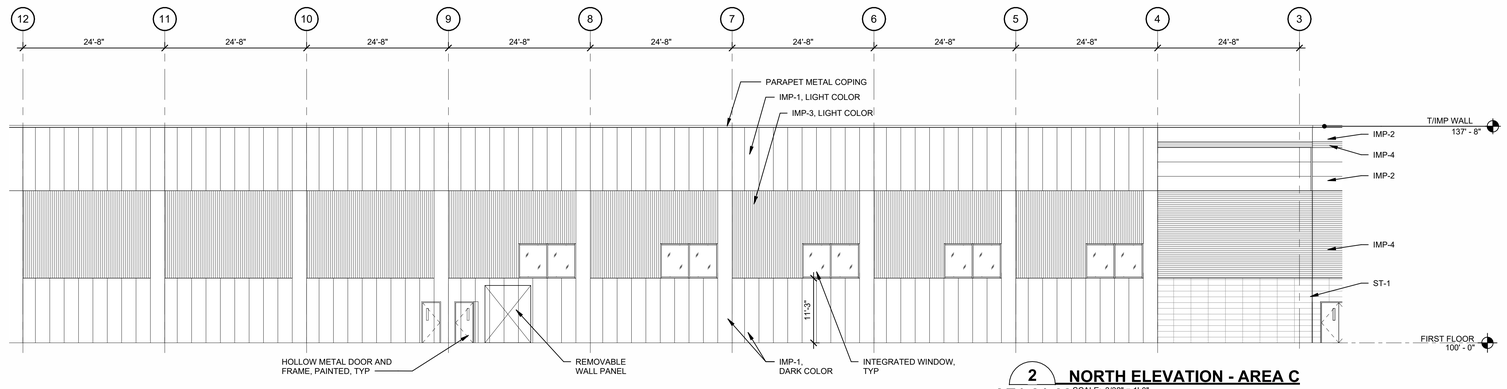
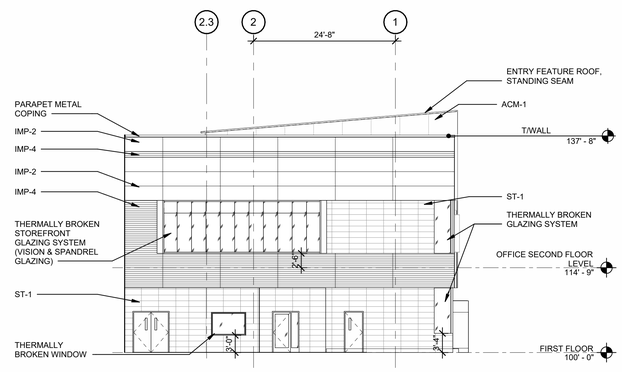


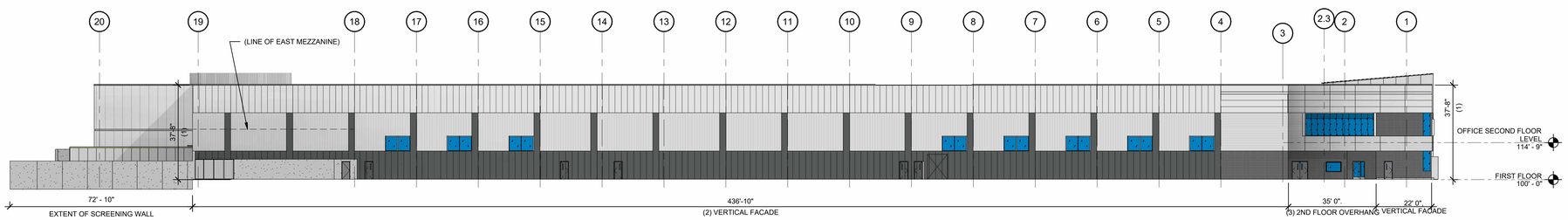
3 NORTH ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - AREA C
AE1-01-03 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - AREA A
AE1-01-00 SCALE: 3/32" = 1'-0"



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DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-02
SHEET NUMBER

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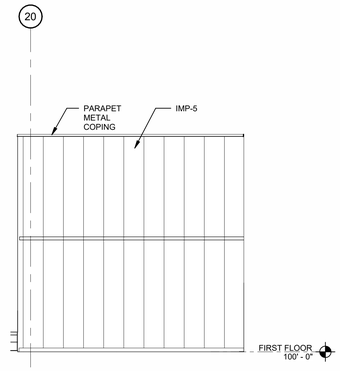
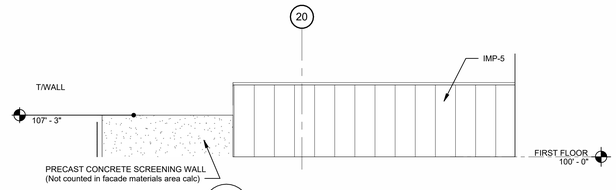


5 EAST ELEVATION - AREA E
AE1-01-00 SCALE: 3/32" = 1'-0"



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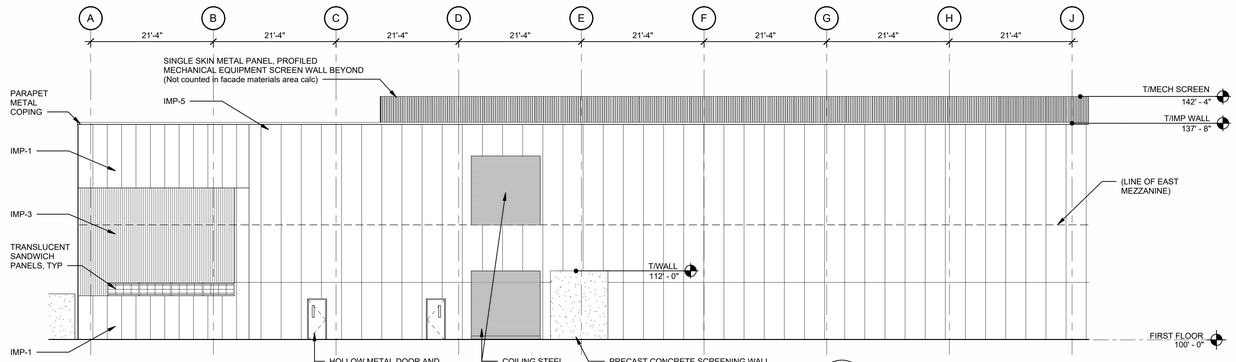
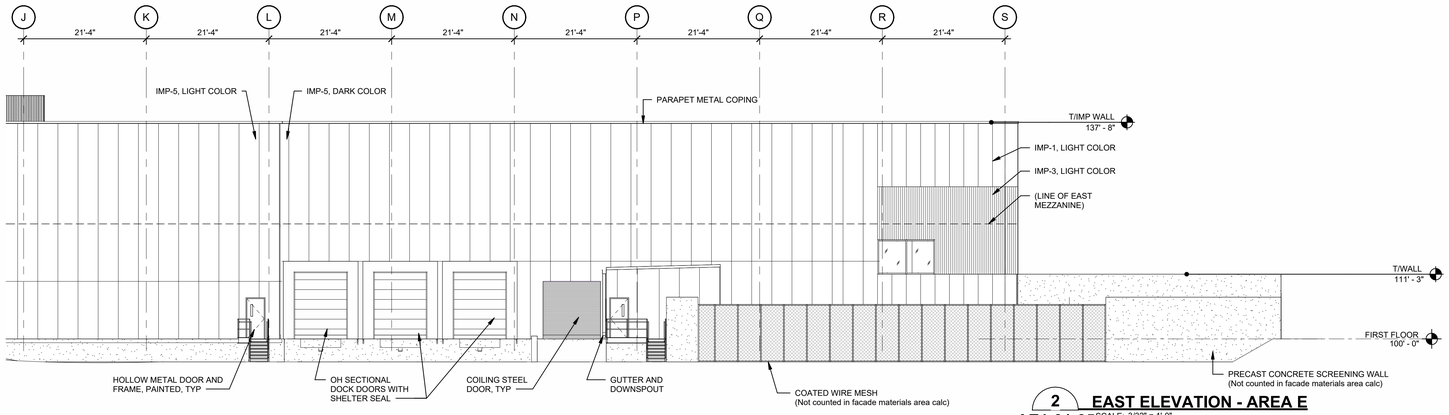


3 EAST ELEVATION - AREA F
AE1-01-06 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - AREA E
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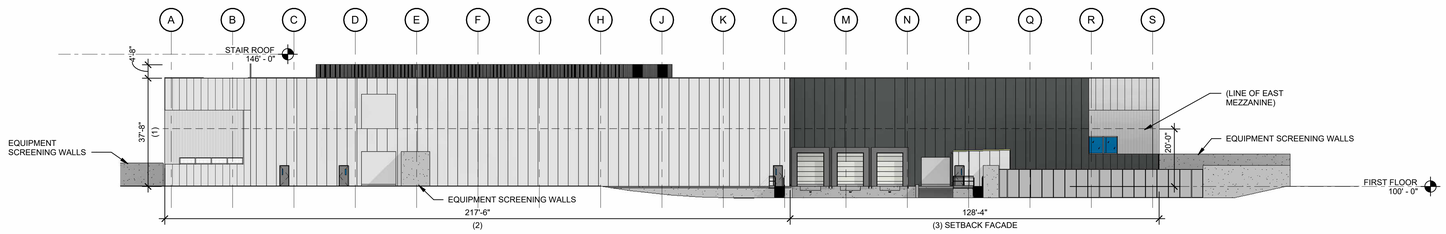

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AE2-00-03
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73-2-1

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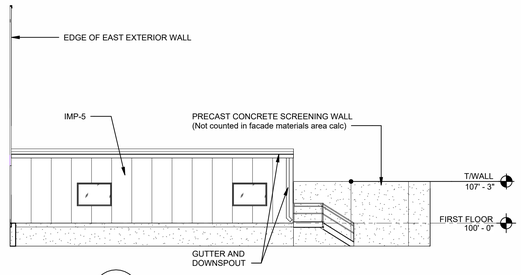

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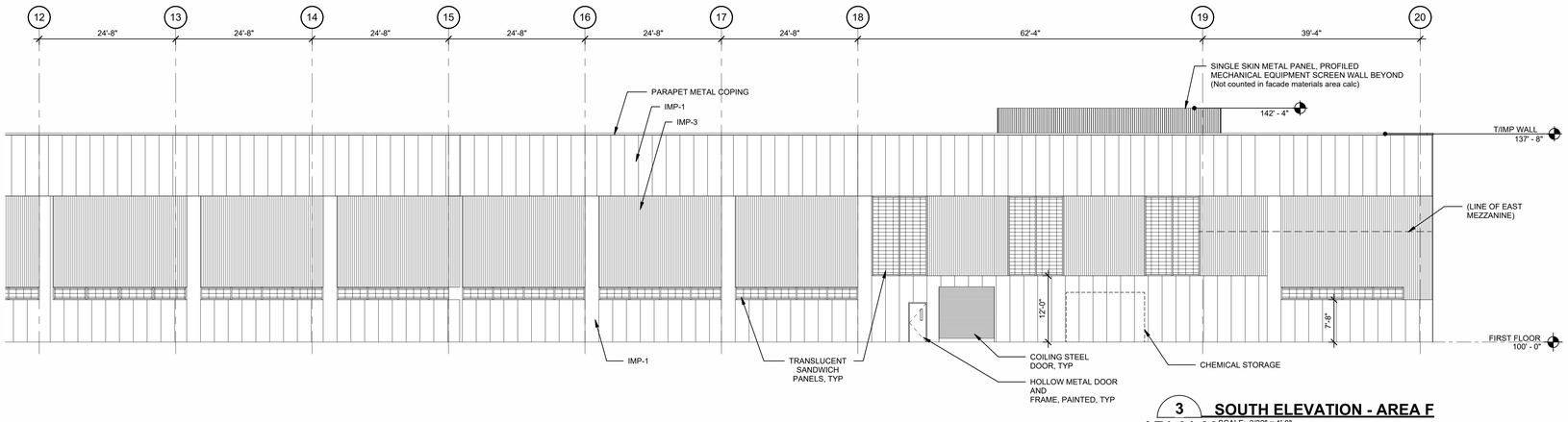

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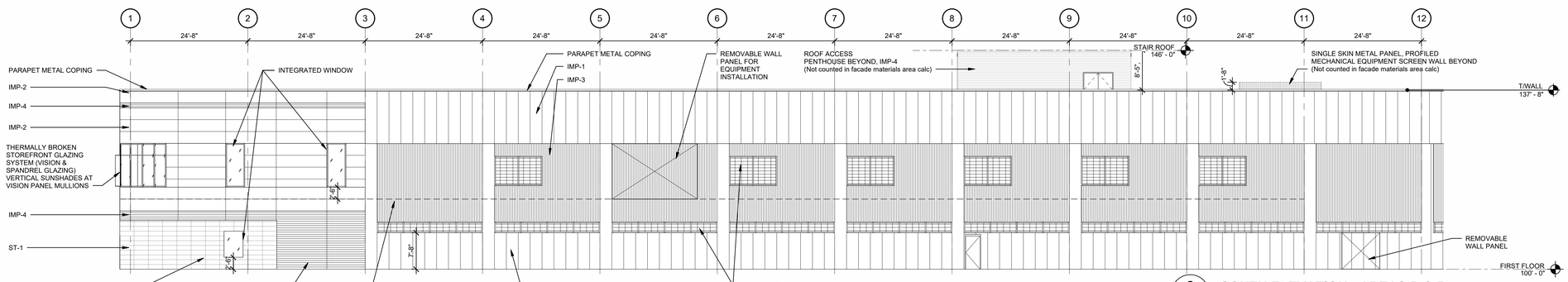
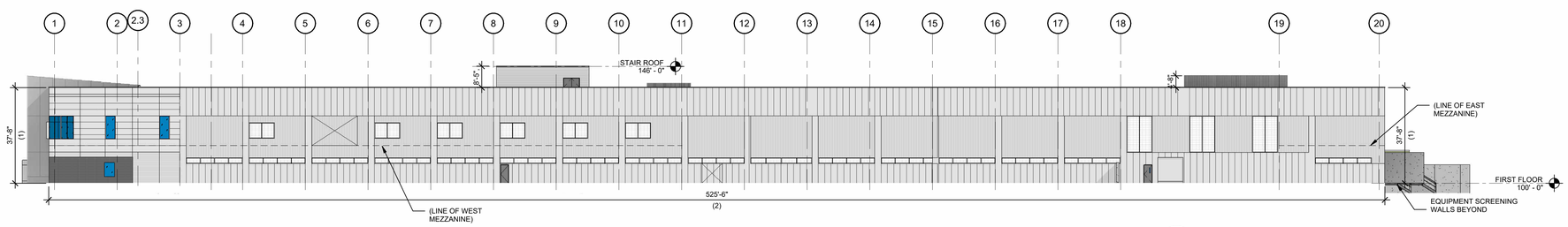


2 **SOUTH ELEVATION - AREAS D & B**
AE1-01-02 SCALE: 3/32" = 1'-0"



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6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

**PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED DIMENSIONS.

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BURNABY, BC V5J 5J8
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WWW.BALLARD.COM

PROJECT SATURN
Rockwall Technology Park, Rockwall, TX 75302

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DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-04
SHEET NUMBER

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73-2-1

West Facade
*Landscape design not shown

System & Materials

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

Materials & Systems
*Landscape design not shown

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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-91
SHEET NUMBER

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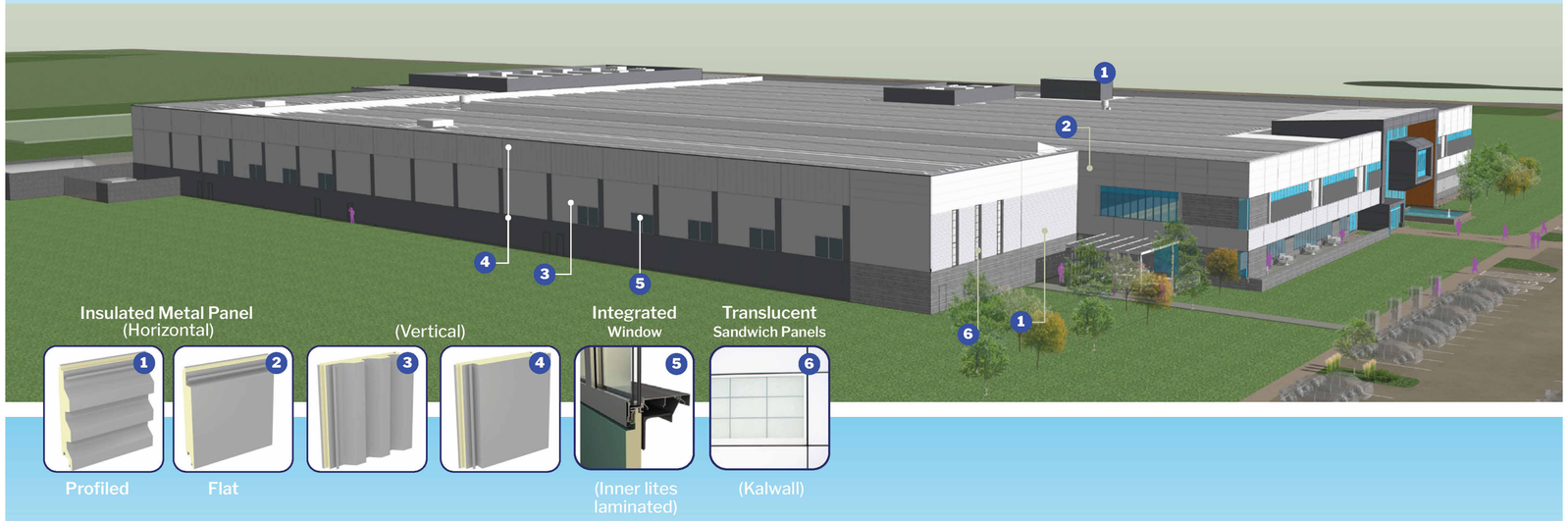
73-9-1

Northwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.



Southwest

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Landscape design in-progress/not shown.

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SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-92
SHEET NUMBER

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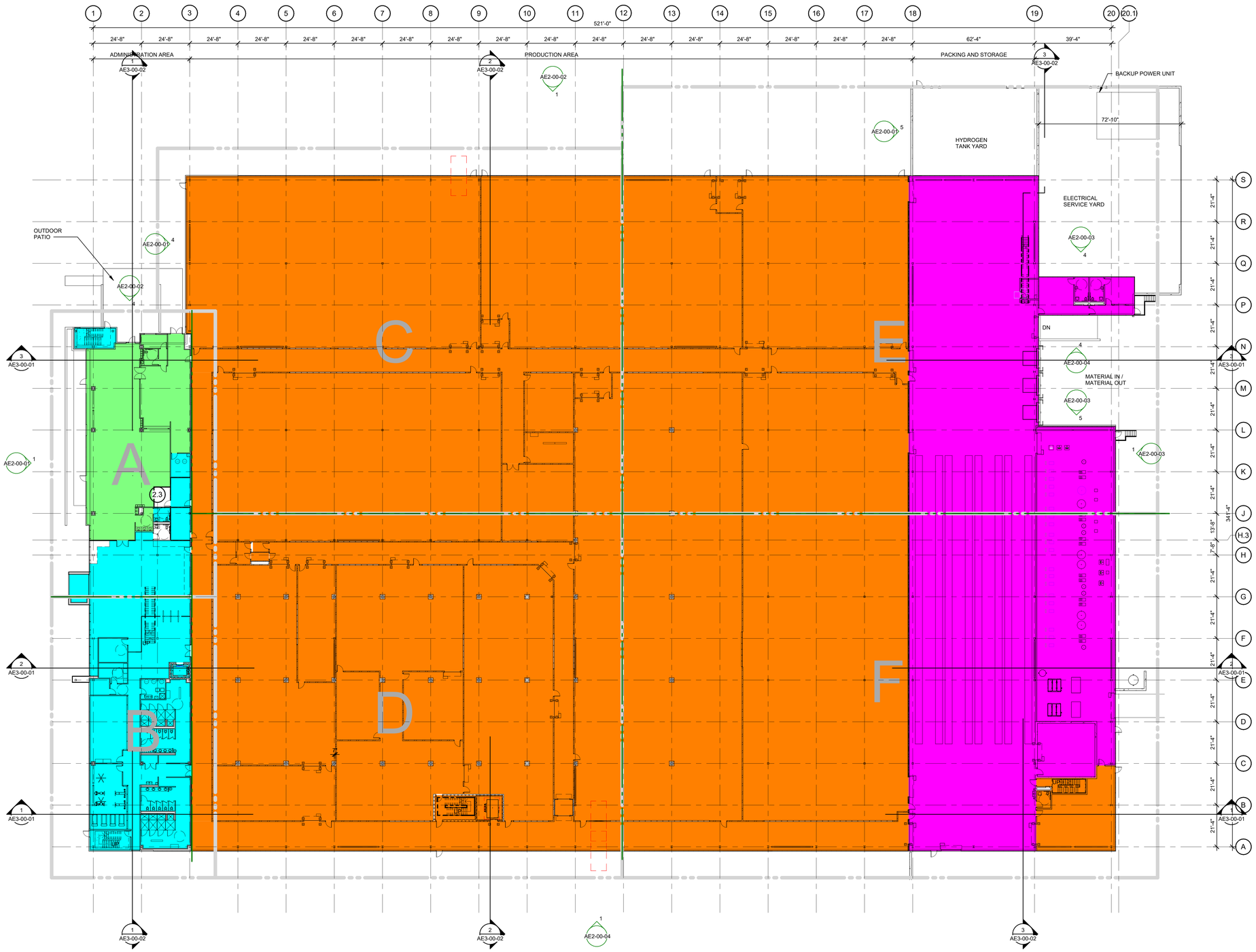


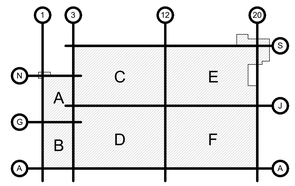
USE GROUP LEGEND

- A - ASSEMBLY
- B - BUSINESS
- F - FACTORY AND INDUSTRIAL
- S - STORAGE

ARCHITECTURAL FIRST FLOOR PLAN COMPOSITE

SCALE: 3/64" = 1'-0"

NORTH



KEY PLAN

NORTH

BALLARD POWER SYSTEMS, INC.
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PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN FIRST FLOOR COMPOSITE

AE1-01-00
SHEET NUMBER

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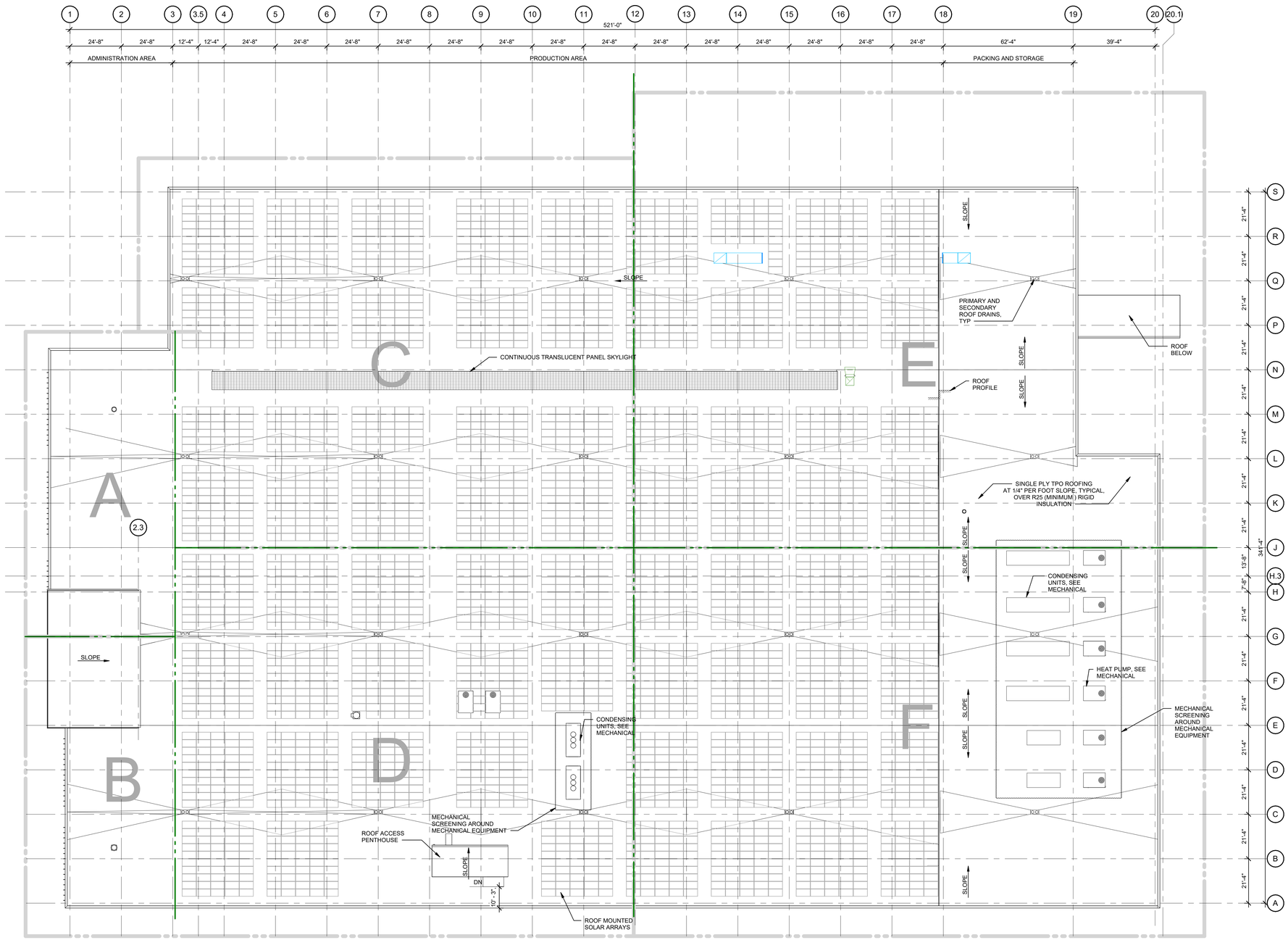


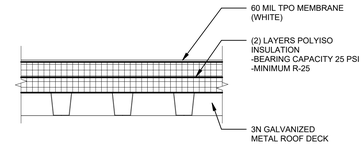
ARCHITECTURAL COMPOSITE ROOF PLAN

SCALE: 3/64" = 1'-0"

NORTH

ROOF ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN

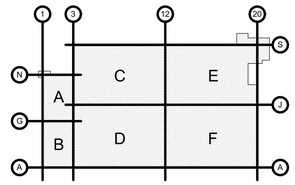


TYPICAL ROOFING DETAIL

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

ROOF PLAN GENERAL NOTES

1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS



KEY PLAN

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DESIGNED BY	J. TESTA
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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN ROOF COMPOSITE

AE1-R1-00

SHEET NUMBER

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73-1-10

Plotted By:Harmon, Aime Date:July 03, 2024 12:46:42pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LANDSCAPE CALCULATIONS CHART:

Project Saturn - Rockwall, TX
Code Calculations Chart

Site Data	AC	SF
Total Site Area	22.00	958,318
Impervious Site Area		350,946

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	27%
	143,748	254,749

Street Frontage	Required	Provided
Discovery Boulevard (777.82 LF)		
1 Canopy Tree/ 50 LF	16	16
1 Accent Tree/ 50LF	16	16
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Data Drive (1201.46 LF)		
1 Canopy Tree/ 50 LF	24	24
1 Accent Tree/ 50LF	24	24
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Springer Road (777.48 LF)		
1 Canopy Tree/ 50LF	16	16
1 Accent Tree/ 50LF	16	16
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	#REF!	16
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 native shrub or grass per 750 sf of pond	N/A	N/A
**No detention basins on site*		

SYMBOLS LEGEND:

GENERAL

- CENTER LINE
- LIMIT OF WORK (L.O.W.)
- MATCHLINE (MATCHLINE L2.XX / MATCHLINE L2.XX)
- GRADE BREAKLINE (BREAKLINE)
- EXPANSION JOINT (EJ)
- CONTROL JOINT
- POINT OF BEGINNING (P.O.B.)
- DETAIL NUMBER / SHEET NUMBER (X / X.XX)
- DETAIL ENLARGEMENT REFERENCE
- MATERIAL REFERENCE (X-1)
- DETAIL REFERENCE (X / X.XX)
- ELEVATION REFERENCE (X / LX.XX)
- SECTION REFERENCE (X / LX.XX)

PLANTING SCHEDULE:

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		17	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		20	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		7	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Live Oak / Quercus virginana	4" cal	12`-14` ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	4" cal	12`-14` ht		25	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Mexican Buckeye / Ungnadia speciosa	45 gal	8`-10` ht		18	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Possumhaw Holly / Ilex decidua	45 Gal.	7`-8`		16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vornitoria	45 Gal.	8`-10`		20	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Blue Grama / Bouteloua gracilis `Blonde Ambition`	3 gal	18" h X 18" w	24" OC	115	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`	5 gal	18" h x 24" w	36" OC	258	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	5 gal	24" h x 18" w	36" OC	223	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	209	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`	15 gal	5` h X 2` w	60" OC	28	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Red Yucca / Hesperaloe parviflora	5 gal	18" h X 18" w	24" OC	53	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	5 gal	18" h X 18" w	IN POTS	24	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Latitude 36 Bermuda Grass / Cynodon dactylon	sod			229,507 sf	REFER TO SPECIFICATIONS

