



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 **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of intersection of Corporate Crossing and Capital Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 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]

<input type="checkbox"/> OWNER	Stream 1515 Corporate Crossing, L.P.	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Grayson Hughes	CONTACT PERSON	Dylan Adame
ADDRESS	2001 Ross Avenue	ADDRESS	13455 Noel Road
	Suite 400		Suite 700
CITY, STATE & ZIP	Dallas, TX 75201	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-208-0519	PHONE	972-776-1769
E-MAIL	Grayson.Hughes@streamrealty.com	E-MAIL	dylan.adame@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grayson Hughes [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023. 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 16 DAY OF February, 2023

OWNER'S SIGNATURE

Grayson Hughes
Margarita Ruiz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 140 280 560 840 1,120 Feet

SP2023-006: Site Plan for Stream

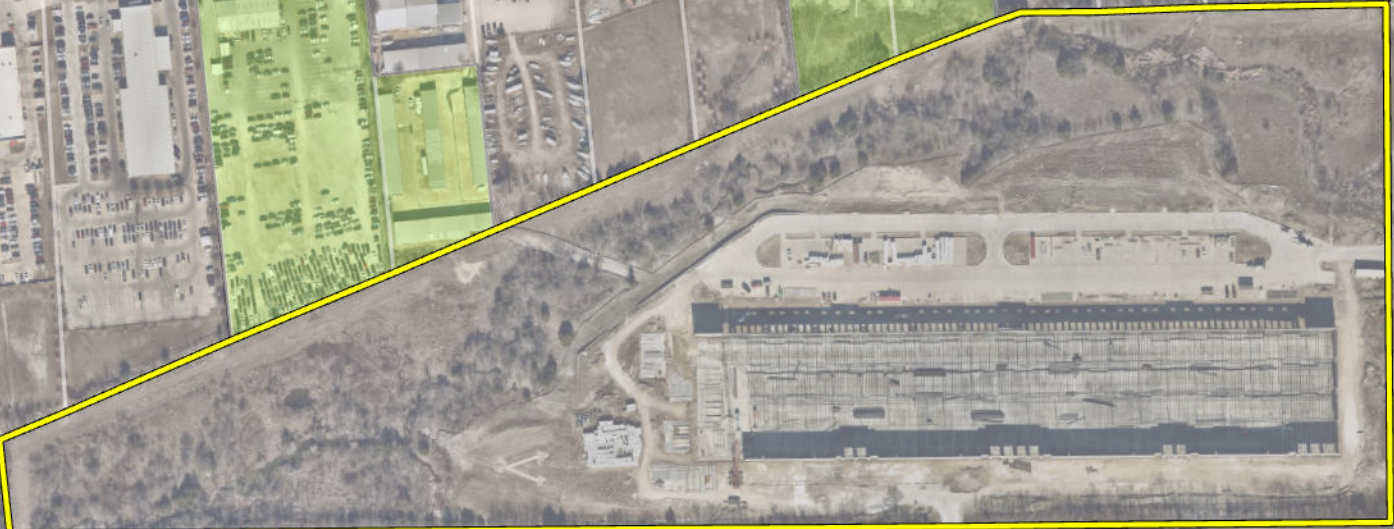
549

CONVEYOR ST

AG



C



LI

TECHNOLOGY WAY

OBSERVATION TRL

PD-83

INNOVATION DR

SCIENCE PL

DISCOVERY BLVD

CORPORATE CROSSING

Case Location Map =

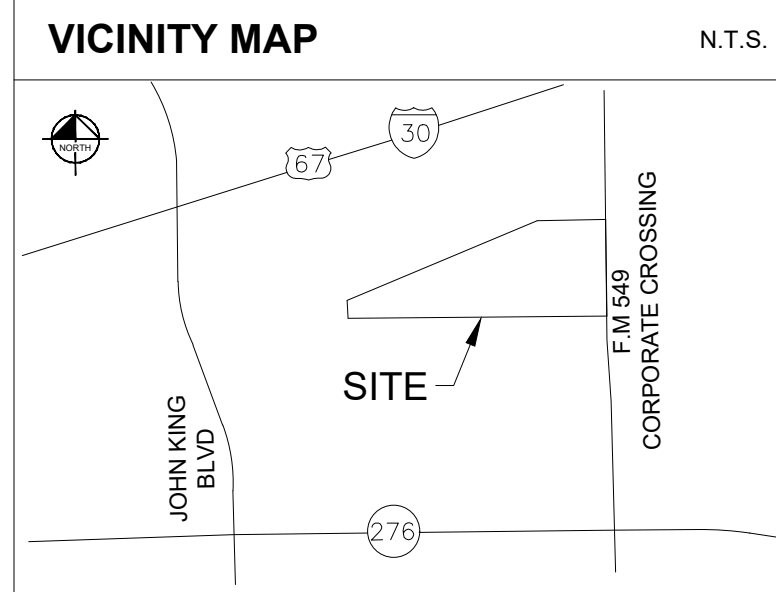


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





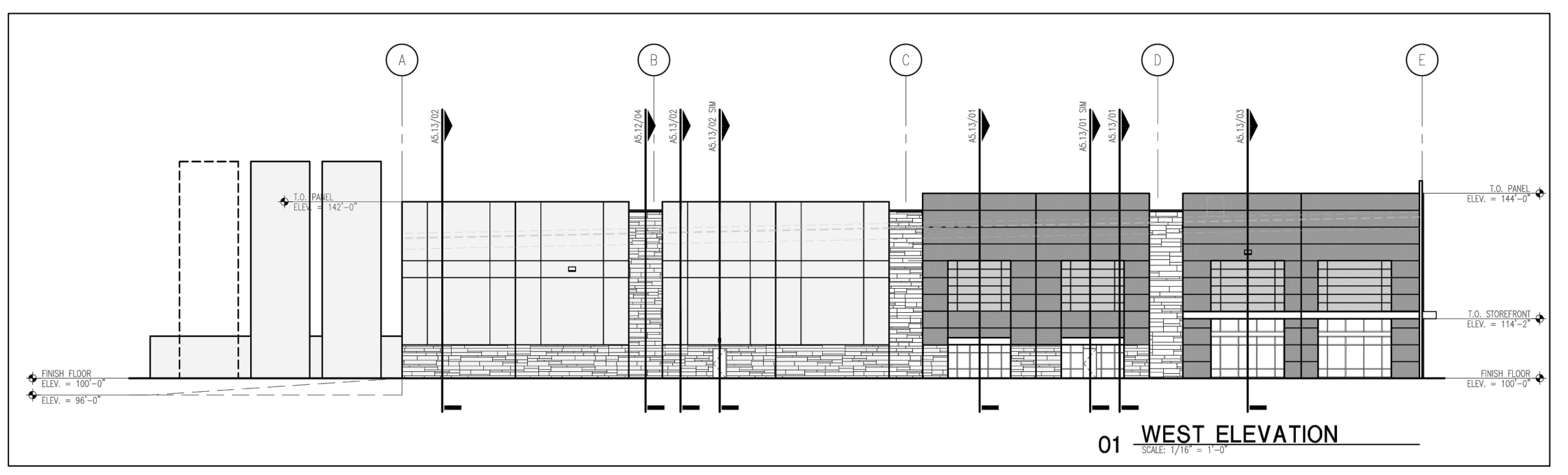
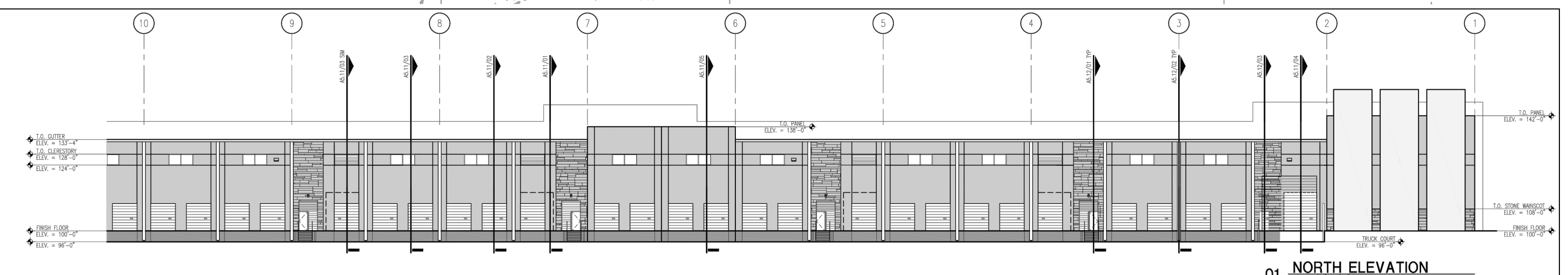
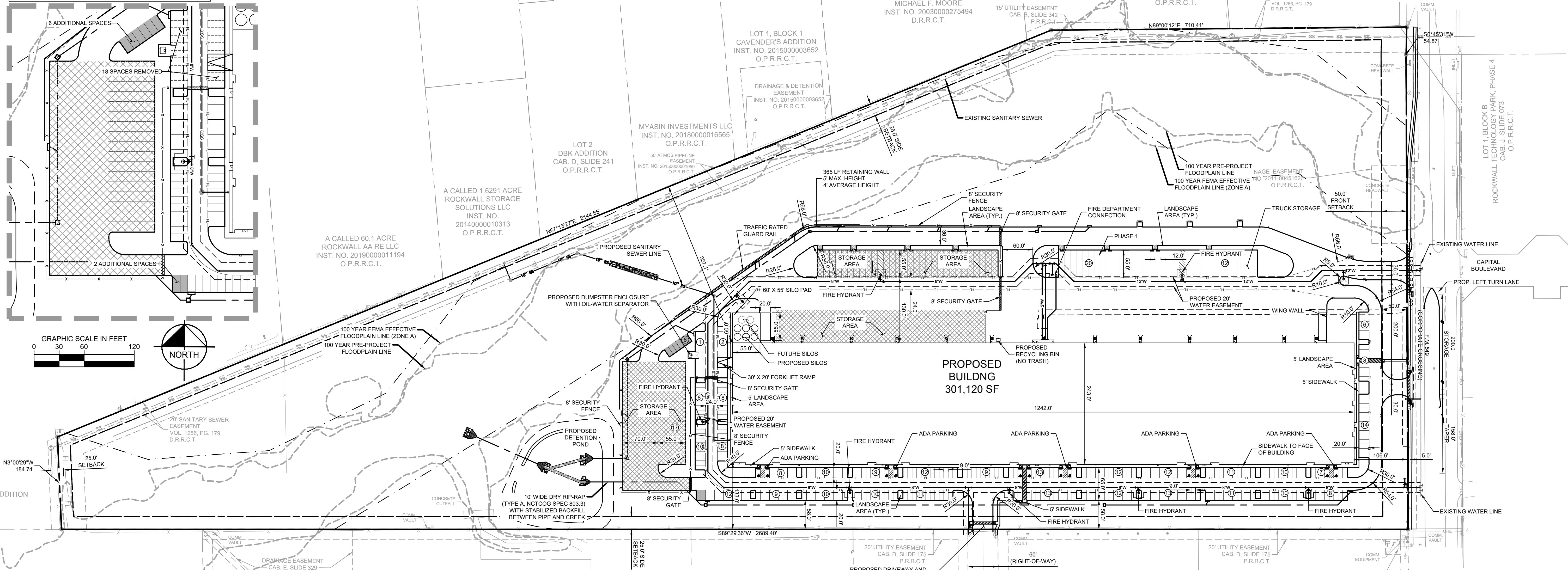
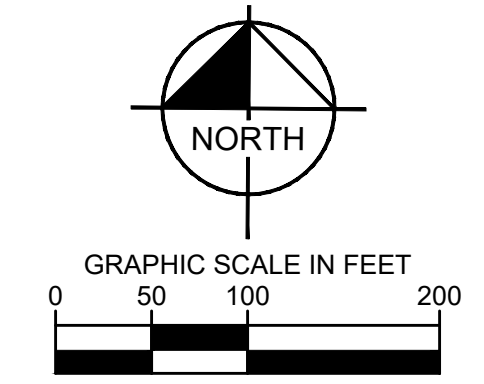
SITE PLAN SIGNATURE BLOCK

