



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-030

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVEY ABSTARCT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT ROAD AND INDIAN TRAIL

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

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE DISTRIBUTION WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

**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 Robert B. Baldwin III

APPLICANT KIMLEY-HORN

CONTACT PERSON

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4500 Christopher Drive

ADDRESS 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP Austin, TX 78756 416

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-751-4500

PHONE 972-770-1312

E-MAIL rbbaldwin3@me.com

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

## NOTARY VERIFICATION [REQUIRED]

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

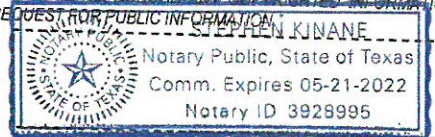
<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 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 12 DAY OF OCTOBER, 20 21

OWNER'S SIGNATURE Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*[Signature]*

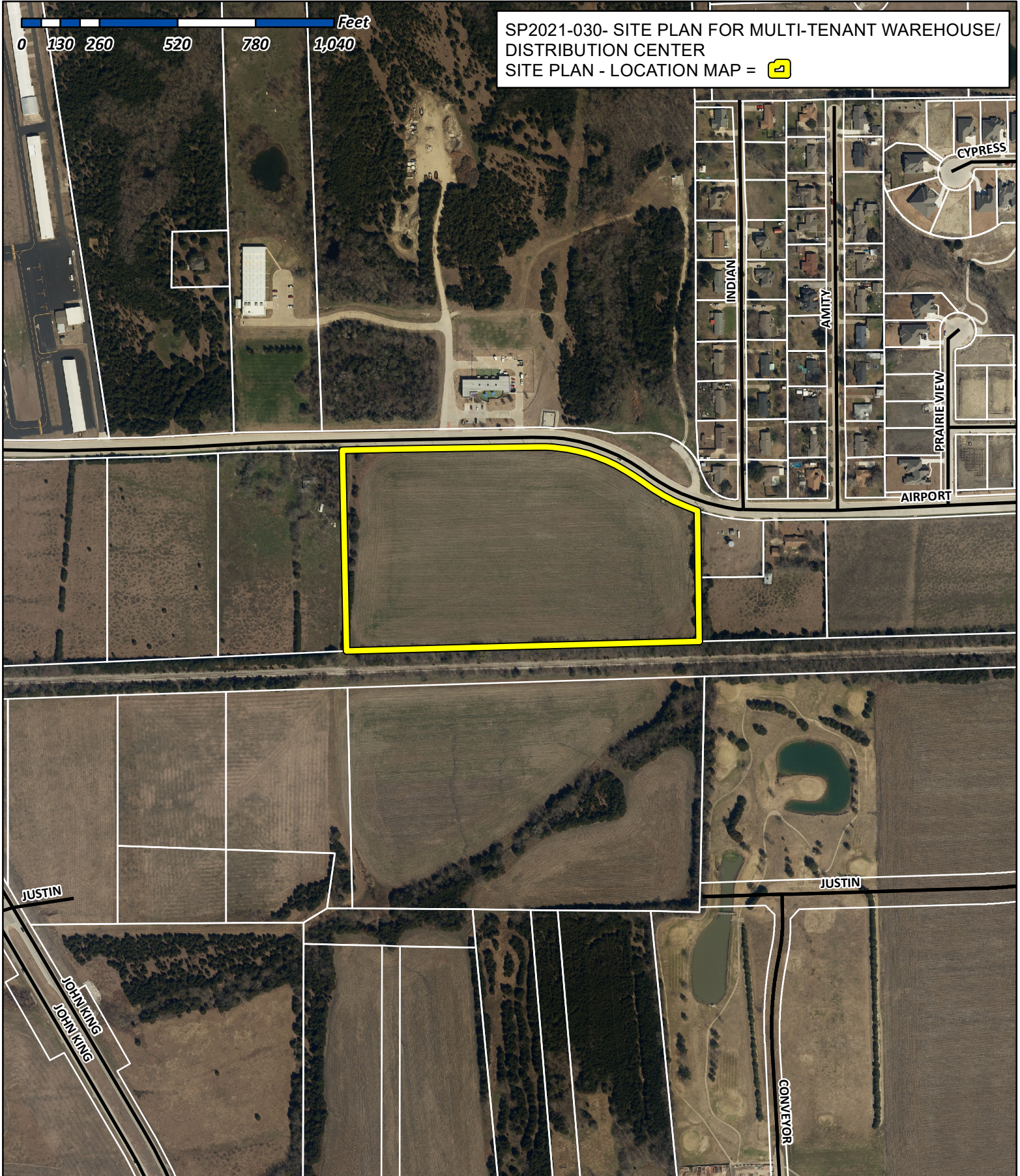


MY COMMISSION EXPIRES

5/21/2022

0 130 260 520 780 1,040 Feet

SP2021-030- SITE PLAN FOR MULTI-TENANT WAREHOUSE/  
DISTRIBUTION CENTER  
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](http://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.



October 13, 2021

City of Rockwall  
385 South Goliad Street  
Rockwall, Texas 75087

**RE: INTREPID ROCKWALL DEVELOPMENT,  
ROCKWALL, TEXAS**

On behalf of Intrepid Equity Investments, we wish to submit a variance request to the City of Rockwall for our site plan (elevations) submittal.

The project consists of three new buildings on 16.89 acres. Proposed Building 1 will be 58,008 SF, proposed Building 2 will be 77,234 SF, and proposed Building 3 will be 63,937 SF.

We request the following variances:

- A. **Construction Materials:**  
The Owner wishes to utilize reveals and patterned form liners to construct a modern aesthetic, in lieu of the required stone veneer.
- B. **Wall Projection:**  
Though articulation is utilized for the front and side facades, the wall projection at the entry (25% of the wall height) requirement will result in a material reduction in building square footage and loss of functionality for users.

As compensatory measures, the Owner agrees to:

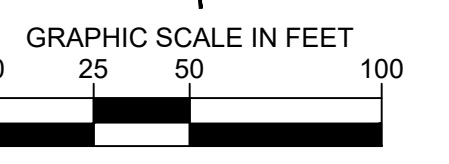
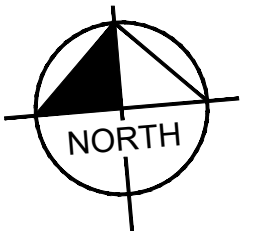
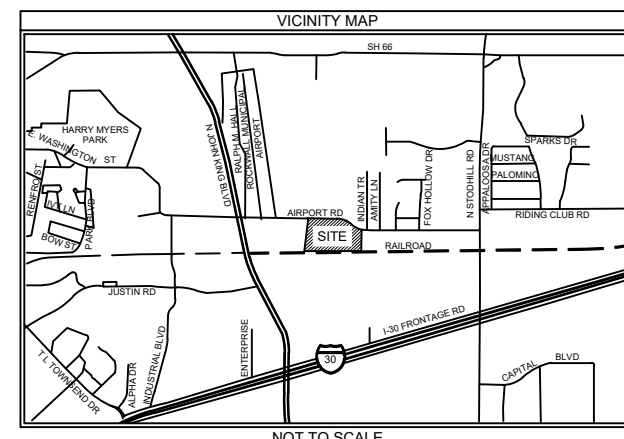
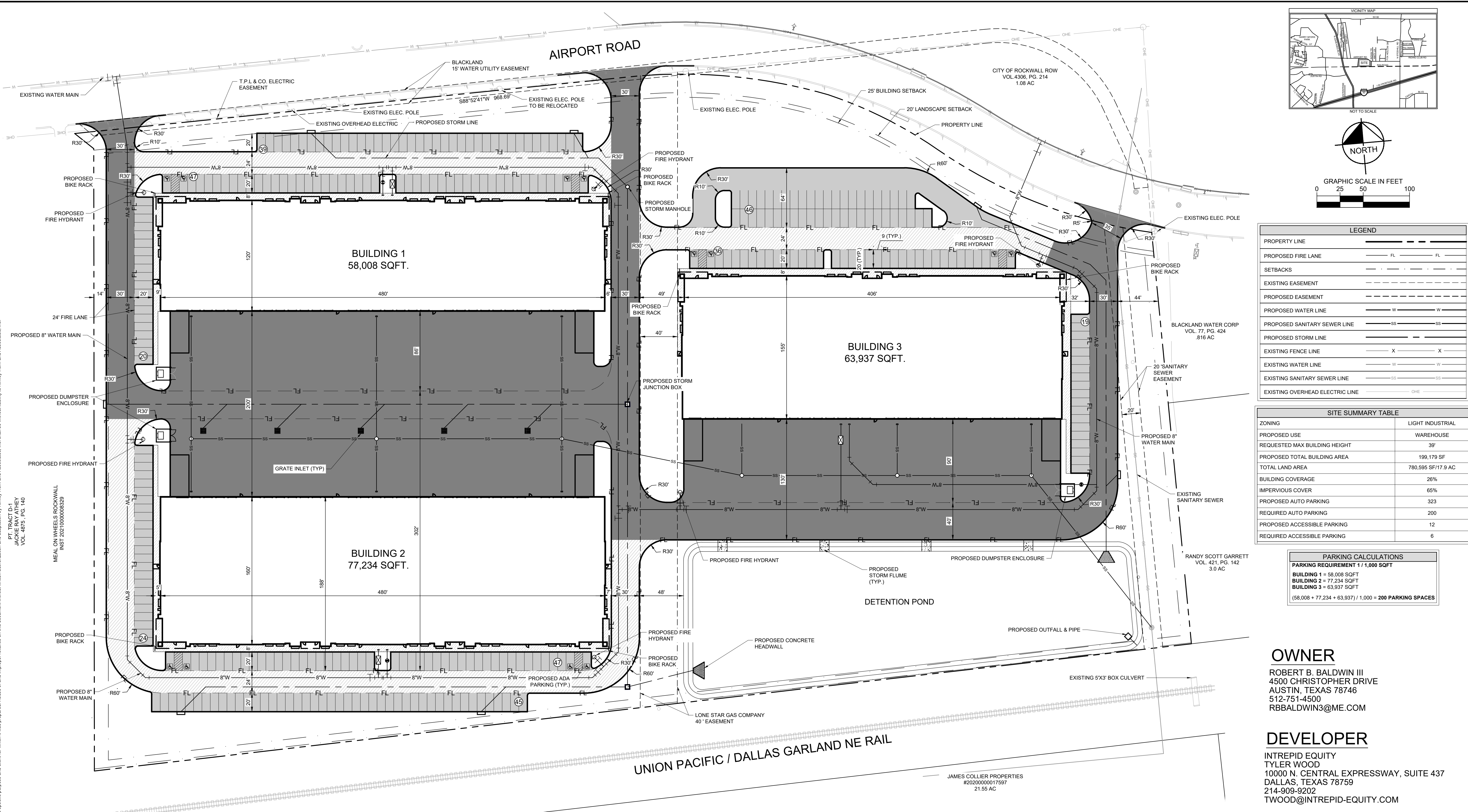
- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,



