



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Justin Road

Subdivision

Lot

Block

General Location Southwest corner of Justin Rd and Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Distribution Center

Acreage 68

Lots [Current] 1

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Smartt Lofland & J Bond Ptns

Applicant Seefried Industrial Properties

Contact Person Bill Lofland

Contact Person Jonathan Stites

Address 1 Carmartchen Ct

Address 3030 LBJ Freeway, Suite 1650

City, State & Zip Dallas, TX 75225

City, State & Zip Dallas, TX 75234

Phone 972-771-5212

Phone 214-393-6066

E-Mail bill_lofland@juno.com

E-Mail jstites@seefriedproperties.com

Owner's Representative

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jonathan Stites Owner's Representative the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of January, 20 21. 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."

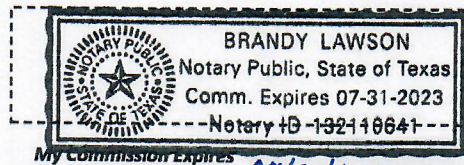
Given under my hand and seal of office on this the 13th day of January, 20 21.

Owner's Representative

Owner's Signature

Notary Public in and for the State of Texas

[Handwritten Signature: Brandy Lawson]



My Commission Expires 07/31/2023

Letter of Authorization

Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

SELLER:

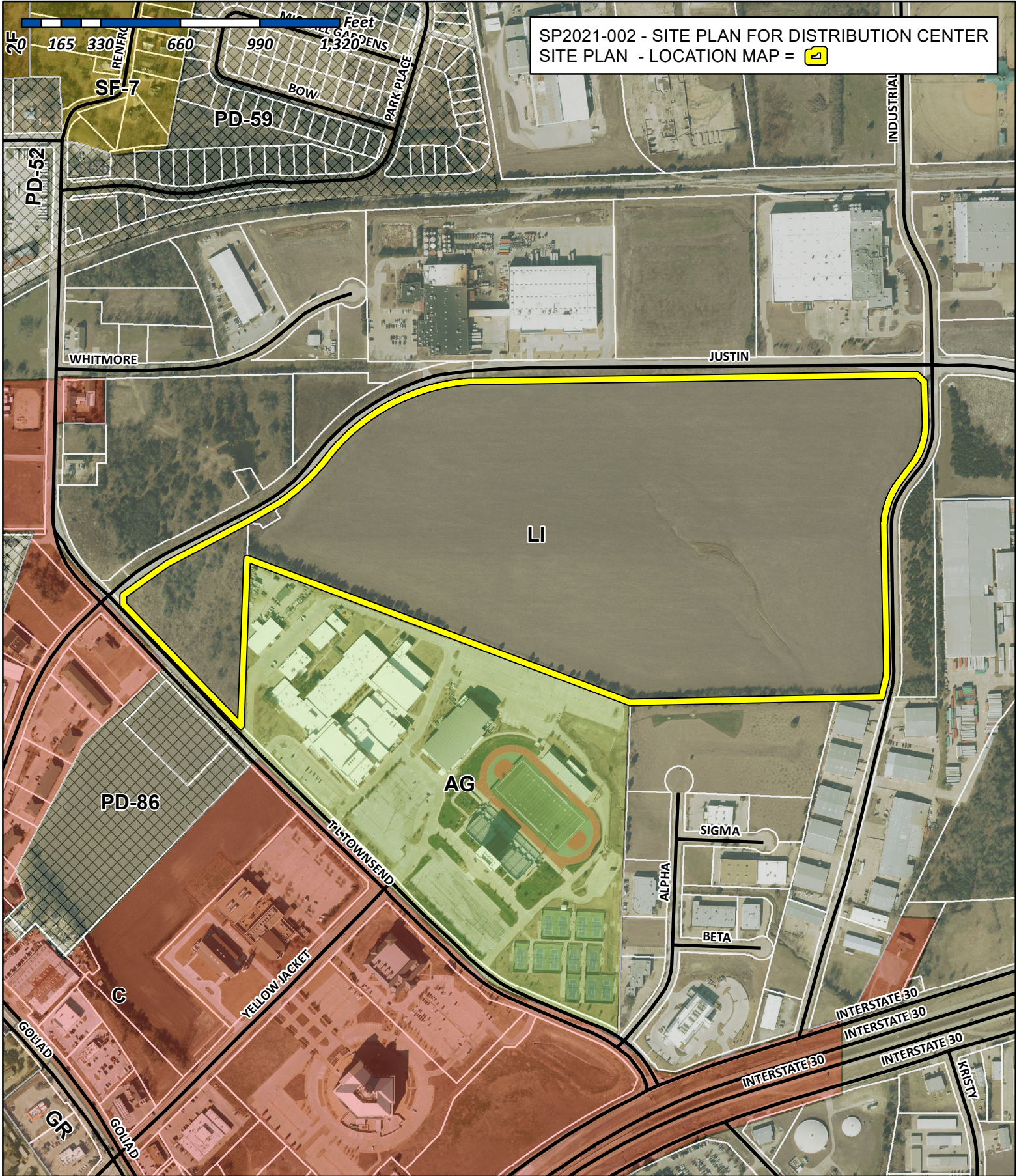
William B. Lofland

By: 

Name: William B. Lofland

Date Signed: 4/12/2021

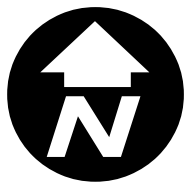
SP2021-002 - SITE PLAN FOR DISTRIBUTION CENTER
SITE PLAN - LOCATION MAP = 1

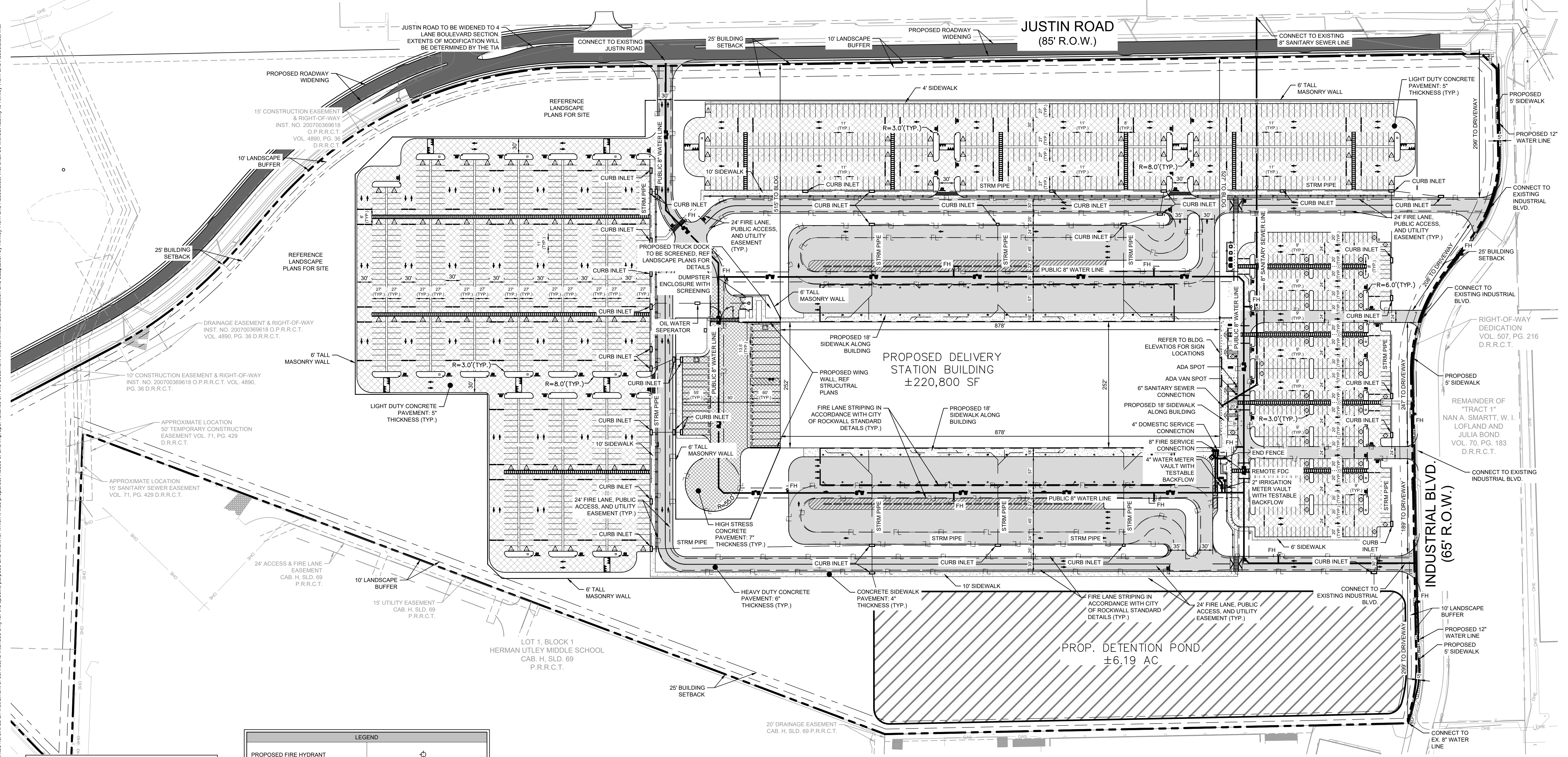
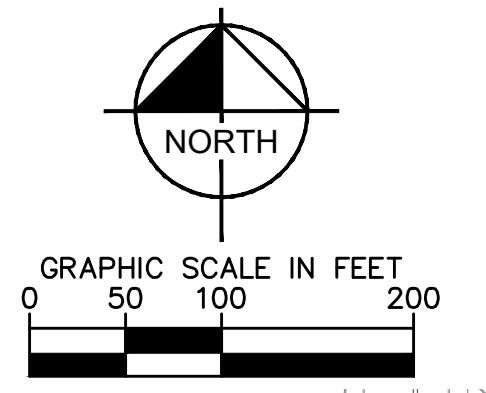


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

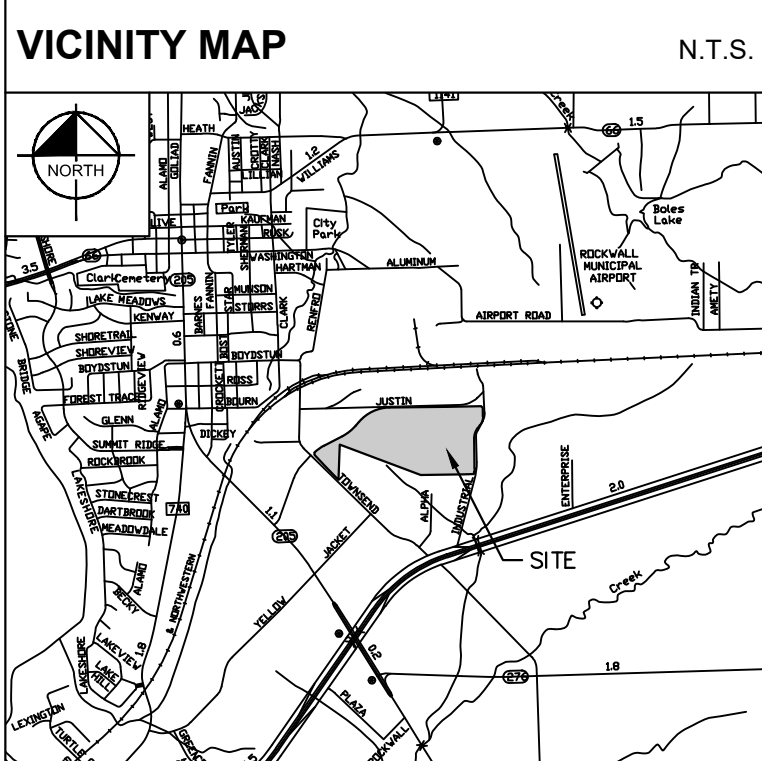
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NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.



| LEGEND | |
|----------------------------|-----------|
| PROPOSED FIRE HYDRANT | ⊕ |
| PROPOSED FIRE LANE | — FL — FL |
| PROPERTY LINE | --- |
| SAWCUT LINE | - - - - |
| PROPOSED CURB | — |
| LIGHT-DUTY CONCRETE | [Pattern] |
| FIRE LANE CONCRETE | [Pattern] |
| HEAVY DUTY CONCRETE | [Pattern] |
| PROPOSED ON SITE SIDEWALK | [Pattern] |
| PROPOSED OFF SITE SIDEWALK | [Pattern] |
| PROPOSED ROADWAY WIDENING | [Pattern] |

| PARKING SUMMARY (PER CLIENT REQUIREMENTS) | |
|---|------------------------|
| TOTAL LAND AREA | 3,093,718 SF/71.022 AC |
| PROPOSED TOTAL BUILDING AREA | ±220,800 SF |
| PROPOSED TRAILER PARKING | 30 SPACES |
| PROPOSED AUTO PARKING (9'X20') | 480 SPACES |
| REQUIRED AUTO PARKING BY CLIENT | 457 SPACES |
| PROPOSED VAN PARKING (11'X27') | 1,118 SPACES |
| REQUIRED VAN PARKING | 1,103 SPACES |
| PROPOSED ACCESSIBLE PARKING | 9 SPACES |
| REQUIRED ACCESSIBLE PARKING | 9 SPACES |

| SITE INFORMATION | | | |
|--------------------------|--------------|--------------|-----------|
| LOT 1 | | | |
| PAVEMENT | 1,358,772 SF | 31.193 ACRES | (46.828%) |
| BUILDING COVERAGE | 220,800 SF | 5.069 ACRES | (7.610%) |
| LANDSCAPE AND OPEN SPACE | 1,322,048 SF | 30.350 ACRES | (45.562%) |
| TOTAL | 3,093,718 SF | 71.022 ACRES | |

| PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS) | | | |
|---|------------|-------------------------------|------------|
| REQUIRED PER ZONING | | PROVIDED | |
| 1 PER 1000 SQ. FT | 221 SPACES | PROPOSED | 480 SPACES |
| ACCESSIBLE SPOTS REQ. | | ACCESSIBLE SPOTS PROV. | |
| TOTAL (INCLUDES 2 VAN SPOTS) | 9 SPACES | TOTAL (INCLUDES 2 VAN SPOTS) | 9 SPACES |

| DEVELOPMENT INFORMATION | |
|--|---------------|
| ZONING - LI, LIGHT INDUSTRIAL DISTRICT | |
| BUILDING AREA 1 (HT=44.5') | |
| STORY | AREA (GSF) |
| LL | 220,822 |
| FLOOR AREA RATIO (FAR) | 0.07 |
| FOUNDATION TYPE | SLAB ON GRADE |

SITE PLAN SIGNATURE BLOCK:

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

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---|---|---|
| DEVELOPER: SEEFRIED INDUSTRIAL PROPERTIES 3030 LBJ FREEWAY, SUITE 1050 DALLAS, TX 75234 CONTACT: JONATHAN STITES E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM | OWNER: SMARTT LOFLAND & J BOND PTNRS 1 CARMARTHEN CT DALLAS, TX 75234 CONTACT: BILL LOFLAND E-MAIL: BILL_LOFLAND@JUNO.COM | ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC 11700 KATY FREEWAY, SUITE 800 HOUSTON, TX 77079-1221 PHONE: 281-597-9300 CONTACT: KENNETH CARGILL, P.E. |
|---|---|---|

CASE NUMBER: XXXXXXX

DATE

REVISIONS

No.

BY

DATE

REVISIONS

No.

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-928

FOR REVIEW ONLY
Not For Construction.

Engineer: KENNETH CARGILL
P.E. No. 123293 Date: FEB. 2021

KHA PROJECT
069284835

DATE
FEBRUARY 2021

SCALE
AS SHOWN

DESIGNED BY
BG

DRAWN BY
BG

CHECKED BY
KWC

SITE PLAN

JUSTIN ROAD

DISTRIBUTION

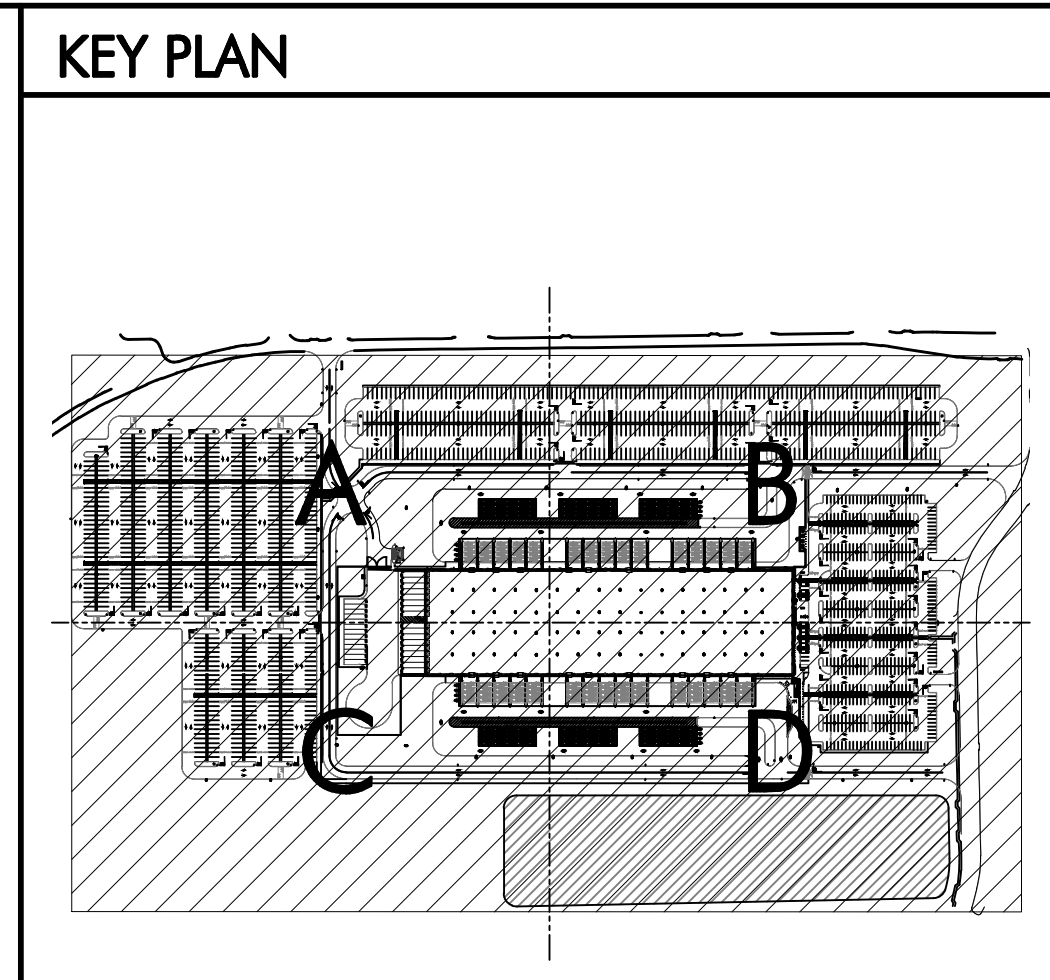
CENTER

TEXAS

ROCKWALL

SHEET NUMBER

C-100



PARKING DATA

| SPACE TYPE | Count |
|---------------------|------------|
| STANDARD | 471 |
| HANDICAPPED | 9 |
| TOTAL SPACES | 480 |

DELIVERY VAN STORAGE

| SPACE TYPE | Count |
|---------------------|-------------|
| VAN LOADING | 120 |
| VAN STAGING | 120 |
| VAN PARKING | 1118 |
| TRAILER TRUCK | 30 |
| TOTAL SPACES | 1388 |

- GENERAL NOTES**
- BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL.
 - DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR BACK OF PARKING STALL TO BACK OF PARKING STALL.
 - SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS.

Issue Date **02/10/21**

| Revisions | Date | Description | By |
|-----------|------|-------------|----|
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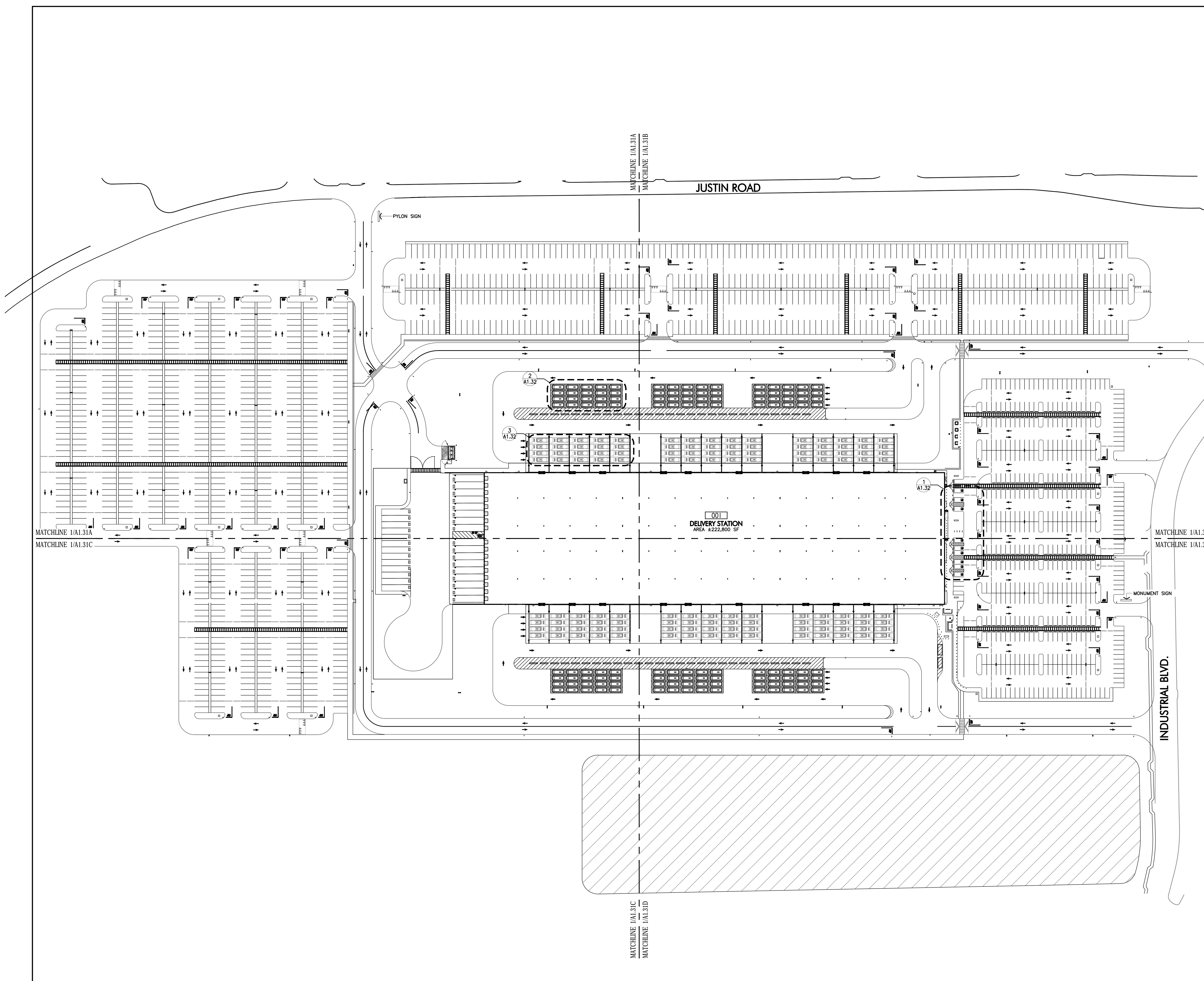
**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY**

| | |
|-------------|--------|
| Job Number | 200162 |
| Drawn By | NG |
| App'd By | SV |
| Sheet Title | |

**Overall Site
Graphics Plan**

Sheet Number
A1.31



1 Overall Site Plan
SCALE 1" = 70'-0"

PLAN NORTH
TRUE NORTH

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-3 MOD 30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7R 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW
- S-11L 24" X 24" DOT STANDARD "NO LEFT TURN" SIGN
- S-11R 24" X 24" DOT STANDARD "NO RIGHT TURN" SIGN
- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 3/A1.34)

- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
 - S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- SITE SIGNS (SEE 5/A1.34)**
- AS-5 48" X 60" YARD RULES SIGN
 - AS-6 36" X 24" TRUCK ENTRANCE SIGN
 - AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-15 20' - 0" LARGE SPEED HUMP
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 8'-0" X 10'-0" STRAIGHT ARROW
- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36° O.C. PEDESTRIAN CROSSWALK
- PG-12 12" STRIPING OUTLINE AND HATCH FILL AT 36° O.C. DRIVER ENTRANCE
- PG-14 5'-0" X 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

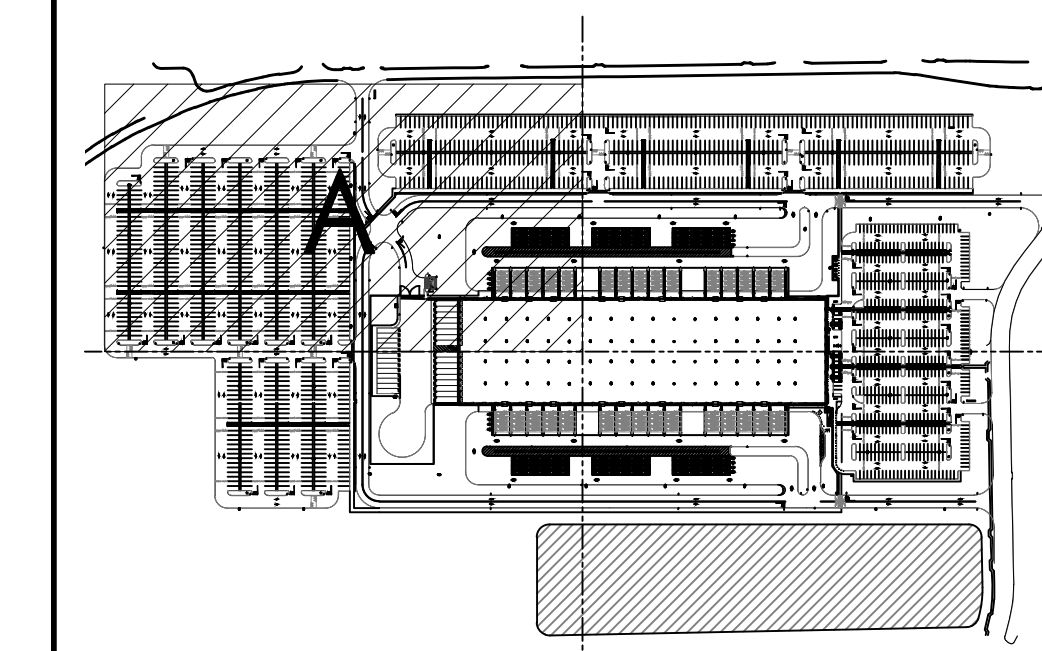
PAVEMENT GRAPHICS (SEE 6/A1.35)

- PG-21 TRAILER PARKING STALL STRIPE
- PG-22 DOCK PARKING STALL STRIPE
- PG-23 JACK STAND AREA
- PG-24 WARNING LINE

GENERAL NOTES

1. REF. A1.33-A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN

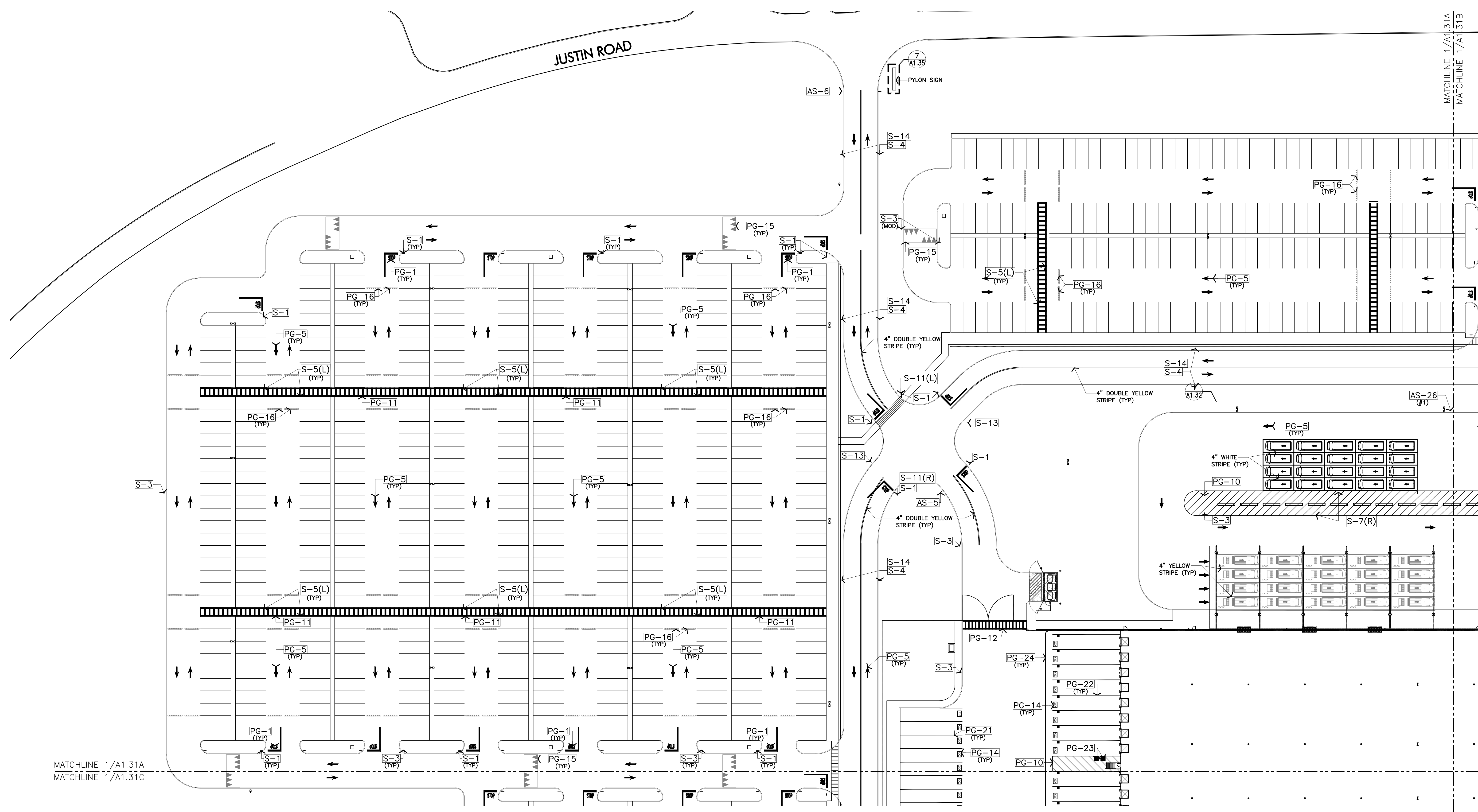


pdms design group
 2225 E. Randol Mill Road, Suite 300
 Arlington, Texas 76011
 817.633.4200 p 817.633.4153 f

Project Address
**Delivery Station
 DDF9- Rockwall**

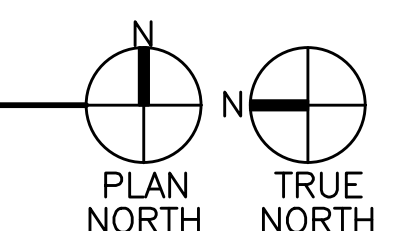
Issue Date **02/10/21**

| Revisions | Date | Description | By |
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MATCHLINE 1/A1.31A
 MATCHLINE 1/A1.31C

1 Partial Site Plan
 SCALE 1" = 40'-0"



**DELIVERY STATION: DDF9
 ROCKWALL, TX 77573**

mb
 MICHAEL R. BLACK, AIA
 2225 E. RANDOL MILL RD., SUITE 300
 ARLINGTON, TEXAS 76011
 817.701.4619

**PRELIMINARY
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Job Number 200162
 Drawn By NG
 App'd By SV

Sheet Title
**Partial Site
 Graphics Plan**

Sheet Number
A1.31A

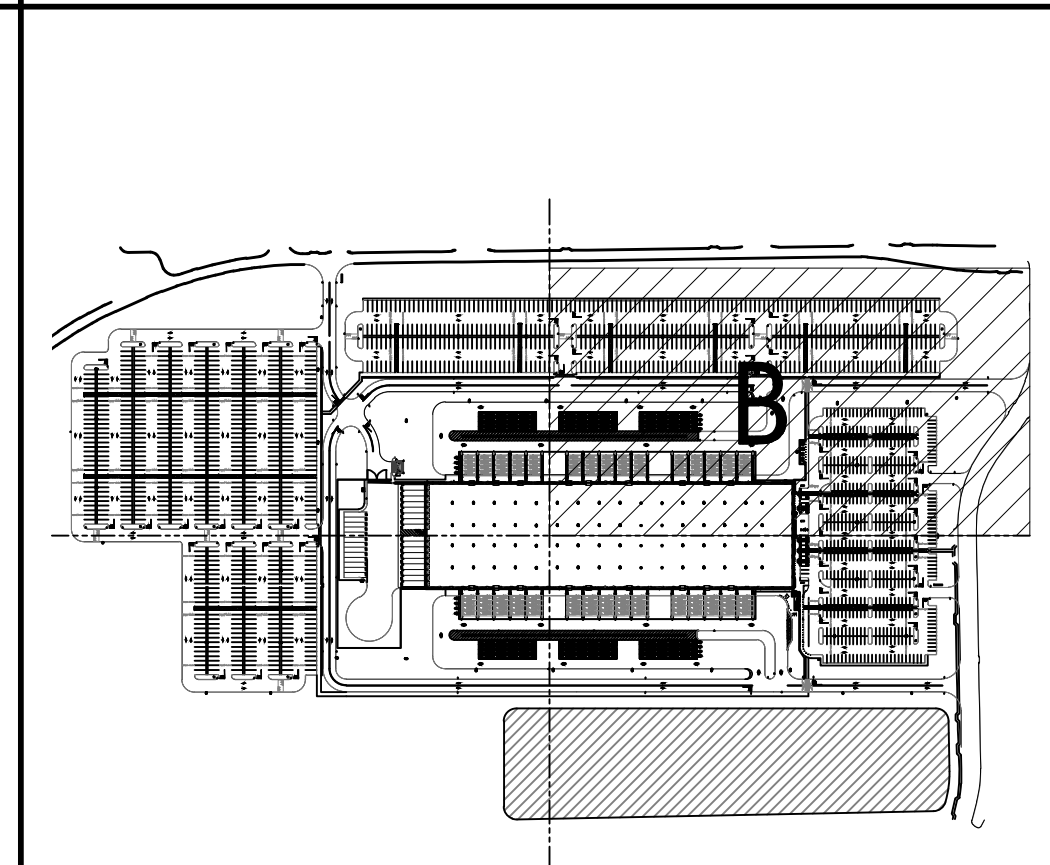
SITE NOTE LEGEND

| | | | |
|--|--|--|---|
| <p>SITE SIGNS (SEE 1/A1.34)</p> <p>S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN</p> <p>S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN</p> <p>S-3 MOD 30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH FLAGBOARD</p> <p>S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN</p> <p>S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW</p> <p>S-7R 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW</p> <p>SITE SIGNS (SEE 3/A1.34)</p> <p>S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.</p> <p>S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN</p> <p>S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN</p> <p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-1 60" X 48" ADDRESS SIGN</p> | <p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-13 36" X 24" "NO ENTRANCE" SIGN</p> <p>AS-14 36" X 24" "NO EXIT" SIGN</p> <p>AS-15R 36" X 24" EXIT SIGN, RIGHT ARROW</p> <p>AS-16 48" X 60" WAYFINDING SIGN</p> <p>AS-17L 36" X 24" DROP-OFF/PICK-UP SIGN, LEFT ARROW</p> <p>AS-26 26" X 26" MUSTER AREA SIGN</p> <p>AS-30 12" X 18" NON-SMOKING AREA SIGN</p> | <p>SITE SIGNS (SEE 5/A1.34)</p> <p>AS-31 12" X 18" CUSTOMER PARKING SIGN</p> <p>PAVEMENT GRAPHICS (SEE 1/A1.35)</p> <p>PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR</p> <p>PG-15 20' - 0" LARGE SPEED BUMP</p> <p>PG-16 6'-0" X 1'-0" SMALL SPEED BUMP</p> <p>PG-20 24'-0" X 22'-0" PEDESTRIAN TABLE</p> <p>PAVEMENT GRAPHICS (SEE 5/A1.35)</p> <p>PG-5 8'-0" X 10'-0" STRAIGHT ARROW</p> | <p>PAVEMENT GRAPHICS (SEE 5/A1.35)</p> <p>PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND</p> <p>PG-17 4'-0" X 4'-0" STANDARD ACCESSIBLE PARKING SPACE</p> <p>PG-18 4'-0" X 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE</p> |
|--|--|--|---|

