



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7/8 BLOCK A

GENERAL LOCATION NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-73 CURRENT USE UNDEVELOPED

PROPOSED ZONING LI (Case #Z2022-006) PROPOSED USE INDUSTRIAL

ACREAGE 16.44 LOTS [CURRENT] 2 LOTS [PROPOSED] 3

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

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

OWNER ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

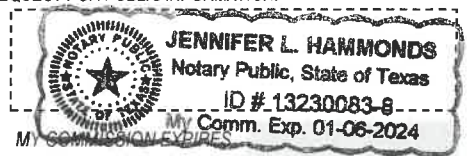
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 578.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF March, 20 22 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 18th DAY OF March, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
 SP2022-014
 Site Plan for Project Bullseye



City of Rockwall

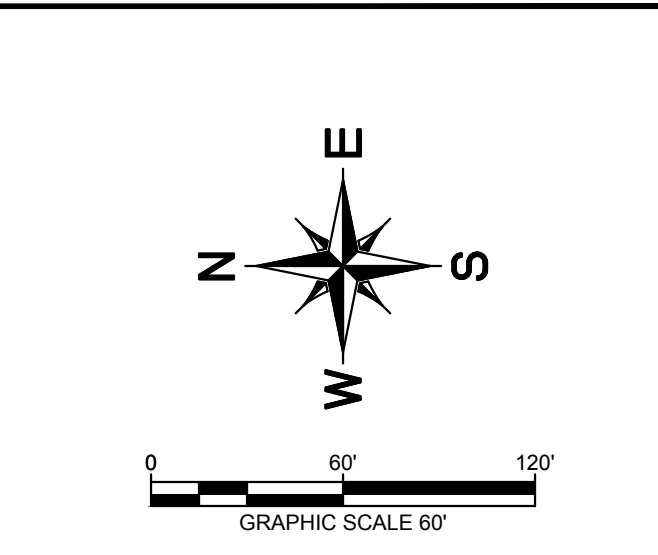
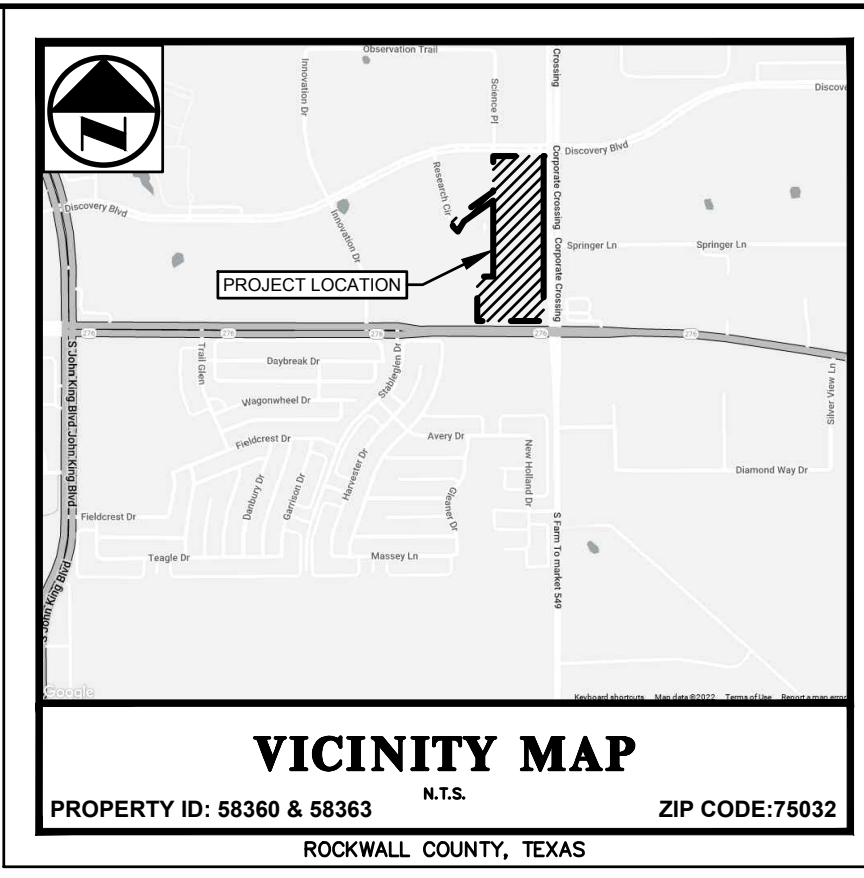
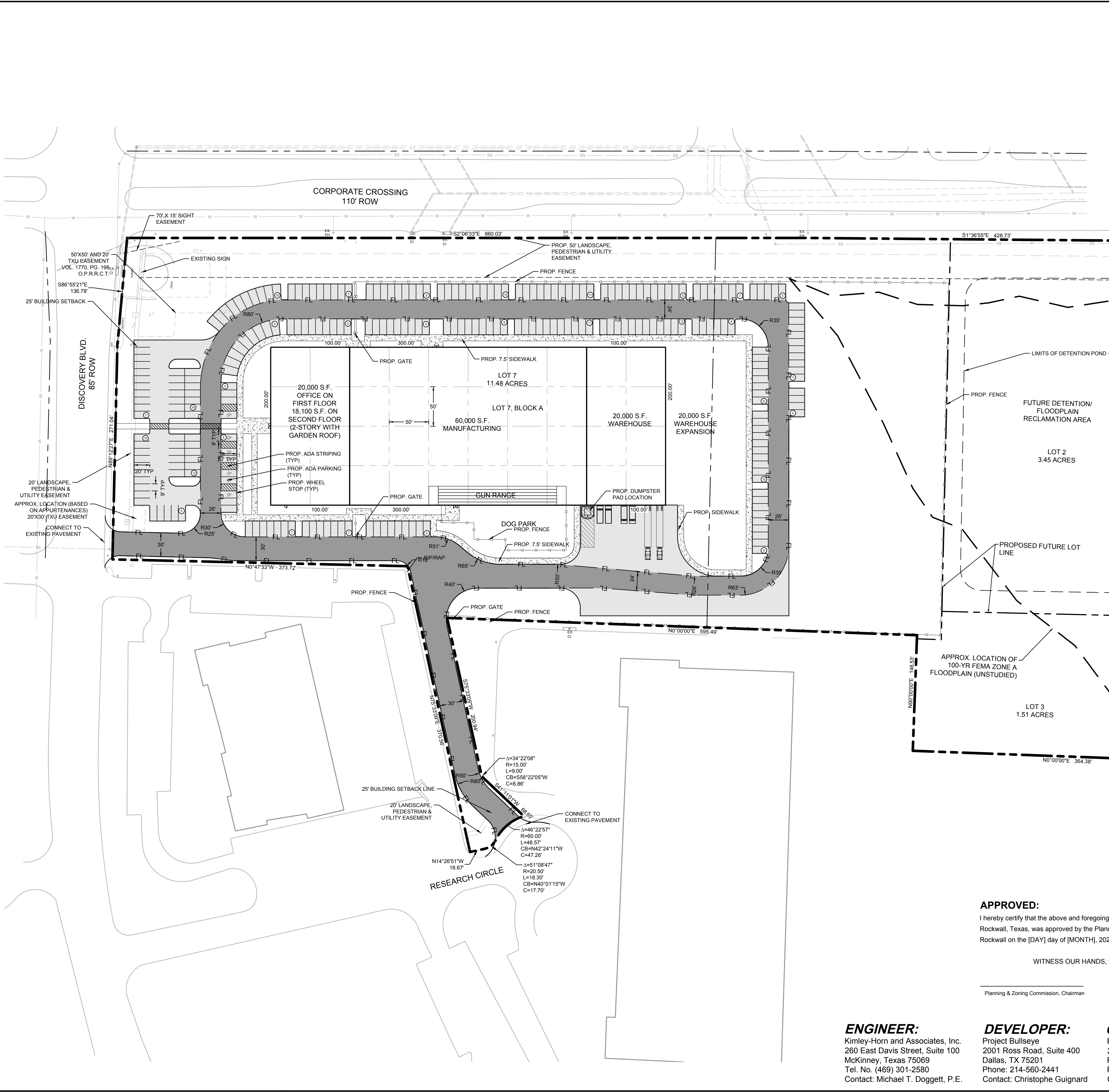
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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DATE: 03/18/2022
 TIME: 10:00 AM
 DRAWN BY: MICHAEL T. DOGGETT
 CHECKED BY: MICHAEL T. DOGGETT
 PROJECT: PROJECT BULLSEYE
 SHEET: 1 OF 1

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LEGEND

FL	PROPOSED FIRE LANE
FL	PROPOSED LIGHT DUTY PAVEMENT
---	PROPOSED CONTOUR - MAJOR
---	PROPOSED CONTOUR - MINOR
---	EXISTING CONTOUR - MAJOR
---	EXISTING CONTOUR - MINOR
---	PROPOSED FENCE (REFERENCE LANDSCAPE)
---	BARRIER FREE RAMP (BFR)
---	ACCESSIBLE PARKING SYMBOL
---	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
---	SANITARY SEWER MANHOLE
---	TRANSFORMER PAD
---	CURB INLET
---	GRATE INLET
---	JUNCTION BOX OR WYE INLET
---	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE

EXISTING ZONING	PD-73 and U
PROPOSED ZONING	U 22021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
FLOOR COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7

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] day of [MONTH], 2022.