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

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

TREE MITIGATION:

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	160.3
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	160.3
Mitigation Inches		**160.3**
Proposed Tree Inches Per Planting Plan		**328**
NET TOTAL		**-167.7**

PROJECT SATURN - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	17	4	**68**
Cedar Elm	*Ulmus crassifolia*	20	4	**80**
Eastern Red Cedar	*Juniperus virginiana*	2	4	**8**
Live Oak	*Quercus virginiana*	18	4	**72**
Texas Red Oak	*Quercus buckleyi*	25	4	**100**

TOTAL MITIGATION REQUIRED:	160.3
TOTAL MITIGATION PROVIDED:	328.0
TOTAL MITIGATION OUTSTANDING:	0.0

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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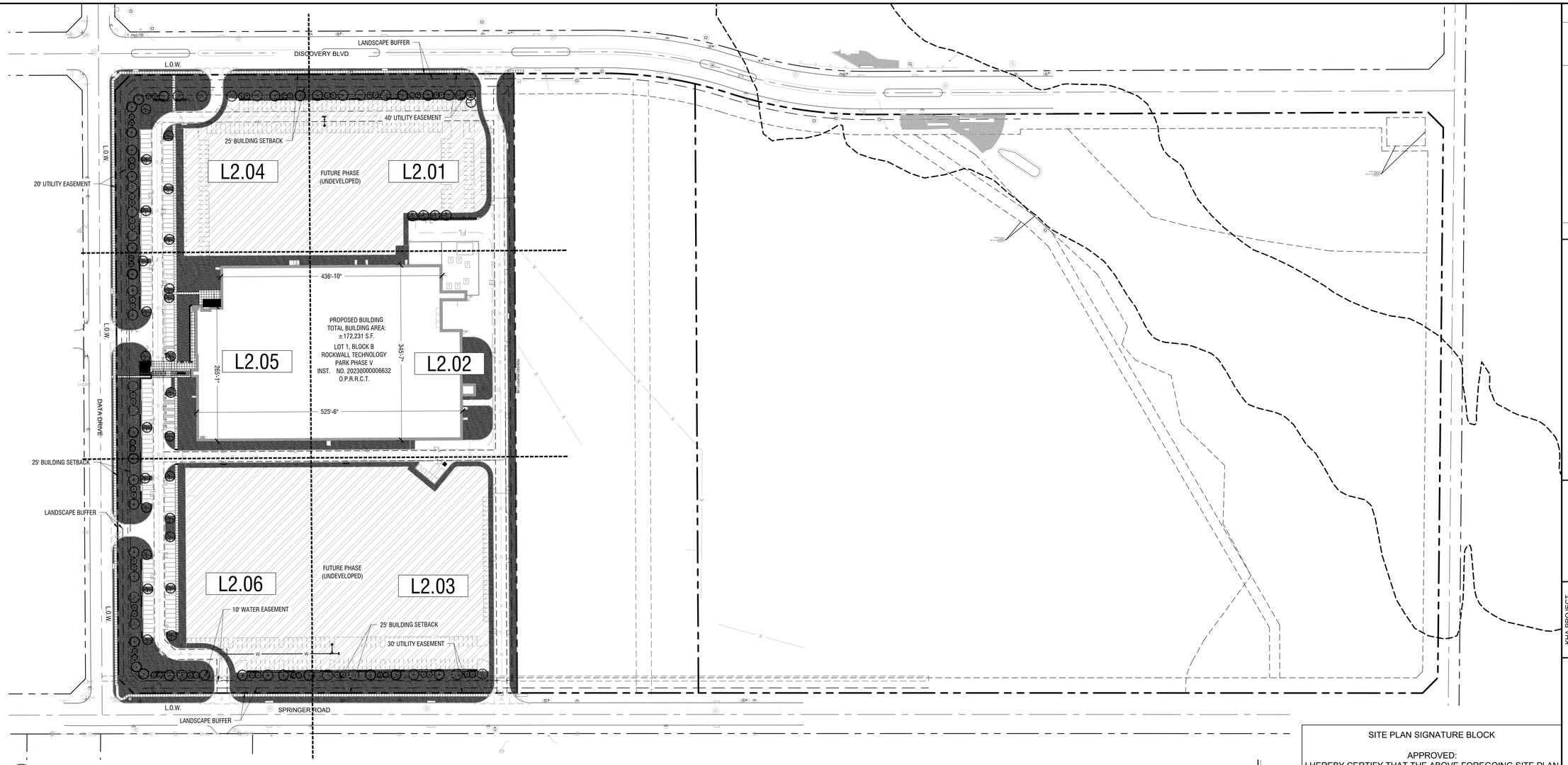
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE NOTES AND SITE CALCULATIONS

SHEET NUMBER
L1.01



NORTH

0' 100' 200'
Scale: 1" = 100'-0"

Overall Landscape Plan

Scale: 1" = 100'-0"

A

PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

NOTE: ALL RIGHTS-OF-WAY TO BE SODDED PRIOR TO ENGINEERING ACCEPTANCE AND CO.

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.02

Plotted By:Harman, Aime Date:July 03, 2024 12:46:50pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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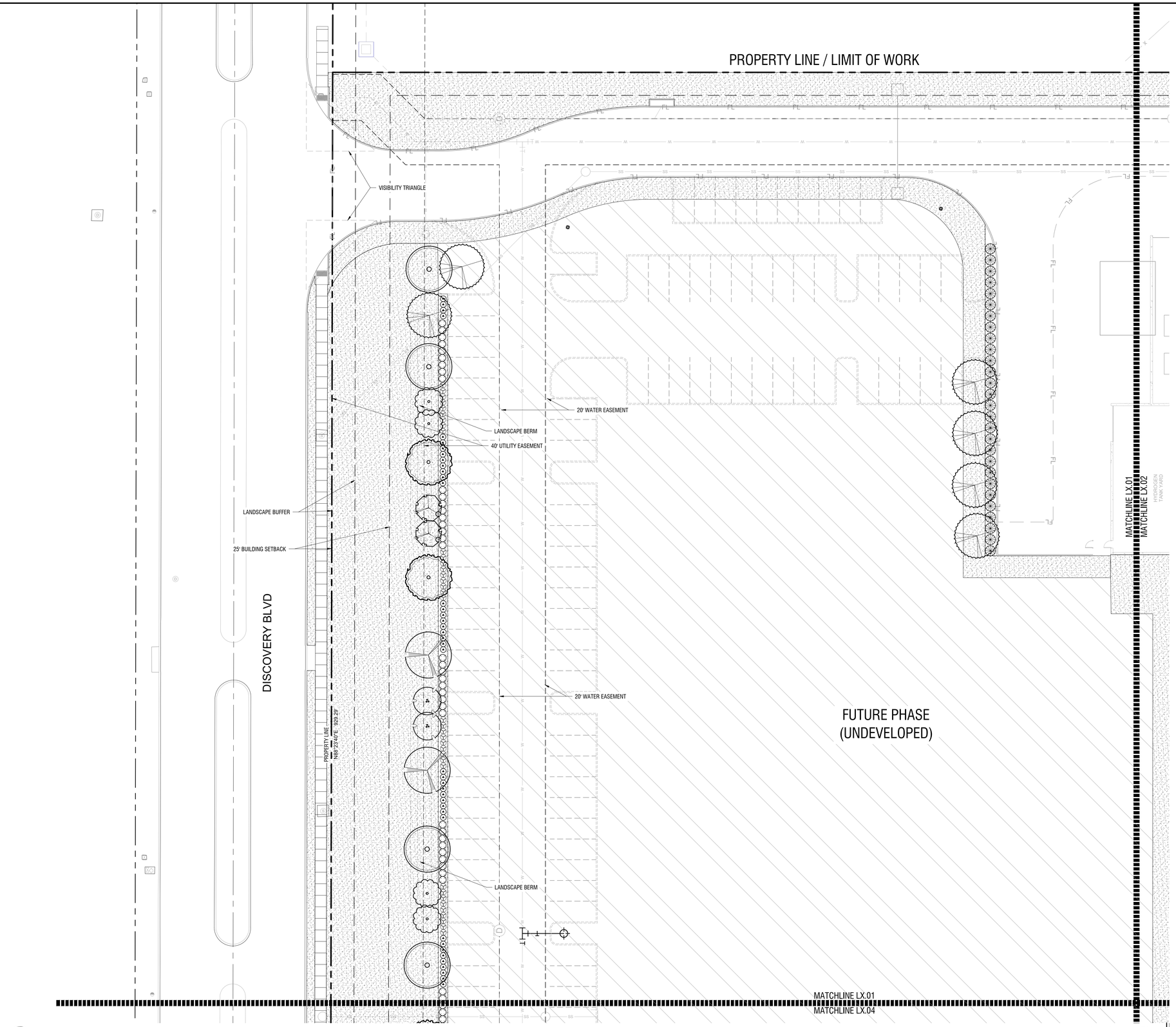

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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PHONE: 972-770-1300 FAX: 972-239-3820
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	068671058
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.01

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:26pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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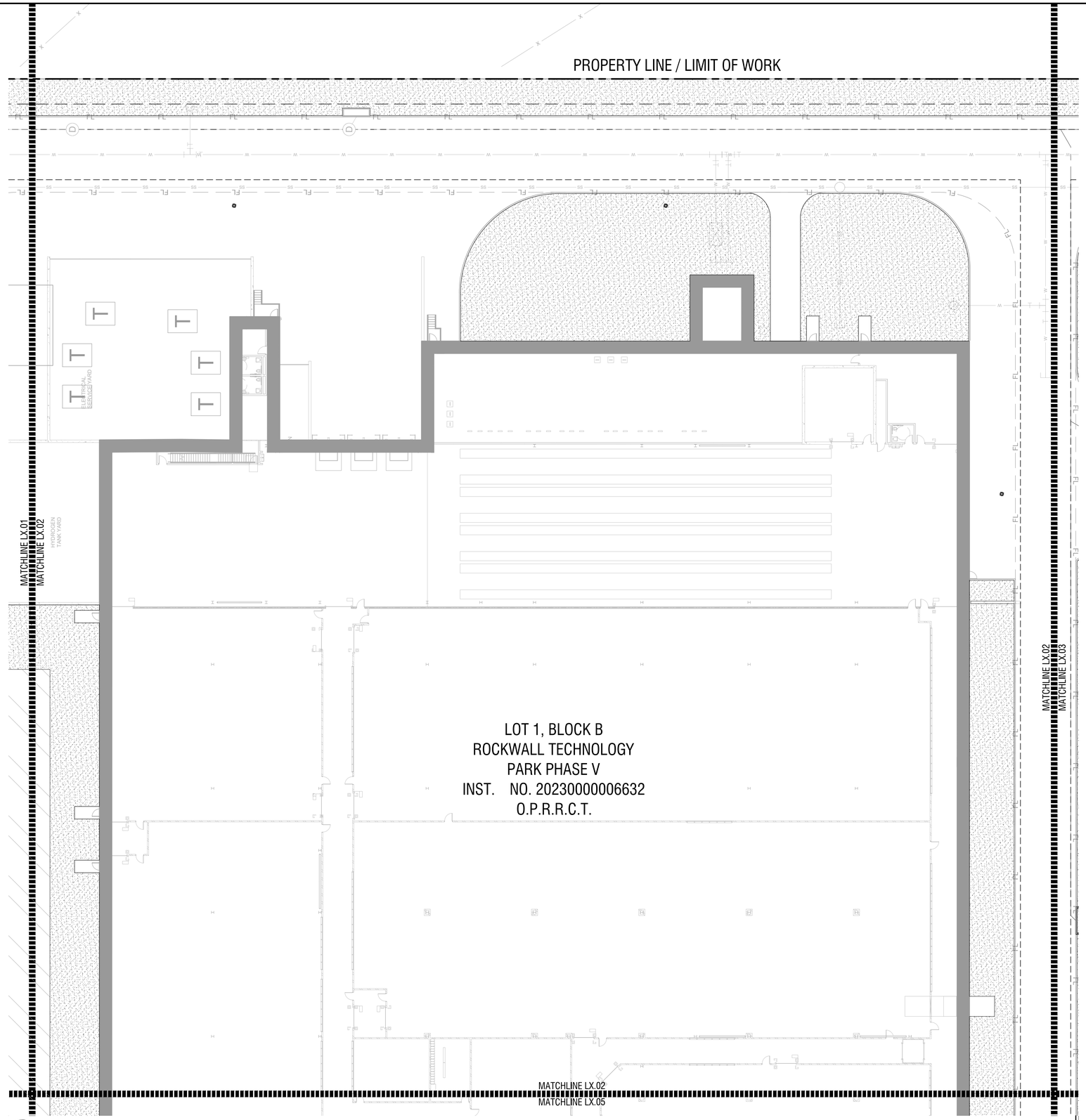

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
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No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.02

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:31pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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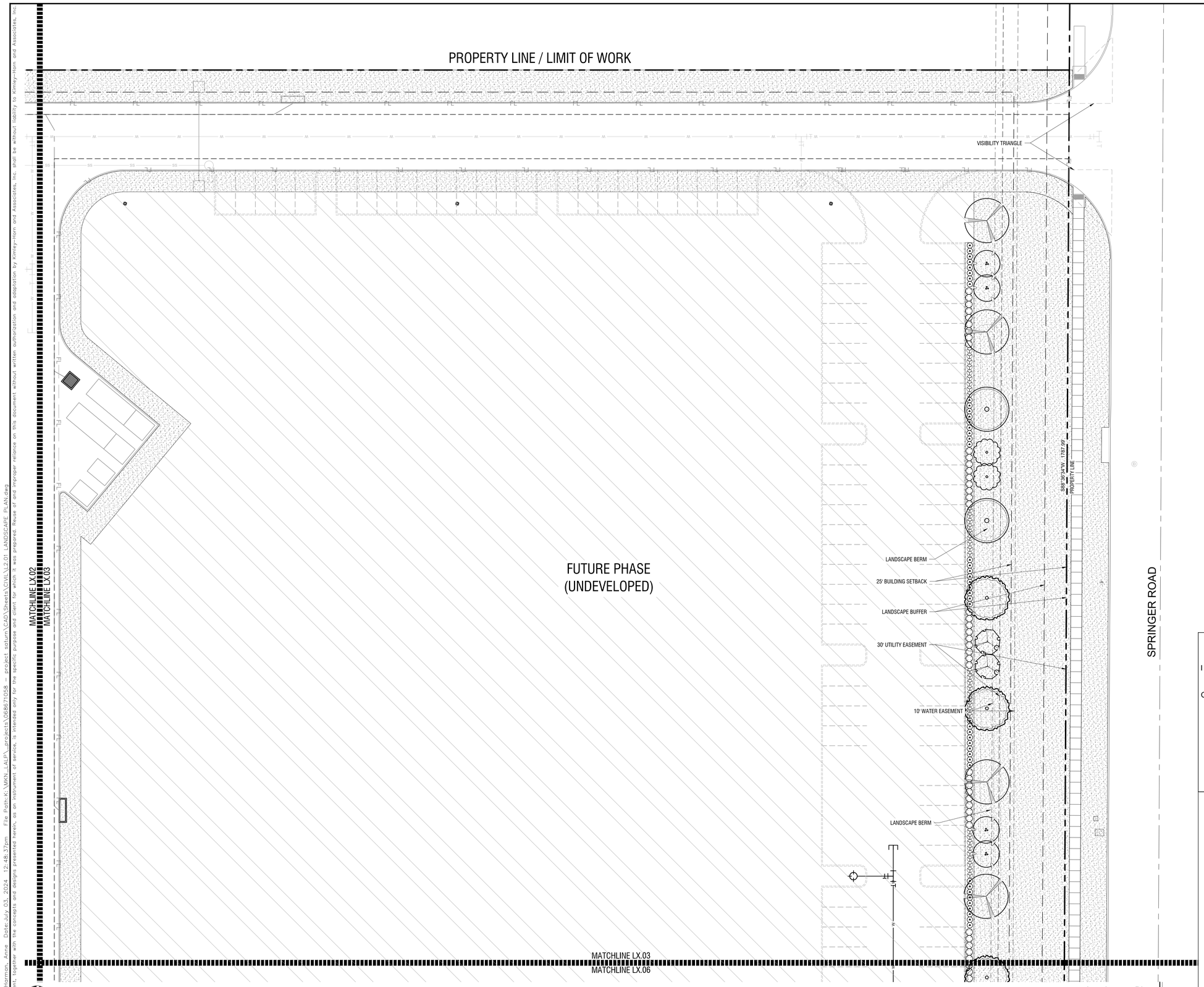

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
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PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.03

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:37pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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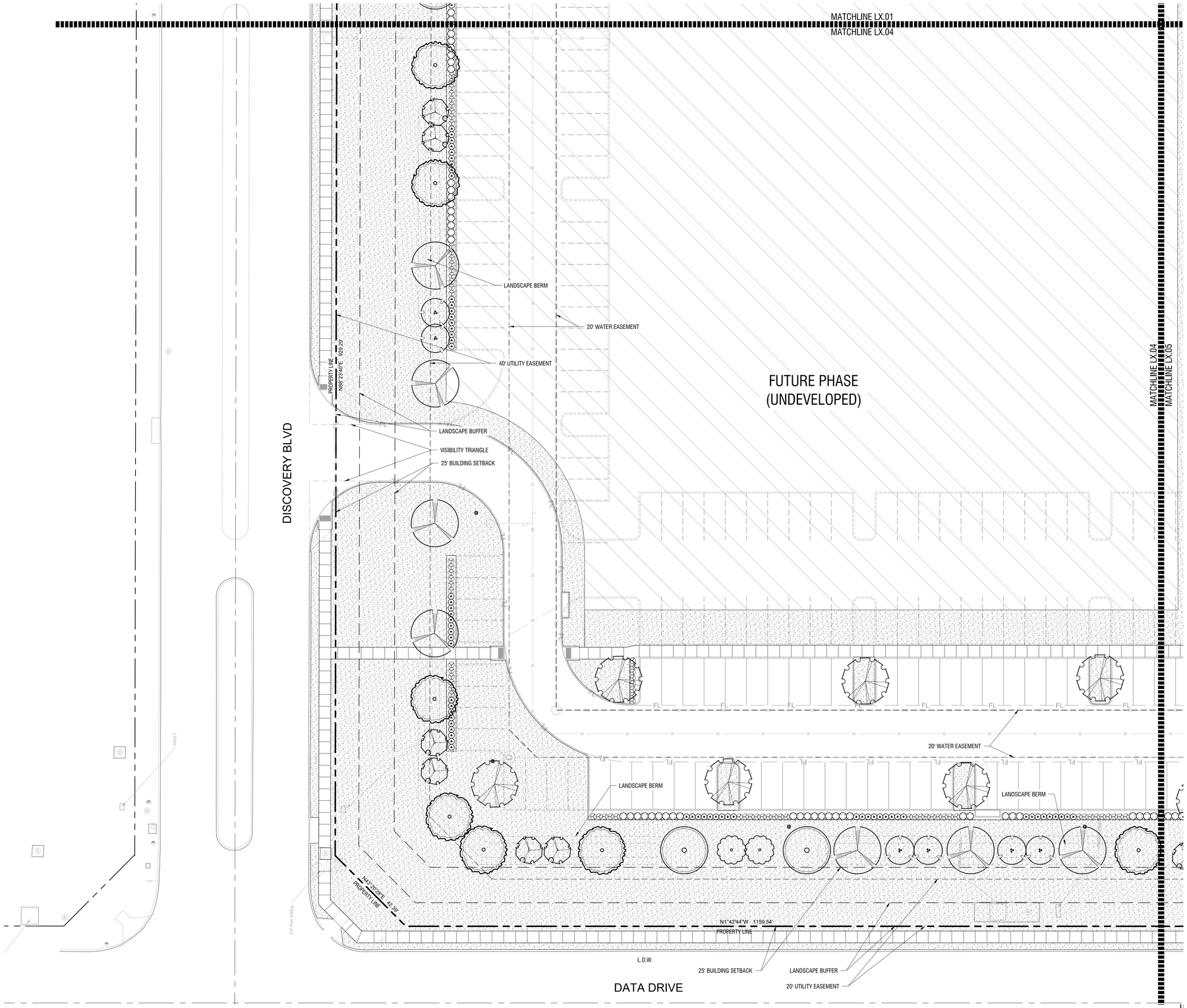

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
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2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058	
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.04

Plotted By:Herman, Anne Date:July 03, 2024 12:48:42pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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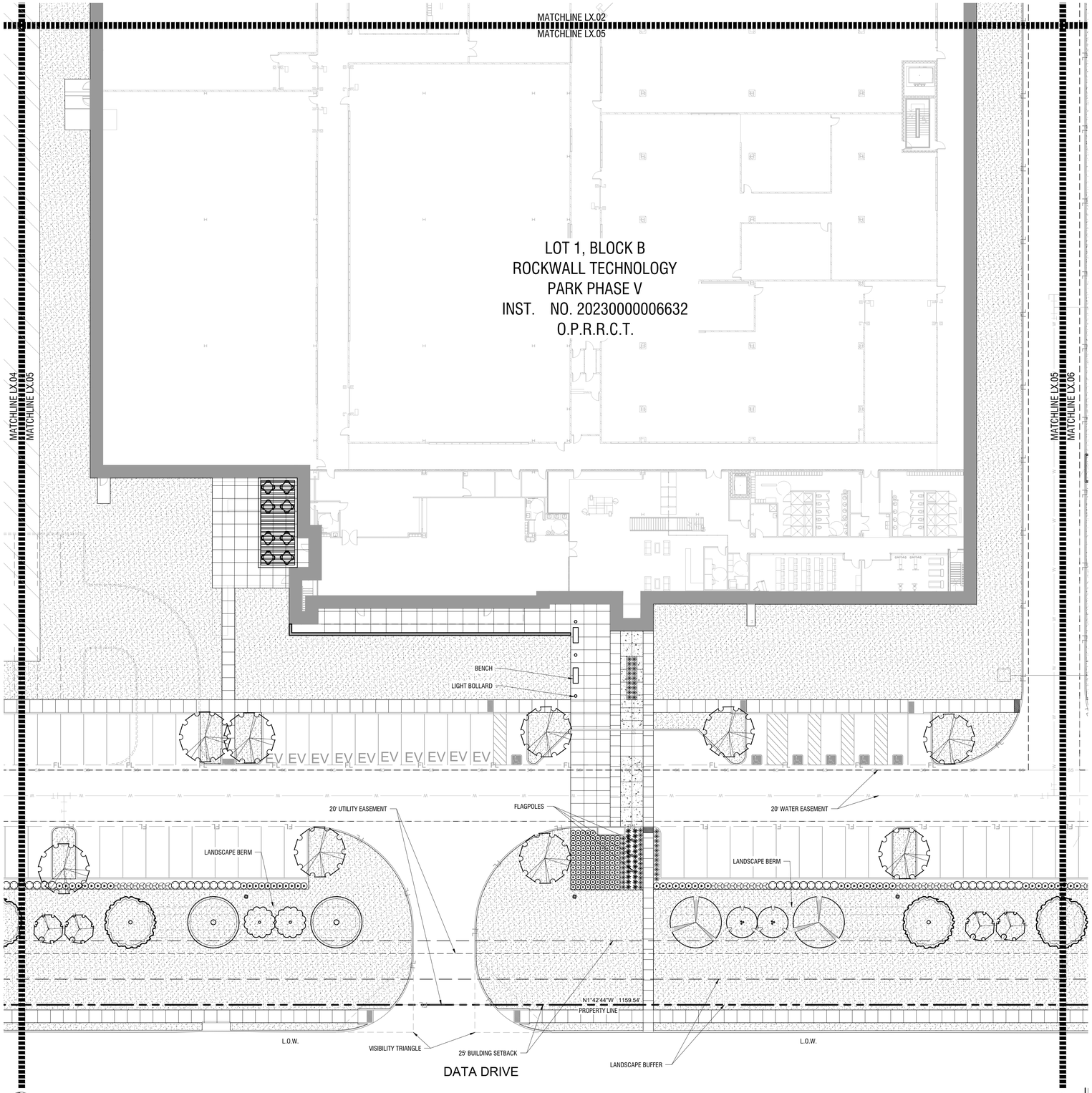

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058	
DATE JULY 2024	
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.05

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:48pm File Path:K:\WAN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\2.01 LANDSCAPE PLAN.dwg
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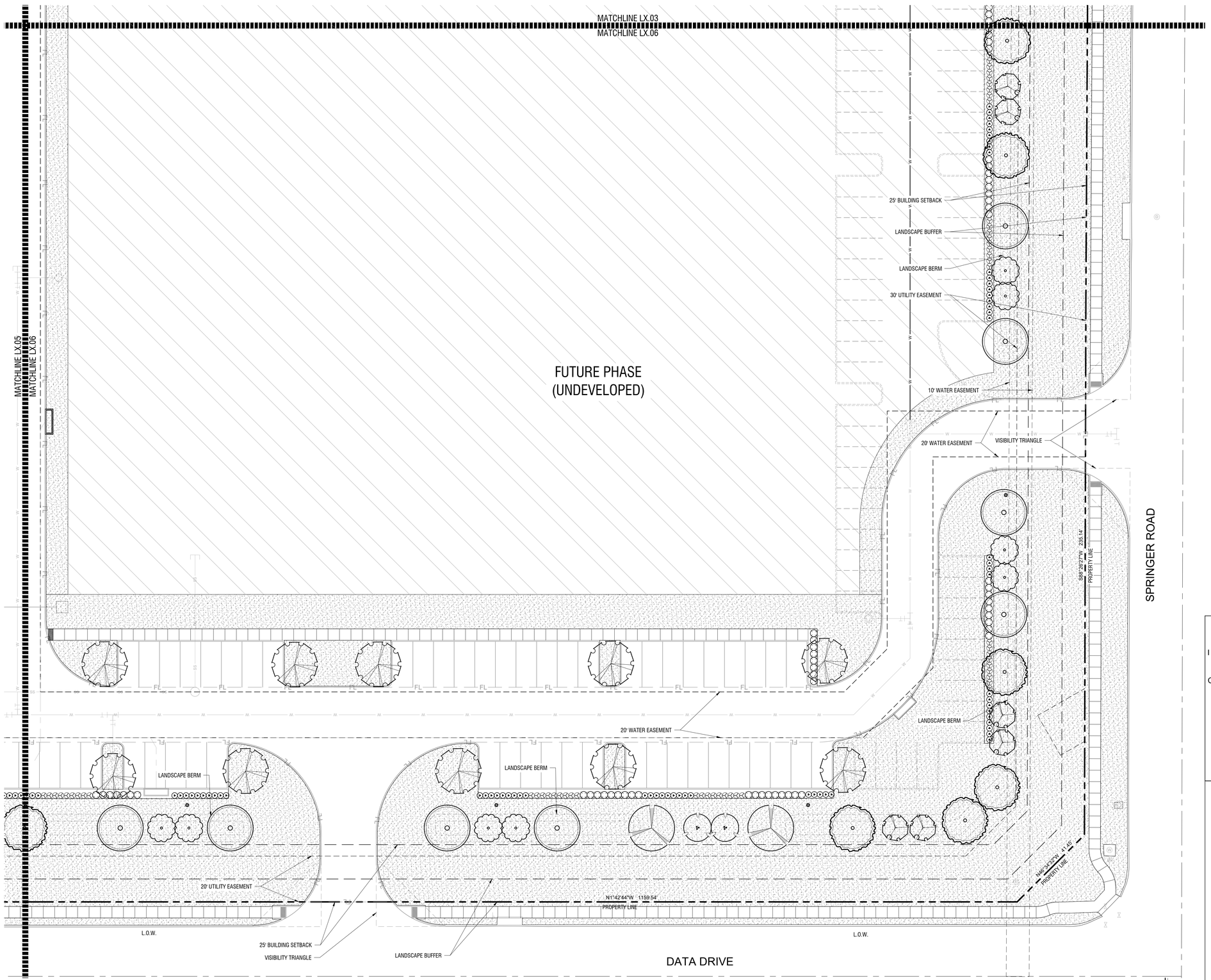

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	068671058
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.06

Plotted By:Herman, Anne Date:July 03, 2024 12:48:53pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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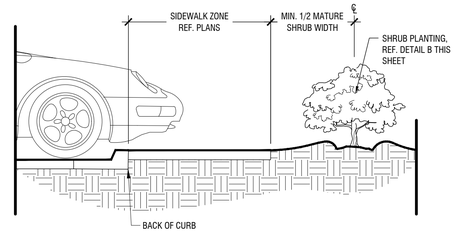
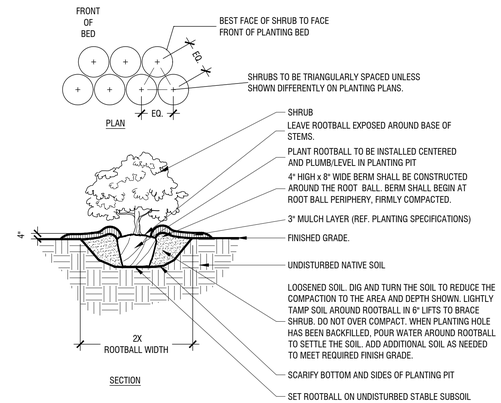
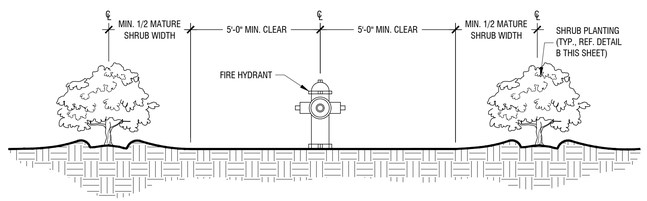
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk | F

