



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP 2021-024

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: 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	1515 Corporate Crossing				
SUBDIVISION	Unplatted - John Lockhard Survey Abstract No. 134	LOT	N/A (unplatted)	BLOCK	N/A
GENERAL LOCATION	West of intersection of Corporate Crossing and Capital Blvd				

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

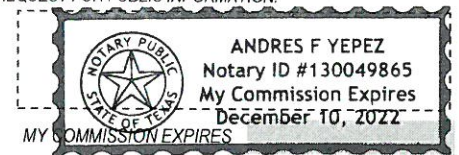
<input type="checkbox"/> OWNER	Hitt Family, L.P.	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	L.R. Tipton	CONTACT PERSON	Dan Gallagher, P.E.
ADDRESS	3412 S. FM 548	ADDRESS	13455 Noel Road Suite 700
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-213-5087	PHONE	972-776-1780
E-MAIL	lrtip@yahoo.com	E-MAIL	dan.gallagher@kimley-horn.com

## NOTARY VERIFICATION [REQUIRED]

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

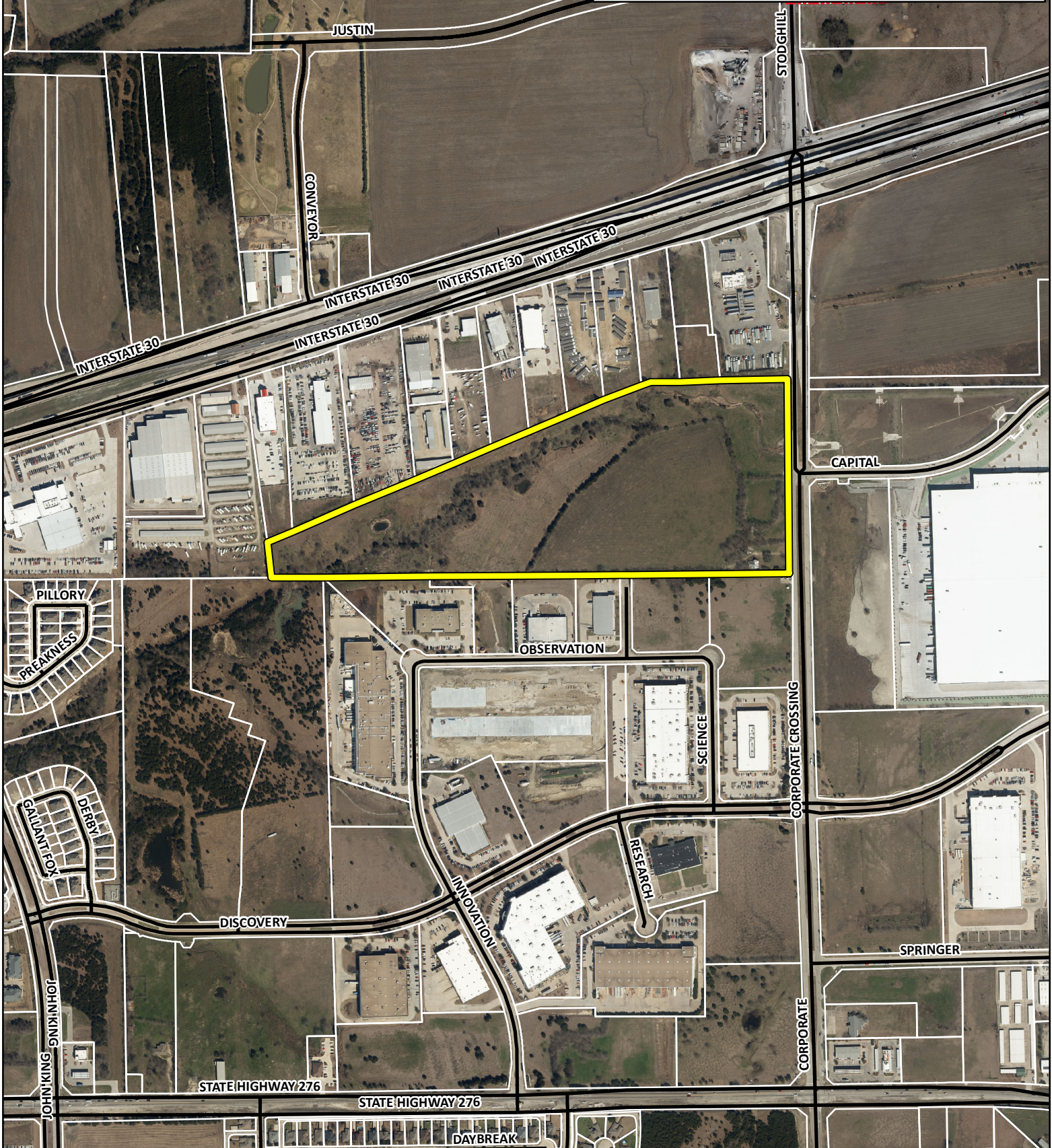
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ August TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3rd DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 3rd DAY OF August, 2021  
OWNER'S SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