GENERAL NOTES

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KEY PLAN



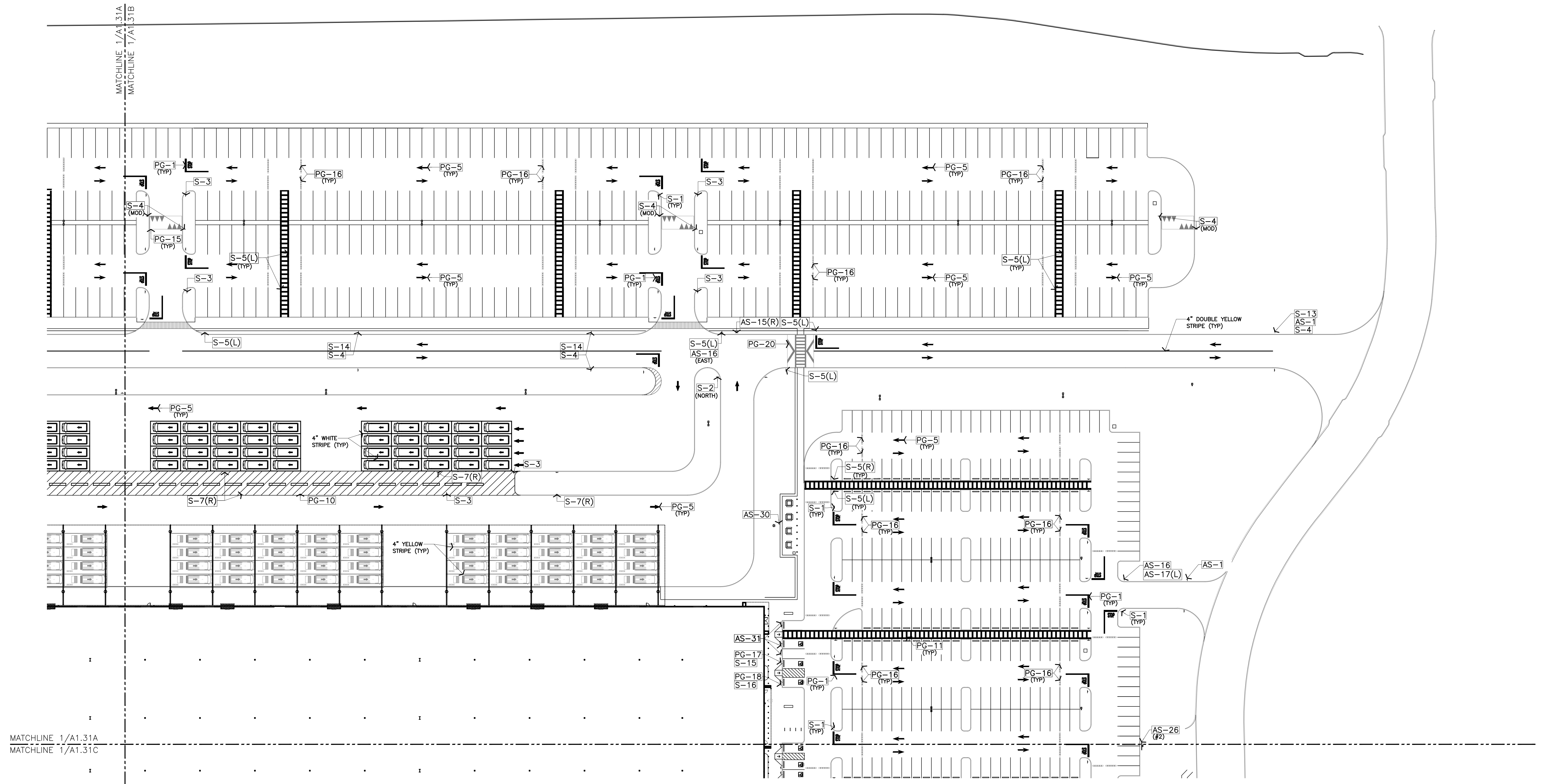
pdms design group
 2235 E. Randol Mill Road, Suite 300
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 817.633.4200 p 817.633.4153 f

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Project Address
**Delivery Station
 DDF9- Rockwall**

Issue Date **02/10/21**

| Revisions | Date | Description | By |
|-----------|------|-------------|----|
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| App'd By | SV |
| Sheet Title | |

Partial Site
 Graphics Plan

Sheet Number

A1.31B

1 Partial Site Plan
 SCALE 1" = 40'-0"

PLAN NORTH TRUE NORTH

SITE NOTE LEGEND

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SITE SIGNS (SEE 5/A1.34)

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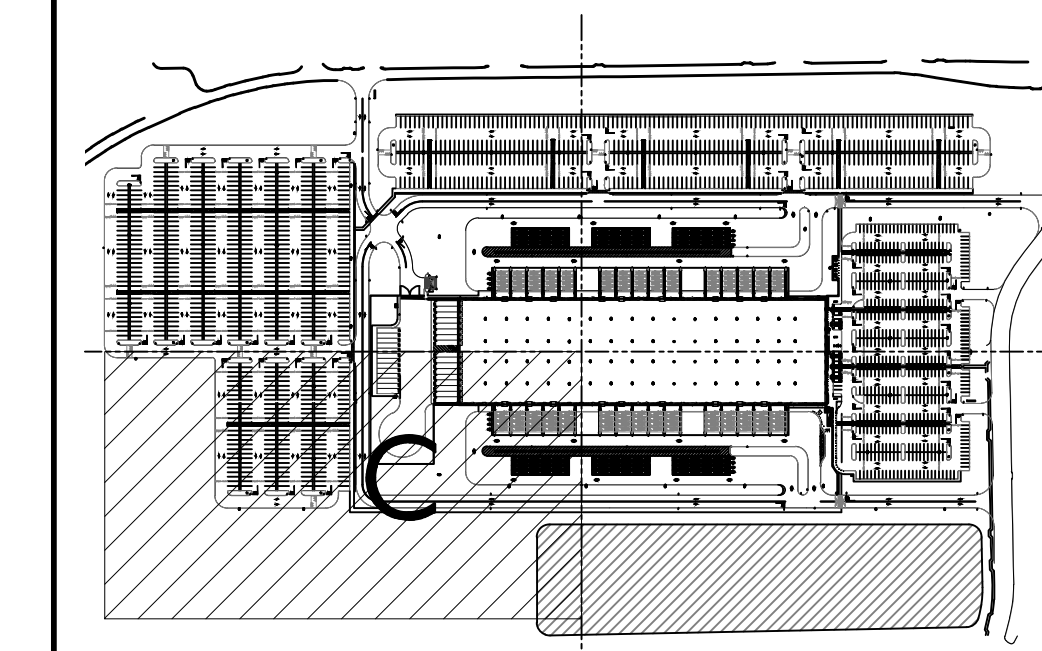
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9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN



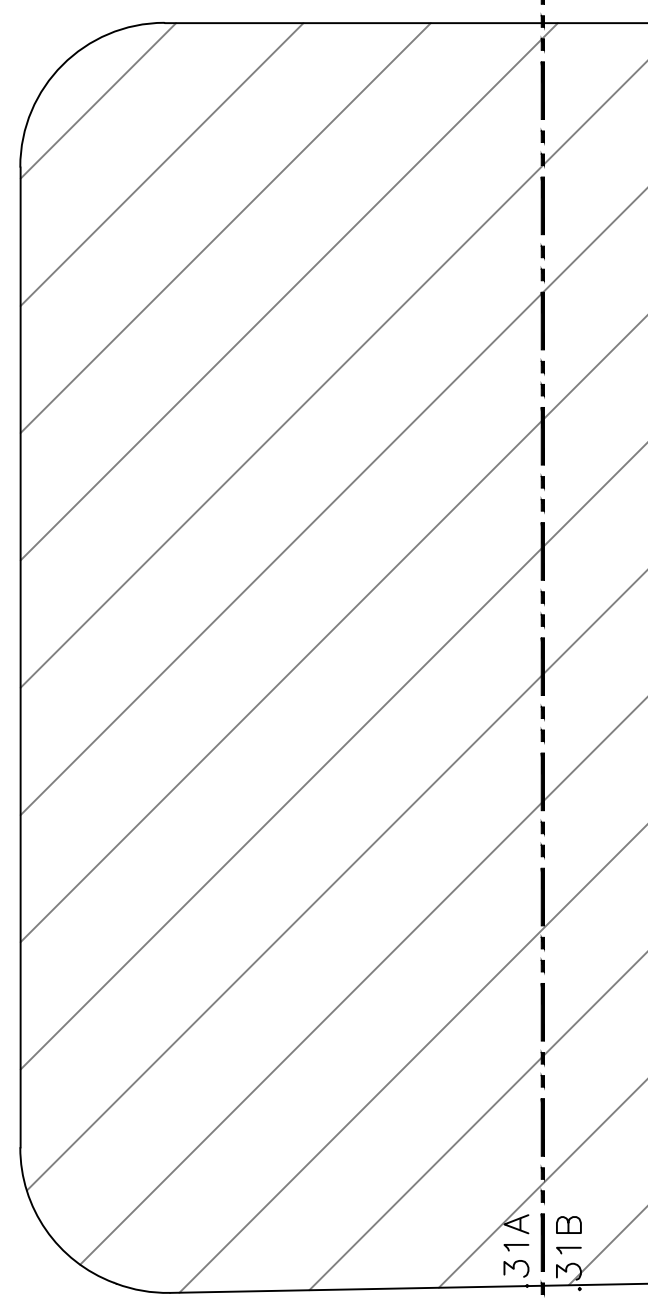
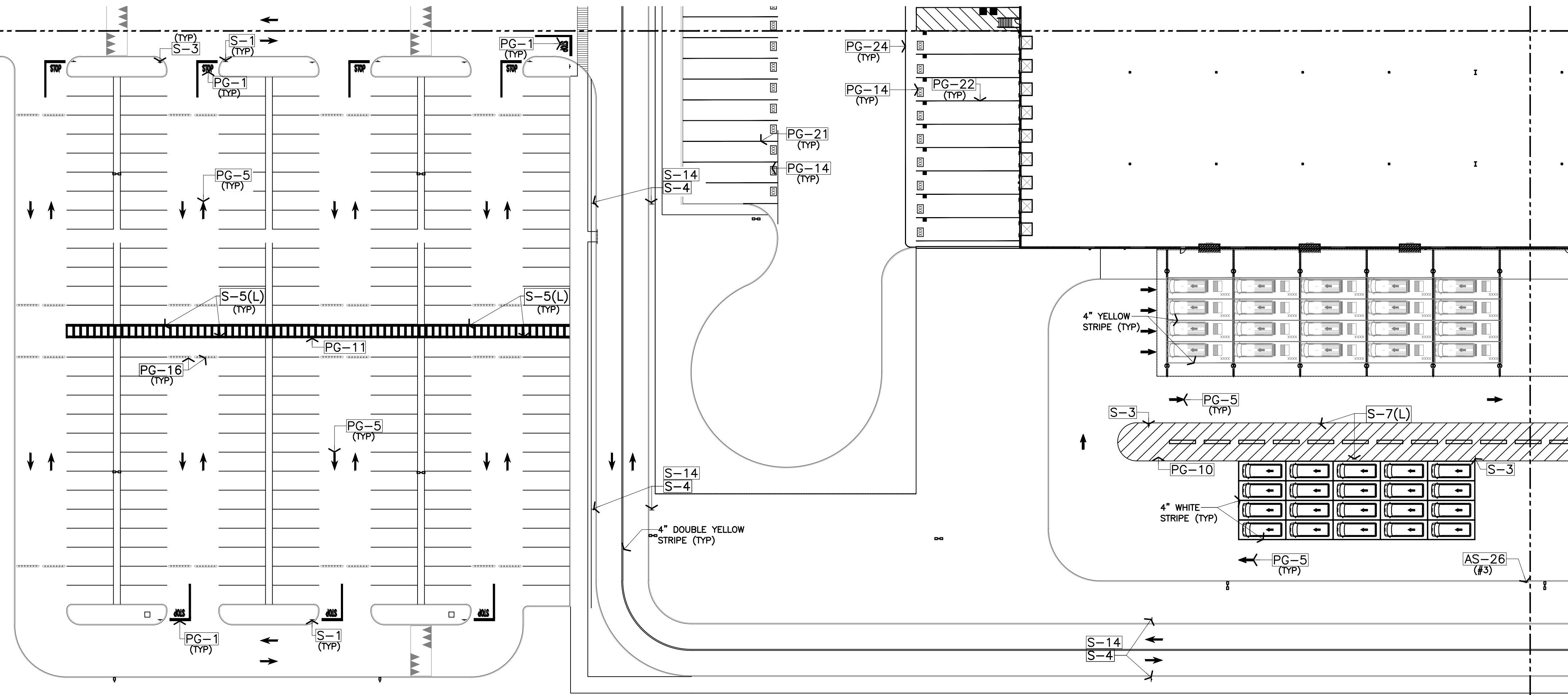
pdms
design group
2235 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

Project Address
**Delivery Station
DDF9- Rockwall**

Issue Date **02/10/21**

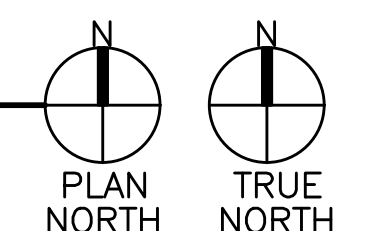
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MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31C



MATCHLINE 1/A1.31A
MATCHLINE 1/A1.31B

1 Partial Site Plan
SCALE 1" = 40'-0"



mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4619

Seal
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FOR REVIEW
ONLY**

Job Number 200162
Drawn By NG
App'd By SV

Sheet Title
**Partial Site
Graphics Plan**

Sheet Number
A1.31C

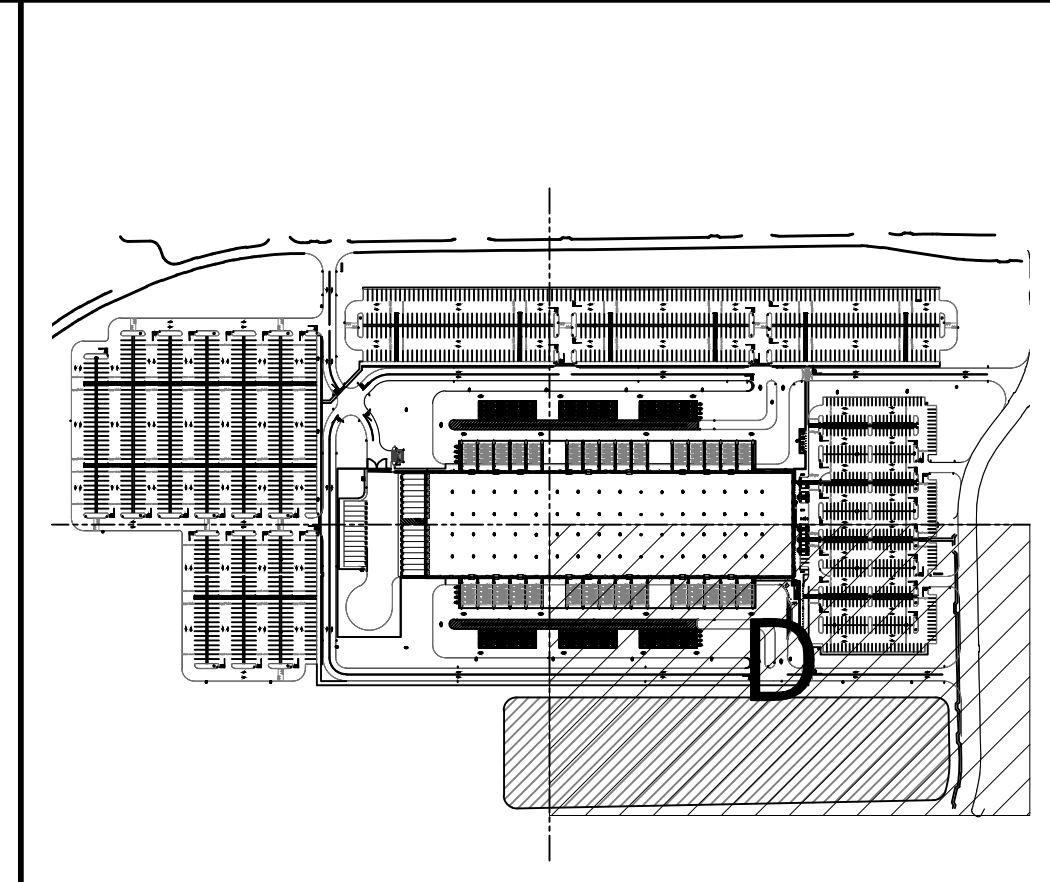
SITE NOTE LEGEND

| | | |
|--|---|--|
| SITE SIGNS (SEE 1/A1.34) | SITE SIGNS (SEE 5/A1.34) | PAVEMENT GRAPHICS (SEE 5/A1.35) |
| S-2 30" X 30" DOT STANDARD "DO NOT ENTER" SIGN | AS-15L 36" X 24" EXIT SIGN, LEFT ARROW | PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND |
| S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN | AS-16 48" X 60" WAYFINDING SIGN | PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK |
| S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN | AS-17R 36" X 24" DROP-OFF/PICK-UP SIGN, RIGHT ARROW | PG-17 4'-0" X 4'-0" STANDARD ACCESSIBLE PARKING SPACE |
| S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW | AS-22 12" X 18" DROP-OFF AND PICK-UP "ONLY" SIGN | PG-18 4'-0" X 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE |
| S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW | AS-26 26" X 26" MUSTER AREA SIGN | |
| S-7L 30" X 30" DOT STANDARD "ONE WAY" LEFT ARROW | | |
| SITE SIGNS (SEE 3/A1.34) | PAVEMENT GRAPHICS (SEE 1/A1.35) | |
| S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN | PG-1 1'-0" X 1'-0" WHITE STOP BAR | |
| S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN | PG-16 6'-0" X 1'-0" SMALL SPEED BUMP | |
| S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN | PG-20 24'-0" X 22'-0" PEDESTRIAN TABLE | |
| S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN | PAVEMENT GRAPHICS (SEE 5/A1.35) | |
| SITE SIGNS (SEE 5/A1.34) | PG-5 8'-0" X 10'-0" STRAIGHT ARROW | |
| AS-1 60" X 48" ADDRESS SIGN | | |

GENERAL NOTES

- REF. A1.33-A1.36 FOR SIGNAGE DETAILS
- FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD
- ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
- MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
- ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
- TYPICAL SIGN FONT IS SET IN ARIAL
- SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
- NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
- STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN

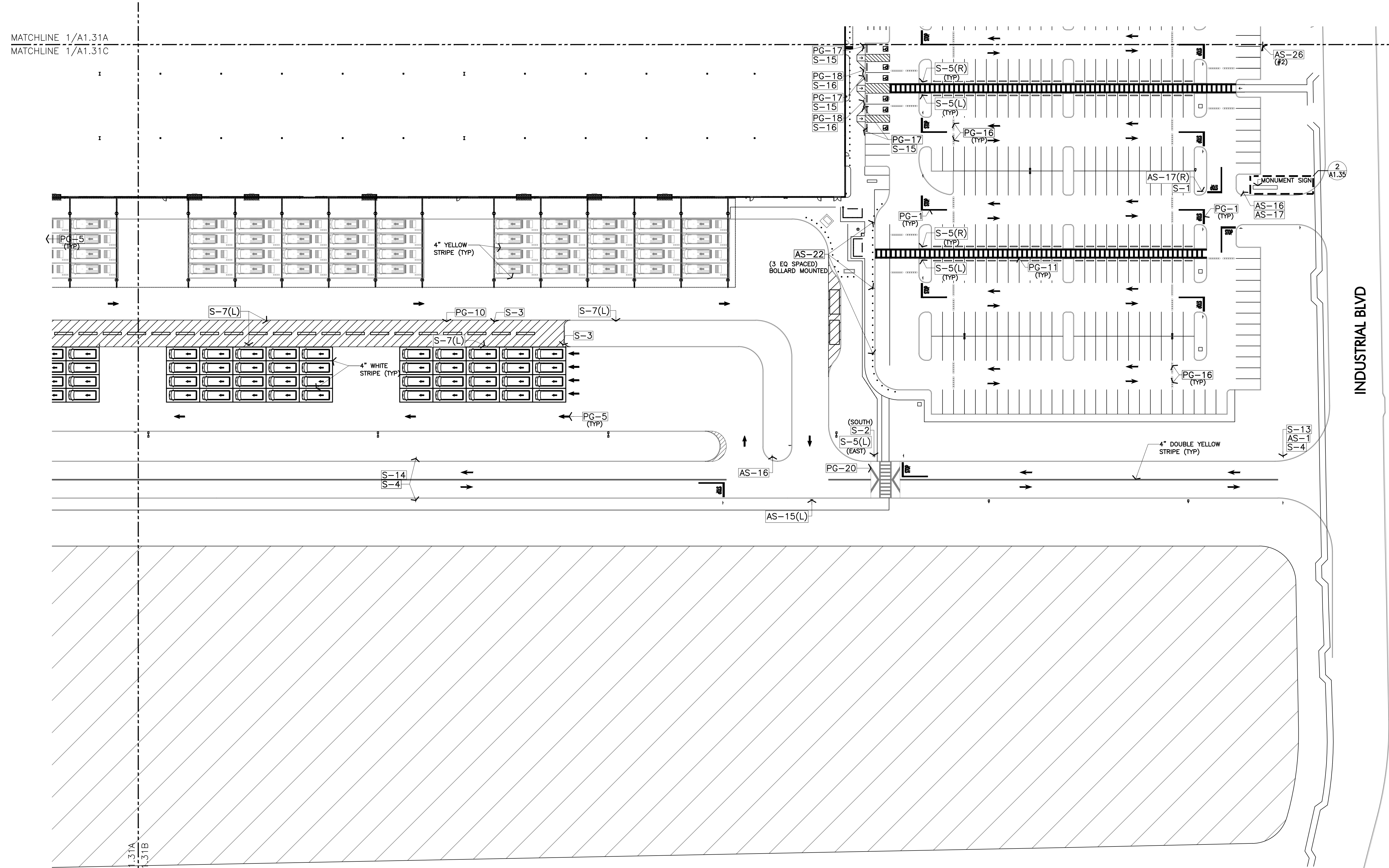


pdms design group
 2225 E. Randol Mill Road, Suite 300
 Arlington, Texas 76011
 817.633.4200 p 817.633.4153 f

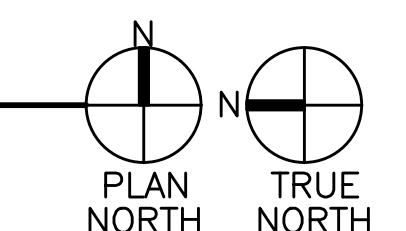
Project Address
Delivery Station DDF9- Rockwall

Issue Date **02/10/21**

| Revisions | Date | Description | By |
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1 Partial Site Plan
 SCALE 1" = 40'-0"



DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mb
 MICHAEL R. BLACK, AIA
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 ARLINGTON, TEXAS 76011
 817.701.4619

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Job Number 200162
 Drawn By NG
 App'd By SV
 Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31D

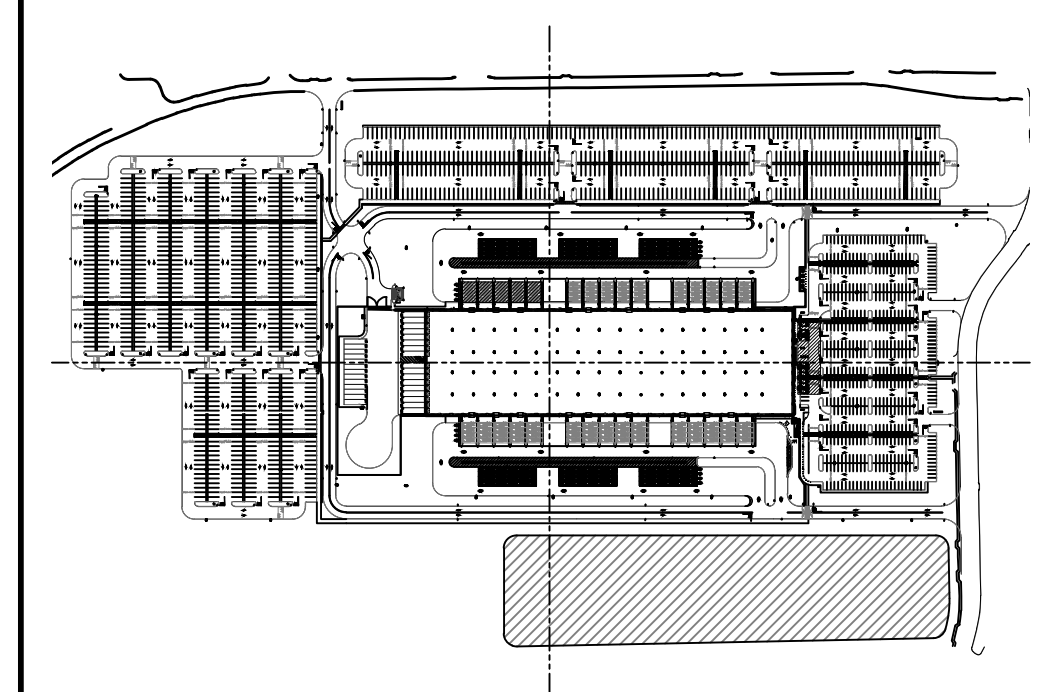
SITE NOTE LEGEND

- SITE SIGNS (SEE 1/A1.34)
- S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
 - S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
 - S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW
- SITE SIGNS (SEE 3/A1.34)
- S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
 - S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN
- PAVEMENT GRAPHICS (SEE 1/A1.35)
- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
 - PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PAVEMENT GRAPHICS (SEE 5/A1.35)
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
 - PG-17 4'-0" X 4'-0" STANDARD ACCESSIBLE PARKING SPACE
 - PG-18 4'-0" X 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

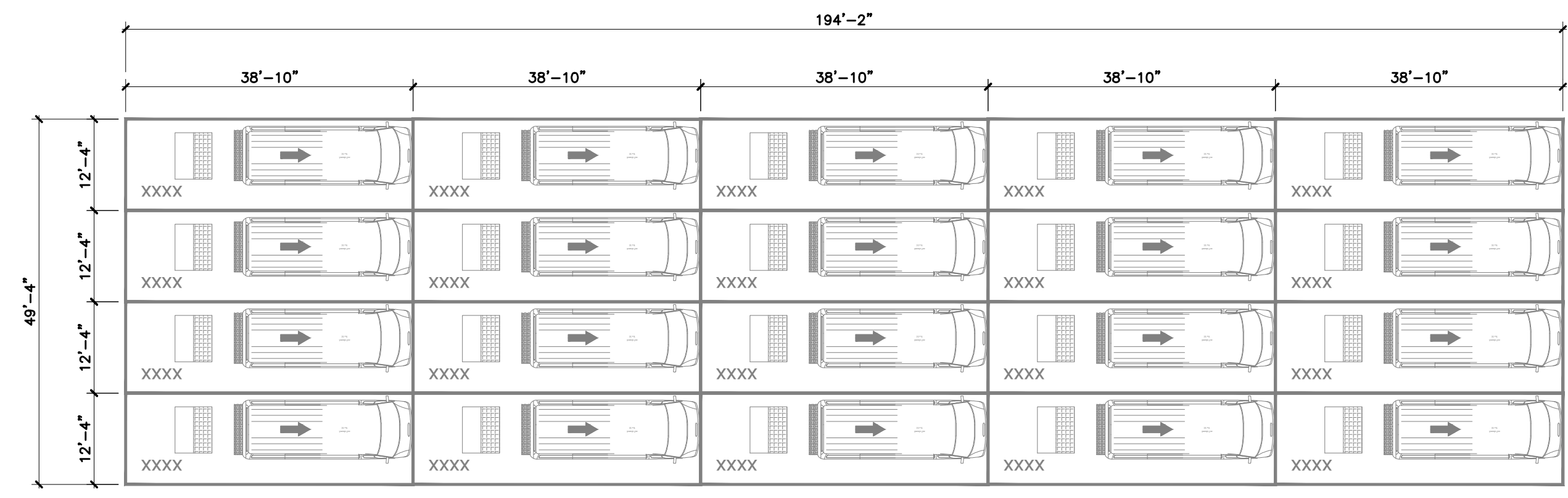
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KEY PLAN

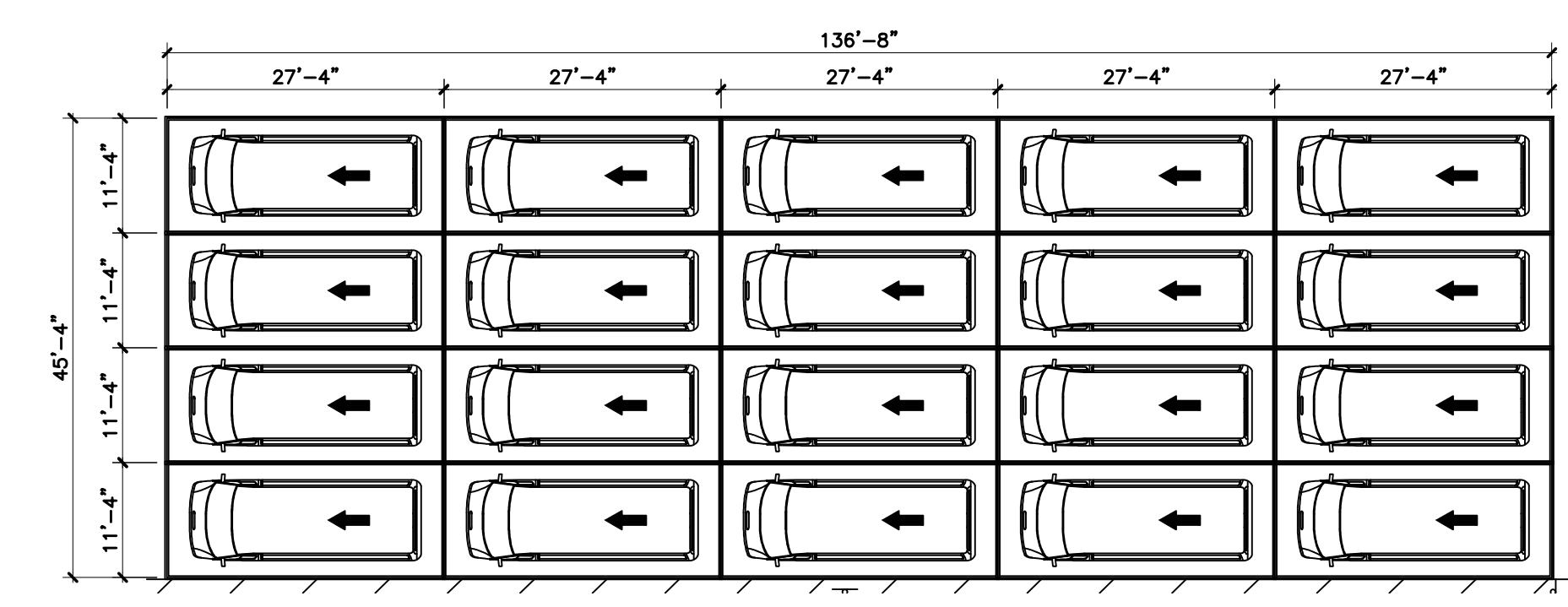


Issue Date **02/10/21**

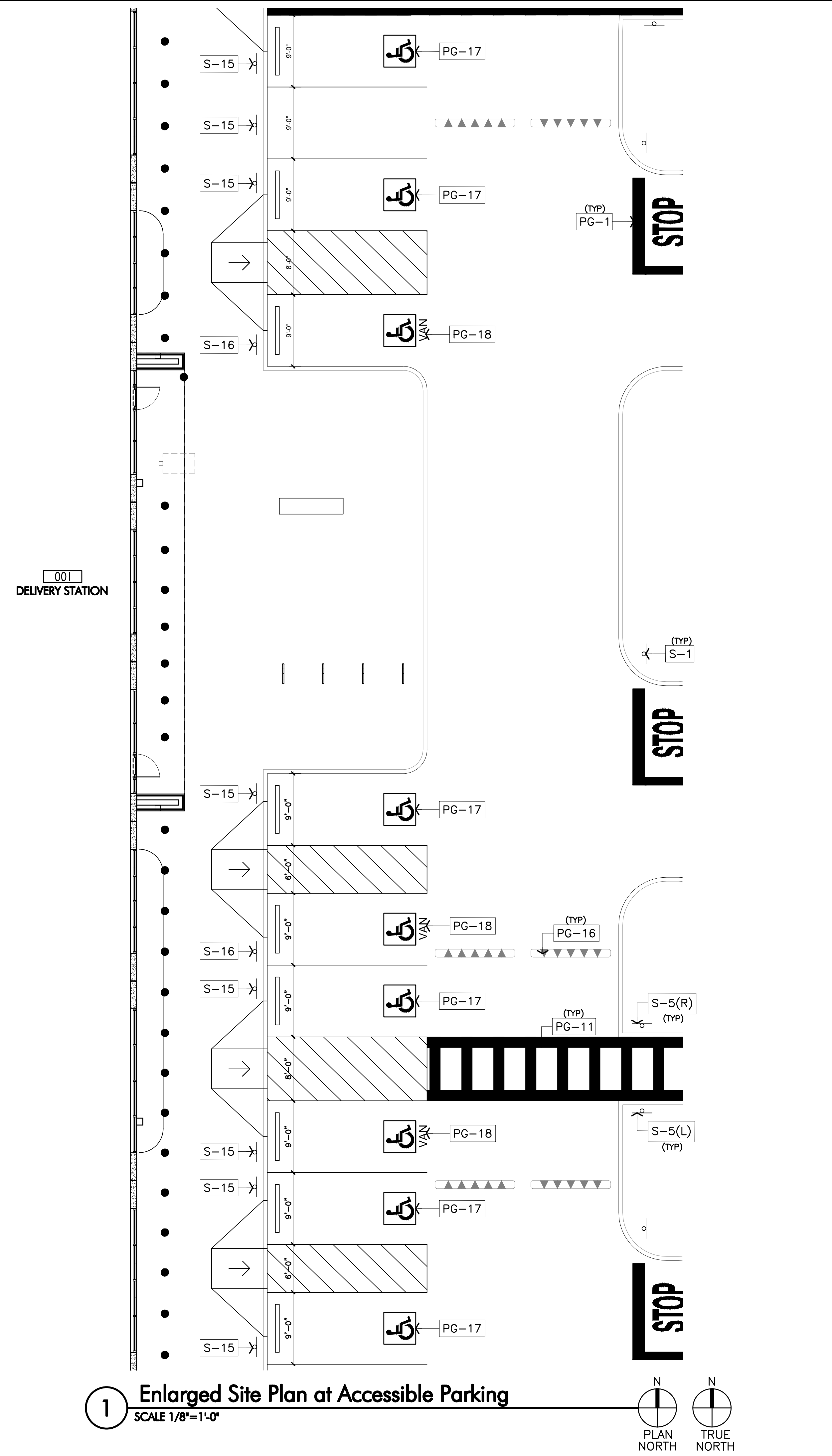
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3 Delivery Van Loading Area Striping
 SCALE 1/16"=1'-0"
 PLAN NORTH TRUE NORTH