Scale: NTS



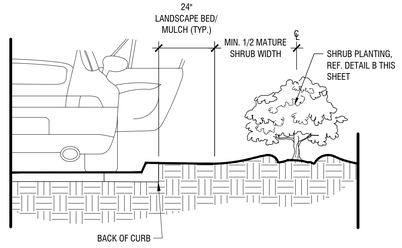


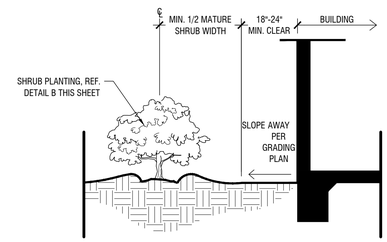
Shrub Planting at Fire Hydrant | E

Scale: NTS

Typical Shrub Planting | B

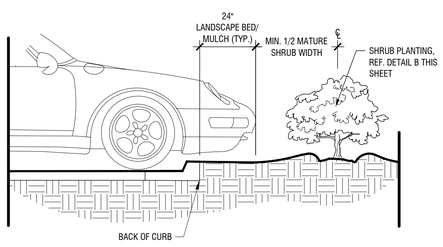
Scale: NTS

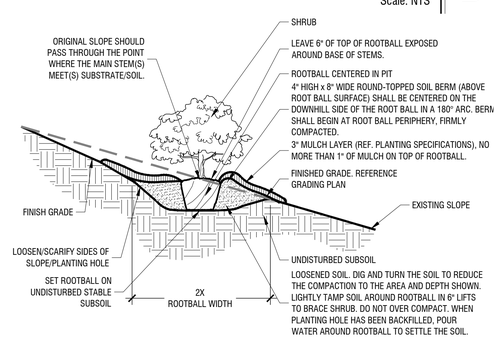


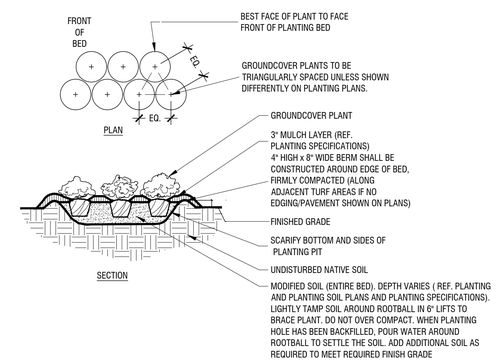


Shrub Planting at Building Edge | D

Scale: NTS







Shrub Planting at Curb | G

Scale: NTS

Shrub Planting On 5-50% (20:1 TO 2:1) Slope | C

Scale: NTS

Typical Groundcover Planting | A

Scale: NTS

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
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CONTACT: LEE SWEETLAND

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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
L2.07

Plotted By:Hornman, Anne Date:July 03, 2024 12:49:59pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\2.07 PLANTING DETAILS.dwg
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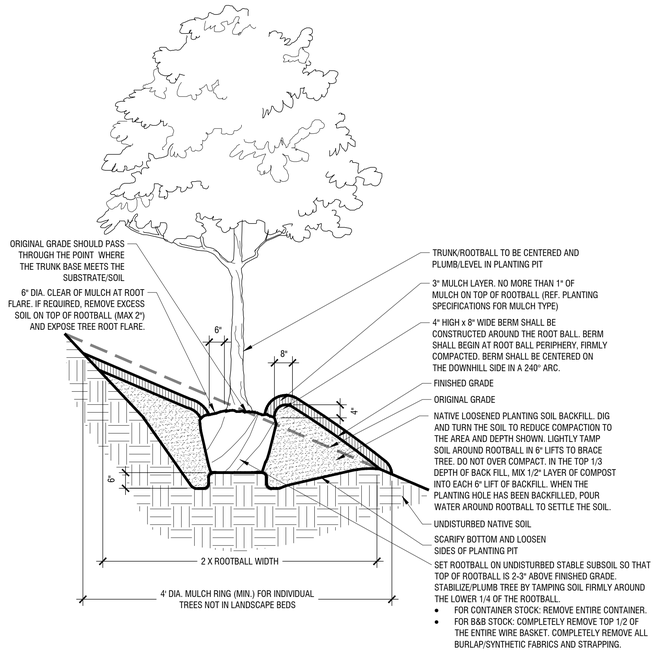
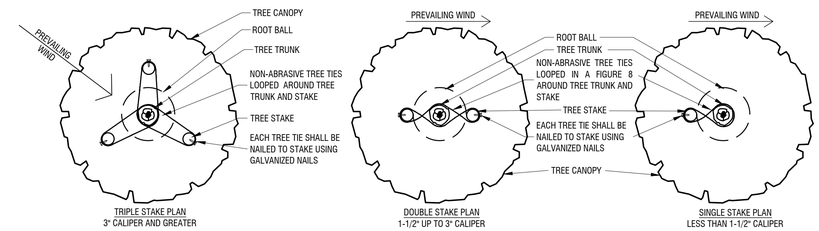


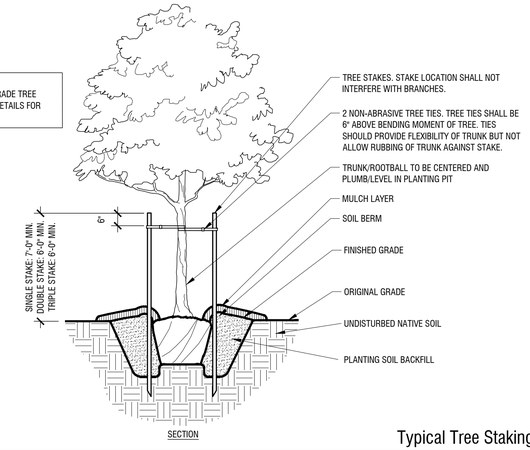
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.

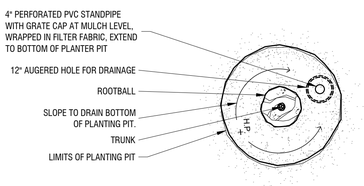


SECTION

Typical Tree Staking

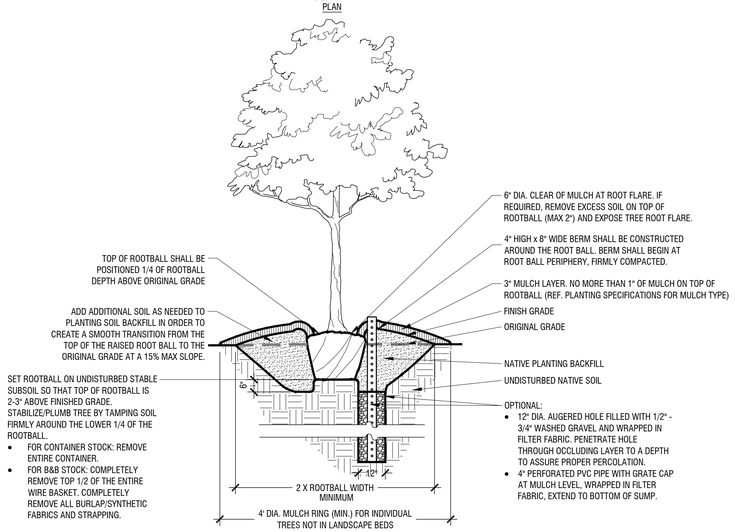
Scale: NTS

B



PLAN

NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.

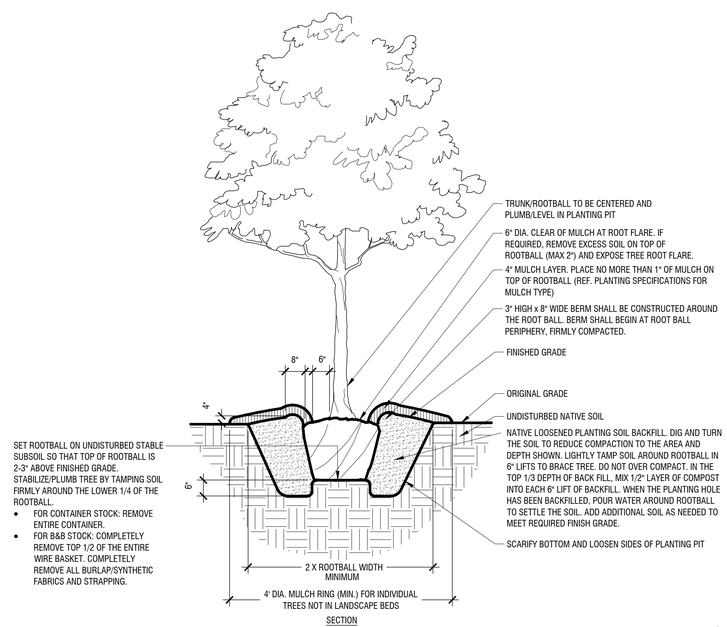


SECTION

Tree Planting (Poor Drainage Condition)

Scale: NTS

C



SECTION

Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
L2.08

Plotted By:Harmony, Anne Date:July 03, 2024 12:50:04pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
   2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068671058	JULY 2024	AS SHOWN	PDF	NJF	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING SPECIFICATIONS

SHEET NUMBER
L2.09

Plotted By: Harman, Anne Date: July 03, 2024 12:50:04pm File Path: K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

TREE SURVEY:

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	ACTION	CLASS	REPLACEMENT RATIO	MITIGATION REQUIRED
6070	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6071	15.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.95
6072	12.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.15
6073	13.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.5
6074	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6075	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6076	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.5
6077	11.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.55
6078	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6079	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.25
6080	16.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.3
6081	14.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.35
6082	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6083	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.25
6084	16.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6085	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Unprotected		
6086	14.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6087	15.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6088	13.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6089	17.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.95
6090	21.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	10.6
6091	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	0.5:1	5.5
6092	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.6
6093	17.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.8
6094	17.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.9
6095	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.35
6096	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6097	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6098	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6099	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6100	11.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6101	11.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6102	14.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6103	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6104	18.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6105	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6106	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6107	12.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6108	12.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6109	13.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6110	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6111	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	0.5:1	

Kimley-Horn red tree tag series: 6070-6111. Protected trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	160.3
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	160.3
Mitigation Inches	**160.3**	
Proposed Tree Inches Per Planting Plan	**328**	
NET TOTAL	**-167.7**	

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

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY AND TREESCAPE CALCULATIONS

SHEET NUMBER
L3.01

Plotted By:Harman, Anne Date:July 03, 2024 12:51:47pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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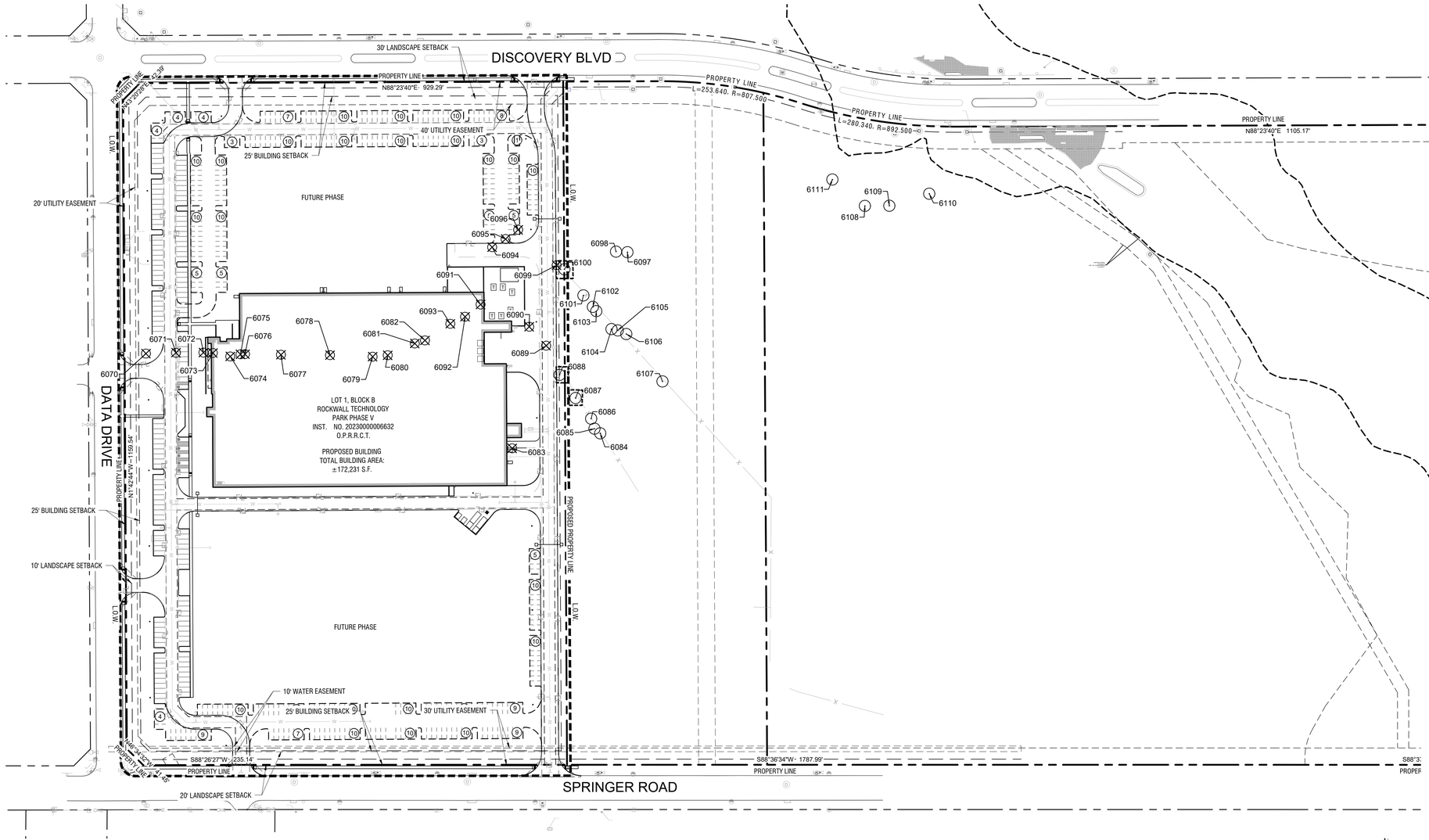

Treescape Plan

Scale: 1" = 100'-0"

A

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
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SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
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Kimley»Horn
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PHONE: 972-770-1300 FAX: 972-239-3820
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLANS

SHEET NUMBER
L3.02

Plotted By:Harmony Anne Date:July 03, 2024 12:51:54pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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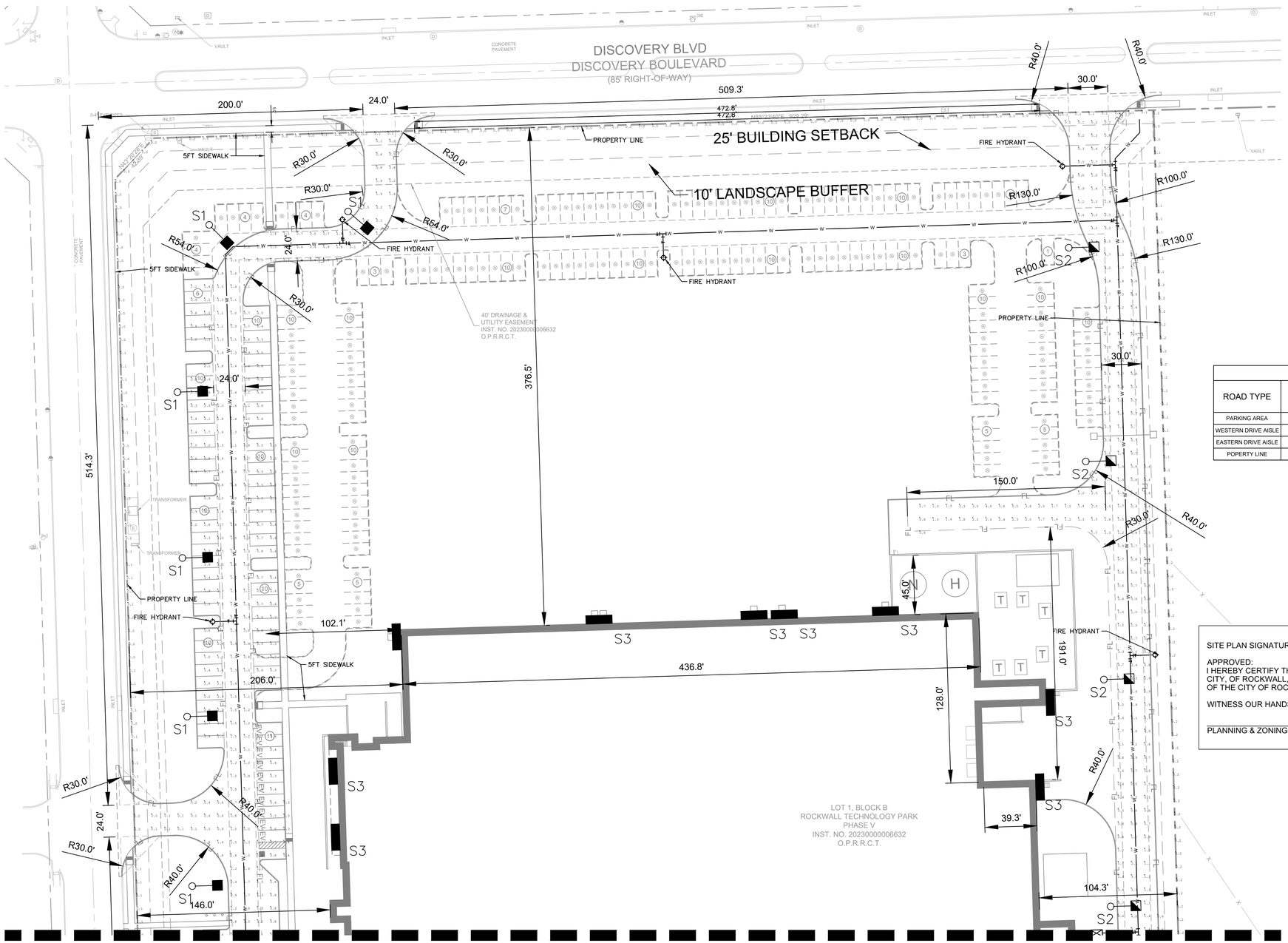

MATCHLINE: SEE SHEET E-102

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.04	0.30	2.90	3.47
WESTERN DRIVE AISLE	1.14	0.40	2.80	2.85
EASTERN DRIVE AISLE	1.47	0.40	5.60	3.68
POPERTY LINE	0.07	0.00	0.20	N/A

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

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

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	BUG RATING	LIGHT POLE MODEL
	S1	12	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P3-40K-T3LG-MVOLT-SPA-PIRH-DDBXD	102	14,687	30'	LED	TYPE 3	120-277	2-0-2	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S2	8	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD	102	12,294	30'	LED	TYPE 1	120-277	2-0-2	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S3	12	WALL MOUNTED DOOR LIGHT	SINGLE	0.90	LITHONIA DSXW1-10C-350-40K-T4M MVOLT	13	1,357	8'	LED	TYPE 4	120-277	0-0-1	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
Engineer JUSTIN J. TIDEWELL
P.E. No. 126574
Date 06/26/2024
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/26/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-101

Plotted By:Nettenbach, David Date:July 02, 2024 02:00:18pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Photi.dwg
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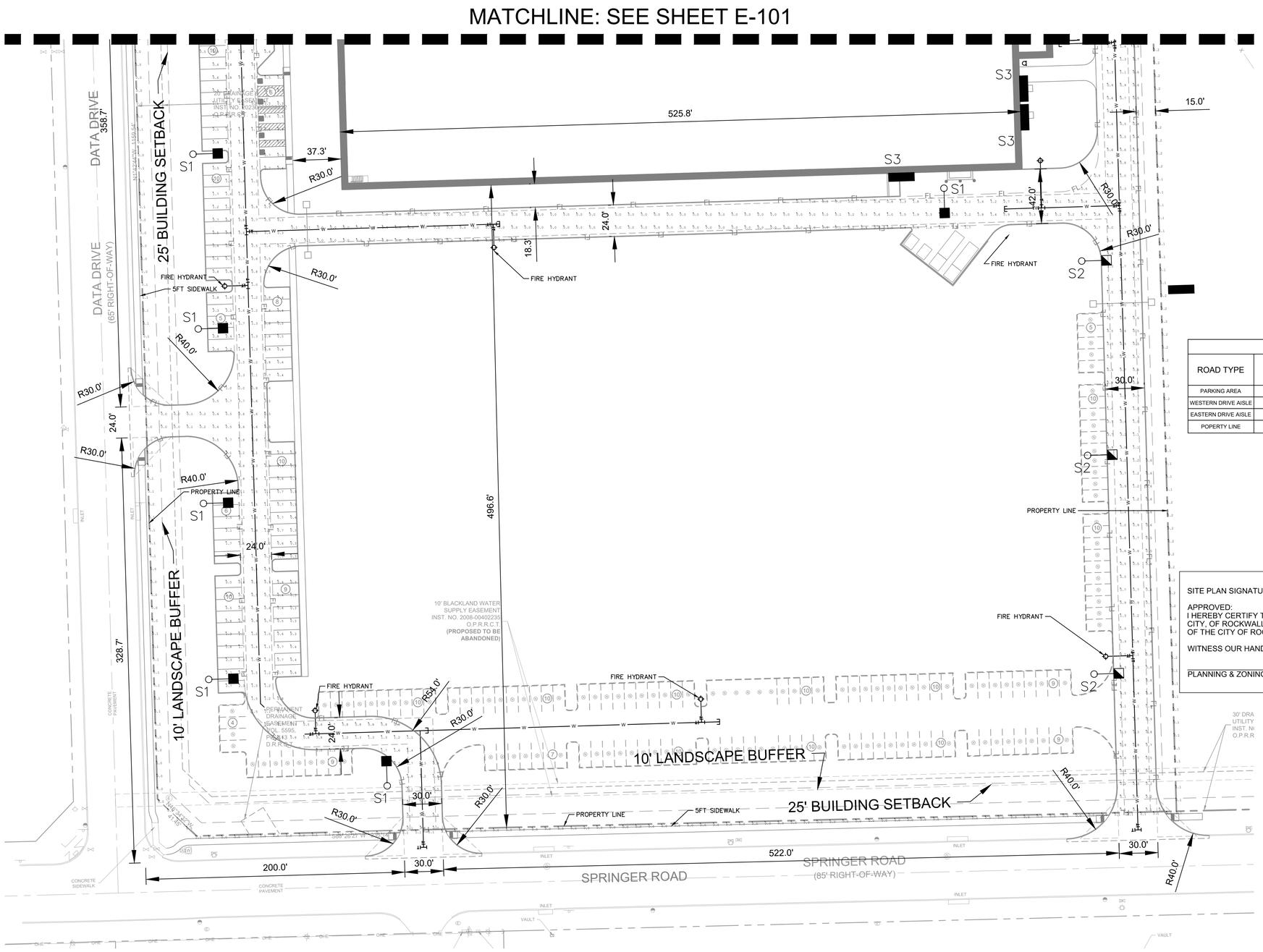

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

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

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

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer JOSHUA J. DEBWELL
P.E. No. 126574
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/28/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102

Plotted By:Nelenbach, David Date:July 02, 2024 02:00:28pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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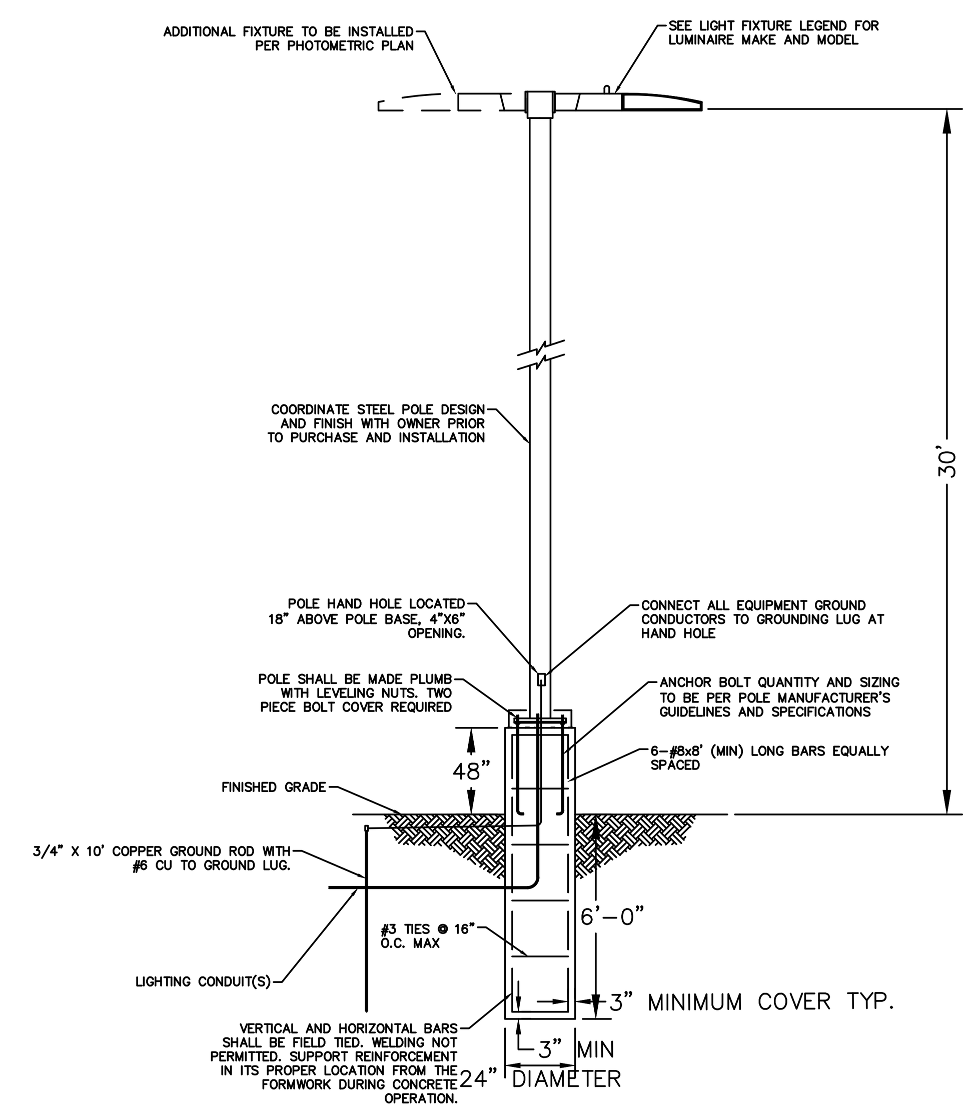


NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

1 / E-103 POLE FOUNDATION DETAIL
N.T.S.

D-Series Size 1
LED Area Luminaire

DLC LISTED PREMIUM · DLC LISTED · NIGHTTIME FRIENDLY · ida · BAA

Catalog Number

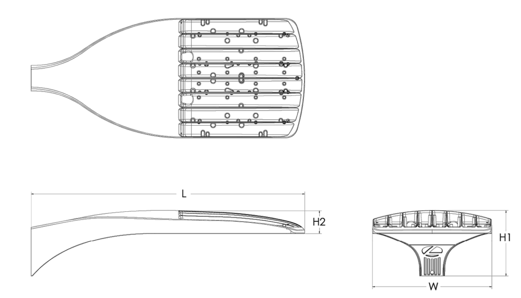
Notes

Type

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 09/05/23
Page 1 of 10

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY · BAA · BABA

Catalog Number

Notes

Type

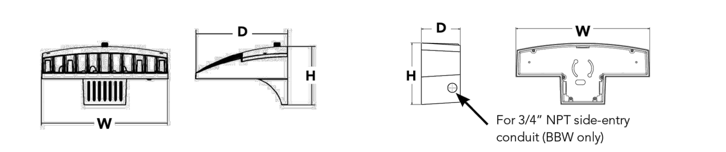
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[5]	**Shipped installed** PE Photoelectric cell, button type[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options		Finish *(required)*		
Shipped installed SF Single fuse (120, 277 or 347V)[3,10] DF Double fuse (208, 240 or 480V)[3,10] HS House-side shield[11] SPD Separate surge protection[12]	**Shipped separately**[11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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DSXW1-LED
Rev. 3/26/24

2 / E-103 PHOTOMETRIC CUTSHEETS
N.T.S.