0 212.5 425 850 1,275 1,700 Feet

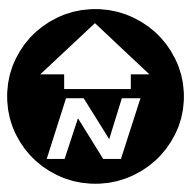
SP2021-024- SITE PLAN FOR STREAM ROCKWALL  
SITE PLAN - LOCATION MAP = 

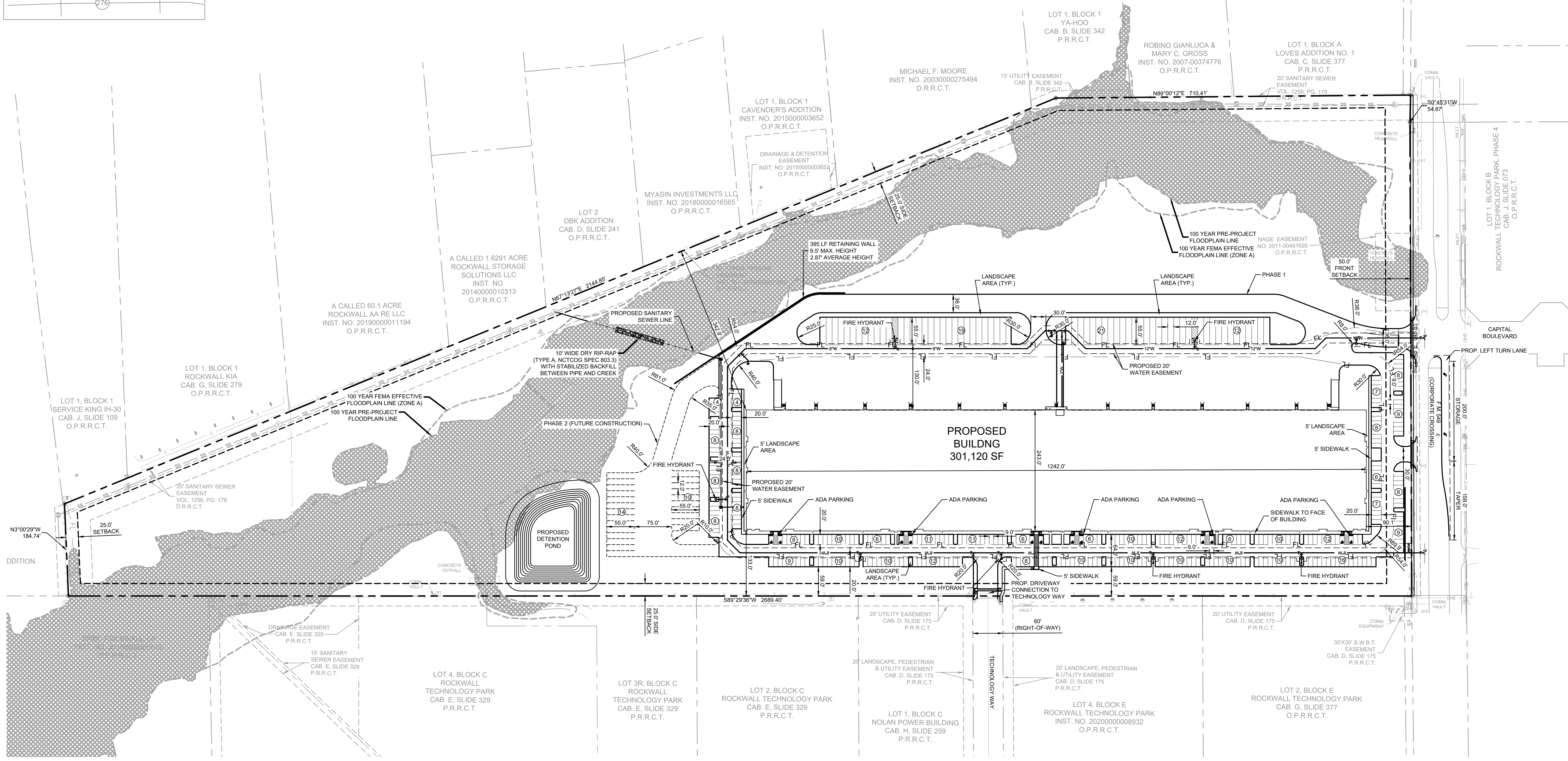
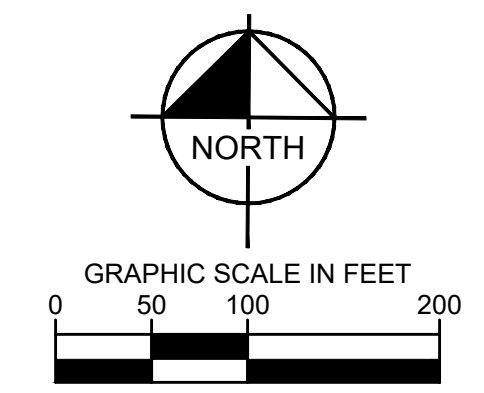
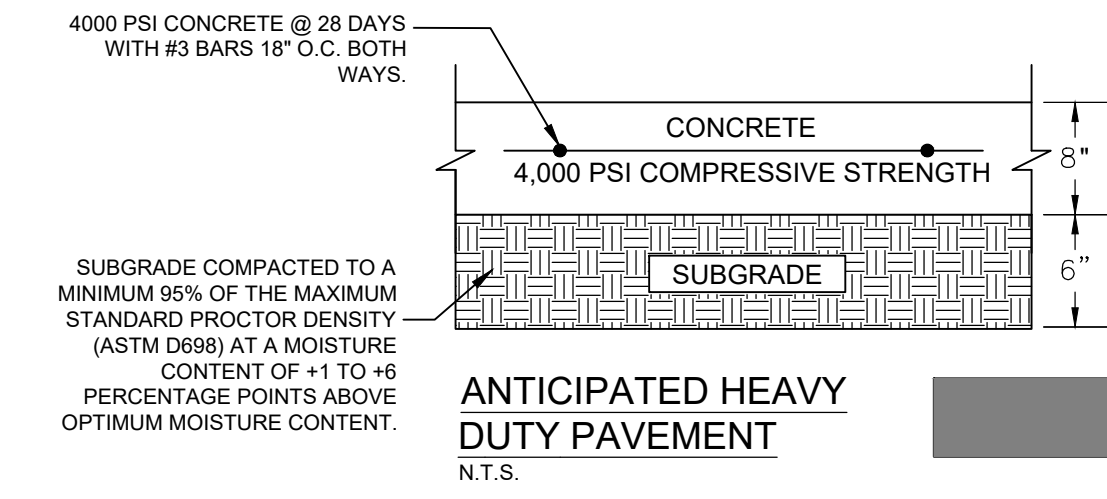
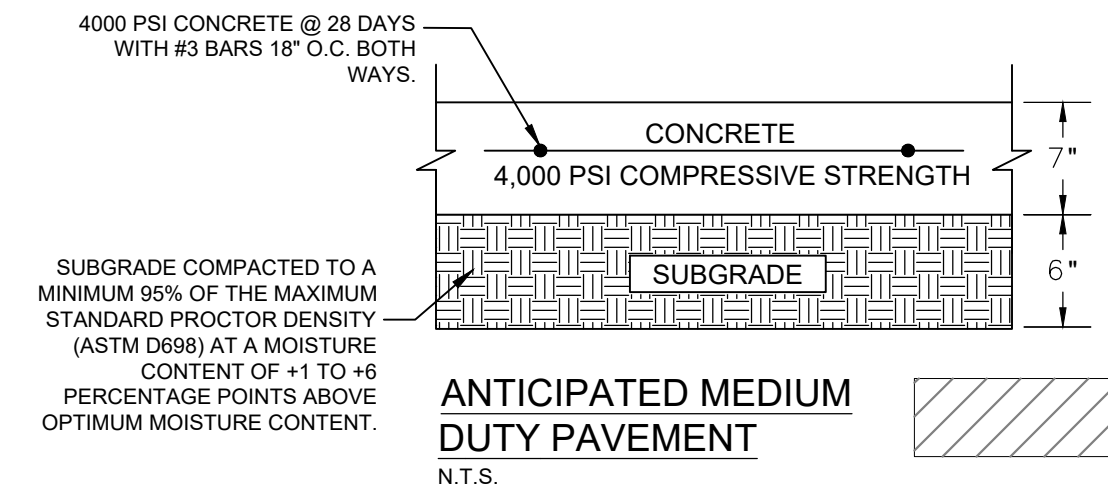
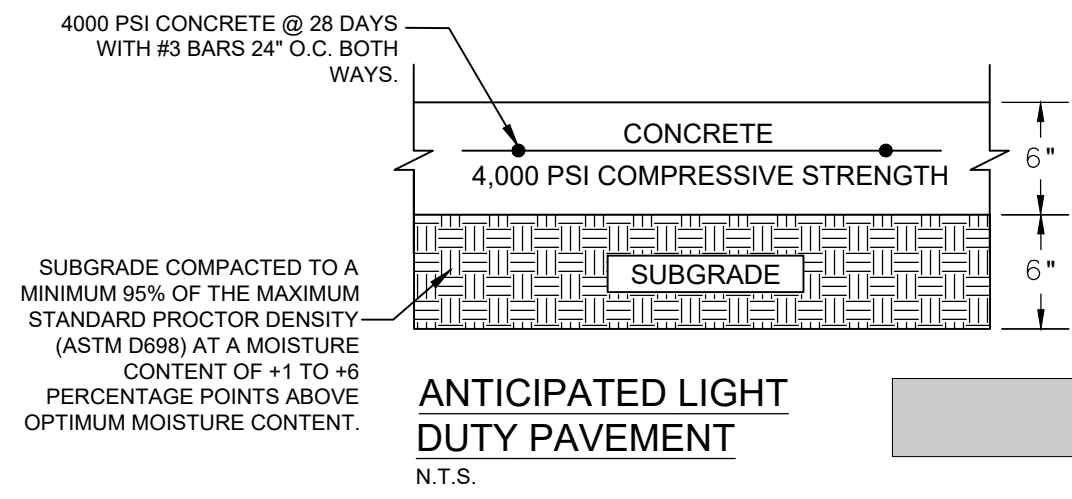
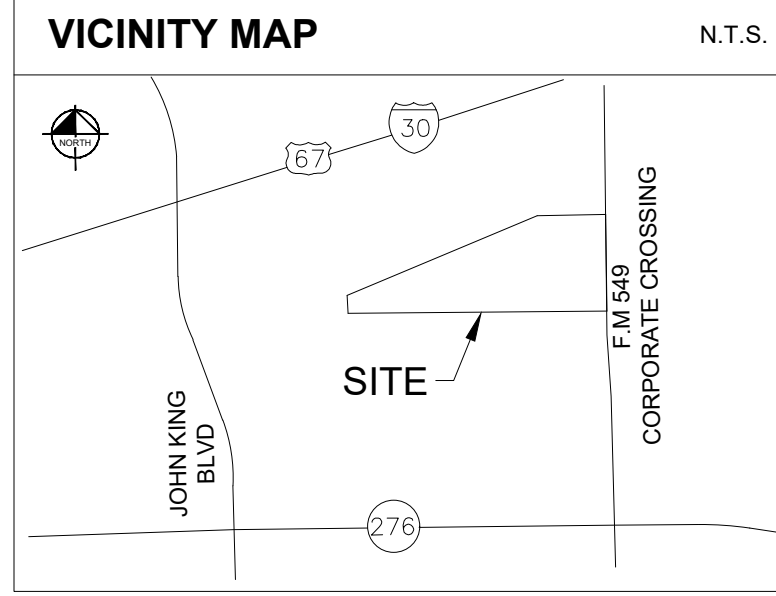


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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 FIRE LANE	FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
EXISTING FENCE LINE	X
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM DRAIN LINE	SD
EXISTING OVERHEAD ELECTRIC LINE	OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
100 YEAR FLOOD PLANE	---

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887.324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	331
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	64
PHASE II TRUCK PARKING	24
PROPOSED ACCESSIBLE PARKING	8
REQUIRED ACCESSIBLE PARKING	8

**SITE PLAN SIGNATURE BLOCK**

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

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING

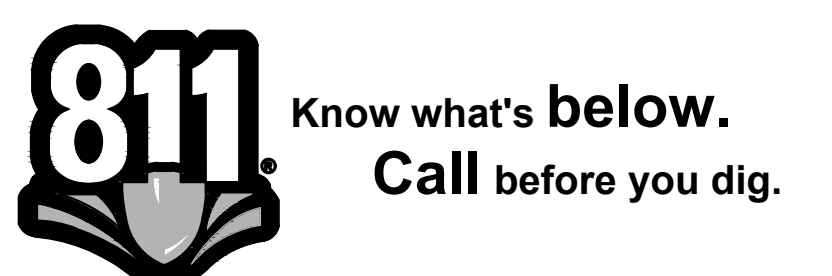
**DEVELOPER**  
STREAM INDUSTRIAL DEVELOPMENT SERVICES  
CONTACT: BATES ARNOT  
2001 ROSS AVENUE, SUITE 400  
DALLAS, TEXAS 75201  
PHONE NUMBER: (214) 560-2433  
EMAIL: BATES.ARNOT@STREAMREALTY.COM

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

**NOTES**

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

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



**Kimley** Horn  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-9820  
WWW.KIMLEY-HORN.COM TX F-328  
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**STREAM ROCKWALL**  
PREPARED FOR  
STREAM REALTY  
GRAND PRAIRIE, TEXAS

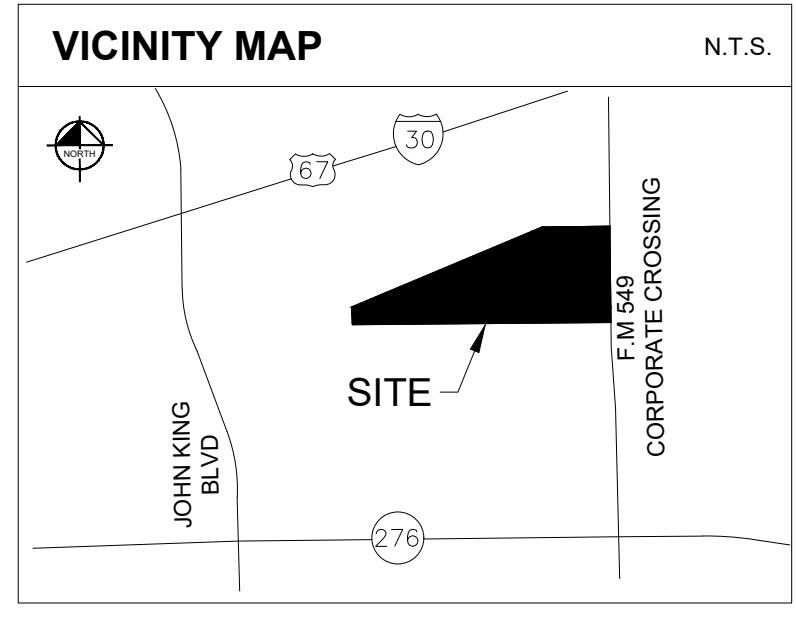
**SITE PLAN**

SHEET NUMBER  
SP-1

NO.	REVISIONS	DATE

KHA PROJECT 068213060  
DATE AUGUST 2021  
SCALE AS SHOWN  
DESIGNED BY DPG  
DRAWN BY DSA  
CHECKED BY DFG

KHA PROJECT 068213060  
 DATE AUGUST 2021  
 SCALE AS SHOWN  
 DESIGNED BY DPG  
 DRAWN BY DSA  
 CHECKED BY DFG  
 KIMLEY HORN AND ASSOCIATES, INC.