2 Delivery Van Staging Area Striping
 SCALE 1/16"=1'-0"
 PLAN NORTH TRUE NORTH



1 Enlarged Site Plan at Accessible Parking
 SCALE 1/8"=1'-0"
 PLAN NORTH TRUE NORTH

**DELIVERY STATION: DDF9
 ROCKWALL, TX 77573**

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 ONLY

Job Number 200162
 Drawn By NG
 App'd By SV

Sheet Title
**Enlarged Site
 Graphics Plan at
 Accessible Parking**

Sheet Number
A1.32

EXTERIOR FINISH LEGEND

| | | | |
|--|---|--|---|
| | PT-1 SHERWIN WILLIAMS SW 7063 NEBLOUS WHITE | | PT-2 SHERWIN WILLIAMS SW 7068 GRAY MATTERS |
| | PT-3 PANTONE 2995 C | | ANODIZED ALUMINUM STOREFRONT SYSTEM |
| | PT-4 MNF. STANDARD "BRIGHT WHITE" | | PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES |
| | MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35) | | MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH |
| | PT-9 SAFETY YELLOW | | SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL. |

KEY NOTES

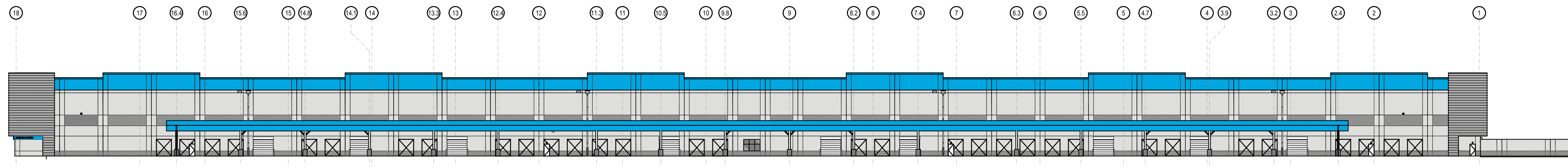
- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16877PLP. STACKED SPLITFACE BLOCK, OR EQUAL.

pdms
design group
2225 E. Randol Mill Road, Suite 300
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817.633.4200 p 817.633.4153 f

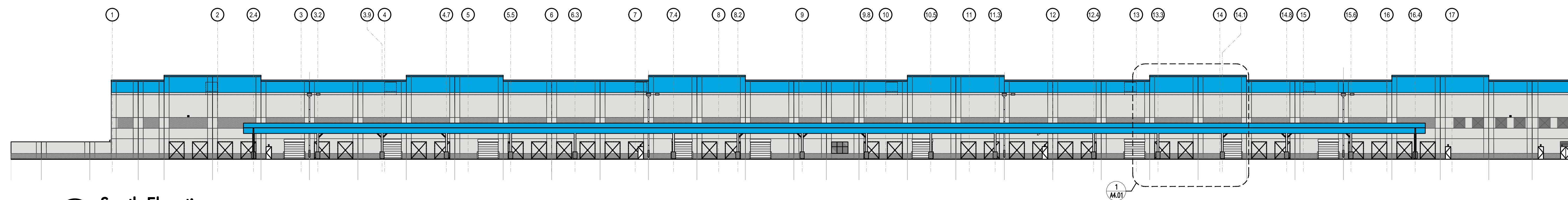
Project Address
**Delivery Station
DDF9- Rockwall**

Issue Date **02/10/21**

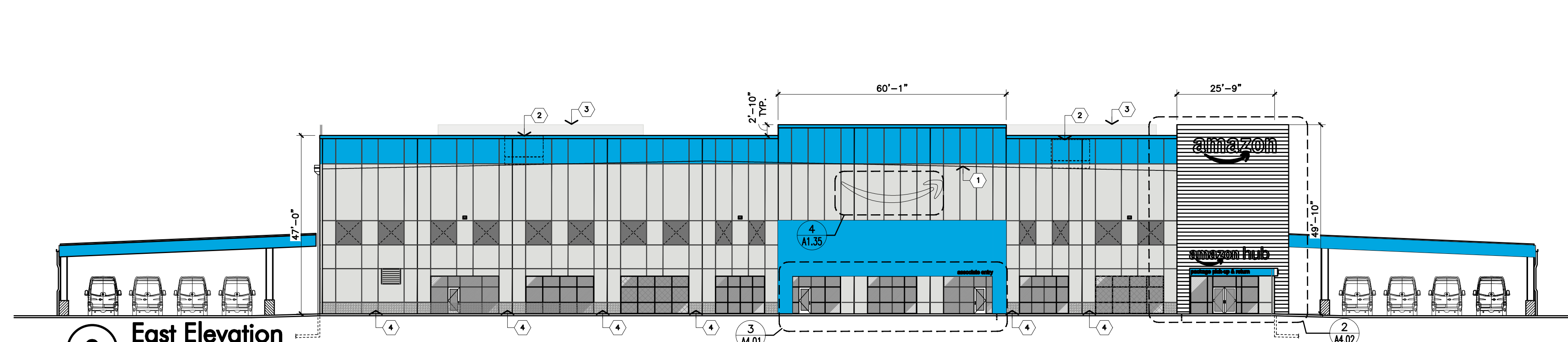
| Revisions | Date | Description | By |
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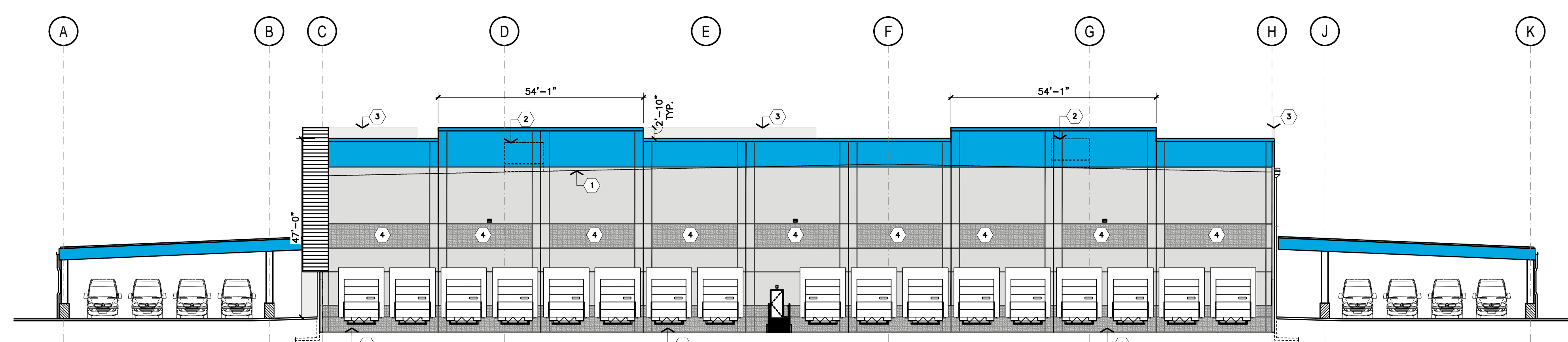
5 North Elevation
SCALE 1" = 30'-0"



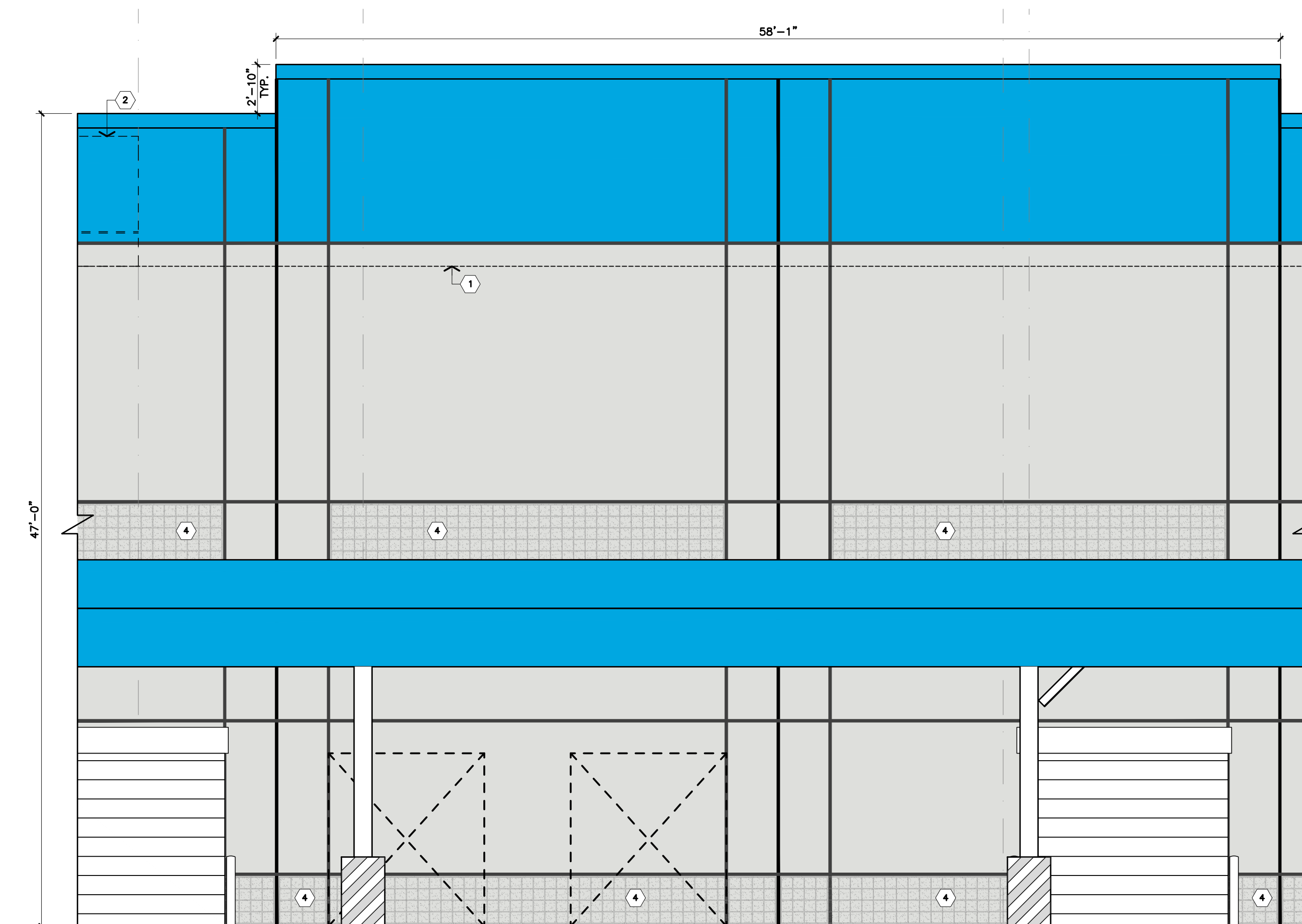
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

mb
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Job Number 200162
Drawn By NG
App'd By SV
Sheet Title
**Exterior
Elevations**

Sheet Number
A4.01

EXTERIOR FINISH LEGEND

| | | | |
|--|---|--|---|
| | PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE | | PT-2 SHERWIN WILLIAMS SW 7068 GRAY MATTERS |
| | PT-3 PANTONE 2995 C | | ANODIZED ALUMINUM STOREFRONT SYSTEM |
| | PT-4 MFR. STANDARD "BRIGHT WHITE" | | PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES |
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| | PT-9 SAFETY YELLOW | | SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL. |

KEY NOTES

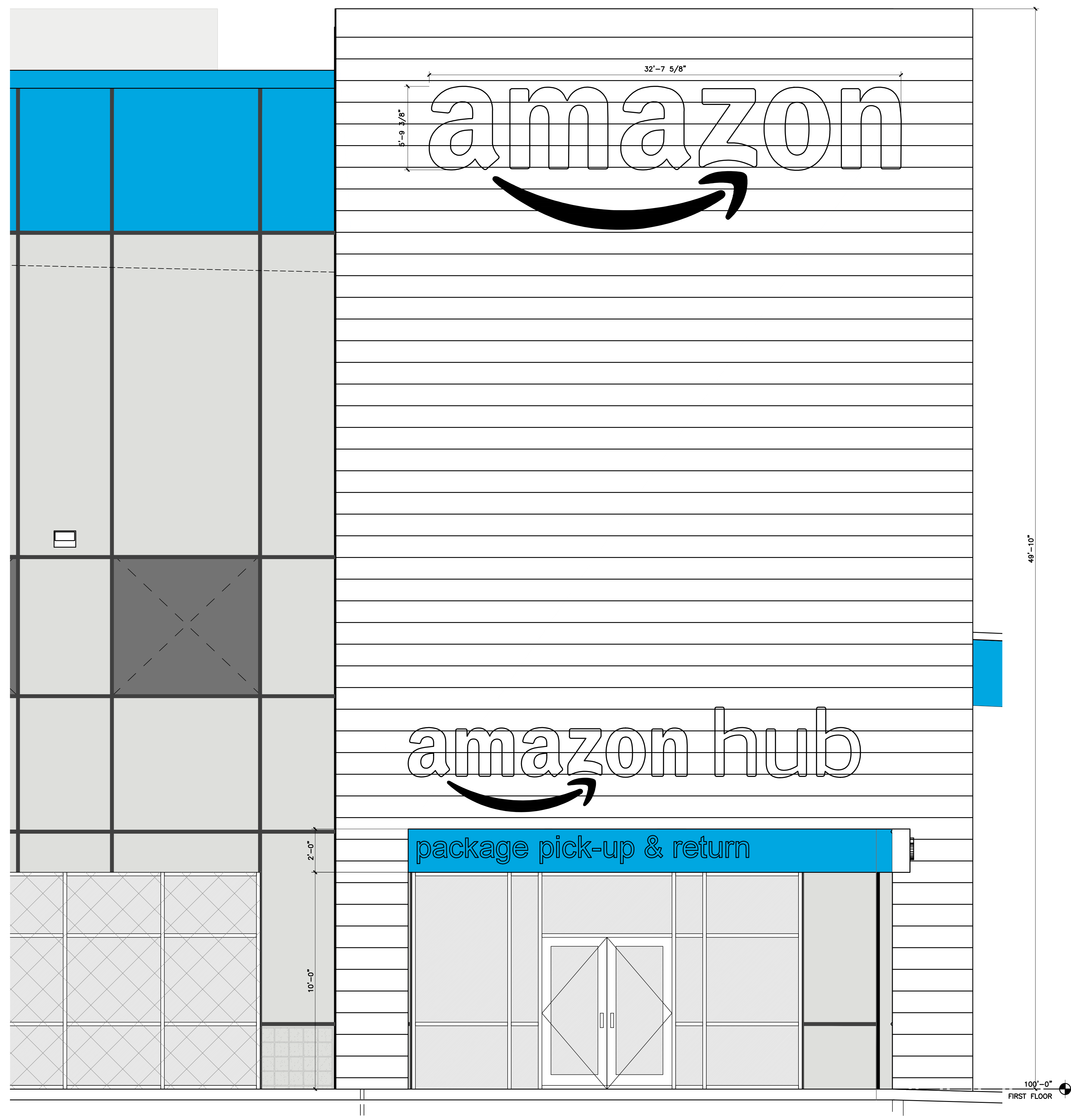
- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL, MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16877JLPLP - STACKED SPLITFACE BLOCK, OR EQUAL.

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design group
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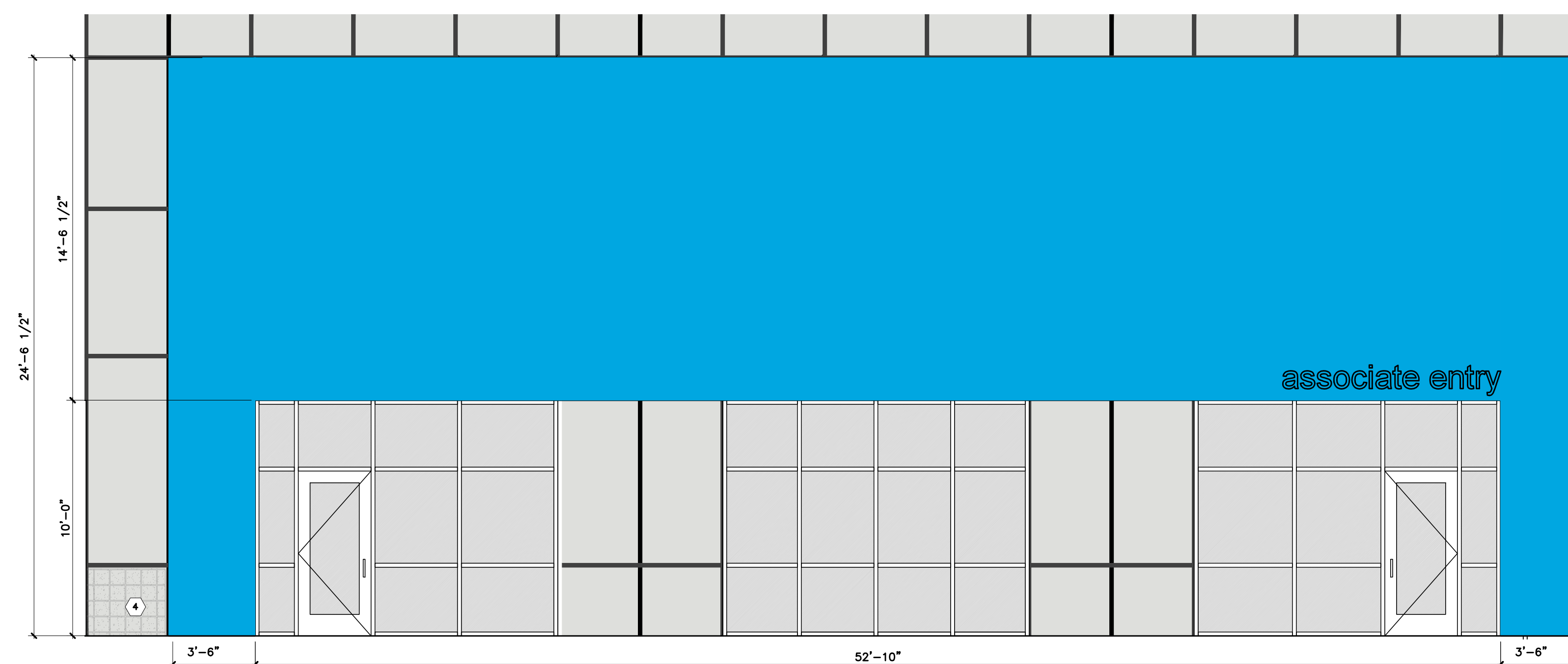
Project Address
**Delivery Station
DDF9- Rockwall**

Issue Date **02/10/21**

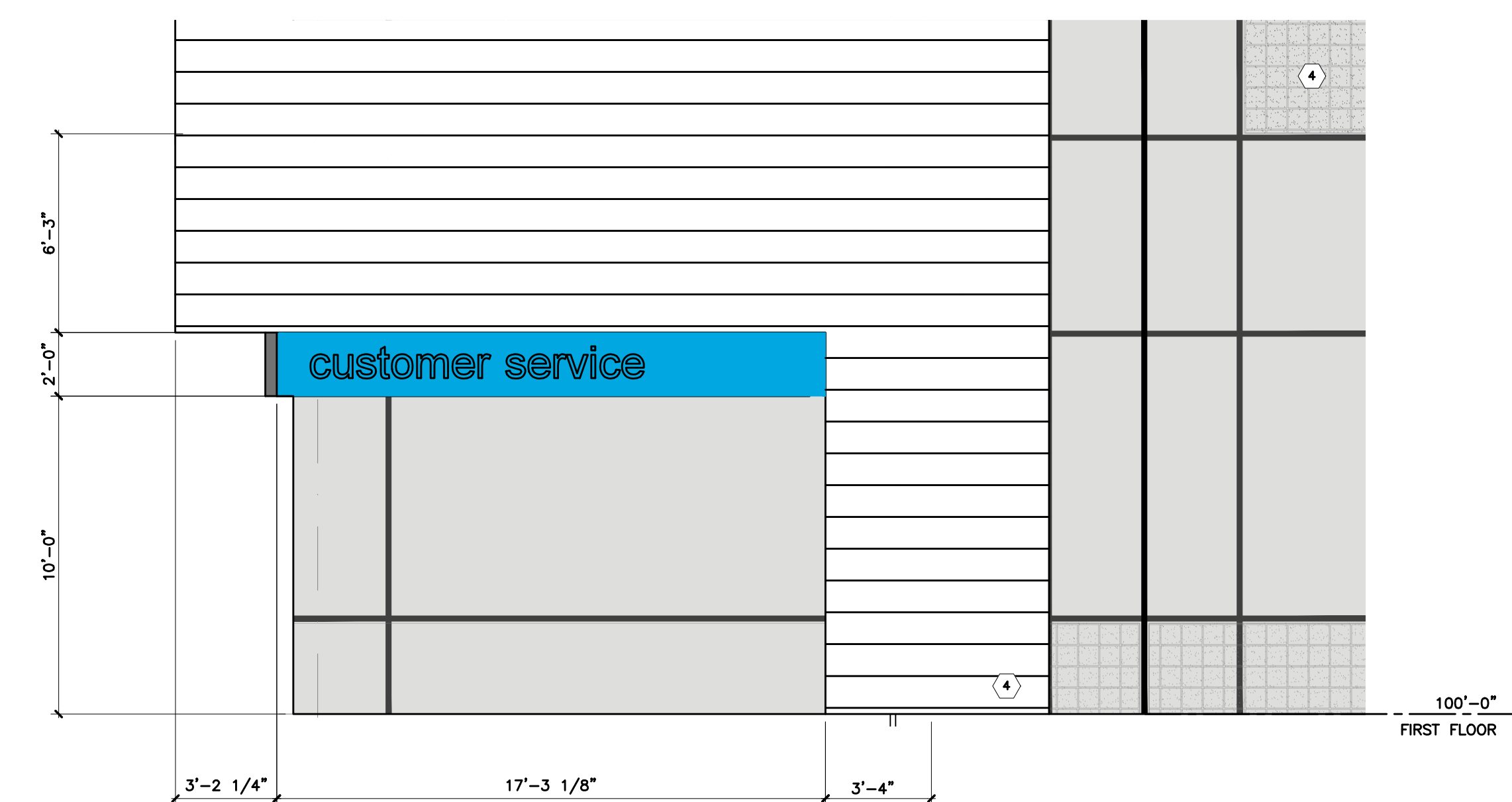
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2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



3 East Enlarged Elevation
SCALE 1/4" = 1'-0"



1 North Enlarged Elevation
SCALE 1/4" = 1'-0"

**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

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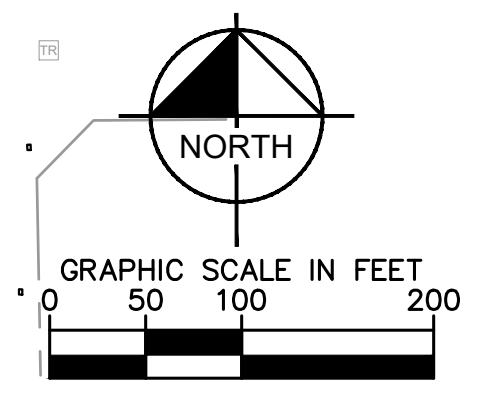
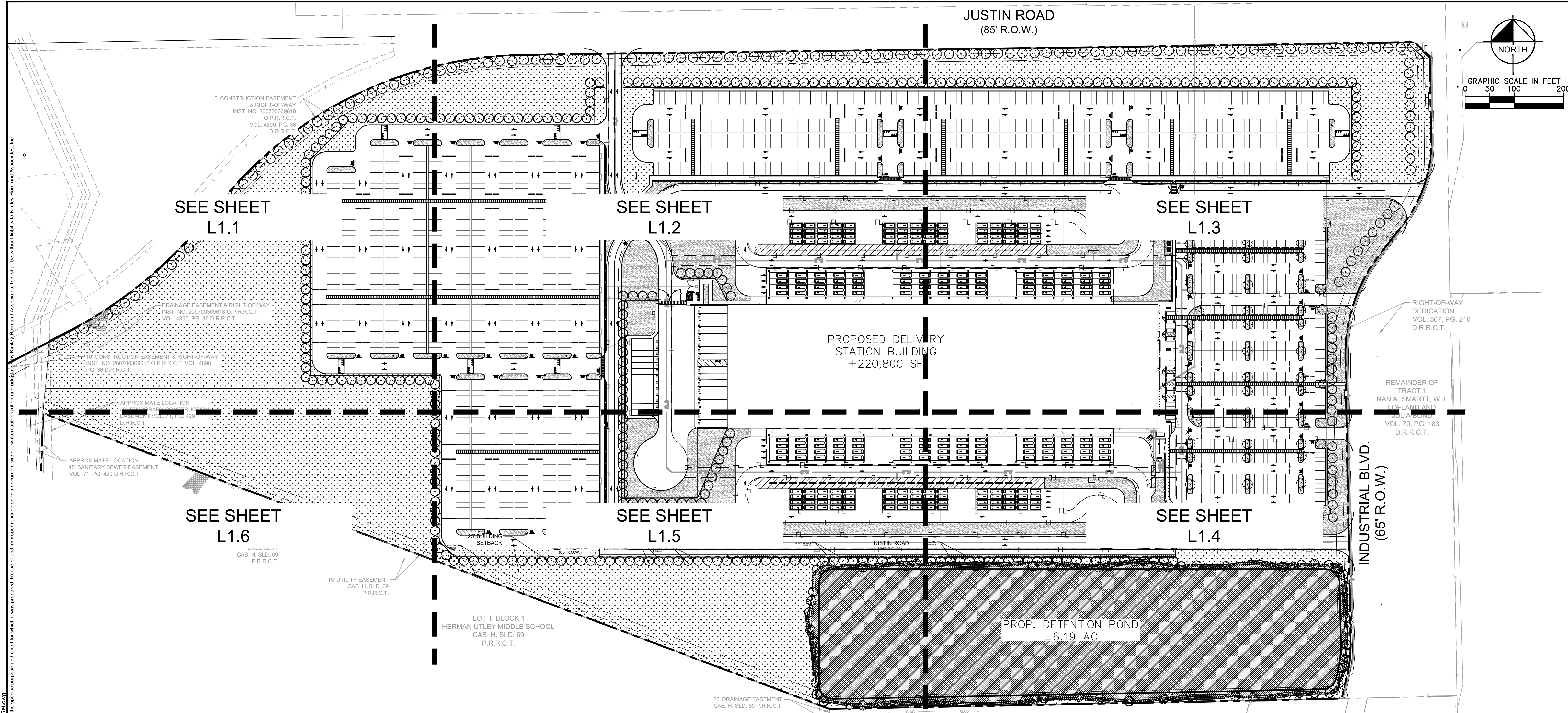
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Job Number 200162
Drawn By NG
App'd By SV

Sheet Title
**Enlarged Elevations
and Canopy Sections**

Sheet Number

A4.01



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |

Kimley»Horn
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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 WWW.KIMLEY-HORN.COM
 TBP# FIRM REGISTRATION F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

| | |
|-------------|-----------|
| KHA PROJECT | 068910600 |
| DATE | 2/10/2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | AMC |
| DRAWN BY | AMC |
| CHECKED BY | SEM |

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

| CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS. 2,938,634 SF x 15% = 440,796 SF | 440,796 SF | 943,827 SF |
| A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ADJUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT. | YES | YES |
| ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD. | | |
| JUSTIN ROAD: 2,990 FT / 50 = 60 TREES | 60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES | 60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES |
| INDUSTRIAL BOULEVARD: 1,186 FT / 50 = 24 TREES | 24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES | 24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES |
| ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING. 155,185 SF PARKING AREA x 5% = 7,760 SF | 7,760 SF | 8,350 SF |
| ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS. 480 PARKING STALLS / 10 = 48 TREES | 48 TREES | 48 TREES |
| NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE. | YES | YES |
| ALL TREES MUST BE INTERNAL TO PARKING LOT. | YES | YES |
| NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2' TO THE PAVEMENT. | YES | YES |

| CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS | REQUIRED | PROVIDED |
|--|--------------|--------------|
| ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. 269,377 SF / 1,500 SF = 180 SHRUBS | 180 SHRUBS | 1,178 SHRUBS |
| TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER. 895 LF OF WALL / 20 = 45 TREES | 45 TREES | 50 TREES |
| OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL WITH CANOPY TREES PLANTED ON 20 FT CENTERS. 4,008 LF OF WALL / 20 = 201 TREES | 201 TREES | 205 TREES |
| MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS). 63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE | 248.5 INCHES | 252 INCHES |

| SITE INFORMATION | | | |
|--------------------------|--------------|--------------|-----------|
| LOT 1 | | | |
| PAVEMENT | 1,358,772 SF | 31.193 ACRES | (46.828%) |
| BUILDING COVERAGE | 220,800 SF | 5.069 ACRES | (7.610%) |
| LANDSCAPE AND OPEN SPACE | 1,322,048 SF | 30.350 ACRES | (45.562%) |
| TOTAL | 3,093,718 SF | 71.022 ACRES | |

| PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS) | | | |
|---|------------|-------------------------------|------------|
| REQUIRED PER ZONING | PROVIDED | REQUIRED PER ZONING | PROVIDED |
| 1 PER 1000 SQ. FT | 221 SPACES | PROPOSED | 480 SPACES |
| ACCESSIBLE SPOTS REQ. | | ACCESSIBLE SPOTS PROV. | |
| TOTAL (INCLUDES 2 VAN SPOTS) | 9 SPACES | TOTAL (INCLUDES 2 VAN SPOTS) | 9 SPACES |

| DEVELOPMENT INFORMATION | |
|--|---------------|
| ZONING - LI, LIGHT INDUSTRIAL DISTRICT | |
| BUILDING AREA 1 (HT=44.5') | |
| STORY | AREA (GSF) |
| LL | 220,822 |
| FLOOR AREA RATIO (FAR) | 0.07 |
| FOUNDATION TYPE | SLAB ON GRADE |

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

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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



Know what's below.
Call before you dig.

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.

SITE PLAN
DDF9 ROCKWALL
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT: E-MAIL:

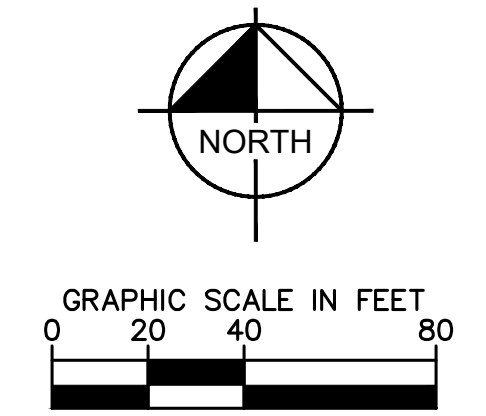
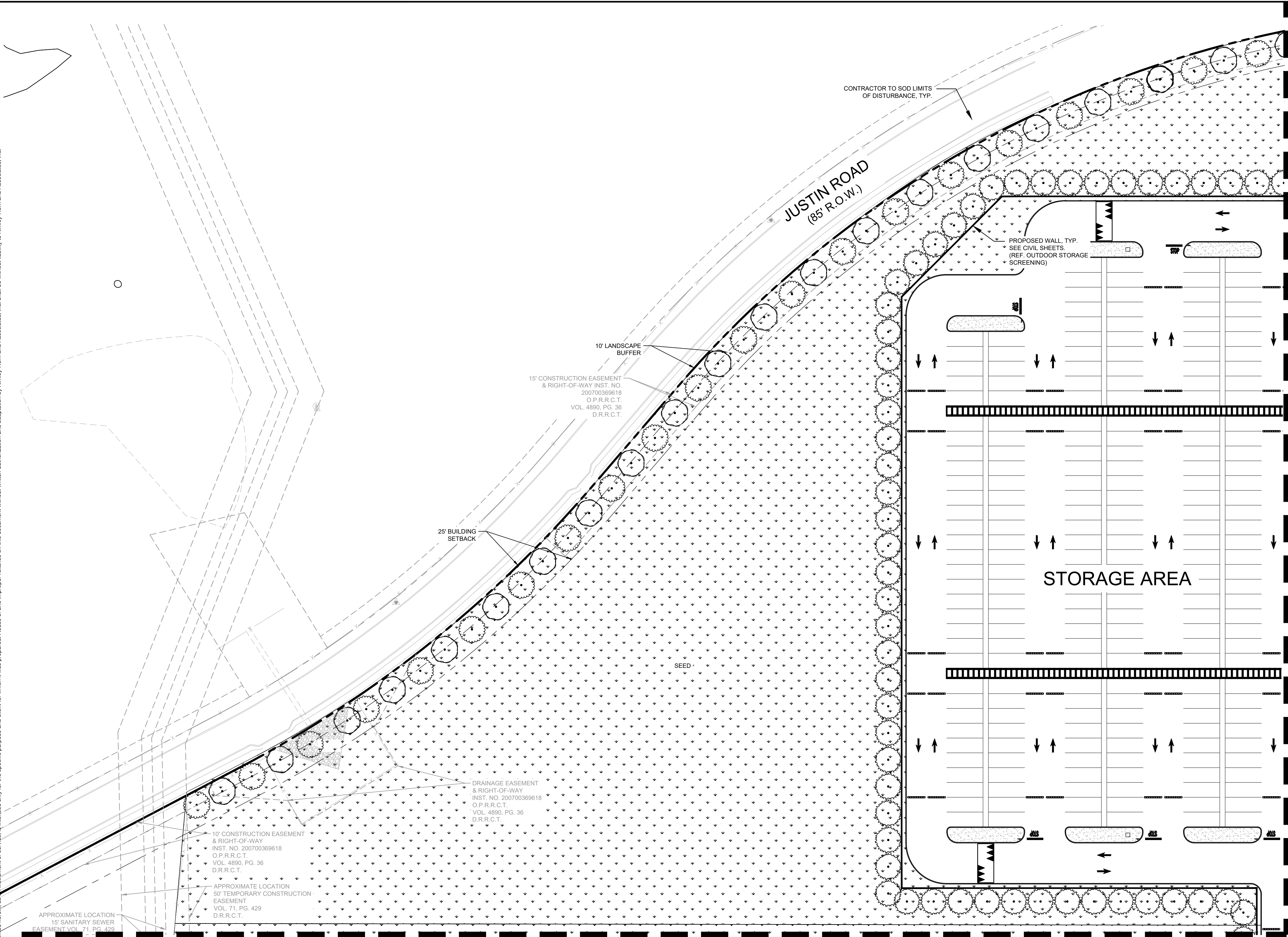
LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, P.L.A.