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

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer NEDA M. HOSSEINY / DUSTIN J. COLWELL
P.E. No. 126707 / 125914
Date 06/26/2024 / 06/14/2024

KHA PROJECT	068671058
DATE	06/26/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AKA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
E-103

Plotted By: Neitenbach, David Date: July 02, 2024 02:00:40pm File Path: K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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d#series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY™ BAA BABA

Catalog Number

Notes

Type

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

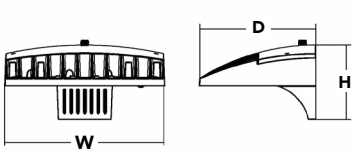
Specifications

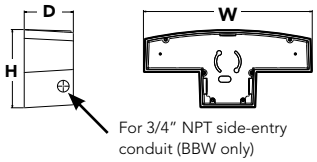
Luminaire

Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		

Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		





Introduction

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With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	**10C** 10 LEDs (one engine) **20C** 20 LEDs (two engines) [1]	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA (1 A) [1]	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium	**MVOLT** [2] **120** [3] **208** [3] **240** [3] **277** [3] **347** [3,4] **480** [3,4]	**Shipped included** (blank) Surface mounting bracket **BBW** Surface-mounted back box (for conduit entry) [5]	**Shipped installed** **PE** Photoelectric cell, button type [6] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor, <15' mtg ht [1,7] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht [1,7] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] **E20WC** Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	**DSSXD**	Sandstone	**DWHGXD**	Textured white
DBLXD	Black	**DDBTXD**	Textured dark bronze	**DSSTXD**	Textured sandstone
DNAXD	Natural aluminum	**DBLBXD**	Textured black		
DWHXD	White	**DNATXD**	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
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6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

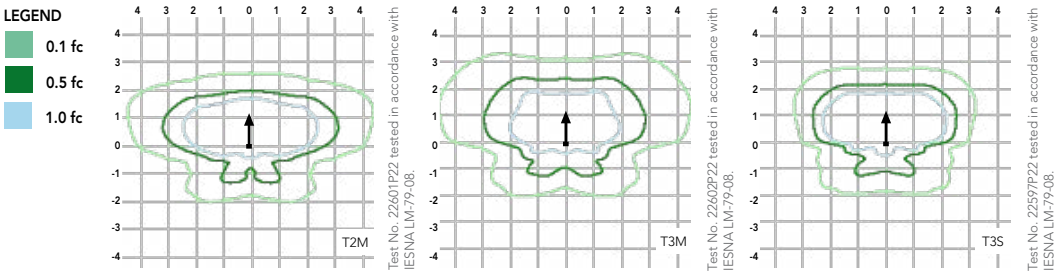
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

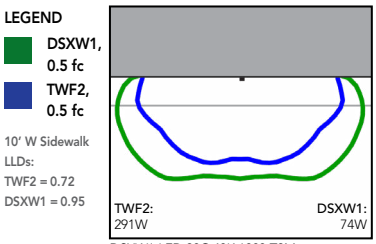
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

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d#series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

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

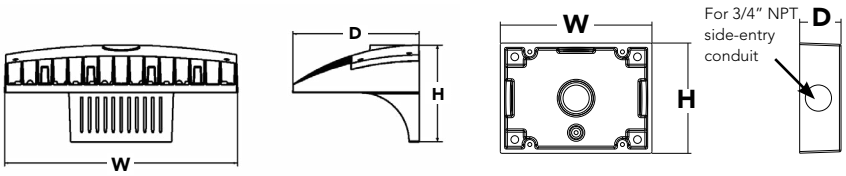
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	**20C** 20 LEDs (two engines) **30C** 30 LEDs (three engines)	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA[1] (1 A)	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted[2]	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium	**MVOLT**[3] **120**[4] **208**[4] **240**[4] **277**[4] **347**[4,5] **480**[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] **BBW** Surface-mounted back box (for conduit entry)	**Shipped installed** **PE** Photoelectric cell, button type[7] **PER** NEMA twist-lock receptacle only (control ordered separate)[8] **PER5** Five-wire receptacle only (control ordered separate)[8,9] **PER7** Seven-wire receptacle only (control ordered separate)[8,9] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor,<15' mtg ht[10,11] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht[10,11] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options			
Shipped installed		**Shipped separately**[13]	
SF	Single fuse (120, 277, 347V)[3]	**BSW**	Bird-deterrent spikes
DF	Double fuse (208, 240, 480V)[3]	**VG**	Vandal guard
HS	House-side shield[4]		
SPD	Separate surge protection[13]		

Finish *(required)*					
DDBXD	Dark bronze	**DSSXD**	Sandstone	**DWHGXD**	Textured white
DBLXD	Black	**DDBTXD**	Textured dark bronze	**DSSTXD**	Textured sandstone
DNAXD	Natural aluminum	**DBLBXD**	Textured black		
DWHXD	White	**DNATXD**	Textured natural aluminum		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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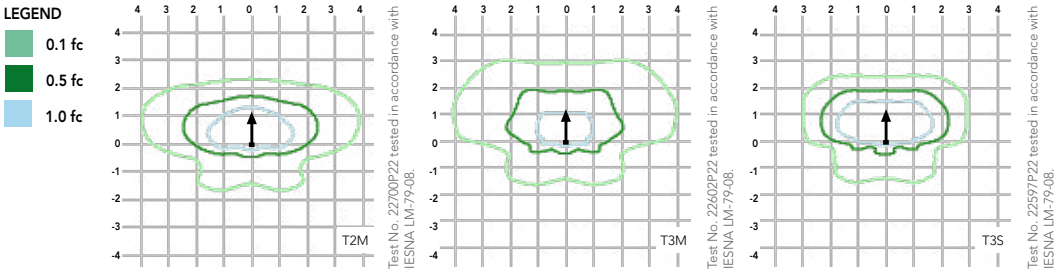
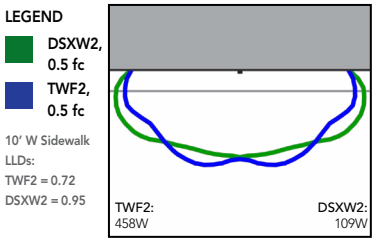
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

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

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	July 30, 2024
APPLICANT:	Neda Hosseiny; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2024-031; *Site Plan for a Heavy Manufacturing Facility for Ballard*

On July 9, 2024, the Planning and Zoning Commission approved a motion to table *Case No. SP2024-031* to the July 30, 2024 Planning and Zoning Commission meeting to allow the applicant to provide additional information about the proposed building materials. This motion was approved by a vote of 4-0, with Commissioners Deckard and Womble absent, and one (1) vacancy. At the July 9, 2024 Planning and Zoning Commission meeting, the Commissioners had concerns about the proposed building materials (*i.e. Insulated Metal Panel*) and requested the applicant provide additional information related to the quality, durability, and potential issues related to the product. Staff should note that the Architectural Review Board (ARB) provided a recommendation of approval of the building elevations, with the condition that a minimum of 20.00% stone be provided on the northern and southern building facades in addition to the western building façade, which currently conforms to the 20.00% stone requirement. The applicant has informed staff that they will *not* be conforming to the ARB recommendation, and will be bringing the building elevations forward as was originally submitted. If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Heavy Manufacturing Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) The applicant conform to the recommendation made by the Architectural Review Board (ARB); and,

(3) The applicant shall provide staff with an updated landscape plan that provides a row of evergreen shrubs along the eastern property line adjacent to the utility equipment; and,

(4) 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 *July 30, 2024* Planning and Zoning Commission meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2024
APPLICANT:	Neda Hosseiny; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2024-031; *Site Plan for Heavy Manufacturing Facility (Ballard)*

SUMMARY

Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for *Heavy Manufacturing Facility* (*i.e. Ballard*) on a 32.00-acre portion of a larger 70.5969-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase V Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20* [*Case No. A1998-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, -- *at the request of the Rockwall Economic Development Corporation (REDC)* -- the City Council approved *Ordinance No. 05-29* [*Case No. Z2005-021*], which changed the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. Following this approval, the City Council approved a final plat (*Case No. P2021-062*) establishing the subject property as a portion of Lot 1, Block B, Rockwall Technology Park, Phase V on December 6, 2021. On December 4, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-049; Ordinance No. 23-64*] to allow a *Heavy Manufacturing Facility* on the subject property. The subject property has remained vacant since annexation.

PURPOSE

On June 14, 2024, the applicant -- *Neda Hosseiny of Kimley-Horn and Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an ~174,128 SF *Heavy Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is Discovery Boulevard, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 76.6881-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase V Addition*), which is vacant and is zoned Light Industrial (LI) District. Beyond this are the corporate limits of the City of Rockwall followed by *Phase 1* of the Carrington Farms Subdivision, which is situated within the City of Fate. Also, north of this tract is a 6.4470-acre vacant tract of land (*i.e. Tract 3 of the J H B Jones Survey, Abstract No. 125*), which is zoned Light Industrial (LI) District and also owned by the Rockwall Economic Development Corporation (REDC).

South: Directly south of the subject property is Springer Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is the *Springer Water Tower*, which is owned by the City of Rockwall

and is zoned Light Industrial (LI) District. Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage*) that is developed with a *Mini-Warehouse Facility* (*i.e. Highway 276 Self Storage*) and is zoned Light Industrial (LI) District.

East: Directly east of the subject property is the remainder of Lot 1, Block B, Rockwall Technology Park, Phase V Addition (*i.e. Tract 5, of the J H B Jones Survey, Abstract No. 125*), which is zoned Light Industrial (LI) District. Beyond this is Rochell Road, which is classified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 174.5990-acre vacant tract of land (*i.e. Tract 1, of the M E Hawkins Survey, Abstract No. 100*), which is zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses (*i.e. Discovery Lakes Subdivision*).

West: Directly west of the subject property is Data Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.9320-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) that is developed with a *Light Manufacturing Facility* (*i.e. Bimbo Bakery*). This property is zoned Light Industrial (LI) District. Following this is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park, Phase II Addition*) that is developed with a *Light Manufacturing Facility* (*i.e. RTT Engineered Solutions*). This property is also zoned Light Industrial (LI) District. West of this is a 10.649-acre vacant parcel of land (*i.e. Lot 1, Block B, Rockwall Technology Park Phase II Addition*), which is zoned Light Industrial (LI) District. Beyond this is Corporate Crossing, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* requires a Specific Use Permit (SUP) within the Light Industrial (LI) District. In this case, the applicant received approval of a Specific Use Permit (SUP) for the *Heavy Manufacturing Facility* from the City Council on December 4, 2023 [*Case No. Z2023-049; Ordinance No. 23-64; S-320*]. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=22.0-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 521.91-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=521.91-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Minimum Side Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=46-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=25%; In Conformance*
Minimum Number of Parking Spaces	*Warehousing 1 Parking Space/1,000 SF* *Heavy Manufacturing 1 Parking Space/500 SF* *Office 1 Parking Space/300SF* *328 Required Spaces*	*X=151; In Conformance*
Minimum Landscaping Percentage	*15%*	*X>27%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=73%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the mitigation balance of 160.3 caliper inches. Based on the landscape plan provided by the applicant, 328 caliper inches are being planted on site, which satisfies the mitigation balance and no fee is required.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* is defined as "(a) facility or area for generally mass-producing goods usually for sale to wholesalers or other industrial or manufacturing uses..." This definition goes on to state that "(a) heavy manufacturing use is one which employs the following or similar types of processes: … [3] production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes …" In this case, the proposed facility will be used for the production of hydrogen fuel cells and hydrogen fuel cell engines that are incorporated into busses, trains, trucks, boats, and heavy machinery. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Heavy Manufacturing Facility* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District, which the applicant received approval of a Specific Use Permit (SUP) for these uses from the City Council on December 4, 2023 [*Case No. Z2023-049; Ordinance No. 23-64; S-320*].

When reviewing the parking requirements, the Unified Development Code (UDC) breaks down the land uses for this site plan into the following, *Office* (*i.e. one [1] parking space per 300 SF*), *Heavy Manufacturing* (*i.e. one [1] parking space per 500 SF*), and *Warehousing* (*i.e. one [1] parking space per 1,000 SF*). Based on the floor plan provided by the applicant, a total of 328 parking spaces are required. With that being said, the parking for the *Heavy Manufacturing* land use land use may also be calculated at one (1) parking space per 0.75 employees. In this case, the applicant has indicated that 198 employees will be employed; therefore requiring 149 parking spaces (*i.e. 198 employees x 0.75 parking spaces = 149 parking spaces*). The UDC more specifically states that either the square footage or the employee count may be used for a *Heavy Manufacturing Facility*, but the calculation that requires more parking must be used. In this case, the applicant is requesting to provide parking based on the employee count (*i.e. 149 parking spaces*) in lieu of by the square footage (*i.e. 328 parking spaces*). Staff should note that this has posed an issue in other industrial developments in the City (*i.e. as the business grows and adds employees the parking does not increase with this growth and creates issues*). To help alleviate this problem, staff requested that the applicant dedicate open space and provide a schematic demonstrating how the parking requirement could be met in the future; however, the applicant has chosen not to provide this information. In lieu of providing this information, the applicant has shown the future parking areas for the expansion of the site, and -- *when taking into account the future square footages of these expansion sites* -- the property will be well below the required parking count at buildout. Regardless of this, the applicant is requesting an exception to the parking requirements contained in the Unified Development Code (UDC), which is detailed in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

The proposed site plan indicates that there will be two (2) silos (*i.e. nitrogen and hydrogen storage*) and a pad mounted utility equipment yard (*i.e. transformers and generator*). According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all equipment shall be screened from all rights-of-way and adjacent properties. In this case, the equipment will have visibility from Discovery Boulevard, Springer Road, and the adjacent property to the east. Based on the landscape plan provided by the applicant they are providing [*1*] a ten (10) foot decorative screening fence around the equipment, and [*2*] a row of canopy trees and evergreen shrubs just north of the equipment. The applicant has indicated that the transparent fencing is required for the equipment yard for security and safety purposes. The provided landscaping will screen the equipment from Discovery Boulevard; however, it will still have visibility from Springer Road and the adjacent property. Given this, staff included a condition of approval that the applicant provide a row of evergreen shrubs along the eastern property line adjacent to the equipment yard.

The proposed site plan generally conforms to the requirements of the *General Industrial District Standards* stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Architectural Standards.*

(a) Materials and Masonry Materials. According to Subsection 05.01(A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- *excluding doors and windows* -- …" This section of the ordinance goes on to define a *Primary Material* as "…stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMU's that have been sandblasted, burnished or that have a spilt face -- light weight block or smooth faced CMU shall be prohibited*)." In this case, the applicant is primarily using Insulated Metal Panel (IMP), which is not a permitted primary material. According to the building elevations IMP will be used in the following percentages: [*1*] 71% on the western building façade, [*2*] 93% on the northern building façade, [*3*] 100% on the eastern building façade, and [*4*] 98% on the southern building façade. Staff should note that this is not characteristic of any other building in the Rockwall Technology Park, and that all of the buildings are tilt wall construction or similar construction. This will require an exception from the Planning and Zoning Commission.

(b) Stone. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the material sample board provided by the applicant show the use of a stone tile, which is not considered to be a natural or quarried stone. In addition, the building elevations show that the stone tile will be less than 20.00% on three (3) of the four (4) building facades (*i.e.* 7.00% on the northern facade, 2.00% on the southern façade, and 0.00% on the eastern façade). Based on this, the applicant will require an exception from the Planning and Zoning Commission.

(c) Primary Articulation. According to Subsection 05.01(C)(1), *Primary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building facade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." In this case, the only façade that would be classified as a *Primary Building Façade* would be the western building façade. This section of the code goes on to state that these facades "…shall meet the standards for articulation on primary building facades as depicted in *Figure 13*." In this case, the western building façade does not meet the articulation requirements for a *Primary Building Façade*, and will require an exception from the Planning and Zoning Commission.

(d) Secondary Articulation. According to Subsection 05.01(C)(2), *Secondary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) secondary building façade is any building facade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." In this case, the northern, southern and eastern building façades are classified as a *Secondary Building Façade*s. This section of the code goes on to state that these facades "…shall meet the standards for articulation on secondary building facades as depicted in *Figure 13*." In this case, these building façades do not meet the articulation requirements for *Secondary Building Façades*, and will require an exception from the Planning and Zoning Commission.

(2) Screening. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)boveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform…" to Figure 4, *Aboveground Storage Tanks*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). Figure 4 indicates that aboveground storage tanks shall be screened with a masonry wall to match the building and canopy trees on 20-foot centers. In this case, the applicant is providing a ten (10) foot decorative metal fence and a row of canopy trees and evergreen shrubs. This will require an exception from the Planning and Zoning Commission.

(3) Parking. According to Table 05, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the applicant is required to provide 328 parking spaces based on the square footage of each land use within the proposed *Heavy Manufacturing Facility*. In this case the applicant is requesting to provide parking based on the employee count, for a total of 151 parking spaces. As previously noted, staff has requested that an open space area with a future parking layout be provided showing how the parking could be met in the future; however, the applicant has failed to provide this information. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions 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 this case, the applicant has stated that they are attempting to meet LEED Gold Certified; however, some of the variances don't appear to be justified by this rationale (*i.e. articulation, parking, screening, stone, etc.*). In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures:

(1) 29-foot landscape buffer along Data Drive,
(2) +/- 35 landscape buffer against the building and future phases to the south,
(3) improved hardscape entrance,
(4) patio/plaza space,
(5) EV charging stations,
(6) increased vegetation screening north of silos,
(7) LEED Gold Certified Building,
(8) internalized roof access,
(9) feature canopy on west elevation,
(10) vertical solar shading devices on west elevation,
(11) high performance curtain wall and glazing systems,
(12) projecting mechanical screening to create visual interest, and
(13) high performance and warrantied coatings on the insulated metal panels for longevity and pleasing appearance.

In reviewing the proposed compensatory measures staff determined that, [*1*] items 1-5 and 7-8 are compensatory in nature, [*2*] item 6 is tied to the screening exception and does *not* currently meet the minimum requirements, is the reason they are requesting the exception, and therefore is *not* compensatory measure, [*3*] items 9, 10, and 12 are architectural elements that are required for all industrial buildings of this size and therefore are *not* compensatory measures, [*4*] item 11 does *not* appear to provide an offsetting measure for the requested exceptions, and [*5*] 13 is related to the use of a non-permitted building material (*i.e. IMP*) that is associated with an exception request. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Based on the goals and policies outlined in Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed site plan does not conform with this Chapter. More specifically, the site plan does *not* conform with Goal 03, *Visual Impacts*, Policies 3 & 4, and Goal 04, *Commercial Building Design*, Policies 1 & 2. Policies 3 & 4, of Goal 03, detail that "…outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences..." and "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms…*" In this case, the applicant is requesting exceptions (*detailed in Variances and Exceptions Requested by the Applicant section of the case memo*) related to the outside storage screening and articulation requirements within the Unified Development Code (UDC). Policies 1 & 2, of Goal 4, indicate that "(n)on-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade…" and "(n)on-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features." Again, the applicant is requesting an exception related to the material requirements (*detailed in Variances and Exceptions Requested by the Applicant section of the case memo*) within the UDC. All that being said, the proposed site plan appears to conform to Chapter 01, *Land Use and Growth Management*, District Strategy 1, and Chapter 06, *Economic Development*, Goal 07, *Workforce*, of the OURHometown Visions 2040 Comprehensive Plan. More specifically, District Strategy 1 indicates that *Technology/Employment Center* land uses "…should be designated for larger clean industrial businesses that can help diversify the City's tax base…" In this case, the applicant is proposing a *Heavy Manufacturing Facility* that specializes in the construction of hydrogen fuel cells and hydrogen fuel cell engines. This type of business is characterized as a clean industrial business, and should further diversify the City's tax base by adding another industrial land use that involves a high initial investment in the community. In addition, this type of business can "(d)evelop, maintain and recruit a highly skilled workforce…", which directly satisfies Goal 07, of Chapter 06. In summary, the proposed *Heavy Manufacturing Facility* conforms to the clean industrial land use and skilled

workforce policies, but does not meet many of the non-residential design guidelines associated with the building design as outlined within the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 25, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB made the recommendation to reduce the amount of insulated metal panel on the building and utilize more traditional building materials (*i.e. tilt wall*). The applicant has chosen *not* to change the building elevations to meet ARB's recommendation. The ARB will review the revised building elevations at the *July 9, 2024* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an ~174,128 SF *Heavy Manufacturing Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) The applicant shall provide staff with an updated landscape plan that provides a row of evergreen shrubs along the eastern property line adjacent to the utility equipment; 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northeast corner of Data Drive and Springer Road				
SUBDIVISION	Rockwall Technology Park Phase V	LOT	Part of 1	BLOCK	B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320	CURRENT USE	Undeveloped
PROPOSED ZONING	No Change	PROPOSED USE	Heavy Manufacturing
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot
LOTS [PROPOSED]	1 New Lot		

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Rockwall EDC	☑ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation	ADDRESS	13455 Noel Road, Two Galleria Office Tower
	Suite 104		Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 740.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024. 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."

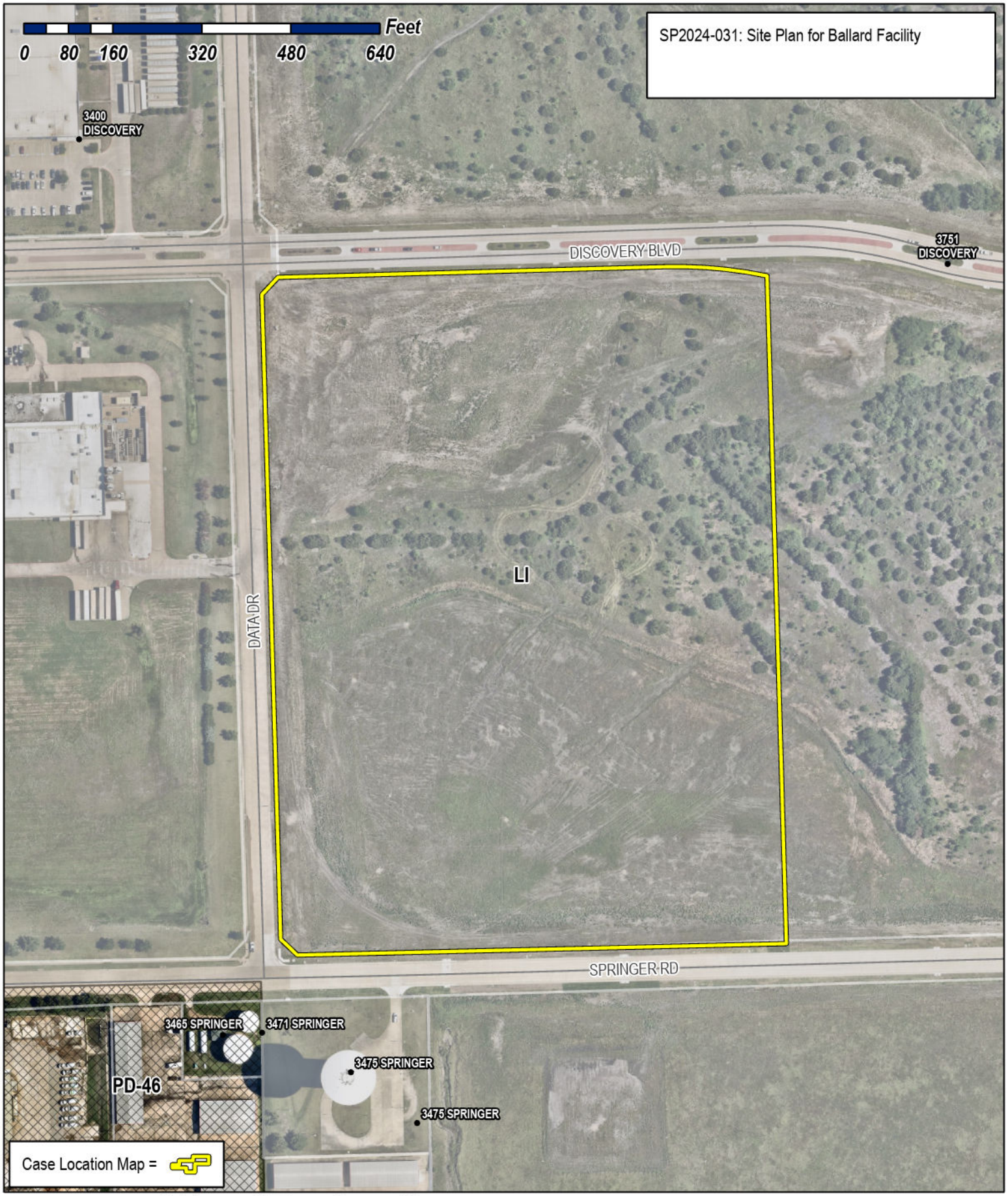
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025



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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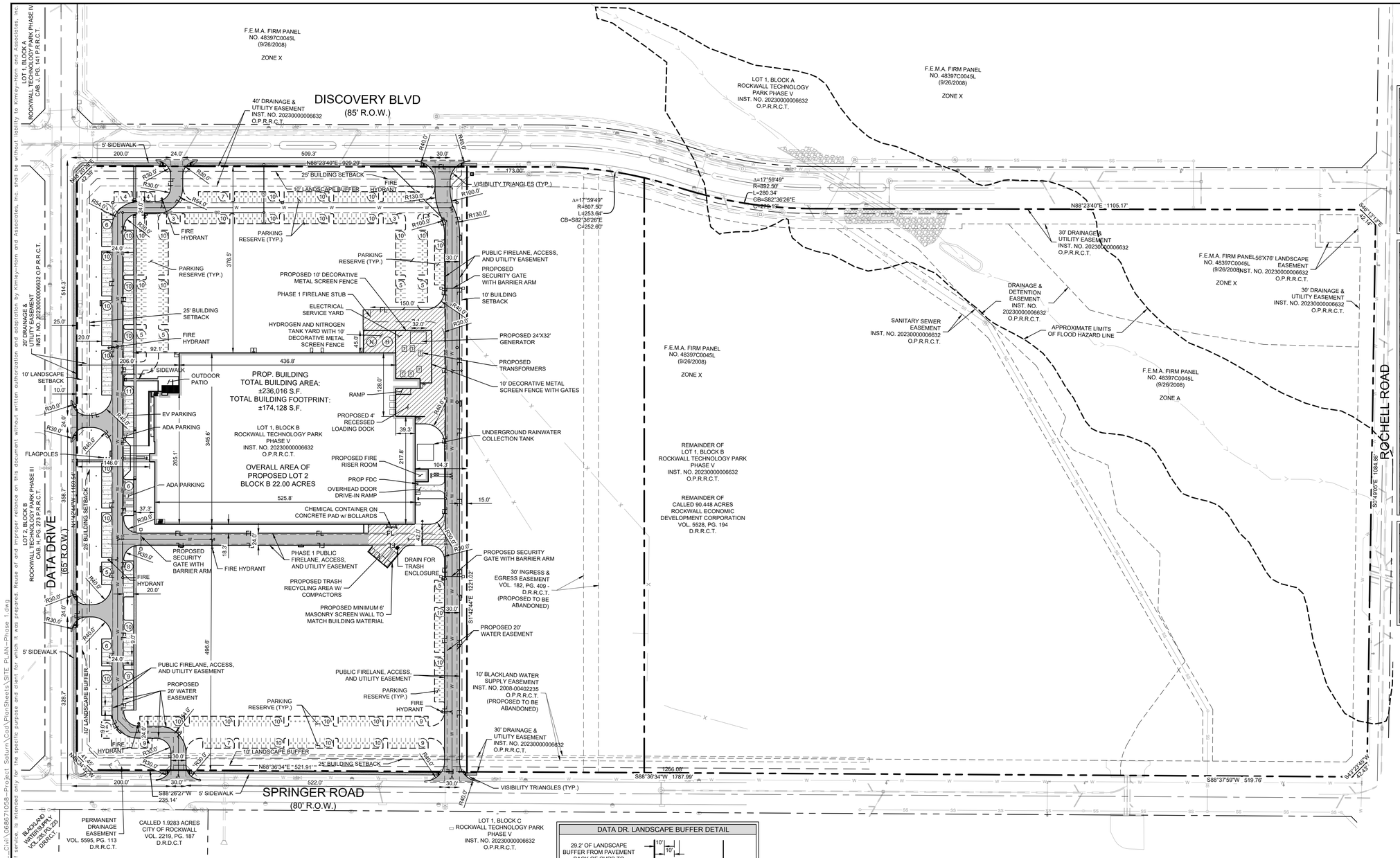

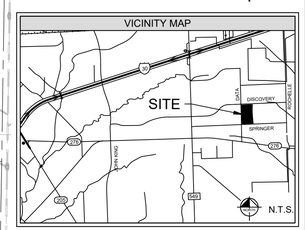

LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 07/02/2024

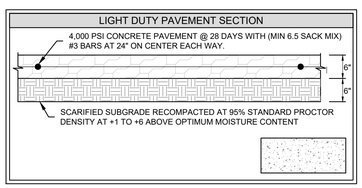
KHA PROJECT 068671058
DATE 07/02/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

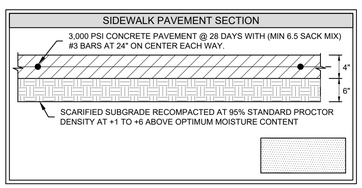
SITE PLAN PHASE 1

SHEET NUMBER
C-003

LIGHT DUTY PAVEMENT SECTION



SIDEWALK PAVEMENT SECTION



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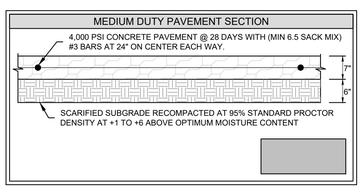

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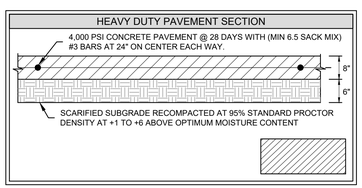
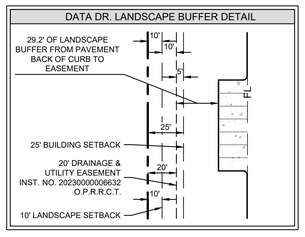


DATA DR. LANDSCAPE BUFFER DETAIL



PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
	1 SPACE PER 500 SF
PHASE 1 EMPLOYEE COUNT (TOTAL)	198
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES (PER EMPLOYEE RATIO)***
	144 STANDARD SPACES
	5 ADA SPACES
PHASE 1 PROVIDED PARKING	**151 TOTAL SPACES SPACES**
	135 STANDARD SPACES
	10 EV SPACES
	6 ADA SPACES
FUTURE PROVIDED PARKING	333 STANDARD SPACES