Robert Pross  
President



**LEGEND**

PROPERTY LINE	---
PROPOSED FIRE LANE	FL
SETBACKS	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED STORM LINE	---
EXISTING FENCE LINE	X
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING OVERHEAD ELECTRIC LINE	OHE

**SITE SUMMARY TABLE**

ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	39'
PROPOSED TOTAL BUILDING AREA	199,179 SF
TOTAL LAND AREA	780,595 SF/17.9 AC
BUILDING COVERAGE	26%
IMPERVIOUS COVER	65%
PROPOSED AUTO PARKING	323
REQUIRED AUTO PARKING	200
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	6

**PARKING CALCULATIONS**

PARKING REQUIREMENT 1 / 1,000 SQFT

BUILDING 1 = 58,008 SQFT  
 BUILDING 2 = 77,234 SQFT  
 BUILDING 3 = 63,937 SQFT

(58,008 + 77,234 + 63,937) / 1,000 = 200 PARKING SPACES

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 100, DALLAS, TX 75249-3820  
 PH: 972.948.8820  
 WWW.KIMLEY-HORN.COM TX-628  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

**PRELIMINARY**  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: PATRICK J. HOGAN  
 P.E. No. 133868 Date: OCT 2021

GROSS ACREAGE	17.92 AC
DATE	10/11/2021
SCALE	AS SHOWN
DESIGNED BY	ZRH
DRAWN BY	PJH
CHECKED BY	

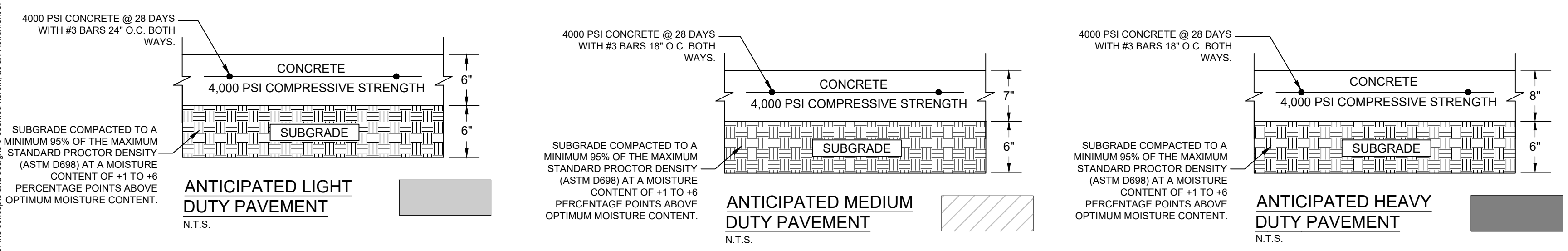
**OWNER**  
 ROBERT B. BALDWIN III  
 4500 CHRISTOPHER DRIVE  
 AUSTIN, TEXAS 78746  
 512-751-4500  
 RBBALDWIN3@ME.COM

**DEVELOPER**  
 INTREPID EQUITY  
 TYLER WOOD  
 10000 N. CENTRAL EXPRESSWAY, SUITE 437  
 DALLAS, TEXAS 78759  
 214-909-9202  
 TWOOD@INTREPID-EQUITY.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.**



**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

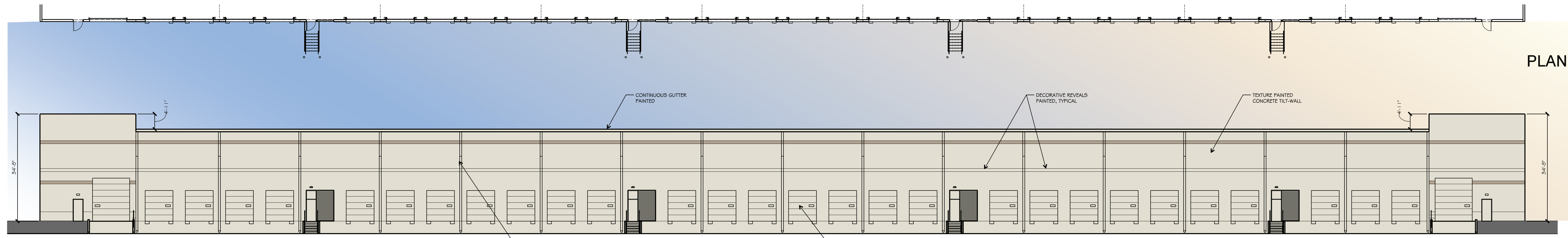
\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

PROJECT: 2020000017597 - 2021-10-11  
 DRAWN BY: PJH  
 CHECKED BY: ZRH  
 DATE: 10/11/2021  
 SCALE: AS SHOWN  
 SHEETS: 1 OF 1  
 PROJECT LOCATION: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100, DALLAS, TX 75249-3820  
 PROJECT DESCRIPTION: WAREHOUSE  
 CLIENT: INTREPID EQUITY  
 ENGINEER: PATRICK J. HOGAN, P.E.  
 LICENSE NO.: 133868  
 STATE: TEXAS  
 PROJECT NO.: 2020000017597  
 SHEET NO.: 1 OF 1  
 DATE: 10/11/2021  
 TIME: 10:28 AM  
 USER: PJH  
 PLOT DATE: 10/11/2021 10:28 AM  
 PLOT TIME: 10:28 AM  
 PLOT USER: PJH  
 PLOT DEVICE: HP DesignJet 5000 Series  
 PLOT SCALE: 1"=100'-0"