Plotted By: Chaparral, Anaplicia, Sheet Set: KHA Layout: L1.0, February 10, 2021, 02:05:39pm, K:\HOU_Civil\068910600\DDF9 Rockwall\CAD\PlanSheets\L1.0.dwg
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ROCKWALL

SHEET NUMBER
L1.0

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PLANT LEGEND

| TREES | CODE | BOTANICAL NAME | COMMON NAME | | CODE | BOTANICAL NAME | COMMON NAME |
|-------|------|------------------------------|-------------------------|---------------|------|-------------------------|----------------------------|
| | In2 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | | Mc | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS |
| | Ay | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | | Ce | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK |
| | Id2 | ILEX DECIDUA | POSSUMHAW | | Qb | QUERCUS BUCKLEYI | TEXAS RED OAK |
| | Qv | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | | Td | TAXODIUM DISTICHUM | BALD CYPRESS |
| | Id | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | GROUND COVERS | | | |
| | CODE | BOTANICAL NAME | COMMON NAME | | Lm | LIRIOPE MUSCARI | LILYTURF |
| | | | | | NS | NATIVE AMERICAN SEED | DAM SLOPE MIX |
| | | | | | SEED | CYNODON DACTYLON | BERMUDA GRASS |
| | | | | | SOD | CYNODON DACTYLON | BERMUDA GRASS |



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| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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 P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

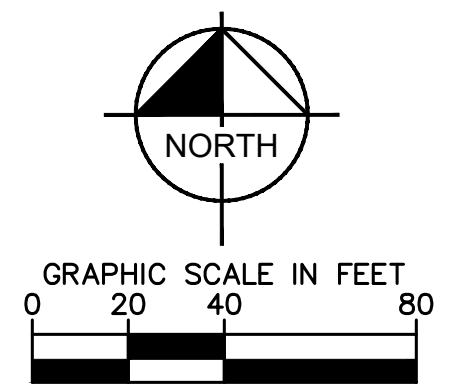
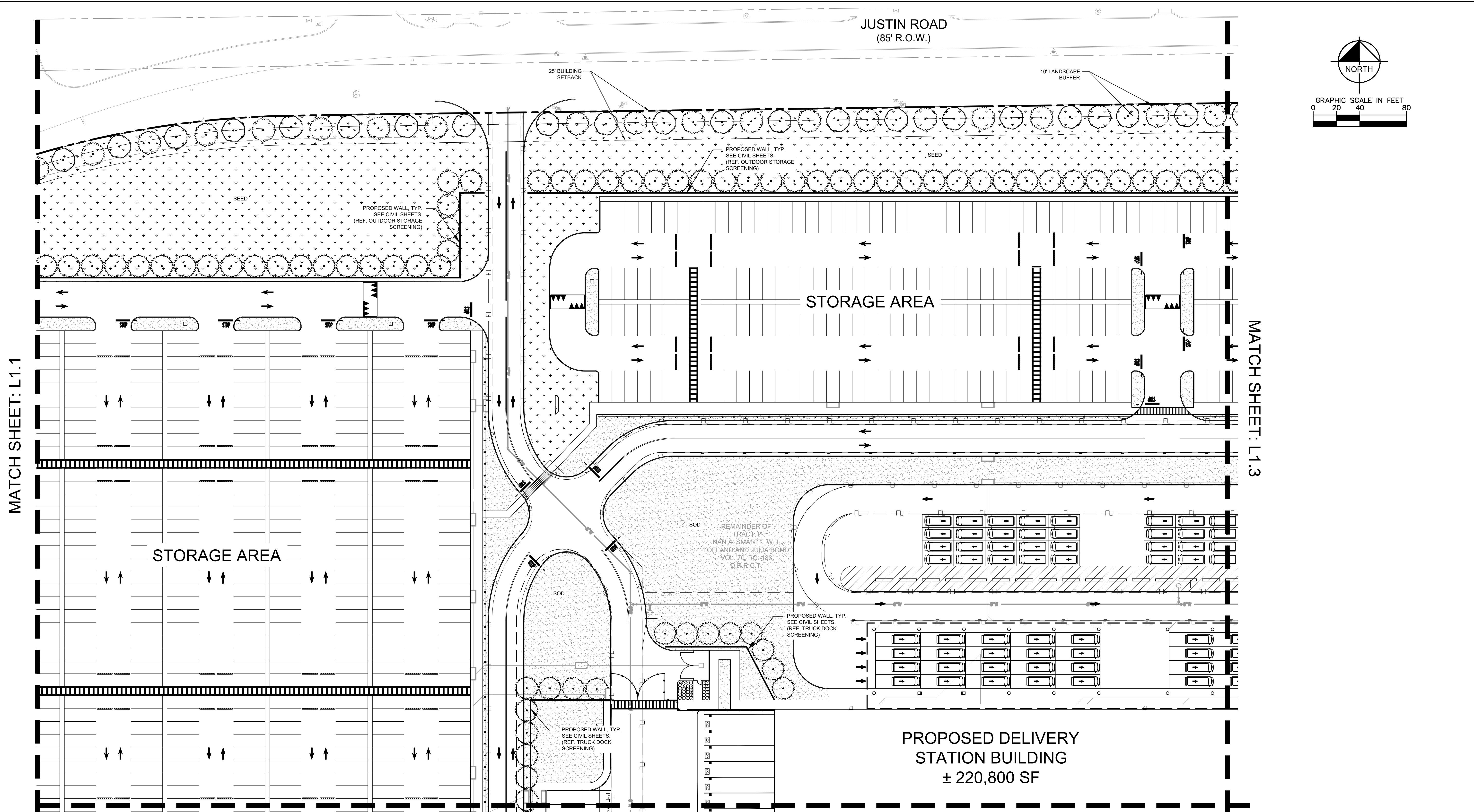
| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|-----------|----------|-------------|----------|------------|
| 068910600 | 2/10/2021 | AS SHOWN | AMC | AMC | SEM |

**ENLARGED
 LANDSCAPE PLAN
 (1 OF 6)**

**JUSTIN ROAD
 DISTRIBUTION
 CENTER**
 TEXAS
 ROCKWALL

SHEET NUMBER
L1.1

Plotted By: Chaparro, Anjelica Sheet: S:\K10a_Layout\L1.2 February 10, 2021 02:07:35pm K:\HQ\Civil\082824835-DDF9 Rockwall\CAD\PlanSheets\L1_Sec.dwg
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PLANT LEGEND

| TREES | | | GROUND COVERS | | |
|--------|------------------------------|----------------------------|---------------|----------------------|---------------|
| CODE | BOTANICAL NAME | COMMON NAME | CODE | BOTANICAL NAME | COMMON NAME |
| Ay | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | Lm | LIRIOPE MUSCARI | LILYTURF |
| Ce | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | NS | NATIVE AMERICAN SEED | DAM SLOPE MIX |
| Id2 | ILEX DECIDUA | POSSUMHAW | SEED | CYNODON DACTYLON | BERMUDA GRASS |
| Qb | QUERCUS BUCKLEYI | TEXAS RED OAK | SOD | CYNODON DACTYLON | BERMUDA GRASS |
| Qv | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | | | |
| Td | TAXODIUM DISTICHUM | BALD CYPRESS | | | |
| SHRUBS | | | | | |
| Id | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | | | |
| In2 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | | | |
| Mc | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | | | |
| Ro | ROSMARINUS OFFICINALIS | ROSEMARY | | | |

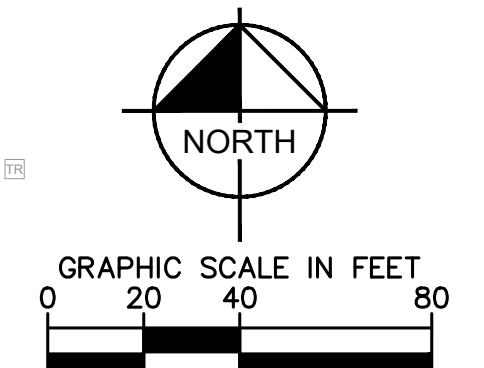
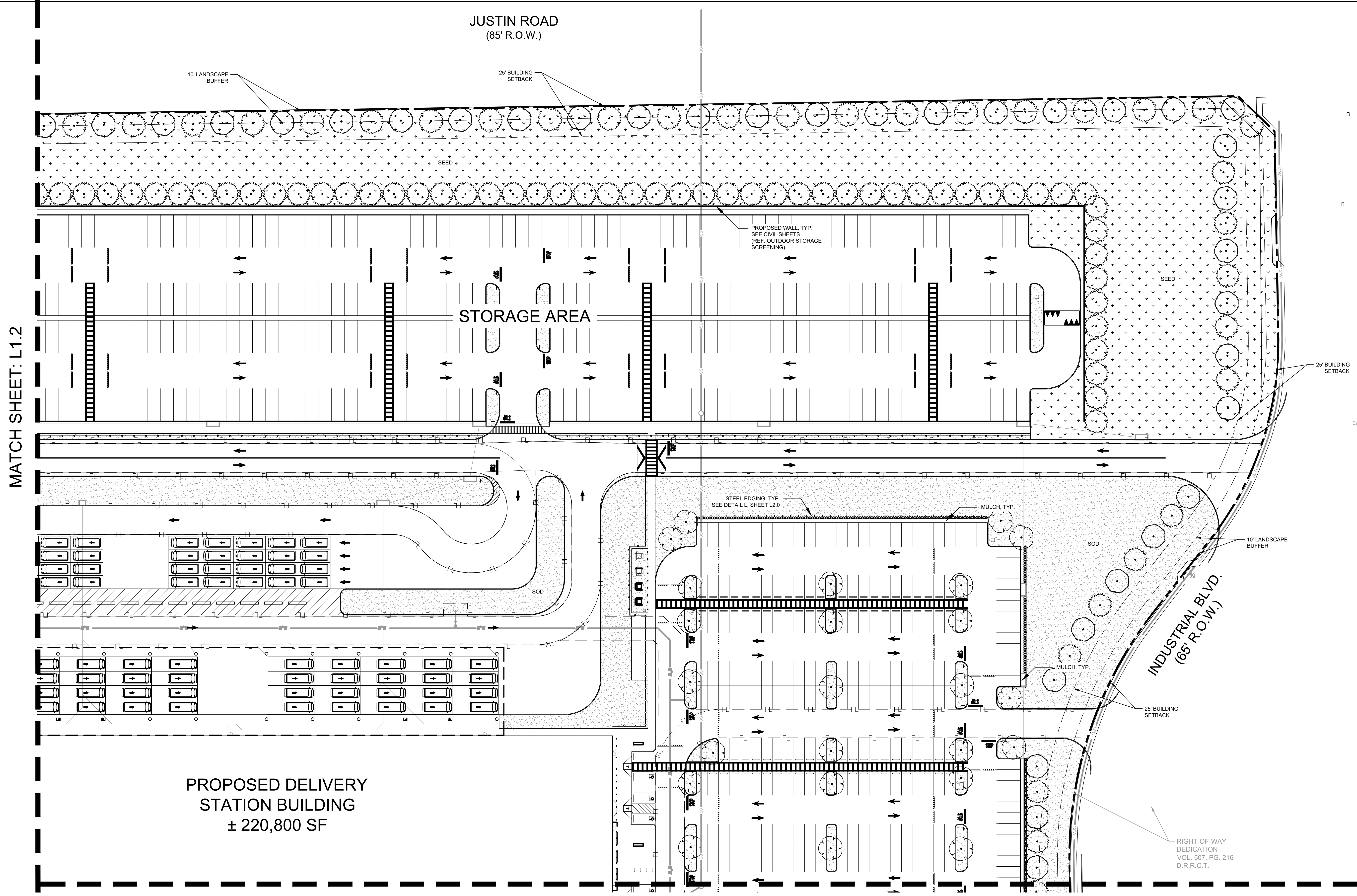


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| No. | DATE | BY | | | | | |
| | | | | | | | |
| <p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>Kimley»Horn</p> <p>P.L.A. SHANNON E. MUNDY L.A. No. 3543 Date FEB 2021</p> | | | | | | | |
| <p>KHA PROJECT 068910600</p> <p>DATE 2/10/2021</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY AMC</p> <p>DRAWN BY AMC</p> <p>CHECKED BY SEM</p> | <p>ENLARGED LANDSCAPE PLAN (2 OF 6)</p> | | | | | | |
| <p>JUSTIN ROAD DISTRIBUTION CENTER</p> | <p>TEXAS</p> | | | | | | |
| <p>SHEET NUMBER L1.2</p> | | | | | | | |

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PLANT LEGEND

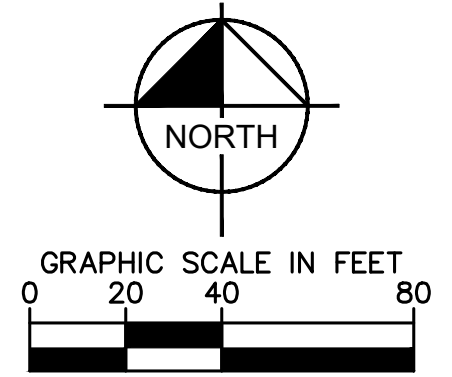
| TREES | | | | SHRUBS | | | | GROUND COVERS | | | |
|-------|-----------------------------|----------------------------|---|--------|------------------------------|---------------------|---|---------------|----------------------|---------------|---|
| CODE | BOTANICAL NAME | COMMON NAME | | CODE | BOTANICAL NAME | COMMON NAME | | CODE | BOTANICAL NAME | COMMON NAME | |
| Ay | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | ○ | Id | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | ▨ | Lm | LIRIOPE MUSCARI | LILYTURF | ▨ |
| Ce | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | ○ | In2 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | ▨ | NS | NATIVE AMERICAN SEED | DAM SLOPE MIX | ▨ |
| Id2 | ILEX DECIDUA | POSSUMHAW | ○ | Mc | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | ▨ | SEED | CYNODON DACTYLON | BERMUDA GRASS | ▨ |
| Qb | QUERCUS BUCKLEYI | TEXAS RED OAK | ○ | Ro | ROSMARINUS OFFICINALIS | ROSEMARY | ▨ | SOD | CYNODON DACTYLON | BERMUDA GRASS | ▨ |
| Qv | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | ○ | | | | | | | | |
| Td | TAXODIUM DISTICHUM | BALD CYPRESS | ○ | | | | | | | | |



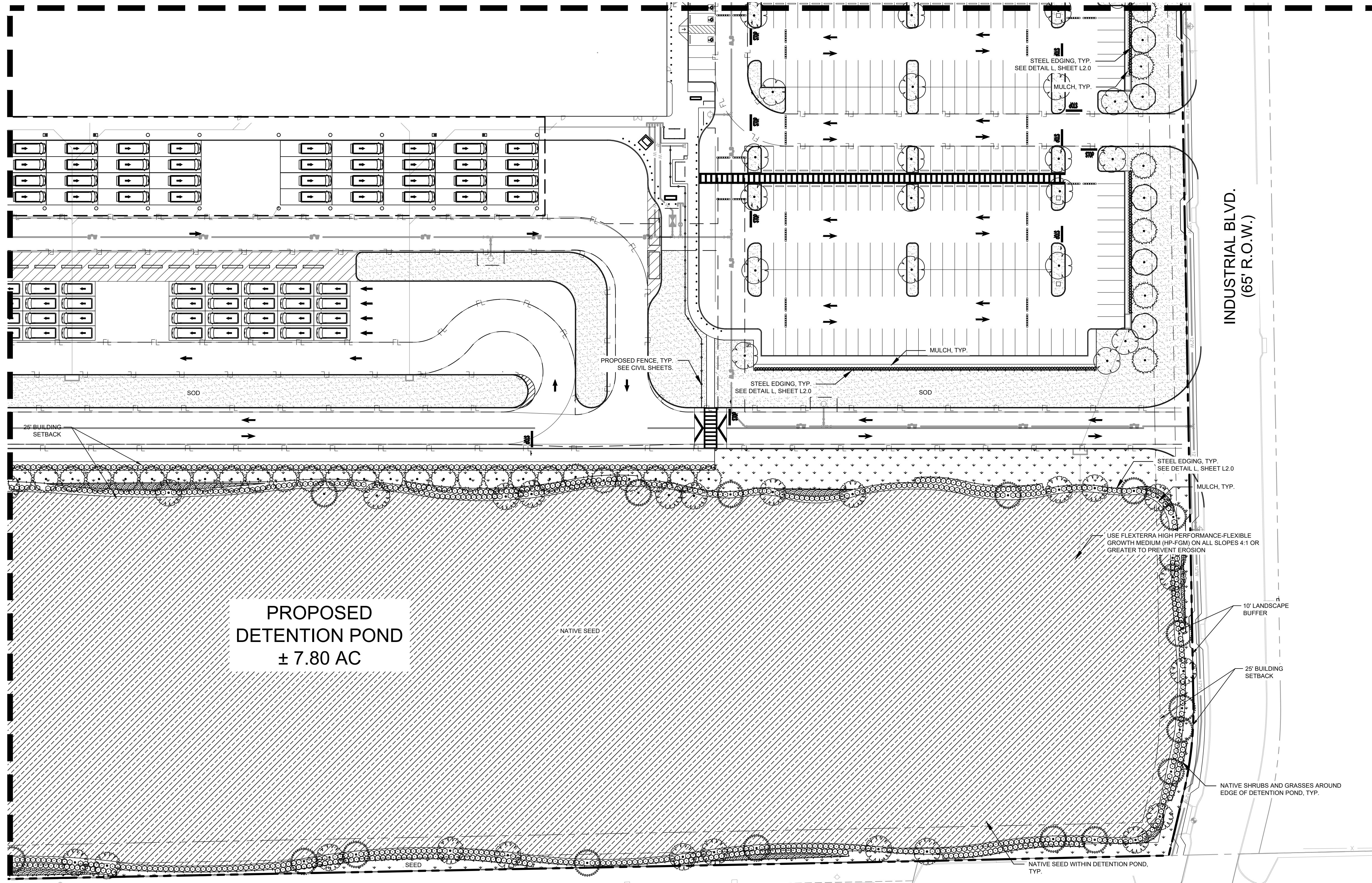
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| KHA PROJECT 068910600 | DATE 2/10/2021 |
| SCALE AS SHOWN | DESIGNED BY AMC |
| DRAWN BY AMC | CHECKED BY SEM |
| ENLARGED LANDSCAPE PLAN (3 OF 6) | |
| JUSTIN ROAD DISTRIBUTION CENTER | |
| TEXAS | |
| SHEET NUMBER L1.3 | |



MATCH SHEET: L1.5



PLANT LEGEND

| TREES | | | GROUND COVERS | | |
|-------|------------------------------|----------------------------|---------------|----------------------|---------------|
| CODE | BOTANICAL NAME | COMMON NAME | CODE | BOTANICAL NAME | COMMON NAME |
| Ay | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | Lm | LIRIOPE MUSCARI | LILYTURF |
| Ce | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | NS | NATIVE AMERICAN SEED | DAM SLOPE MIX |
| Id2 | ILEX DECIDUA | POSSUMHAW | SEED | CYNODON DACTYLON | BERMUDA GRASS |
| Qb | QUERCUS BUCKLEYI | TEXAS RED OAK | SOD | CYNODON DACTYLON | BERMUDA GRASS |
| Qv | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | | | |
| Td | TAXODIUM DISTICHUM | BALD CYPRESS | | | |
| Id | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | | | |
| In2 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | | | |
| Mc | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | | | |
| Ro | ROSMARINUS OFFICINALIS | ROSEMARY | | | |



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DATE
BY

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 L.A. No. 3543 Date FEB 2021

KHA PROJECT
068910600

DATE
2/10/2021

SCALE AS SHOWN

DESIGNED BY AMC

DRAWN BY AMC

CHECKED BY SEM

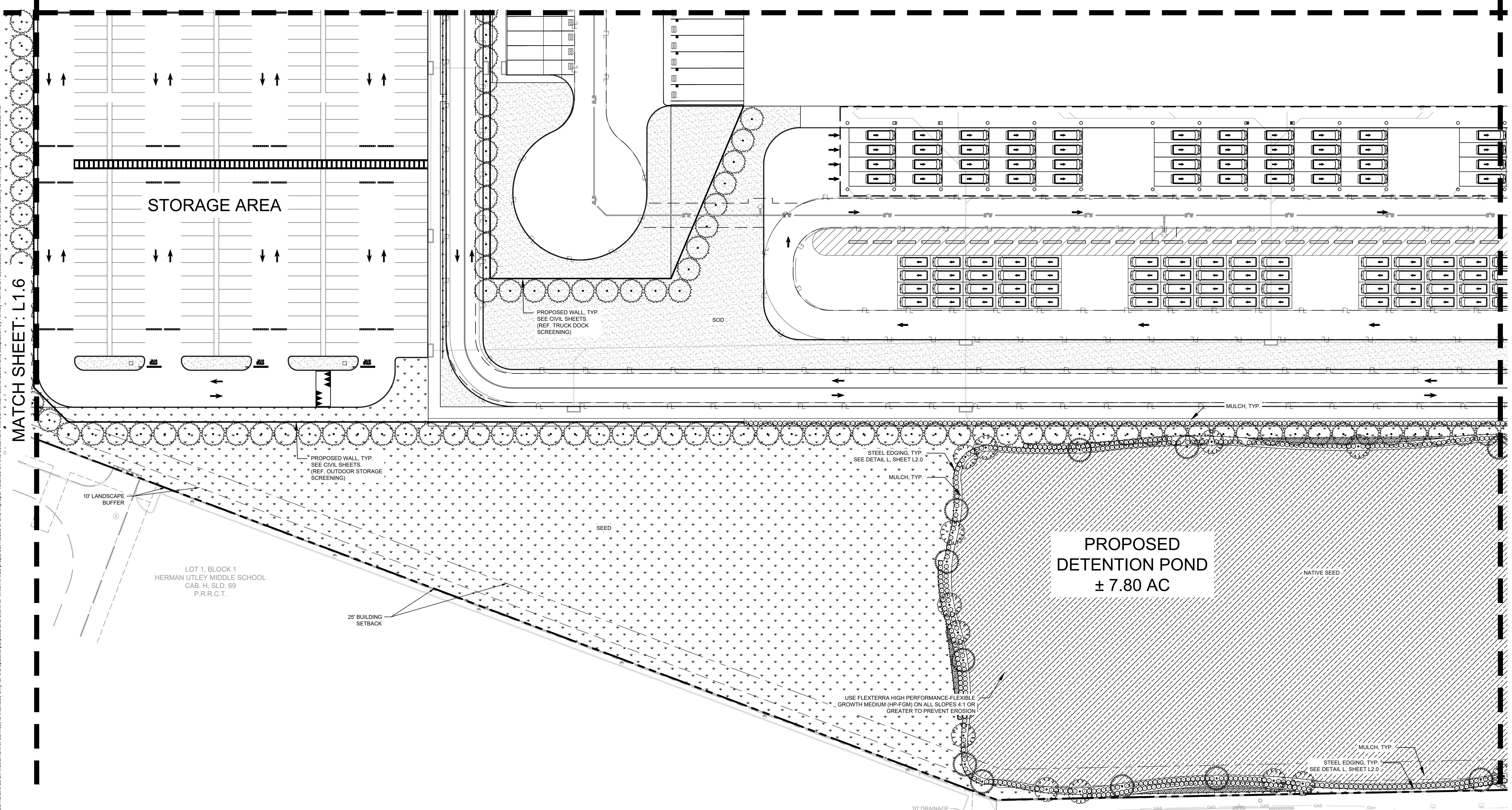
**ENLARGED
 LANDSCAPE PLAN
 (4 OF 6)**

**JUSTIN ROAD
 DISTRIBUTION
 CENTER**

TEXAS

SHEET NUMBER
L1.4

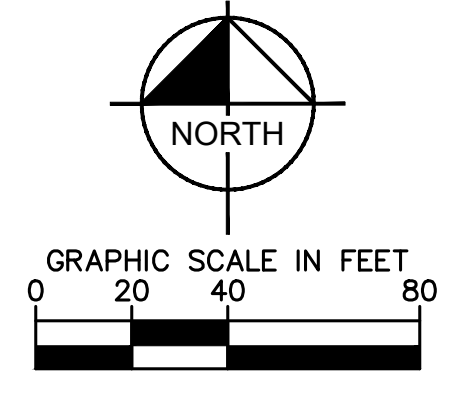
ROCKWALL



MATCH SHEET: L1.4

PLANT LEGEND

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME |
|-------|------|-----------------------------|----------------------------|--------|------|------------------------------|---------------------|---------------|------|----------------------|---------------|
| | Ay | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | | Id | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | | Lm | LIRIOPE MUSCARI | LILYTURF |
| | Ce | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | | In2 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | | NS | NATIVE AMERICAN SEED | DAM SLOPE MIX |
| | Id2 | ILEX DECIDUA | POSSUMHAW | | Mc | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | | SEED | CYNODON DACTYLON | BERMUDA GRASS |
| | Qb | QUERCUS BUCKLEYI | TEXAS RED OAK | | Ro | ROSMARINUS OFFICINALIS | ROSEMARY | | SOD | CYNODON DACTYLON | BERMUDA GRASS |
| | Qv | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | | | | | | | | |
| | Td | TAXODIUM DISTICHUM | BALD CYPRESS | | | | | | | | |



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 L.A. No. 3543 Date FEB 2021

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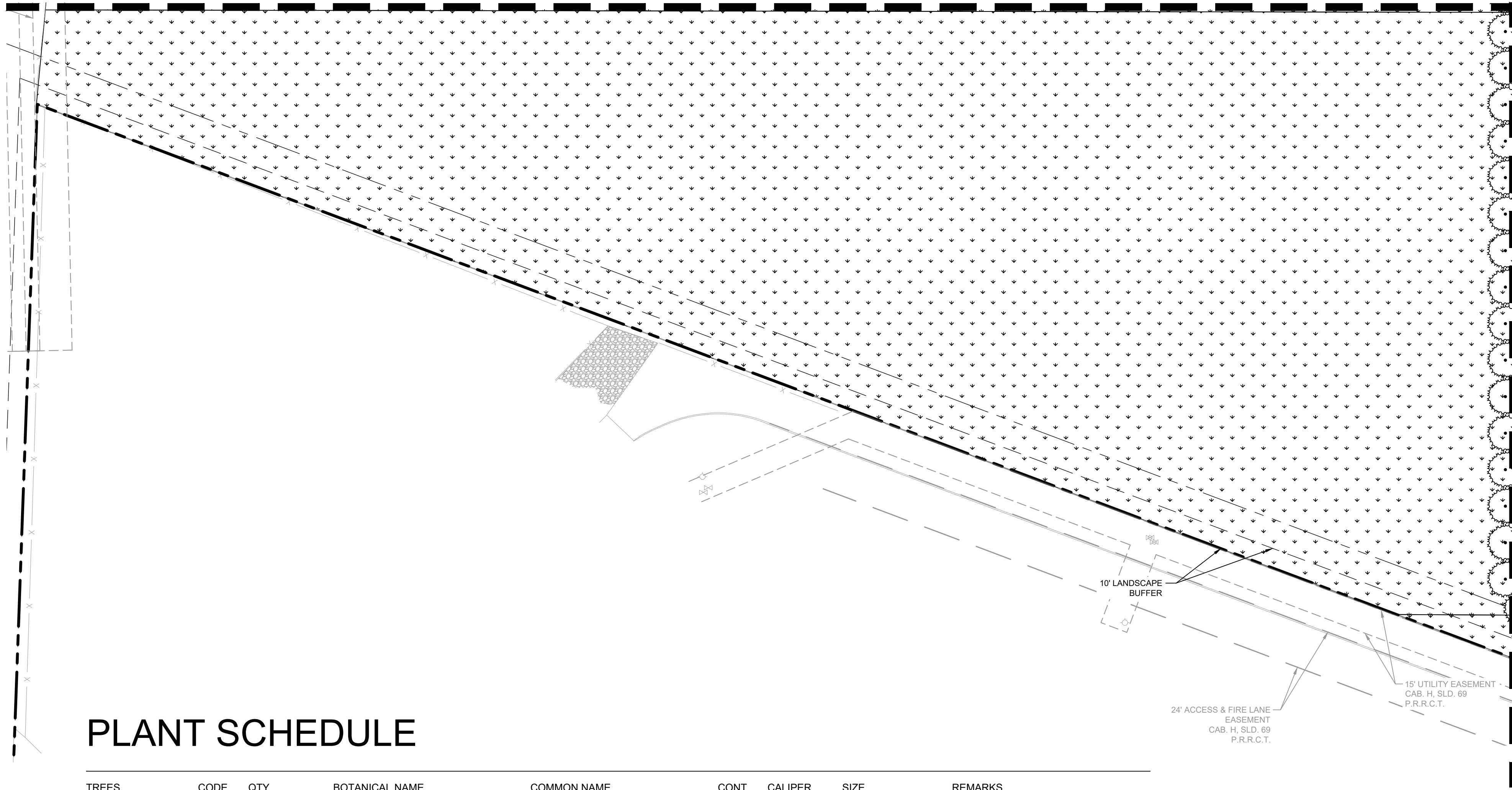
ENLARGED
 LANDSCAPE PLAN
 (5 OF 6)

JUSTIN ROAD
 DISTRIBUTION
 CENTER

TEXAS
 ROCKWALL

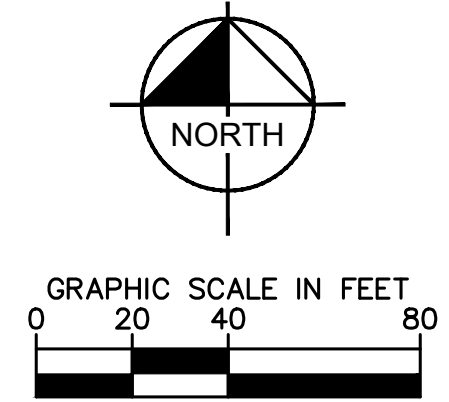
SHEET NUMBER
L1.5

MATCH SHEET: L1.1



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CALIPER | SIZE | REMARKS |
|---------------|------|---------------|------------------------------|----------------------------|-------|-------------|---------------------|---|
| | Ay | 48 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | B & B | 4" CAL. | 8'-10" H X 4'-5" W | SINGLE STRAIGHT TRUNK, FULL AND MATCHING |
| | Ce | 60 | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | B & B | 3" CAL | 6'-8" HT. X 4'-5" W | MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING |
| | Id2 | 26 | ILEX DECIDUA | POSSUMHAW | B & B | 4" CAL. | 6'-8" HT. X 4'-5" W | |
| | Qb | 81 | QUERCUS BUCKLEYI | TEXAS RED OAK | B & B | 4" CAL. | 8'-10" H X 4'-5" W | SINGLE STRAIGHT TRUNK, FULL AND MATCHING |
| | Qv | 319 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | B & B | 4" CAL. | 10'-12" H X 6'-8" W | SINGLE STRAIGHT TRUNK, FULL AND MATCHING |
| | Td | 34 | TAXODIUM DISTICHUM | BALD CYPRESS | B & B | 4" CAL. | 8'-10" H X 4'-5" W | |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE | REMARKS |
| | Id | 36 | ILEX CORNUTA 'DWARF BURFORD' | DWARF BURFORD HOLLY | 5 GAL | 36" O.C. | 24" H X 24" W | FULL AND MATCHING |
| | In2 | 475 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | 5 GAL | 24" O.C. | 18" H X 18" W | FULL AND MATCHING. |
| | Mc | 323 | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 5 GAL | 24" O.C. | 18" H X 18" W | FULL AND MATCHING |
| | Ro | 850 | ROSMARINUS OFFICINALIS | ROSEMARY | 5 GAL | 36" O.C. | 24" H X 24" W | FULL AND MATCHING |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING | REMARKS |
| | Lm | 187,9.7 SF | LIRIOPE MUSCARI | LILYTURF | 1 GAL | 8" H X 8" W | 12" O.C. | TRIANGULAR SPACING, FULL AND MATCHING |
| | NS | 28,664.1,4 SF | NATIVE AMERICAN SEED | DAM SLOPE MIX | SEED | | | HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION |
| | SEED | 75,245.3,9 SF | CYNODON DACTYLON | BERMUDA GRASS | SEED | | | HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION |
| | SOD | 24,380.1,7 SF | CYNODON DACTYLON | BERMUDA GRASS | SOD | | | SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE. |



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 P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

| | |
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| KHA PROJECT | 068910600 |
| DATE | 2/10/2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | AMC |
| DRAWN BY | AMC |
| CHECKED BY | SEM |

ENLARGED
 LANDSCAPE PLAN
 (6 OF 6)