WITNESS OUR HANDS, this [DAY] day of [MONTH], 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning

ENGINEER:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 301-2580
 Contact: Michael T. Doggett, P.E.

DEVELOPER:
 Project Bullseye
 2001 Ross Road, Suite 400
 Dallas, TX 75201
 Phone: 214-560-2441
 Contact: Christophe Guignard

OWNER:
 Rockwall EDC
 2610 Observation Trail, Suite 104
 Rockwall, TX 75032
 Phone: 903-494-7943
 Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928

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Kimley-Horn
 Engineer: MICHAEL T. DOGGETT
 P.E. No. 98528 Date: 03/18/2022

KHA PROJECT	068213117	DATE	03/18/2022	SCALE	AS SHOWN	DESIGNED BY	MD	DRAWN BY	MD	CHECKED BY	MD
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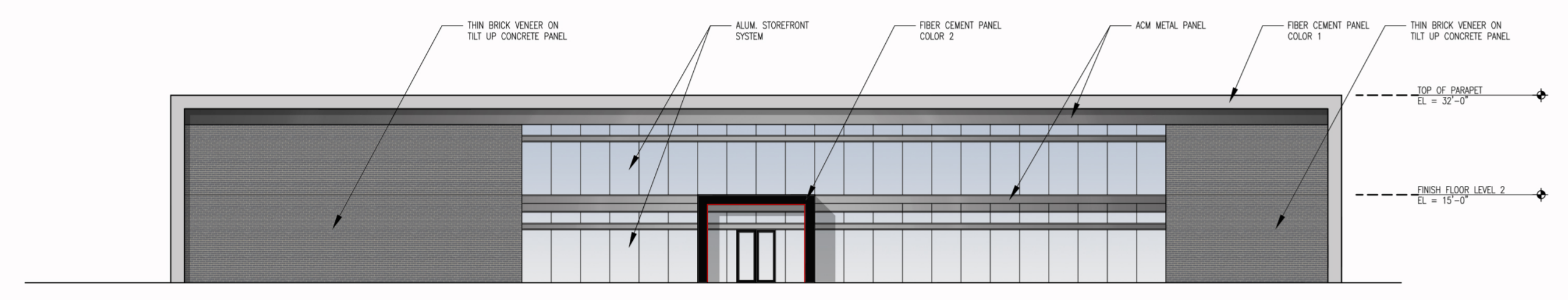
PROJECT BULLSEYE
NWC SH 276 & FM 549

City of Rockwall

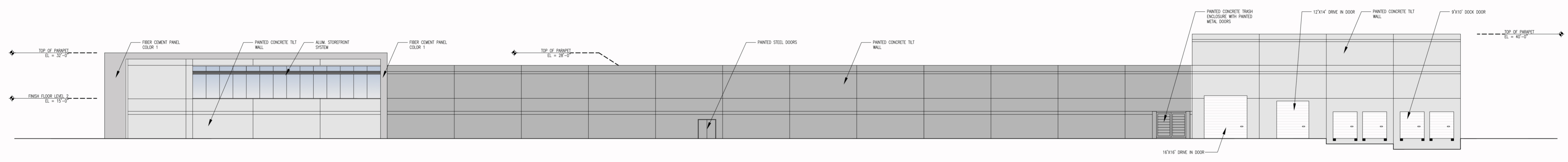
SITE PLAN

CASE NO.	
SHEET NUMBER	1 OF 1

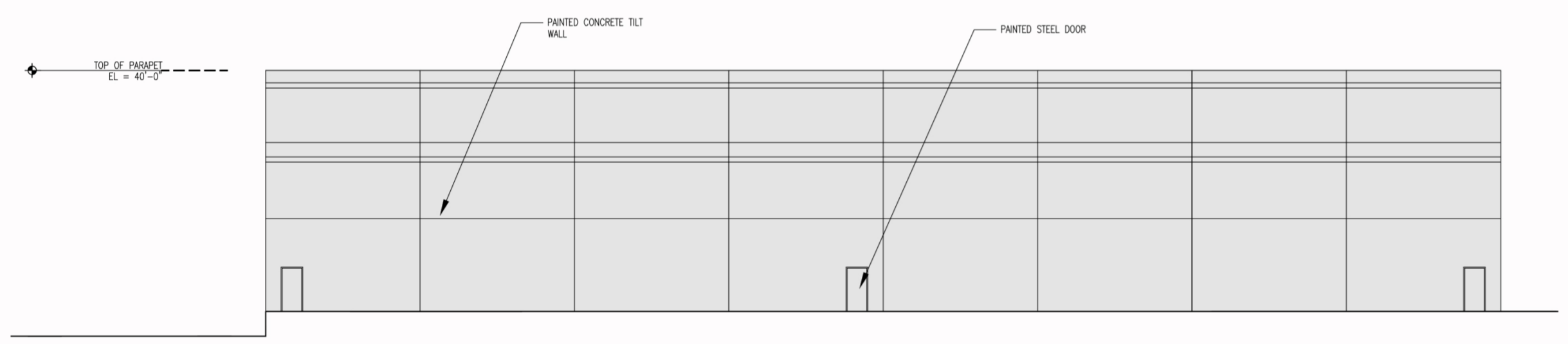
GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect



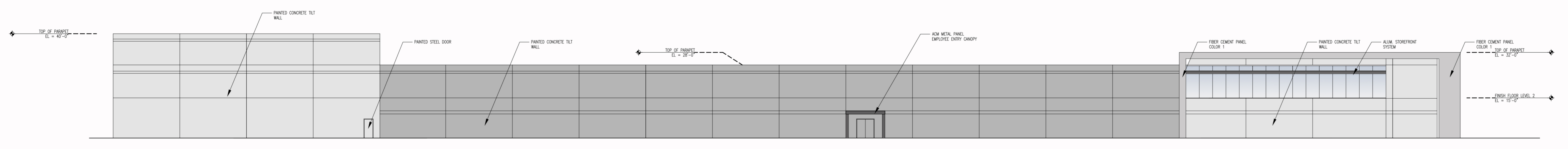
04 NORTH ELEVATION
 SCALE: 1" = 20'