**SITE PLAN**

SP

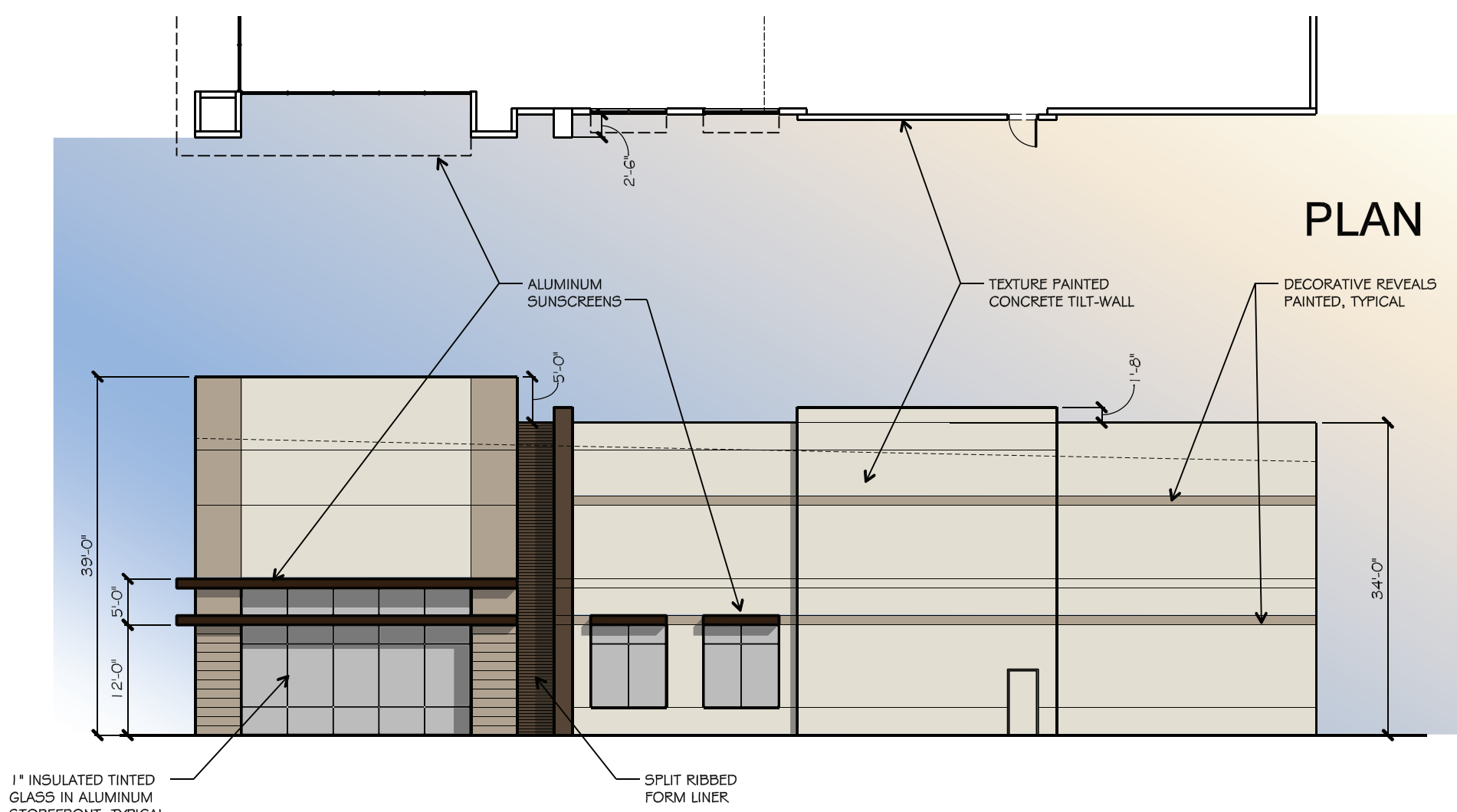
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PLAN

**4** BUILDING 1 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

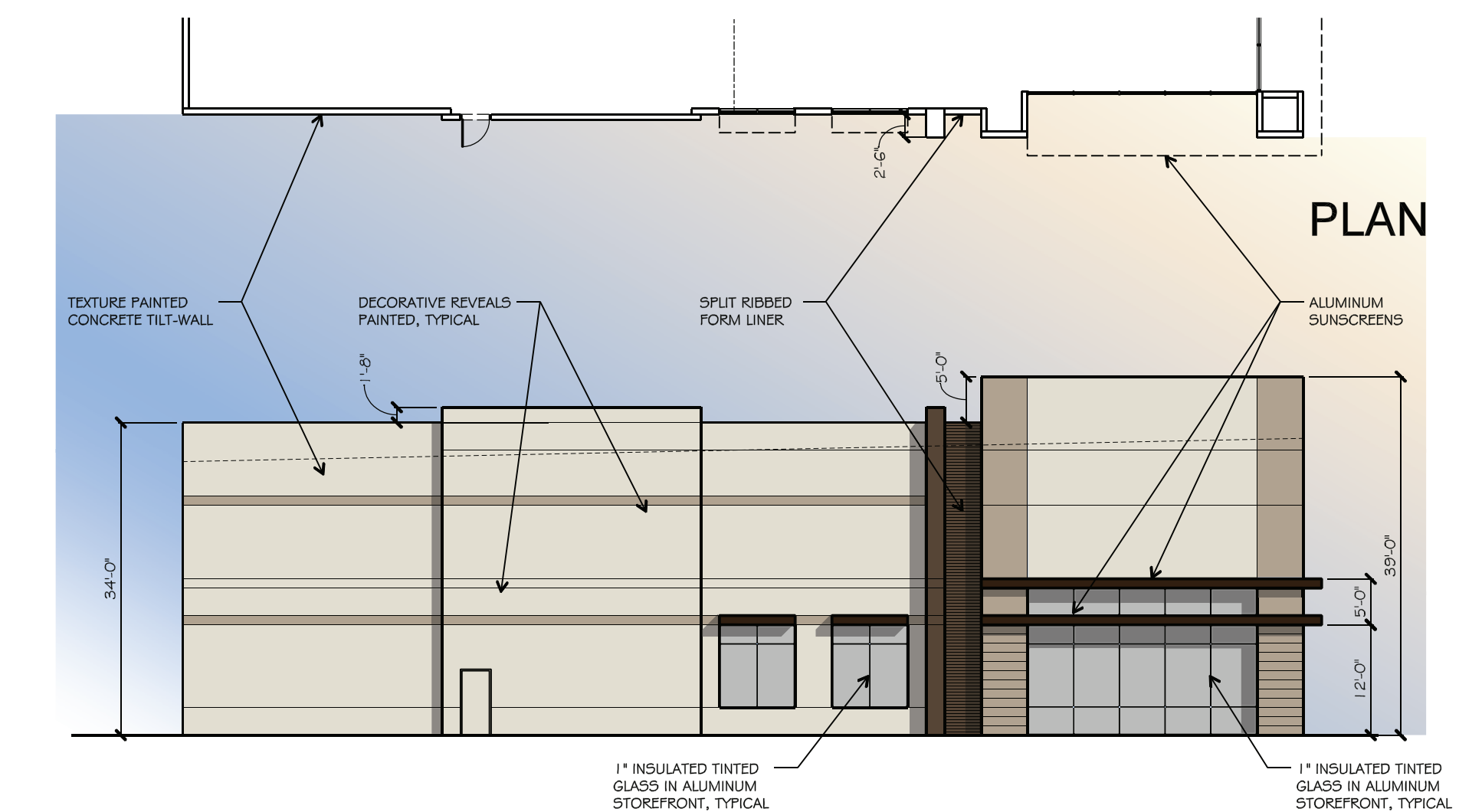
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



PLAN

**3** BUILDING 1 WEST ELEVATION  
SCALE: 1/16"=1'-0"

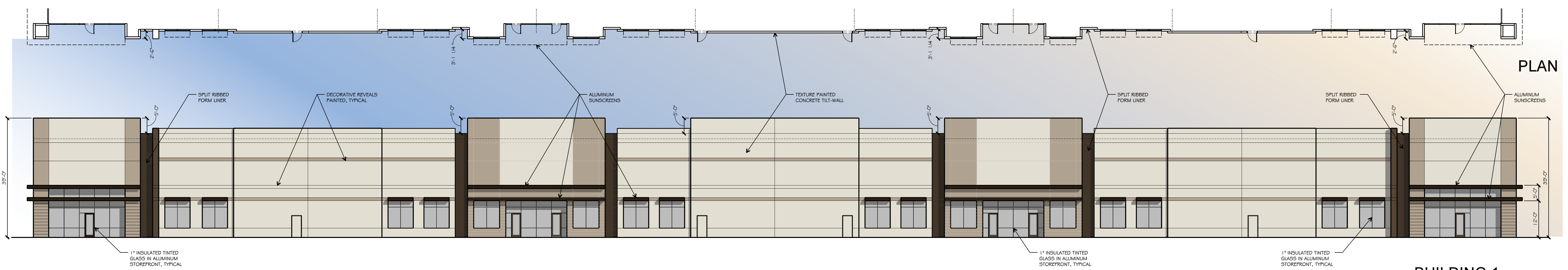
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