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

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

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



LEGEND

PROPERTY LINE	---
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED 8" SECURITY FENCE	X X X
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	---
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	○
FUTURE SILO	○

HATCH LEGEND

STORAGE AREA	[Hatch Pattern]
NEW PARKING STALLS	[Hatch Pattern]

SITE SUMMARY TABLE

ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE 1 TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTES

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

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



Kimley Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

STREAM ROCKWALL
 PREPARED FOR
MCKINLEY PACKAGING

LANCASTER TEXAS

SITE PLAN

SHEET NUMBER
SP-1

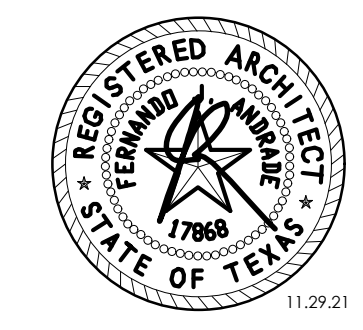
CITY FILE NO. SP2021-024

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	DSA
DRAWN BY	CALL
CHECKED BY	DFG

REVISIONS

No.	Description	Date

DBA: Kimley-Horn and Associates, Inc. (KHA)
 KHA PROJECT: 064592800
 DATE: FEBRUARY 2023
 SCALE: AS SHOWN
 DESIGNED BY: DSA
 DRAWN BY: CALL
 CHECKED BY: DFG
 TEXAS
 LANCASTER



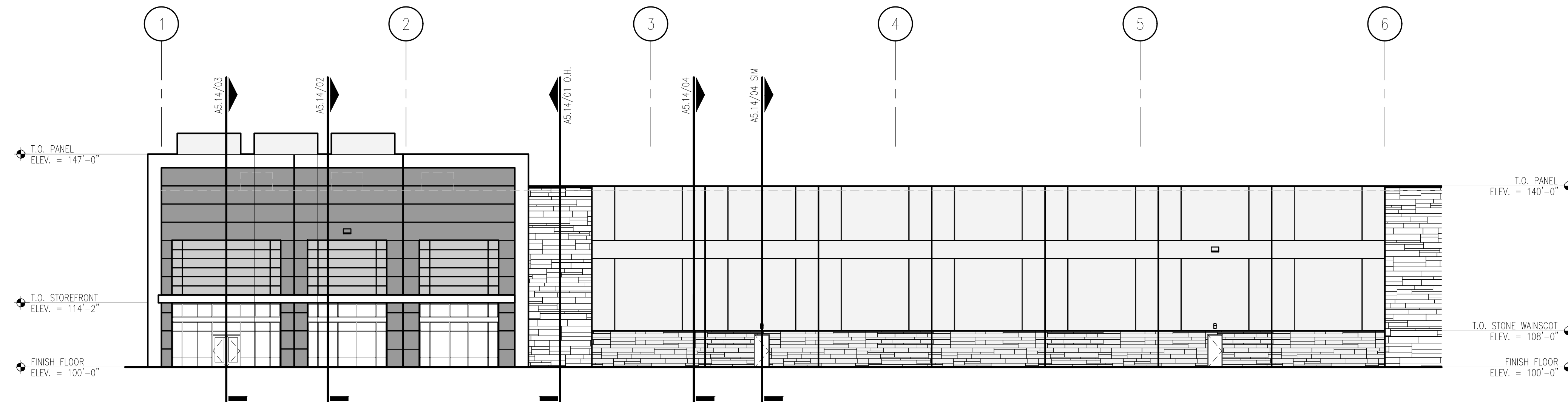
g s r andrade
 ARCHITECTS
 4021 Commerce St., Ste. 1
 Dallas, Texas 75226
 P 214.826.7040
 F 214.887.0599

Fernando Andrade, AIA	Architect
Kimley-Horn	Civil Engineer
Engineering Analysts, Inc.	Structural Engineer
Venture Mechanical, Inc.	Mechanical Engineer
Kilgore Industries	Electrical Engineer
J.L. Parker Plumbing, Inc.	Plumbing Engineer
Kimley-Horn	Landscape Architect

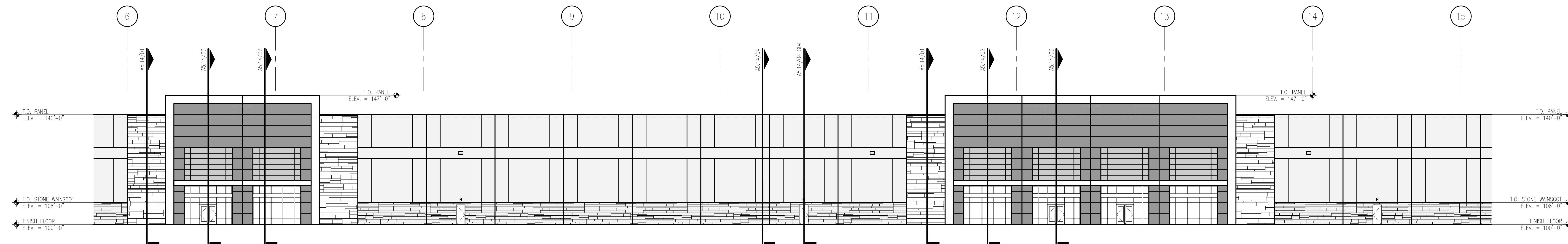


ELEVATION FINISHES:

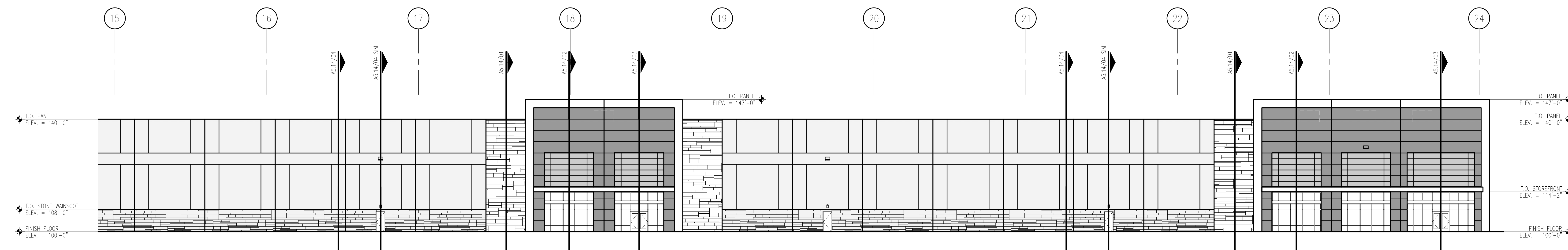
[White Box]	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
[Light Gray Box]	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
[Medium Gray Box]	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
[Dark Gray Box]	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
[Stone Pattern Box]	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
[Stone Pattern Box]	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"

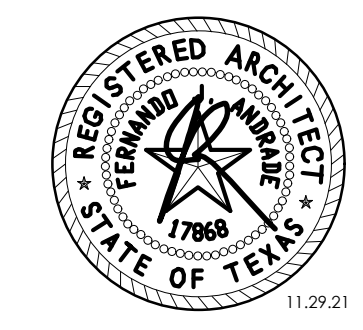


01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

11.29.21	ISSUE FOR PERMIT



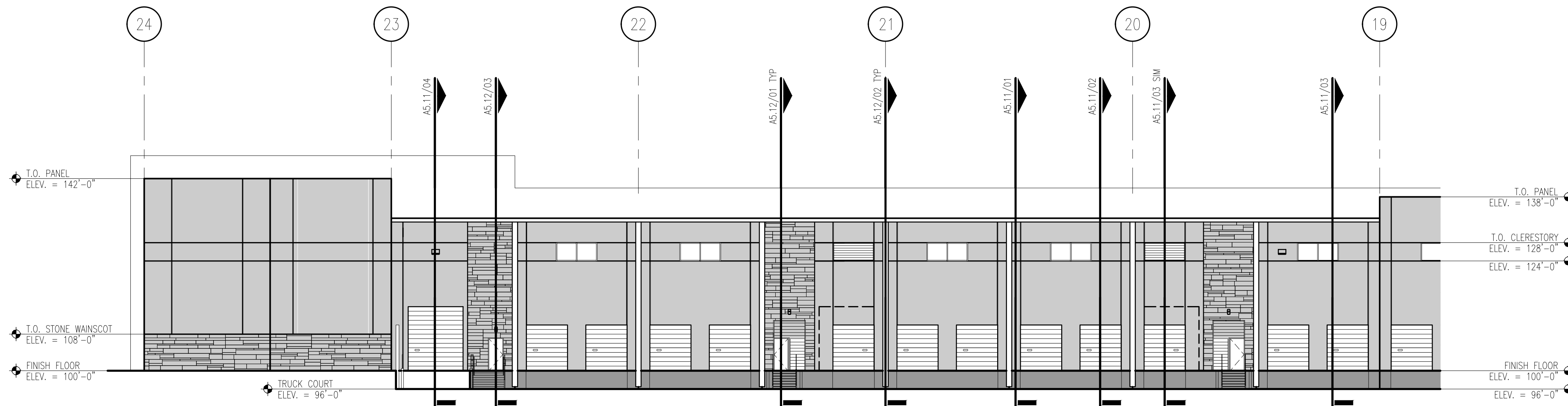
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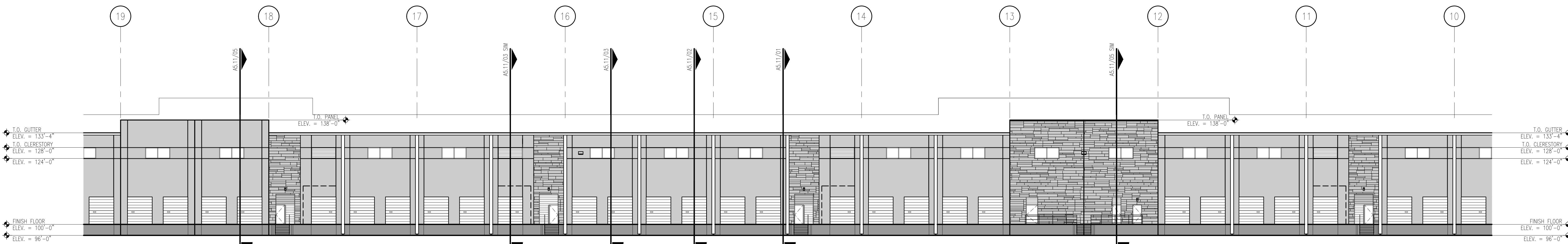


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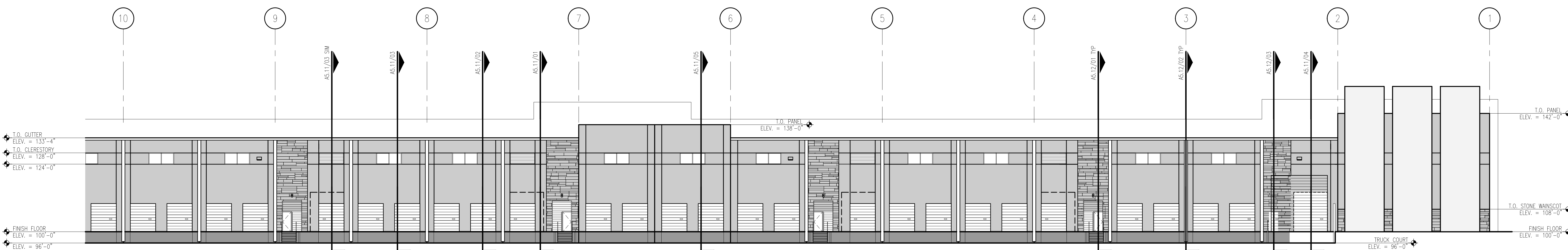
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01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