**PLANT SCHEDULE**

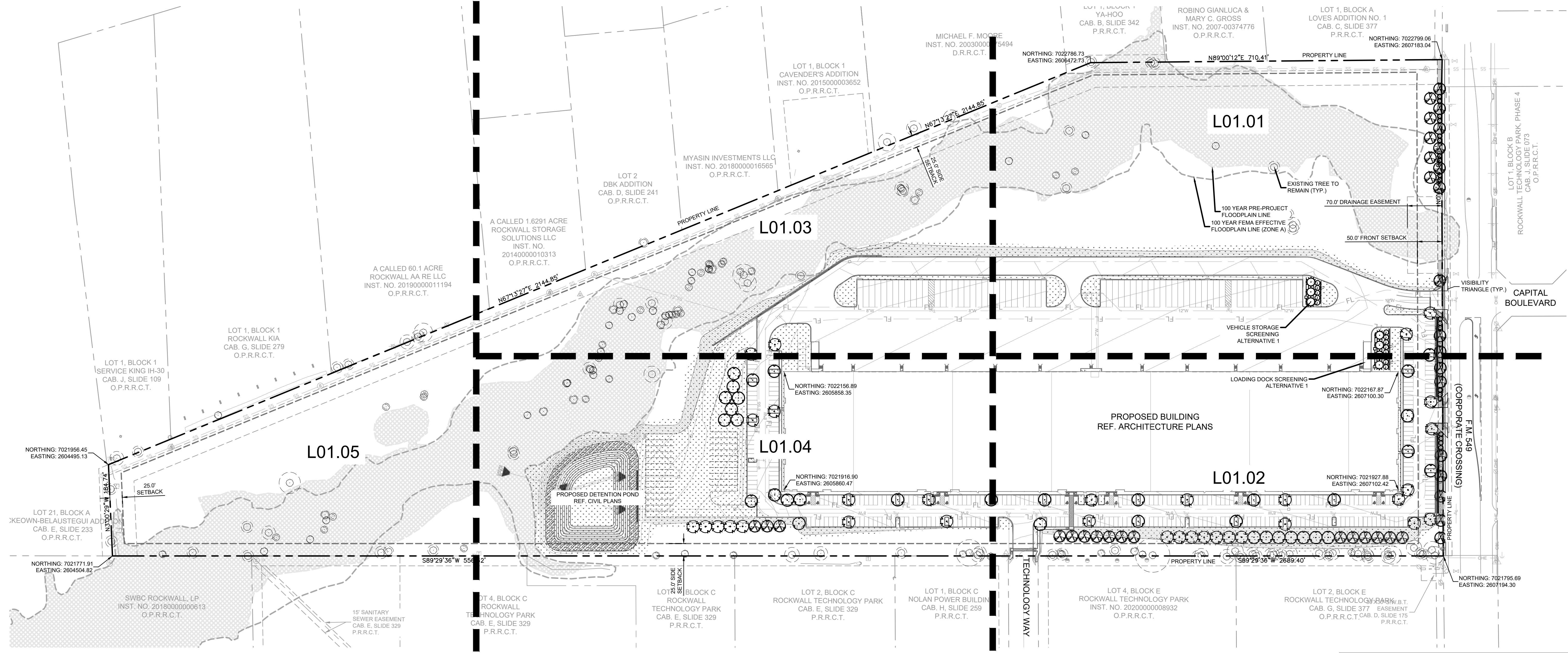
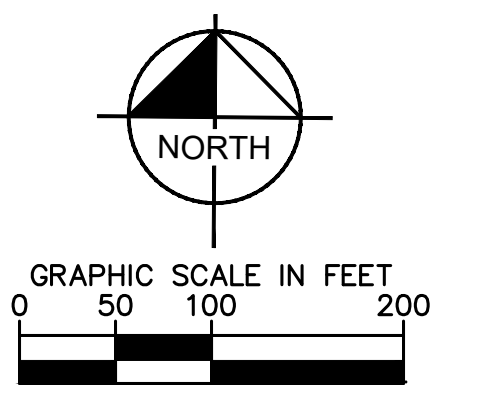
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
UA	36		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OC	33		QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
CL	20		CHLOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8'-10' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
JE	7		JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OS	37		QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

**SHRUBS**

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
HP	78	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	3 GAL. MIN.	18" HT. X 18" W.	24" O.C.	FULL AND MATCHING
IC	108	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	3 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
IR	13	ILEX X 'NELLIE R STEVENS' / NELLIE R STEVENS	15 GAL.	42" HT. X 24" W.	48" O.C.	FULL AND MATCHING

**GROUND COVERS**

CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SEED	228,130 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
SOD	6,664 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
DM	12,036 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.



**City of Rockwall Landscape Requirements - Article 08**

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

**LANDSCAPE AND FENCE STANDARDS**

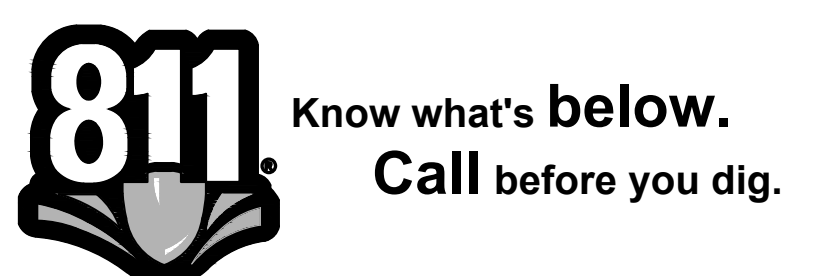
Requirement	Required	Provided
<b>Landscape Buffers</b> Abutting a Public ROW a minimum of 10' wide landscape buffer shall be required along the entire length of the property. All landscape buffers adjacent to a public ROW shall incorporate ground cover, a built-up berm and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total minimum height of 30-inches. A minimum of 1 canopy tree and 1 accent tree shall be incorporated into the landscape buffer per 50 linear feet of frontage. F.M. 549 (Corporate Crossing) 1,003 LF / 50 LF = 20 Canopy & Accent trees	10' wide landscape buffer	10' wide landscape buffer
<b>Landscape Screening</b> Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 01.05 Screening Standards, of Article 5, District Development Standards. Alternative # 1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.	Yes	Yes
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2 Minimum Berm & Mature Evergreen Shrubs	2 Minimum Berm & Mature Evergreen Shrubs

**Landscape Requirements**

Requirement	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
<b>Detention Basins</b> Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 sf and 1 accent tree per 1,500 sf. Xeriscaping/smartscape Standards: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the above detention basin tree requirement. Instead, a shrub or ornamental grass per every 750 sf of dry land shall be required to be planted on the site around the detention area. 25,665 sf dry land / 750 sf = 35 shrubs	No	No
<b>Parking Lot Landscaping</b> If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 344 of parking spaces / 10 = 35 of trees No required parking space may be located more than 80 feet from the trunk of a canopy tree.	35 Trees Yes	35 Trees Yes

**NOTE:**  
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.  
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.

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**Kimley & Horn**  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-528  
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**PRELIMINARY**  
Not for construction or permit purposes.  
**Kimley & Horn**  
P.L.A. BLAINE D. MIKULSK  
L.A. No. 2486, Issued AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

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

**OVERALL LANDSCAPE PLAN**

SHEET NUMBER  
**L01.00**

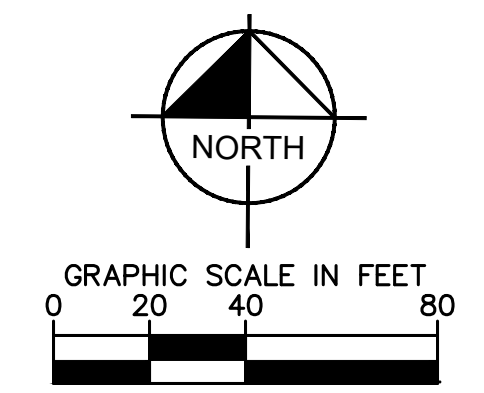
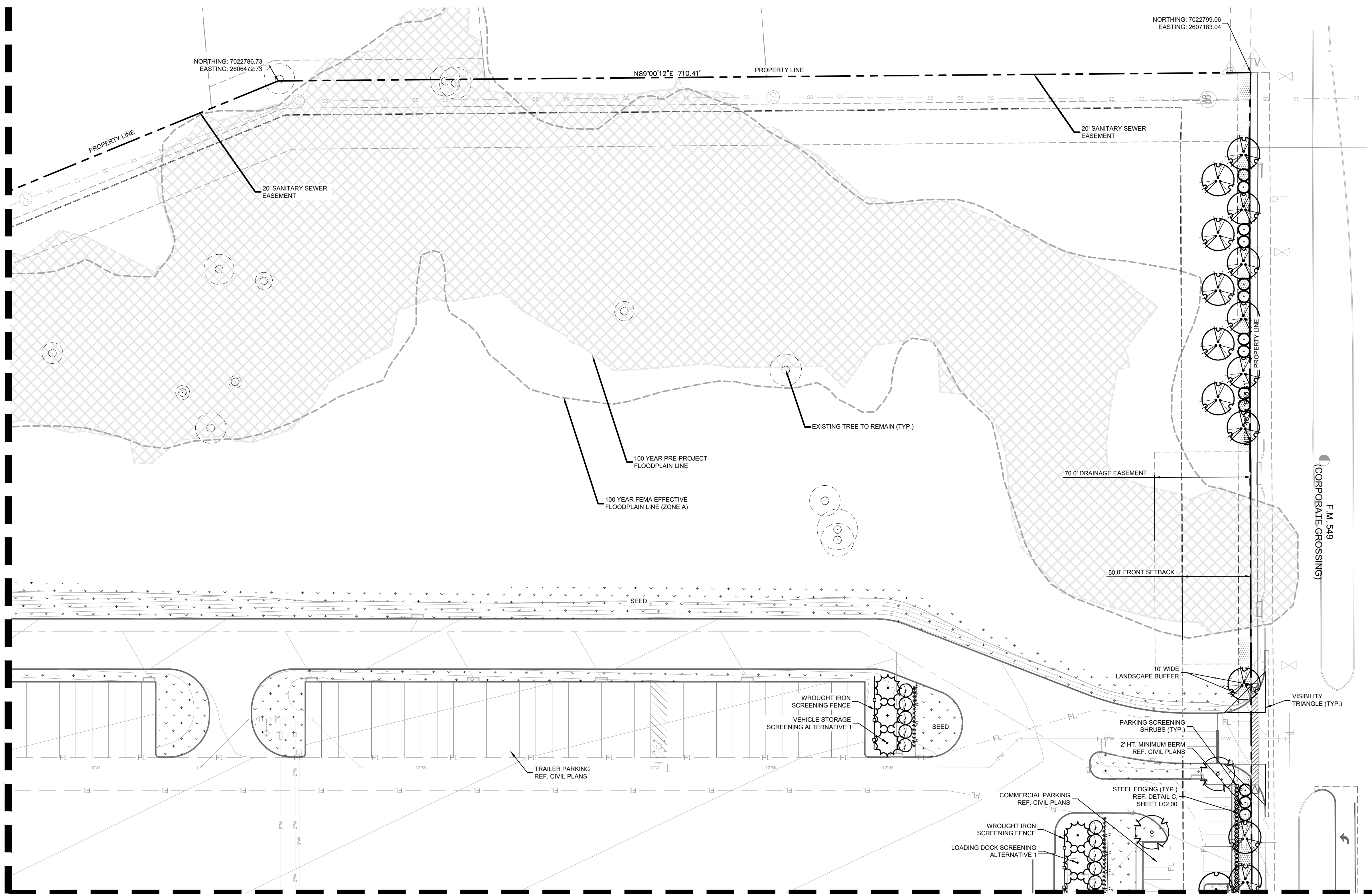
REVISIONS  
No. \_\_\_\_\_ DATE \_\_\_\_\_