*NOTE: PER BUILDING SQUARE FOOTAGE A TOTAL OF 472 SPACES ARE REQUIRED. PLEASE REFER TO PARKING VARIANCE LETTER FOR ADDITIONAL INFORMATION

NOTES

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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (541) 797-0521
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

Plotted By:Schwartz, Peyton Date:July 02, 2024 02:22:36pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Phase 1.dwg
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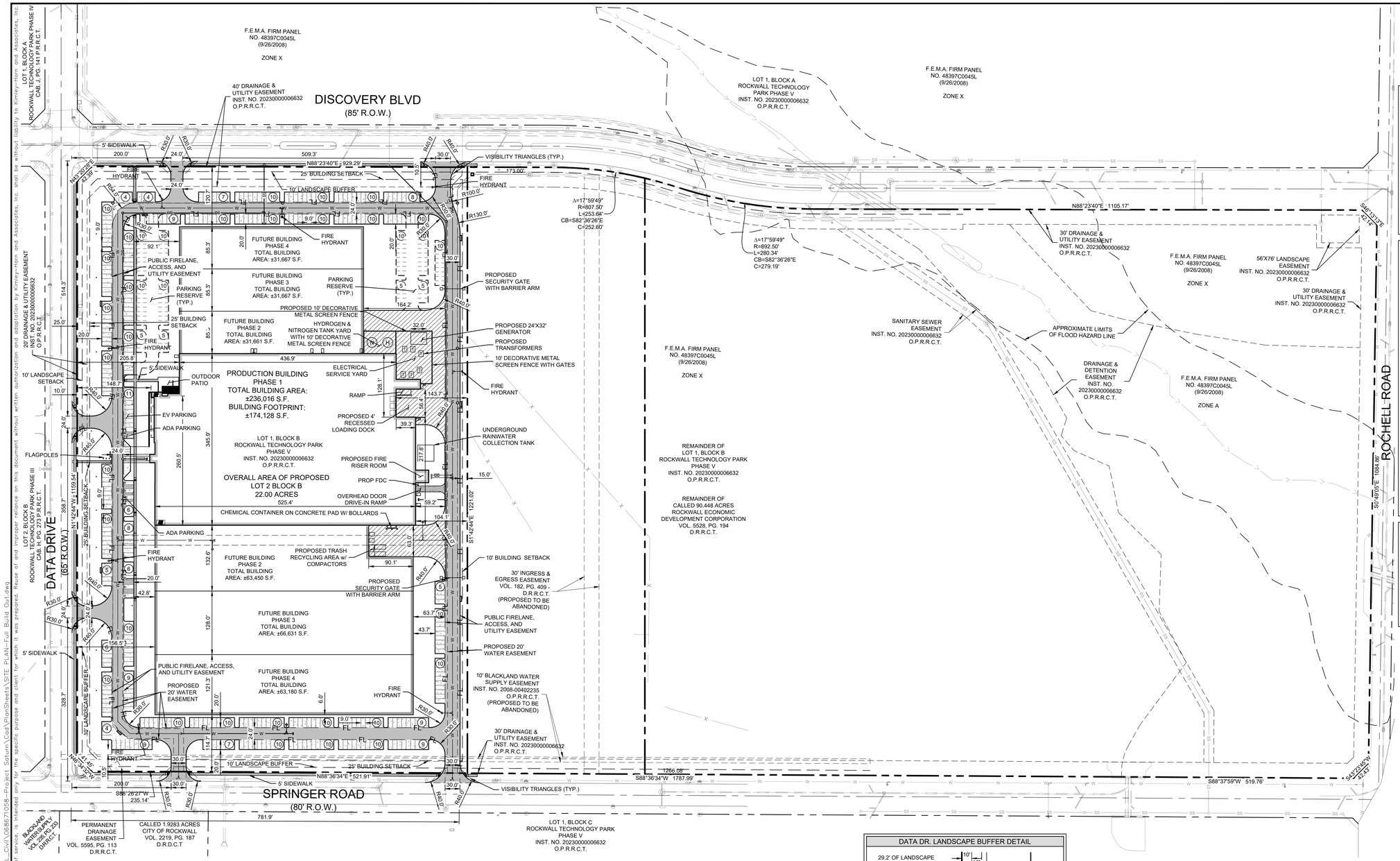

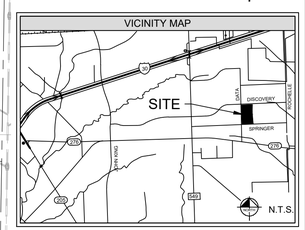

LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 07/02/2024

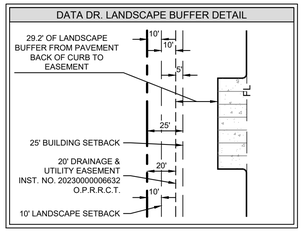
KHA PROJECT 068671058
DATE 07/02/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN PHASE 2, 3, AND 4

SHEET NUMBER
C-004

DATA DR. LANDSCAPE BUFFER DETAIL



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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

SITE PLAN EXHIBIT
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (541) 797-0521
CONTACT: LEE SWEETLAND

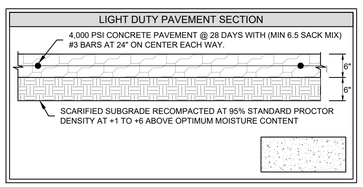
DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

PARKING DATA TABLE

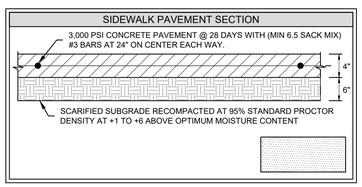
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES 1 SPACE PER 500 SF
PHASE 1 EMPLOYEE COUNT (TOTAL)	198
PHASE 2,3 AND 4 EMPLOYEE COUNT (TOTAL)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES (PER EMPLOYEE RATIO)*** 144 STANDARD SPACES 5 ADA SPACES
PHASE 2,3 AND 4 REQUIRED PARKING	**405 TOTAL SPACES (PER EMPLOYEE RATIO)*** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**151 TOTAL SPACES SPACES** 135 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
PHASE 2,3 AND 4 PROVIDED PARKING	**416 TOTAL SPACES SPACES** 397 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

*NOTE: PER BUILDING SQUARE FOOTAGE FOR PHASE 1 - A TOTAL OF 472 SPACES ARE REQUIRED. PLEASE REFER TO PARKING VARIANCE LETTER FOR ADDITIONAL INFORMATION

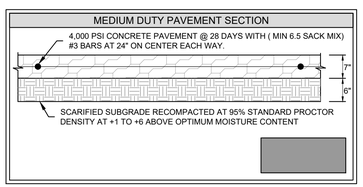
LIGHT DUTY PAVEMENT SECTION



SIDEWALK PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



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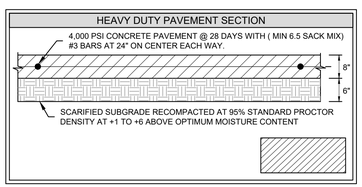

Plotted By:Schwartz, Payton Date:July 02, 2024 02:20:09pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\SITE PLAN-Full Build Out.dwg
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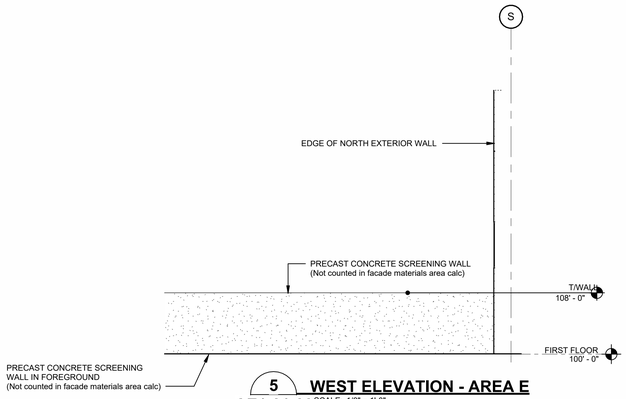
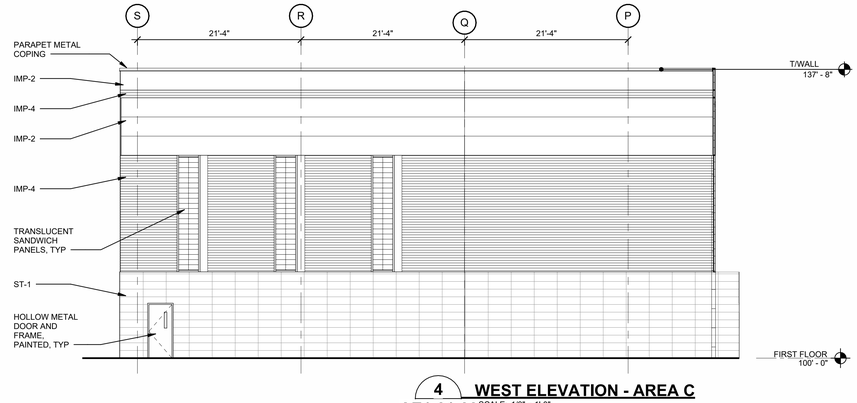


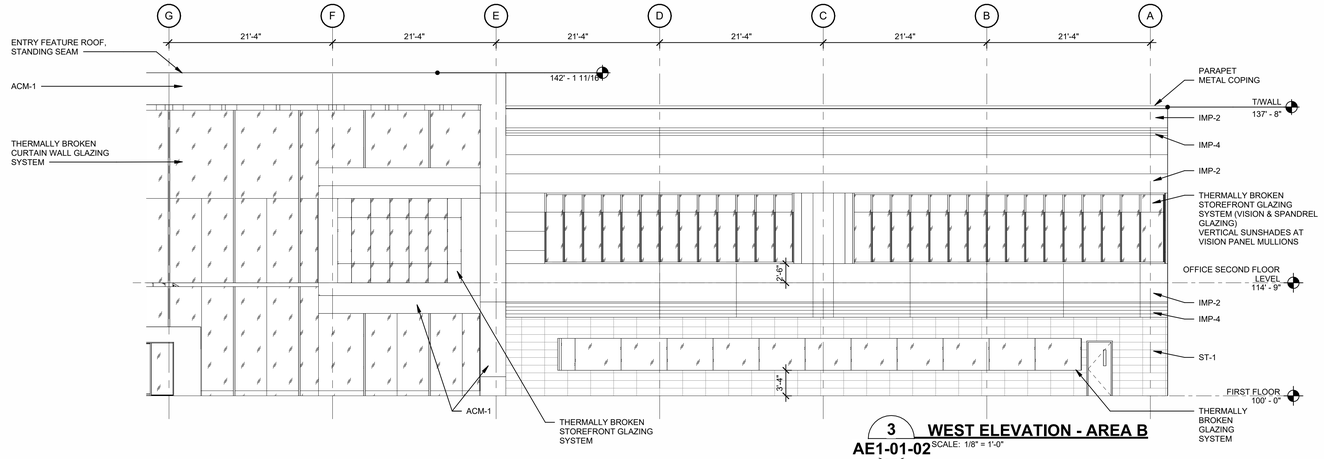
5 WEST ELEVATION - AREA E
AE1-01-00 SCALE: 1/8" = 1'-0"



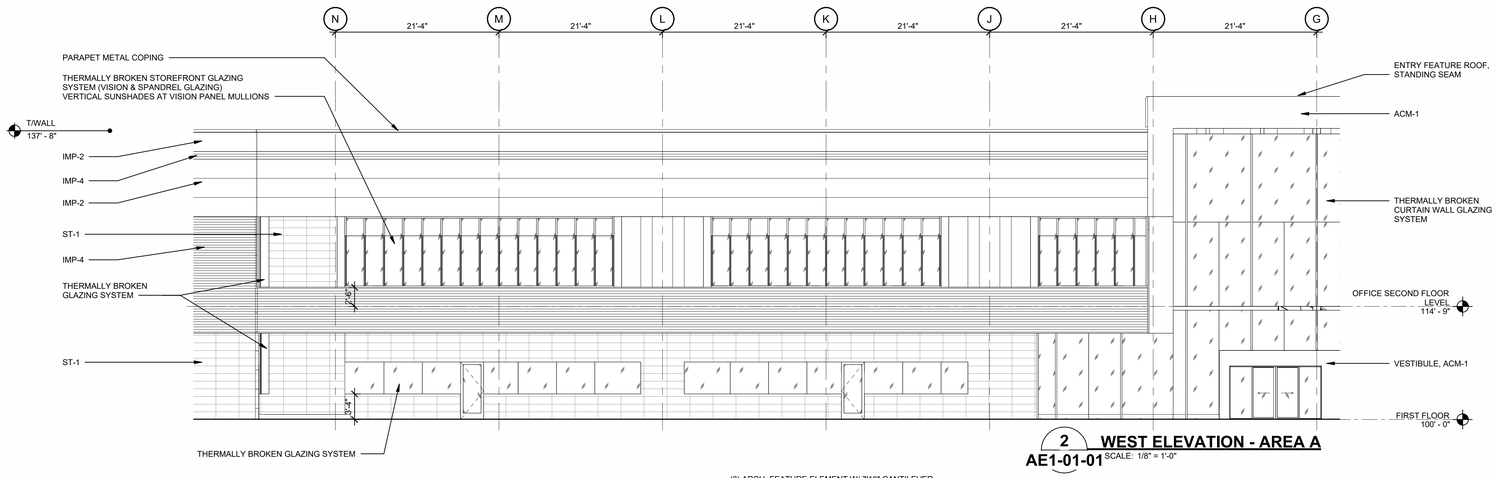
4 WEST ELEVATION - AREA C
AE1-01-00 SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL OPENING SHOWN FOR REFERENCE ONLY. SIZES AND LOCATIONS TO BE COORDINATED IN FIELD WITH TRADES
2. PARAPET COPING COLOR TO MATCH THE IMP PANEL COLOR IT IS COVERING
3. OVERFLOW DOWNSPOUT NOZZLES SHOULD NOT BE PLACED IN PANEL JOINTS

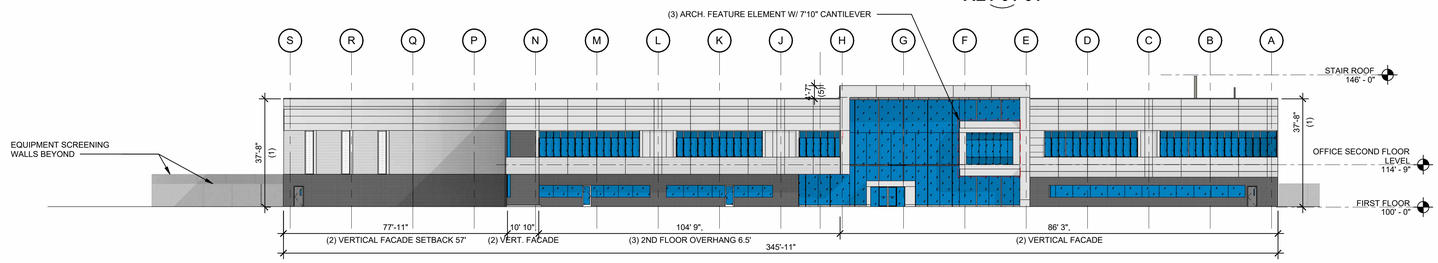
MATERIAL LEGEND
1. **IMP-1**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, VERTICAL JOINT, R21
2. **IMP-2**: INSULATED METAL WALL PANEL, 30" WIDE, FLAT, HORIZONTAL JOINT, R21
3. **IMP-3**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, VERTICAL JOINT, R16
4. **IMP-4**: INSULATED METAL WALL PANEL, 12" WIDE, PROFILED, HORIZONTAL JOINT, R16
5. **IMP-5**: INSULATED METAL WALL PANEL, 42" WIDE, FLAT, VERTICAL JOINT, R21
6. **ST-1**: NATURAL STONE REINFORCED PANELS, PANEL SIZES TBD
7. **ACM-1**: ALUMINUM COMPOSITE PANELS



3 WEST ELEVATION - AREA B
AE1-01-02 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - AREA A
AE1-01-01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - COMPOSITE
AE1-01-00 SCALE: 3/64" = 1'-0"

FACADE SURFACE & MATERIALS AREA*

WEST
TOTAL AREA = ± 13,250 SF

IMP/ACM	= 6,500 SF	49%
GLAZING	= 4,350 SF	33%
STONE	= 2,400 SF	18%

NORTH
TOTAL AREA = ± 20,020 SF

IMP	= 18,200 SF	91%
GLAZING	= 720 SF	4%
STONE	= 1,100 SF	5%

EAST
TOTAL AREA = ± 13,010 SF

IMP	= 12,900 SF	99%
GLAZING	= 110 SF	1%
STONE	= N/A	

SOUTH
TOTAL AREA = ±20,100 SF

IMP	= 17,900 SF	89%
GLAZING	= 1,880 SF	9%
STONE	= 320 SF	2%

*PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED AREAS.

ROCKWALL, TX
MINIMUM STANDARDS FOR ARTICULATION**

PRIMARY FACADES

WEST (Data Dr.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 175'
3. WALL PROJECTION = ± 7'-10" - 8'-6" (MULTIPLE NOTED)
4. ENTRY ELEMENT (L,)) = ± 66'
5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
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CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-01
SHEET NUMBER

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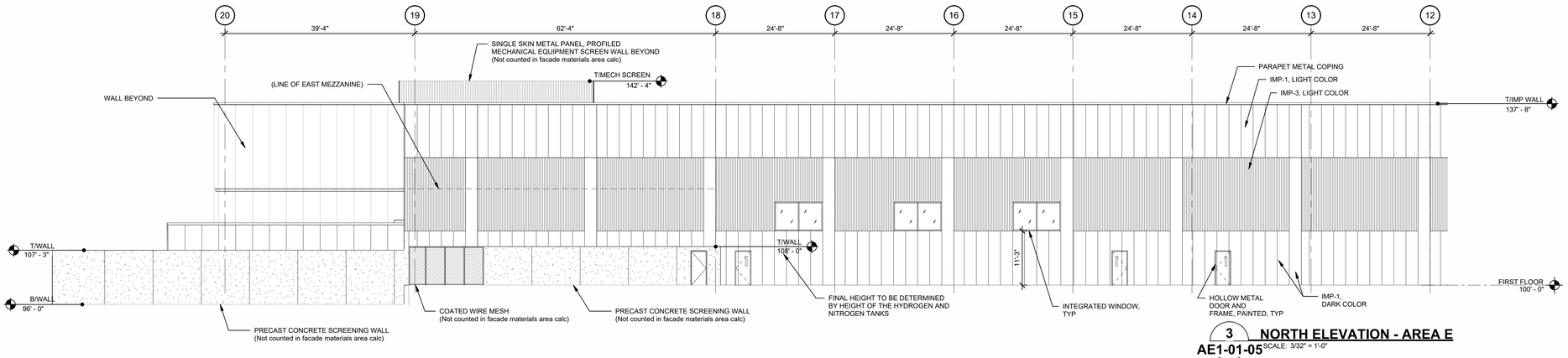
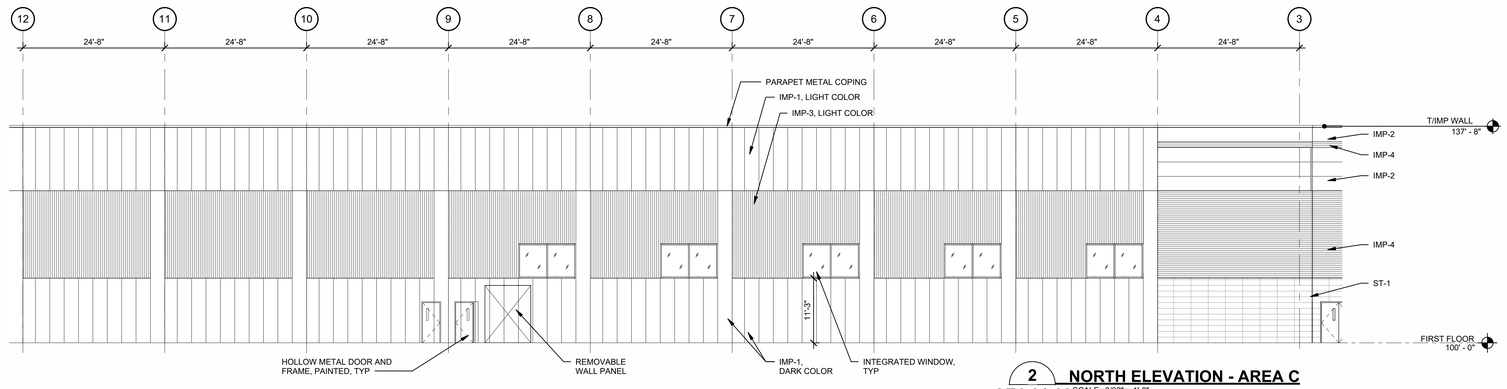
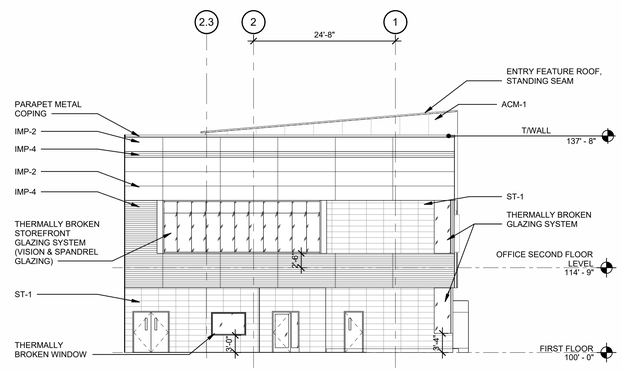


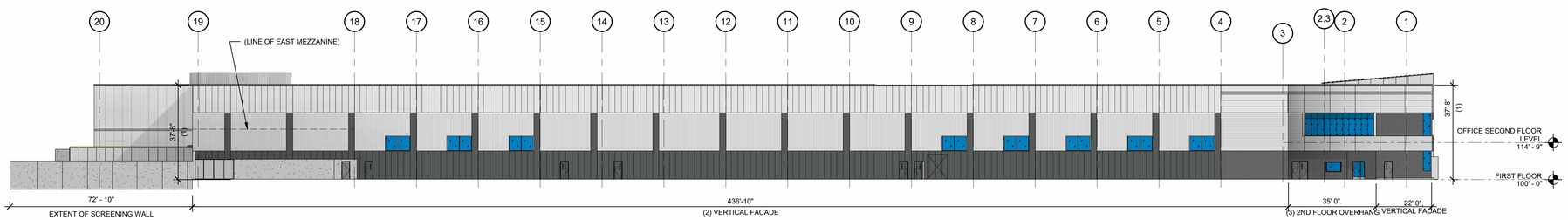
3 NORTH ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - AREA C
AE1-01-03 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - AREA A
AE1-01-00 SCALE: 3/32" = 1'-0"



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DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-02
SHEET NUMBER

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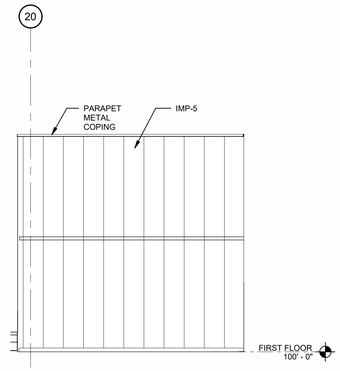
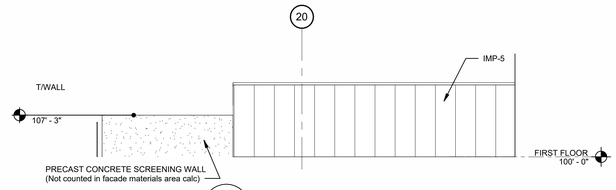


5 EAST ELEVATION - AREA E
AE1-01-00 SCALE: 3/32" = 1'-0"



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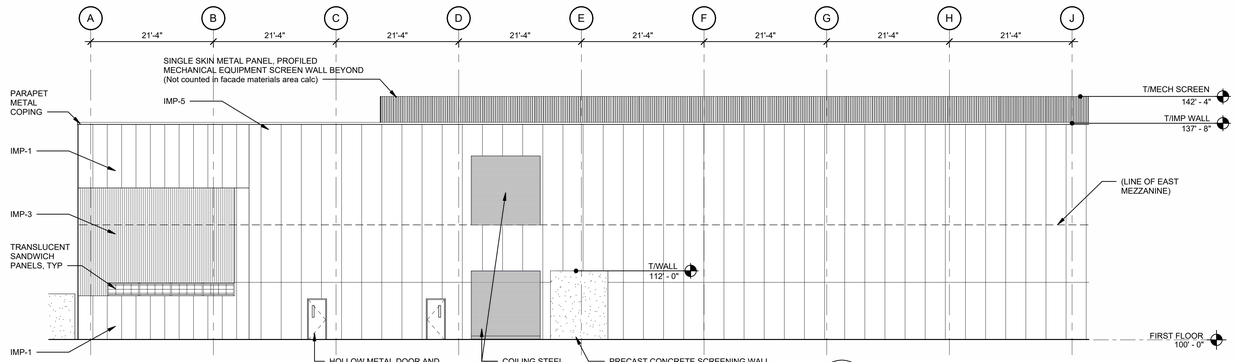
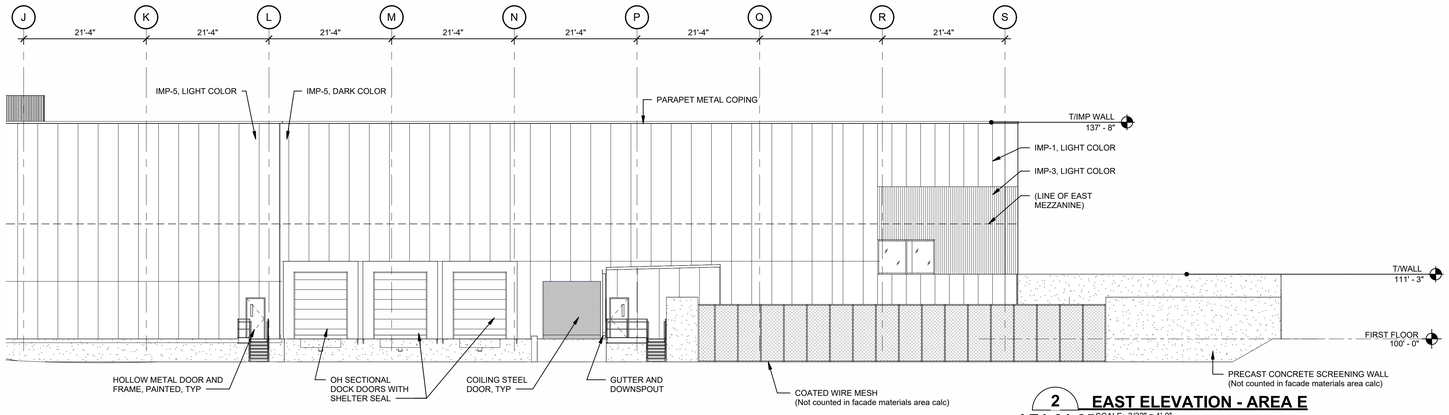
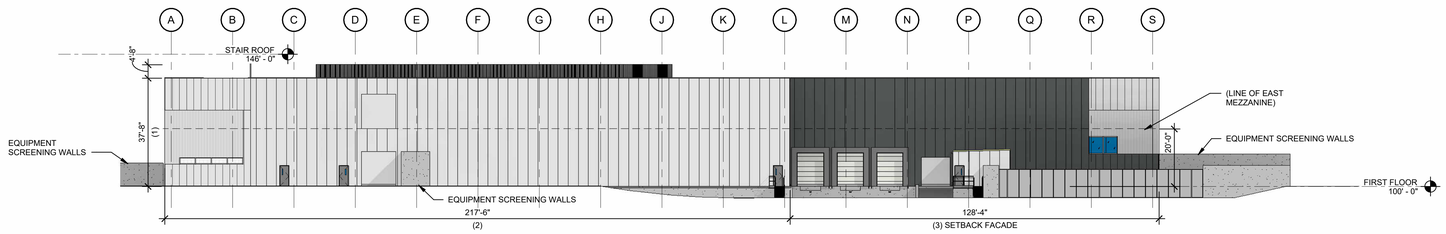


3 EAST ELEVATION - AREA F
AE1-01-06 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - AREA E
AE1-01-05 SCALE: 3/32" = 1'-0"



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ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-03
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73-2-1

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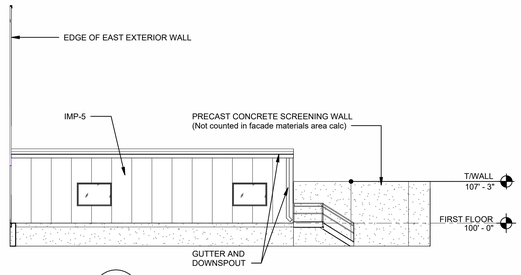