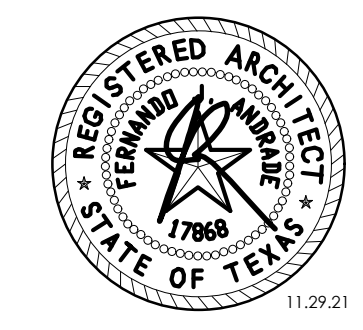
01 NORTH ELEVATION cont'd
 SCALE: 1/16" = 1'-0"



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

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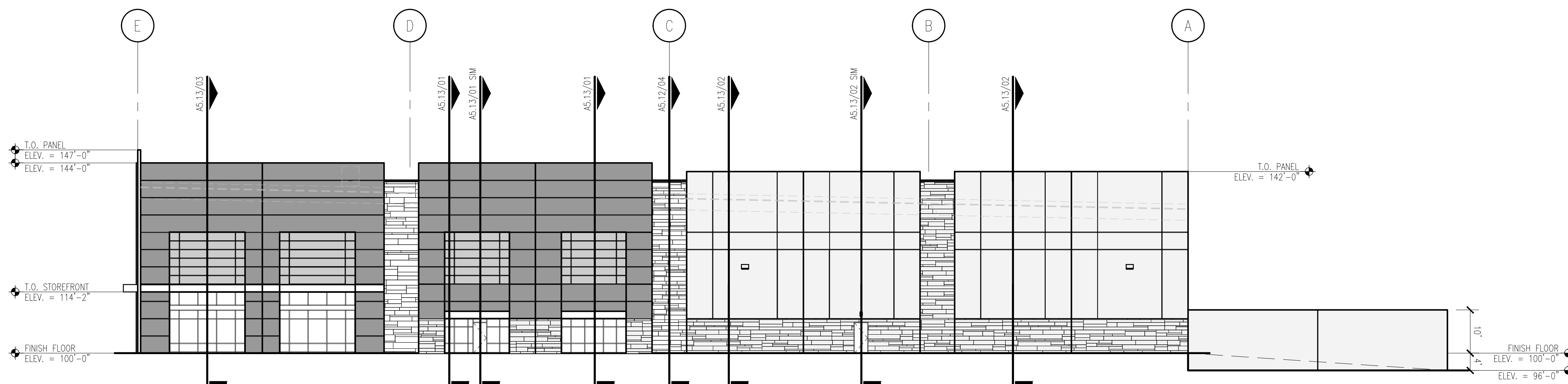
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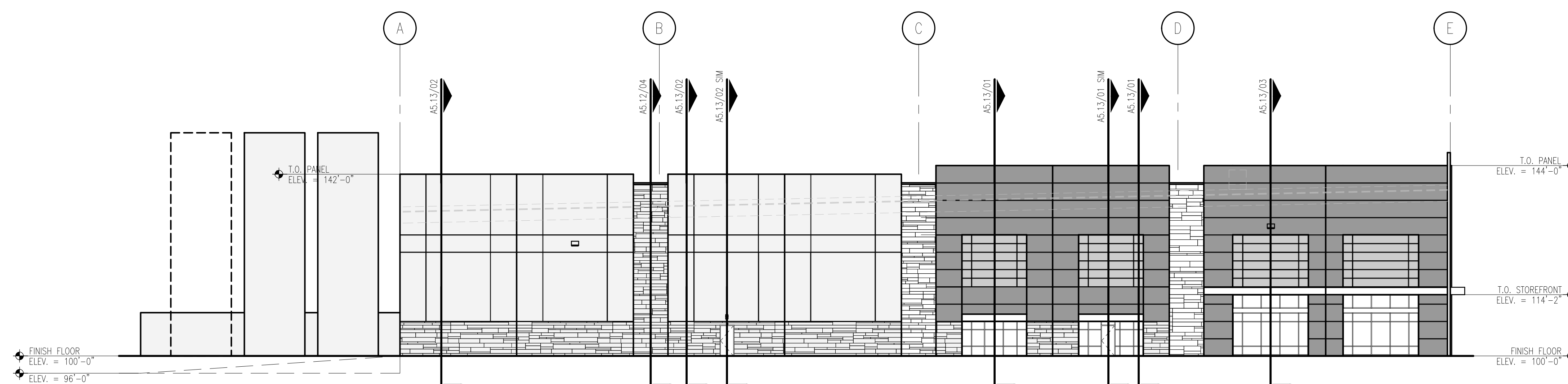


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02 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



01 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

ROCKWALL DISTRIBUTION CENTER

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 ROCKWALL, TEXAS 75087

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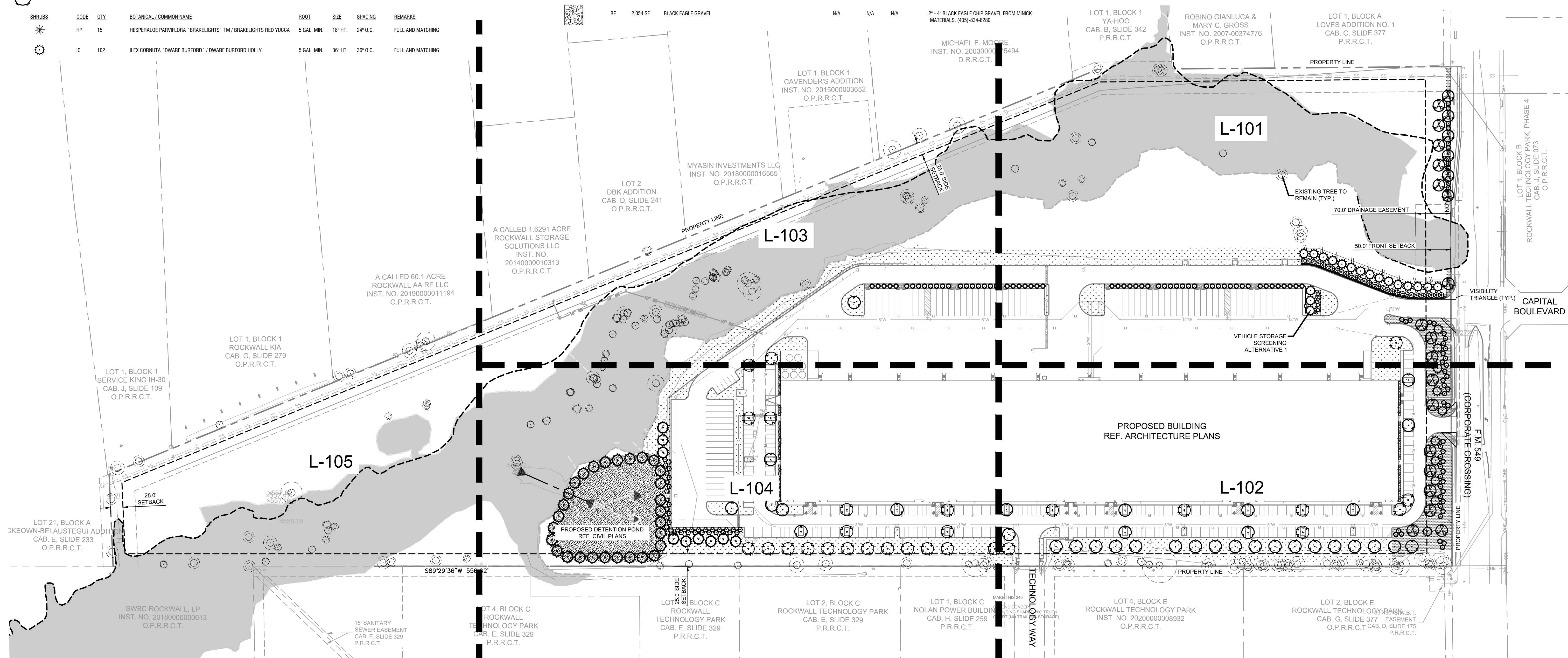
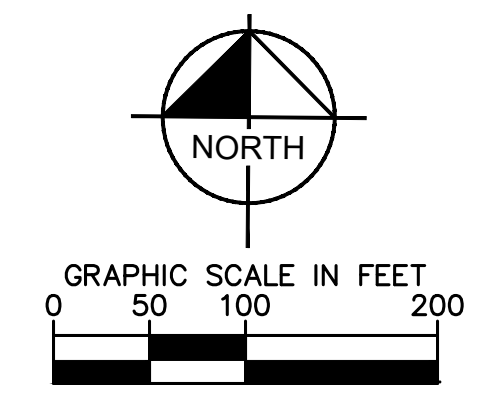
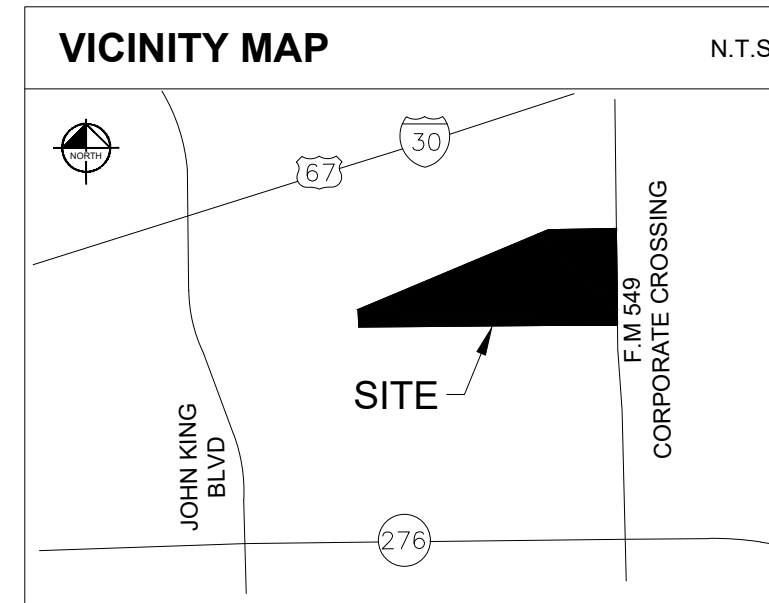
NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	38	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8' - 10' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	HP	15	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	139,794 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,779 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX, REF. NATIVE AMERICAN SEED COMPANY.
AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BE	2,054 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINNICK MATERIALS. (405) 834-8280



City of Rockwall Landscape Requirements - Article 08

Required	Provided
50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
Yes	Yes
20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Required	Provided
Yes	Yes
N/A	N/A
N/A	N/A

Required	Provided
15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Required	Provided
Yes	Yes
37 Canopy & Accent Trees	37 Canopy & Accent Trees
Required	Provided
31 Trees	31 Trees
Required	Provided
Yes	Yes

NOTE:
 1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
 2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
 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. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