MATCHLINE, SEE SHEET L01.03

MATCHLINE, SEE SHEET L01.02



PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE		
<b>TREES</b>	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	
CL	CHILOPSIS LINEARIS / DESERT WILLOW	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
OS	QUERCUS SHUMARDII / SHUMARD RED OAK	
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS	
<b>SHRUBS</b>	CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMDUA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMDUA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	

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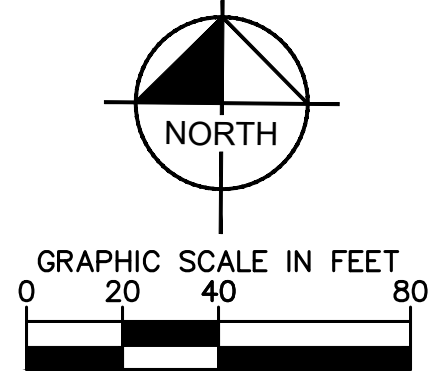
NO.	REVISIONS	DATE

**Kimley-Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
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**Kimley-Horn**  
 R.L.A. BLAINE D. MIKULIK  
 L.A. No. 3486 09A-AUGUST 2021

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

**LANDSCAPE PLAN**  
 (1 OF 5)  
 SHEET NUMBER  
**L01.01**



MATCHLINE, SEE SHEET L01.01

MATCHLINE, SEE SHEET L01.04

PROPOSED BUILDING  
REF. ARCHITECTURE PLANS

LOADING DOCK SCREENING  
ALTERNATIVE 1  
WROUGHT IRON FENCE  
REF. ARCHITECTURE PLANS

NORTHING: 7022167.87  
EASTING: 2607100.30

VISIBILITY  
TRIANGLE (TYP.)

F.M. 549  
(CORPORATE CROSSING)

COMMERCIAL PARKING  
REF. CIVIL PLANS

STEEL EDGING (TYP.)  
REF. DETAIL C.  
SHEET L02.00

3' HT. MINIMUM  
SCREENING WALL  
REF. CIVIL PLANS

PARKING SCREENING  
SHRUBS (TYP.)

NORTHING: 7021927.88  
EASTING: 2607102.42

10' WIDE  
LANDSCAPE BUFFER

PROPOSED SIDEWALK  
REF. CIVIL PLANS

COMMERCIAL PARKING  
REF. CIVIL PLANS

PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	OS	QUERCUS SHUMARDII / SHUMARDI RED OAK
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

TECHNOLOGY WAY

LOT 4, BLOCK E  
ROCKWALL TECHNOLOGY PARK  
INST. NO. 20200000008932  
O.P.R.R.C.T.

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

30'X30' S.W.B.T.  
EASEMENT  
CAB. D. SLIDE 175  
P.R.R.C.T.

389'29'36" W 2689.40'  
EXISTING TREE TO  
REMAIN (TYP.)

NORTHING: 7021795.69  
EASTING: 2607104.30

**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  
R.L.A. BLAINE D. MIKULSK  
L.A. No. 3485 09- AUGUST 2021

KHA PROJECT  
068213100  
DATE  
AUGUST 2021  
SCALE  
AS SHOWN  
DESIGNED BY  
AMS  
DRAWN BY  
AMS  
CHECKED BY  
AMP

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

LANDSCAPE PLAN  
(2 OF 5)

SHEET NUMBER  
L01.02

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

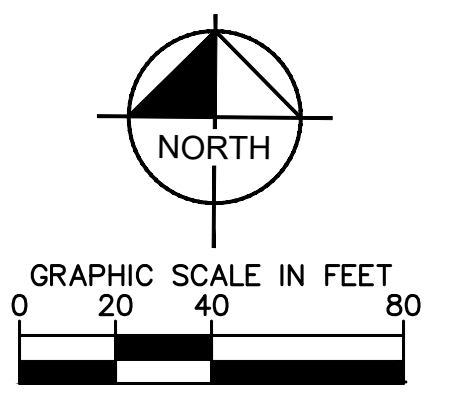
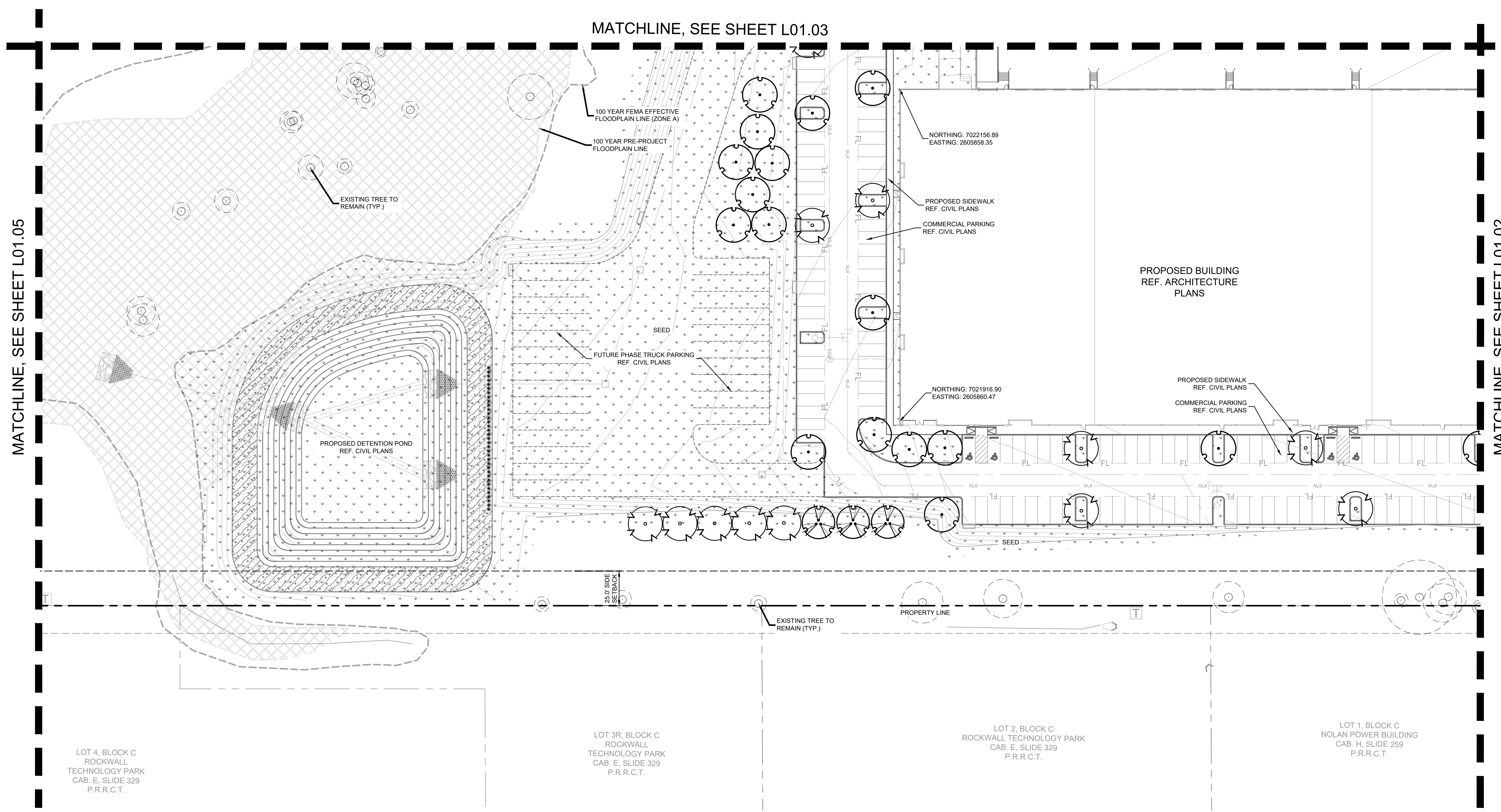


IMAGES: XREF: 1000 - Landscape - 1787 - LA - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21 - 08/10/21  
XREFS AND PLOTS BY: PARKS - ALISON/11/2021 5:28 PM  
DRAWN BY: LPT  
DATE: 08/10/21  
DRAWING TITLE: LPT 001 LANDSCAPE PLAN - 1787.dwg  
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MATCHLINE, SEE SHEET L01.05

MATCHLINE, SEE SHEET L01.02

LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.  
 LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.  
 LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.  
 LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.

**PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

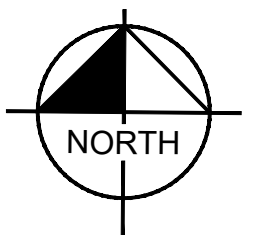
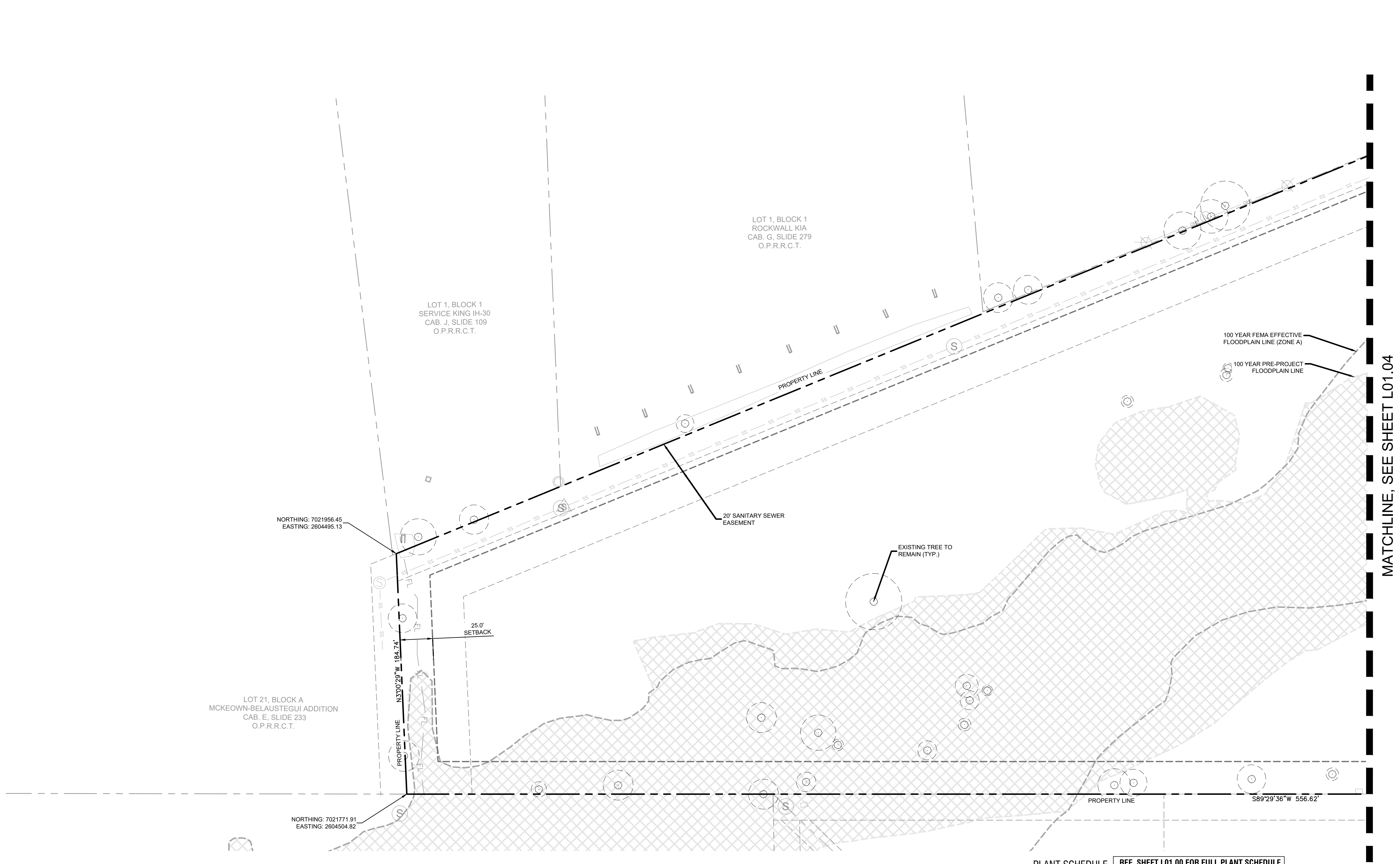
TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SDD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