PLAN

**2** BUILDING 1 EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



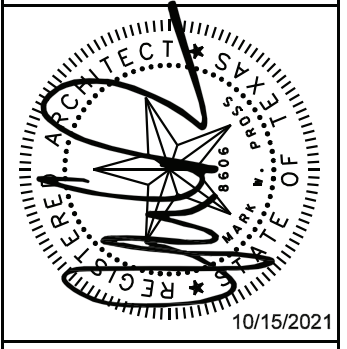
PLAN

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

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

drawn:  
checked:  
ROBERT PROSS  
DATE:  
10/15/2021

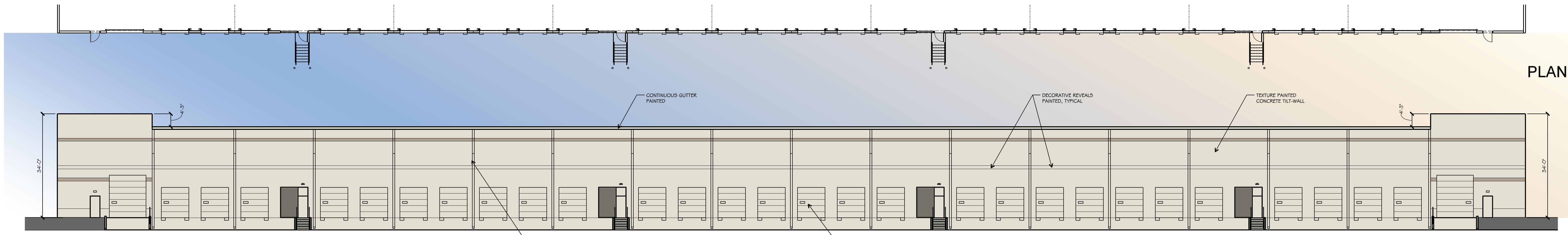


**pross design group, incorporated**  
3010 Intrepid Hill Road, Suite 100, Dallas, Texas 75228-1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

job no  
2145  
sheet  
**A3.0**

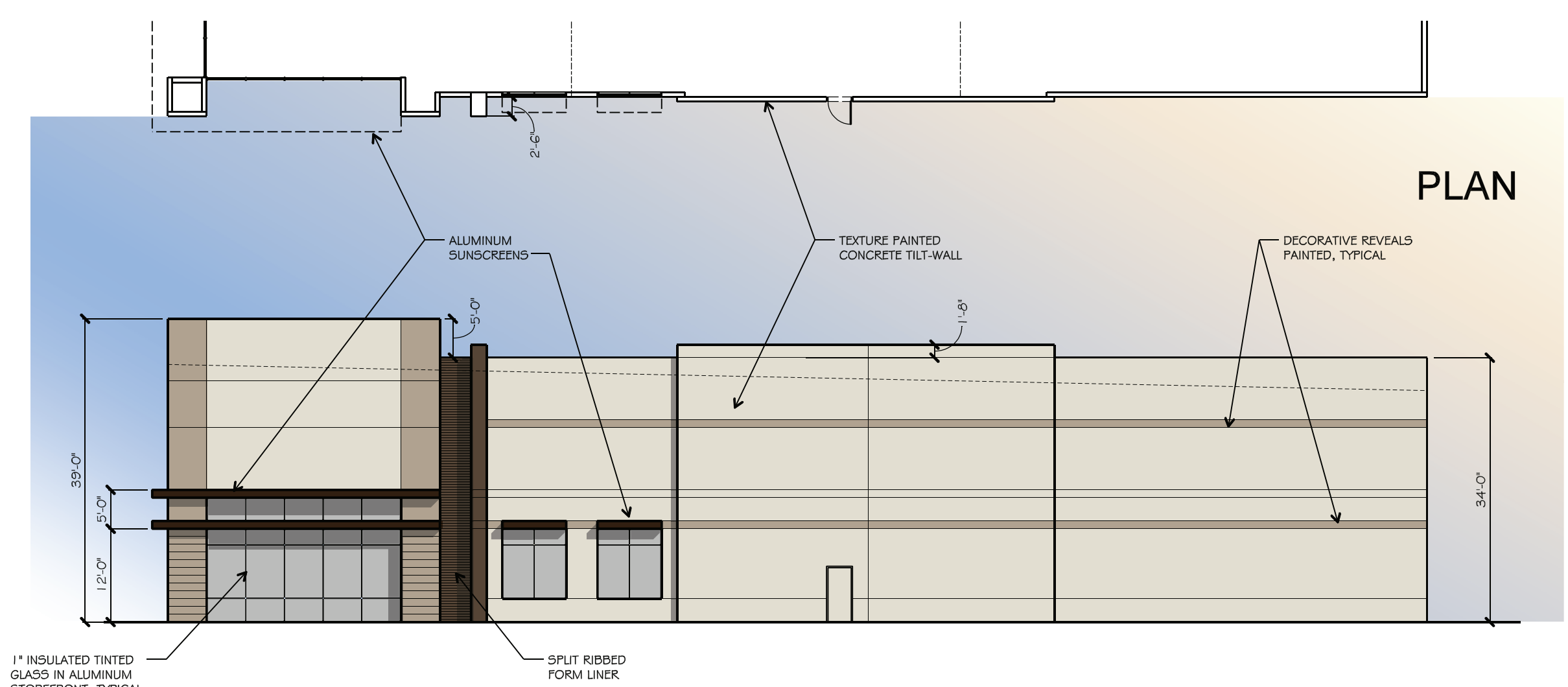
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PLAN

**4** BUILDING 2 NORTH ELEVATION  
SCALE: 1/16"=1'-0"

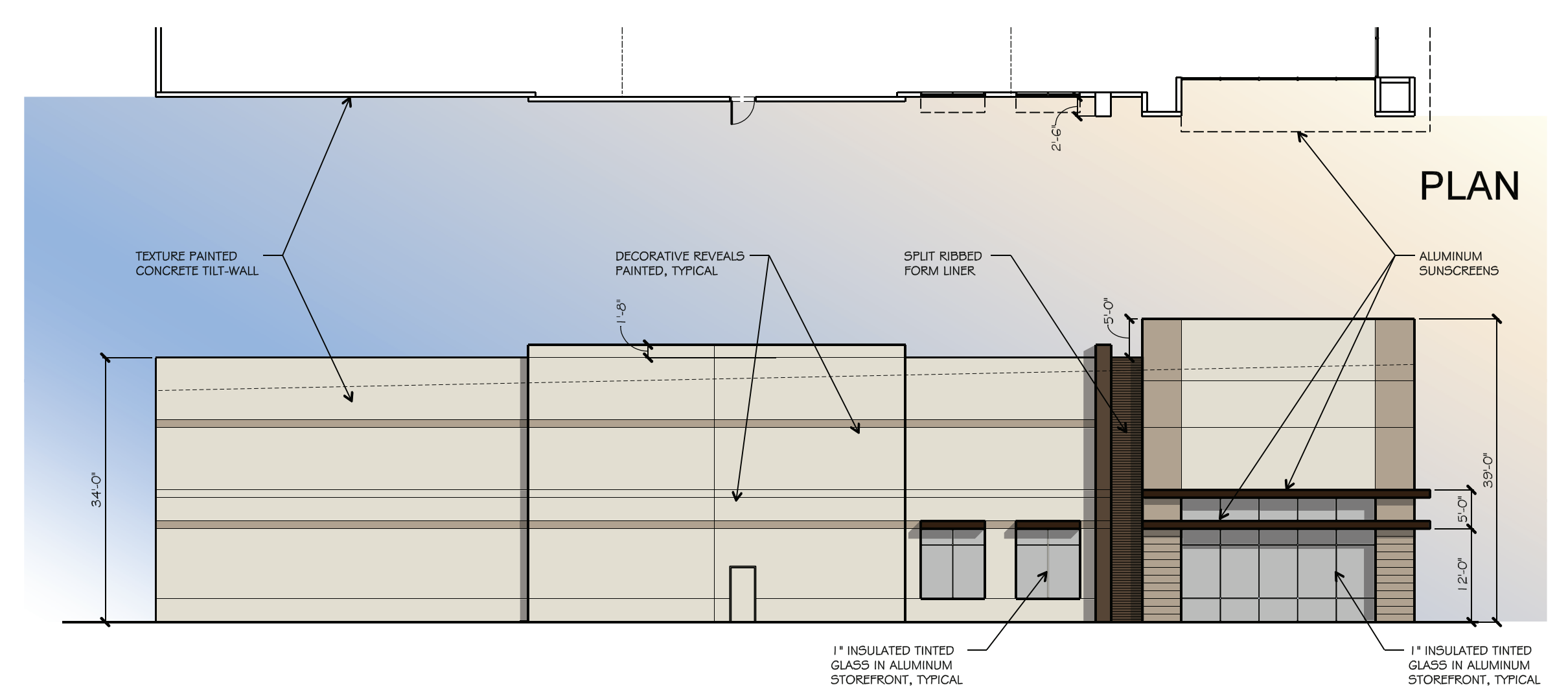
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



PLAN

**3** BUILDING 2 EAST ELEVATION  
SCALE: 1/16"=1'-0"

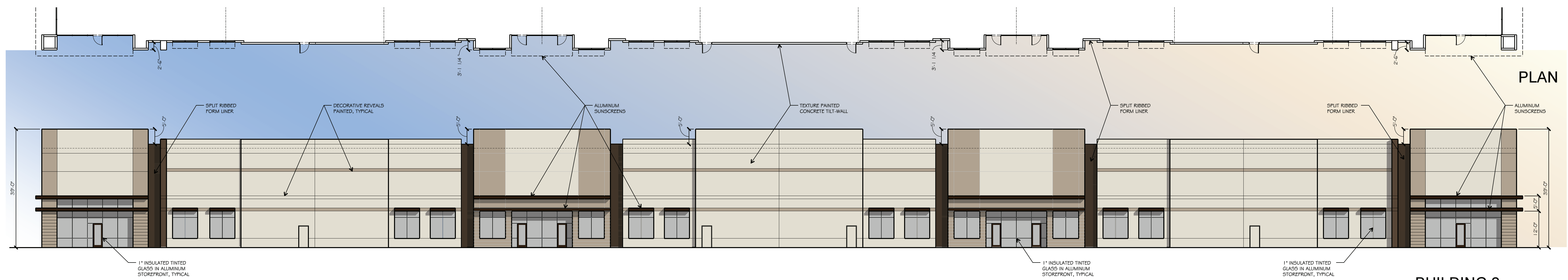
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