JUSTIN ROAD
 DISTRIBUTION
 CENTER

SHEET NUMBER
L1.6

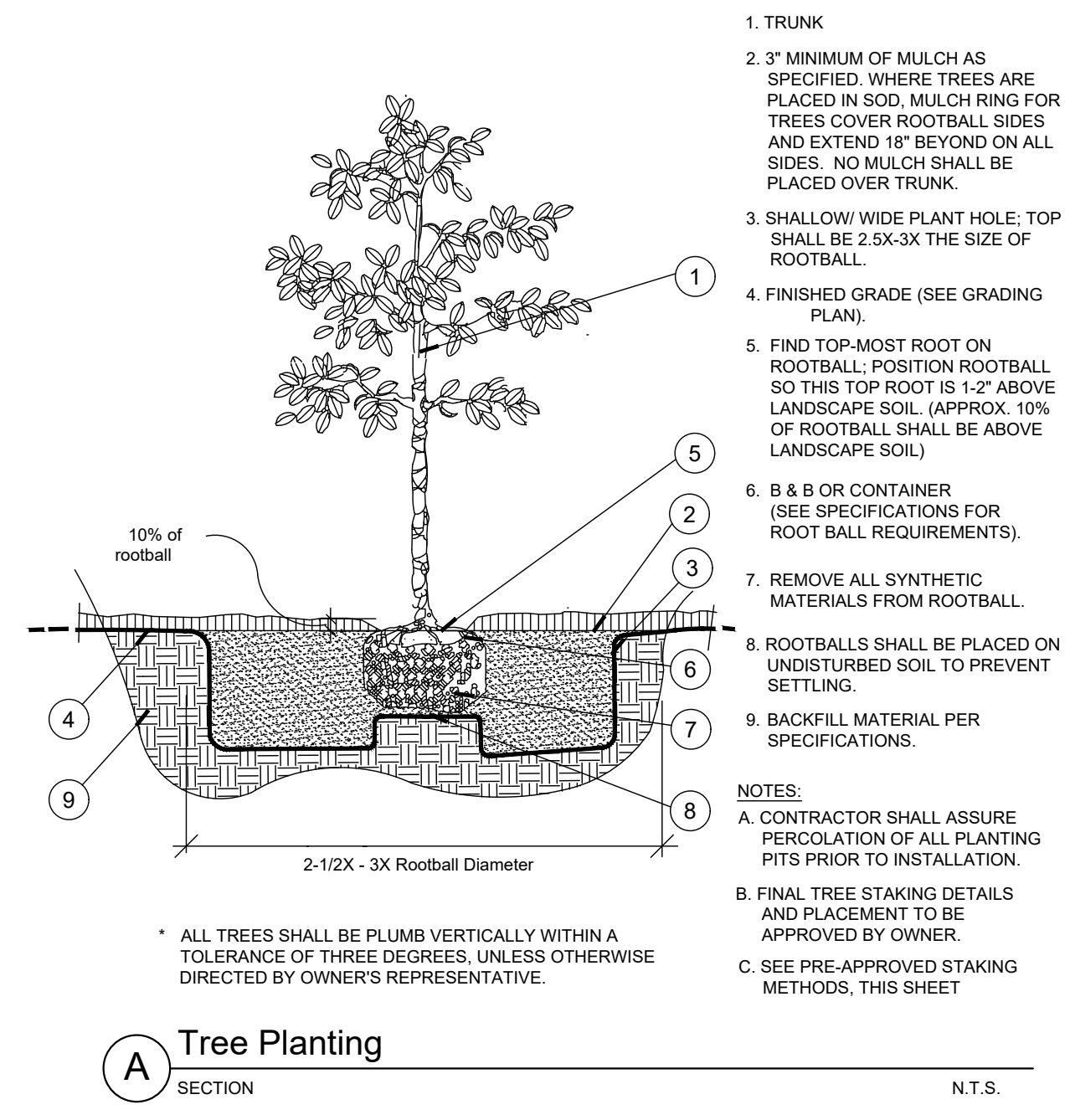


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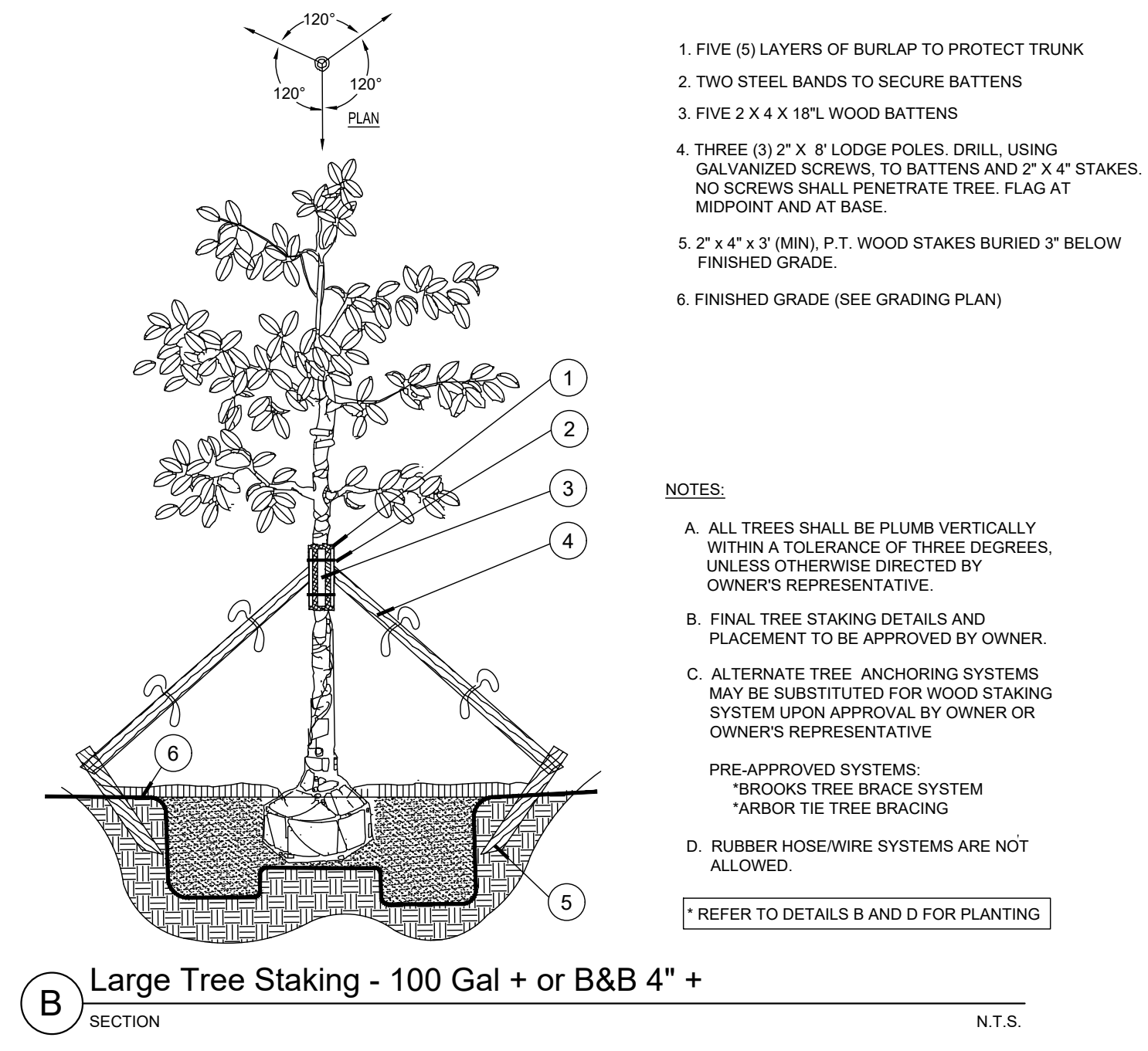
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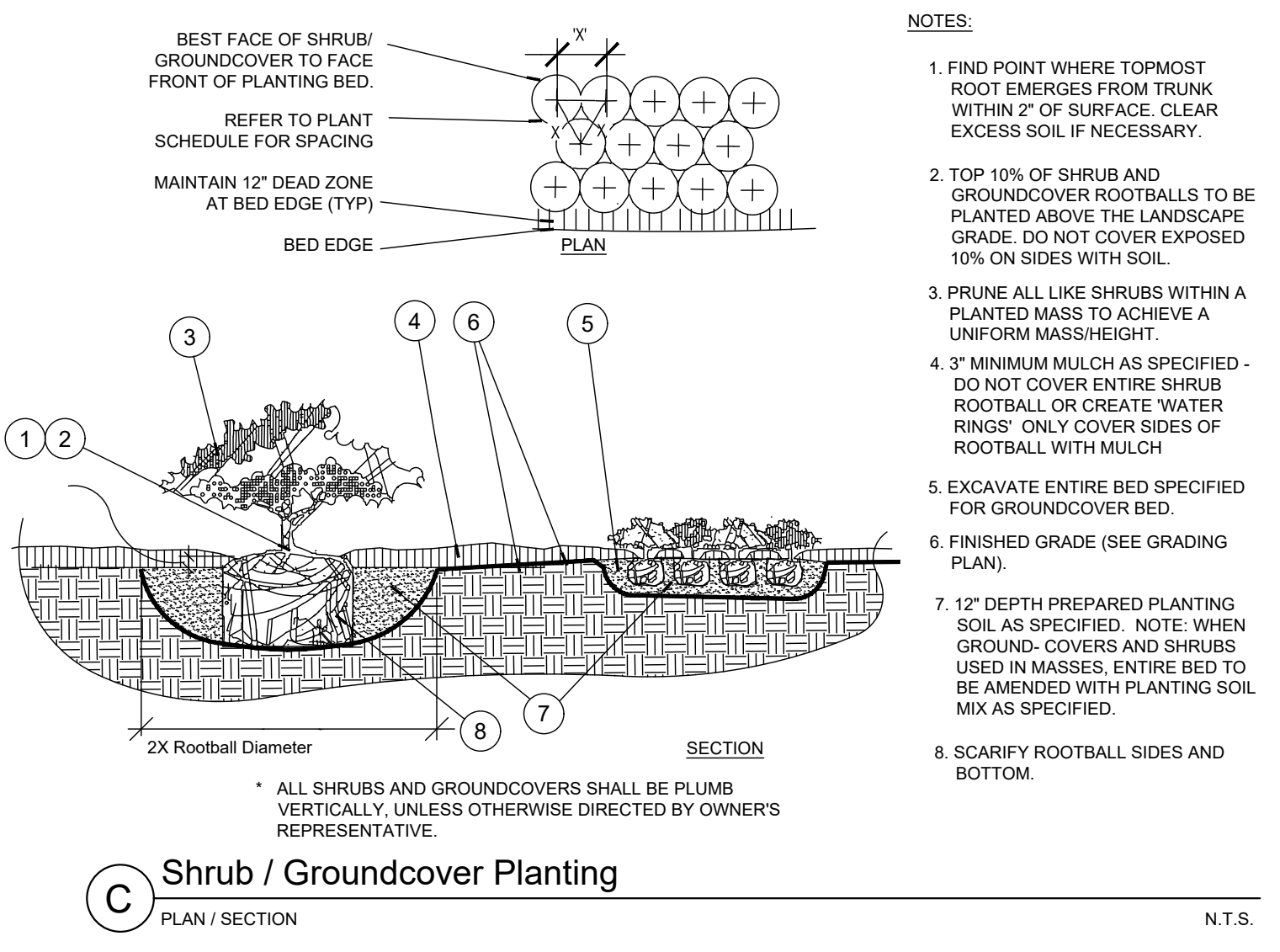
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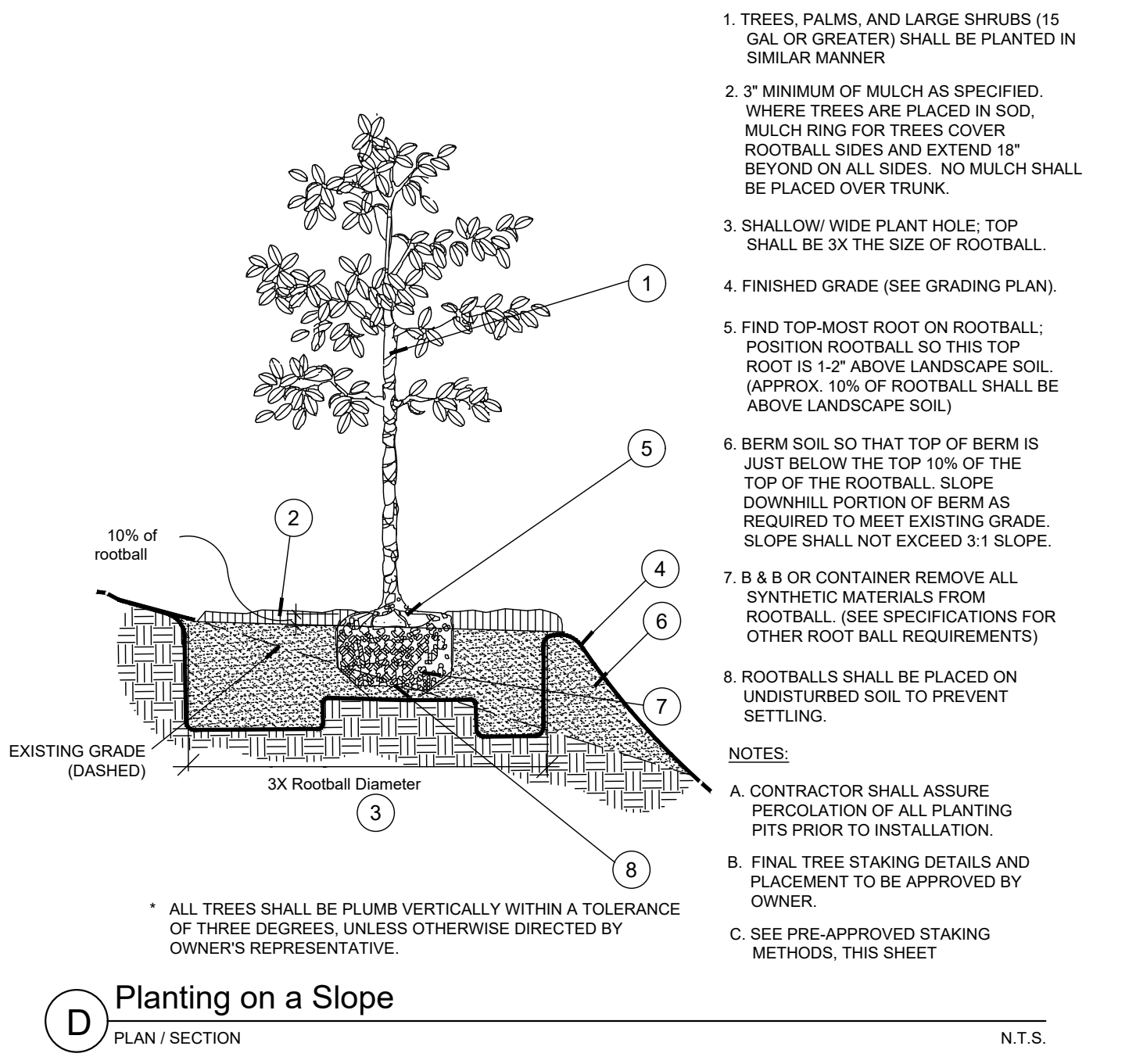
A Tree Planting
SECTION N.T.S.



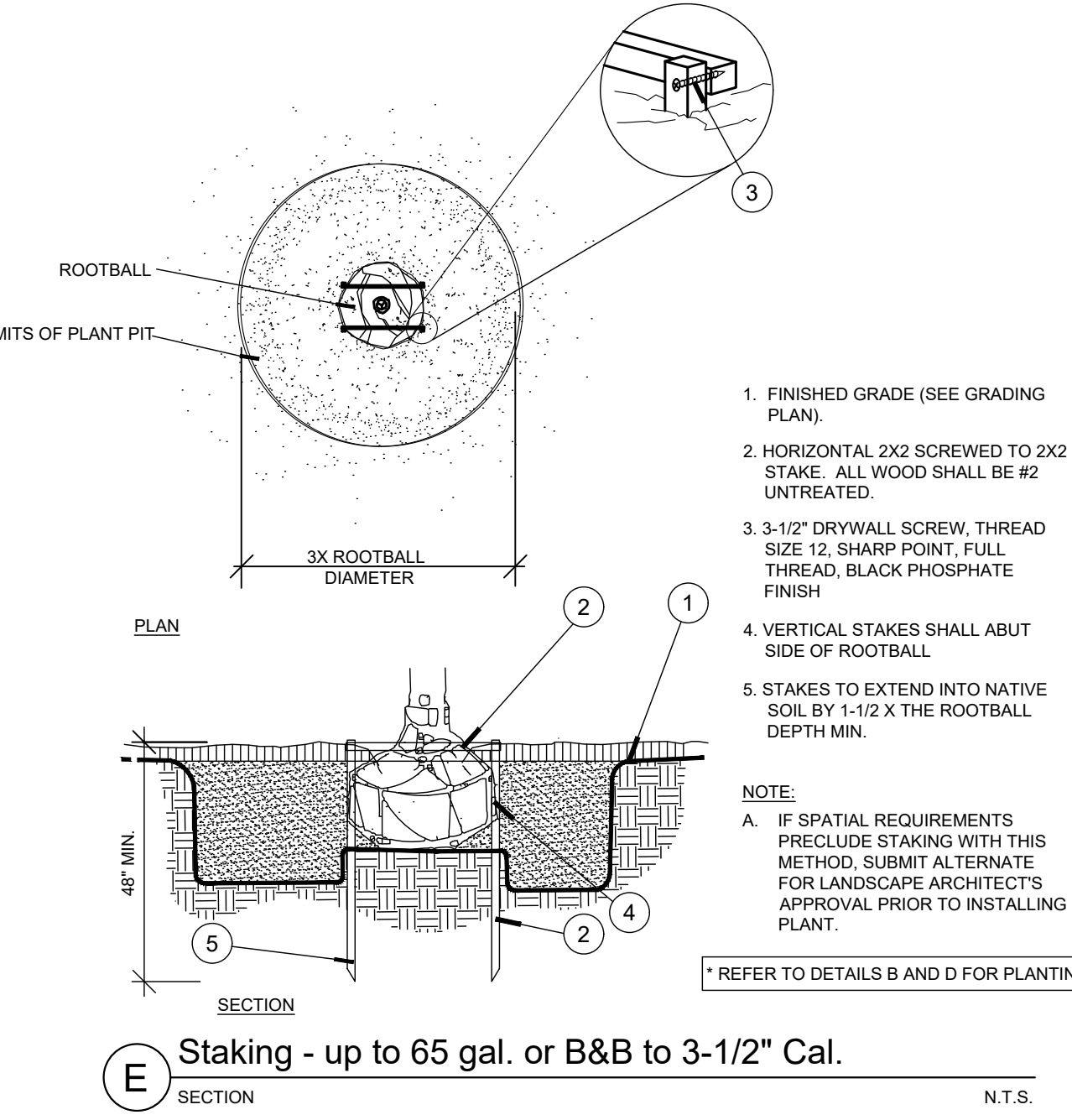
B Large Tree Staking - 100 Gal + or B&B 4\"/>



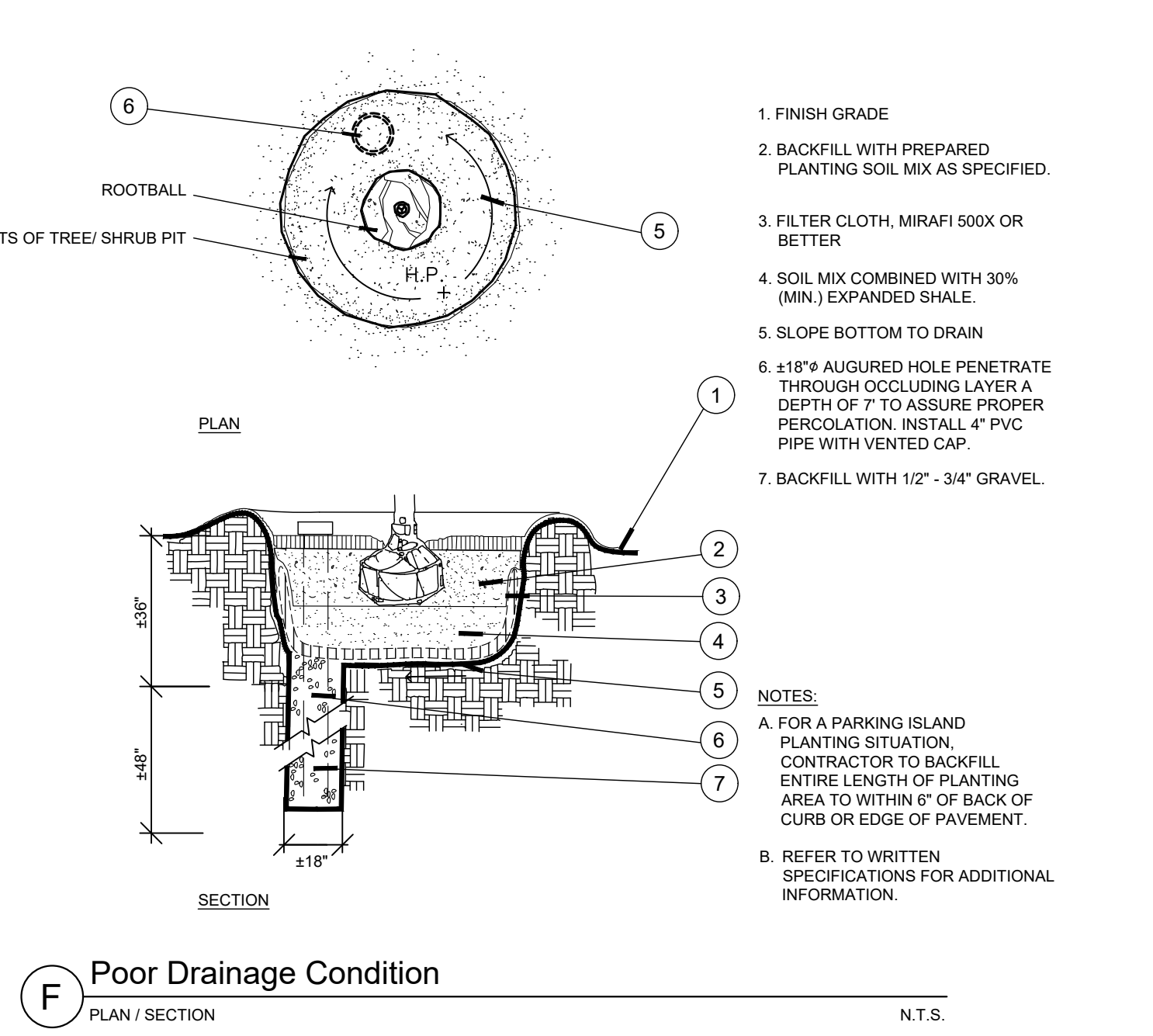
C Shrub / Groundcover Planting
PLAN / SECTION N.T.S.



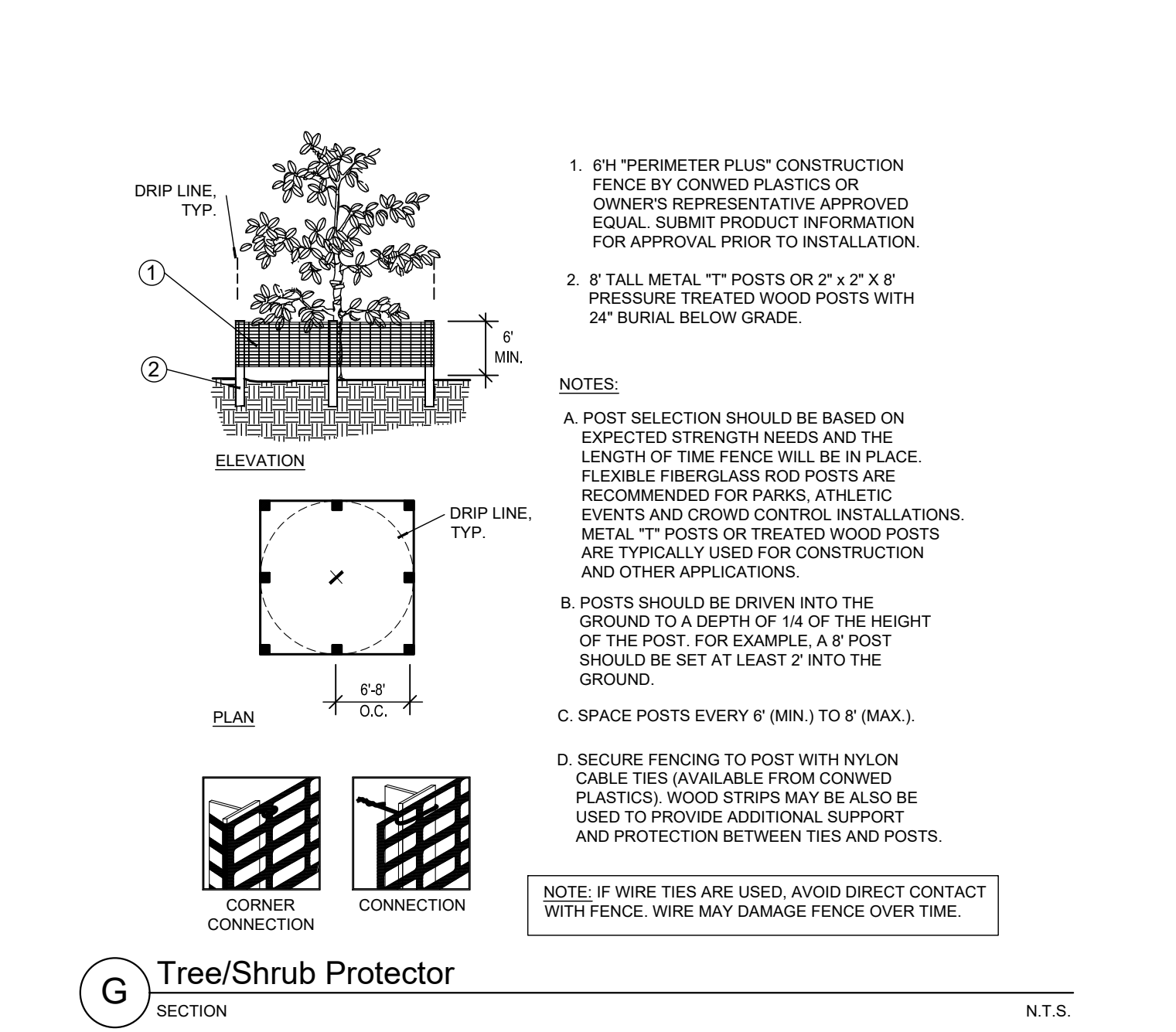
D Planting on a Slope
PLAN / SECTION N.T.S.



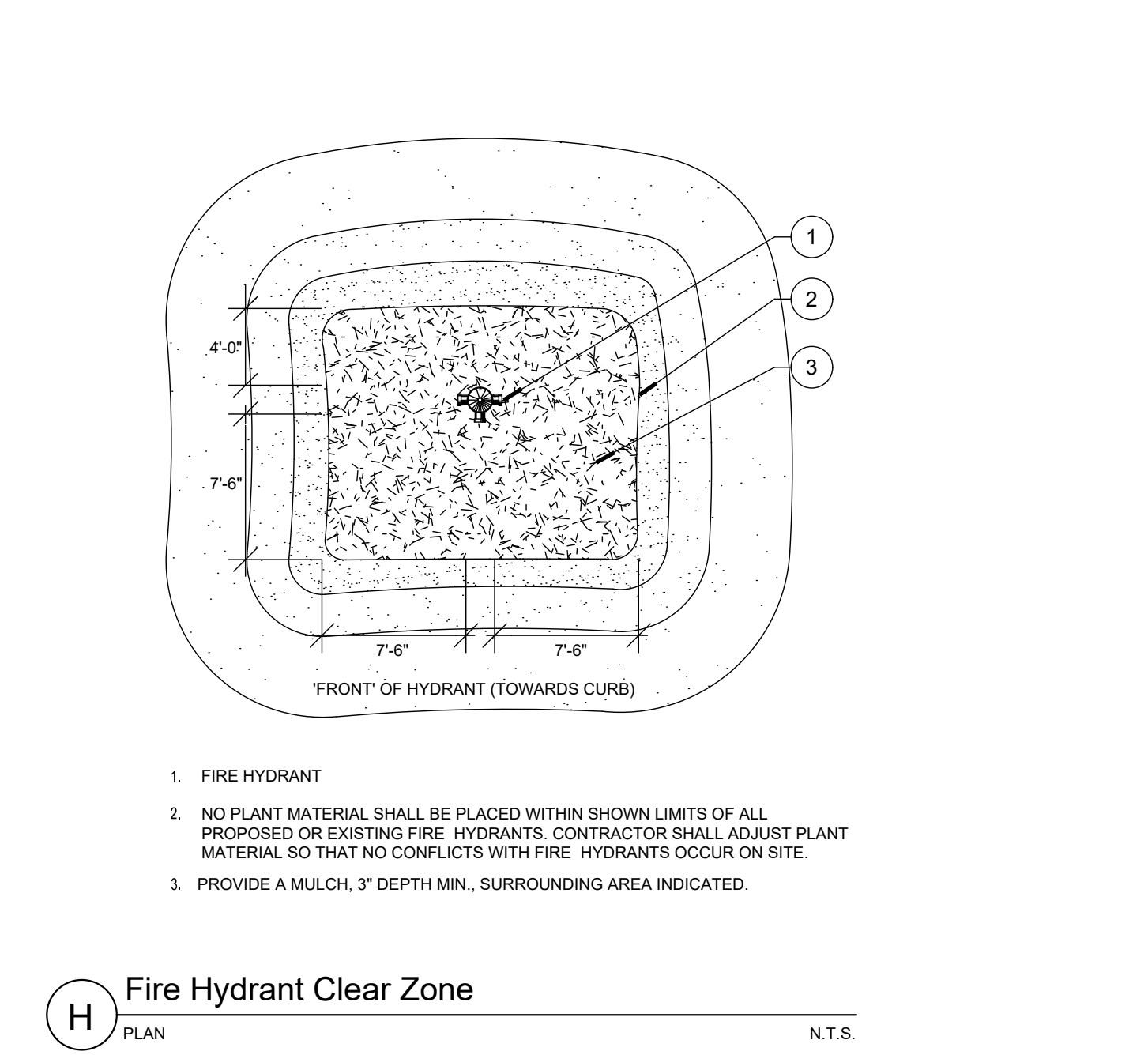
E Staking - up to 65 gal. or B&B to 3-1/2\"/>



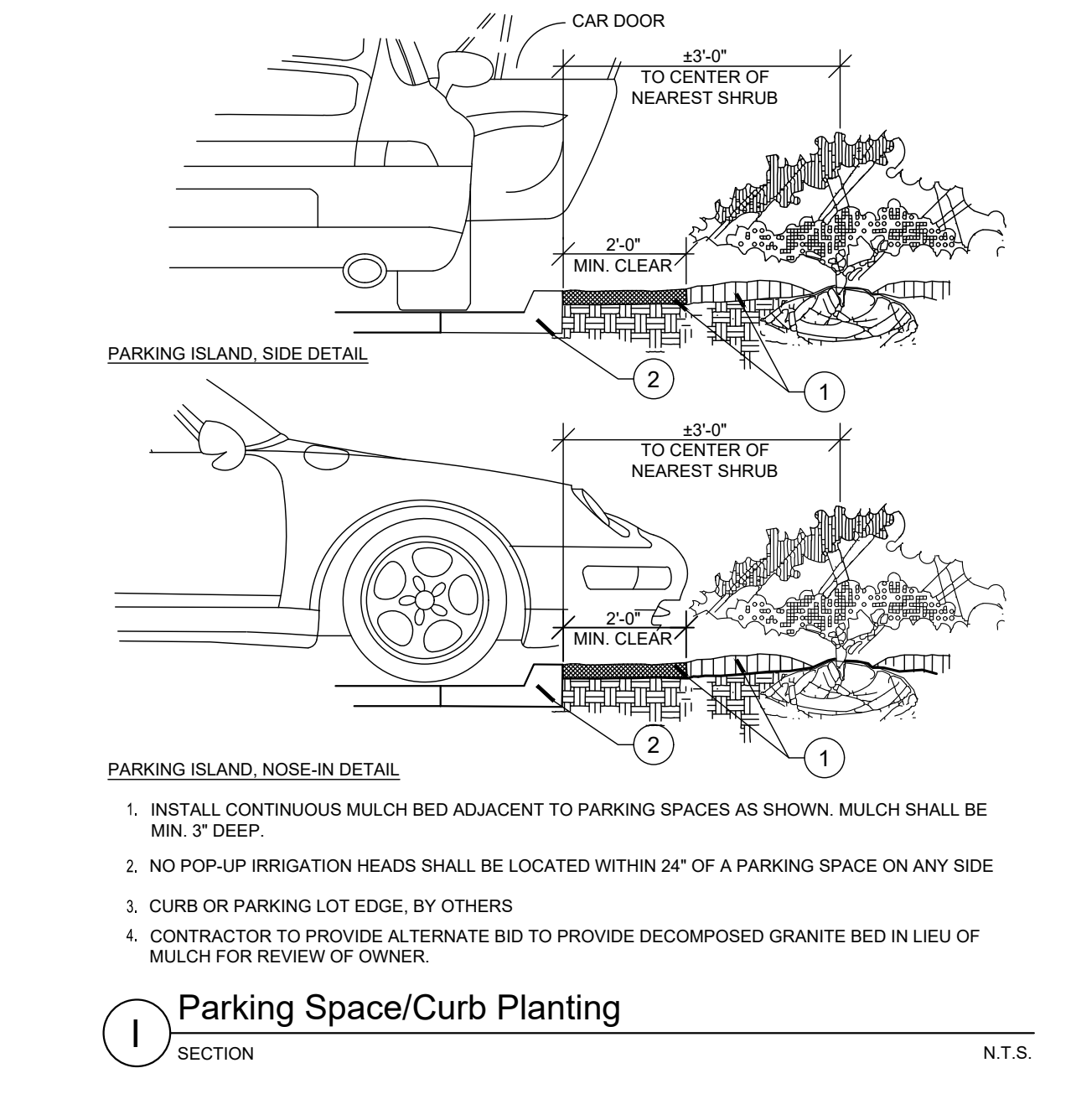
F Poor Drainage Condition
PLAN / SECTION N.T.S.



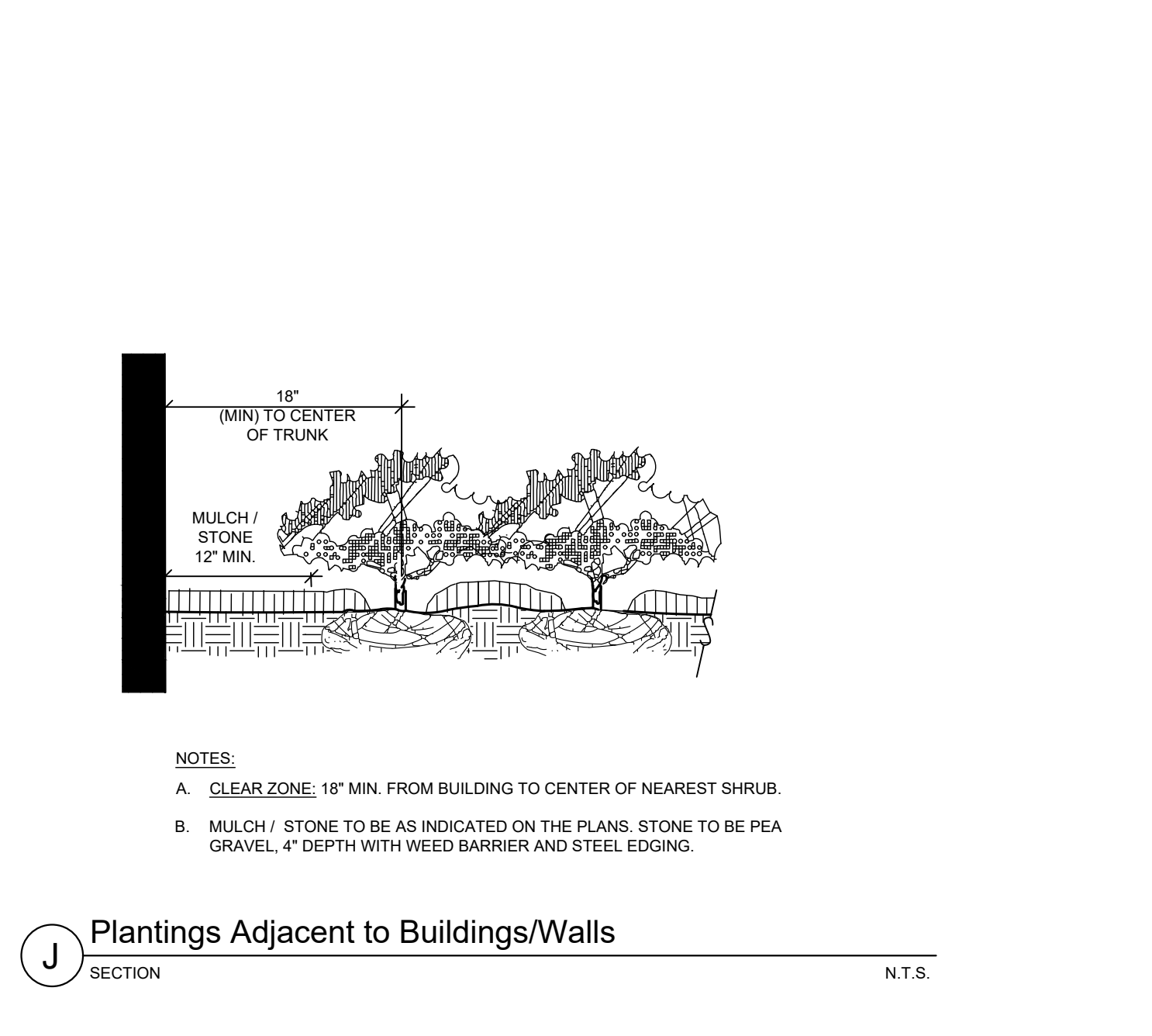
G Tree/Shrub Protector
SECTION N.T.S.