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

<p><b>Kimley»Horn</b></p> <p>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 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>REVISIONS</p>		DATE
	No.		
<p><b>PRELIMINARY</b></p> <p>Not for construction or permit purposes.</p> <p><b>Kimley»Horn</b></p> <p>R.L.A. BLAINE D. MUKULIC L.A. No. 3485 Date: AUGUST 2021</p>			
<p>KHA PROJECT 068213100</p>	<p>DATE AUGUST 2021</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY AMS</p>
<p>DRAWN BY AMS</p>	<p>CHECKED BY AMP</p>	<p>STREAM ROCKWALL PREPARED FOR STREAM REALTY ACQUISITION, L.L.C. TEXAS</p>	
<p>LANDSCAPE PLAN (4 OF 5)</p>		<p>SHEET NUMBER L01.04</p>	

IMAGES  
 XREFS  
 AND  
 PLOTS BY  
 DATE  
 DWG NAME

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GRAPHIC SCALE IN FEET  
 0 20 40 80

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

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

NORTHING: 7021958.45  
 EASTING: 2604495.13

20' SANITARY SEWER  
 EASEMENT

EXISTING TREE TO  
 REMAIN (TYP.)

25.0'  
 SETBACK

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

NORTHING: 7021771.91  
 EASTING: 2604504.82

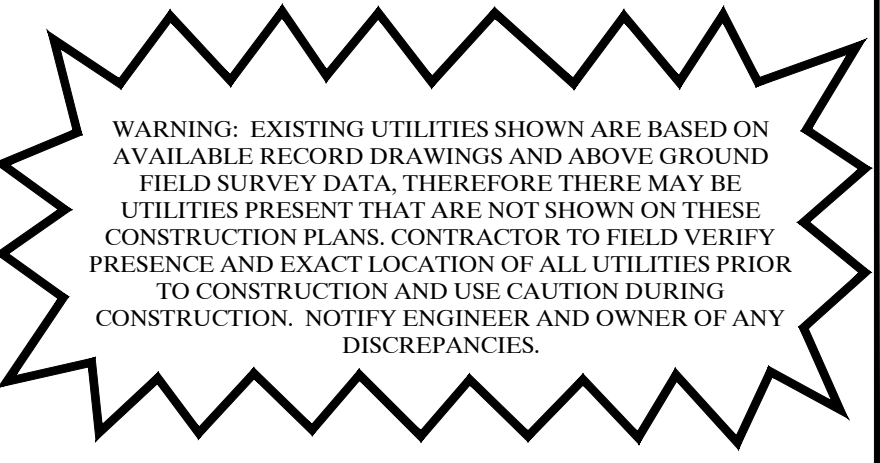
100 YEAR FEMA EFFECTIVE  
 FLOODPLAIN LINE (ZONE A)

100 YEAR PRE-PROJECT  
 FLOODPLAIN LINE

MATCHLINE, SEE SHEET L01.04

**PLANT SCHEDULE REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

TREES	
CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL	CHILOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
OS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	
CODE	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
IR	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS
GROUND COVERS	
CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
DM	DRAINFIELD MIX / DRAINFIELD MIX



Know what's below.  
 Call before you dig.

**Kimley** **Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-299-8820  
 WWW.KIMLEY-HORN.COM TX F-928  
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**Kimley** **Horn**  
 R.L.A. BLAINE D. MUKULIK  
 L.A. No. 3486 exp. AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL  
 PREPARED FOR  
 STREAM REALTY ACQUISITION, LLC,  
 TEXAS