03 WEST ELEVATION
 SCALE: 1" = 20'



02 SOUTH ELEVATION
 SCALE: 1" = 20'



01 EAST ELEVATION
 SCALE: 1" = 20'

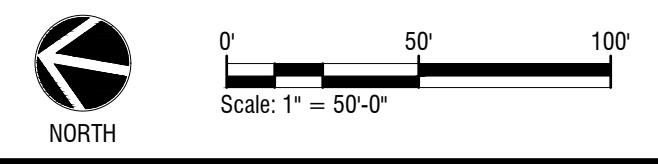
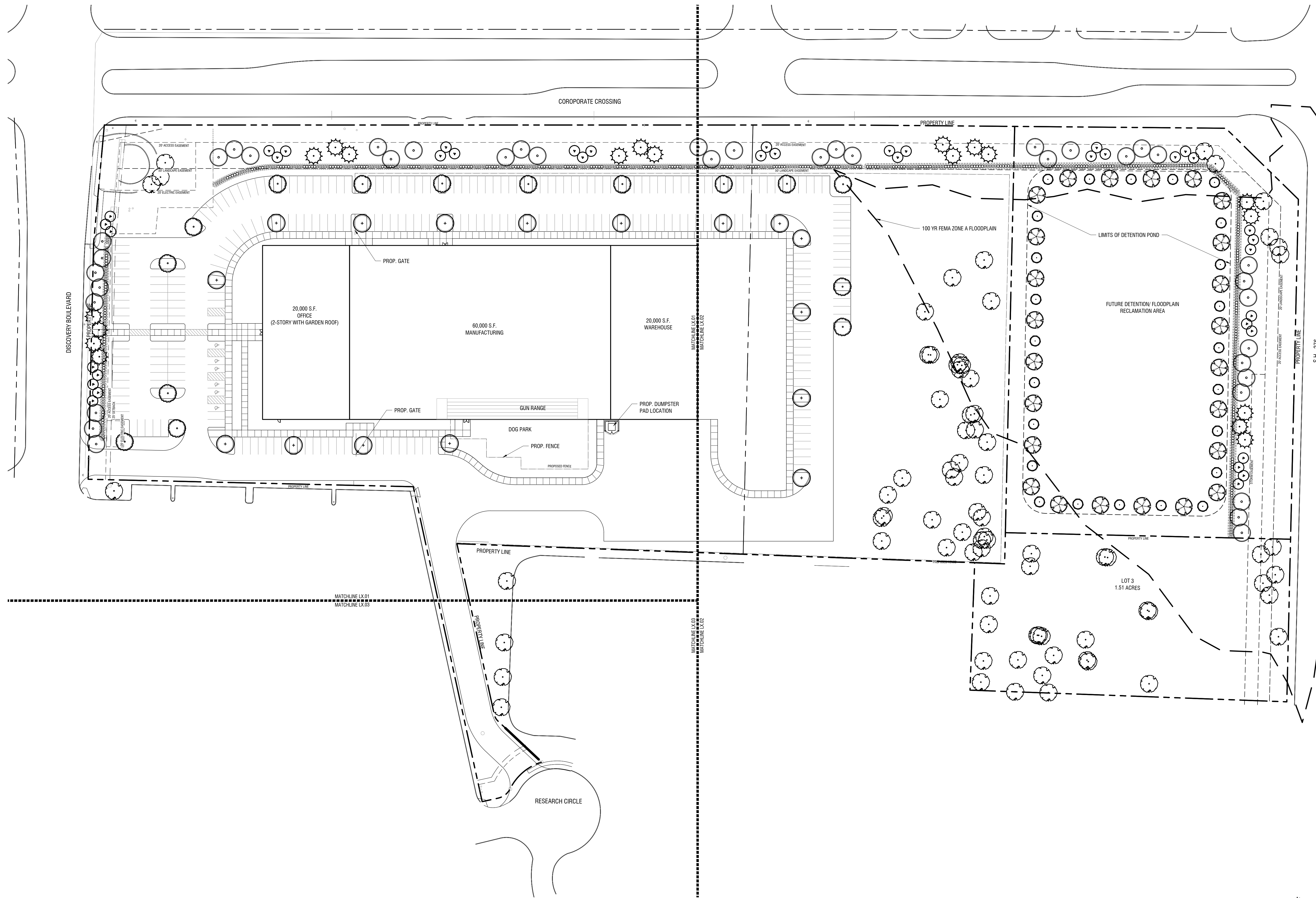
A NEW PROJECT BY KRISS USA:
'PROJECT BULLSEYE'
 CORPORATE CROSSING
 ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
 DATE: 03.18.22
 REVISIONS:

NO.	DATE	DESCRIPTION

rockwall logo - Free State Solutions Chart -
 LAST SAVED: 3/18/2022 11:19 AM
 FILE: 20220318_1119_001.dwg
 USER: KIMLEY-HORN
 PLOT: KIMLEY-HORN
 DWG NAME: L101 OVERALL LANDSCAPE PLAN.DWG (1/101)

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Overall Landscape Plan
 Scale: 1" = 50'-0"

A

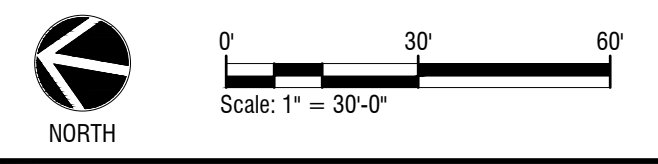
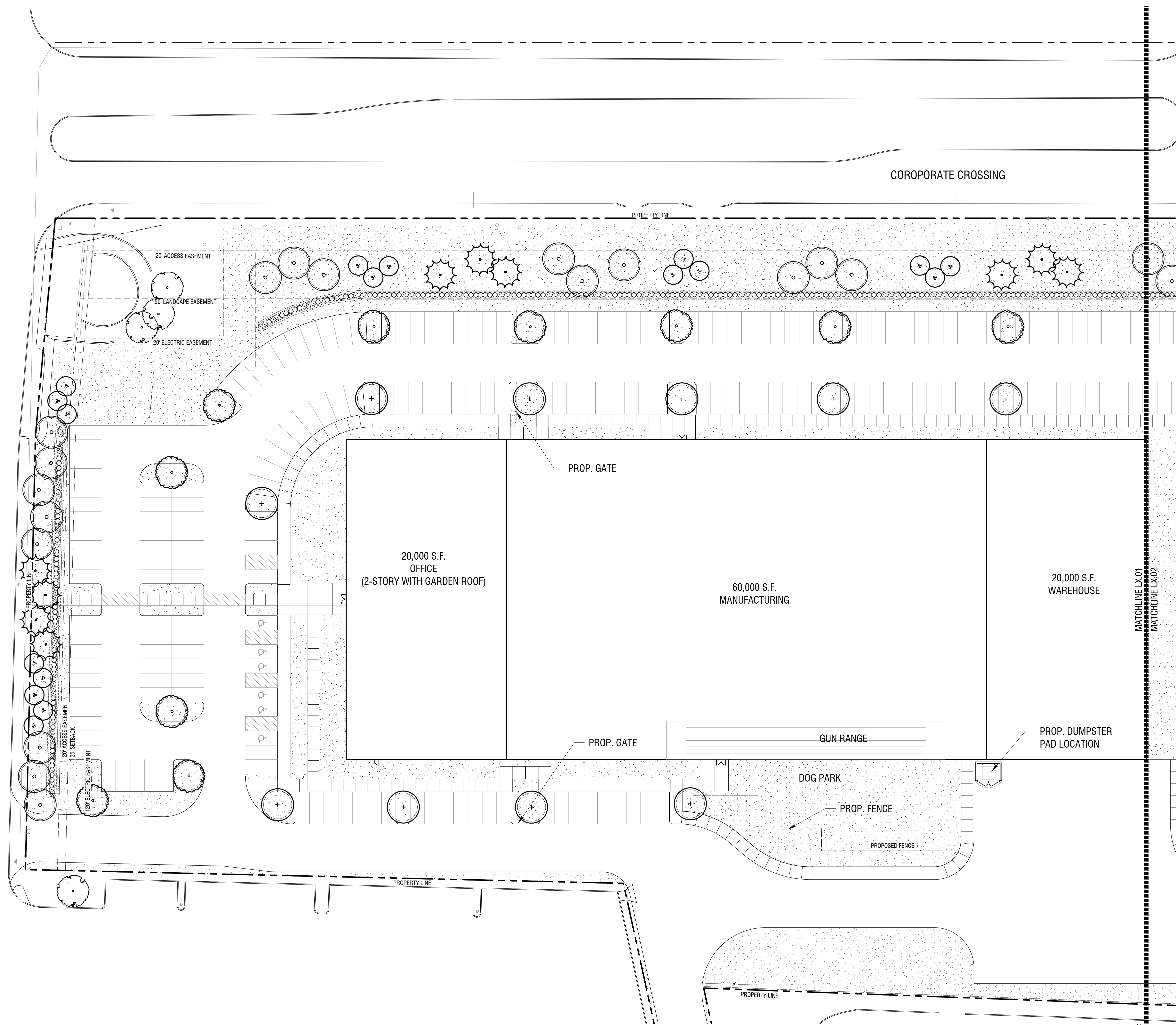
<p>Kimley-Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, ROCKWALL, TX 75080 PHONE: 469-901-2580 FAX: 972-235-3620 WWW.KIMLEY-HORN.COM TX F-028</p>		REVISIONS No. DATE BY
<p>FOR REVIEW ONLY Not for construction or permit purposes</p> <p>P.L.A. Courtney L. Smith L.A. No. 3323 Date 03/18/2022</p>		KHA PROJECT 069213117
<p>PROJECT BULLSEYE NWC SH 276 & FM 549 ROCKWALL, TEXAS</p> <p>City of Rockwall</p>		DATE 03/18/2022
<p>OVERALL LANDSCAPE PLAN SHEET NUMBER L1.01</p>		SCALE AS SHOWN DESIGNED BY CLS DRAWN BY NJF CHECKED BY AJB
<p>CASE NO. SHEET NUMBER L1.01</p>		S.H. 276

rockwall logo - Tree State Solutions Chart - Above Grade - Detail_L105 cont - 5 or smaller - Detail_Tree Protection - scambardipal/LAS - r/Tree - Detail_L105 cont - maldunk an
 LAST SAVED: 3/18/2022 11:19 AM
 DRAWN BY: KIMMEL, JAVIER
 DWG NAME: L101 CODE LANDSCAPE PLAN.DWG [1:102]

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PLANT LEGEND	
TREES	
	COMMON / BOTANICAL NAME Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginiana
FLOWERING TREES	
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	
	Dwarf Yaupon / Ilex vomitoria 'Nana'
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
GROUND COVERS	
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix