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

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Kimley

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 02/17/2023

KHA PROJECT: 068213100
 DATE: FEBRUARY 2023
 SCALE: AS SHOWN
 DESIGNED BY: AMP
 DRAWN BY: MLF
 CHECKED BY: BDM

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

OVERALL
 LANDSCAPE PLAN

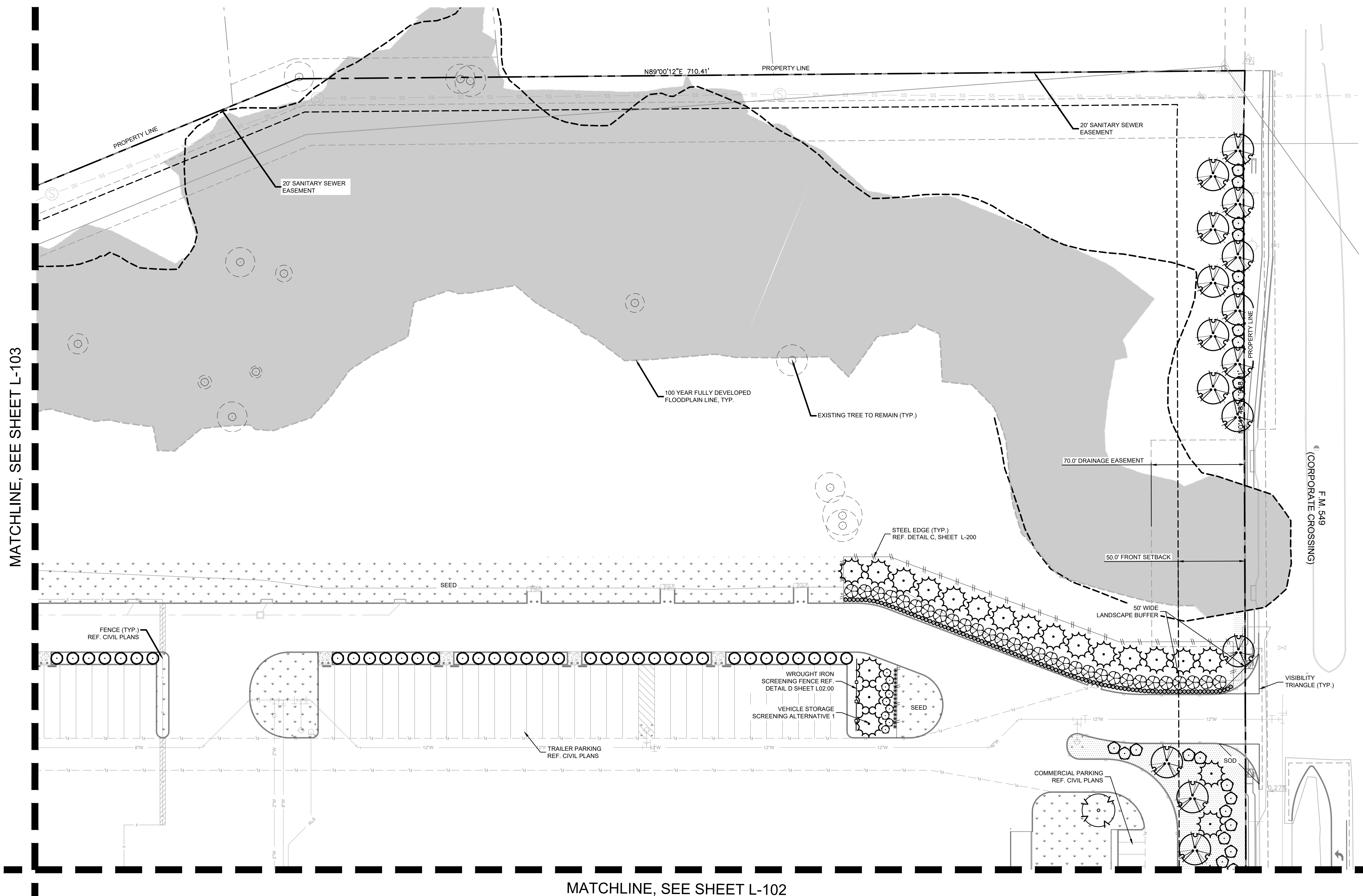
SHEET NUMBER
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REVISIONS
 No. DATE

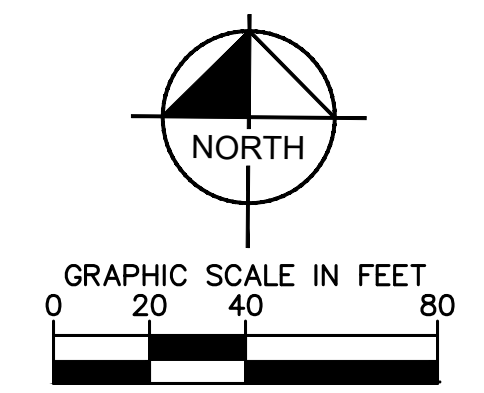
IMAGES
 XREFS
 PLOTTED BY
 DATE
 DWG NAME

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MATCHLINE, SEE SHEET L-103



MATCHLINE, SEE SHEET L-102



REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
TD		TAXODIUM DISTICHUM / BALD CYPRESS
OC		QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL		CHILOPSIS LINEARIS / DESERT WILLOW
JE		JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US		QUERCUS SPECIOSA / MEXICAN BUCKEYE
OS		QUERCUS SHUMARDII / SHUMARD RED OAK
CC		CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP		HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
IC		ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
LC		LOROPETALUM CHINENSE / LOROPETALUM
LF		LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED		CYNODON DACTYLON / BERMUDA GRASS
SOD		CYNODON DACTYLON / COMMON BERMUDA GRASS
DM		DRAINFIELD MIX / DRAINFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE		BLACK EAGLE GRAVEL

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

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.



LANDSCAPE PLAN
(1 OF 5)

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

DATE
NO.
REVISIONS

KHA PROJECT
068213100

DATE
FEBRUARY 2023

SCALE
AS SHOWN

DESIGNED BY
AMP

DRAWN BY
MLF

CHECKED BY
BDW

02/17/2023

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

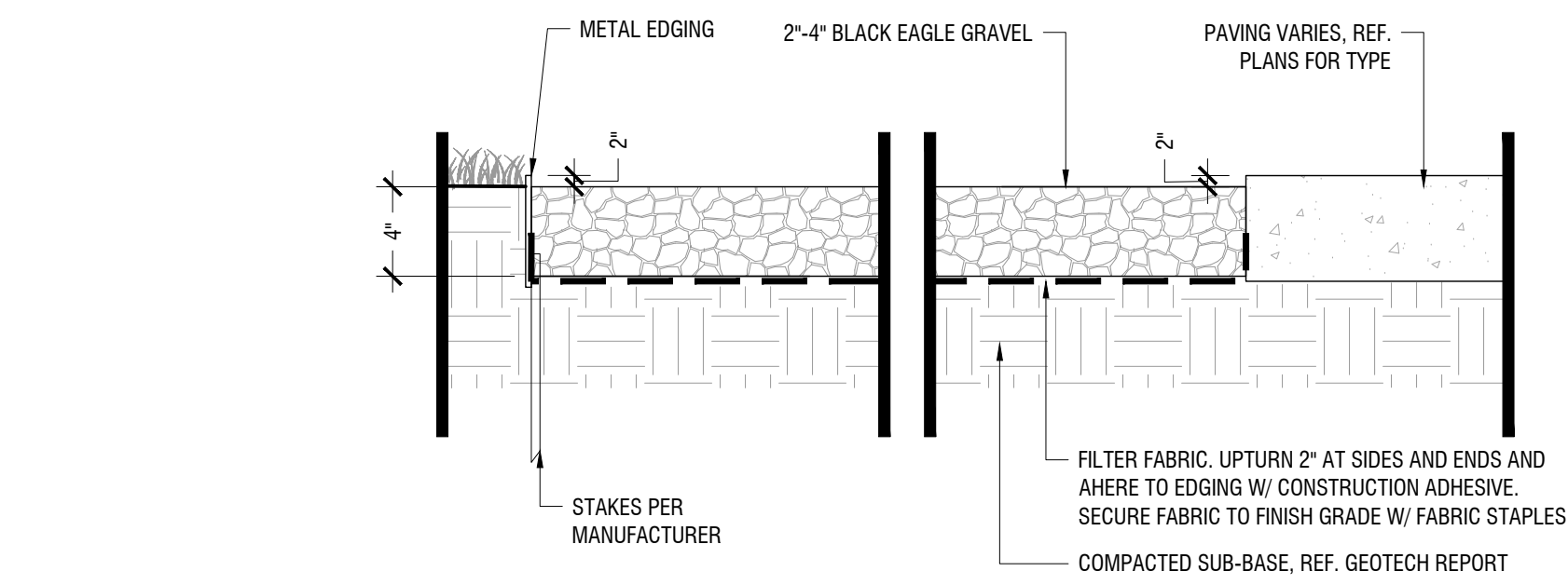
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