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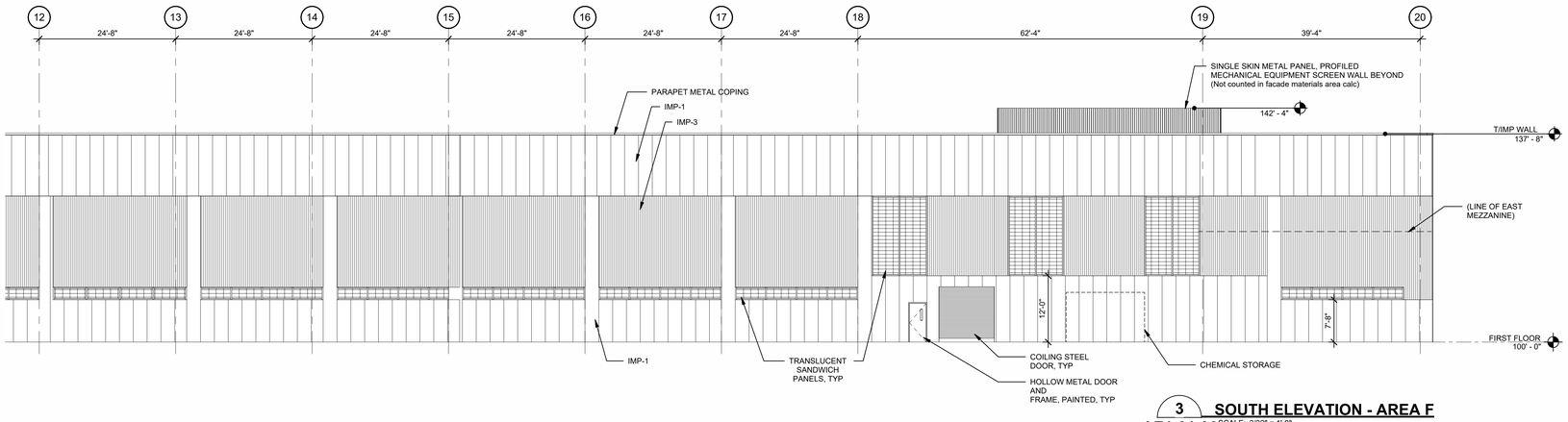

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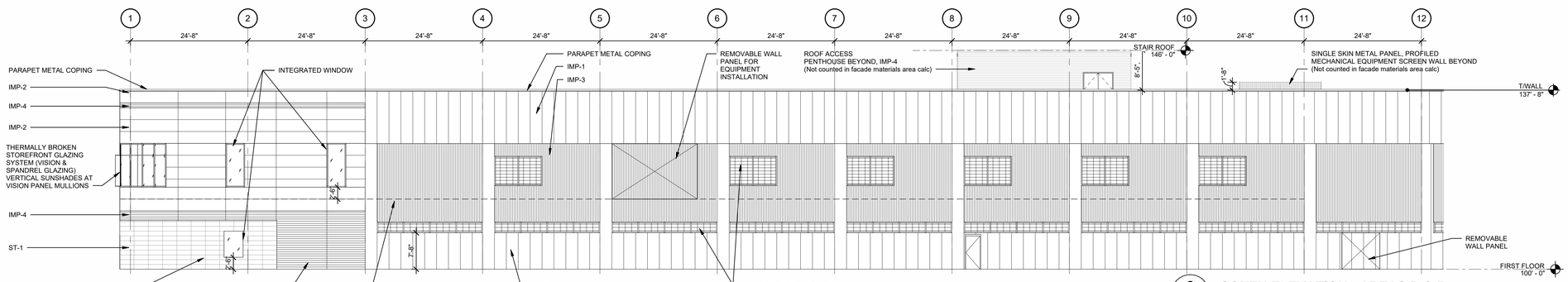
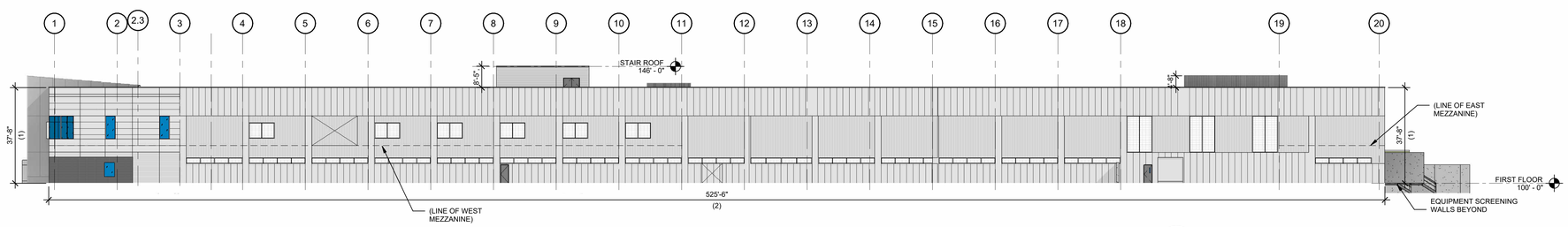


2 **SOUTH ELEVATION - AREAS D & B**
AE1-01-02 SCALE: 3/32" = 1'-0"



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5. PROJECTION HEIGHT = ± 4'-7"
6. ENTRY ELEMENT (W) = ± 45'

SECONDARY FACADES

NORTH (Discovery Blvd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 437'
3. ARCH. ELEMENT (L) = ± 35'
4. ARCH. ELEMENT (W) = ± 3'-2" - 7'-8" (2nd FLOOR OVERHANG)
5. PROJECTION HEIGHT = 14'-9" (2nd FLOOR)

EAST
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ± 217'-10"
3. ARCH. ELEMENT (L) = ± 128'
4. ARCH. ELEMENT (W) = ± 39'-6"
5. PROJECTION HEIGHT = N/A

SOUTH (Springer Rd.)
1. WALL HEIGHT [H] = ± 37'-8"
2. WALL LENGTH [L] = ±525'-6"
3. ARCH. ELEMENT (L) = N/A
4. ARCH. ELEMENT (W) = N/A
5. PROJECTION HEIGHT = N/A

**PRELIMINARY DESIGN DOCUMENTS; APPROXIMATED DIMENSIONS.

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BURNABY, BC V5J 5J8
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WWW.BALLARD.COM

PROJECT SATURN
Rockwall Technology Park, Rockwall, TX 75302

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DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

AE2-00-04
SHEET NUMBER

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73-2-1

West Facade
*Landscape design not shown

System & Materials

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.

Materials & Systems
*Landscape design not shown

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QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-91
SHEET NUMBER

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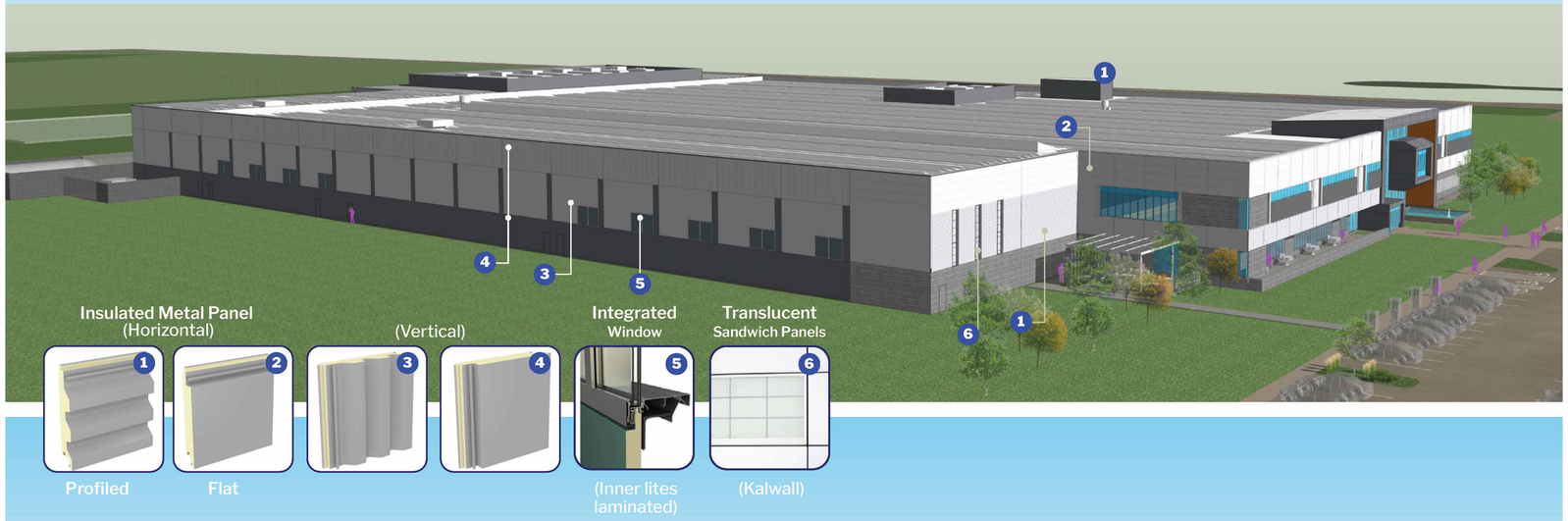
73-9-1

Northwest

*Building and equipment validation in-progress.
Landscape design in-progress/not shown.



Southwest

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Landscape design in-progress/not shown.

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SHEET TITLE

ARCHITECTURAL 3D REPRESENTATIONS

AE9-00-92
SHEET NUMBER

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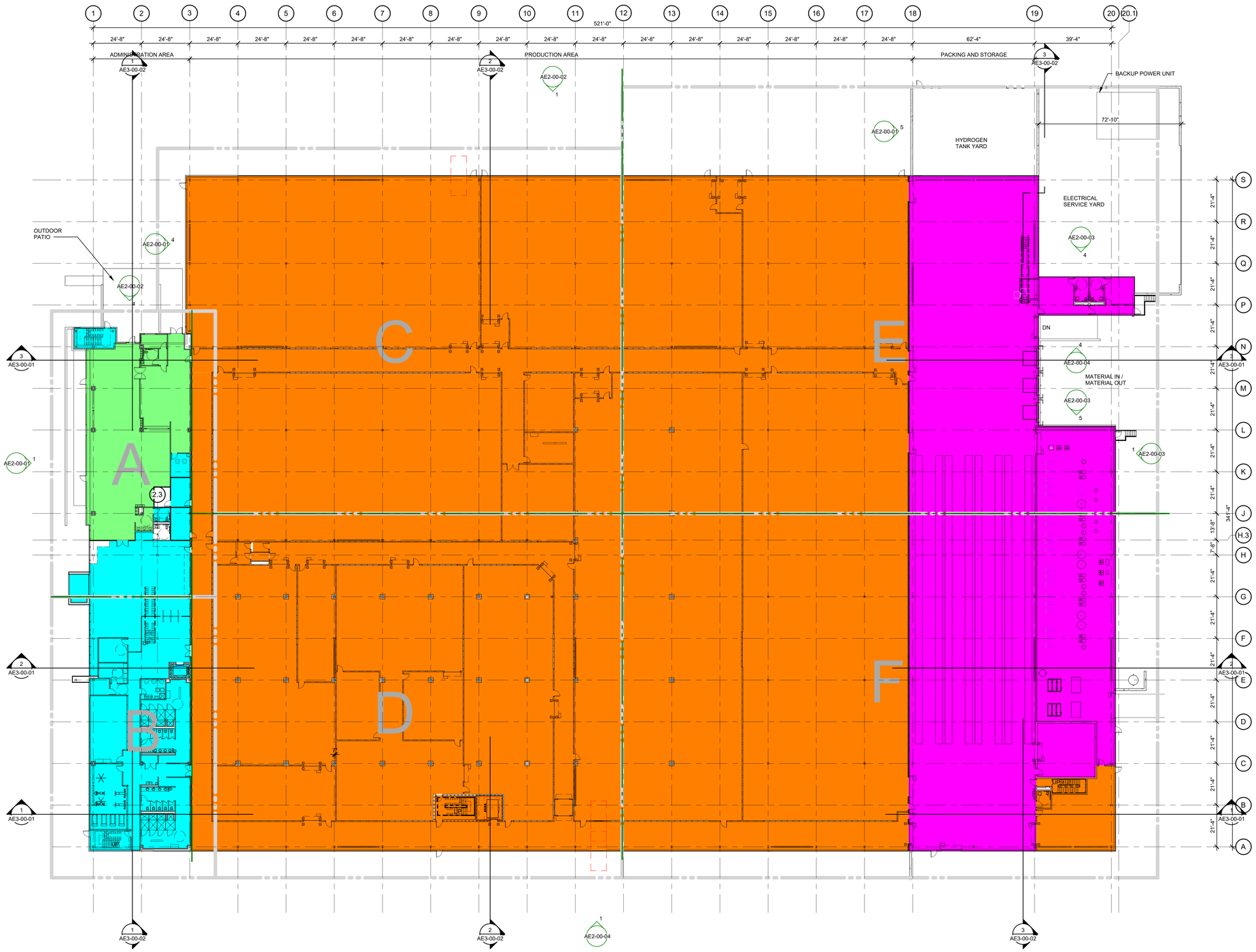


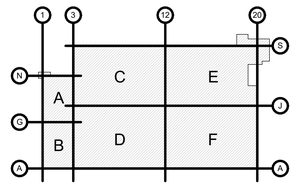
USE GROUP LEGEND

- A - ASSEMBLY
- B - BUSINESS
- F - FACTORY AND INDUSTRIAL
- S - STORAGE

ARCHITECTURAL FIRST FLOOR PLAN COMPOSITE

SCALE: 3/64" = 1'-0"

NORTH



KEY PLAN

NORTH

BALLARD POWER SYSTEMS, INC.
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PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN FIRST FLOOR COMPOSITE

AE1-01-00
SHEET NUMBER

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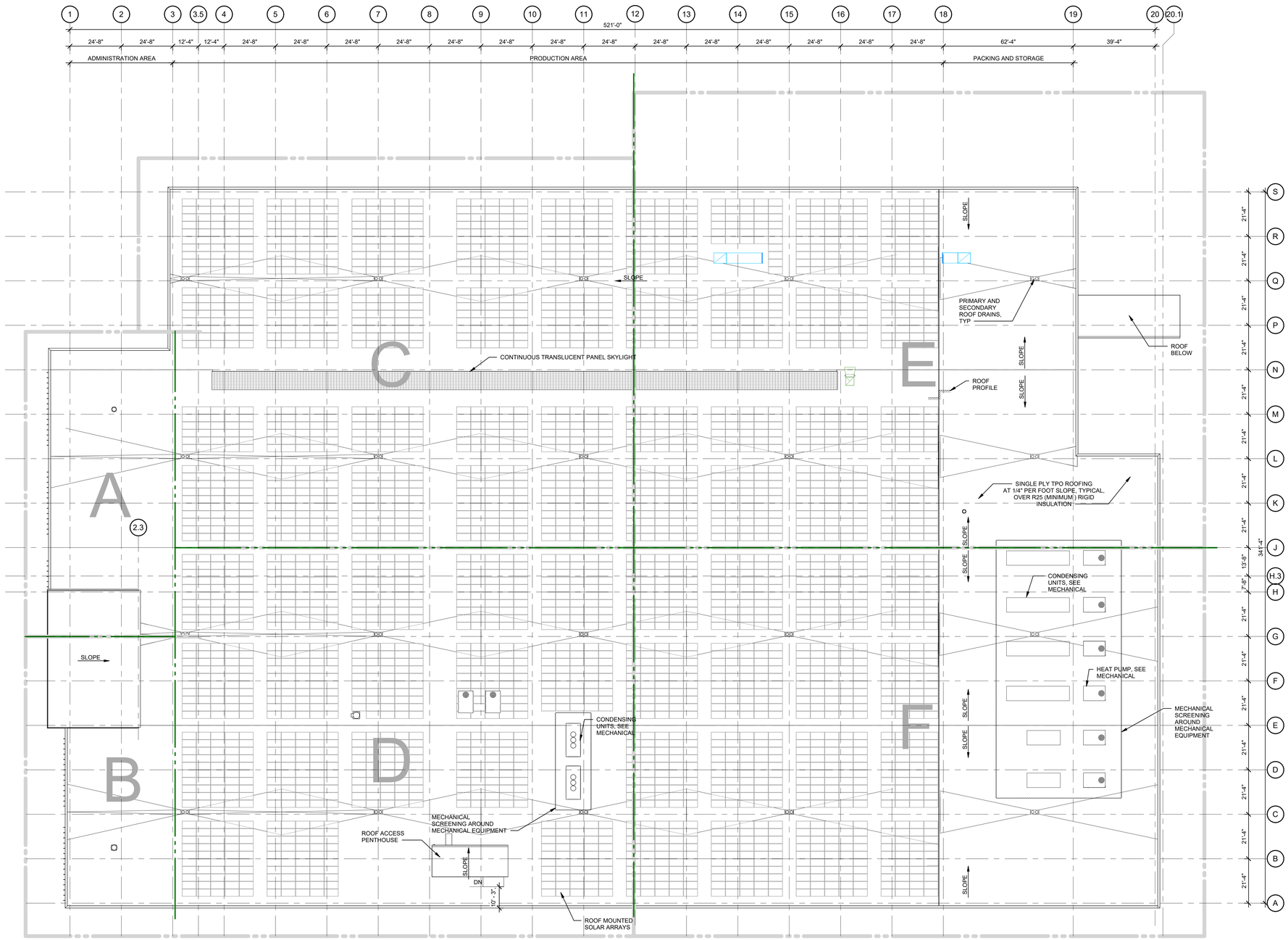


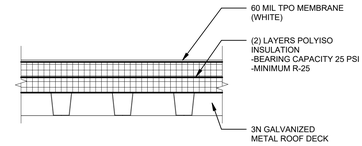
ARCHITECTURAL COMPOSITE ROOF PLAN

SCALE: 3/64" = 1'-0"

NORTH

ROOF ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN

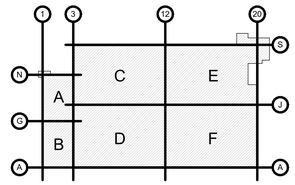


TYPICAL ROOFING DETAIL

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

ROOF PLAN GENERAL NOTES

1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS



KEY PLAN

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PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALCHECK	R. BARRY

SHEET TITLE

ARCHITECTURAL PLAN ROOF COMPOSITE

AE1-R1-00

SHEET NUMBER

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73-1-10

Plotted By:Harmon, Aime Date:July 03, 2024 12:46:42pm File Path:K:\WKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LANDSCAPE CALCULATIONS CHART:

Project Saturn - Rockwall, TX
Code Calculations Chart

Site Data	AC	SF
Total Site Area	22.00	958,318
Impervious Site Area		350,946

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	27%
	143,748	254,749

Street Frontage	Required	Provided
Discovery Boulevard (777.82 LF)		
1 Canopy Tree/ 50 LF	16	16
1 Accent Tree/ 50LF	16	16
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Data Drive (1201.46 LF)		
1 Canopy Tree/ 50 LF	24	24
1 Accent Tree/ 50LF	24	24
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES
Springer Road (777.48 LF)		
1 Canopy Tree/ 50LF	16	16
1 Accent Tree/ 50LF	16	16
Continuous row of shrubs and berming (min. 36" ht.)	YES	YES

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	#REF!	16
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 native shrub or grass per 750 sf of pond	N/A	N/A
**No detention basins on site*		

SYMBOLS LEGEND:

GENERAL

- CENTER LINE
- LIMIT OF WORK (L.O.W.)
- MATCHLINE (MATCHLINE L2.XX / MATCHLINE L2.XX)
- GRADE BREAKLINE (BREAKLINE)
- EXPANSION JOINT (EJ)
- CONTROL JOINT
- POINT OF BEGINNING (P.O.B.)
- DETAIL NUMBER / SHEET NUMBER (X / X.XX)
- DETAIL ENLARGEMENT REFERENCE
- MATERIAL REFERENCE (X-1)
- DETAIL REFERENCE (X / X.XX)
- ELEVATION REFERENCE (X / LX.XX)
- SECTION REFERENCE (X / LX.XX)

PLANTING SCHEDULE:

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		17	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		20	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		7	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Live Oak / Quercus virginana	4" cal	12`-14` ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	4" cal	12`-14` ht		25	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
FLOWERING TREES						
	Mexican Buckeye / Ungnadia speciosa	45 gal	8`-10` ht		18	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Possumhaw Holly / Ilex decidua	45 Gal.	7`-8`		16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
	Yaupon Holly / Ilex vornitoria	45 Gal.	8`-10`		20	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Blue Grama / Bouteloua gracilis `Blonde Ambition`	3 gal	18" h X 18" w	24" OC	115	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`	5 gal	18" h x 24" w	36" OC	258	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	5 gal	24" h x 18" w	36" OC	223	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	209	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`	15 gal	5` h X 2` w	60" OC	28	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Red Yucca / Hesperaloe parviflora	5 gal	18" h X 18" w	24" OC	53	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	5 gal	18" h X 18" w	IN POTS	24	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Latitude 36 Bermuda Grass / Cynodon dactylon	sod			229,507 sf	REFER TO SPECIFICATIONS

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

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

TREE MITIGATION:

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	160.3
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	160.3
Mitigation Inches		**160.3**
Proposed Tree Inches Per Planting Plan		**328**
NET TOTAL		**-167.7**

PROJECT SATURN - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	17	4	**68**
Cedar Elm	*Ulmus crassifolia*	20	4	**80**
Eastern Red Cedar	*Juniperus virginiana*	2	4	**8**
Live Oak	*Quercus virginiana*	18	4	**72**
Texas Red Oak	*Quercus buckleyi*	25	4	**100**

TOTAL MITIGATION REQUIRED:	160.3
TOTAL MITIGATION PROVIDED:	328.0
TOTAL MITIGATION OUTSTANDING:	0.0

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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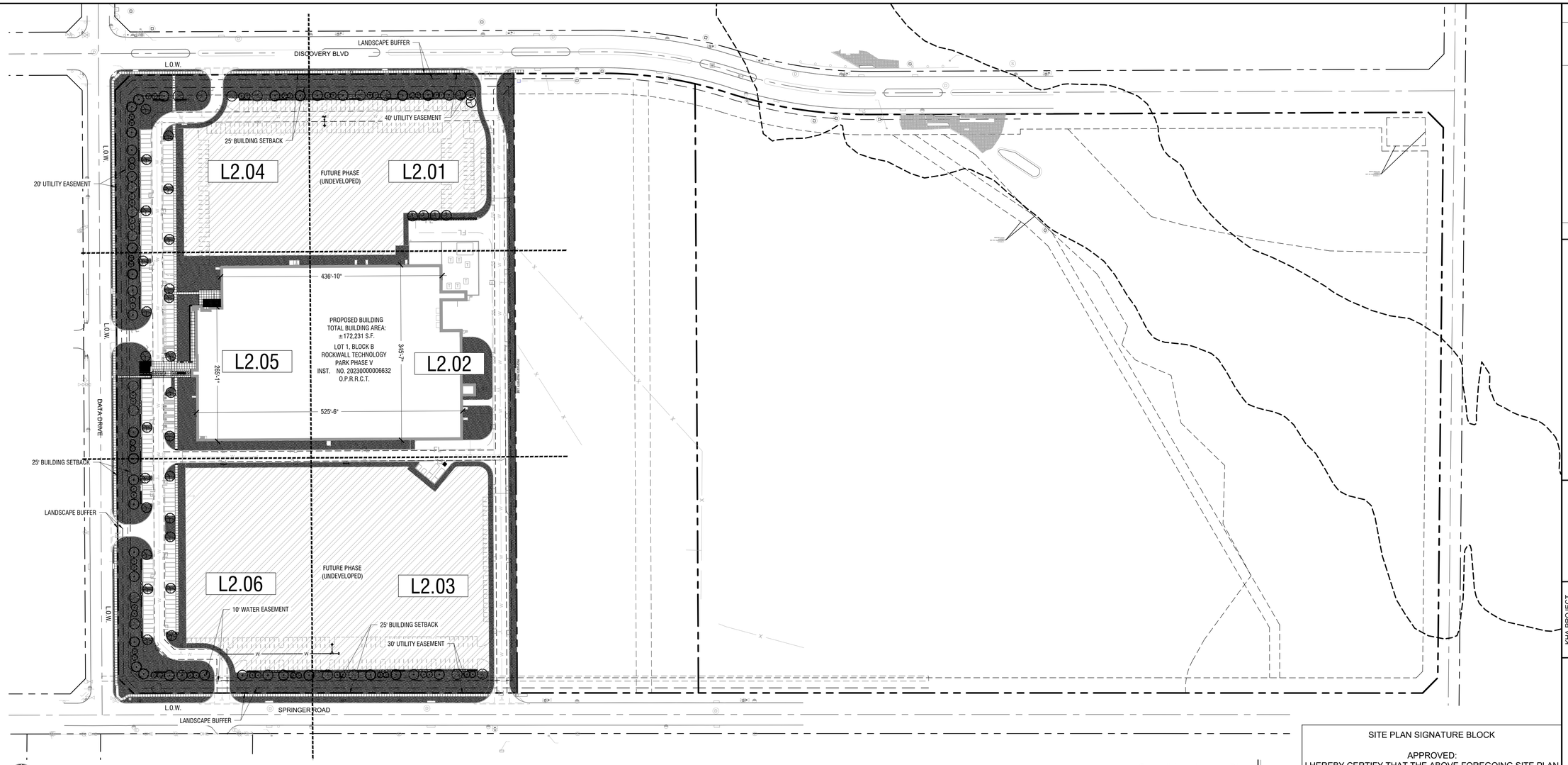
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE NOTES AND SITE CALCULATIONS

SHEET NUMBER
L1.01



NORTH

0' 100' 200'
Scale: 1" = 100'-0"

Overall Landscape Plan

Scale: 1" = 100'-0"

A

PLANTING NOTES:

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

IRRIGATION NOTES:

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. IRRIGATION SYSTEM TO HAVE RAIN AND FREEZE SENSORS.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IRRIGATION SYSTEM TO BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

NOTE: AN IRRIGATION PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCKWALL IRRIGATION REQUIREMENTS

NOTE: ALL RIGHTS-OF-WAY TO BE SODDED PRIOR TO ENGINEERING ACCEPTANCE AND CO.