DISCOVERY BOULEVARD



Code Landscape Plan
 Scale: 1" = 30'-0"

NO.	REVISIONS	DATE	BY

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 P.L.A. Courtney L. Smith
 L.A. No. 3323 Date 03.18.2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213117	03/18/2022	AS SHOWN	CLS	N/JF	AJB

PROJECT BULLSEYE
 NWC SH 276 & FM 549
 ROCKWALL, TEXAS

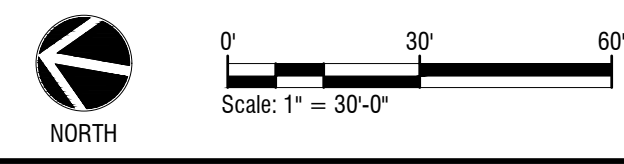
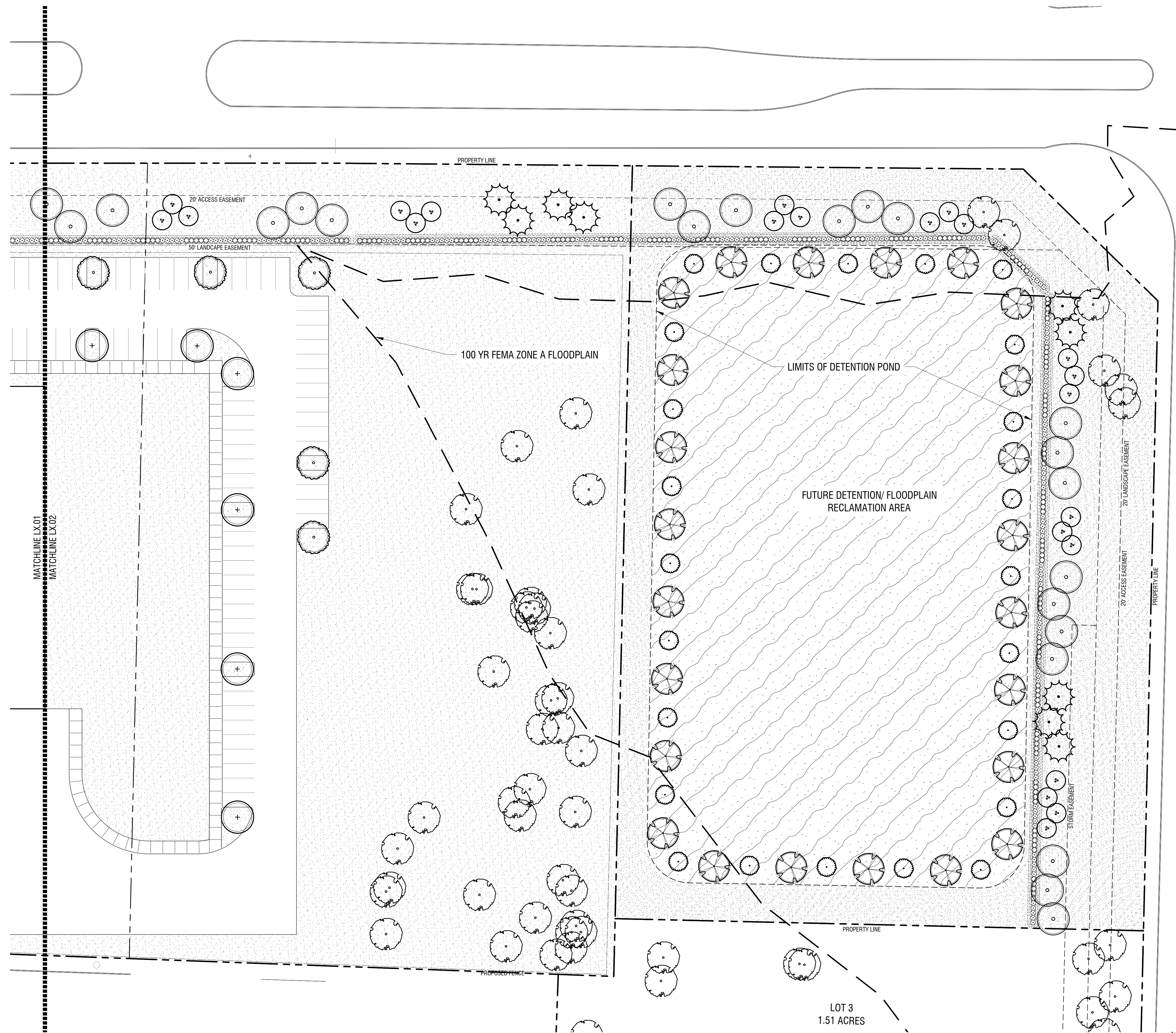
 City of Rockwall

LANDSCAPE PLAN
 CASE NO.
 SHEET NUMBER
L1.02

Rockwall Logo - Tree State Solutions Chart -
 LAST SAVED: 3/18/2022 11:19 AM
 USER: JSMITH
 PROJECT: NWC SH 276 & FM 549
 DRAWN BY: JSMITH
 CHECKED BY: JSMITH
 DATE: 03/18/2022

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PLANT LEGEND	
TREES	
	COMMON / BOTANICAL NAME Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginiana
FLOWERING TREES	
	COMMON / BOTANICAL NAME Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	
	COMMON / BOTANICAL NAME Dwarf Yaupon / Ilex vomitoria 'Nana'
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
GROUND COVERS	
	COMMON / BOTANICAL NAME Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



Code Landscape Plan
 Scale: 1" = 30'-0"

S.H. 276

NO.	REVISIONS	DATE	BY

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Kimley»Horn
 P.L.A. Courtney L. Smith
 P.L.A. No. 3323 Date 03/18/2022

KHA PROJECT 066213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY N/J	CHECKED BY A/B
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PROJECT BULLSEYE
 NWC SH 276 & FM 549

 City of Rockwall
 ROCKWALL, TEXAS

LANDSCAPE PLAN
 CASE NO.
 SHEET NUMBER
L1.03







A

rockwall logo : Tree State Solutions Chart :
 LAST SAVED : 3/18/2022 11:19 AM :
 DWG PATH : K:\MOUNTAIN_PARK\PROJECTS\06213117 - KRIS ROCKWALL\LOADS\SHEETS\CAL
 DWG NAME : L1.01 CODE LANDSCAPE PLAN.DWG : [1/14/22]



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PLANT LEGEND



TREES

- | | |
|---|---|
|  | Bald Cypress / Taxodium distichum |
|  | Cedar Elm / Ulmus crassifolia |
|  | Eastern Redcedar / Juniperus virginiana |
|  | Existing Tree to Remain / Existing Tree to Remain |
|  | Lacebark Elm / Ulmus parvifolia |
|  | Live Oak / Quercus virginiana |

FLOWERING TREES

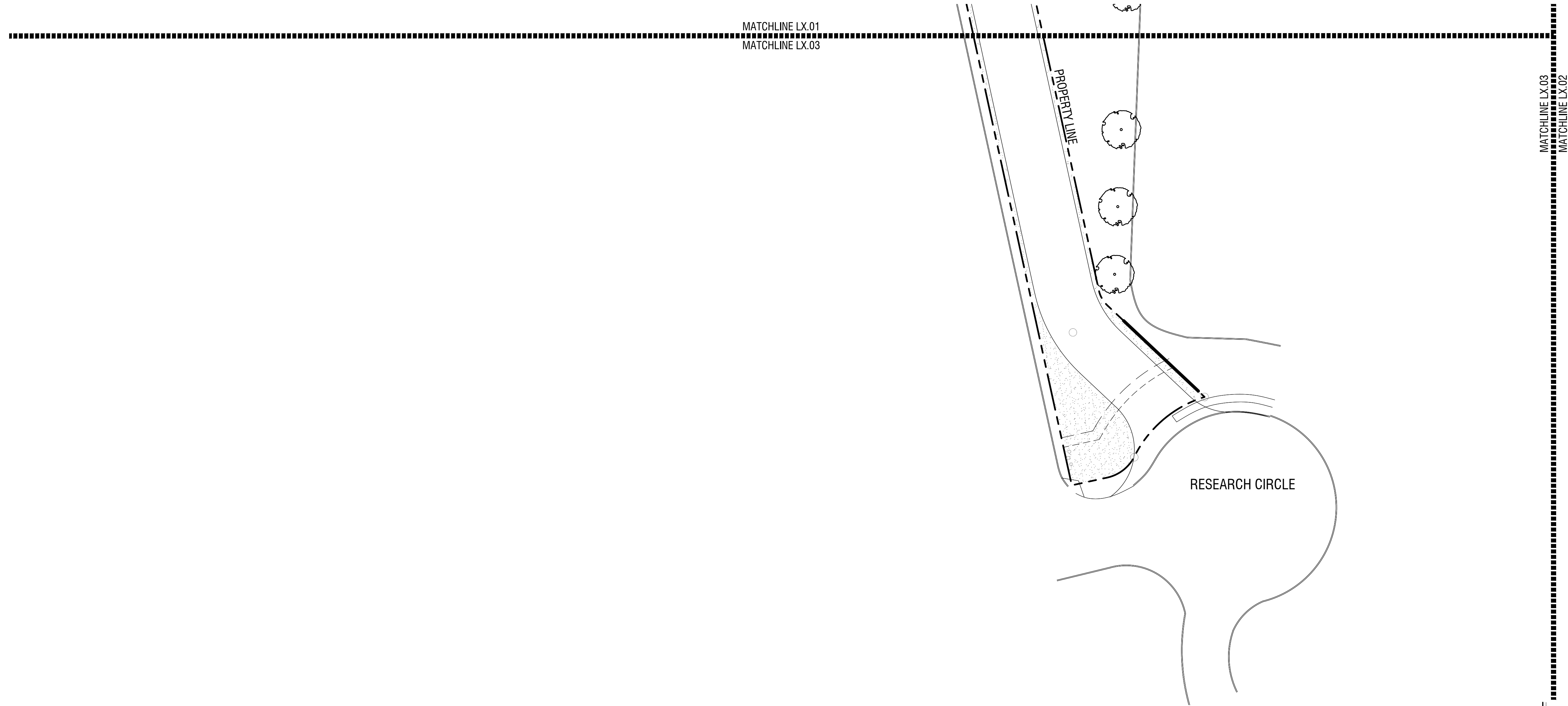
- | | |
|---|--|
|  | Desert Willow / Chilopsis linearis |
|  | Texas Redbud / Cercis canadensis var. texensis |