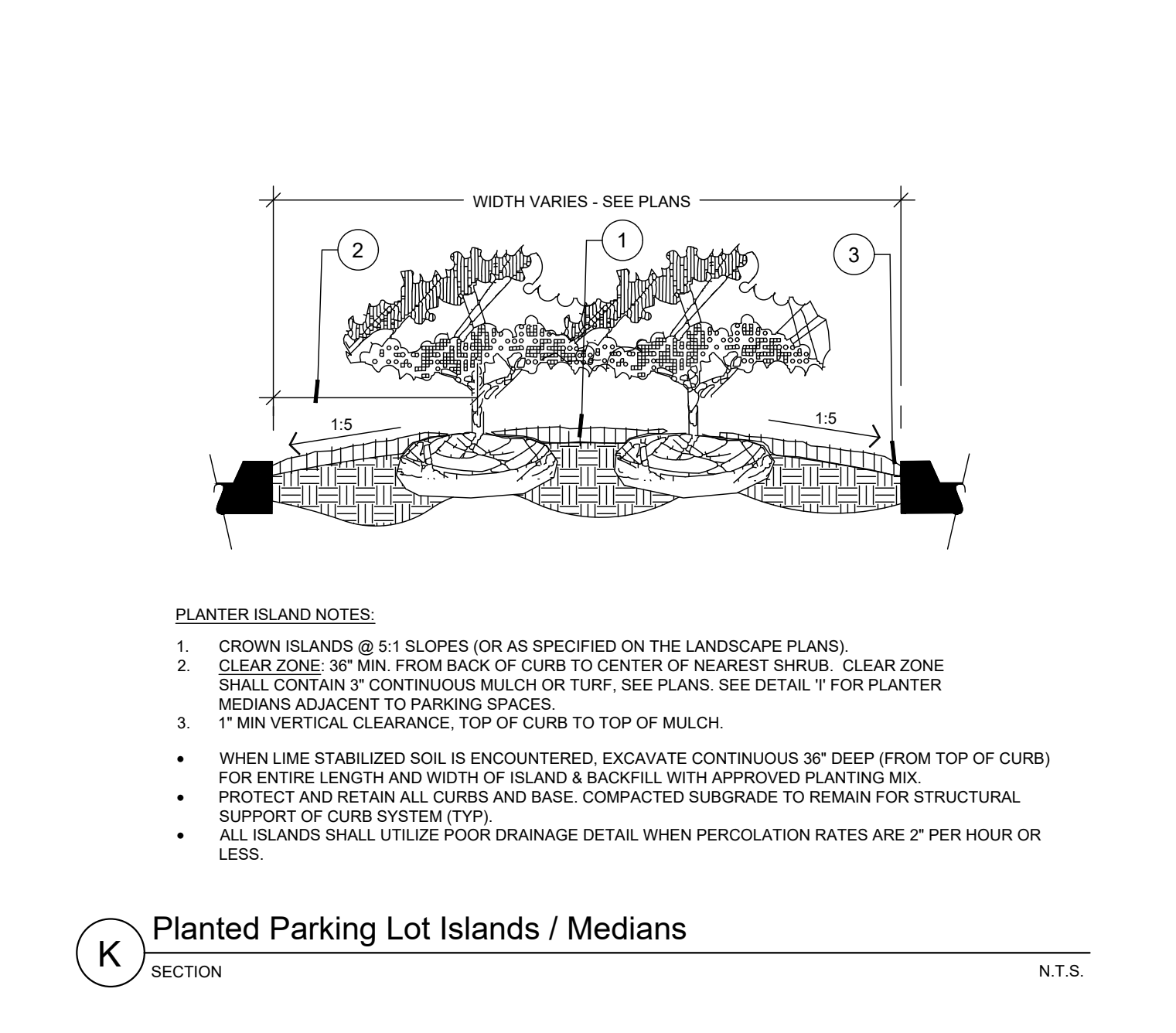
H Fire Hydrant Clear Zone
PLAN N.T.S.



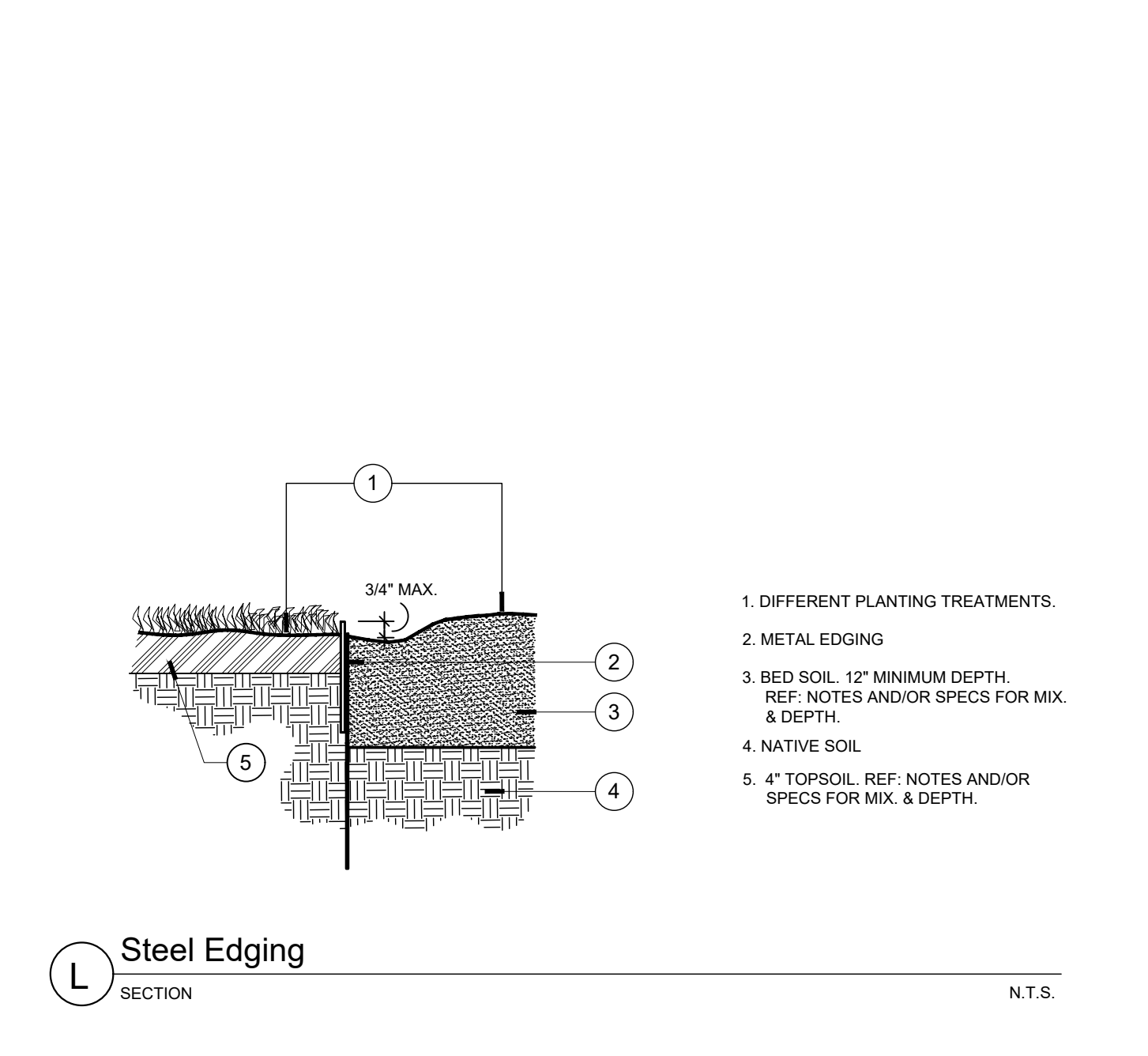
I Parking Space/Curb Planting
SECTION N.T.S.



J Plantings Adjacent to Buildings/Walls
SECTION N.T.S.



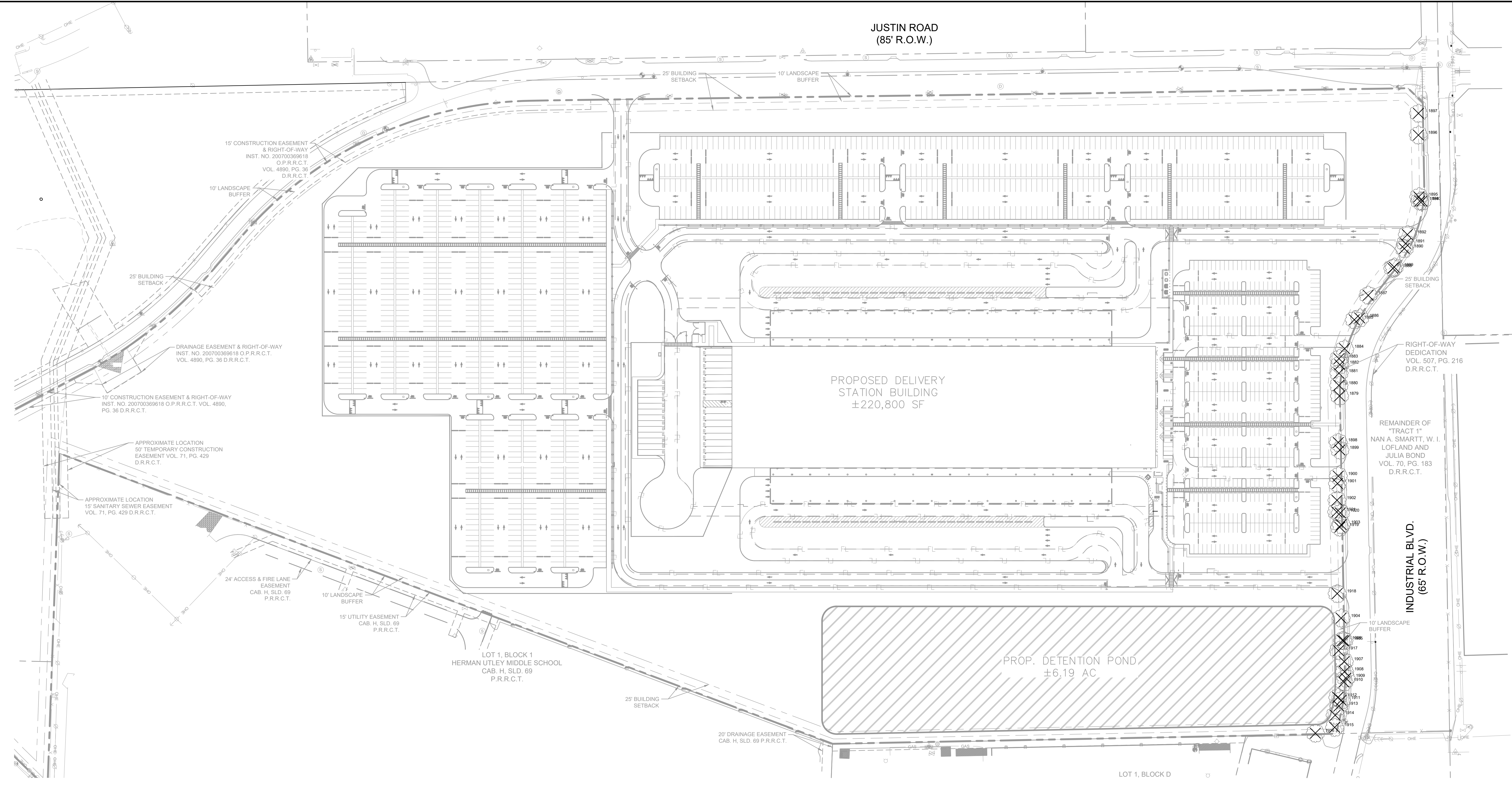
K Planted Parking Lot Islands / Medians
SECTION N.T.S.



L Steel Edging
SECTION N.T.S.

| <h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 600, HOUSTON, TX 77079 PHONE: 281-597-9300 WWW.KIMLEY-HORN.COM TBP# FIRM REGISTRATION F-428</p> | <p style="font-size: 8px; margin: 0;">FOR REVIEW ONLY Not for construction or permit purposes.</p> <p style="font-size: 8px; margin: 0;">Kimley»Horn</p> <p style="font-size: 6px; margin: 0;">P.L.A. SHANNON E. MUNDY L.A. No. 3543 Date FEB 2021</p> | | | | | | | | |
|---|--|------|-------------|------|----|--|--|--|--|
| <p style="font-size: 8px; margin: 0;">KHA PROJECT 068910600</p> <p style="font-size: 8px; margin: 0;">DATE 2/10/2021</p> <p style="font-size: 8px; margin: 0;">SCALE AS SHOWN</p> <p style="font-size: 8px; margin: 0;">DESIGNED BY AMC</p> <p style="font-size: 8px; margin: 0;">DRAWN BY AMC</p> <p style="font-size: 8px; margin: 0;">CHECKED BY SEM</p> | <p style="font-size: 8px; margin: 0;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 6px;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Description</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">By</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | Description | Date | By | | | | |
| No. | Description | Date | By | | | | | | |
| | | | | | | | | | |
| LANDSCAPE DETAILS | | | | | | | | | |
| JUSTIN ROAD DISTRIBUTION CENTER | | | | | | | | | |
| TEXAS | | | | | | | | | |
| ROCKWALL | | | | | | | | | |
| SHEET NUMBER | | | | | | | | | |
| L2.0 | | | | | | | | | |

Plotted By: Chaparro, Anapalca. Sheet Set: K10a_Layout1.TP_1.00 February 09, 2021 04:04:43pm. \\kimley-horn.com\k..._hou2\HOU_Civil\0629284835-DDF9 Rockwall\CAD\Plans\Sheets\1-Tree Mitigation.dwg
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| SITE INFORMATION | | | |
|--------------------------|--------------|--------------|-----------|
| LOT 1 | | | |
| PAVEMENT | 1,368,772 SF | 31.193 ACRES | (46.828%) |
| BUILDING COVERAGE | 220,800 SF | 5.069 ACRES | (7.610%) |
| LANDSCAPE AND OPEN SPACE | 1,322,048 SF | 30.350 ACRES | (45.562%) |
| TOTAL | 3,093,718 SF | 71.022 ACRES | |

| LEGEND | |
|--------|----------------------------------|
| | EXISTING TREES TO REMAIN/PROTECT |
| | EXISTING TREES TO BE REMOVED |

| DEVELOPMENT INFORMATION | |
|--|---------------|
| ZONING - LI, LIGHT INDUSTRIAL DISTRICT | |
| BUILDING AREA 1 (HT=44.5') | |
| STORY | AREA (GSF) |
| LL | 220,822 |
| FLOOR AREA RATIO (FAR) | 0.07 |
| FOUNDATION TYPE | SLAB ON GRADE |

| | |
|---------------------------------|------------------------|
| TOTAL LAND AREA | 3,093,718 SF/71.022 AC |
| PROPOSED TOTAL BUILDING AREA | ±220,800 SF |
| PROPOSED TRAILER PARKING | 30 SPACES |
| PROPOSED AUTO PARKING (9'X20') | 480 SPACES |
| REQUIRED AUTO PARKING BY CLIENT | 457 SPACES |
| PROPOSED VAN PARKING (11'X27') | 1,118 SPACES |
| REQUIRED VAN PARKING | 1,103 SPACES |
| PROPOSED ACCESSIBLE PARKING | 9 SPACES |
| REQUIRED ACCESSIBLE PARKING | 9 SPACES |



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.

SITE PLAN
DDF9 ROCKWALL
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT:
 E-MAIL:

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, P.L.A.

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |

Kimley»Horn

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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 PHONE: 281-920-6300
 WWW.KIMLEY-HORN.COM
 TBPE FIRM REGISTRATION F-428

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Kimley»Horn

P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

| | | | | | | | | | | | |
|-------------|-----------|------|-----------|-------|----------|-------------|-----|----------|-----|------------|-----|
| KHA PROJECT | 068910600 | DATE | 2/10/2021 | SCALE | AS SHOWN | DESIGNED BY | AMC | DRAWN BY | AMC | CHECKED BY | SEM |
|-------------|-----------|------|-----------|-------|----------|-------------|-----|----------|-----|------------|-----|

TREE REMOVAL PLAN

JUSTIN ROAD DISTRIBUTION CENTER

TEXAS

ROCKWALL

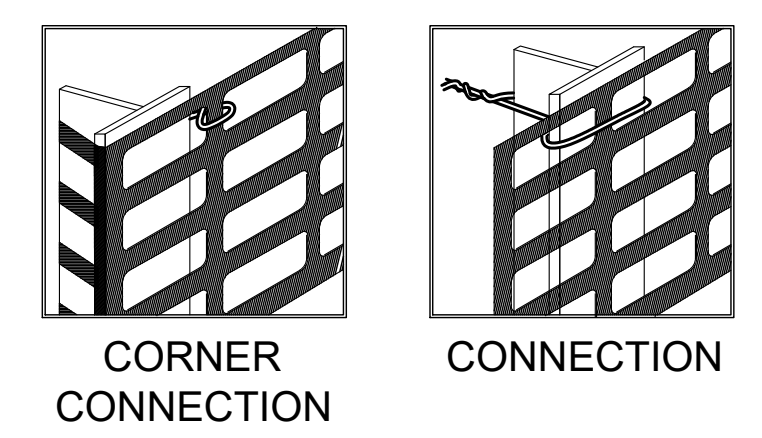
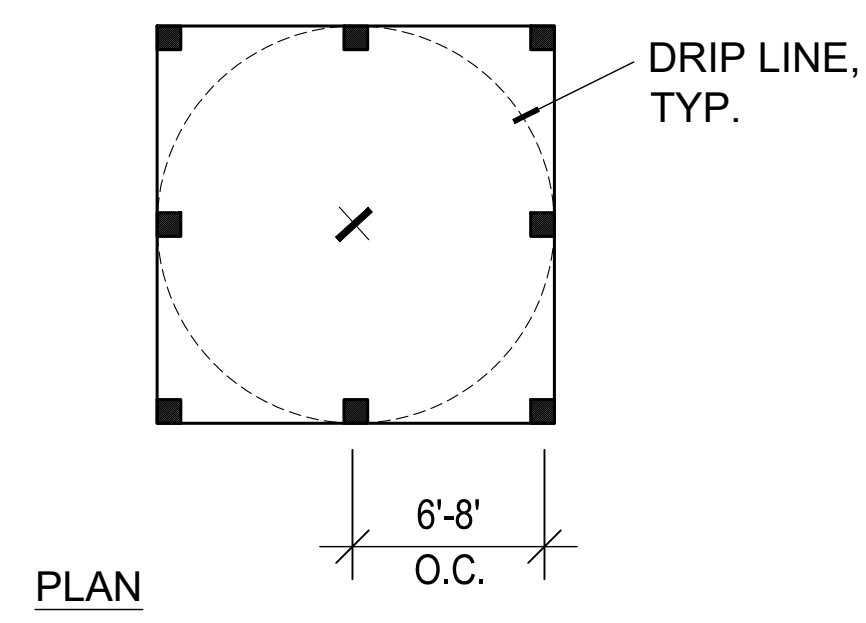
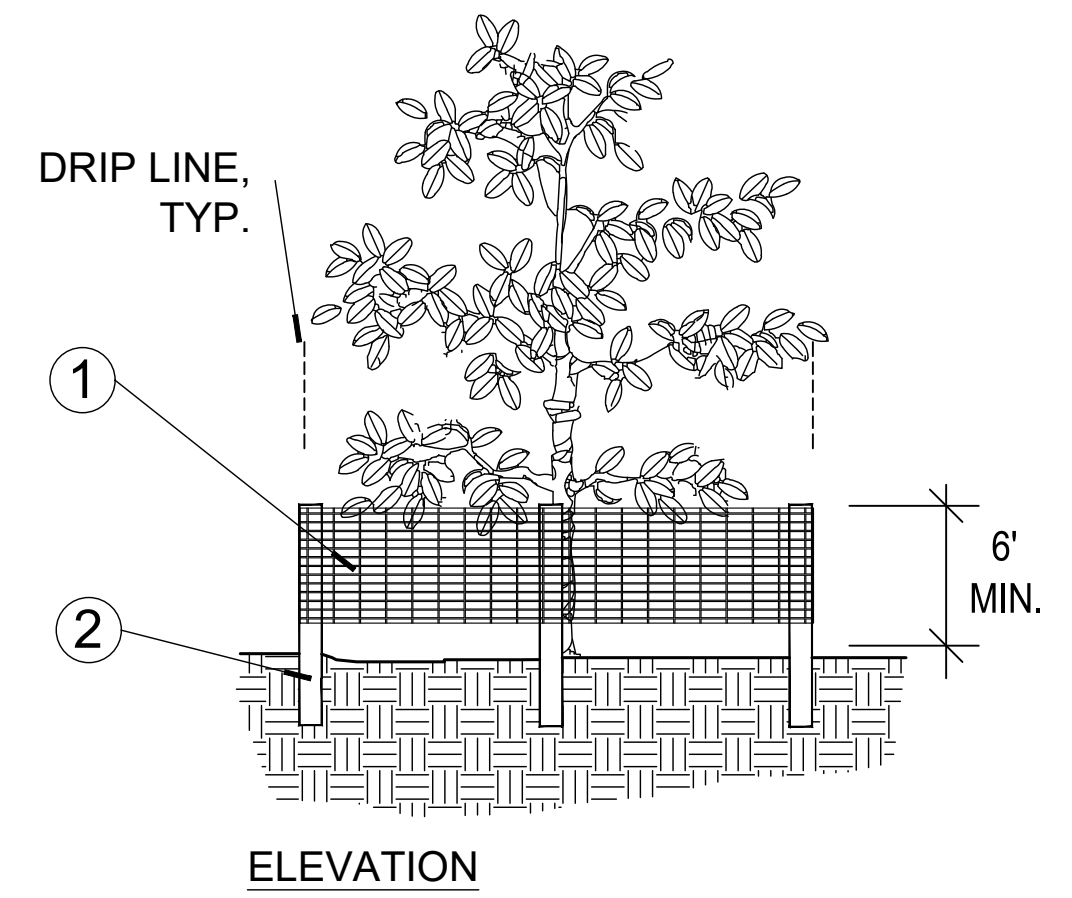
SHEET NUMBER
TP 1.00

Plotted By: Chaparro, Anapilesa Sheet Set: K10a Layout: TP 3.00 February 09, 2021 04:04:44pm \\kimley-horn.com\k... h0u2\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\U-Trees Mitigation.dwg
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SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

| TAG# | DBH | COMMON NAME | CONDITION | CLASS | STATUS | MITIGATION RATIO | MITIGATION INCHES |
|-------------------------|------|------------------|-----------|-----------|--------|------------------|-------------------|
| 1879 | 5.5 | Hercules-club | Healthy | Primary | Remove | 1 | 5.5 |
| 1880 | 5.2 | Gum Bumelia | Healthy | Primary | Remove | 1 | 5.2 |
| 1881 | 17.0 | Hackberry | Healthy | Secondary | Remove | 0.5 | 8.5 |
| 1882 | 4.7 | Hercules-club | Declining | Primary | Remove | 0 | 0 |
| 1883 | 5.2 | Hercules-club | Healthy | Primary | Remove | 1 | 5.2 |
| 1884 | 12.8 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 6.4 |
| 1885 | 11.0 | Hackberry | Healthy | Secondary | Remove | 0.5 | 5.5 |
| 1886 | 13.4 | Hackberry | Declining | Secondary | Remove | 0 | 0 |
| 1887 | 11.0 | Hackberry | Healthy | Secondary | Remove | 0.5 | 5.5 |
| 1888 | 14.9 | Hackberry | Healthy | Secondary | Remove | 0.5 | 7.45 |
| 1889 | 11.3 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.65 |
| 1890 | 5.8 | Hercules-club | Healthy | Primary | Remove | 1 | 5.8 |
| 1891 | 12.0 | Hackberry | Healthy | Secondary | Remove | 0.5 | 6 |
| 1892 | 11.0 | Eastern Redcedar | Healthy | Primary | Remove | 1 | 11 |
| 1893 | 11.0 | Eastern Redcedar | Healthy | Primary | Remove | 1 | 11 |
| 1894 | 11.2 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.6 |
| 1895 | 5.3 | Persimmon | Healthy | Primary | Remove | 1 | 5.3 |
| 1896 | 11.5 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.75 |
| 1897 | 11.5 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.75 |
| 1898 | 11.8 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.9 |
| 1899 | 11.6 | Hackberry | Healthy | Secondary | Remove | 0.5 | 5.8 |
| 1900 | 11.3 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.65 |
| 1901 | 15.9 | Hackberry | Healthy | Secondary | Remove | 0.5 | 7.95 |
| 1902 | 20.6 | Hackberry | Declining | Secondary | Remove | 0 | 0 |
| 1903 | 11.0 | Eastern Redcedar | Healthy | Primary | Remove | 1 | 11 |
| 1904 | 13.8 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 6.9 |
| 1905 | 15.5 | Hackberry | Healthy | Secondary | Remove | 0.5 | 7.75 |
| 1906 | 11.0 | Eastern Redcedar | Healthy | Primary | Remove | 1 | 11 |
| 1907 | 11.2 | Eastern Redcedar | Declining | Secondary | Remove | 0 | 0 |
| 1908 | 12.3 | Hackberry | Healthy | Secondary | Remove | 0.5 | 6.15 |
| 1909 | 11.9 | Hackberry | Healthy | Secondary | Remove | 0.5 | 5.95 |
| 1910 | 4.6 | Hercules-club | Healthy | Primary | Remove | 1 | 4.6 |
| 1911 | 4.3 | Persimmon | Healthy | Primary | Remove | 1 | 4.3 |
| 1912 | 4.0 | Gum Bumelia | Healthy | Primary | Remove | 1 | 4 |
| 1913 | 4.8 | Gum Bumelia | Healthy | Primary | Remove | 1 | 4.8 |
| 1914 | 4.0 | Gum Bumelia | Healthy | Primary | Remove | 1 | 4 |
| 1915 | 7.3 | Tree of Heaven | Healthy | Primary | Remove | 1 | 7.3 |
| 1916 | 15.0 | Hackberry | Declining | Secondary | Remove | 0 | 0 |
| 1917 | 12.1 | Hackberry | Healthy | Secondary | Remove | 0.5 | 6.05 |
| 1918 | 11.4 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.7 |
| 1919 | 11.8 | Hackberry | Healthy | Secondary | Remove | 0.5 | 5.9 |
| 1920 | 11.4 | Eastern Redcedar | Healthy | Secondary | Remove | 0.5 | 5.7 |
| 1921 | 11.0 | Eastern Redcedar | Healthy | Primary | Remove | 1 | 11 |
| TOTAL MITIGATION | | | | | | 248.5 | |

| | Inches |
|--------------------------------|--------------|
| Primary | 111 |
| Secondary | 137.5 |
| Featured | 0 |
| Unprotected Trees | 0 |
| Total Mitigation Inches | 248.5 |



A Tree/Shrub Protector SECTION N.T.S.

- 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 8' TALL METAL "T" POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

- NOTES:**
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

SITE PLAN
DDF9 ROCKWALL
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | |
|--|--|
| OWNER: SMART LOFLAND & J BOND PTNRS 1 CARMARTHEN CT DALLAS, TX 75225-2457 CONTACT: E-MAIL: | LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC 11700 KATY FREEWAY, SUITE 800 HOUSTON, TX 77079-1221 PHONE: 281-920-6322 CONTACT: SHANNON MUNDY, P.L.A. |
|--|--|

REVISIONS
DATE

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|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

No.
BY

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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 WWW.KIMLEY-HORN.COM
 TPBE FIRM REGISTRATION F-328

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P.L.A. SHANNON E. MUNDY
 L.A. No. 3543 Date FEB 2021

| | | | | | | | | | | | |
|-------------|-----------|------|-----------|-------|----------|-------------|-----|----------|-----|------------|-----|
| KHA PROJECT | 068910600 | DATE | 2/10/2021 | SCALE | AS SHOWN | DESIGNED BY | AMC | DRAWN BY | AMC | CHECKED BY | SEM |
|-------------|-----------|------|-----------|-------|----------|-------------|-----|----------|-----|------------|-----|

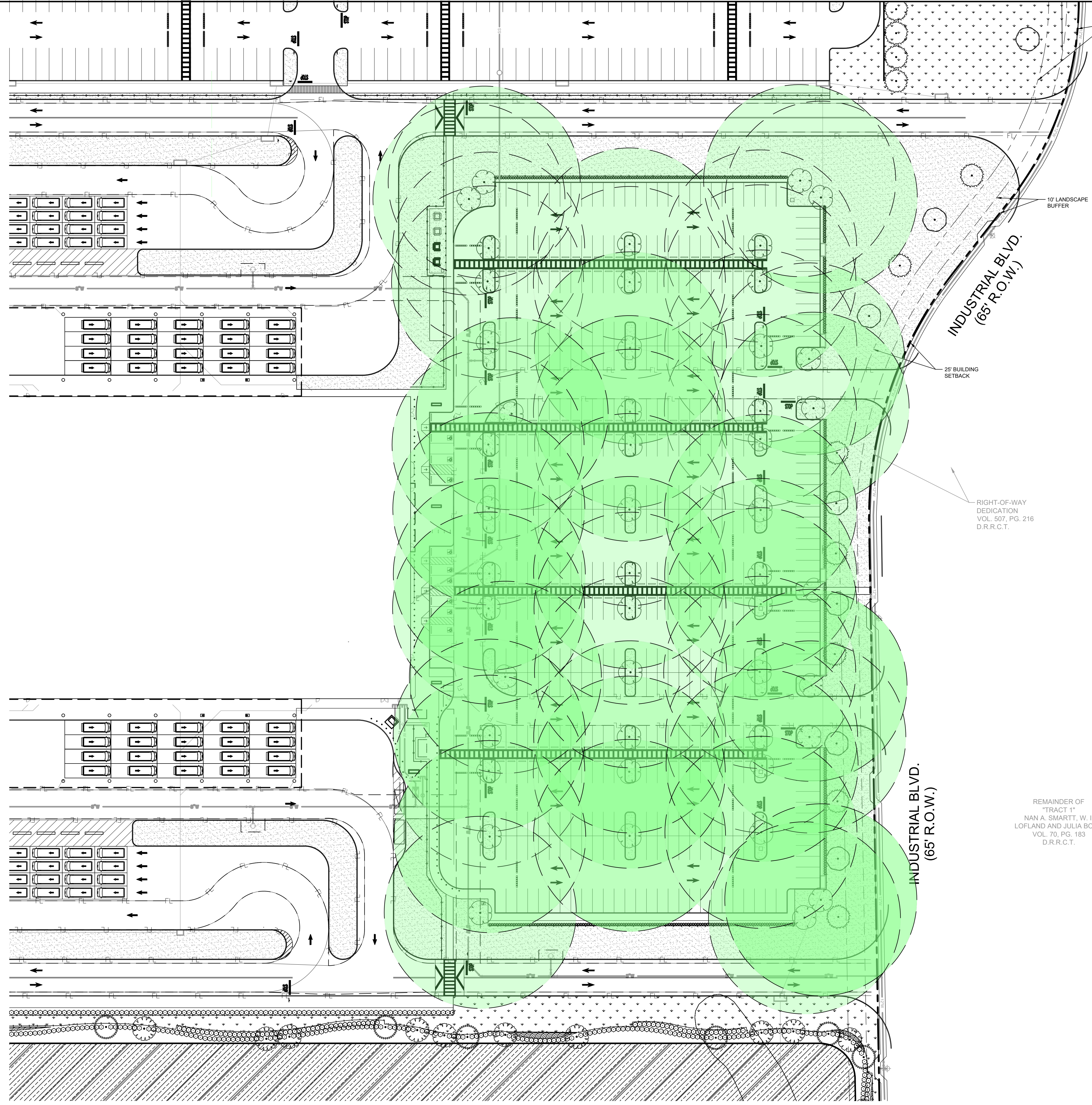
**TREE MITIGATION
REFERENCE DATA
AND DETAILS**

**JUSTIN ROAD
DISTRIBUTION
CENTER**

TP 3.00

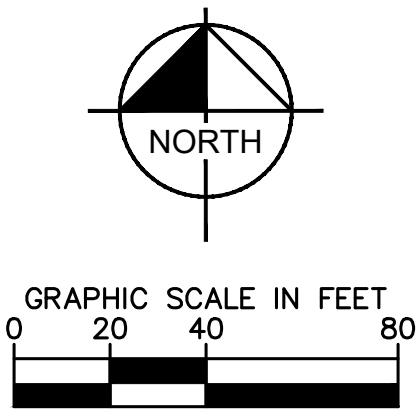
ROCKWALL, TEXAS

Plotted By: Chaparro, Anapalca Sheet Set: KHA Layout: L1.3 February 09, 2021 05:39:29pm K:\HOU_Civil\08284835-DDF9_Rockwall\CAD\PlanSheets\L_Parking Exhibit.dwg
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LEGEND

80' DIAMETER ON TREE CENTERS



INDUSTRIAL BLVD.
(65' R.O.W.)

INDUSTRIAL BLVD.
(65' R.O.W.)

RIGHT-OF-WAY DEDICATION
VOL. 507, PG. 216
D.R.R.C.T.

REMAINDER OF
"TRACT 1"
NAN A. SMARTT, W. I.
LOFLAND AND JULIA BOND
VOL. 70, PG. 183
D.R.R.C.T.



Know what's below.
Call before you dig.