PLAN

**2** BUILDING 2 WEST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



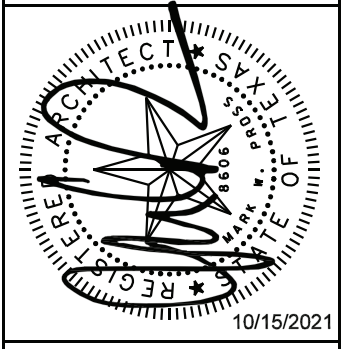
PLAN

**1** BUILDING 2 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

drawn:  
checked:  
ROBERT PROSS  
DOT E  
10/15/2021

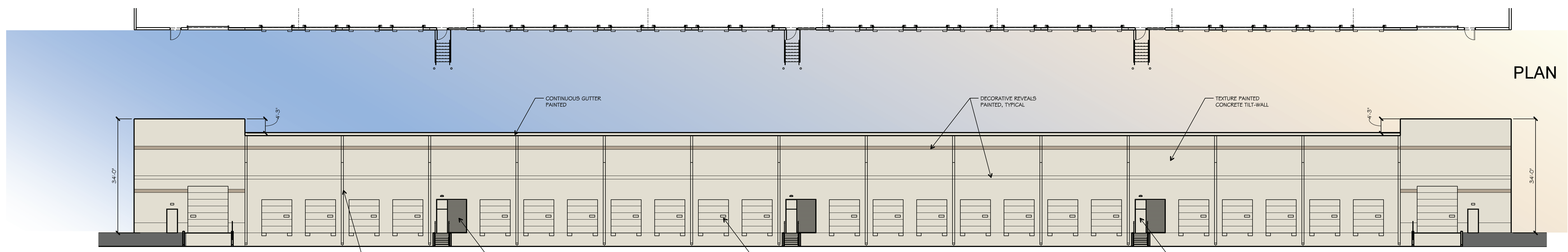


**pross design group, inc.** incorporated  
3010 Intrepid Hill Road, Suite 100, Dallas, Texas 75230, 972.7288.1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

job no  
2145  
sheet  
**A3.1**

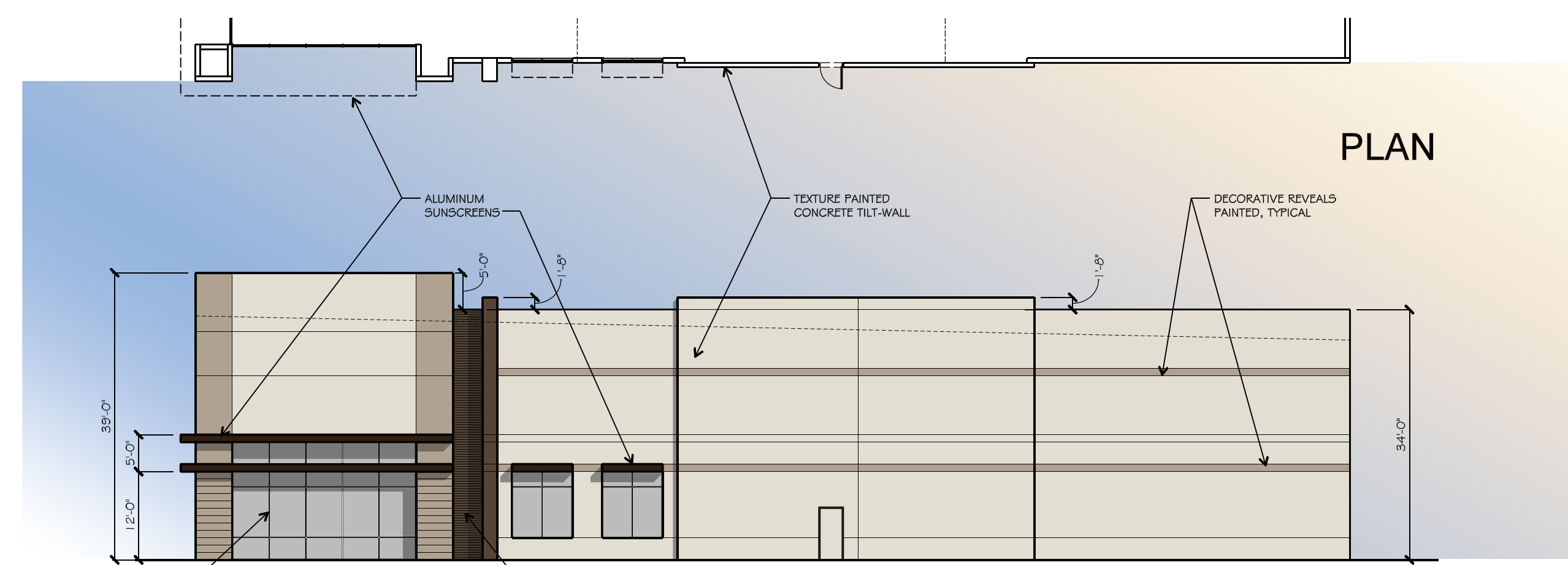
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PLAN

**4** BUILDING 3 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

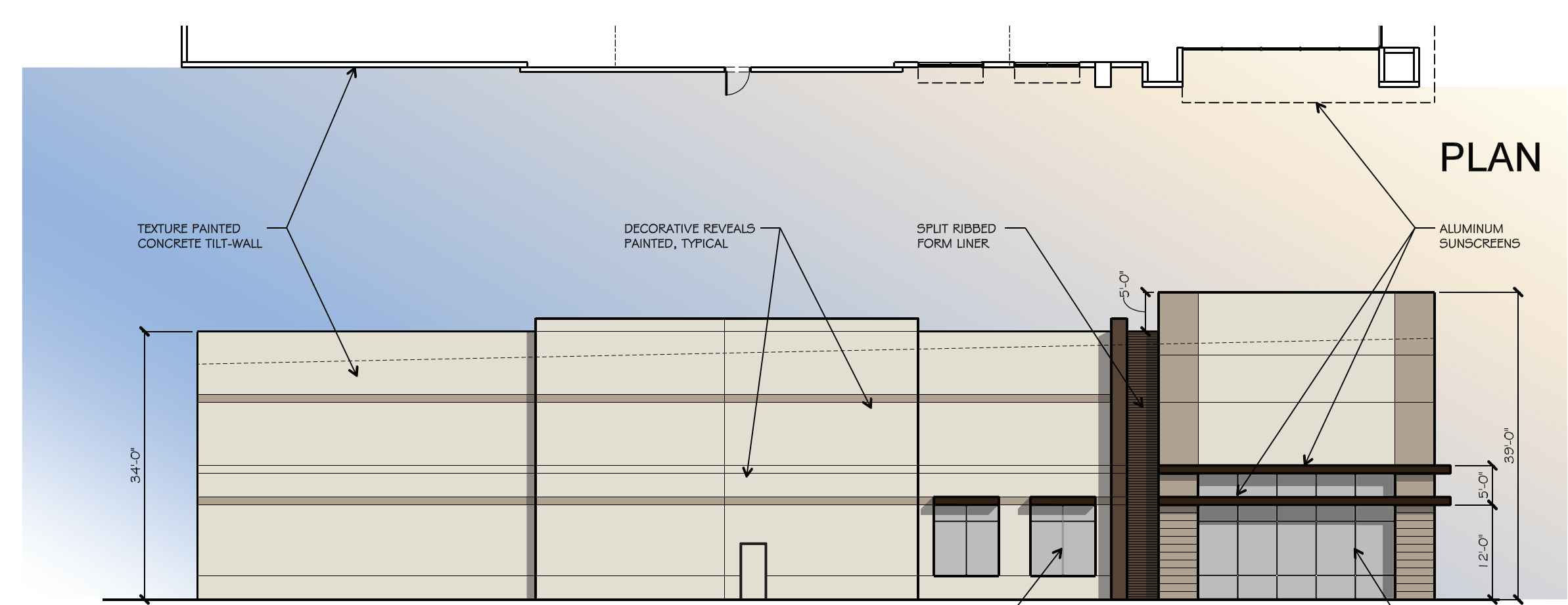
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	78.24 %
% DOORS	21.76 %