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.02

Plotted By:Harman, Aime Date:July 03, 2024 12:46:50pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L1.01 LANDSCAPE NOTES AND SITE CALCULATIONS.dwg
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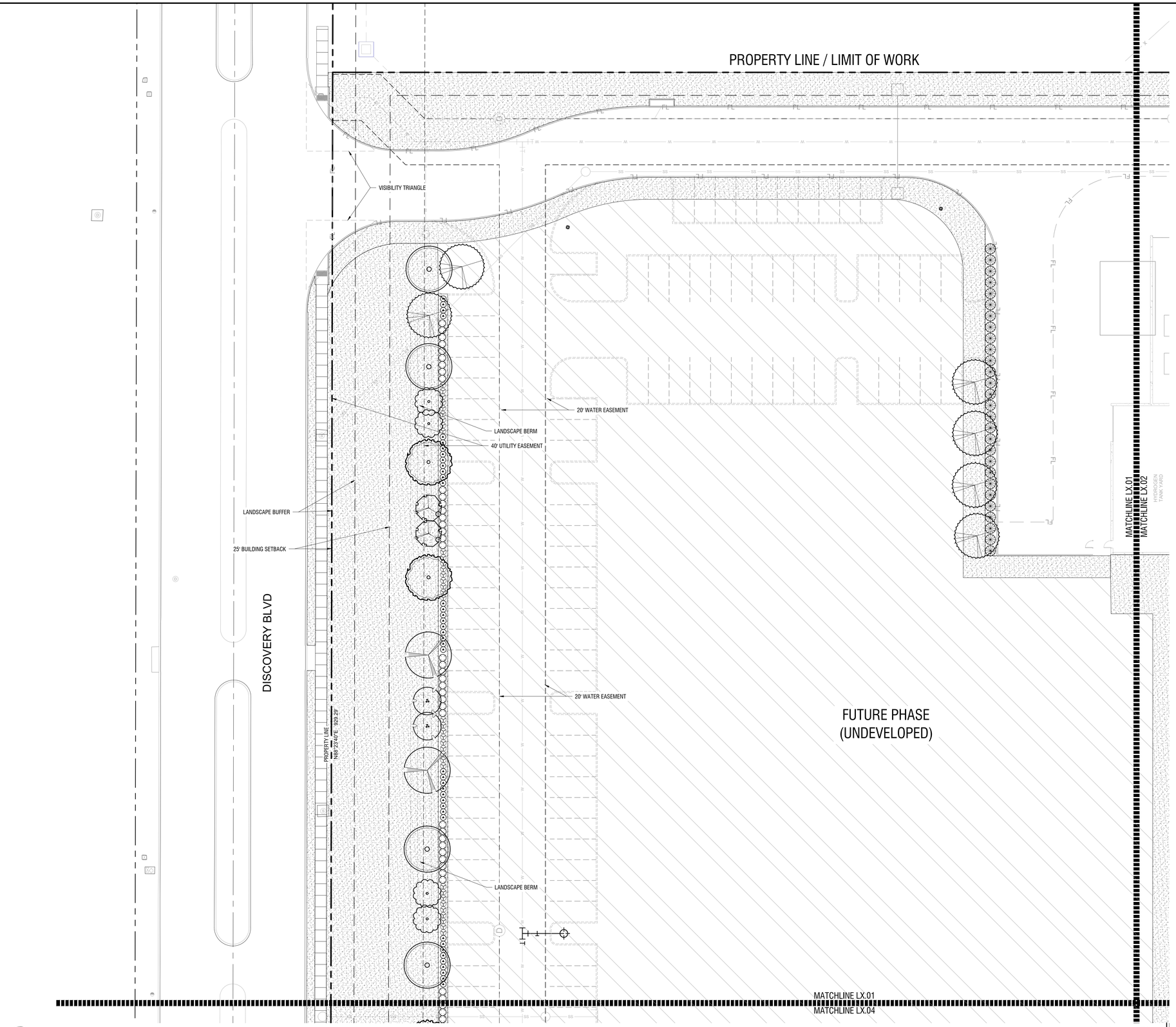

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	068671058
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.01

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:26pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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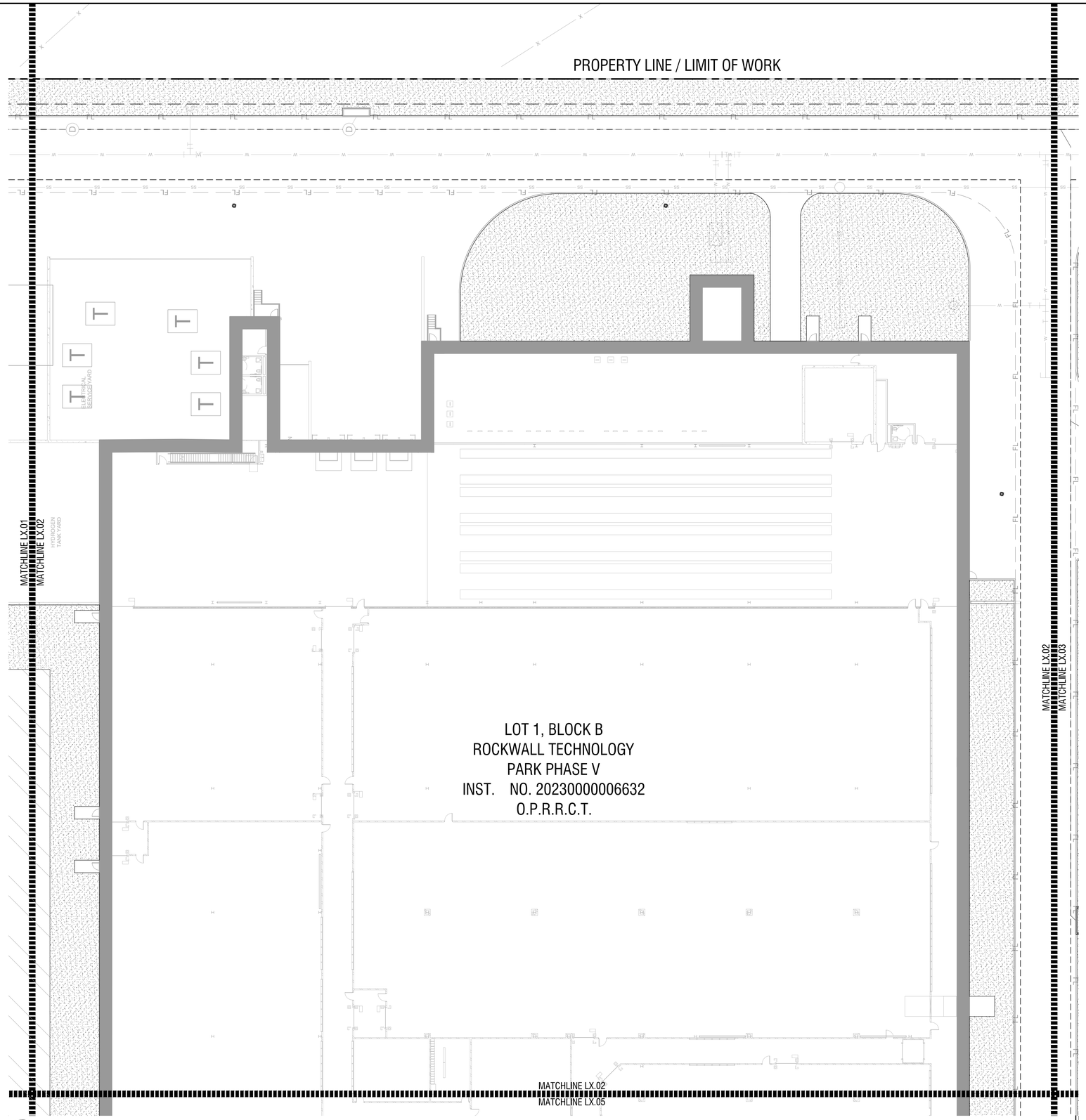

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Texas Red Oak / Quercus buckleyi
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	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
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	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
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2610 OBSERVATION TRAIL, SUITE 104
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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.02

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:31pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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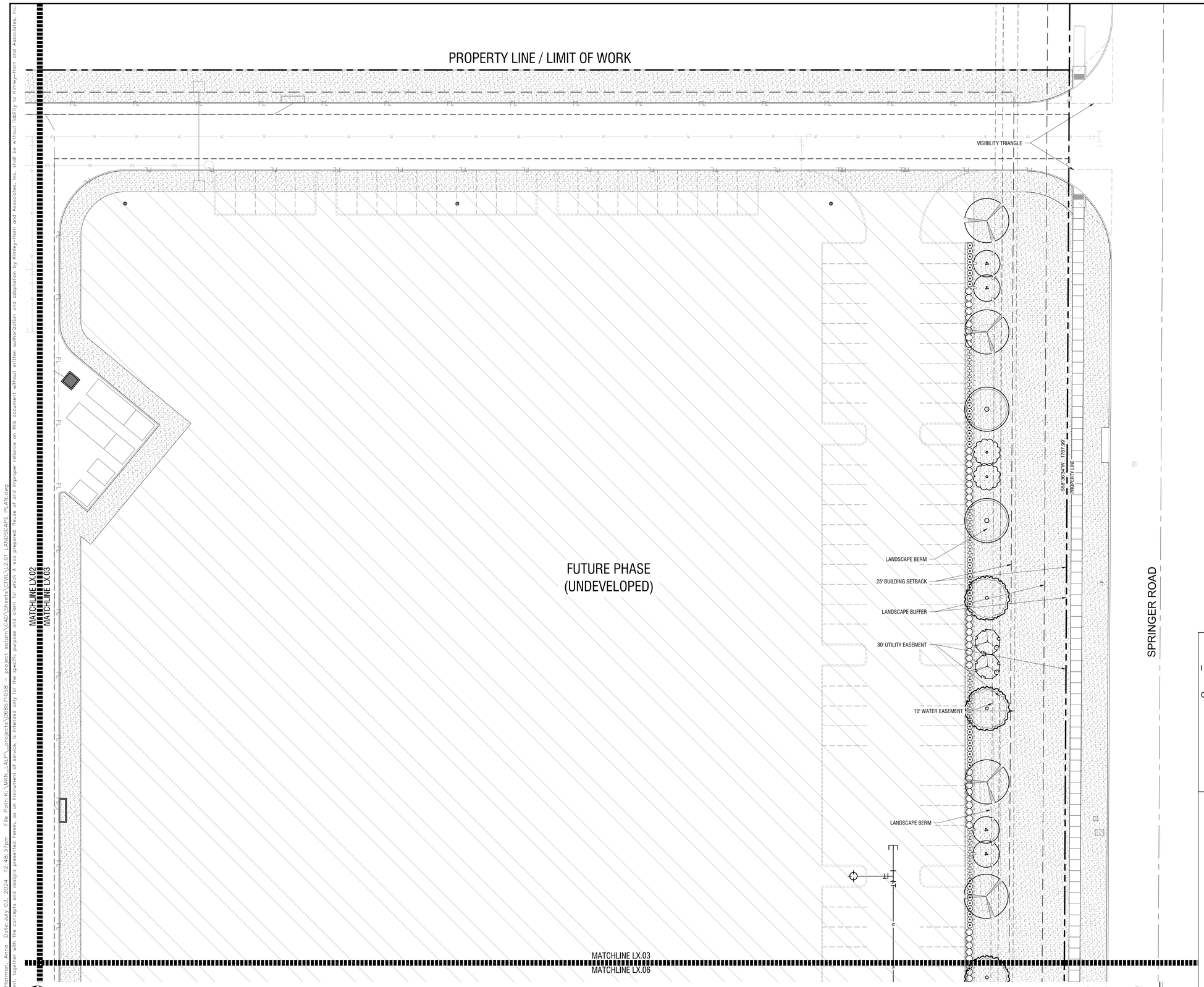

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
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	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

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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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
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BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

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PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.03

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:37pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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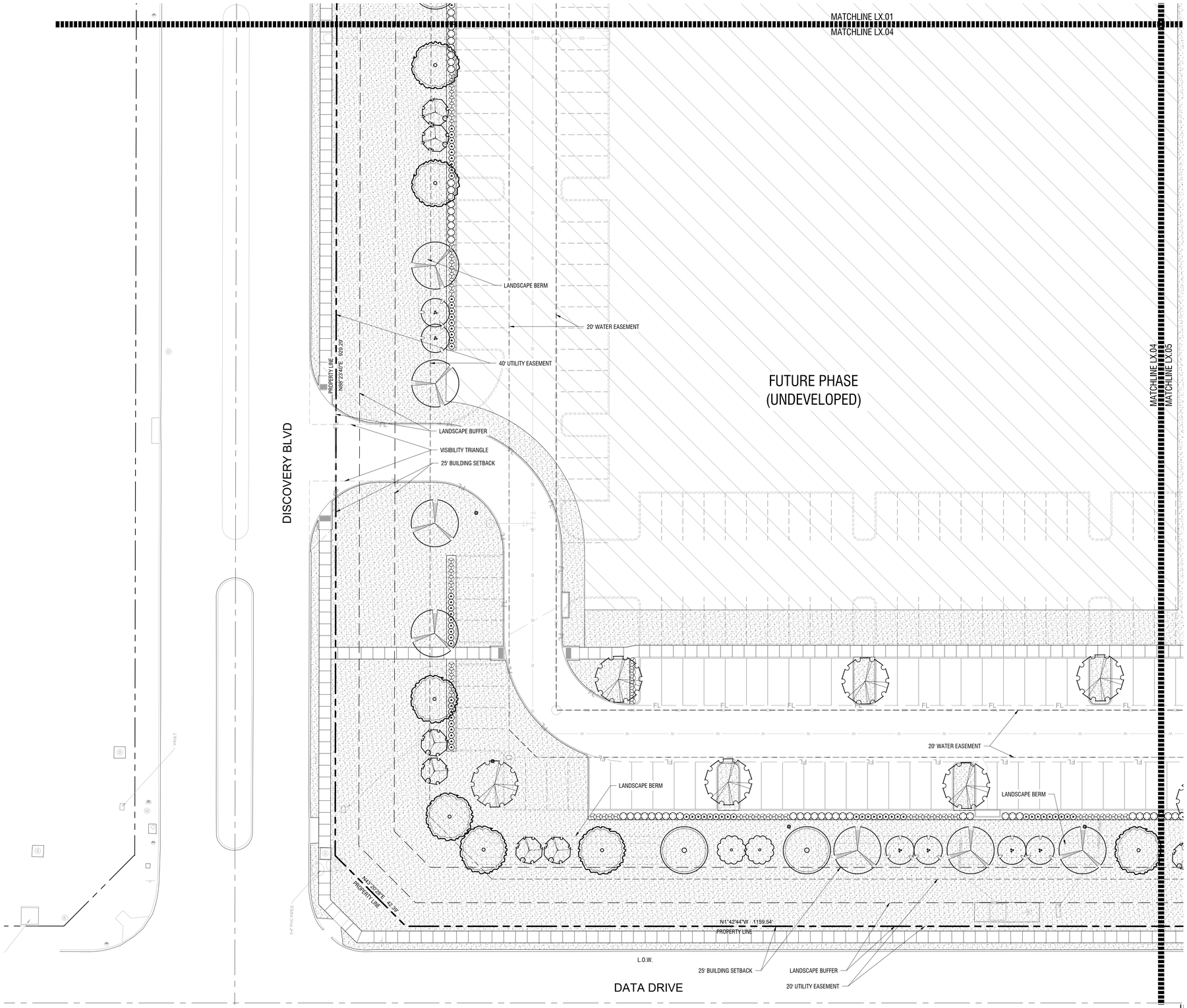

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
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	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

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2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058	
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.04

Plotted By:Herman, Anne Date:July 03, 2024 12:48:42pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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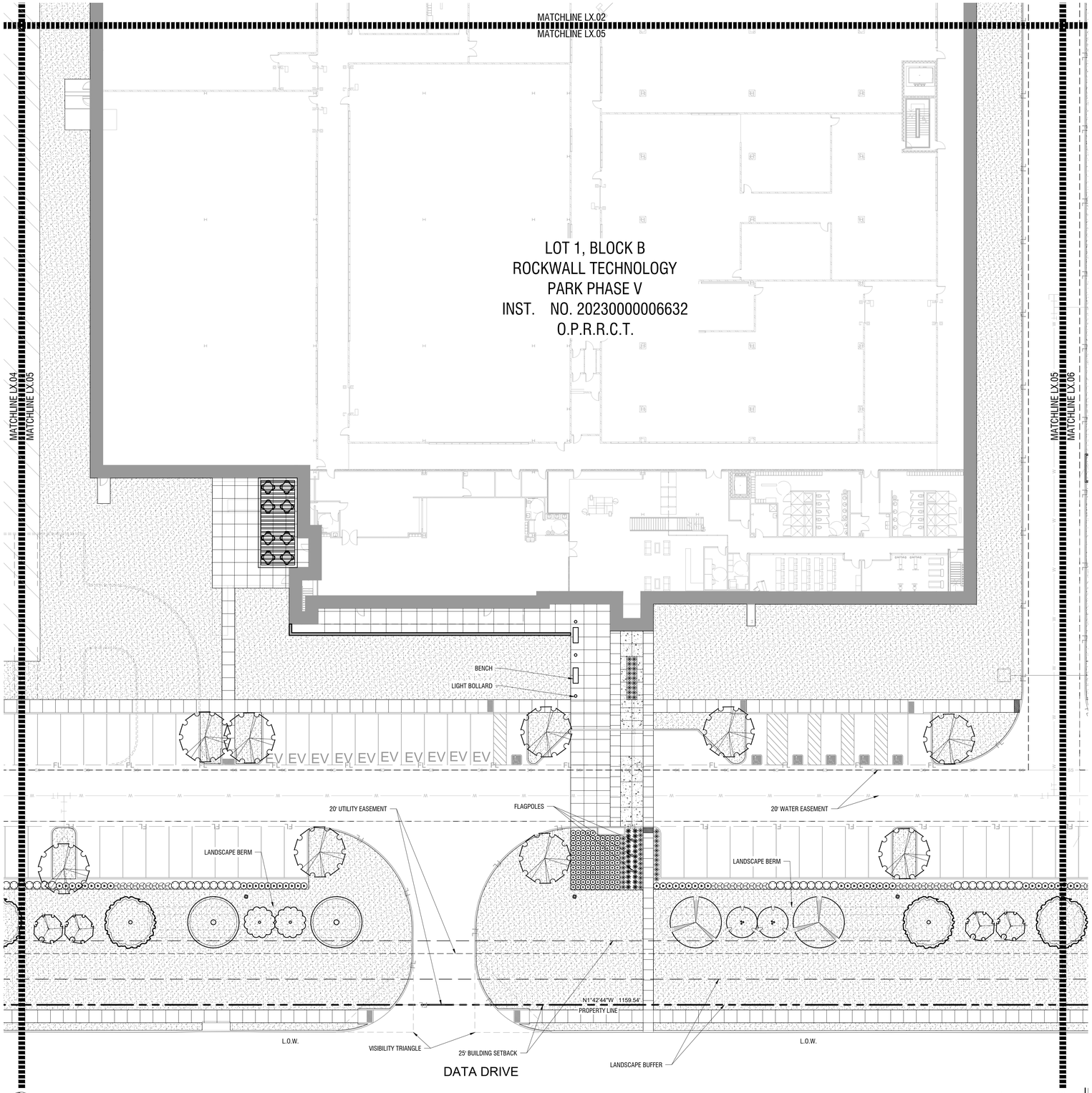

NORTH

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

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

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
	Red Yucca / Hesperaloe parviflora
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058	
DATE JULY 2024	
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.05

Plotted By:Harmon, Anne Date:July 03, 2024 12:48:48pm File Path:K:\WAN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\2.01 LANDSCAPE PLAN.dwg
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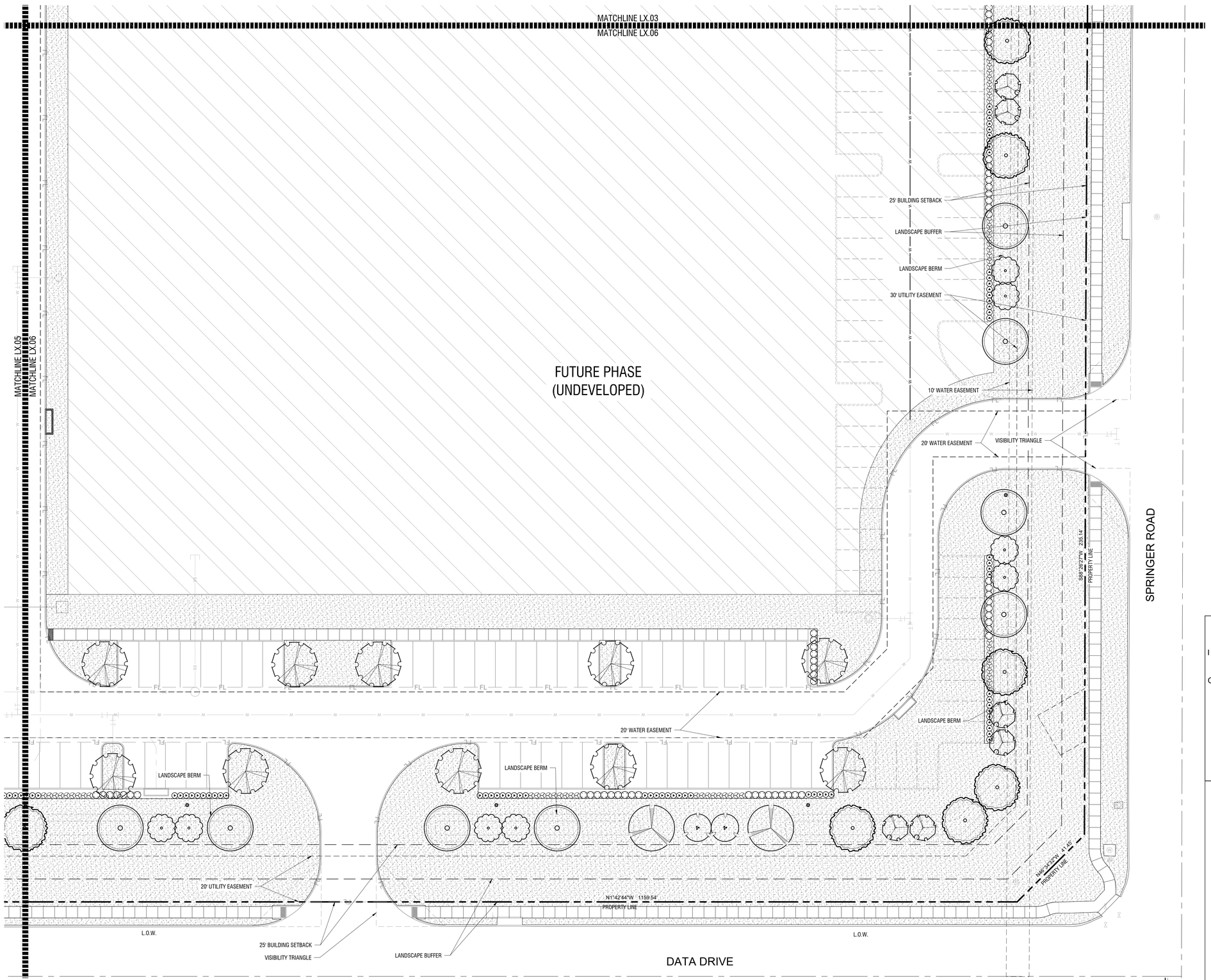

Landscape Plan

Scale: 1" = 20'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Live Oak / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Blue Grama / Bouteloua gracilis `Blonde Ambition`
	Emerald Snow Loropetalum / Loropetalum chinense `Emerald Snow`
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Nellie Stevens Holly / Ilex x `Nellie R Stevens`
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	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Latitude 36 Bermuda Grass / Cynodon dactylon

NOTE: PROPOSED LANDSCAPING, INCLUDING SHRUBS AND TREES, TO BE OUTSIDE OF UTILITY EASEMENTS. BERMS CAN BE LOCATED IN EASEMENT BUT OUTSIDE OF UTILITY LINE ITSELF.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	068671058
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L2.06

Plotted By:Herman, Anne Date:July 03, 2024 12:48:53pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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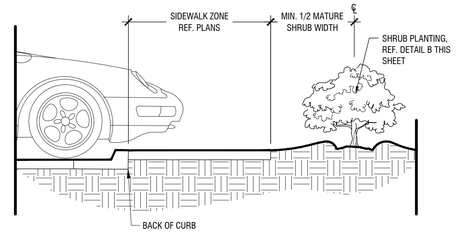
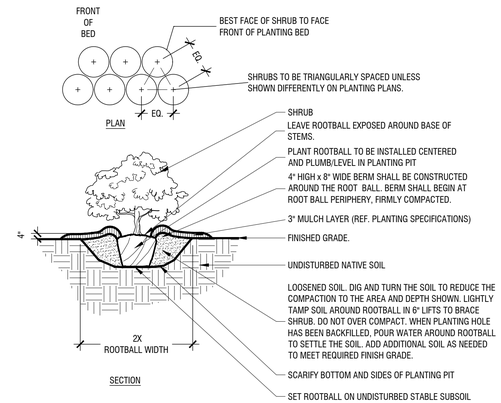
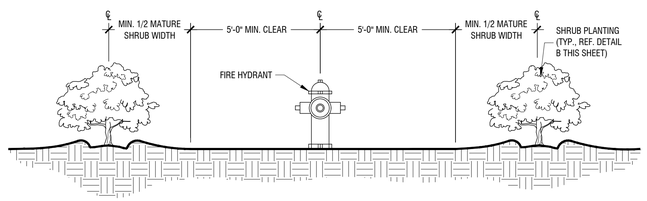
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk | F

Scale: NTS



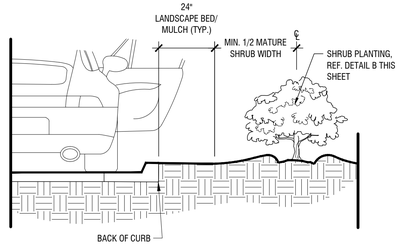


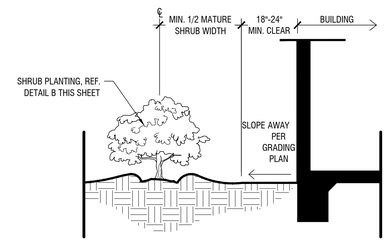
Shrub Planting at Fire Hydrant | E

Scale: NTS

Typical Shrub Planting | B

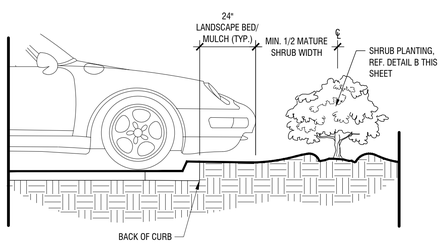
Scale: NTS

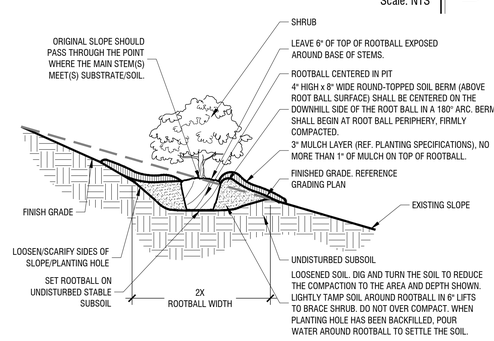


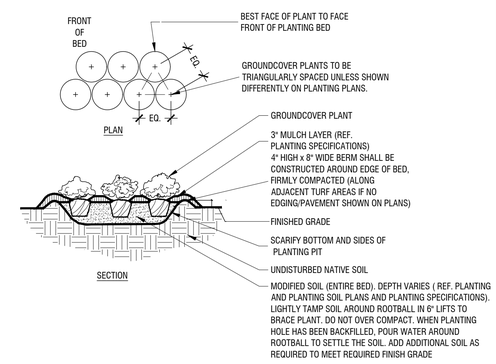


Shrub Planting at Building Edge | D

Scale: NTS







Shrub Planting at Curb | G

Scale: NTS

Shrub Planting On 5-50% (20:1 TO 2:1) Slope | C

Scale: NTS

Typical Groundcover Planting | A

Scale: NTS

SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
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ROCKWALL, TX 75032
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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
L2.07

Plotted By:Hornman, Anne Date:July 03, 2024 12:49:59pm File Path:K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\2.07 PLANTING DETAILS.dwg
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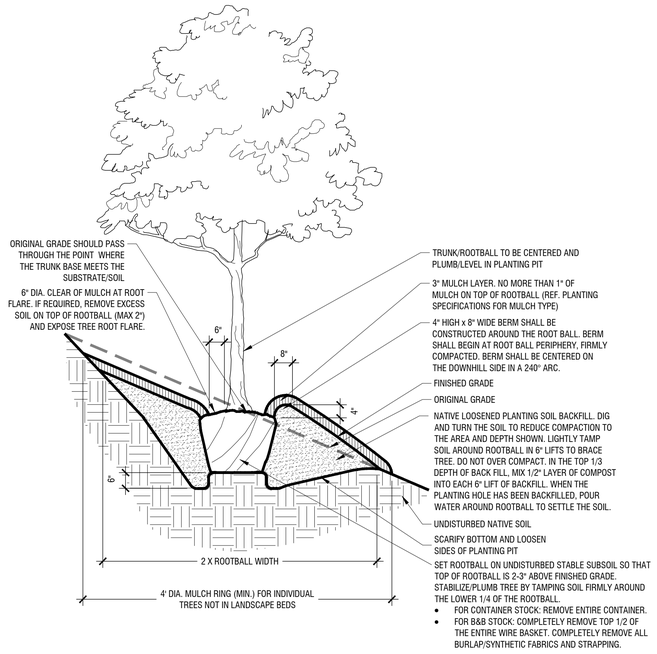
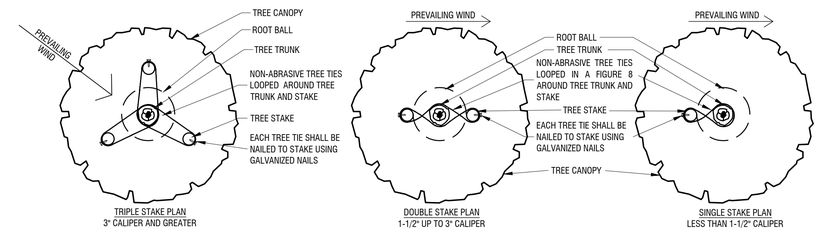


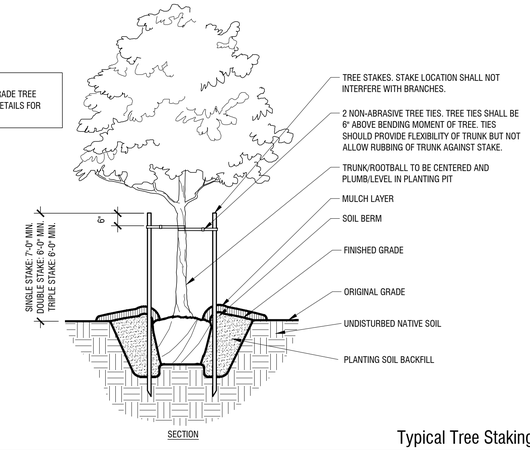
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.

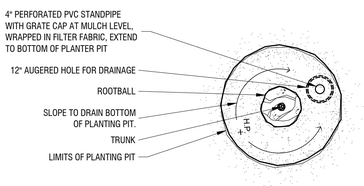


SECTION

Typical Tree Staking

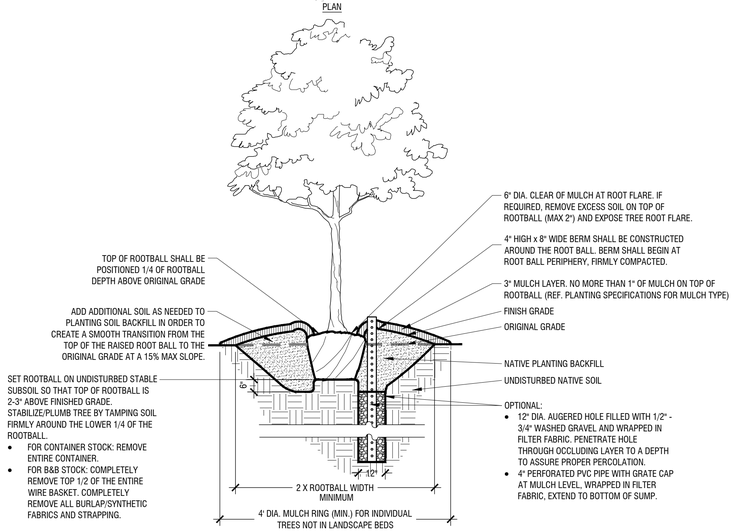
Scale: NTS

B



PLAN

NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.