SHRUBS

- | | |
|---|---|
|  | Dwarf Yaupon / Ilex vomitoria 'Nana' |
|  | Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM |

GROUND COVERS

- | | |
|---|----------------------------------|
|  | Bermuda Grass / Cynodon dactylon |
|  | Drainfield Mix / Drainfield Mix |



Code Landscape Plan

Scale: 1" = 30'-0"

A


No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
 P.L.A. Courtney L. Smith
 L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
 NWC SH 276 & FM 549
 ROCKWALL, TEXAS

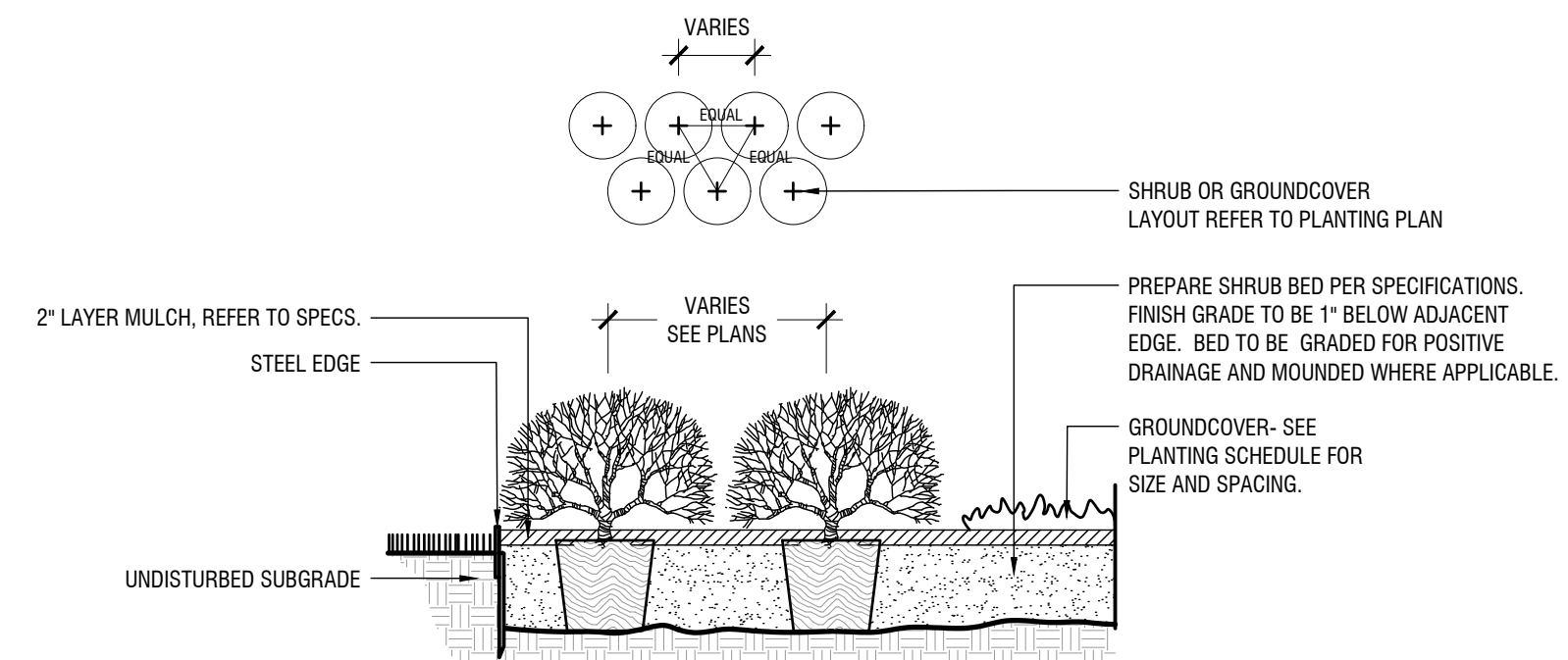
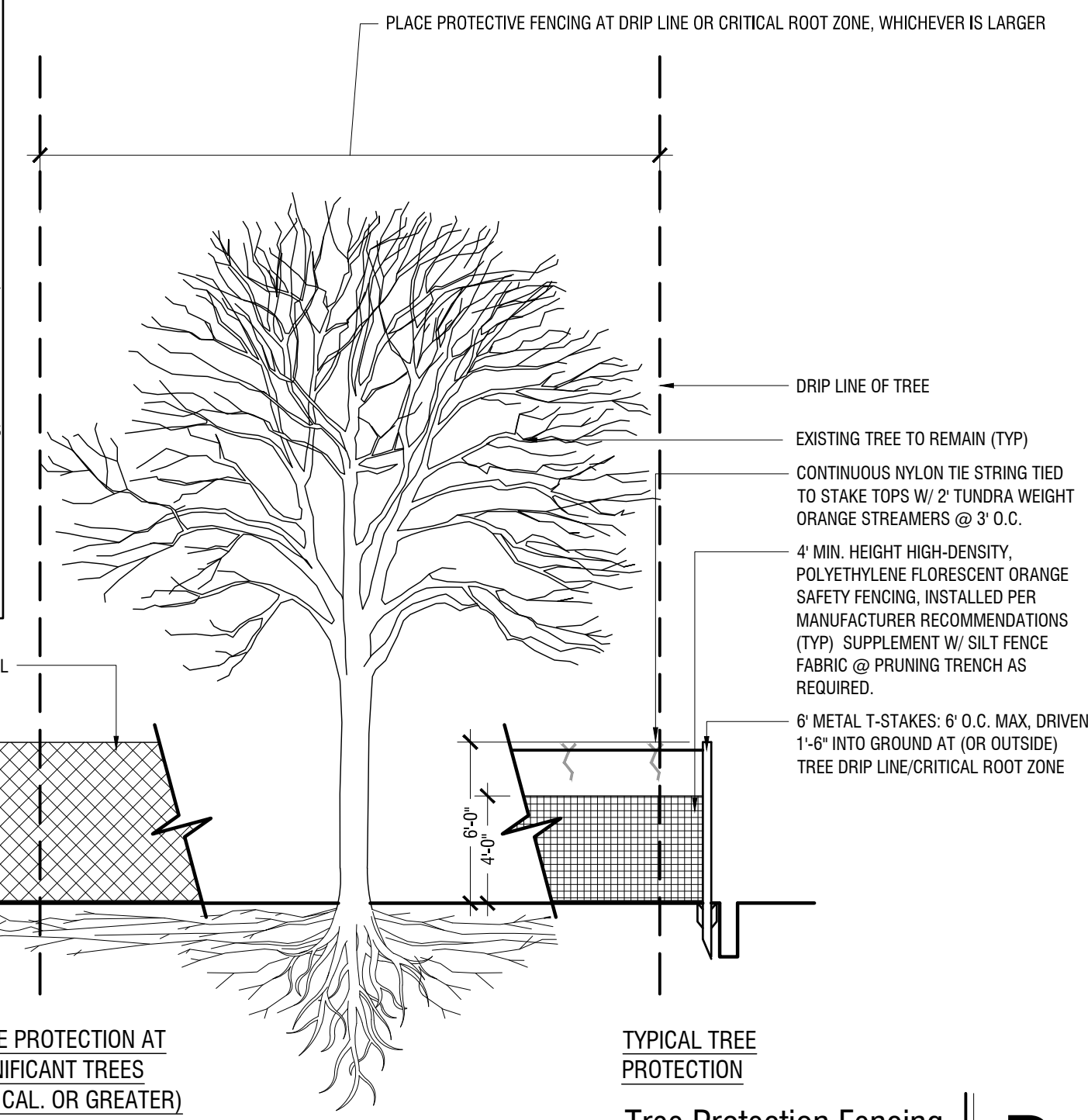