PLAN

**3** BUILDING 3 WEST ELEVATION  
SCALE: 1/16"=1'-0"

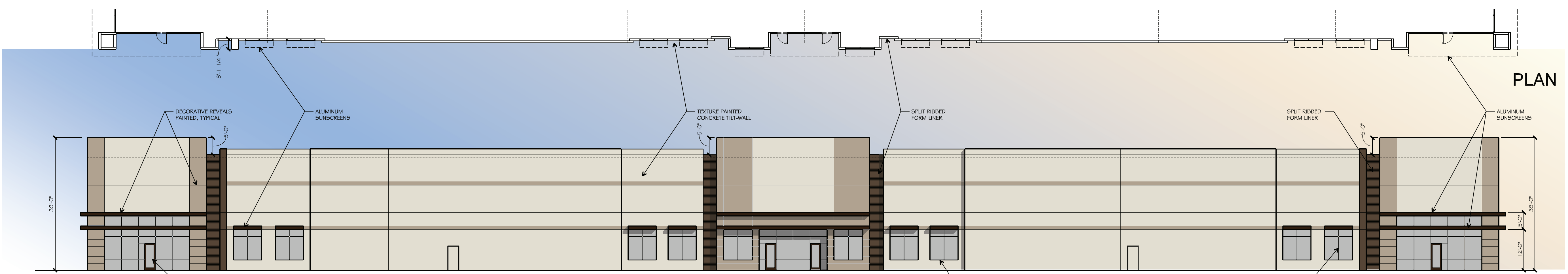
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %



PLAN

**2** BUILDING 3 EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %



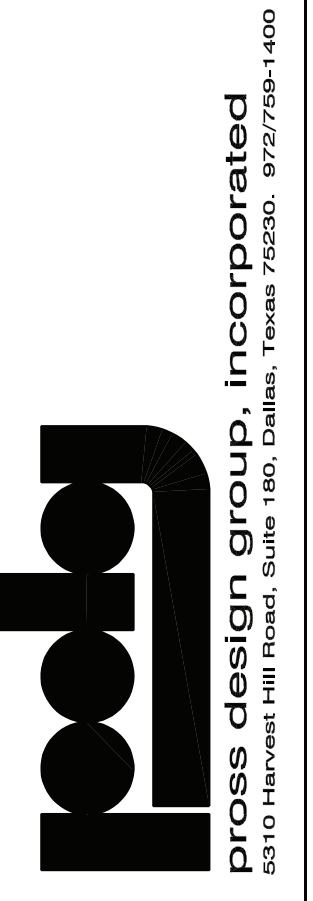
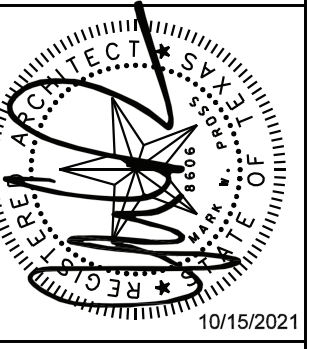
PLAN

**1** BUILDING 3 NORTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
[Color swatch]	FIELD - SW 7011 NATURAL CHOICE
[Color swatch]	ACCENT 1 - SW 038 TONY TAUPE
[Color swatch]	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	83.18 %
% RIB FORMLINER	3.58 %
% GLASS	11.35 %
% ALUMINUM SUNSCREENS	1.89 %

drawn: checked: ROBERT PROSS DOT E 10/15/2021



INTREPID ROCKWALL  
ROCKWALL, TEXAS

job no 2145  
sheet A3.2

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03 | PERSPECTIVE C

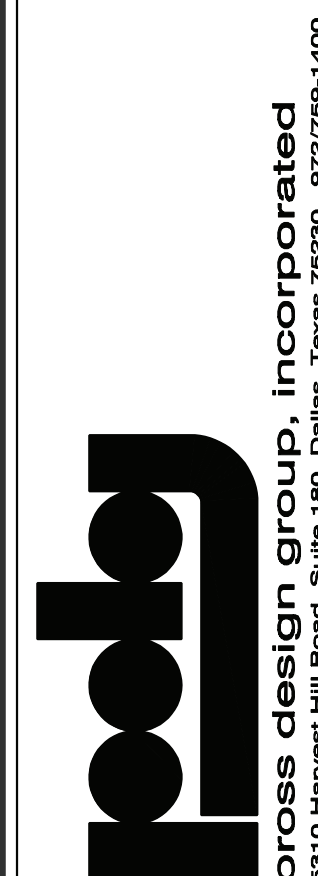
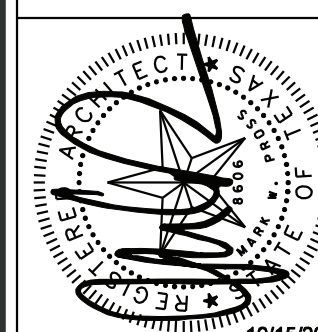


02 | PERSPECTIVE B



01 | PERSPECTIVE A

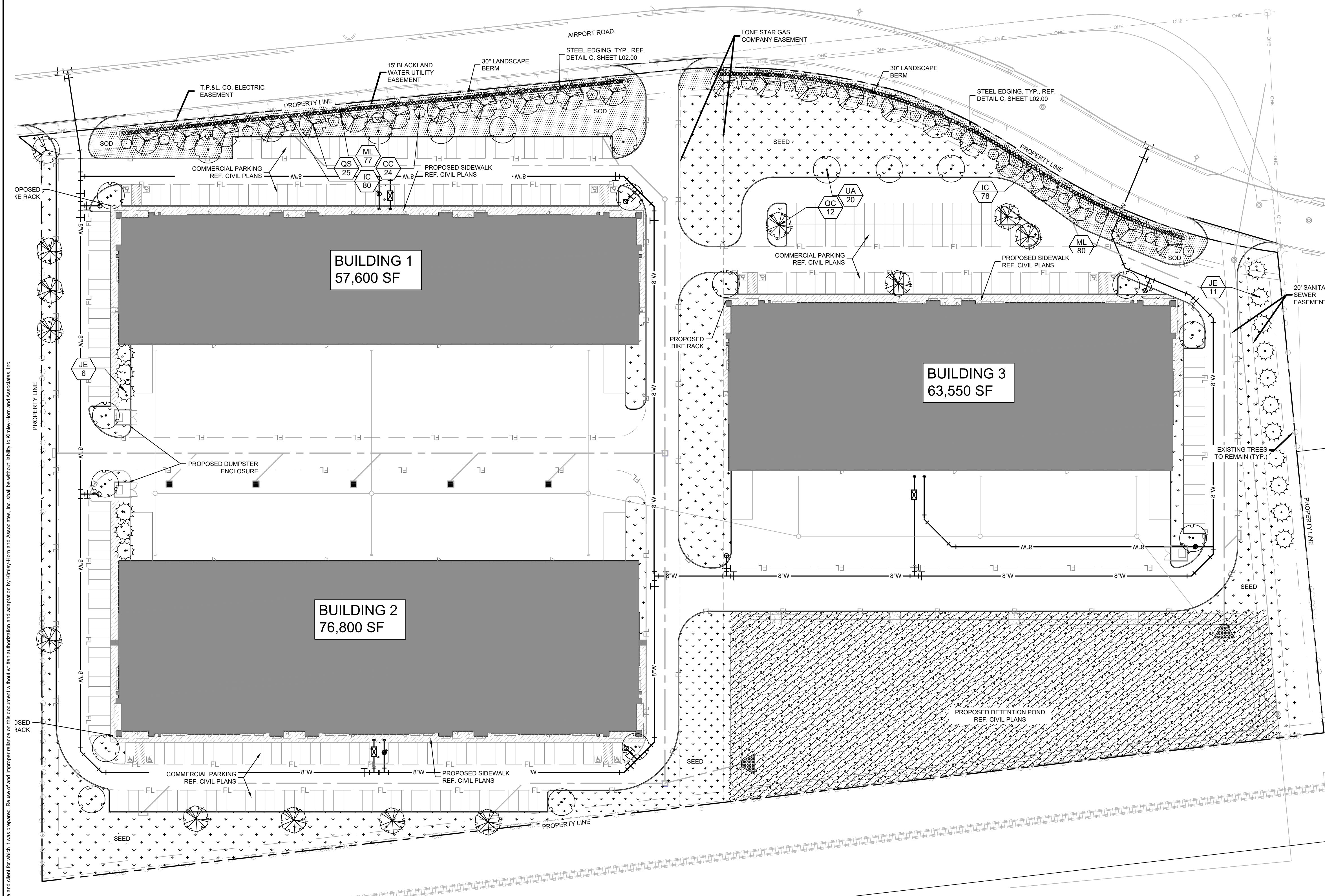
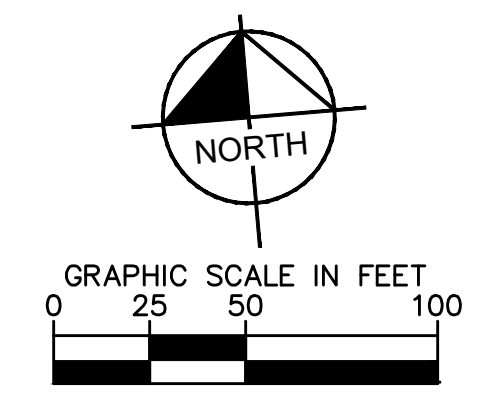
drawn:  
checked:  
ROBERT PROSS  
CCT/LS  
10/15/2021