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

Kimley >>> Horn

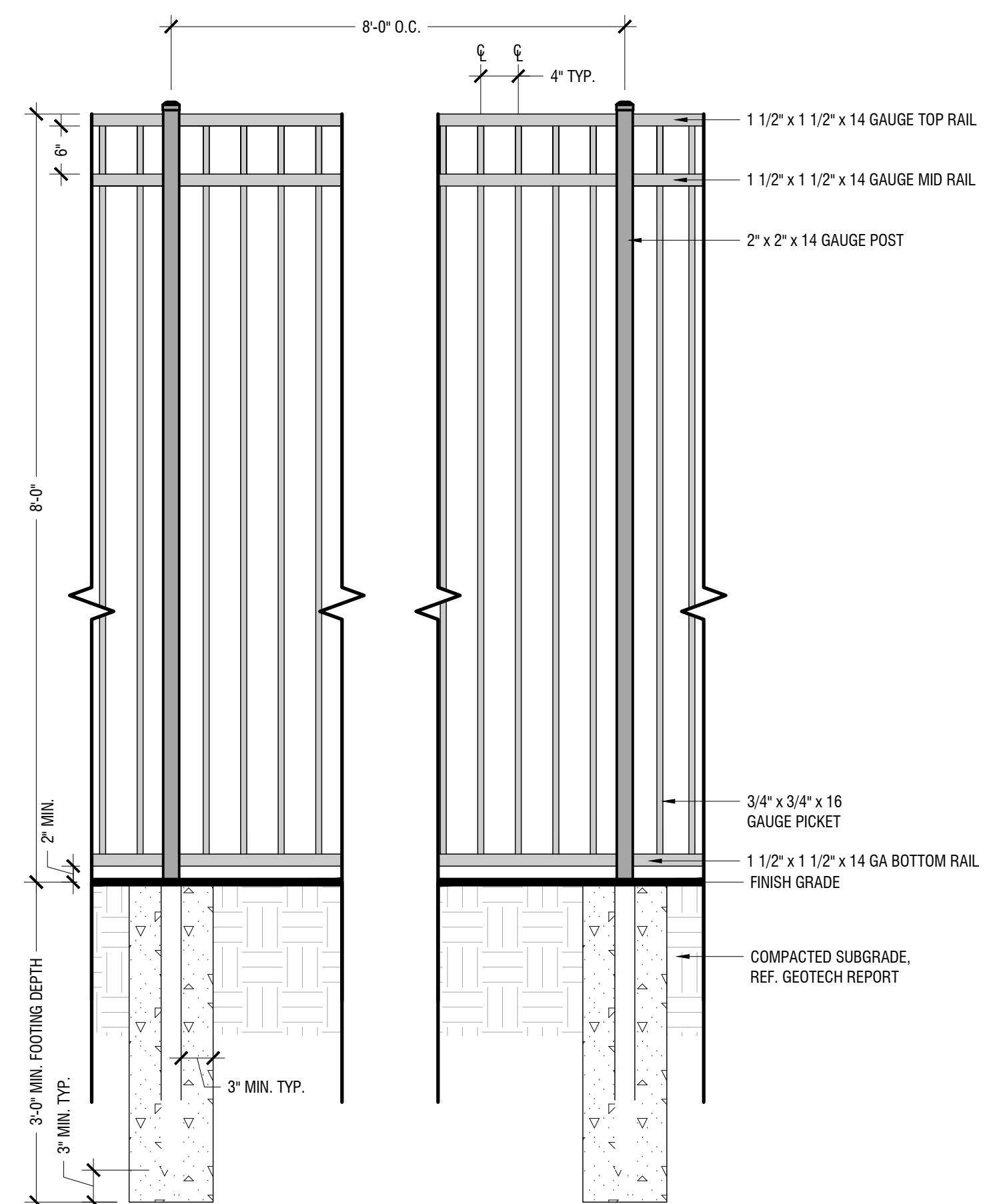
SHEET NUMBER
L-101

IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimms) - Aggregate Detail
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 02/02/2023 2:07 PM
 DWG NAME: L-200 - STREAM ROCKWALL
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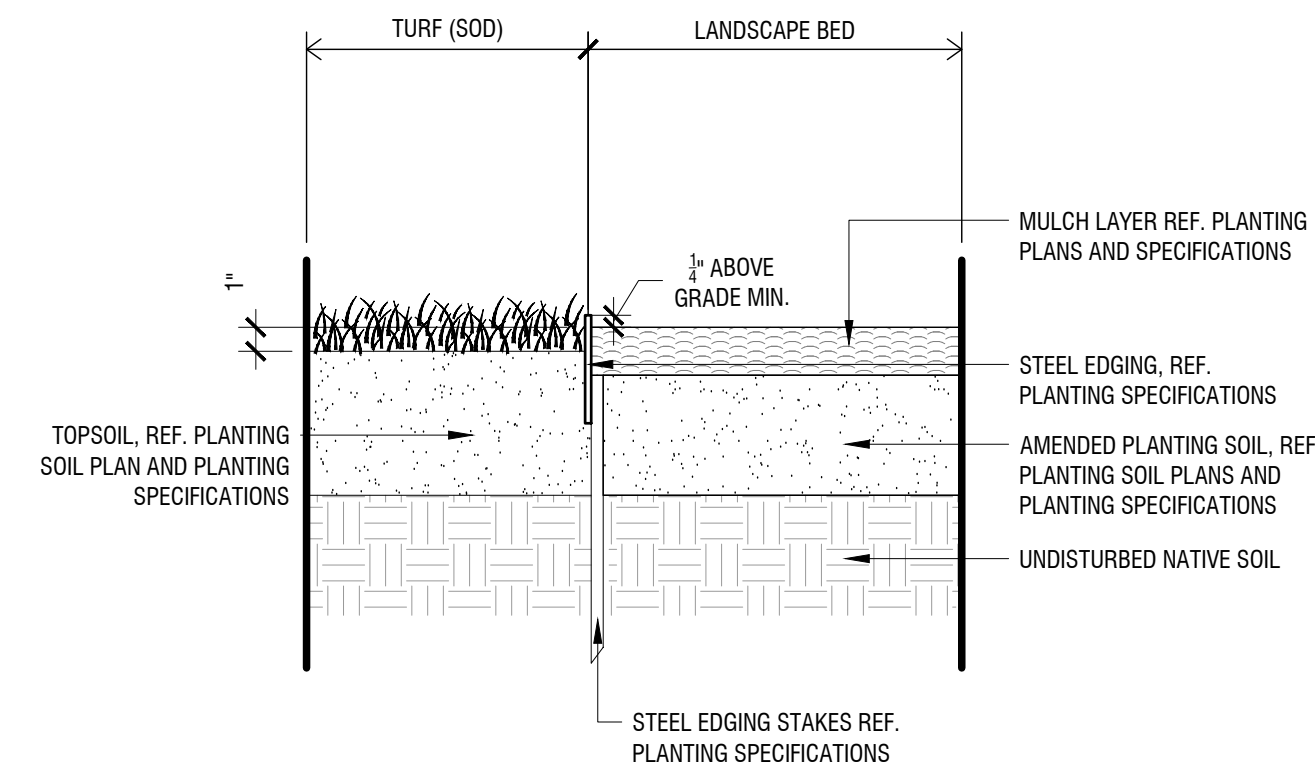
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

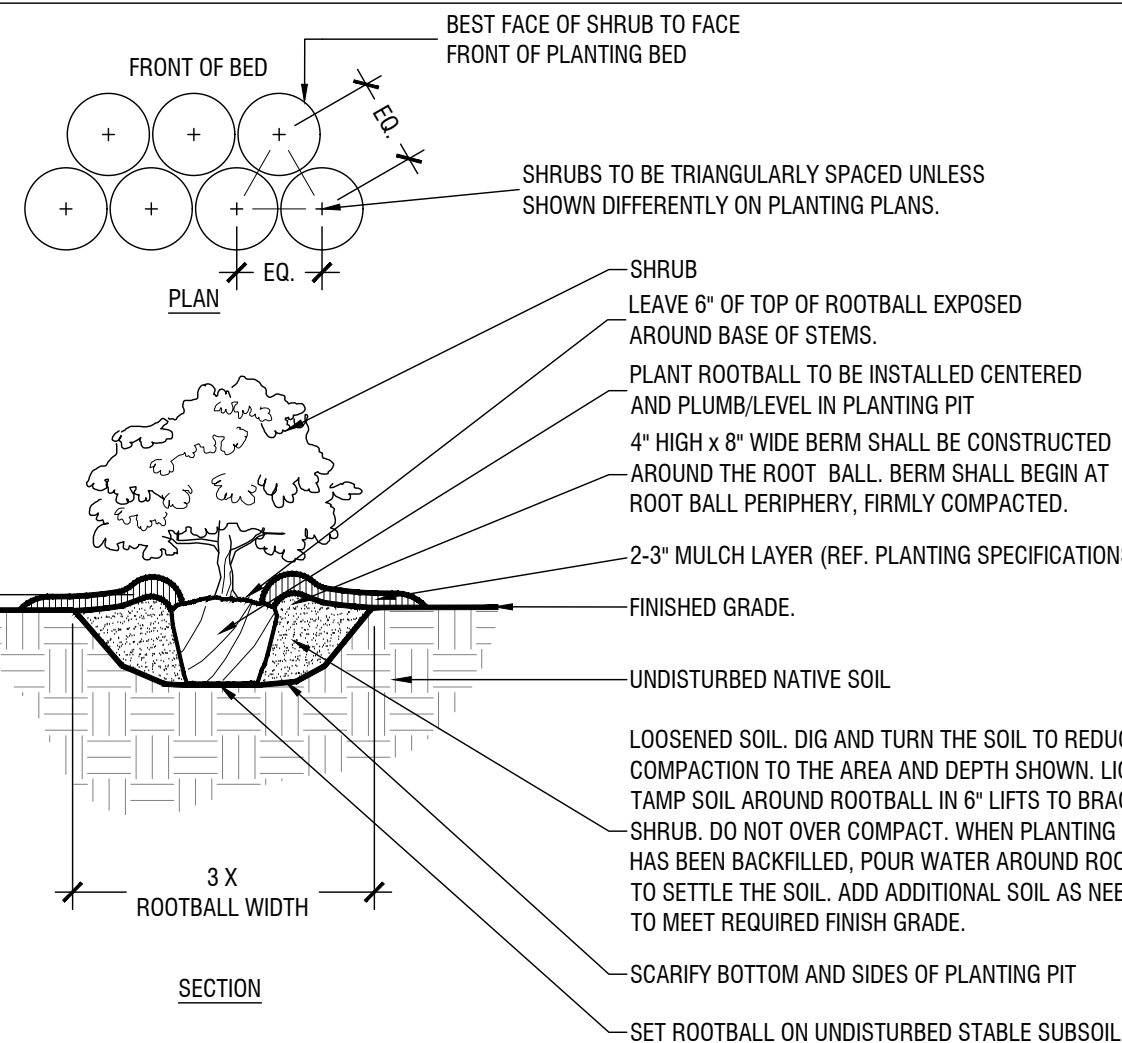
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
 - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 - REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

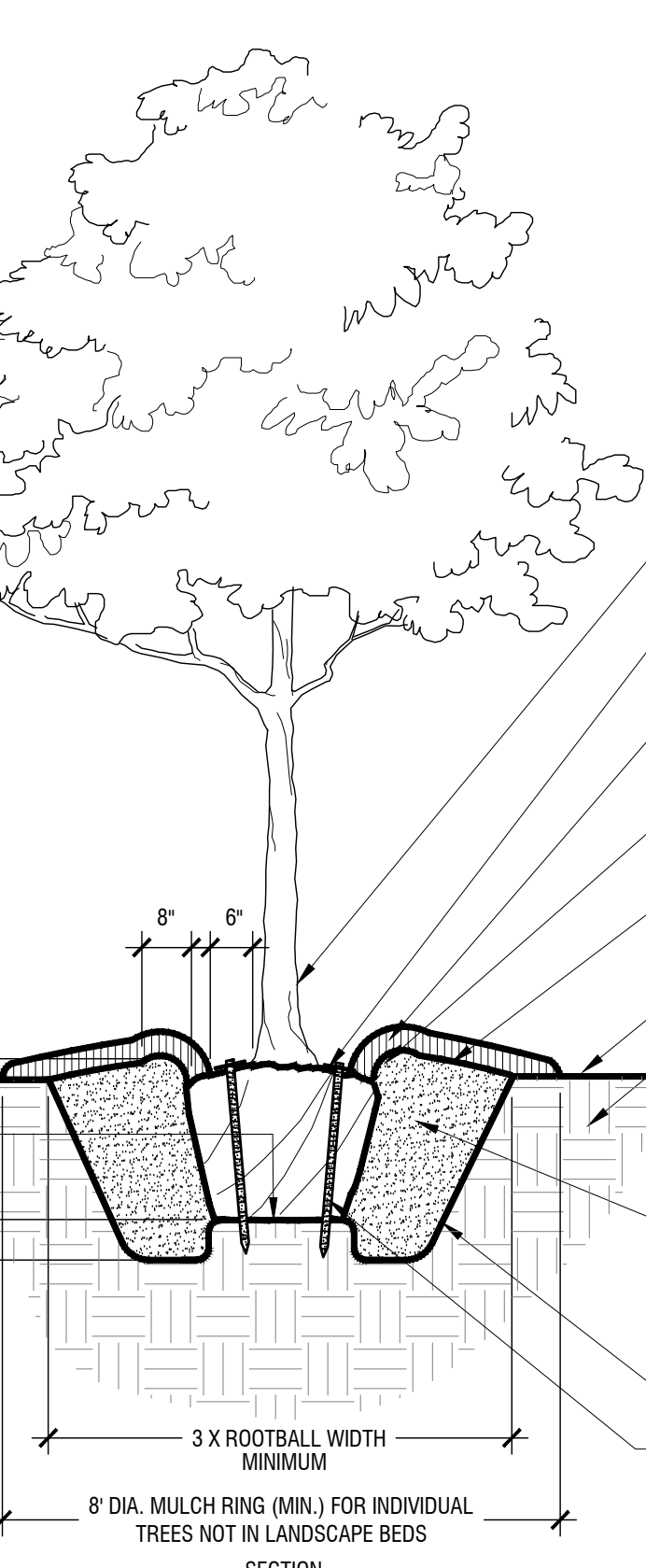
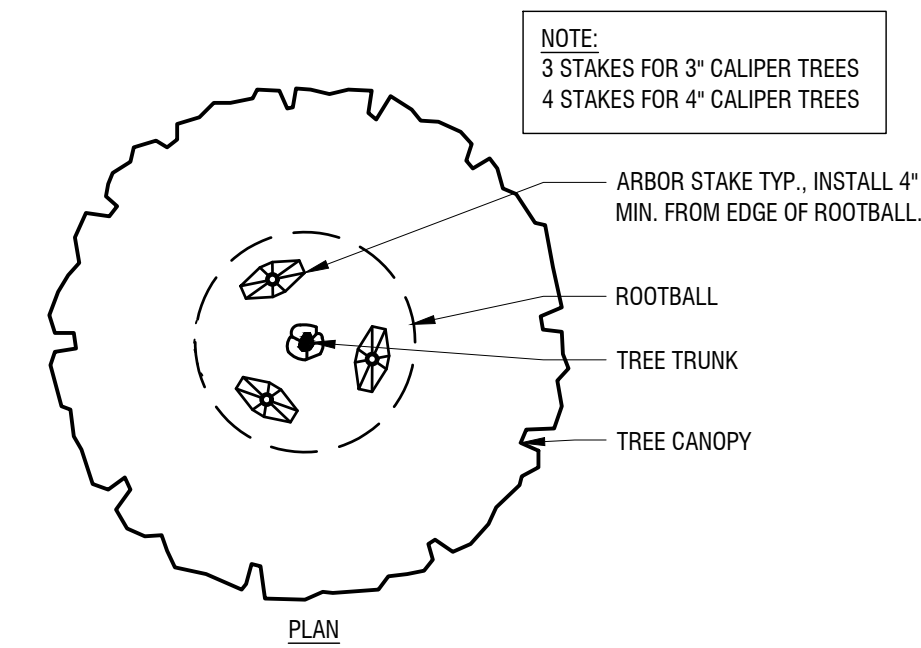


TYPICAL SHRUB PLANTING

Scale: NTS

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.