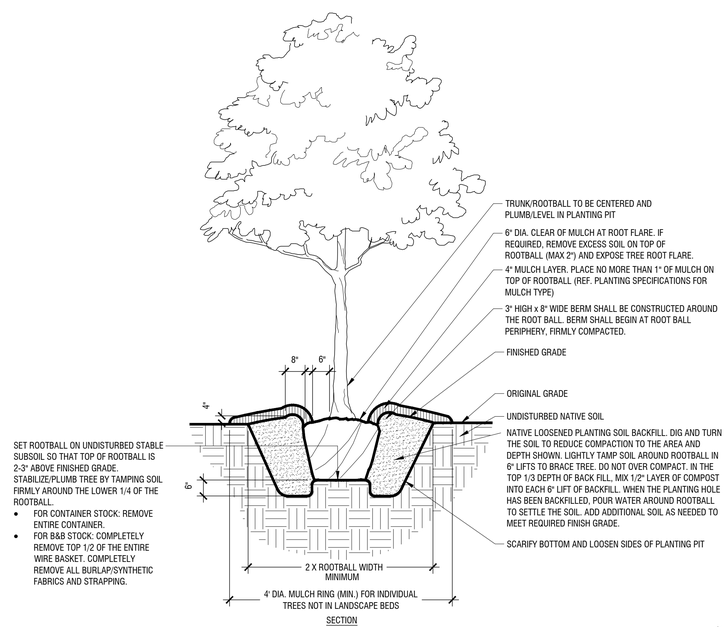


SECTION

Tree Planting (Poor Drainage Condition)

Scale: NTS

C



SECTION

Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
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PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

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CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
L2.08

Plotted By:Harmony, Anne Date:July 03, 2024 12:50:04pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT	068671058
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NJF
CHECKED BY	PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLANTING SPECIFICATIONS

SHEET NUMBER
L2.09

Plotted By: Harman, Anne Date: July 03, 2024 12:50:04pm File Path: K:\MKN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L2.07 PLANTING DETAILS.dwg
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TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

TREE SURVEY:

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	ACTION	CLASS	REPLACEMENT RATIO	MITIGATION REQUIRED
6070	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6071	15.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.95
6072	12.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.15
6073	13.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.5
6074	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6075	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6076	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.5
6077	11.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.55
6078	12.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.1
6079	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.25
6080	16.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.3
6081	14.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	7.35
6082	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6083	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.25
6084	16.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6085	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Unprotected		
6086	14.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6087	15.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6088	13.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6089	17.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.95
6090	21.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	10.6
6091	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	0.5:1	5.5
6092	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.6
6093	17.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.8
6094	17.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	8.9
6095	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.35
6096	13.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	6.65
6097	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6098	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6099	11.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	0.5:1	5.6
6100	11.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6101	11.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6102	14.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6103	12.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6104	18.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6105	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	0.5:1	
6106	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6107	12.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6108	12.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6109	13.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6110	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	0.5:1	
6111	12.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	0.5:1	

Kimley-Horn red tree tag series: 6070-6111. Protected trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	307.3	160.3
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	307.3	160.3
Mitigation Inches	**160.3**	
Proposed Tree Inches Per Planting Plan	**328**	
NET TOTAL	**-167.7**	

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

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

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
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13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (XXX) XXX-XXXX
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY AND TREESCAPE CALCULATIONS

SHEET NUMBER
L3.01

Plotted By:Harman, Anne Date:July 03, 2024 12:51:47pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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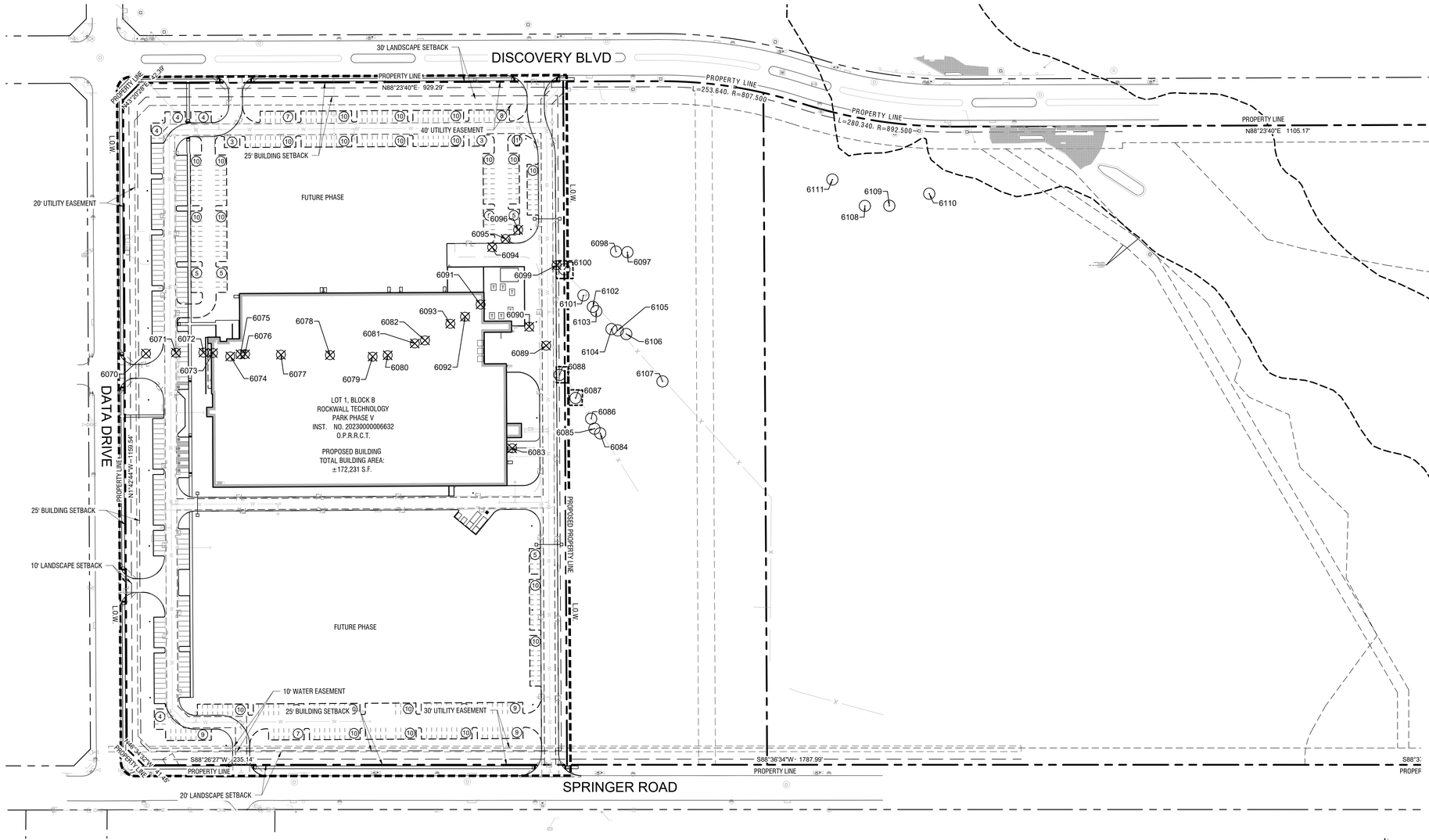

Treescape Plan

Scale: 1" = 100'-0"

A

TREE PROTECTION NOTES:

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
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SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

PARKING DATA TABLE	
PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES** 144 STANDARD SPACES 5 ADA SPACES
ULTIMATE REQUIRED PARKING	**405 TOTAL SPACES** 396 STANDARD SPACES 9 ADA SPACES
PHASE 1 PROVIDED PARKING	**149 TOTAL SPACES SPACES** 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
ULTIMATE PROVIDED PARKING	**405 TOTAL SPACES SPACES** 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES, INC.
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TWO GALLERIA OFFICE TOWER, SUITE 700
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P.L.A. Paul D. Freeland
L.A. No. 2458 Date 07.02.2024

KHA PROJECT 068671058
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY PDF
DRAWN BY NJF
CHECKED BY PDF

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLANS

SHEET NUMBER
L3.02

Plotted By:Harmony Anne Date:July 03, 2024 12:51:54pm File Path:K:\WRN_LALP_projects\068671058 - project saturn\CAD\Sheets\CIVIL\L3.01 TREESCAPE PLAN.dwg
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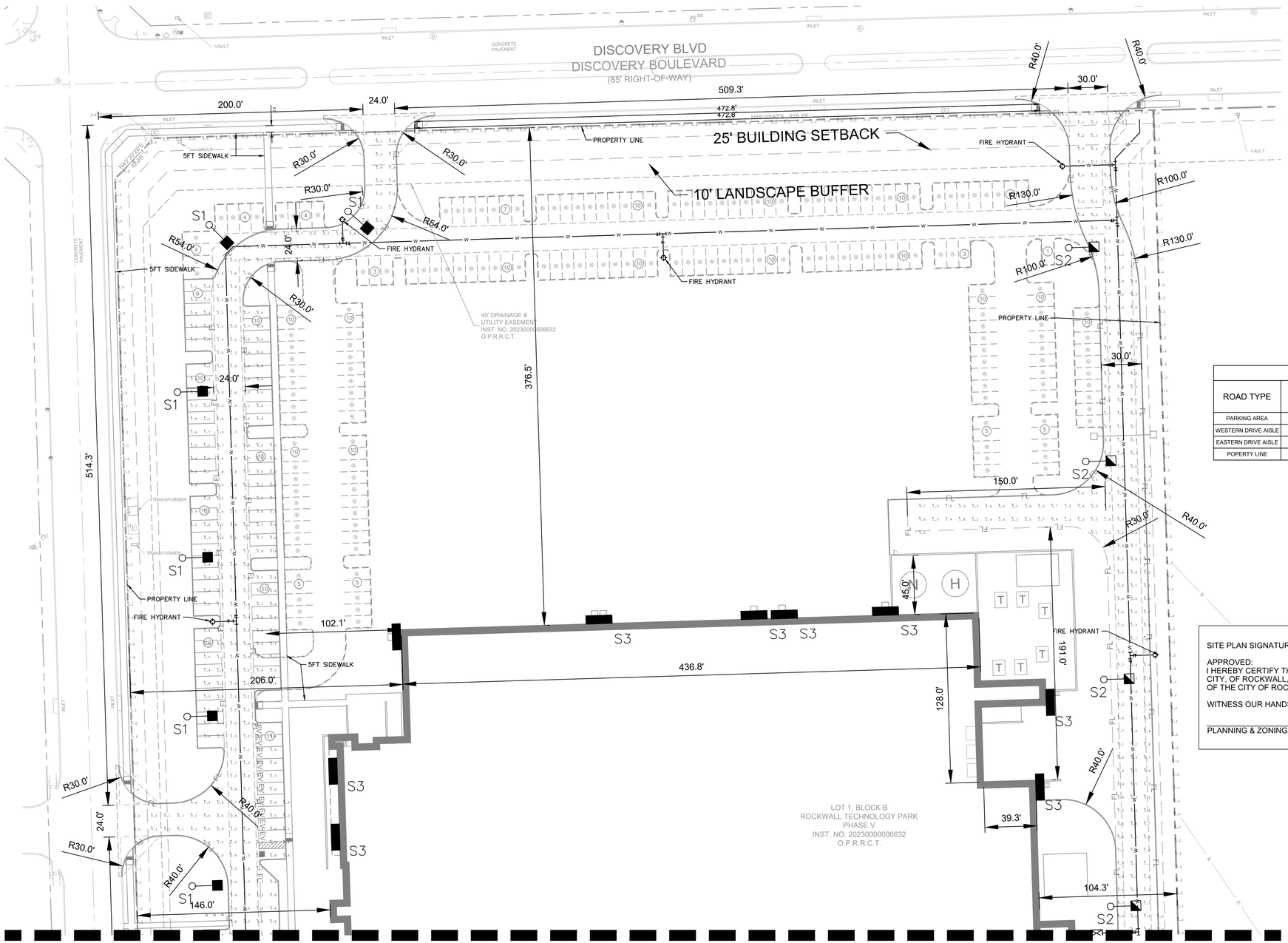

MATCHLINE: SEE SHEET E-102

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.04	0.30	2.90	3.47
WESTERN DRIVE AISLE	1.14	0.40	2.80	2.85
EASTERN DRIVE AISLE	1.47	0.40	5.60	3.68
POPERTY LINE	0.07	0.00	0.20	N/A

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

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

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	BUG RATING	LIGHT POLE MODEL
	S1	12	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P3-40K-T3LG-MVOLT-SPA-PIRH-DDBXD	102	14,687	30'	LED	TYPE 3	120-277	2-0-2	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S2	8	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD	102	12,294	30'	LED	TYPE 1	120-277	2-0-2	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S3	12	WALL MOUNTED DOOR LIGHT	SINGLE	0.90	LITHONIA DSXW1-10C-350-40K-T4M MVOLT	13	1,357	8'	LED	TYPE 4	120-277	0-0-1	N/A

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer JUSTIN J. TIDEWELL
P.E. No. 126574
Date 06/26/2024
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/26/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-101

Plotted By:Nettenbach, David Date:July 02, 2024 02:00:18pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Photi.dwg
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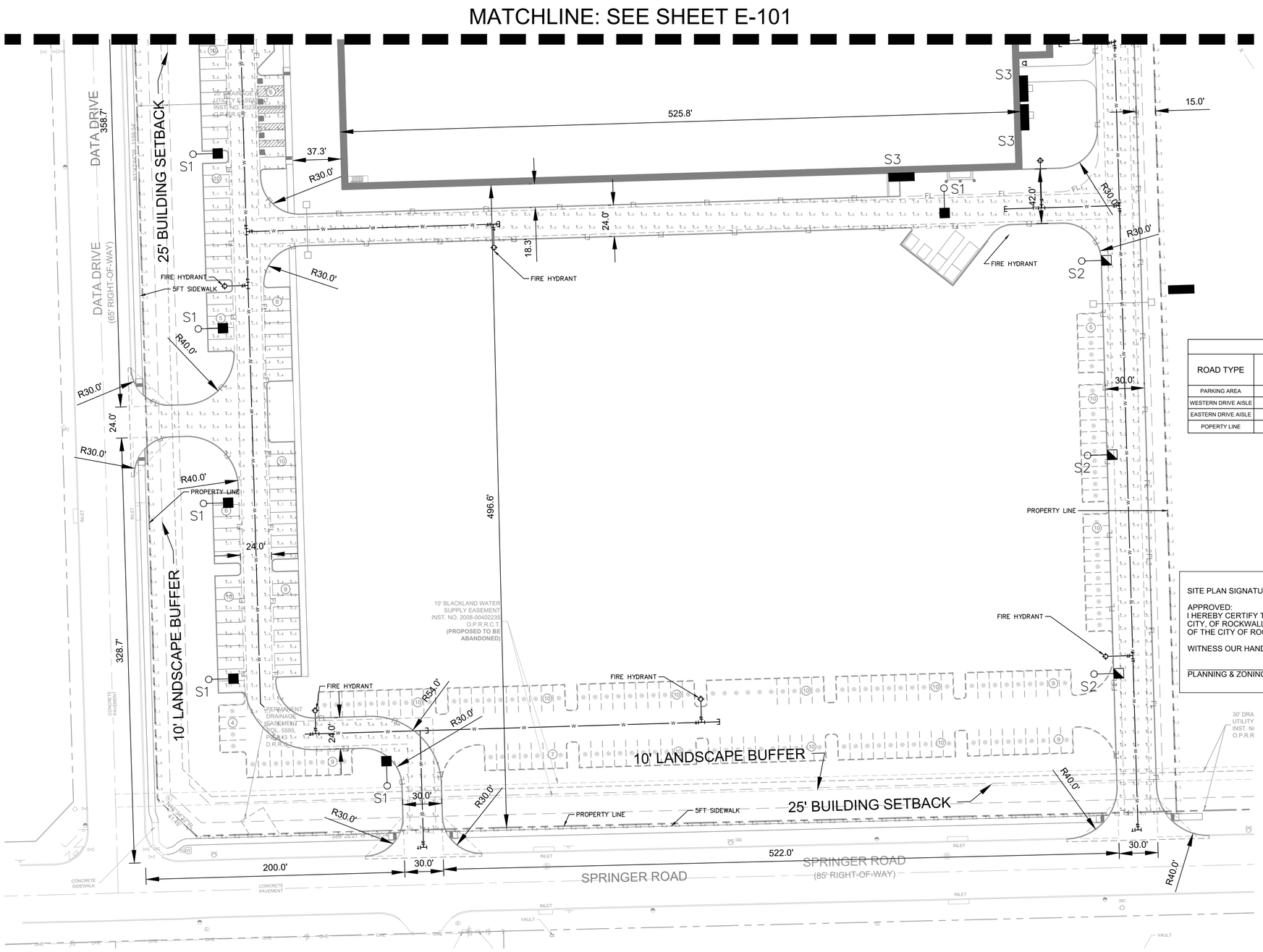

PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
POPERTY LINE	0.06	0.00	0.20	N/A

SITE SUMMARY TABLE	
ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	462,384 SF
PROPOSED BUILDING FOOTPRINT	524,272 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

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

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer JOSHUA J. DEBWELL
P.E. No. 126574
Date 06/14/2024

KHA PROJECT 068671058
DATE 06/28/2024
SCALE AS SHOWN
DESIGNED BY TAD
DRAWN BY AKA
CHECKED BY NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102

Plotted By:Nelenbach, David Date:July 02, 2024 02:00:28pm File Path:K:\DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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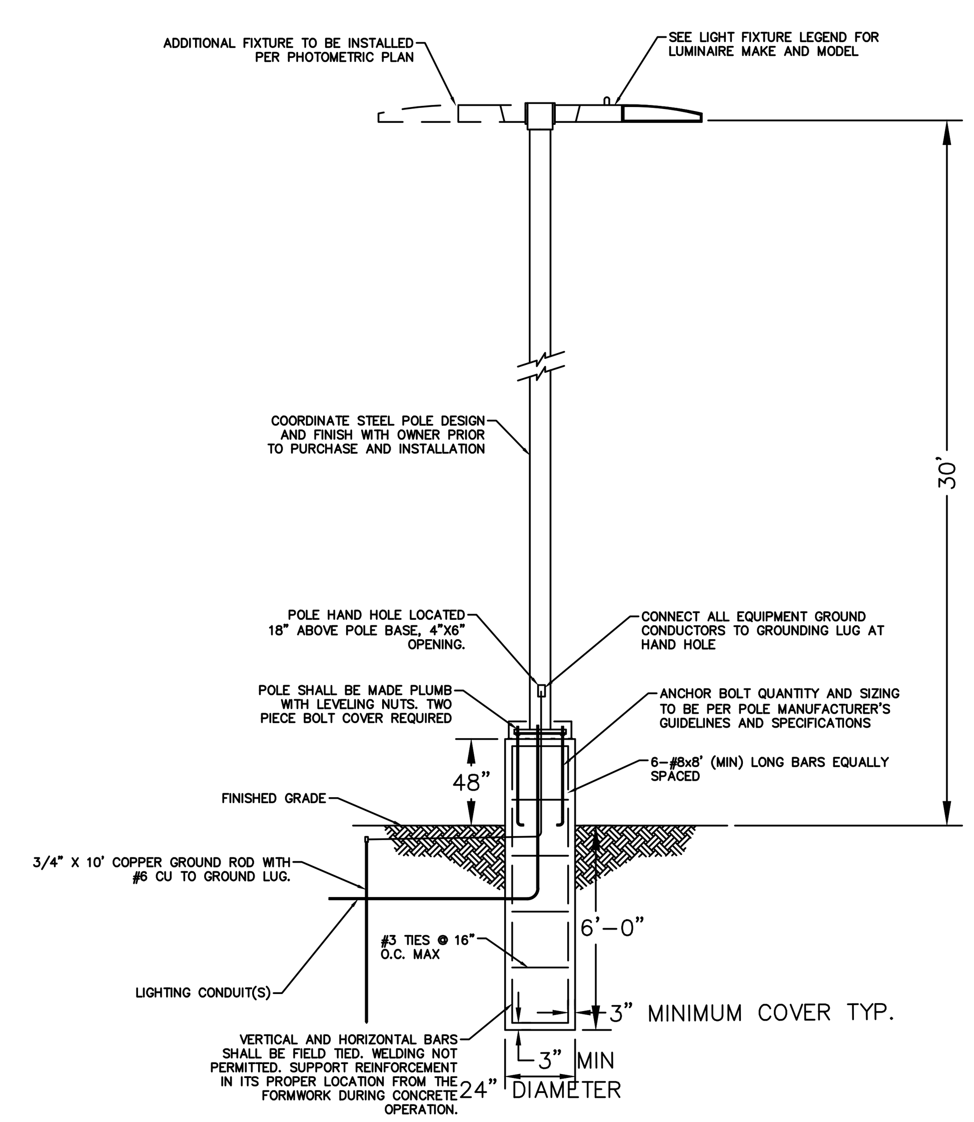


NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

1 / E-103 POLE FOUNDATION DETAIL
N.T.S.

D-Series Size 1
LED Area Luminaire

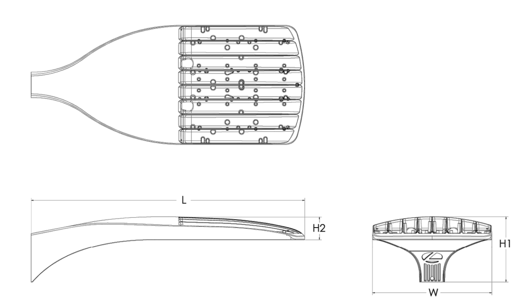
d"series

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1, P2, P3, P4, P5, P6, P7, P8, P9; **Rotated optics** P10[1], P11[1], P12[1], P13[1]	(this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	70CRI; 70CRI; 70CRI; 80CRI; 80CRI; 80CRI; 80CRI; 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act Compliant; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 09/05/23
Page 1 of 10

D-Series Size 1
LED Wall Luminaire

d"series

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

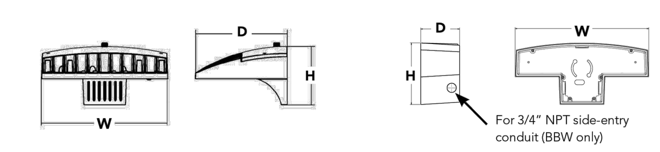
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine); 20C 20 LEDs (two engines)[1]	350 350 mA; 530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[1]	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium	MVOLT[2]; 120[3]; 208[3]; 240[3]; 277[3]; 347[3,4]; 480[3,4]	**Shipped included** (blank) Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[5]	**Shipped installed** PE Photoelectric cell, button type[6]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[1,7]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7]; E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options		Finish *(required)*		
Shipped installed SF Single fuse (120, 277 or 347V)[3,10]; DF Double fuse (208, 240 or 480V)[3,10]; HS House-side shield[11]; SPD Separate surge protection[12]	**Shipped separately**[11] BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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DSXW1-LED
Rev. 3/26/24

2 / E-103 PHOTOMETRIC CUTSHEETS
N.T.S.

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

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer NEDA M. HOSSEINY / DUSTIN J. COLWELL
P.E. No. 126707 / 125914
Date 06/26/2024 / 06/14/2024

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068671058	06/26/2024	AS SHOWN	TAD	AKA	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
E-103

Plotted By: Neitenbach, David Date: July 02, 2024 02:00:40pm File Path: K:\DAL_Civil\068671058–Project Saturn\Cad\PlanSheets\E–Phot.dwg
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d#series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY™ BAA BABA

Catalog Number

Notes

Type

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

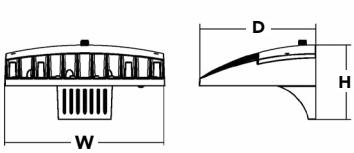
Specifications

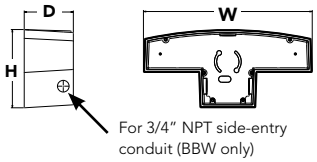
Luminaire

Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		

Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		





Introduction

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With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	**10C** 10 LEDs (one engine) **20C** 20 LEDs (two engines) [1]	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA (1 A) [1]	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium	**MVOLT** [2] **120** [3] **208** [3] **240** [3] **277** [3] **347** [3,4] **480** [3,4]	**Shipped included** (blank) Surface mounting bracket **BBW** Surface-mounted back box (for conduit entry) [5]	**Shipped installed** **PE** Photoelectric cell, button type [6] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor, <15' mtg ht [1,7] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht [1,7] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] **E20WC** Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	**DSSXD**	Sandstone	**DWHGXD**	Textured white
DBLXD	Black	**DDBTXD**	Textured dark bronze	**DSSTXD**	Textured sandstone
DNAXD	Natural aluminum	**DBLBXD**	Textured black		
DWHXD	White	**DNATXD**	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
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6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

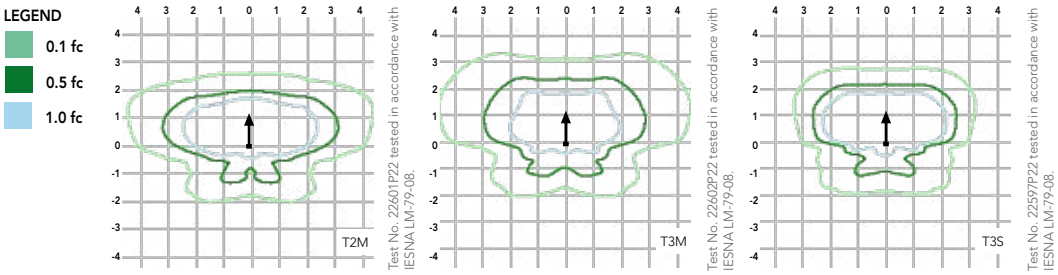
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

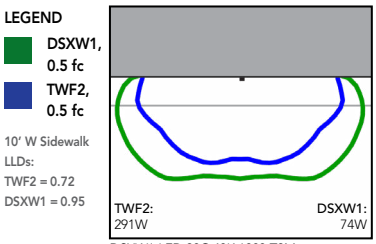
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

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d#series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

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

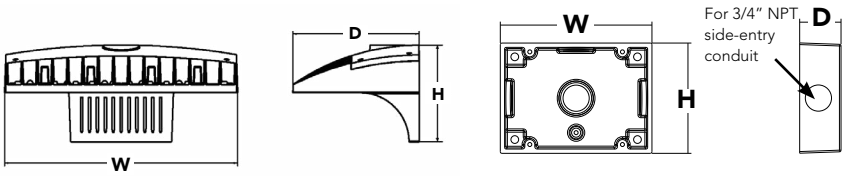
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	**20C** 20 LEDs (two engines) **30C** 30 LEDs (three engines)	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA[1] (1 A)	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted[2]	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium	**MVOLT**[3] **120**[4] **208**[4] **240**[4] **277**[4] **347**[4,5] **480**[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] **BBW** Surface-mounted back box (for conduit entry)	**Shipped installed** **PE** Photoelectric cell, button type[7] **PER** NEMA twist-lock receptacle only (control ordered separate)[8] **PER5** Five-wire receptacle only (control ordered separate)[8,9] **PER7** Seven-wire receptacle only (control ordered separate)[8,9] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor,<15' mtg ht[10,11] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht[10,11] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options			
Shipped installed		**Shipped separately**[13]	
SF	Single fuse (120, 277, 347V)[3]	**BSW**	Bird-deterrent spikes
DF	Double fuse (208, 240, 480V)[3]	**VG**	Vandal guard
HS	House-side shield[4]		
SPD	Separate surge protection[13]		

Finish *(required)*					
DDBXD	Dark bronze	**DSSXD**	Sandstone	**DWHGXD**	Textured white
DBLXD	Black	**DDBTXD**	Textured dark bronze	**DSSTXD**	Textured sandstone
DNAXD	Natural aluminum	**DBLBXD**	Textured black		
DWHXD	White	**DNATXD**	Textured natural aluminum		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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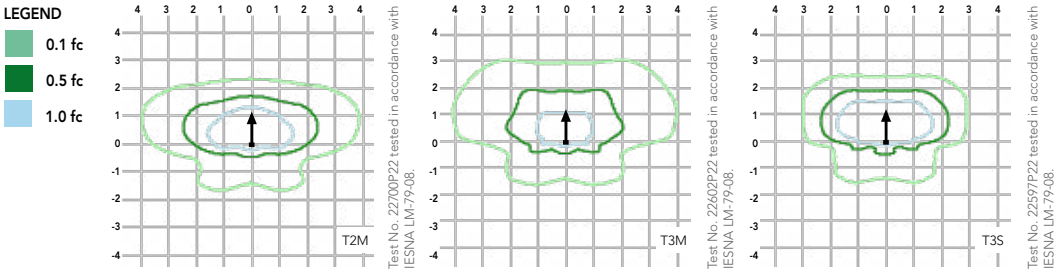
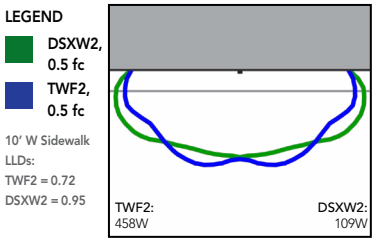
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

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

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DATE: August 29, 2024

TO: Neda Hosseiny
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240

CC: Phil Wagner
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, Texas 75032

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

SUBJECT: SP2024-031; *Site Plan for a Heavy Manufacturing Facility (Ballard)*

Neda Hosseiny**:**

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 July 30, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

(2) The applicant shall provide staff with an updated landscape plan that provides a row of evergreen shrubs along the eastern property line adjacent to the utility equipment; 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 July 30, 2024, the Planning and Zoning Commission approved a motion to approved the site plan by a vote of 5-0, with Commissioner Hustings absent and one (1) vacancy, with the condition that 20% stone be added to the north and south building facades.

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

Sincerely,

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