**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

job no  
2145  
sheet  
A3.3





City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 780,595 SF (17.92 ACRES)		
Zoning: LI		
Landscaping Requirements	Required	Provided
<b>Landscaping Buffers (Article 08, Section 05, Subsection 05.01. Landscape Buffers)</b> Abutting a Public Right-of-Way, a minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency: 1,200 ft/50 = 24 canopy trees, 24 accent trees	10' wide landscape buffer along Airport Road.	20 wide landscape buffer along Airport Road. berms, shrubs, 24 canopy trees, 24 accent trees
<b>Landscaping Screening (Article 08, Section 05, Subsection 05.02. 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. 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	yes	yes
<b>Landscaping Requirements (Article 08, Section 05, Subsection 05.03. Landscape Requirements)</b> 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.	15% in Frontage (117,090 sf)	15% in Frontage (177,090 sf)
<b>Detention Basins (Article 08, Section 05, Subsection 05.03. Landscape Screening)</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.	N/A	N/A
<b>Parking Lot Landscaping (Article 08, Section 05, Subsection 05.03. Landscape Screening)</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. 341 spaces/10 = 35 trees No required parking space may be located more than 80 feet from the trunk of a canopy tree	35 trees	40 trees
<b>Xeriscaping/ Smartscaping Standards (Article 08, Section 05, Subsection 05.05. Xeriscaping/Smartscaping Standards)</b> Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area. 73,720 SF / 750 SF = 98 SF of Shrubs or Ornamental Grass	98 SF of Shrub or Ornamental Grass	73,740 SF of Ornamental Grass

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	REMARKS
	UA	20	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL. 16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	OC	12	QUERCUS MUEHLBERGII / CHINKAPIN OAK	B & B	4" CAL. 16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	17	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL. 16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	OS	25	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL. 16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	24	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUO	CONT.	2" CAL. 8' - 10' HT.	SINGLE STEM, FULL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	REMARKS
	IC	158	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT. 36" O.C.	FULL AND MATCHING
	ML	157	MUHLBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	CONT.	24" H X 24" W	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	REMARKS
	SEED	96,143 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	HYDROSEED
	SOD	29,170 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	72,712 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	DRAINFIELD SEED MIX, REF. NATIVE AMERICAN SEED COMPANY.

**NOTE:**  
 1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.  
 2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.  
 3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).  
 4. ALL TREES LOCATED ALONG PROPERTY LINE ARE NOT TO BE DISTURBED WITHIN CRITICAL ROOT ZONE OR CANOPY DRIP LINE.

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

**Kimley»Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 100, DALLAS, TX 75249-3820  
 PHONE: 972.346.2200  
 WWW.KIMLEY-HORN.COM TX-6428  
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REVISIONS

No.	REVISIONS	DATE	BY

GROSS ACREAGE: 17.92 AC  
 DATE: 10/15/2021  
 SCALE: AS SHOWN  
 DESIGNED BY: AUS  
 DRAWN BY: AUS  
 CHECKED BY: BDM

INTREPID - ROCKWALL  
 ROCKWALL, TEXAS  
 ROCKWALL COUNTY

LANDSCAPE PLAN  
 L01.00

LOT DESCRIPTION:  
 TRACT 4

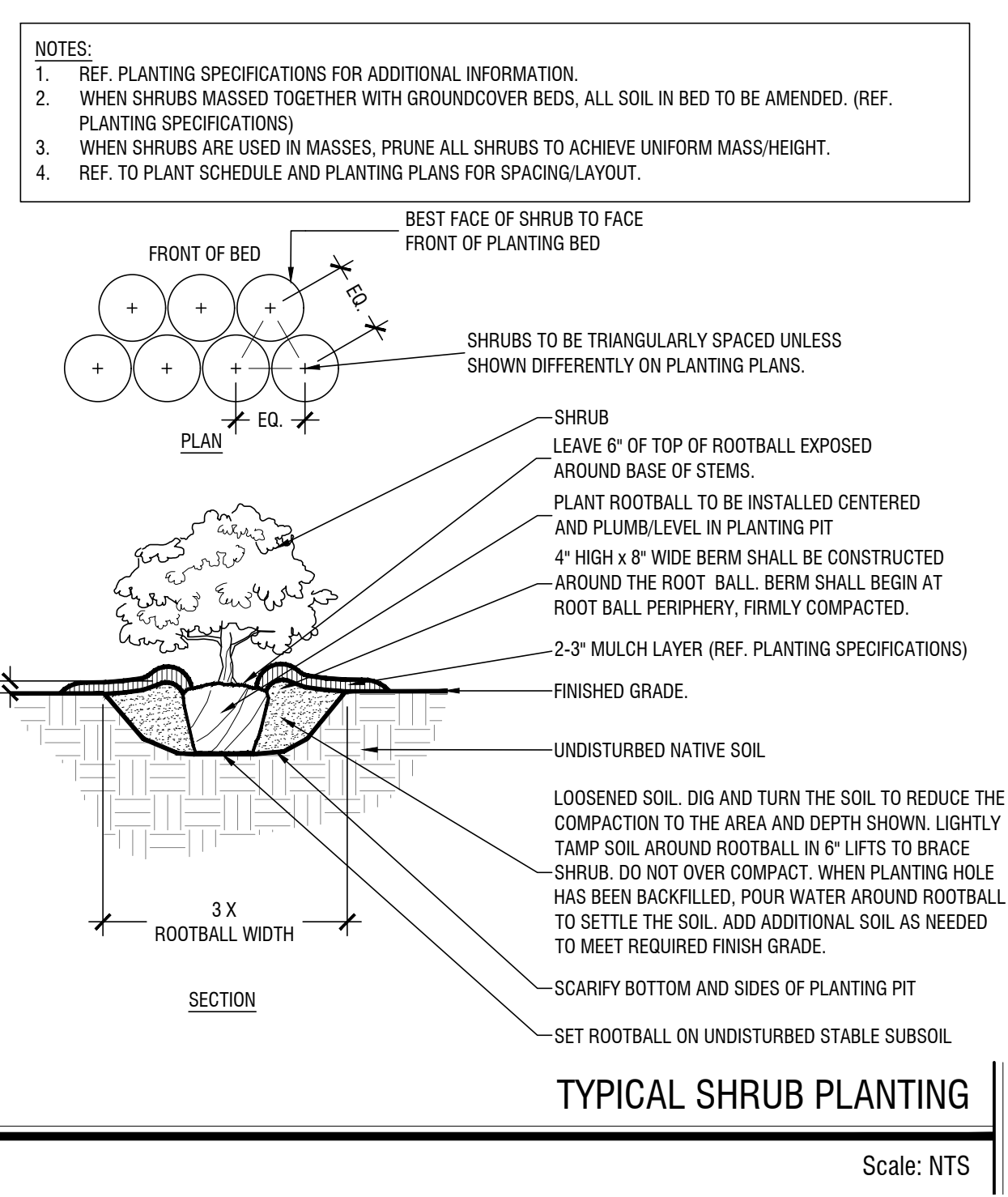
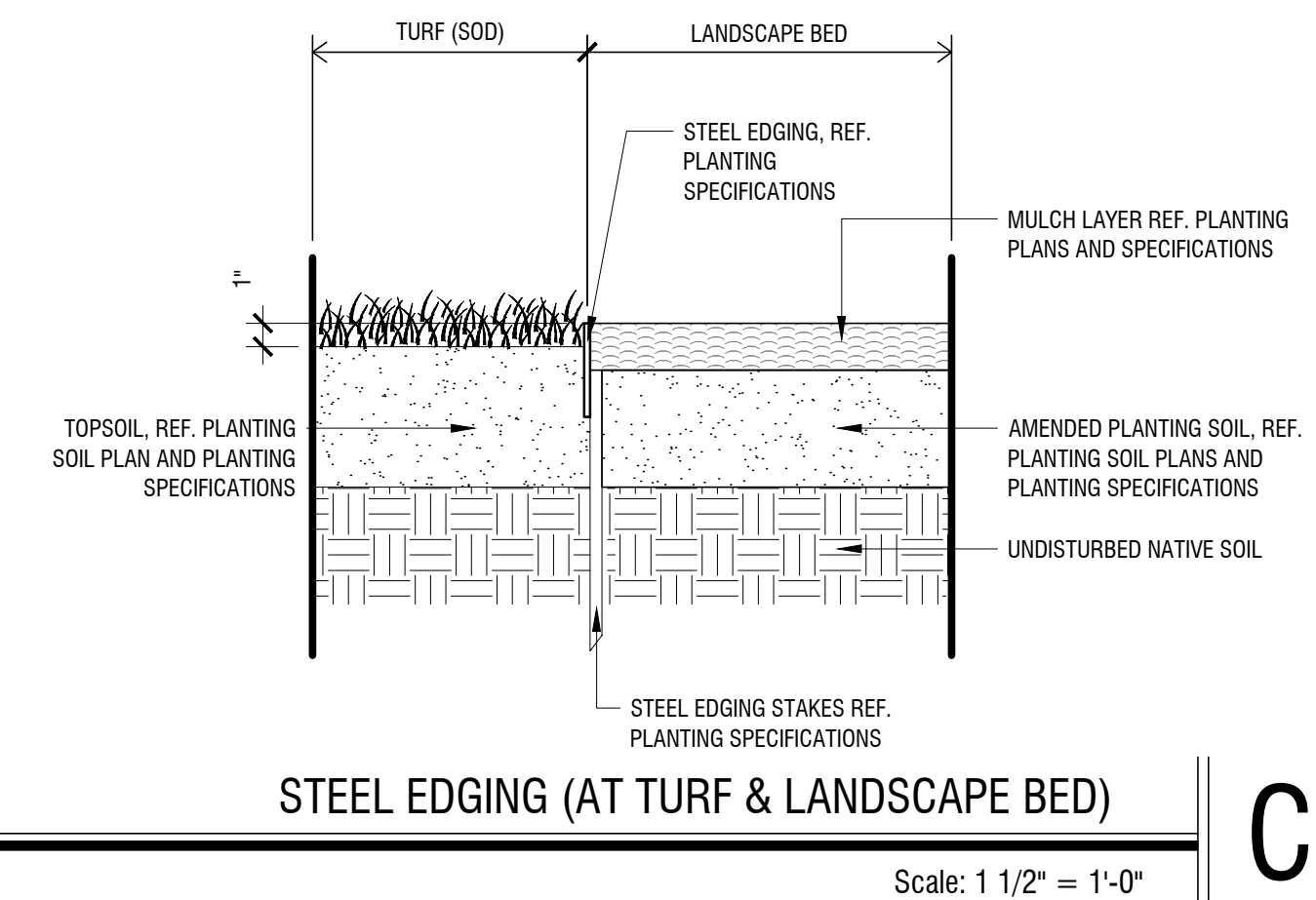
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 LAST SAVED: 10/15/2021 11:51 AM  
 USER: KIMLEY-HORN\KIMLEY-HORN, KIMLEY-HORN, KIMLEY-HORN  
 PROJECT: INTREPID ROCKWALL LANDSCAPE PLAN SHEETS LANDSCAPE  
 DRAWING: LANDSCAPE PLAN SHEETS - L01.00