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: 281-597-9300
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 TBPE FIRM REGISTRATION F-428

FOR REVIEW ONLY

| KHA PROJECT | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|-----------|-------------|----------|------------|
| 068910600 | 2/10/2021 | AMC | AMC | SEM |

LANDSCAPE PARKING EXHIBIT

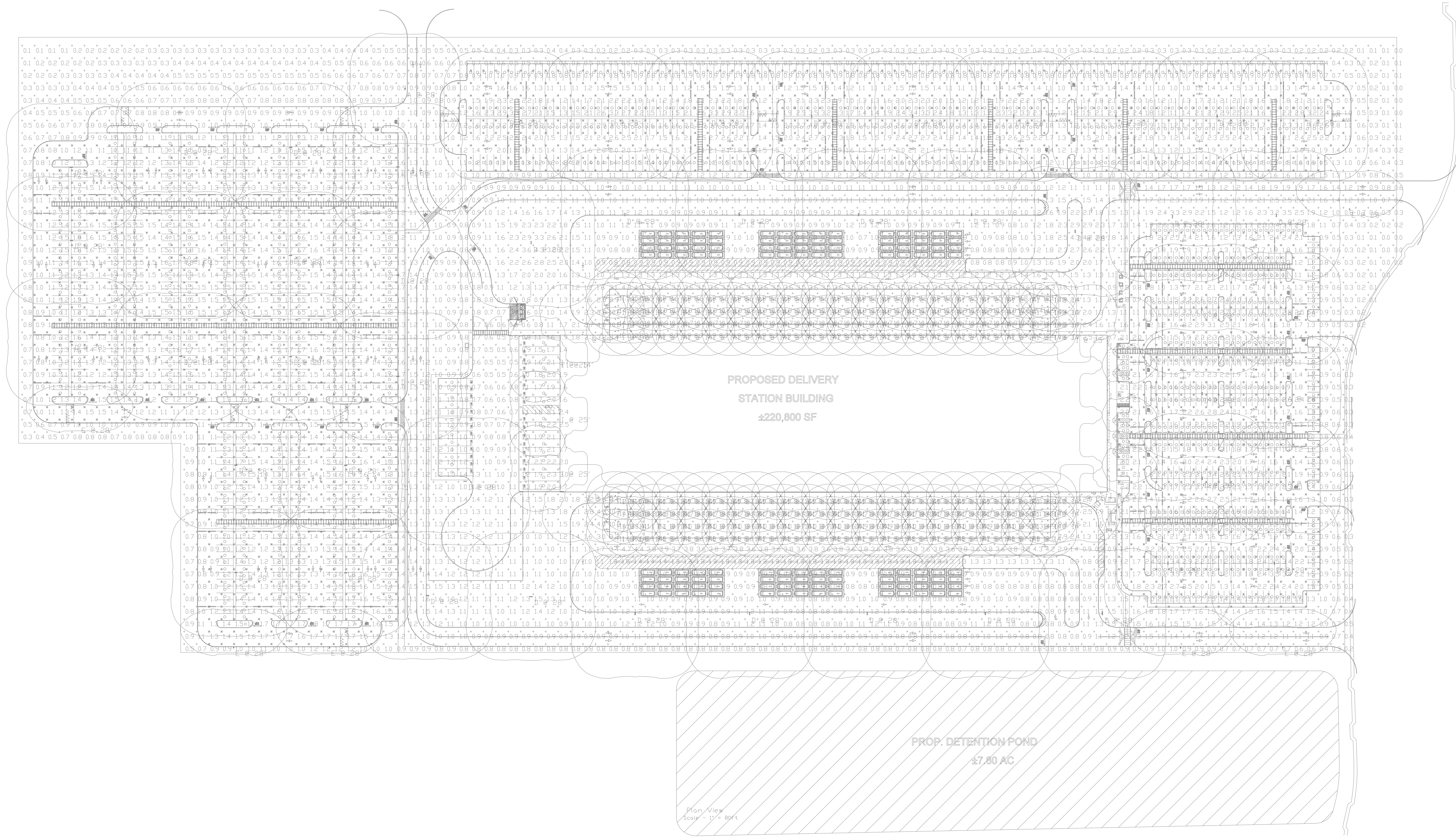
JUSTIN ROAD DISTRIBUTION CENTER

TEXAS
 ROCKWALL
 SHEET NUMBER
EX1.0

| Schedule | | | | | | | | | | | | | |
|----------|-------|-----|-------------------|---|---|------|--------------|-----------------|------------------|-----|---------|------------|--|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | Lumen Multiplier | LLF | Wattage | Efficiency | Distribution |
| □ | A | 4 | Lithonia Lighting | DSX2 LED P3 40K TSV | DSX2 LED P3 40K TSV MVOLT | LED | 1 | 29142 | 1 | 0.9 | 217 | 100% | TYPE VS, BUG RATING B5 - U0 - G4 |
| □ | D | 46 | Lithonia Lighting | DSX2 LED P2 40K TSV | DSX2 LED P2 40K TSV MVOLT | LED | 1 | 24800 | 1 | 0.9 | 370 | 100% | TYPE VS, BUG RATING B5 - U0 - G4 |
| □ | E | 6 | Lithonia Lighting | DSX2 LED P1 40K BLC | DSX2 LED P1 40K BLC MVOLT | LED | 1 | 15538 | 1 | 0.9 | 140 | 100% | TYPE III, SHORT, BUG RATING B3 - U0 - G3 |
| ○ | F1 | 152 | Lithonia Lighting | VCPG LED P5 40K TSR MVOLT PM NLAIR2 PIR INMAX | VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE | LED | 1 | 10497 | 1 | 0.9 | 8214 | 100% | TYPE III, SHORT, BUG RATING B3 - U0 - G3 |
| □ | I | 11 | Lithonia Lighting | DSX1 LED P4 40K TFTM VBA DSXV28BV | DSX1 LED P4 40K TFTM MVOLT | LED | 1 | 14487 | 1 | 0.9 | 125 | 100% | TYPE IV, SHORT, BUG RATING B3 - U0 - G3 |

| Statistics | | | | | | |
|--------------|--------|-----|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| CANDIFY | + | 100 | Fc 14.9 | Fc 8.5 | Fc 1.81 | 1.21 |
| CANDIFY | + | 100 | Fc 14.9 | Fc 8.5 | Fc 1.81 | 1.21 |
| LOADING DOCK | □ | 1.8 | Fc 3.0 | Fc 0.9 | Fc 3.30 | 2.01 |
| PARKING LDT | X | 1.8 | Fc 4.5 | Fc 0.7 | Fc 6.44 | 2.61 |
| PARKING LDT | X | 1.6 | Fc 4.0 | Fc 0.7 | Fc 5.71 | 2.31 |
| PARKING LDT | X | 1.4 | Fc 1.9 | Fc 0.7 | Fc 2.71 | 2.01 |
| SITE | + | 1.3 | Fc 10.8 | Fc 0.0 | Fc N/A | N/A |

Note
LIGHTING VENDOR INFORMATION:
GO TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.
MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134
PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 Site Plan Photometrics
Scale: NONE

| Issue Date | | |
|------------|-------------|----|
| 02/10/21 | | |
| Revisions | Description | By |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

SIGNAGE GENERAL NOTES

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2008.
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

VINYL GRAPHICS GENERAL NOTES

1. DOOR SIGNS: SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
2. SPECIFICATIONS: SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
3. DESCRIPTION: CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
4. GRAPHICS AND TYPOGRAPHY: SIGN GRAPHICS ARE HEAVY DUTY "3M" VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATE WHITE VINYL.
5. INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
6. SUBMITTALS: THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6" X 6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS. ALL EXTERIOR SIGNAGE TO BE APPROVED BY CONSTRUCTION MANAGER.

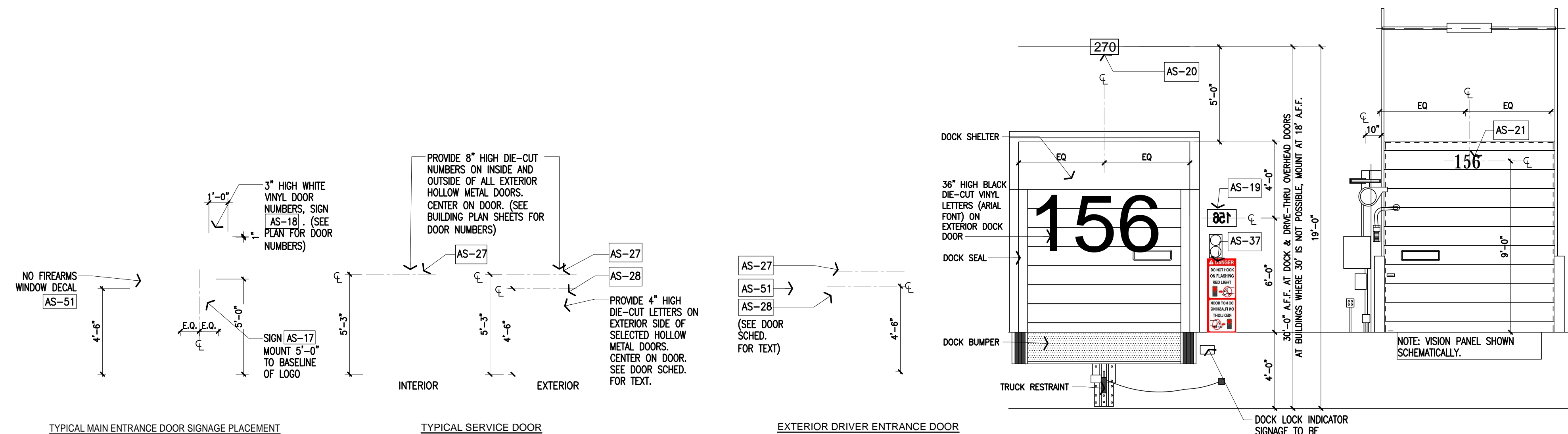
INTERIOR GRAPHICS COLORS

| | |
|---------------|---|
| IC1 WHITE | HEX #FFFFFF RGB 255/ 255/ 255 CMYK 0/ 0/ 0/ 0 PANTONE White |
| IC2 BLACK | HEX #000000 RGB 0/ 0/ 0 CMYK 75/ 68/ 67/ 90 PANTONE BlackC |
| IC3 ORANGE | HEX #FF9900 RGB 255/ 153/ 0 CMYK 0/ 47/ 100/ 0 PANTONE 137U PANTONE 1375C |
| IC6 BLUE | HEX #148E84 RGB 20/ 100/ 180 CMYK 88/ 55/ 2/ 0 PANTONE 300 U |
| C7 BLUE | Scotchcal Prime Blue (Pantone 2995C)(RAL 5012) |

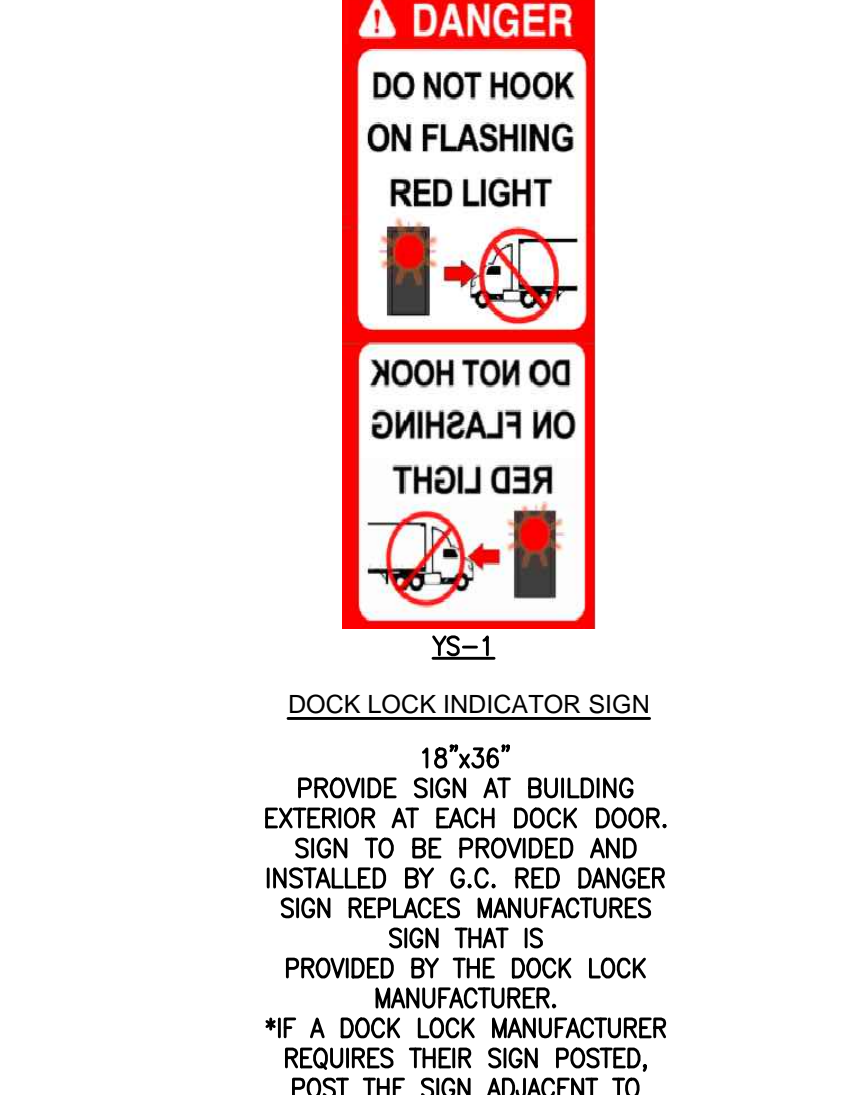
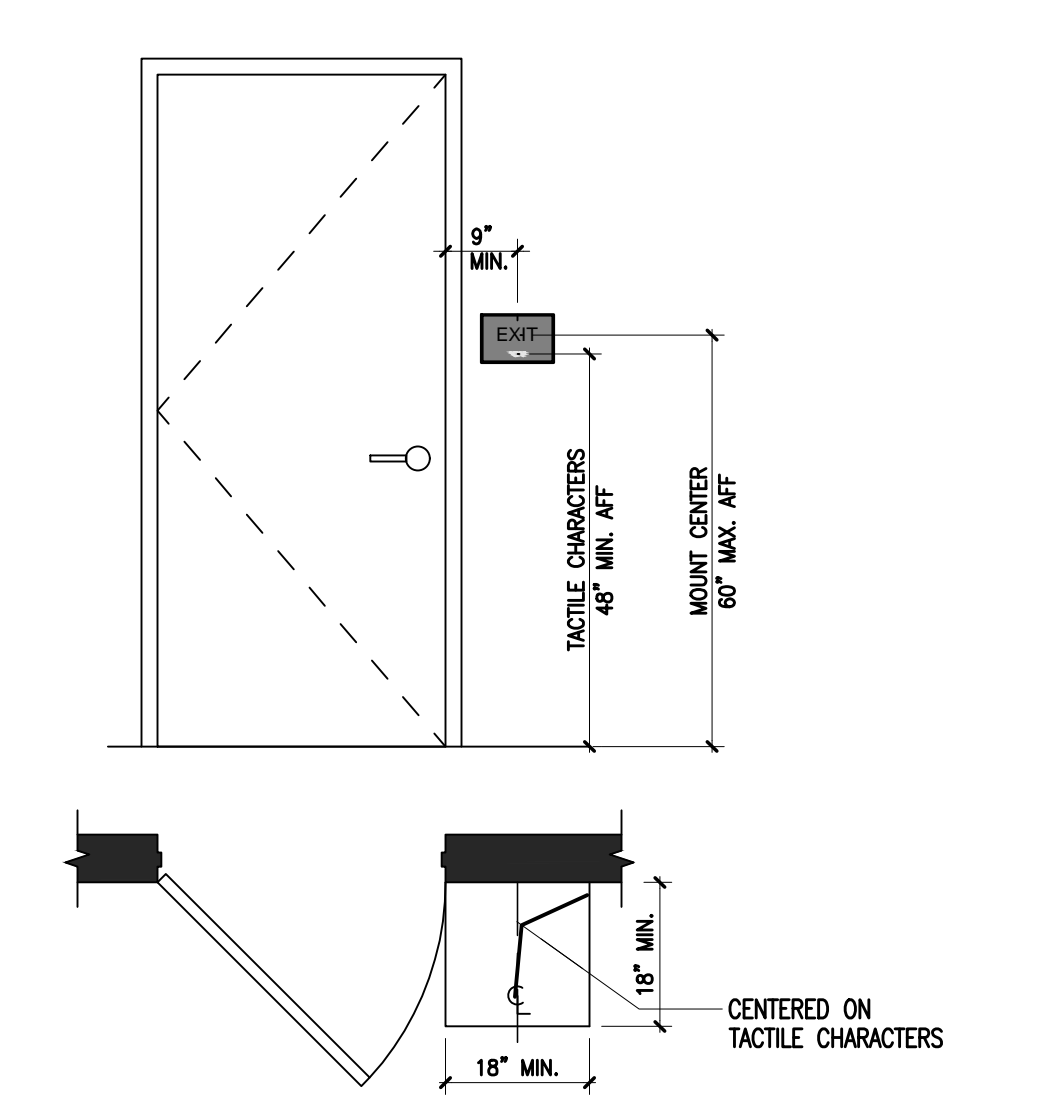
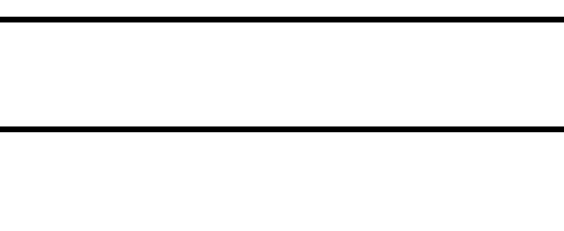
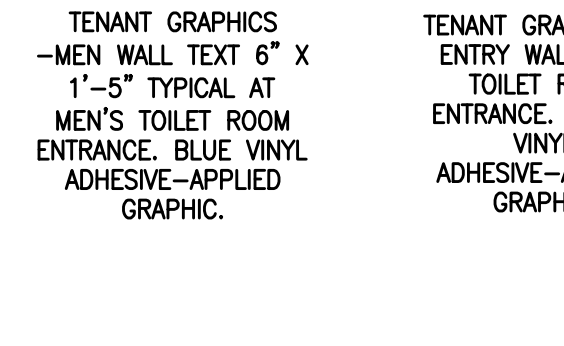
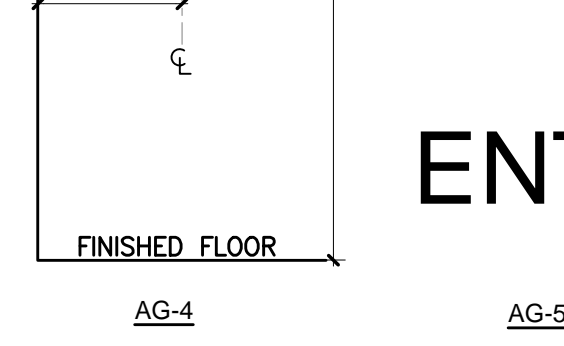
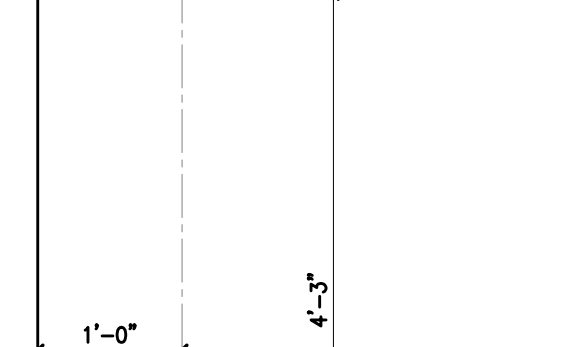
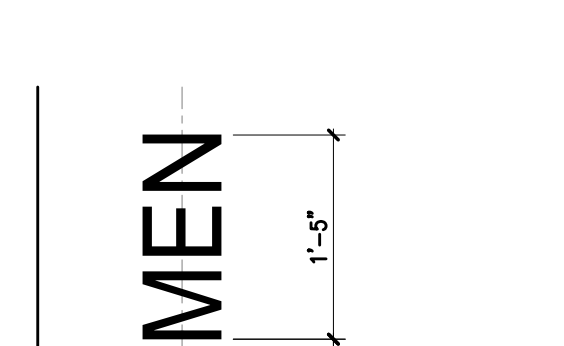
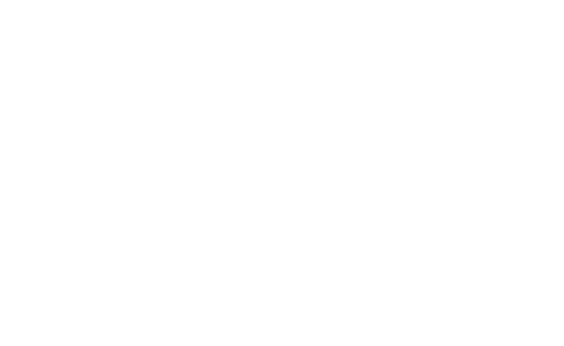
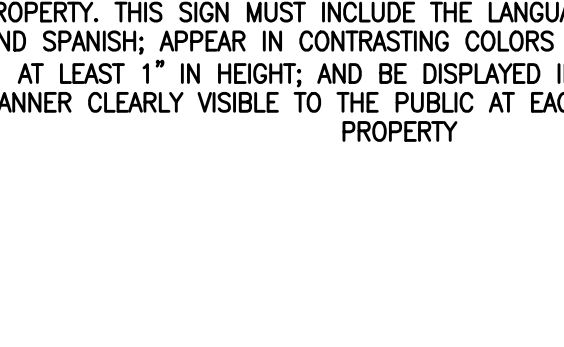
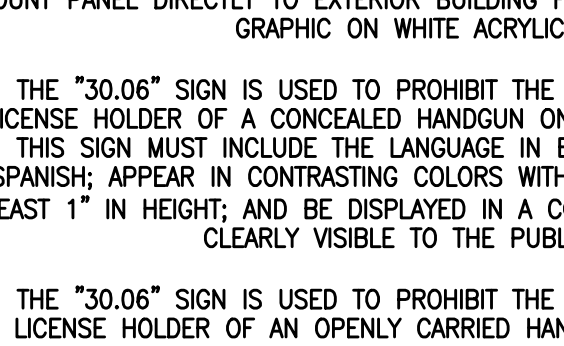
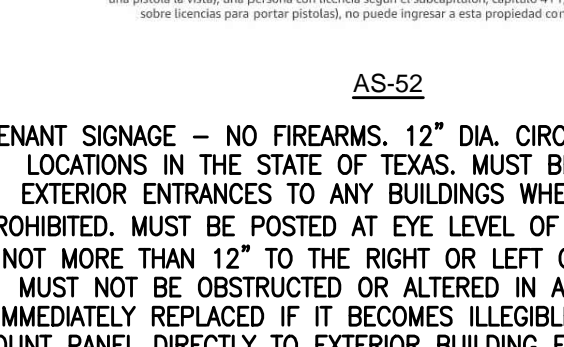
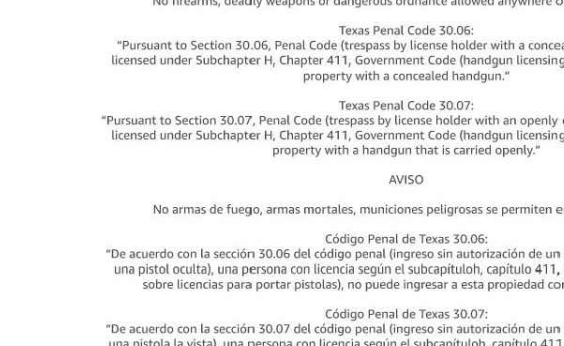
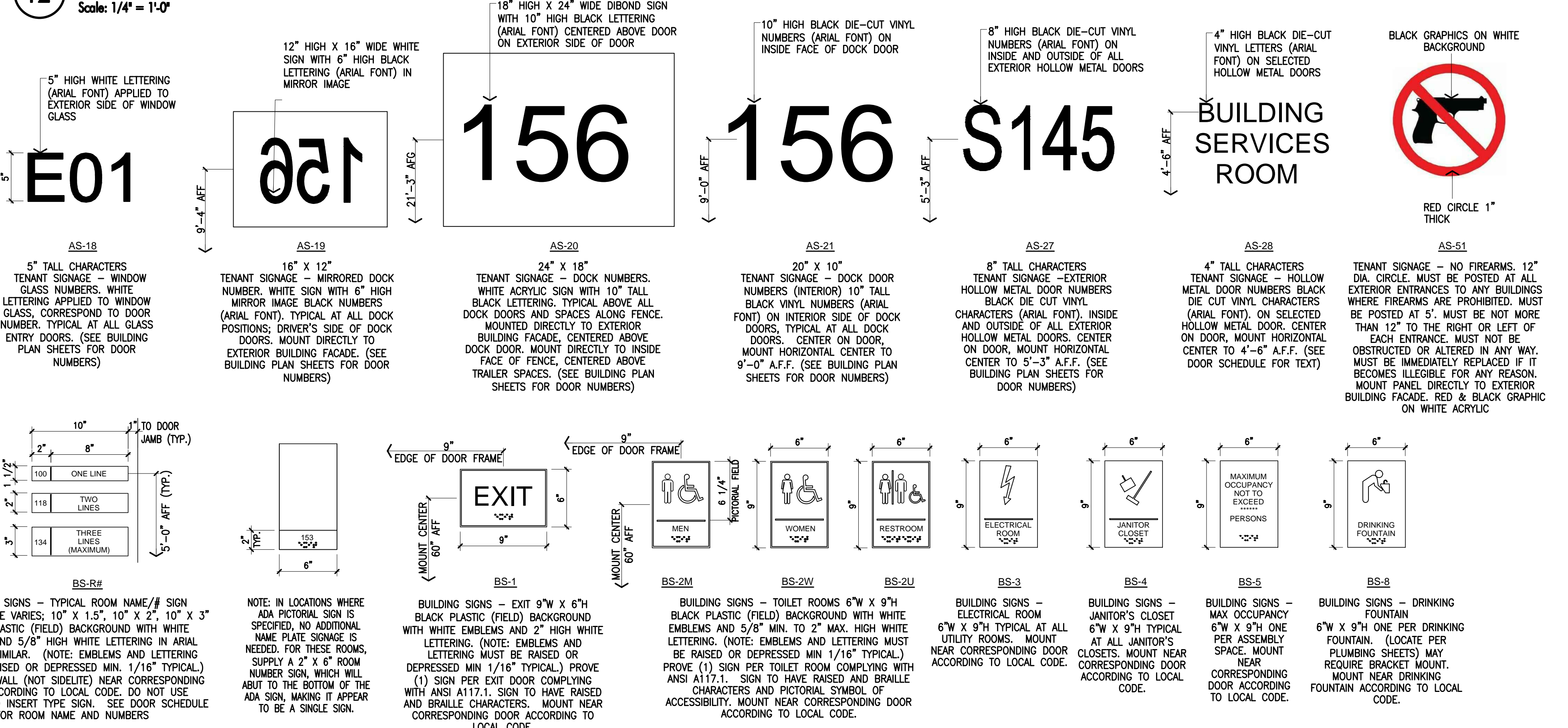
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

Delivery Station
DDF9- Rockwall

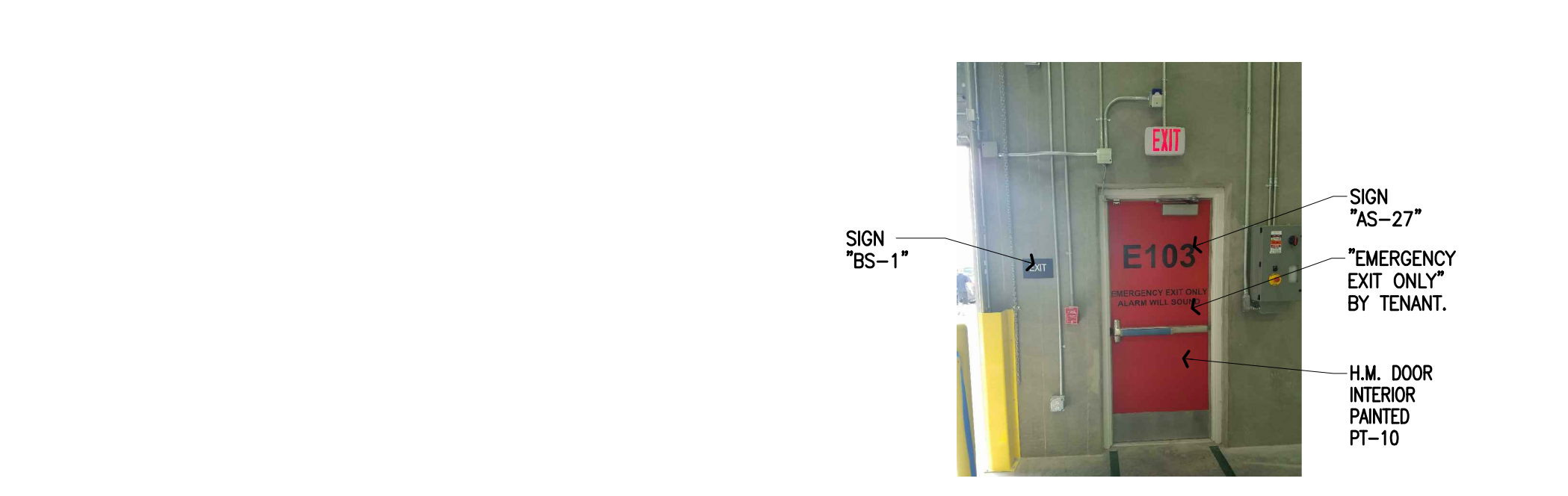
Project Address



12 Signage- Door Sign Placement Details
Scale: 1/4" = 1'-0"

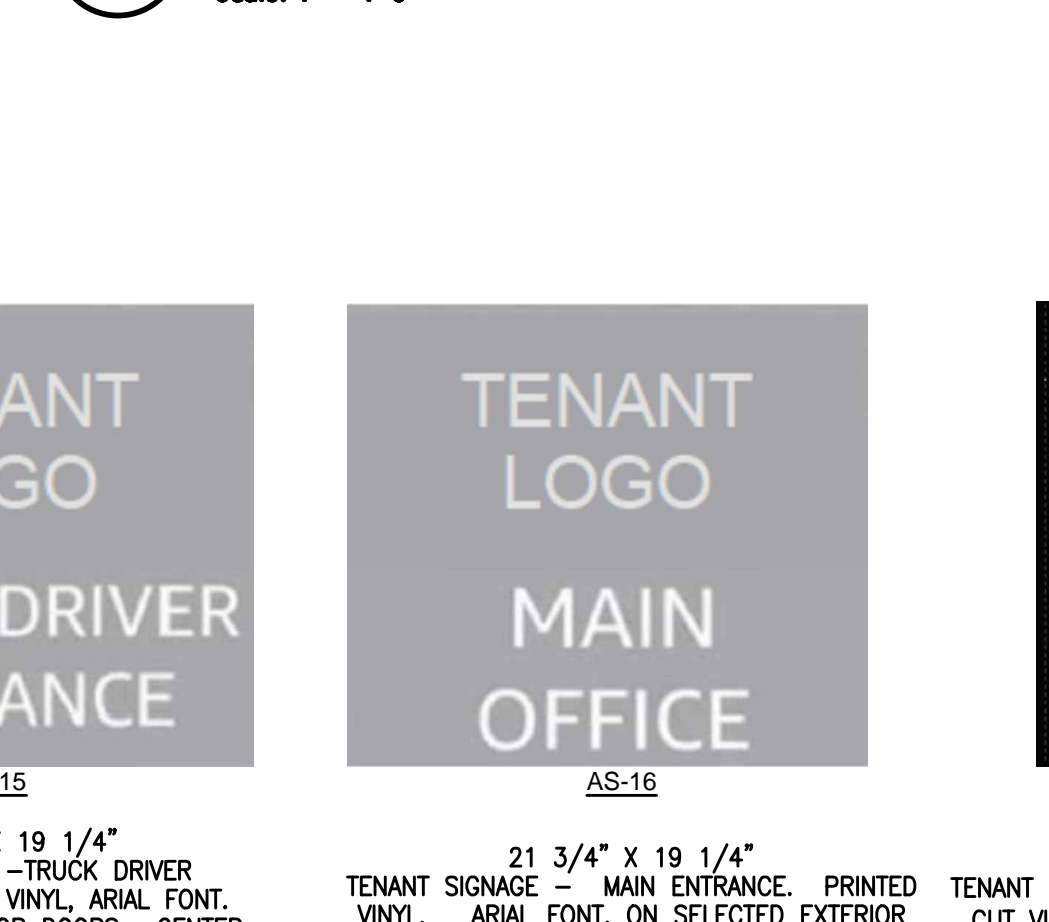


11 Signs
Scale: 1 1/2" = 1'-0"

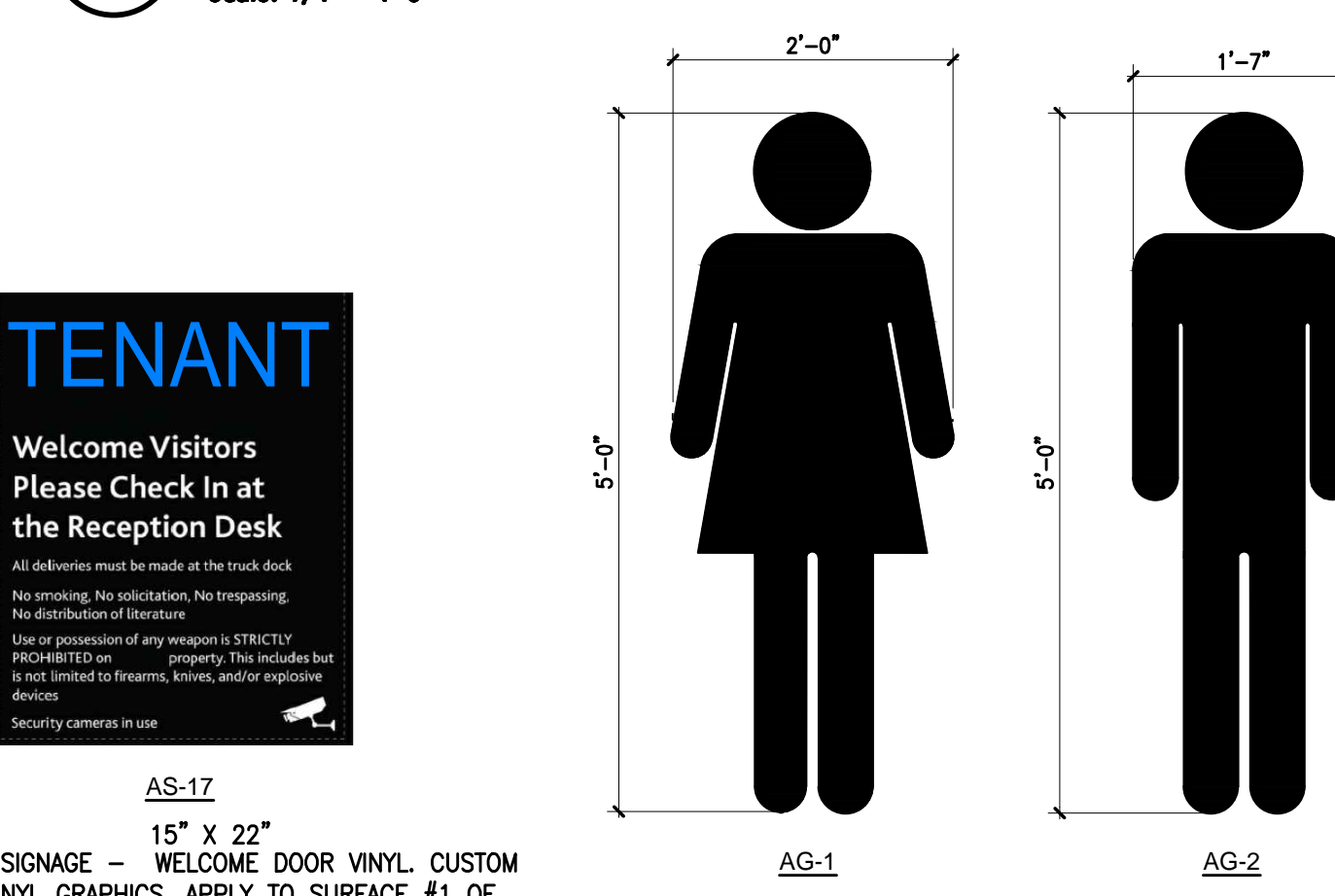


7 NOT USED
NTS

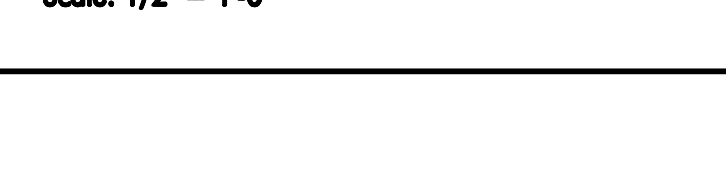
6 Signage at Exterior Emergency Door 1
Scale: 1" = 1'-0"



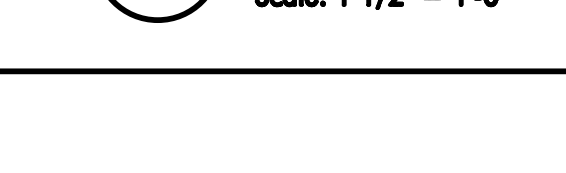
5 Painted Clear Zone at High Speed Roll Up Doors
Scale: 1/4" = 1'-0"