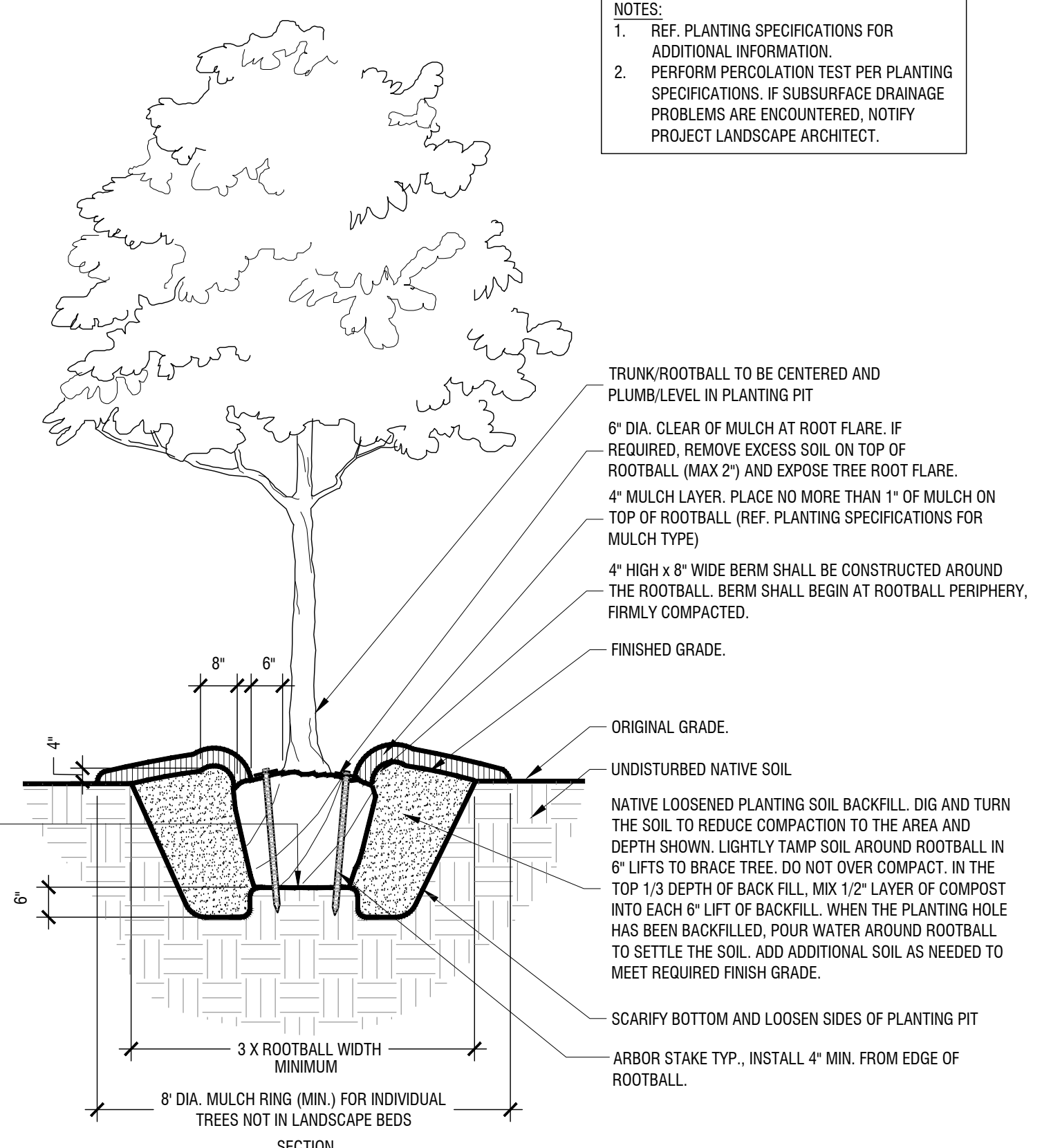
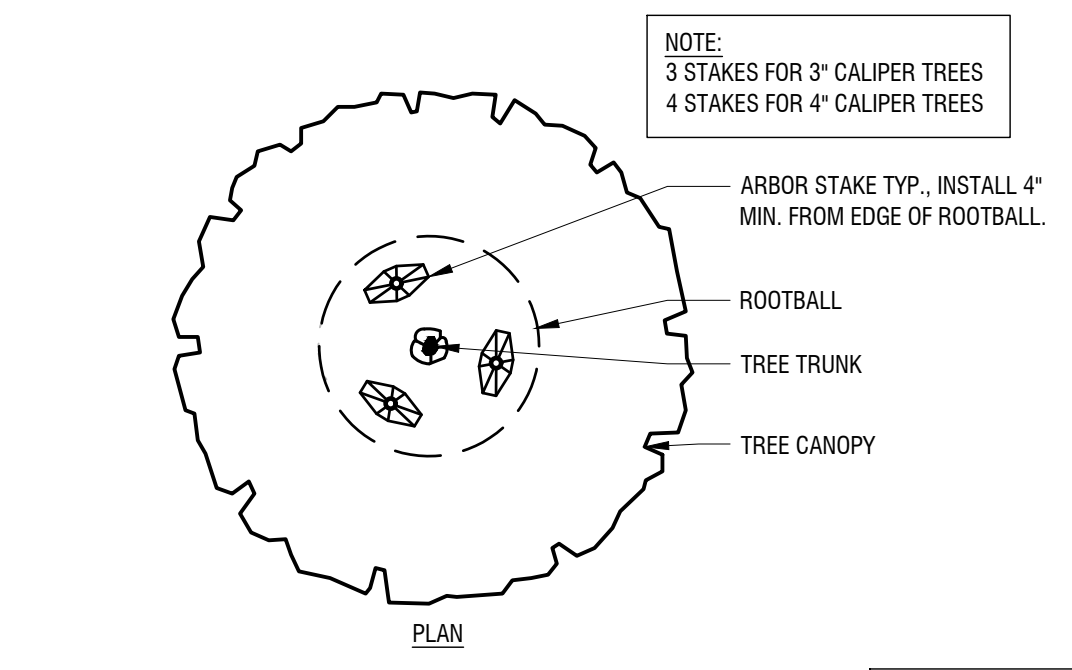
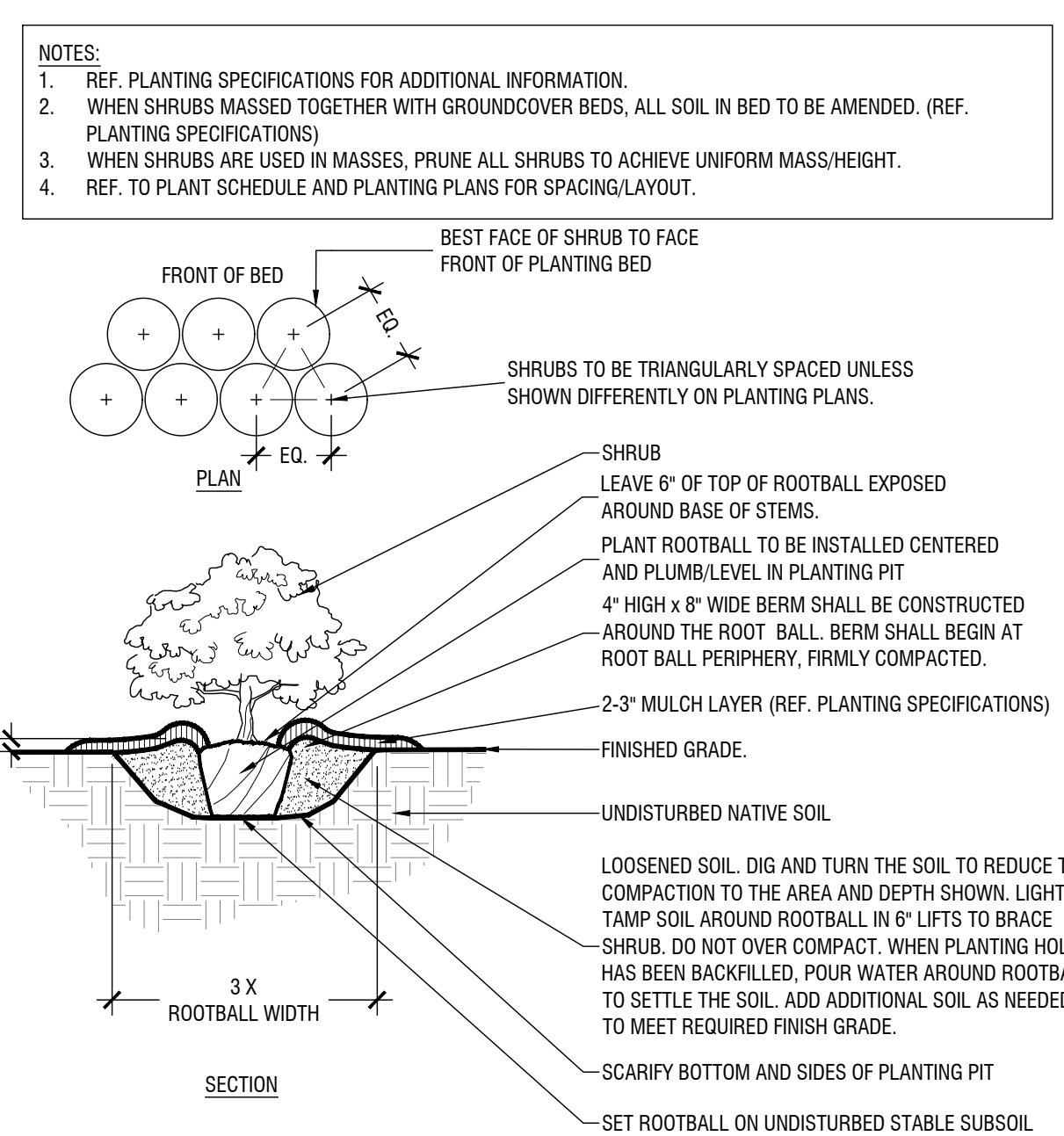
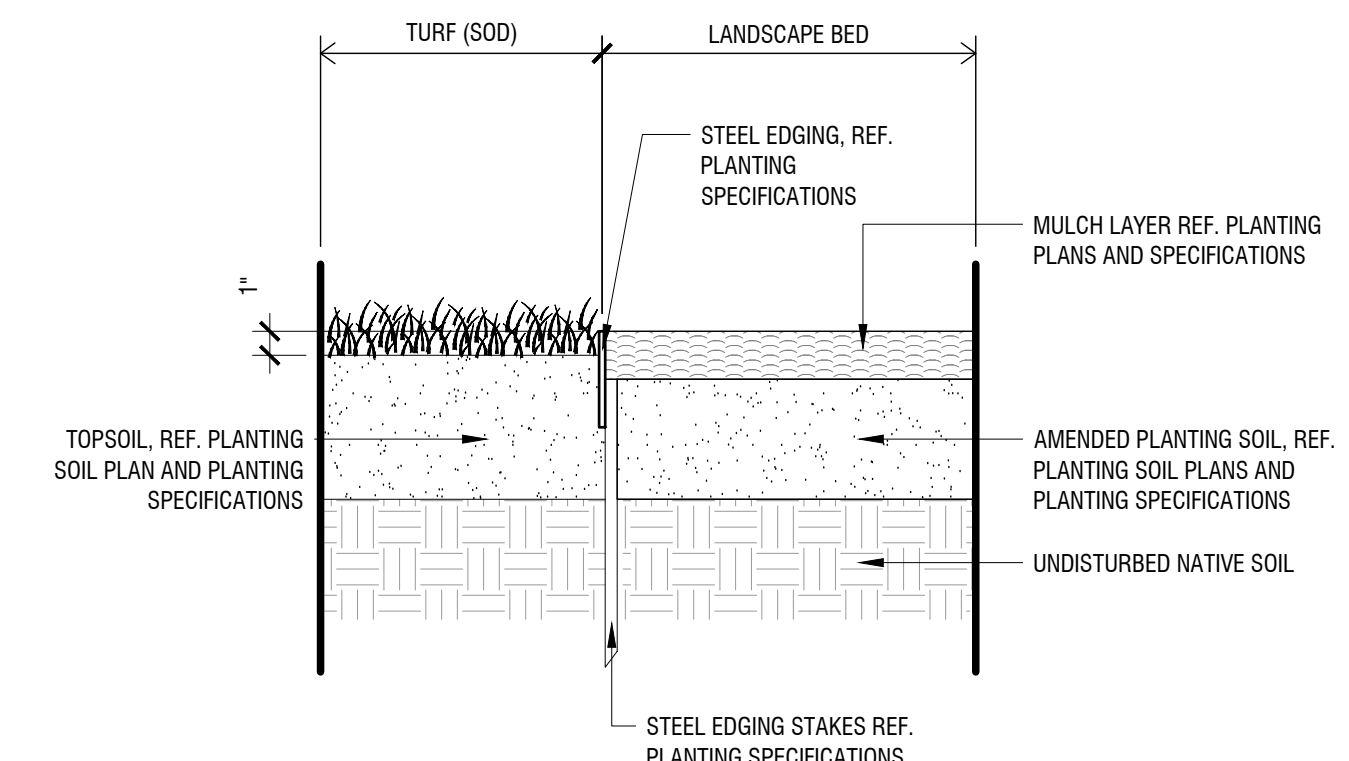
LANDSCAPE  
 PLAN (5 OF 5)

SHEET NUMBER  
 L01.05

REVISIONS	No.	DATE

IMAGES: 06777802 decomposed granite - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Curb - ATB - LA  
 XREFS: 06777802 decomposed granite - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Curb - ATB - LA  
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- ### PLANTING NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
  - FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
  - CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
  - CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
  - ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
  - ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
  - ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
  - PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
  - PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
  - ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
  - TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
  - TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
  - ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



No.	REVISIONS	DATE

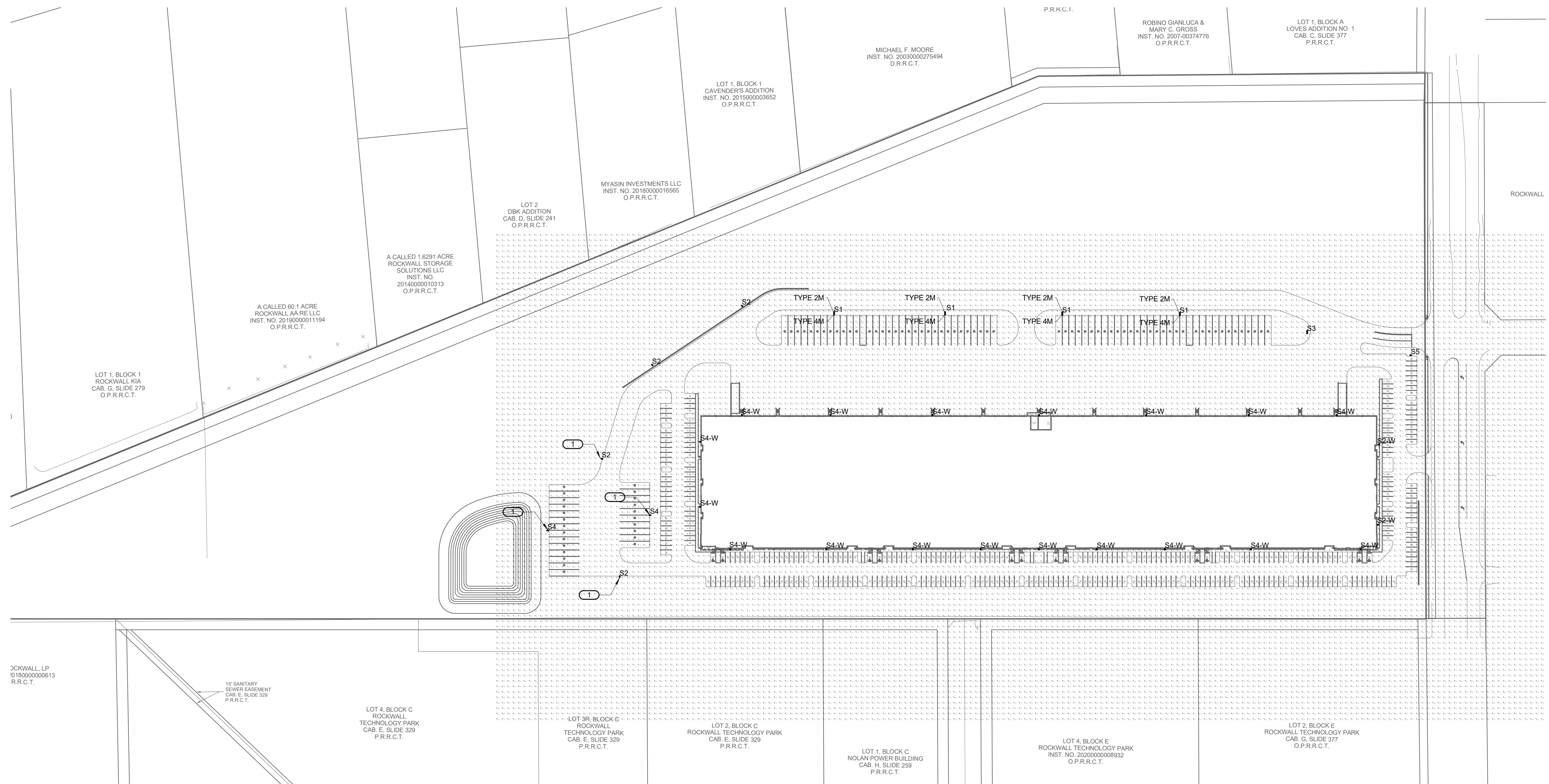
**Kimley >>> Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-259-8820  
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**Kimley >>> Horn**  
 R.L.A. BLAINE D. MIKULIK  
 L.A. No. 3486 Issued AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