TYPICAL TREE PLANTING

Scale: NTS

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

No.	REVISIONS	DATE

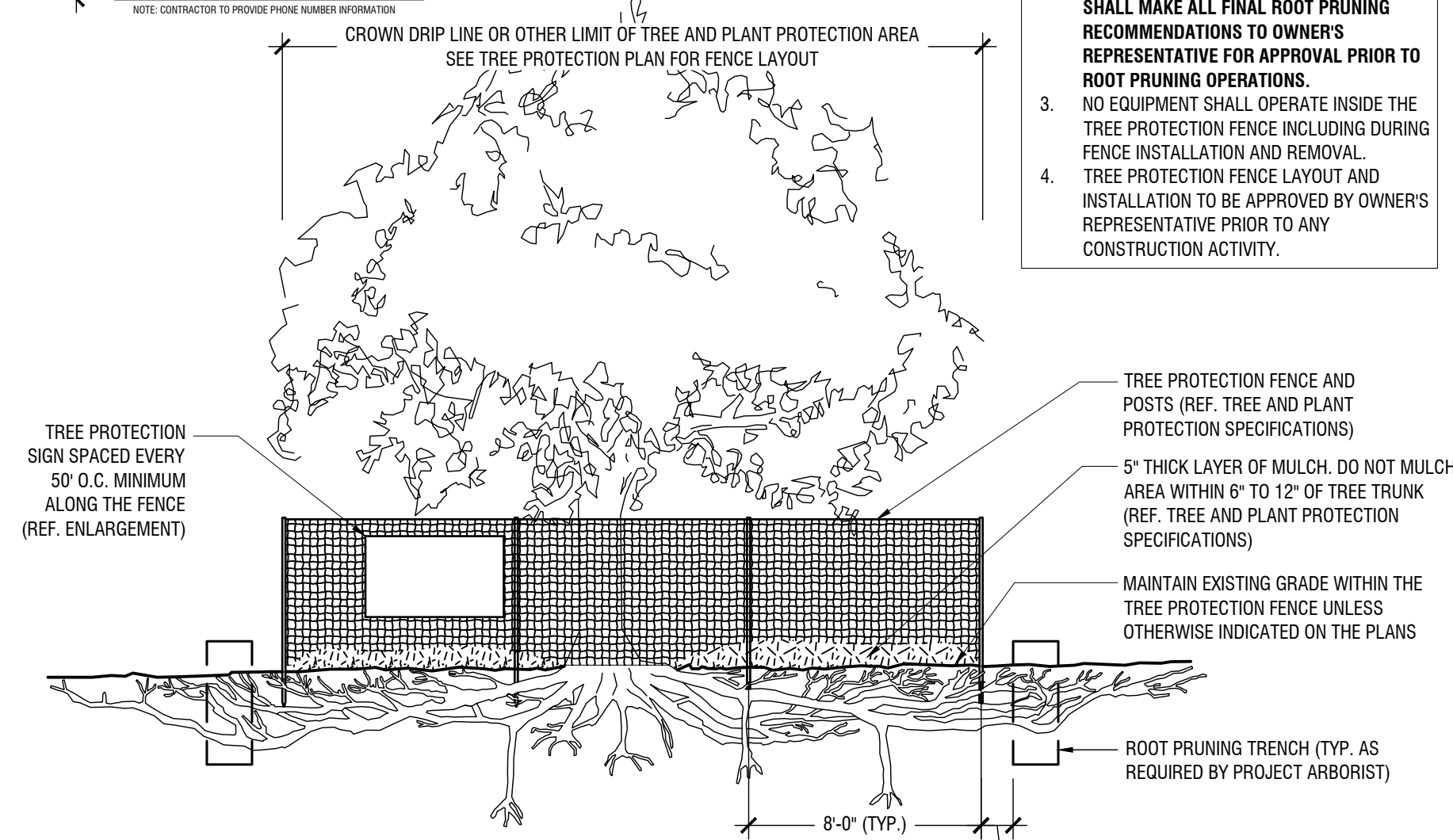
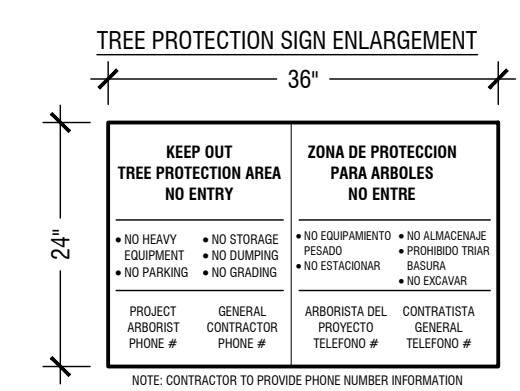
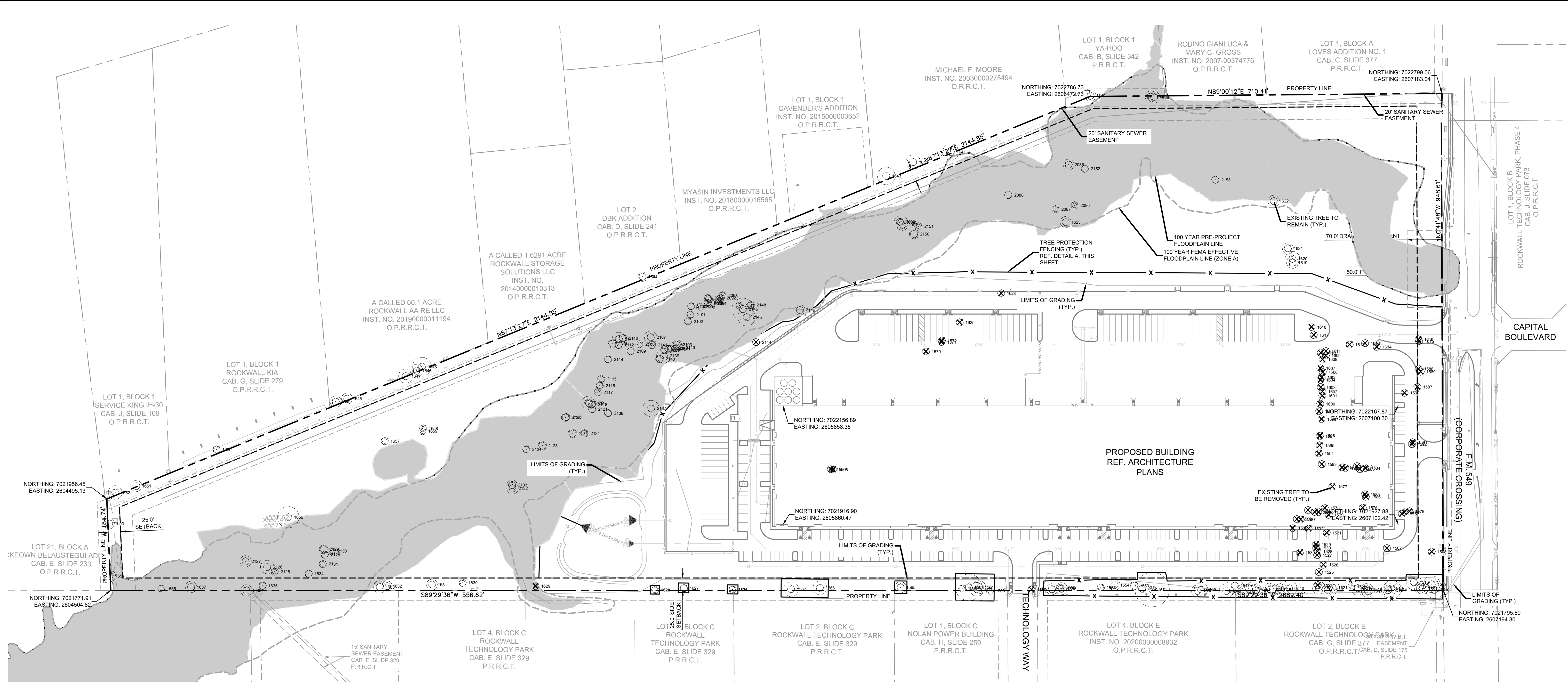
Kimley & Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