City of Rockwall

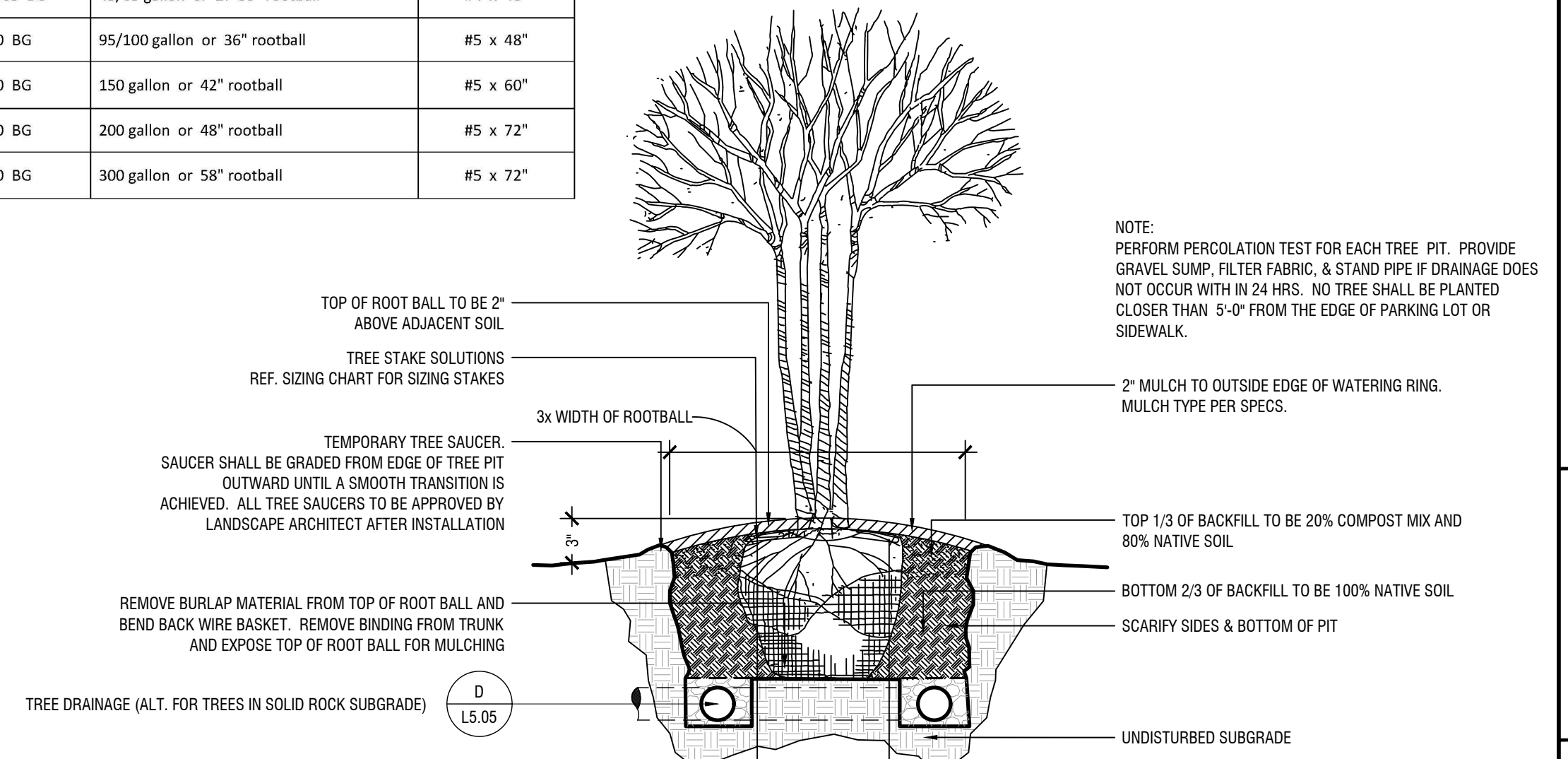
LANDSCAPE PLAN

CASE NO.
 SHEET NUMBER
L1.04

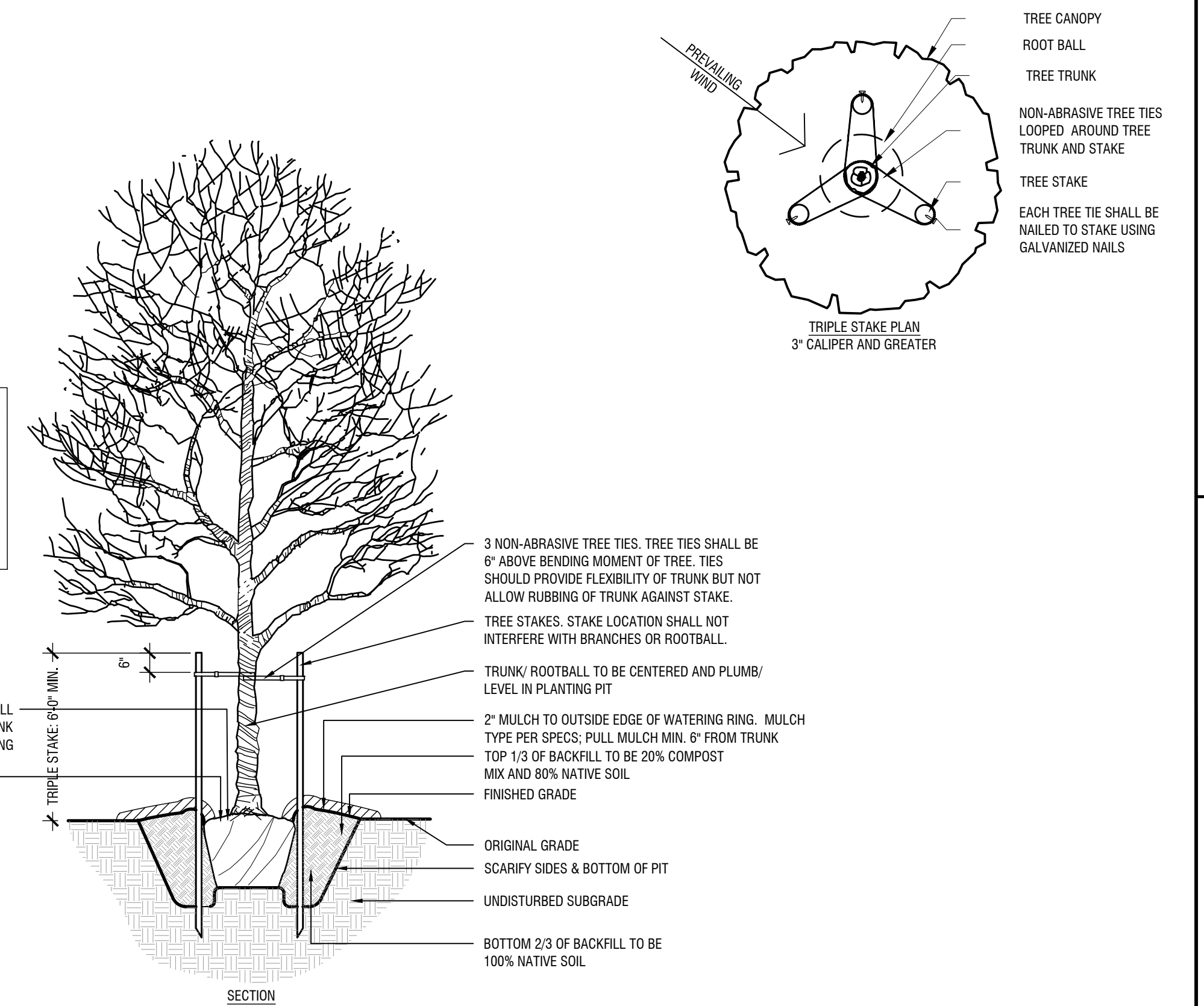
- NOTES:**
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
 2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
 - 2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND OR
 - 2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
 3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE CRITICAL ROOT ZONE OF TREES.
 4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 6" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
 5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCRICLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
 6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
 - 6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
 - 6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
 - 6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE.
 - 6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
 - 6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
 - 6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
 7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
 9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