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

**LANDSCAPE DETAILS**  
 SHEET NUMBER  
**L02.00**



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

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

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

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

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

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

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

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



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

**NOTES BY SYMBOL "O"**

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

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

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

NO.	REVISIONS	DATE

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



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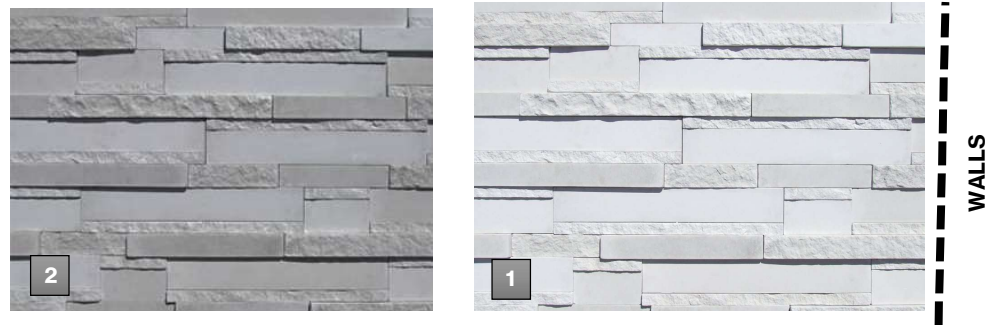
ROCKWALL DISTRIBUTION  
CENTER  
PREPARED FOR  
STREAM REALTY  
1515 CORPORATE CROSSING  
ROCKWALL, TEXAS 75087





**DIGITAL FINISHES LEGEND:**

1. STONE ST-1: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: WHITE
2. STONE ST-2: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: SILVER ASH
3. FRAMES AS ALTERNATE: BLACK ANODIZED AL-2
4. VITRO – SOLARGRAY GL-1
5. PAINT 1– FIELD COLOR TO MATCH SW 7005 (255-C1): PURE WHITE
6. PAINT 2– ACCENT COLOR TO MATCH SW 6168 (258-C6) MODERNE WHITE
7. PAINT 3– ACCENT COLOR TO MATCH SW 7017 (244-C3) DORIAN GRAY.
8. PAINT 4– ACCENT COLOR TO MATCH SW 7018 (244-C5) DOVETAIL



**EXTERIOR**









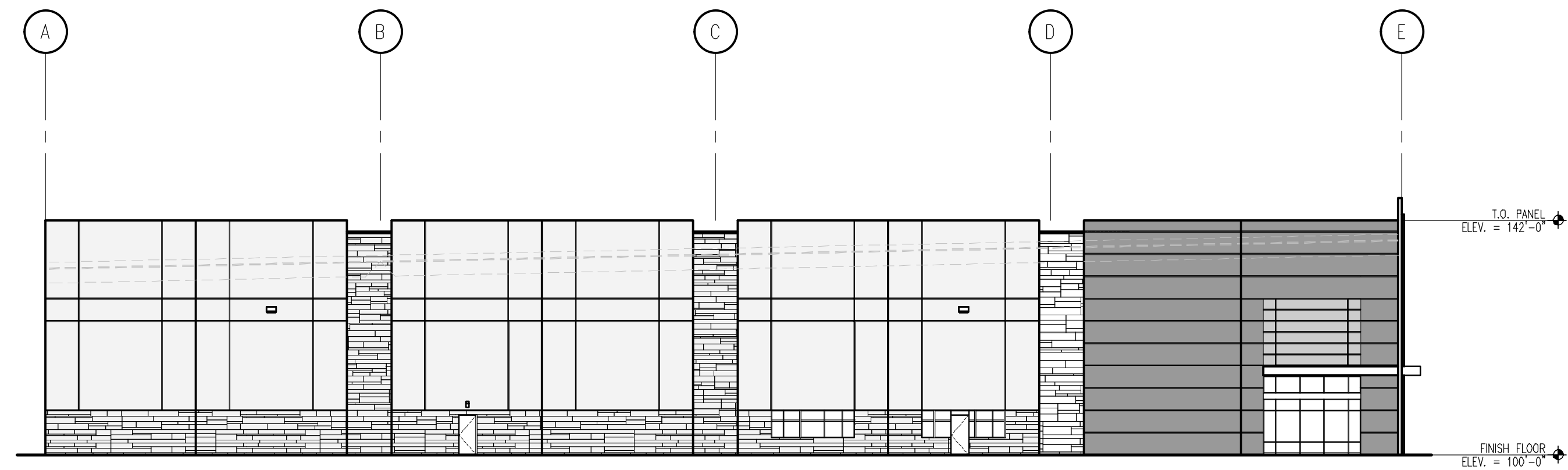


**ELEVATION FINISHES:**

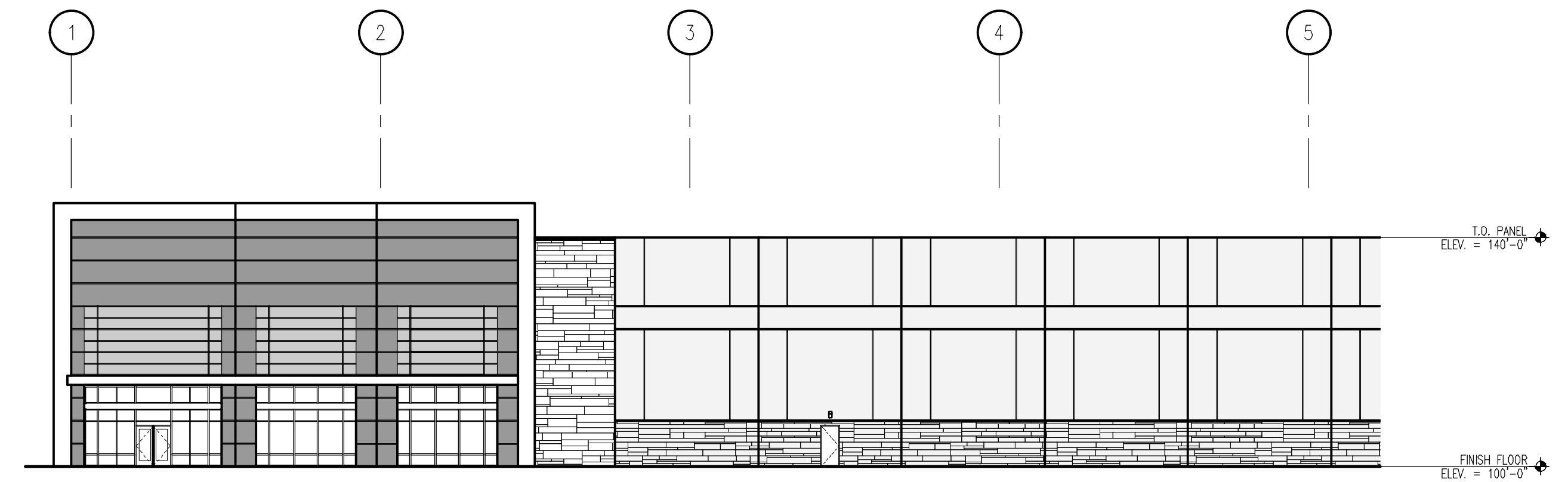
	PANT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
	PANT 2 COLOR TO MATCH SW 6166 (250-C6): "MODERNE WHITE"
	PANT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
	PANT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"

**FINISH AREA CALCULATIONS (WEST):**

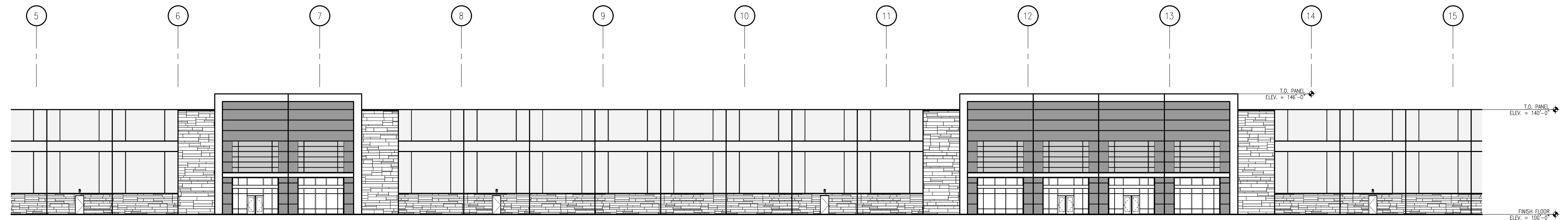
PAINTED TILT WALL	= 7,686sf
STONE	= 2,059sf
OPENINGS	= 432sf
TOTAL AREA	= 10,177sf
2,059 / 7,686	= 26.79%
STONE PERCENTAGE	= 26.79%



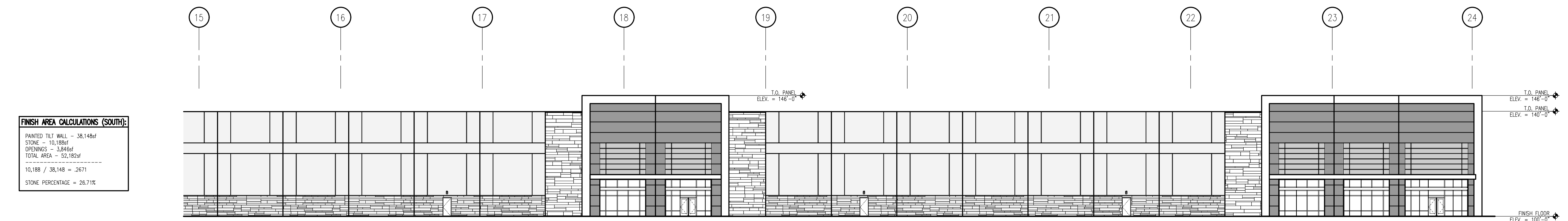
02 WEST ELEVATION  
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd  
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd  
SCALE: 1" = 20'-0"



**FINISH AREA CALCULATIONS (SOUTH):**

PAINTED TILT WALL	= 38,148sf
STONE	= 10,188sf
OPENINGS	= 3,846sf
TOTAL AREA	= 52,182sf
10,188 / 38,148	= 26.71%
STONE PERCENTAGE	= 26.71%

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

DATE	
REVISIONS	
No.	