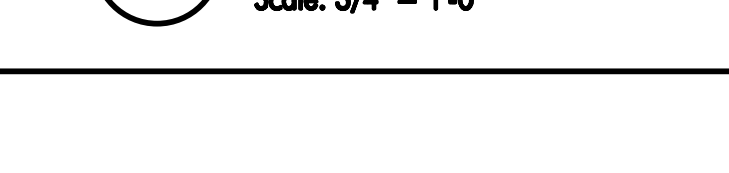
5 Fire Extinguisher Sign. (AG-F)
Scale: 1/2" = 1'-0"



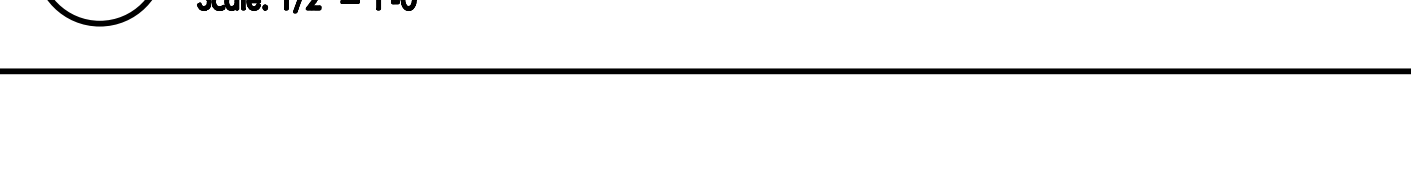
4 Door Signs
Scale: 1 1/2" = 1'-0"



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



1 Column Identification Detail (AG-9)
Scale: 1/2" = 1'-0"



Issue Date: **02/10/21**

| Revisions | Date | Description | By |
|-----------|------|-------------|----|
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DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4619

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

Job Number: 200162
Drawn By: NG
App'd By: SV
Sheet Title: Signage Graphics and Details

Sheet Number: **A1.33**

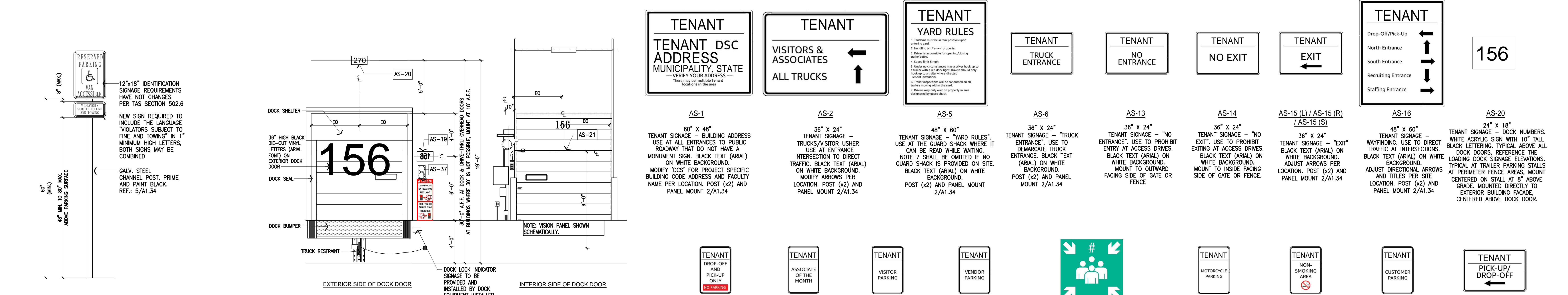
| GENERAL NOTES | SIGNAGE NOTES | CUSTOM SIGNAGE COLORS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-------------|------------------|-------|----------|------------------------|----------------------------|----------|--|------------------------|-----------|--|--|---------|------------------------------|--|--------|--------------------------------------|--|-------------|------------------|-------|---------|-------------------------------------|-----------------------|----------------|--------------------------------|--|--------------------|--|--|----------|----------------------|--|-----------------|----------------------------|--|
| <ol style="list-style-type: none"> FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009 TYPICAL SIGN FONT IS SET IN ARAL. UNLESS NOTED OTHERWISE. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT. | <ol style="list-style-type: none"> REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE). COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FINE LINES) MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. TYPICAL SIGN FONT IS SET IN ARAL. | <table border="1"> <thead> <tr> <th>GLASS VINYL</th> <th>REFLECTIVE VINYL</th> <th>PAINT</th> </tr> </thead> <tbody> <tr> <td>C1 WHITE</td> <td>SCOTCHCAL WHITE 230-20</td> <td>SCOTCHCAL 280 WHITE 280-10</td> </tr> <tr> <td>C2 BLACK</td> <td>SCOTCHCAL BLACK 230-22 (PANTONE BLACK C)</td> <td>SCOTCHCAL BLACK 280-85</td> </tr> <tr> <td>C3 YELLOW</td> <td>ORALC OPAL 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES)</td> <td></td> </tr> <tr> <td>C4 GRAY</td> <td>SCOTCHCAL MEDIUM GRAY 230-31</td> <td></td> </tr> <tr> <td>C5 RED</td> <td>SCOTCHCAL RED 230-33 (PANTONE 485C2)</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>GLASS VINYL</th> <th>REFLECTIVE VINYL</th> <th>PAINT</th> </tr> </thead> <tbody> <tr> <td>C6 BLUE</td> <td>SCOTCHCAL COBAL BLUE (PANTONE 289C)</td> <td>SCOTCHCAL BLUE 230-75</td> </tr> <tr> <td>C7 TENANT BLUE</td> <td>SCOTCHCAL BLUE (PANTONE 2995C)</td> <td></td> </tr> <tr> <td>C8 ACCESSIBLE BLUE</td> <td>SCOTCHCAL ACCESSIBLE BLUE (PANTONE 2930)</td> <td></td> </tr> <tr> <td>C9 GREEN</td> <td>GREEN (PANTONE 348C)</td> <td></td> </tr> <tr> <td>C10 MUSTER BLUE</td> <td>MUSTER BLUE (PANTONE 300C)</td> <td></td> </tr> </tbody> </table> | GLASS VINYL | REFLECTIVE VINYL | PAINT | C1 WHITE | SCOTCHCAL WHITE 230-20 | SCOTCHCAL 280 WHITE 280-10 | C2 BLACK | SCOTCHCAL BLACK 230-22 (PANTONE BLACK C) | SCOTCHCAL BLACK 280-85 | C3 YELLOW | ORALC OPAL 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES) | | C4 GRAY | SCOTCHCAL MEDIUM GRAY 230-31 | | C5 RED | SCOTCHCAL RED 230-33 (PANTONE 485C2) | | GLASS VINYL | REFLECTIVE VINYL | PAINT | C6 BLUE | SCOTCHCAL COBAL BLUE (PANTONE 289C) | SCOTCHCAL BLUE 230-75 | C7 TENANT BLUE | SCOTCHCAL BLUE (PANTONE 2995C) | | C8 ACCESSIBLE BLUE | SCOTCHCAL ACCESSIBLE BLUE (PANTONE 2930) | | C9 GREEN | GREEN (PANTONE 348C) | | C10 MUSTER BLUE | MUSTER BLUE (PANTONE 300C) | |
| GLASS VINYL | REFLECTIVE VINYL | PAINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C1 WHITE | SCOTCHCAL WHITE 230-20 | SCOTCHCAL 280 WHITE 280-10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C2 BLACK | SCOTCHCAL BLACK 230-22 (PANTONE BLACK C) | SCOTCHCAL BLACK 280-85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C3 YELLOW | ORALC OPAL 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C4 GRAY | SCOTCHCAL MEDIUM GRAY 230-31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C5 RED | SCOTCHCAL RED 230-33 (PANTONE 485C2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GLASS VINYL | REFLECTIVE VINYL | PAINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C6 BLUE | SCOTCHCAL COBAL BLUE (PANTONE 289C) | SCOTCHCAL BLUE 230-75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C7 TENANT BLUE | SCOTCHCAL BLUE (PANTONE 2995C) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C8 ACCESSIBLE BLUE | SCOTCHCAL ACCESSIBLE BLUE (PANTONE 2930) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C9 GREEN | GREEN (PANTONE 348C) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C10 MUSTER BLUE | MUSTER BLUE (PANTONE 300C) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

pdms
design group

2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4151 f

Project Address
**Delivery Station
DDF9- Rockwall**

| Issue Date | 02/10/21 |
|------------|-------------|
| Revisions | |
| Date | Description |
| | |
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7 Handicapped Pole Mounted Sign Detail
SCALE: 3/4" = 1'-0"

8 Signage - Door Sign Placement Details

6 Site Signs
SCALE: 1/2" = 1'-0"

5 Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"

4 Light Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"

3 Site Signs
SCALE: 3/4" = 1'-0"

2 Post and Panel Mounted Signs
SCALE: 1/4" = 1'-0"

1 Site Signs
SCALE: 3/4" = 1'-0"

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mb
MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.6819

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FOR REVIEW
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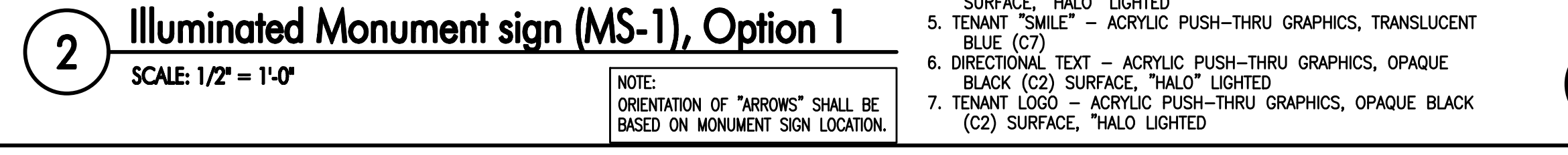
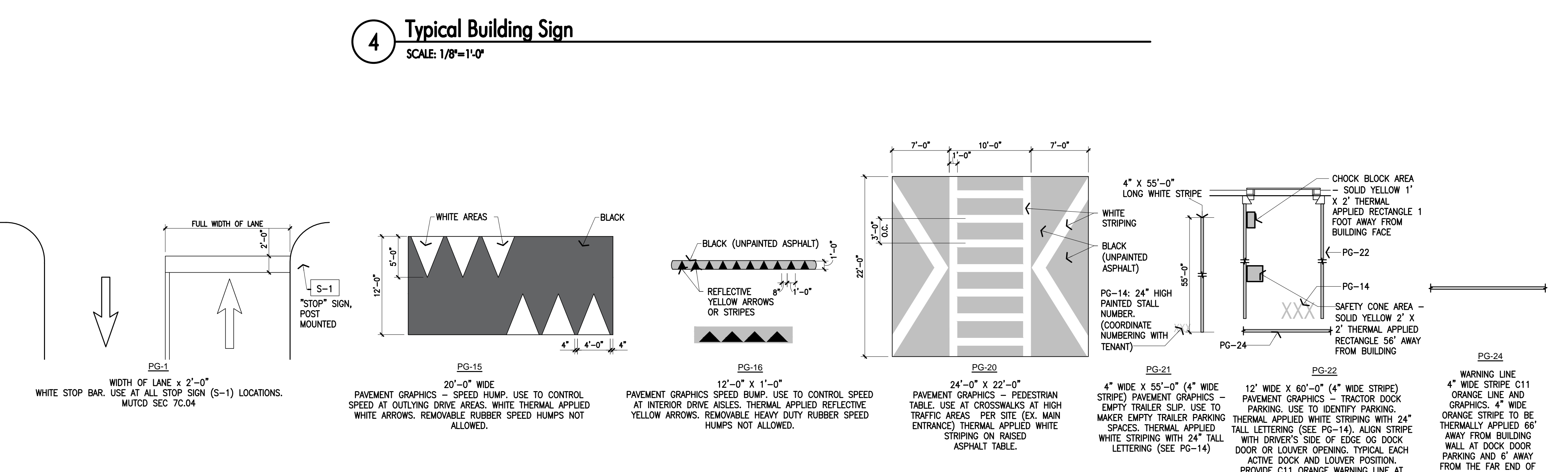
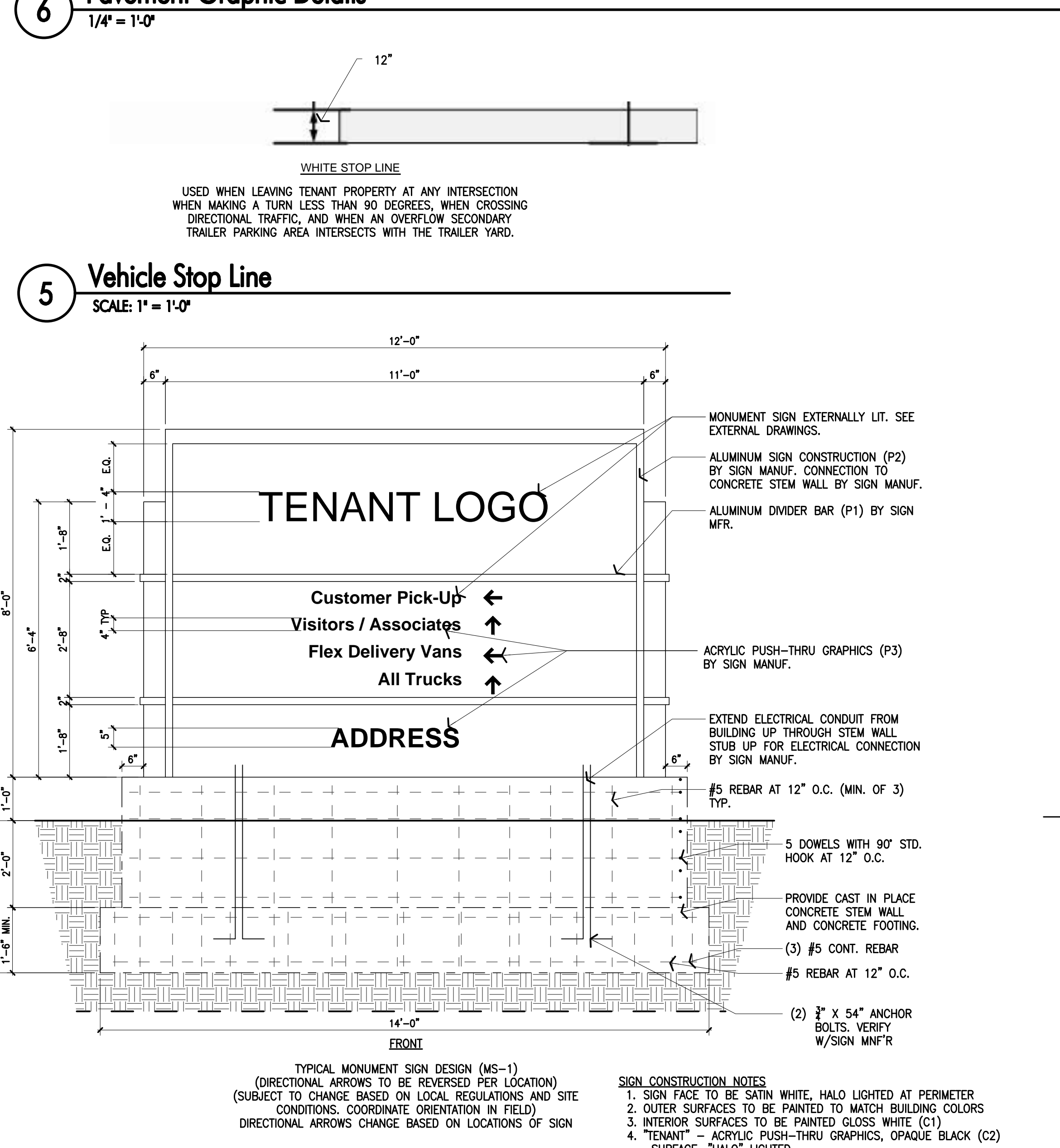
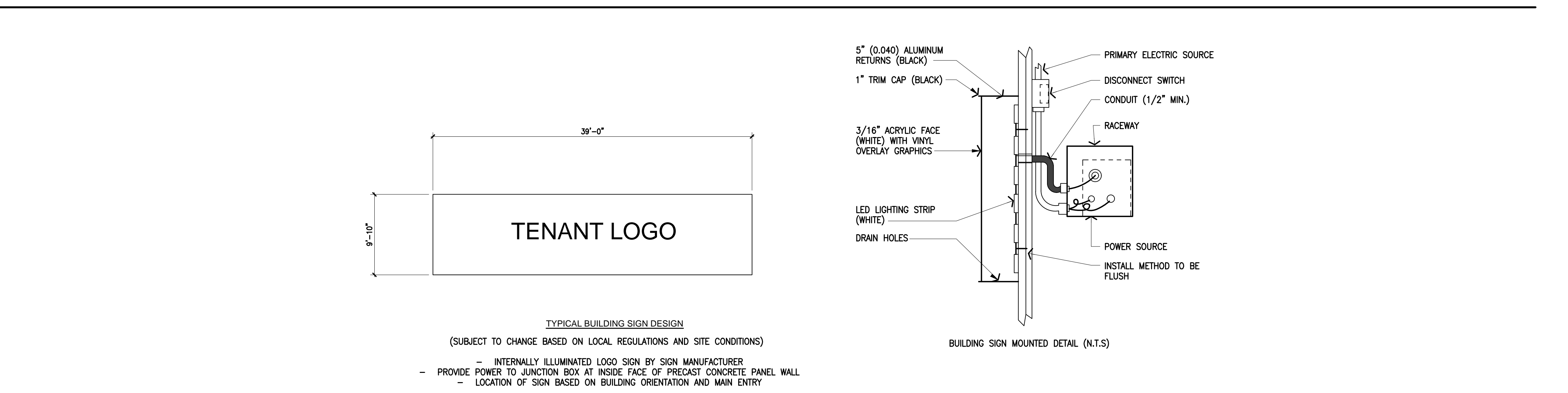
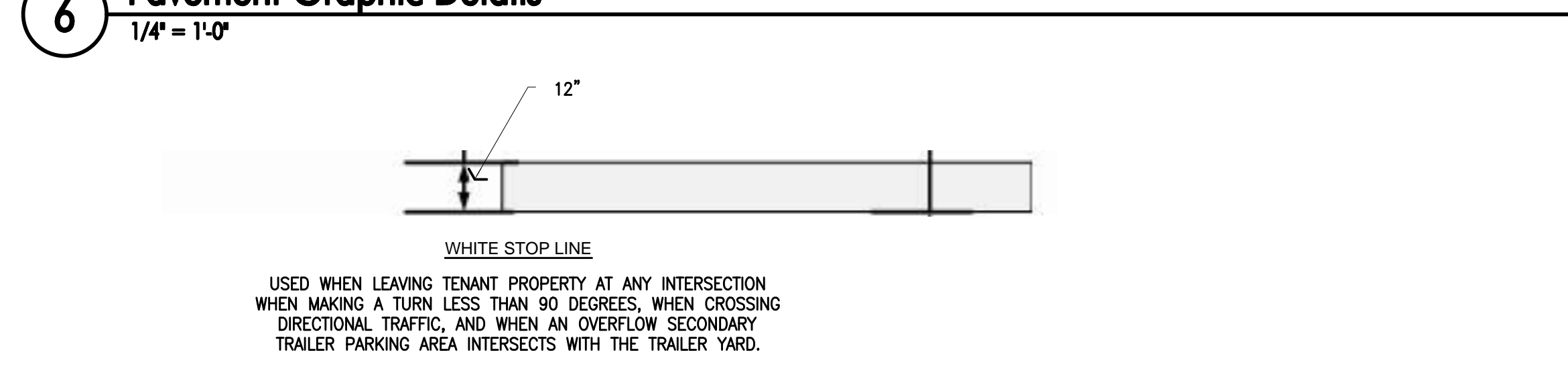
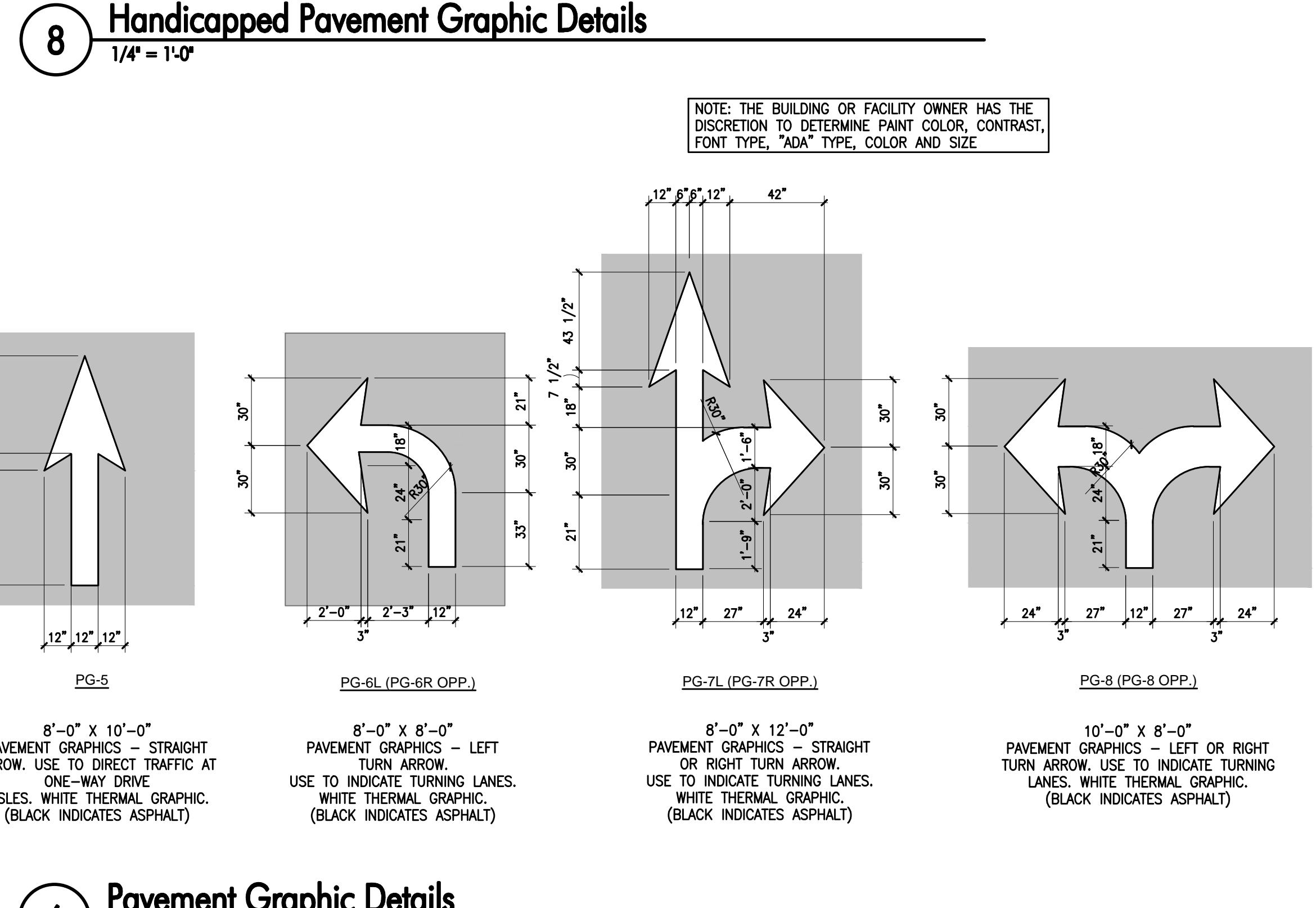
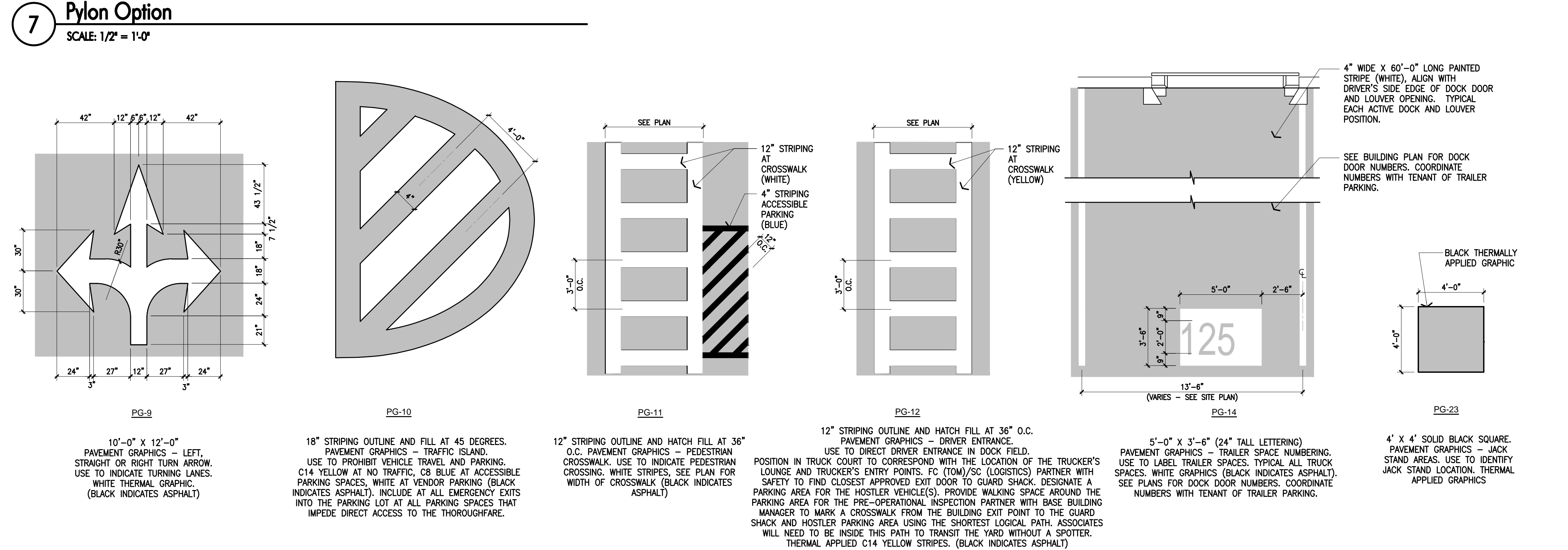
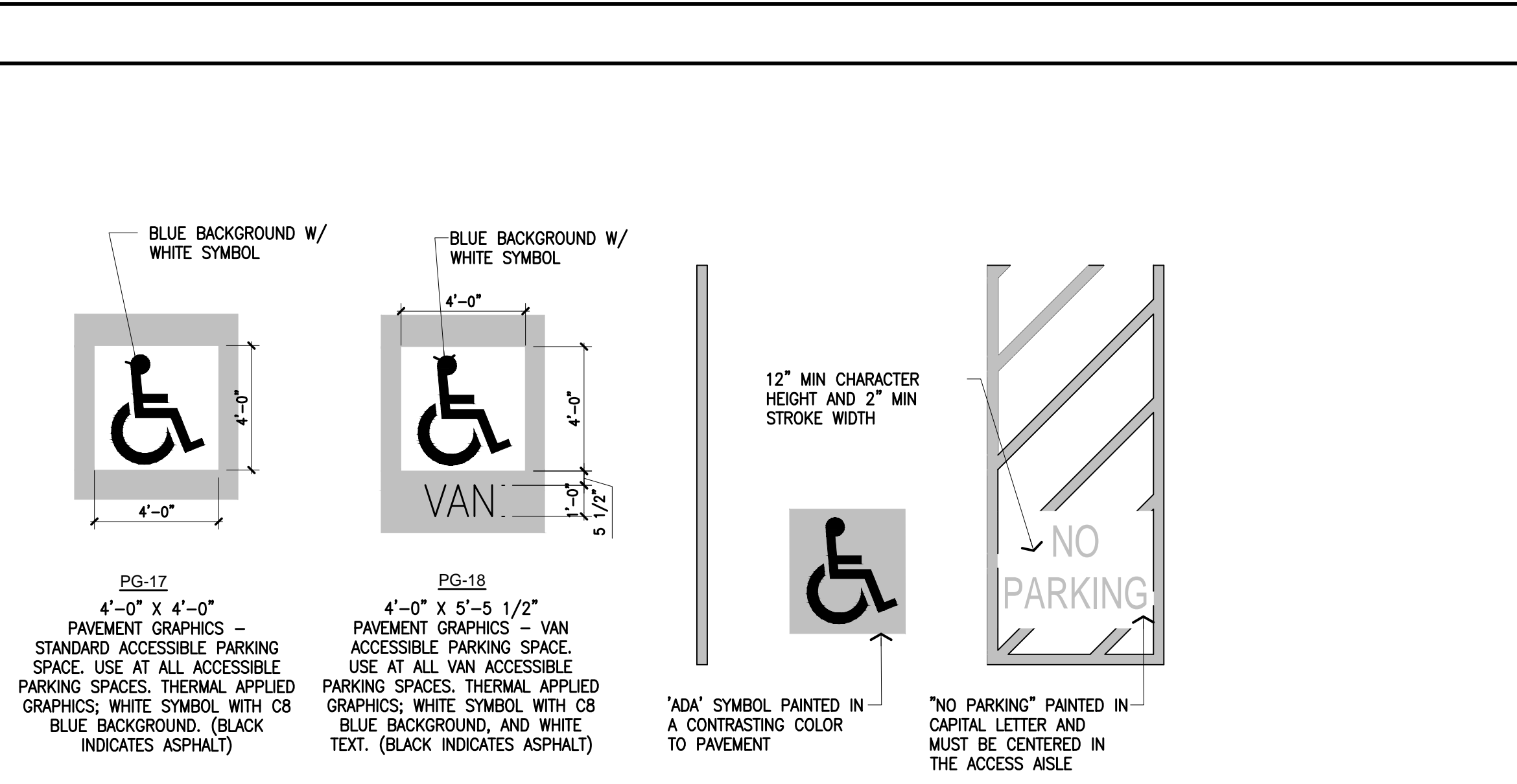
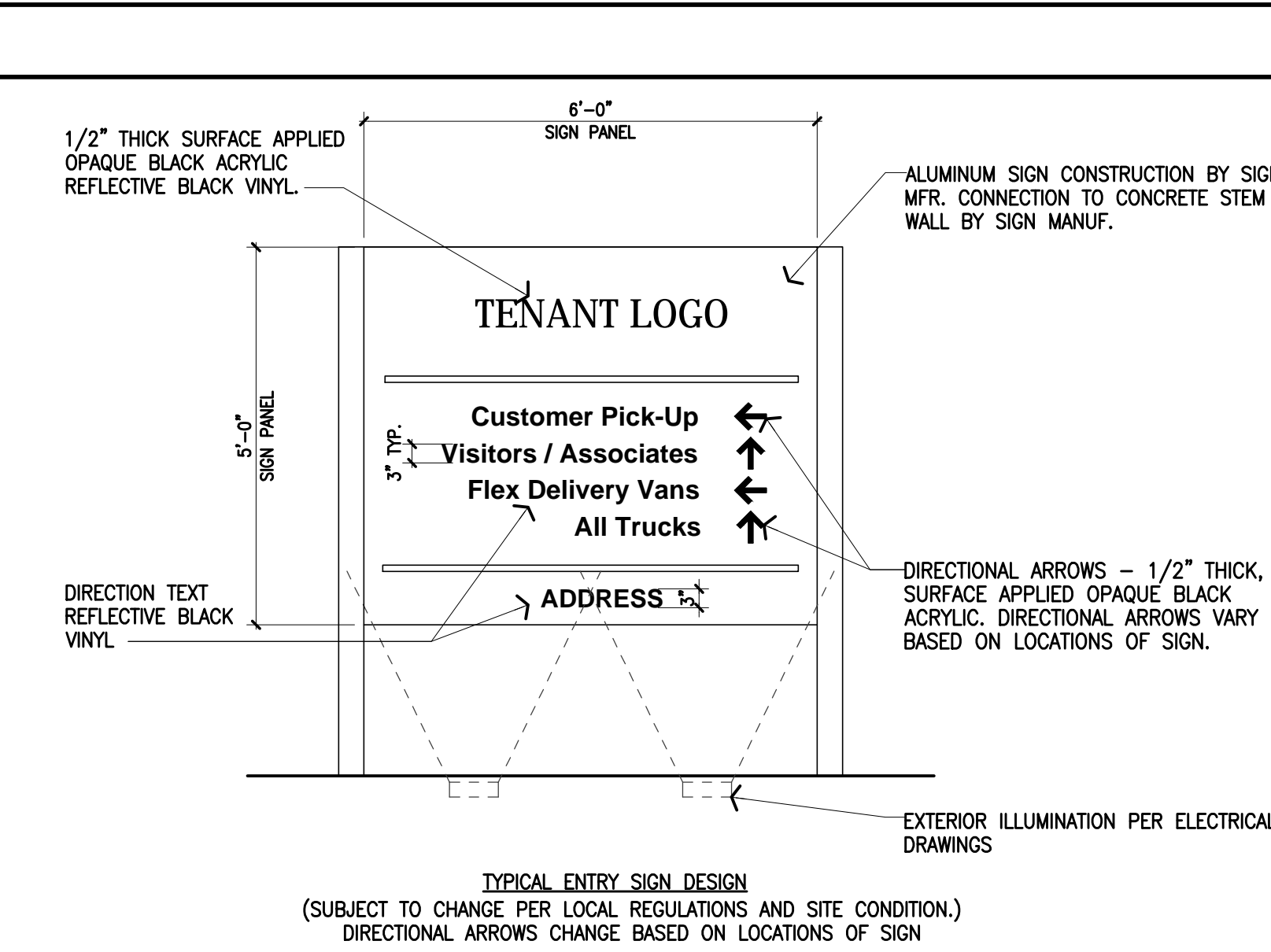
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| Job Number | 200162 |
| Drawn By | NG |
| App'd By | SV |
| Sheet Title | Signage Graphics and Details |
| Sheet Number | A1.34 |

| Revisions | Date | Description | By |
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**DELIVERY STATION: DDF9
ROCKWALL, TX 77573**

PRELIMINARY
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CONSTRUCTION
FOR REVIEW
ONLY**

| PAVEMENT GRAPHIC NOTES: | GRAPHICS / PAVEMENT PAINT | SIGNAGE NOTES | | | | | | | | | | |
|--|--|---------------|-------|-------|--------------------|-------|--------------------|-------|---------------------|-------|----------------------|---|
| <ol style="list-style-type: none"> TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING | <table border="1"> <tr><td>1/PP1</td><td>WHITE</td></tr> <tr><td>2/PP2</td><td>RED (PANTONE 485C)</td></tr> <tr><td>3/PP3</td><td>BLUE (PANTONE 294)</td></tr> <tr><td>4/PP4</td><td>GREEN (PANTONE 342)</td></tr> <tr><td>5/PP5</td><td>YELLOW (PANTONE 116)</td></tr> </table> <p>NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.</p> | 1/PP1 | WHITE | 2/PP2 | RED (PANTONE 485C) | 3/PP3 | BLUE (PANTONE 294) | 4/PP4 | GREEN (PANTONE 342) | 5/PP5 | YELLOW (PANTONE 116) | <ol style="list-style-type: none"> REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE). COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED. MOUNT SIGNAGE ACCORDING TO LOCAL CODES. TYPICAL SIGN FONT IS SET IN ARIAL. |
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| 2/PP2 | RED (PANTONE 485C) | | | | | | | | | | | |
| 3/PP3 | BLUE (PANTONE 294) | | | | | | | | | | | |
| 4/PP4 | GREEN (PANTONE 342) | | | | | | | | | | | |
| 5/PP5 | YELLOW (PANTONE 116) | | | | | | | | | | | |





February 11, 2021

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

RE: Delivery Station DDF9
Justin Rd & Industrial Blvd.
Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

- Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

We propose the use of form liners to create an 8" x 8" CMU block pattern on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467