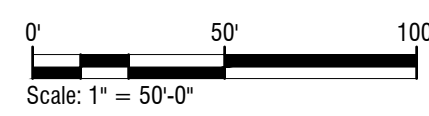
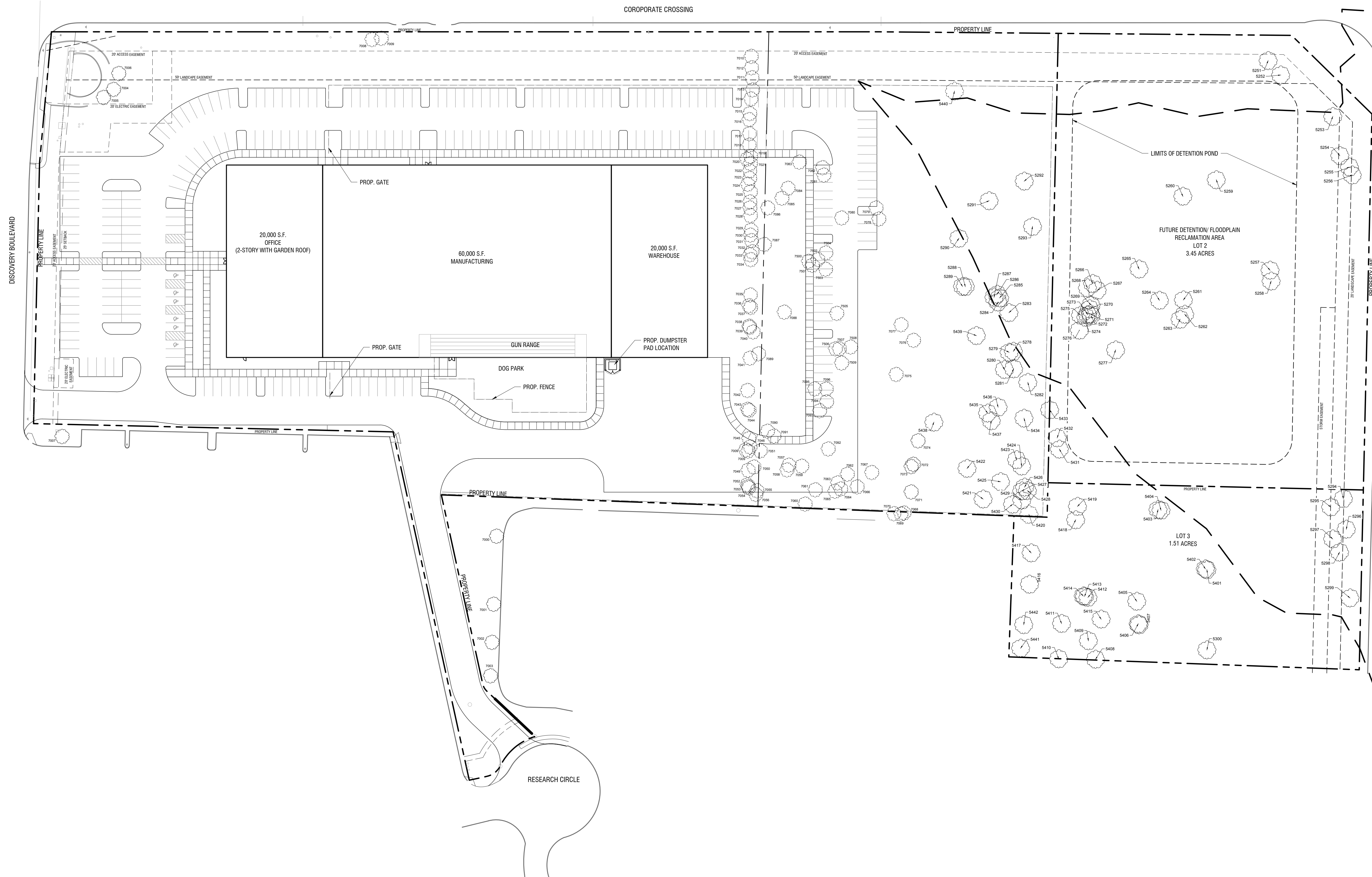


- NOTES:**
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
 3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
 4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



SYMBOL LEGEND:

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



Treescape Plan

Scale: 1" = 50'-0"

A

rockwall logo: c:\p2\2406_06\1 - above grade - rockwall\Comments - Above Grade - Detail_1153 sheet 5 of 6.rvt: Detail_Tree Protection - r1 trees
 LAST SAVED: 3/18/2022 11:51 AM
 USER: KIMLEY-HORN
 KIMLEY-HORN PROJECTS/06213117 - KRSS ROCKWALL/06213117 - L1.00 TREESCAPE PLAN
 DWG NAME: L1.00 TREESCAPE PLAN

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

NO.	REVISIONS	DATE	BY

Kimley-Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, ROCKWALL, TX 75086
 PHONE: 469-901-2580 FAX: 972-238-9820
 WWW.KIMLEY-HORN.COM TX F-028

FOR REVIEW ONLY
 Not for construction or permit purposes

Kimley-Horn

P.L.A. Courtney L. Smith
 L.A. No. 3323 Date: 03.18.2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY N/J	CHECKED BY A/B
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PROJECT BULLSEYE
 NWC SH 276 & FM 549

City of Rockwall

ROCKWALL, TEXAS

TREESCAPE PLAN

CASE NO.
SHEET NUMBER
L1.07

Rockwall EDC (Lot 2) - City of Rockwall										
Tag Number	DBH	Common Name	Scientific Name	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
5251	9.0	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5252	7.3	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5253	12.3	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5254	17.4	eastern redcedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	.5:1	N/A	
5255	9.8	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5256	10.6	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5257	4.0	black willow	Salix nigra	Hazard	Single	Remove	Unprotected	N/A	0.00	
5258	8.6	black willow	Salix nigra	Hazard	Single	Remove	Unprotected	N/A	0.00	
5259	15.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00	
5260	25.3	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00	
5261	15.0	honeylocust	Gleditsia triacanthos	Healthy	Multi	Remove	Unprotected	N/A	0.00	
5262	8.0	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00	
5263	6.4	black willow	Salix nigra	Declining	Single	Remove	Unprotected	N/A	0.00	
5264	5.0	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00	
5265	7.4	honeylocust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected	N/A	0.00	
5266	95.0	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00	
5267	11.5	hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	5.75	
5268	22.0	black willow	Salix nigra	Healthy	Forked	Remove	Unprotected	N/A	0.00	
5269	18.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	.5:1	9.25	
5270	10.6	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00	
5271	6.6	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00	
5272	6.7	eastern redcedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	N/A	0.00	
5273	11.5	hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	5.75	
5274	8.5	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00	
5275	8.0	eastern redcedar	Juniperus virginiana	Healthy	Forked	Remove	Unprotected	N/A	0.00	
5276	4.3	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00	
5277	8.0	honeylocust	Gleditsia triacanthos	Healthy	Forked	Remove	Unprotected	N/A	0.00	
5278	8.3	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5279	4.8	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A	
5280	7.6	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5281	8.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5282	6.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5283	9.0	black willow	Salix nigra	Healthy	Single	Protect	Unprotected	N/A	N/A	
5284	6.2	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A	
5285	7.2	American elm	Ulmus americana	Healthy	Forked	Protect	Primary	1:1	N/A	
5286	7.7	eastern cottonwood	Populus deltoides	Healthy	Single	Protect	Unprotected	N/A	N/A	
5287	6.1	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A	
5288	13.7	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5289	10.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5290	8.0	honeylocust	Gleditsia triacanthos	Declining	Single	Protect	Unprotected	N/A	N/A	
5291	9.5	honeylocust	Gleditsia triacanthos	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5292	9.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5293	10.0	honeylocust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A	
5294	7.6	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5295	6.0	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5296	8.4	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5297	8.7	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5298	9.2	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5299	9.9	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A	
5300	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5401	12.2	Osage-orange	Maclura pomifera	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5402	17.7	honeylocust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A	
5403	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	0.00	
5404	7.6	honeylocust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	0.00	
5405	14.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5406	12.3	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A	
5407	7.2	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A	
5408	20.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5409	15.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5410	22.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5411	15.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5412	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5413	6.8	honeylocust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A	
5414	10.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5415	10.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5416	10.6	honeylocust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A	
5417	13.0	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Secondary	N/A	N/A	
5418	14.0	eastern redcedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A	
5419	6.0	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5420	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	N/A	
5421	10.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5422	15.0	eastern redcedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A	
5423	7.4	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5424	8.7	eastern redcedar	Juniperus virginiana	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5425	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5426	6.7	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A	
5427	11.7	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A	
5428	7.6	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A	
5429	7.2	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5430	4.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5431	6.1	eastern redcedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	N/A	N/A	
5432	10.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Remove	Unprotected	N/A	N/A	
5433	7.0	honeylocust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected	N/A	N/A	
5434	13.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A	
5435	12.0	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A	
5436	10.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5437	5.5	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5438	9.7	eastern redcedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A	
5439	9.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A	
5440	11.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	N/A	
5441	12.0	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A	
5442	12.0	eastern redcedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A	