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

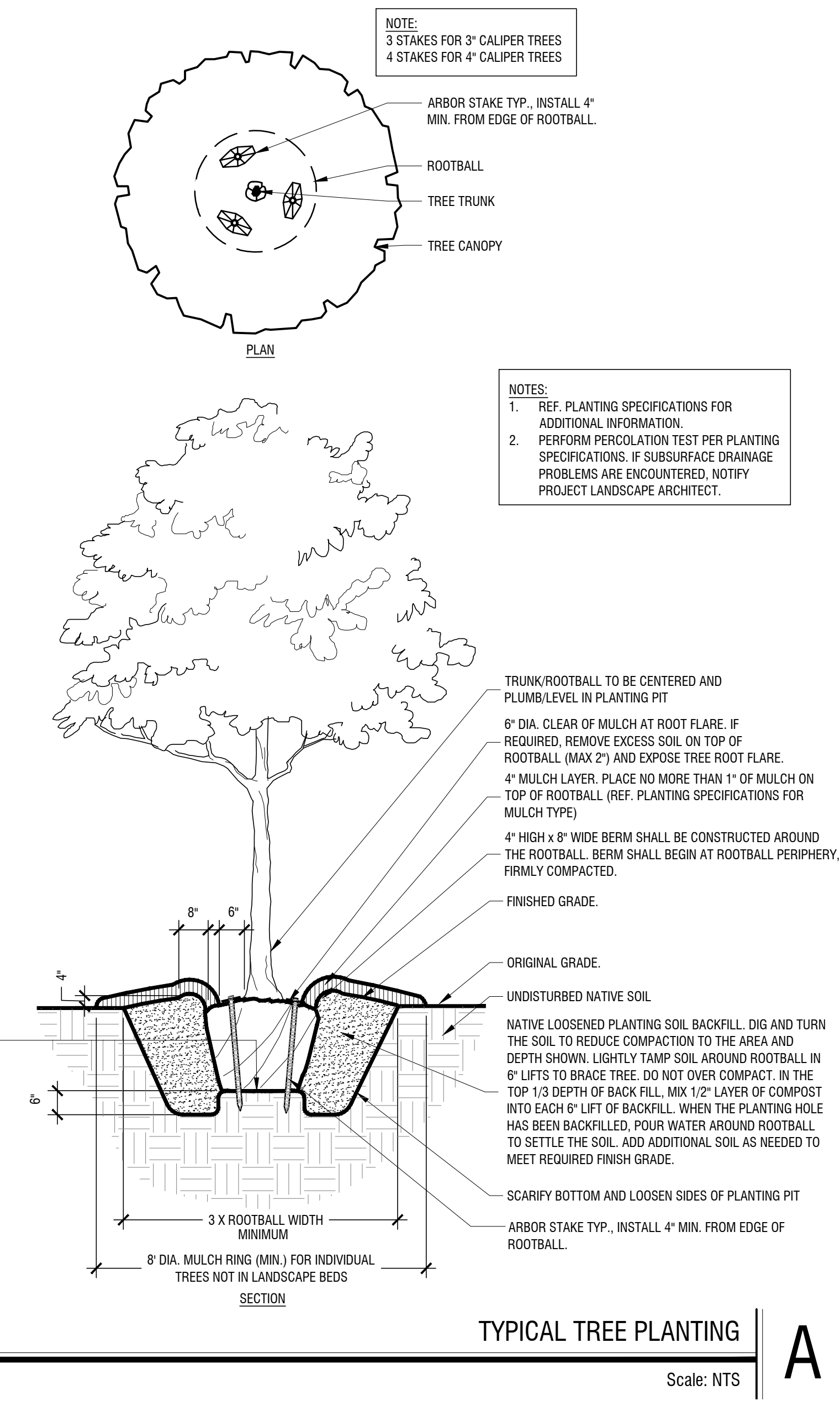
DATE: 10/15/2021 11:02 AM  
DRAWN BY: J. HORN  
CHECKED BY: BDM  
SCALE: AS SHOWN  
DESIGNED BY: AUS  
GROSS ACRES: 17.92 AC  
DATE: 10/15/2021  
SCALE: AS SHOWN  
DESIGNED BY: AUS  
DRAWN BY: AUS  
CHECKED BY: BDM

10/15/2021 11:02 AM  
J. HORN  
BDM

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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.



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**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley-Horn**  
P.L.A. BLAINE D. MINAUK  
L.A. NO. 3488 Exp. 10/15/2021

NO.	DATE	BY

**INTREPID - ROCKWALL**

**LANDSCAPE DETAILS**

**L02.00**

ROCKWALL, TEXAS  
ROCKWALL COUNTY

LOT DESCRIPTION:  
TRACT 4

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.  
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.  
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THESE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAG AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
⬠	11	W	Single	0.900	WW-EM-4Z	17.2	189.2	613
⬠	5	SA	Single	0.900	LEDEPK250W40K3-HSS	240.1	1200.5	23657
⬠	17	SW	Single	0.900	LEDEPK250W40K-T4	250.019	4250.323	35290
⬠	8	SW1	Single	0.900	LEDEPK250W40K-T3	253	2024	34033
⬠	3	SW2	Single	0.900	LEDEPK100W40K-T3	100.13	300.39	13500

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Mn	Max/Mn	P50pLr	P50pTb	Calc Ht
PROPERTY LINE	Illuminance	Fc	0.09	0.3	0.0	N.A.	N.A.	10	N.A.	N.A.
SITE CAL PTS	Illuminance	Fc	1.54	9.2	0.0	N.A.	N.A.	10	10	0



SITE LIGHTING PHOTOMETRIC PLAN  
 SCALE: 1" = 40'-0"

TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15  
 EULESS, TEXAS 76040  
 TEL: 817-267-9300  
 TLS CONSULTANT: JOSEPH JEFFERY  
 CLIENT: PROSS DESIGN GROUP

NO. REVISION DATE

SCALE: 1" = 40'-0"

JOB NAME:

INTREPID WARHOUSE

JOB LOCATION:

ROCKWALL, TX



THESE PLANS AND DESIGNS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND OBSTRUCTIONS. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND ACCESS TO THE SITE. THE USER SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND OBSTRUCTIONS. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND OBSTRUCTIONS. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND ACCESS TO THE SITE. THE USER SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND OBSTRUCTIONS.