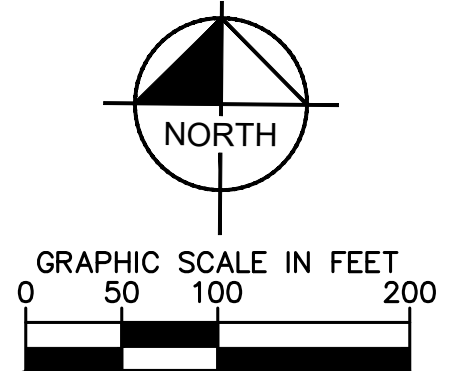
LANDSCAPE DETAILS
 SHEET NUMBER
L-200



- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	TREE PROTECTION FENCING
	EXISTING CONTOUR
	PROPOSED CONTOUR



NO.	REVISIONS	DATE

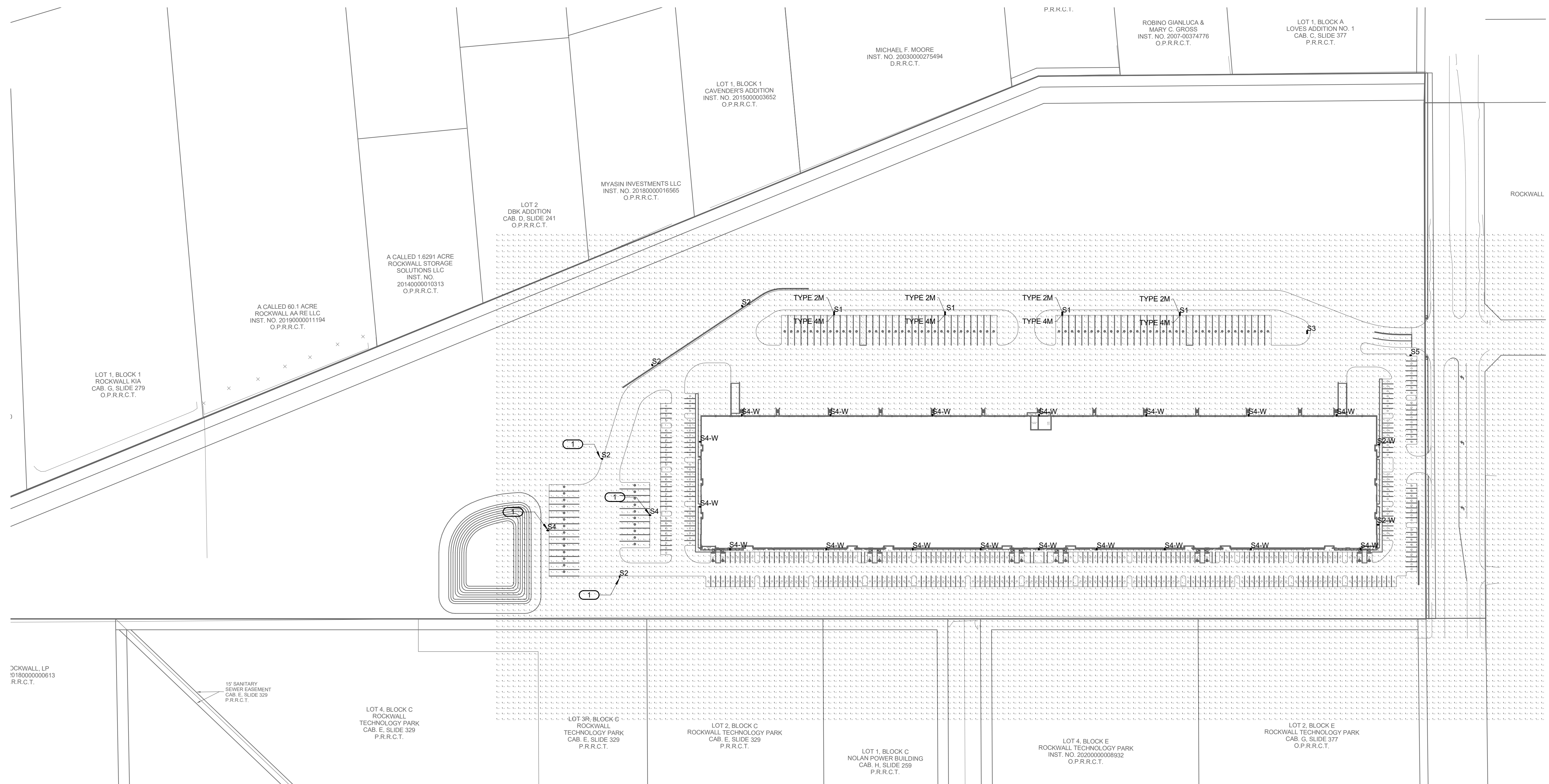
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KHA PROJECT	068213100
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL & TREESCPE PLAN & DETAIL
 PREPARED FOR
STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

TREESCPE PLAN & DETAIL
 SHEET NUMBER
T-100



JCKWALL LP
10180000000613
P.R.R.C.T.

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

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

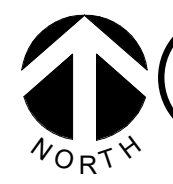
LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E. SLIDE 329
P.R.R.C.T.

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

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

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

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



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

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

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

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

NO.	REVISIONS	DATE

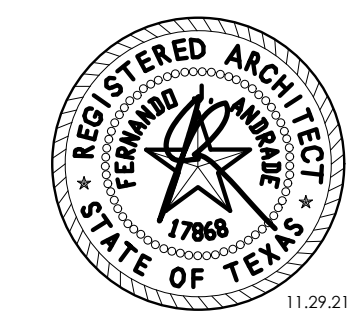
gsr andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559



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



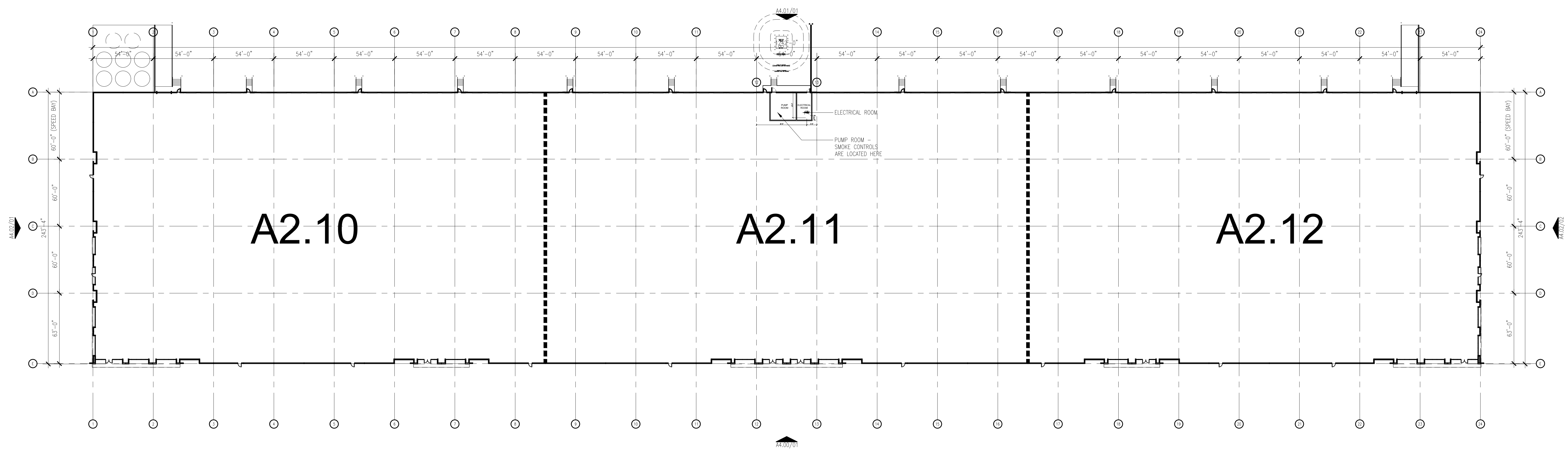


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Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect



- WAREHOUSE BUILDING**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - FULLY SPRINKLERED - ESFR SYSTEM
 - PAINT INTERIOR WALLS WHITE - OMIT PAINT WHERE INSULATION IS PROVIDED
 - PROVIDE EUCO 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDE SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

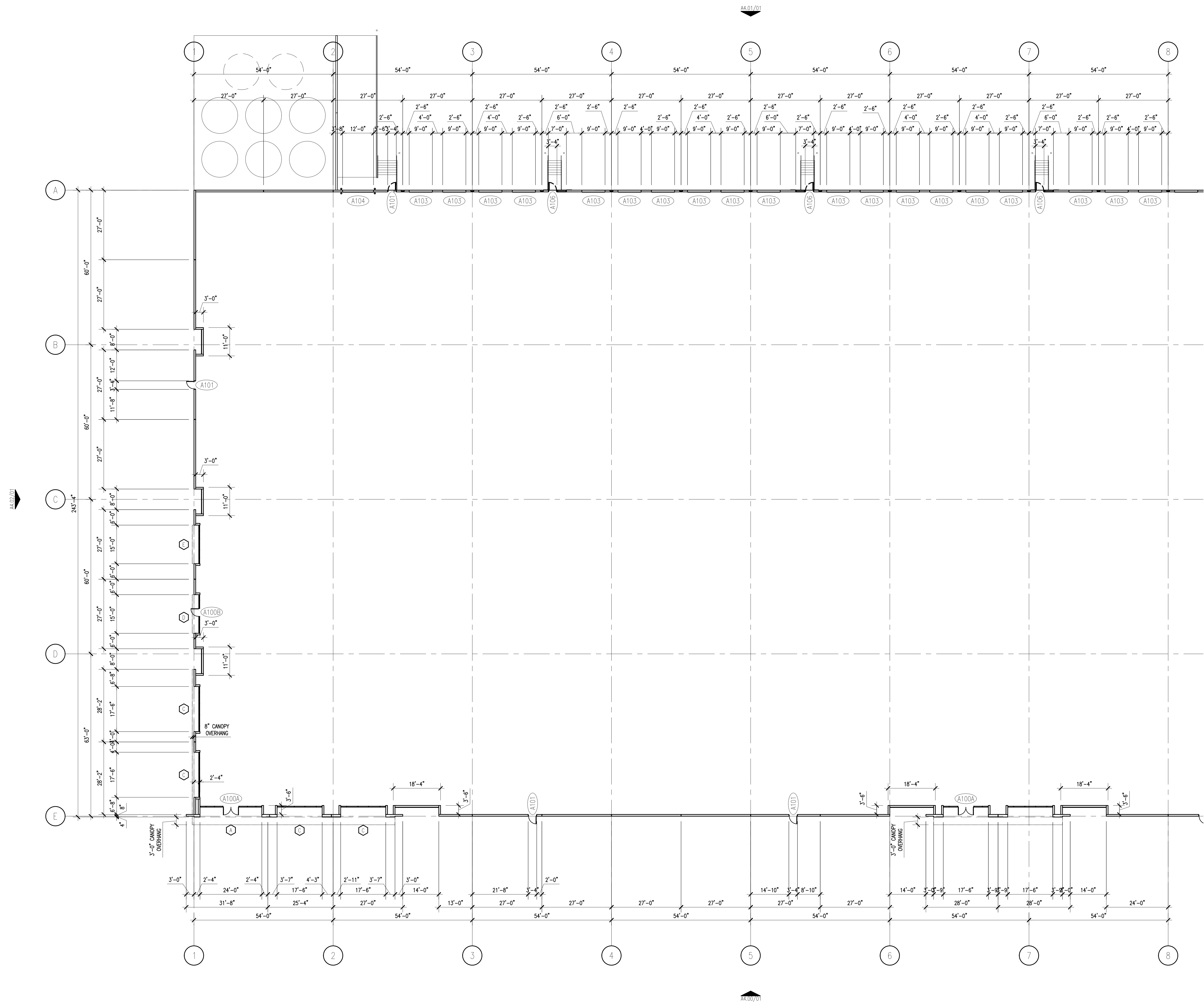
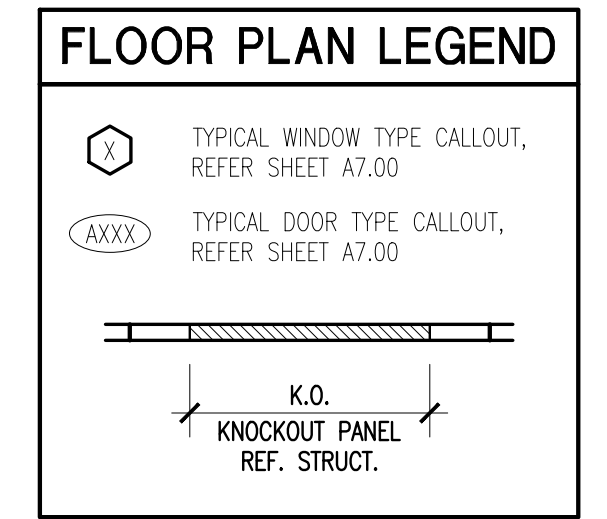
A2.00
 OVERALL FLOOR PLAN



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Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - PAINT INTERIOR WALLS WHITE, PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER
 1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087

01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"

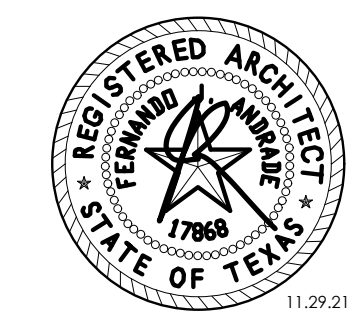
A2.10	A2.11	A2.12
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KEY PLAN

PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

11.29.21	ISSUE FOR PERMIT

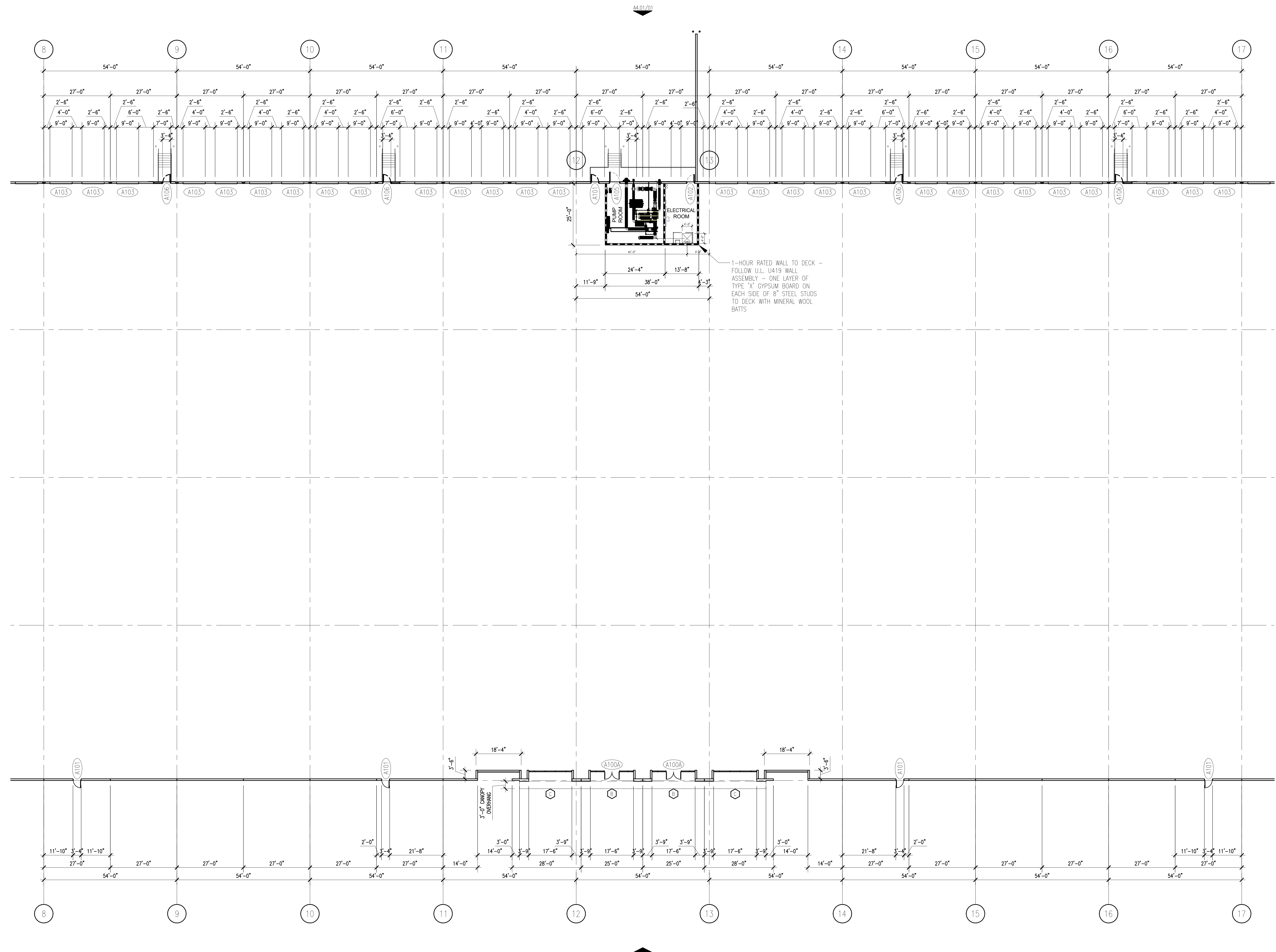
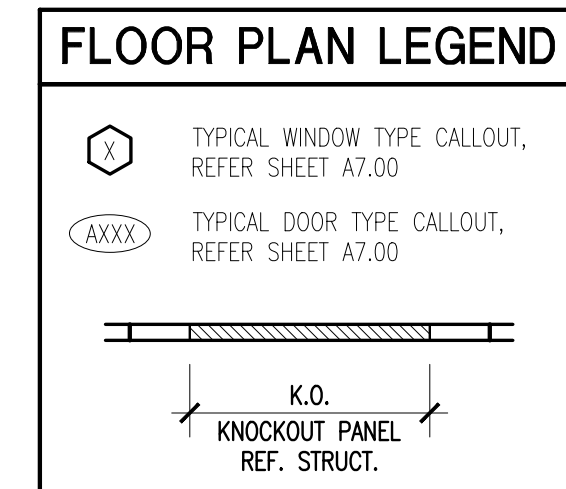
A2.10
 ENLARGED FLOOR PLAN



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Fernando Andrade, AIA Architect
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Kilgore Industries Mechanical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect

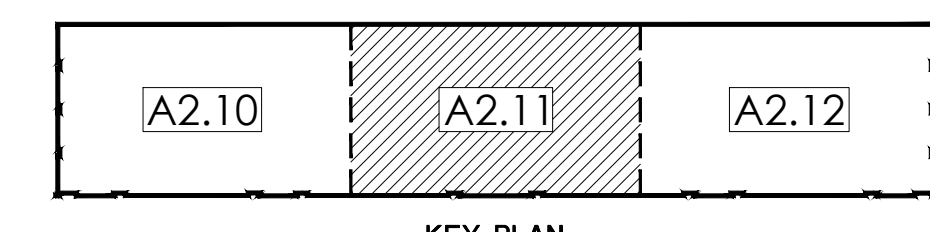
- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - PAINT INTERIOR WALLS WHITE, PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)



ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

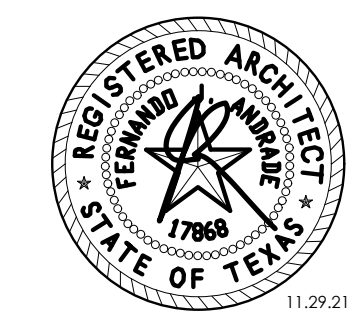
01 ENLARGED FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROJECT NO.: 2966
DATE: 11.29.21
REVISIONS:

11.29.21	ISSUE FOR PERMIT

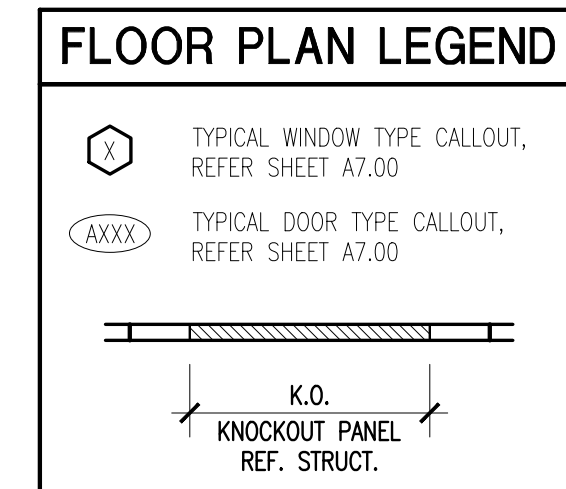
A2.11
ENLARGED FLOOR PLAN



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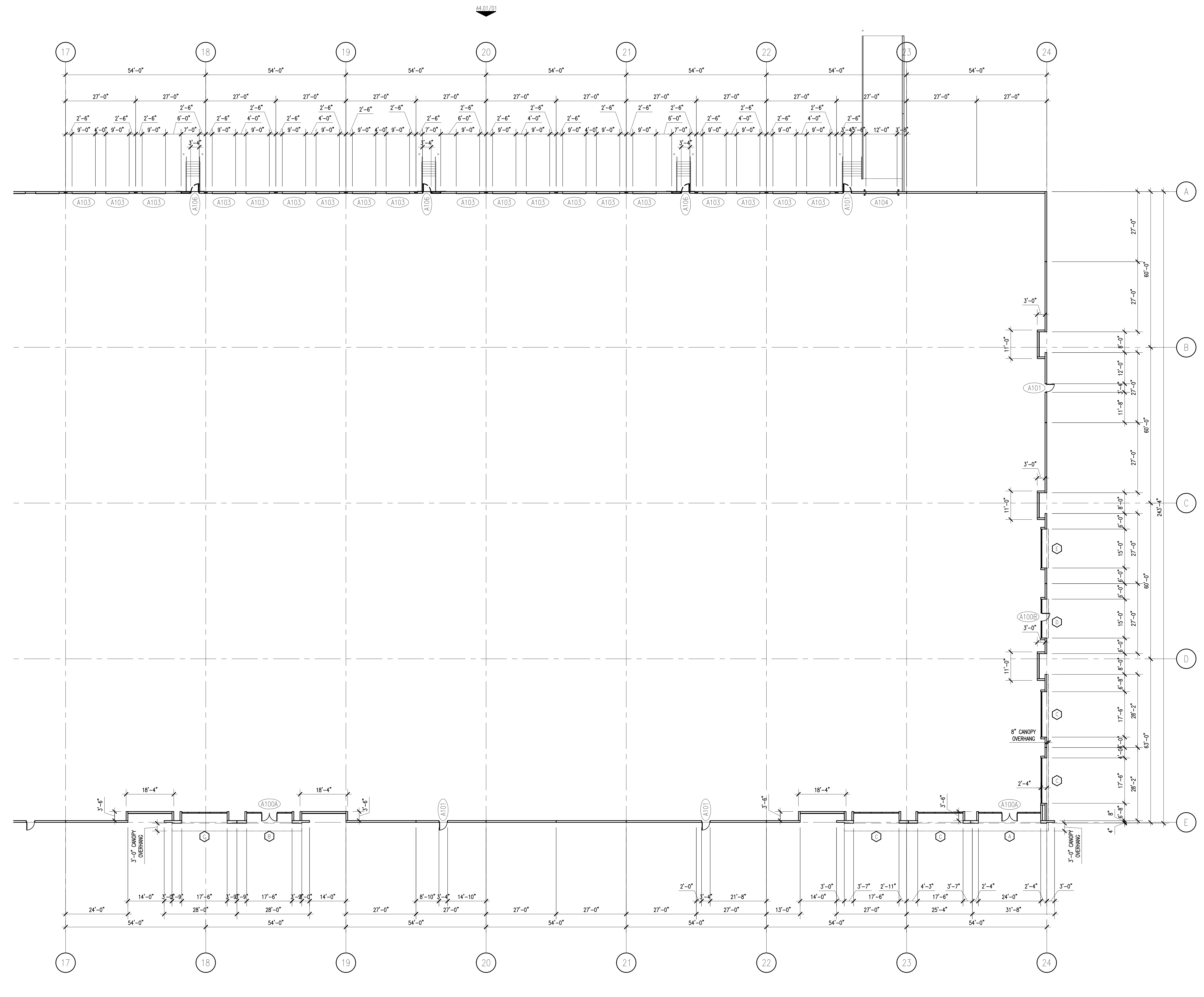
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Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - PAINT INTERIOR WALLS WHITE, PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)

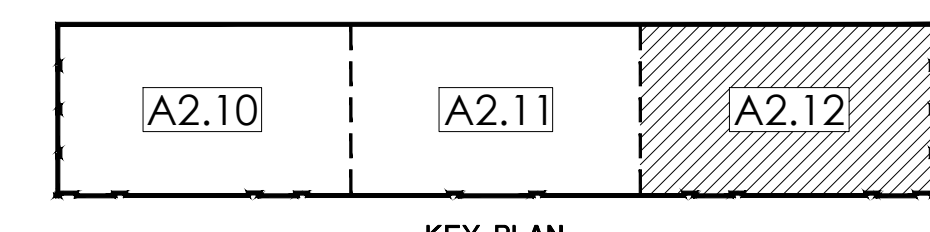


ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
 ROCKWALL, TEXAS 75087



01 ENLARGED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH



PROJECT NO.: 2966
 DATE: 11.29.21
 REVISIONS:

NO.	DATE	DESCRIPTION
1	11.29.21	ISSUE FOR PERMIT

A2.12
 ENLARGED FLOOR PLAN