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8
Mitigation Inches		
20.75		
Proposed Tree Inches Per Planting Plan		
340		
NET TOTAL		
-319.25		
Tree Inches Being Relocated		
Tree Inches		
Mitigation Inches		
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7" - 12" - 2:1	0	0
Total large and medium trees being relocated - 12" - 24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

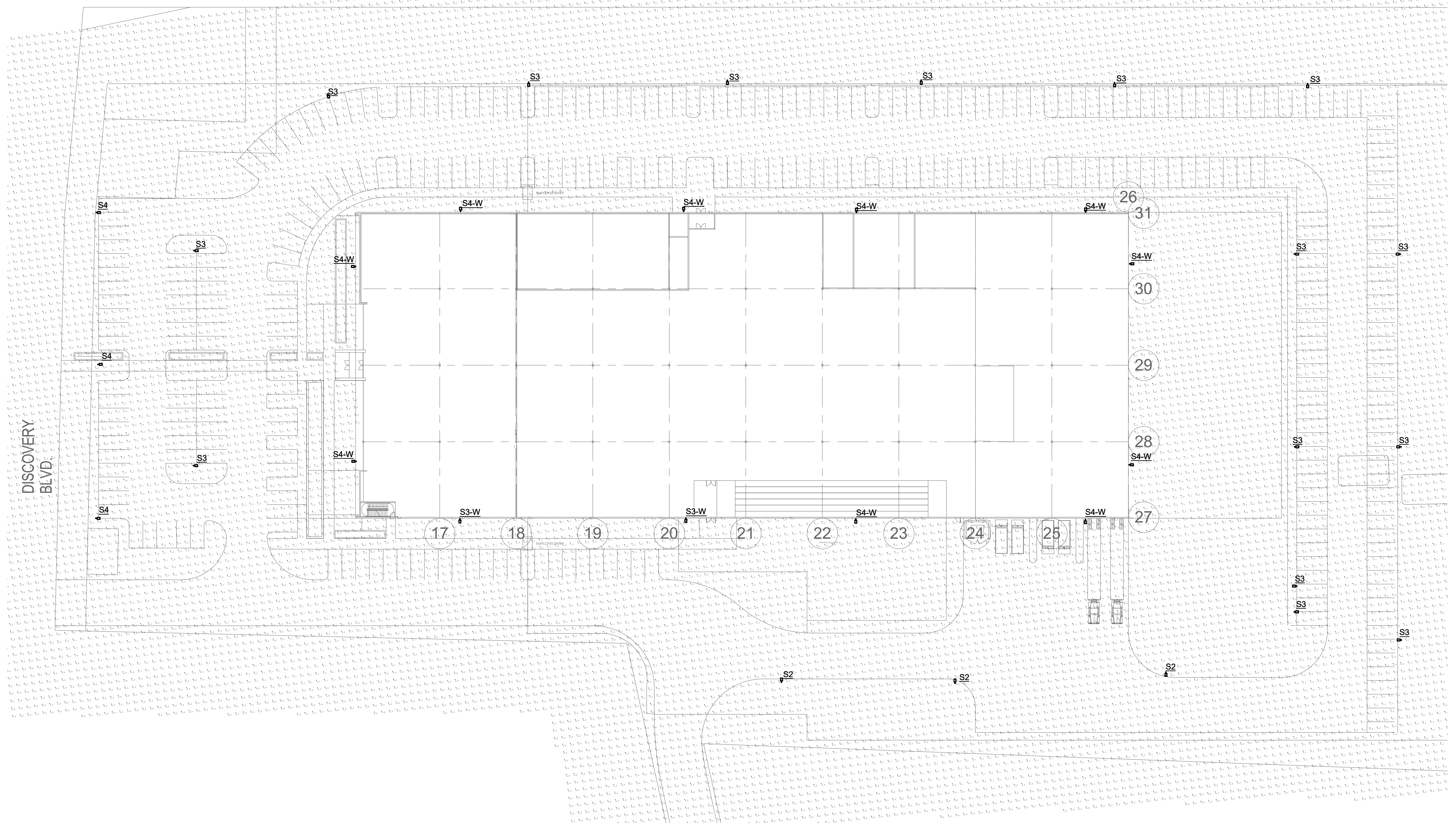
Project Bullseye (Lot 7) - City of Rockwall										
Tag Number	DBH	Common Name	Scientific Name	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
7000	7	Live Oak	Quercus virginiana	Healthy	Single	Protect	Primary			
7001	12	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary			
7002	10	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary			
7003	12	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary			
7004	14	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary			
7005	14	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary			
7006	12	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary			
7008	8	Live Oak	Quercus virginiana	Healthy	Single	Remove	Primary	1:1	8	
7009	7	Live Oak	Quercus virginiana	Healthy	Single	Remove	Primary	1:1	7	
7010	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7011	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7012	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7013	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7014	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1.0:5	6	
7015	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1.0:5	6	
7016	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1.0:5	6	
7017	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1.0:5	6	
7018	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1.0:5	6	
7019	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7020	10	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected			
7021	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7022	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7023	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7024	6	Honey Locust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected			
7025	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7026	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7027	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7028	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7029	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7030	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7031	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7032	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7033	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7034	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7035	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7036	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7037	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7038	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7039	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7040	10	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Unprotected			
7041	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7042	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7043	10	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected			
7044	9	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7045	36	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Secondary	1:2	72	
7046	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected			
7047	8	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected			
7048	11	Hackberry								



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

GSR Andrade Architects	Architect
	Civil Engineer
	Structural Engineer
	Mechanical Engineer
	Electrical Engineer
	Plumbing Engineer
	Landscape Architect

CORPORATE CROSSING



1 SITE PLAN - PHOTOMETRICS
 1" = 40'-0"

TYPE	DESCRIPTION	LIGHTING FIXTURE SCHEDULE			
		LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DBBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DBBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DBBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DBBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DBBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBBXD	B2-U0-G3	

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
 ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
 DATE: 03/18/22
 REVISIONS:

NO.	DATE	DESCRIPTION



2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

March 18, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

- (C), (1) Materials- 90% Masonry (tilt not a masonry material) required with a mix of accent masonry all 4 sides of the building.
 - Requested Variance: Variance to accept painted Tilt Wall with reveals as Masonry.
- (C), (2) Roof Design- no flat roofs allowed in the Overlay.
 - Requested Variance: Allow Flat/Low Slope Roof
- (C), (4) Architectural Elements- we would need 7 features as listed and highlighted in the attached file and spread across the perimeter.
 - Requested Variance: No Additional Architectural Features beyond that shown in the renderings of the North Elevation of the Office Entry.
- (C), (5) Architectural finished all 4 sides.
 - Requested Variance: Clean Modern articulation/massing without ornamentation in lieu of prescribed Elements under (C), (4)

Site Variance Requests:

- Code Requirement: Double Head-In parking provided along frontage of Discovery Blvd
 - Requested Variance: The client has a higher need for parking to be located at the front entrance of the office portion of the building. Based on the configuration of the site, single head-in parking would result in employees parking far from their point of entry.

Landscape Variance Requests:

Detention Pond Planting:

- Code Requirement: We are required to plant canopy trees based on SF of the pond.

- Requested Variance: Propose we provide 1 canopy tree and 1 accent tree per 50 LF of perimeter of the pond

Landscape Buffer for Overlay District:

- Code Requirement: The overlay requirements are pretty stout (2 canopy trees and basically 5 accent trees per 100 LF, so 50' o.c. for canopy trees and 20' o.c. for the ornamentals.)
 - Requested Variance: I'd like to ask to reduce to 2 canopy trees, 2 accent trees, and 1 cedar tree per 100 LF for both the 276 Overlay district and the 549 Overlay District

Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

Respectfully submitted,



Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:
 OVERLAY DISTRICT:

REVIEWED BY:
 REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input type="checkbox"/>	<input type="checkbox"/>		§03.04.A, of Art. 11
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	In progress <input type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	√= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	√= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.
Protected Trees (That Will Remain On-Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.
Identify Visibility Triangles	<input type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - Street Trees	<input type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.
Tree Locations	<input type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.
Irrigation Requirements Note	<input type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, 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.
Rights-of-Way & Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L) 	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) 	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§05.01.C.2, of Art. 05