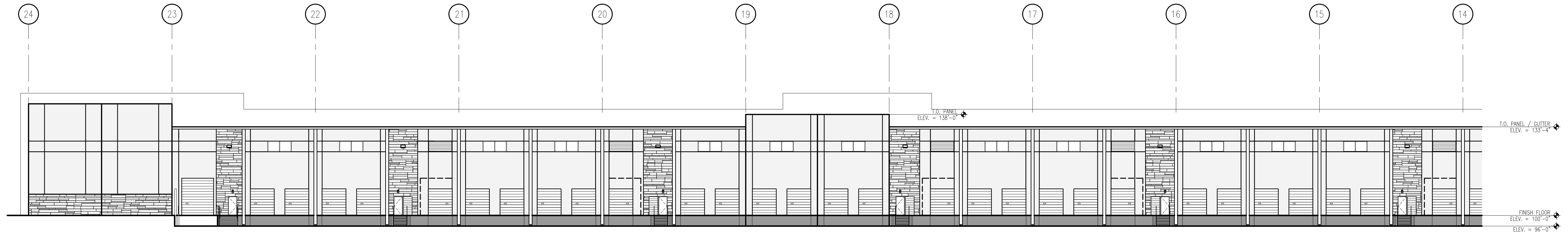
**gsr | andrade**  
ARCHITECTS  
4121 Commerce St. Ste. 1  
Dallas, Texas 75226  
P 214.824.7640  
F 214.887.0599



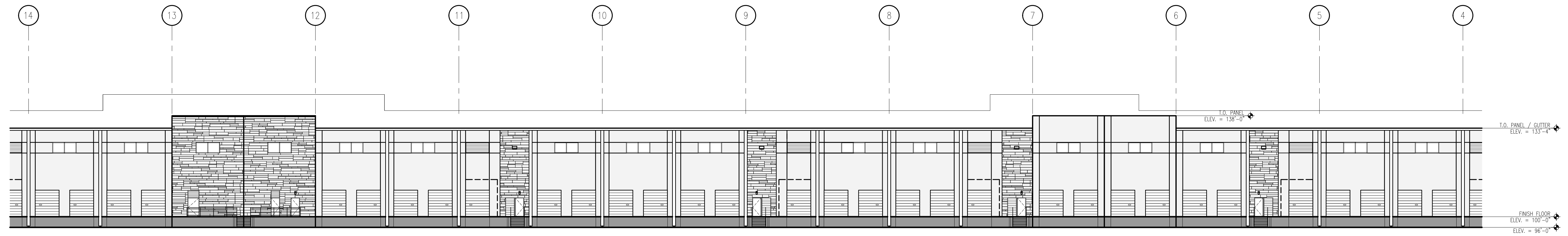
GGRA PROJECT	2866
DATE	AUG 2021
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	IME
CHECKED BY	SA

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

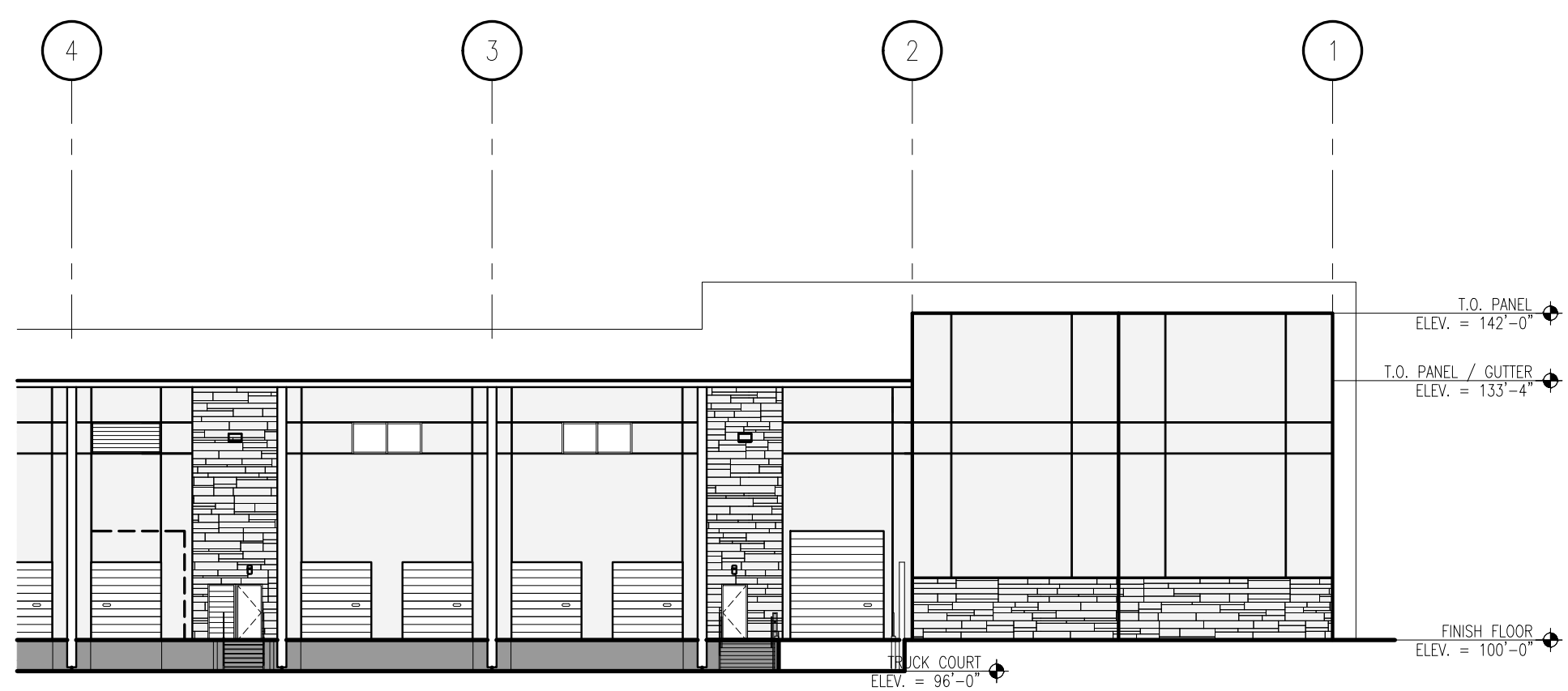
ELEVATION FINISHES:	
	PANT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
	PANT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
	PANT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
	PANT 4 COLOR TO MATCH SW 7018 (244-C5): "DOWETAL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



02 NORTH ELEVATION cont'd  
SCALE: 1" = 20'-0"

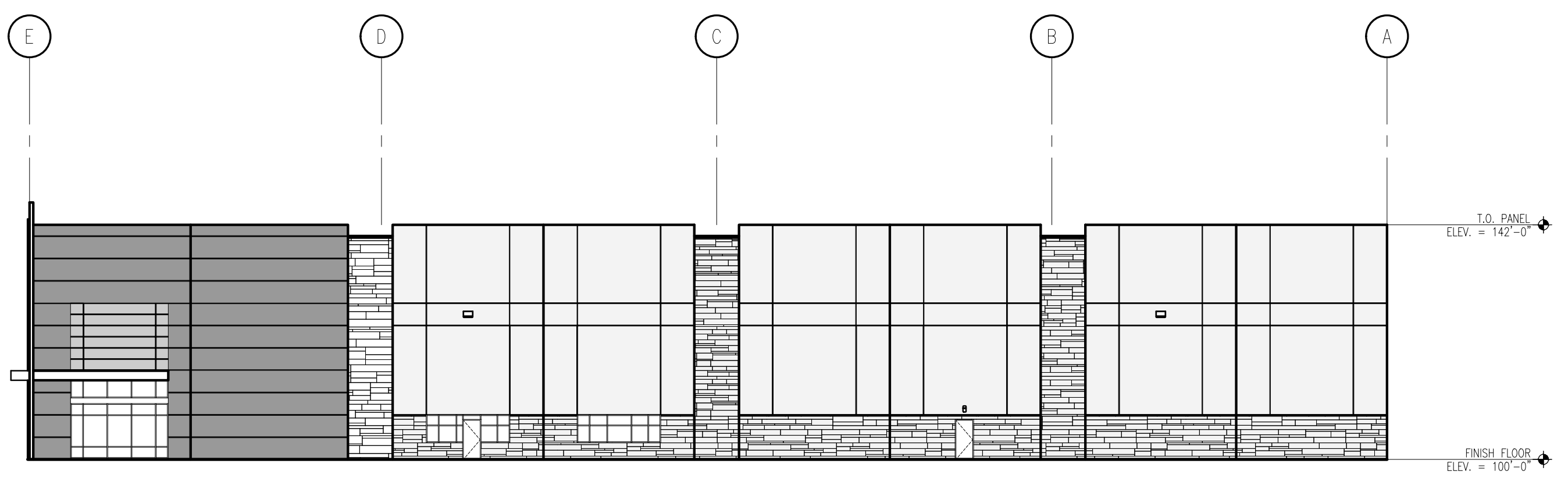


02 NORTH ELEVATION cont'd  
SCALE: 1" = 20'-0"



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

FINISH AREA CALCULATIONS (NORTH):	
PAINTED TILT WALL	= 28,322sf
STONE	= 6,412sf
OPENINGS	= 8,389sf
TOTAL AREA	= 43,123sf
-----	
6,412 / 28,322	= .2264
STONE PERCENTAGE	= 22.64%



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

FINISH AREA CALCULATIONS (EAST):	
PAINTED TILT WALL	= 7,686sf
STONE	= 2,059sf
OPENINGS	= 432sf
TOTAL AREA	= 10,177sf
-----	
2,059 / 7,686	= .2679
STONE PERCENTAGE	= 26.79%

NO.	REVISIONS	DATE

**gsr andrade**  
ARCHITECTS  
4121 Commerce St. Ste. 1  
Dallas, Texas 75226  
P 214.824.7040  
F 214.887.0599



GGRA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
2986	AUG 2021	AS SHOWN	JRF	MJE	SA

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

SHEET NUMBER  
**A4.11**