

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

**LEGEND**

PROPERTY LINE	---
SAWCUT LINE	- - - -
PROPOSED CURB	---
LIGHT DUTY CONCRETE	[Pattern]
FIRE LANE CONCRETE	[Pattern]
HEAVY DUTY CONCRETE	[Pattern]
PUBLIC STREET CONCRETE	[Pattern]
PROPOSED PUBLIC SIDEWALK	[Pattern]

**SITE INFORMATION**

OVERALL AREA		
LOT 1	279,442 SF	6.42 ACRES (66.14%)
LOT 2	96,644 SF	2.22 ACRES (22.87%)
LOT 3	6,103 SF	0.14 ACRES (1.44%)
RIGHT OF WAY	40,298 SF	0.93 ACRES (9.54%)
<b>TOTAL</b>	<b>422,488 SF</b>	<b>9.6990 ACRES</b>

LOT 1		
PAVEMENT	106,403 SF	2.44 ACRES (38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES (8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES (53.61%)
<b>TOTAL</b>	<b>279,442 SF</b>	<b>6.42 ACRES</b>

**PARKING**

REQUIRED PER PD	PROVIDED
1 PER 300 SQ. FT.	268 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
TOTAL (INCLUDES 2 VAN SPOTS)	TOTAL (INCLUDES 2 VAN SPOTS)
7 SPACES	7 SPACES

**DEVELOPMENT INFORMATION**

ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

- BENCH MARK LIST**
- VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM
- BM 50 CITY OF ROCKWALL MONUMENT "RESET #1" ELEV. 567.70
  - BM 53 "C" CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD. ELEV. 482.12
  - BM 54 "C" CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD. ELEV. 524.67
  - BM 55 "C" CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD. ELEV. 527.03
  - BM 56 "C" CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD. ELEV. 489.81

**SITE PLAN KE ANDREWS OFFICE**

LOTS 1 & 2  
9.6990 ACRES, E.P.GAINS CHISM SURVEY  
ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
KE ANDREWS  
1900 DALROCK RD.  
ROWLETT, TEXAS 75088  
CONTACT: KEVIN LLOYD  
E-MAIL: KLLOYD@KEATAX.COM

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL RD., TWO GALLERIA  
OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: JOSEPH HORNISHER, P.E.

**Kimley»Horn**  
13455 NOEL RD. TWO GALLERIA OFFICE TOWER  
SUITE 700 DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-238-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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**FOR REVIEW ONLY**  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: JOSEPH HORNISHER  
P.E. No. 124809 Date: 07/18/2019

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	JWH
DRAWN BY	ZEH
CHECKED BY	MAL

**KE ANDREWS OFFICE PREPARED FOR KE ANDREWS**  
CITY OF ROCKWALL, TEXAS

**SITE PLAN**  
CASE NO. SP2019-025

**SHEET NUMBER C-101**

DATE \_\_\_\_\_ BY \_\_\_\_\_  
REVISIONS \_\_\_\_\_

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IMAGES: ARCHITECT: INTERIORS: EXTERIORS: LANDSCAPE: LIGHTING: PLANNING: SURVEYING: PHOTOGRAPHY: VIDEO: 3D RENDERING: LAST REVISED: 07/18/2019 10:00 AM PLOTTED BY: JOSEPH HORNISHER 07/18/2019 10:00 AM DRAWING NUMBER: 064539200-01 SHEETS: 100 DRAWN BY: C. GATE (DWM) L. STEIN (LML)

**PROPOSED BUILDING MATERIAL LEGEND**

ST-1 : BUFF LIMESTONE, VENEER  
 ST-2 : ROCKED LIMESTONE, VENEER  
 SS : SINTERED STONE TILE  
 MP-1 : ALUMINUM COMPOSITE PANEL  
 MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)  
 RF : WHITE SINGLE PLAY ROOFING MEMBRANE

**PROPOSED BUILDING MATERIAL LEGEND CONT.**

CW : GLAZING / CURTAIN WALL  
 CN-1 : CANOPY, ALUMINUM BLADES  
 CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL  
 MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES  
 CLM : COLUMN W/ WOOD CLADDING  
 WL : WOOD LATTICEWORK

**Primary & Secondary Material Calculations**

**North Façade**

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
<b>Total</b>	<b>4,940 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
Total	0 SF	0%
<b>Total</b>	<b>4,940 SF</b>	<b>100%</b>

**East Façade**

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
<b>Total</b>	<b>2,250 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
Total	0 SF	0%
<b>Total</b>	<b>2,250 SF</b>	<b>100%</b>

**South Façade**

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
<b>Total</b>	<b>4,047 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
Total	0 SF	0%
<b>Total</b>	<b>4,047 SF</b>	<b>100%</b>

**West Façade**

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
<b>Total</b>	<b>1,914 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
Total	0 SF	0%
<b>Total</b>	<b>1,914 SF</b>	<b>100%</b>

**Overall Material Calculations**

**North Façade**

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
<b>OVERALL FAÇADE SURFACE AREA</b>	<b>18,069 SF</b>	<b>100%</b>

**East Façade**

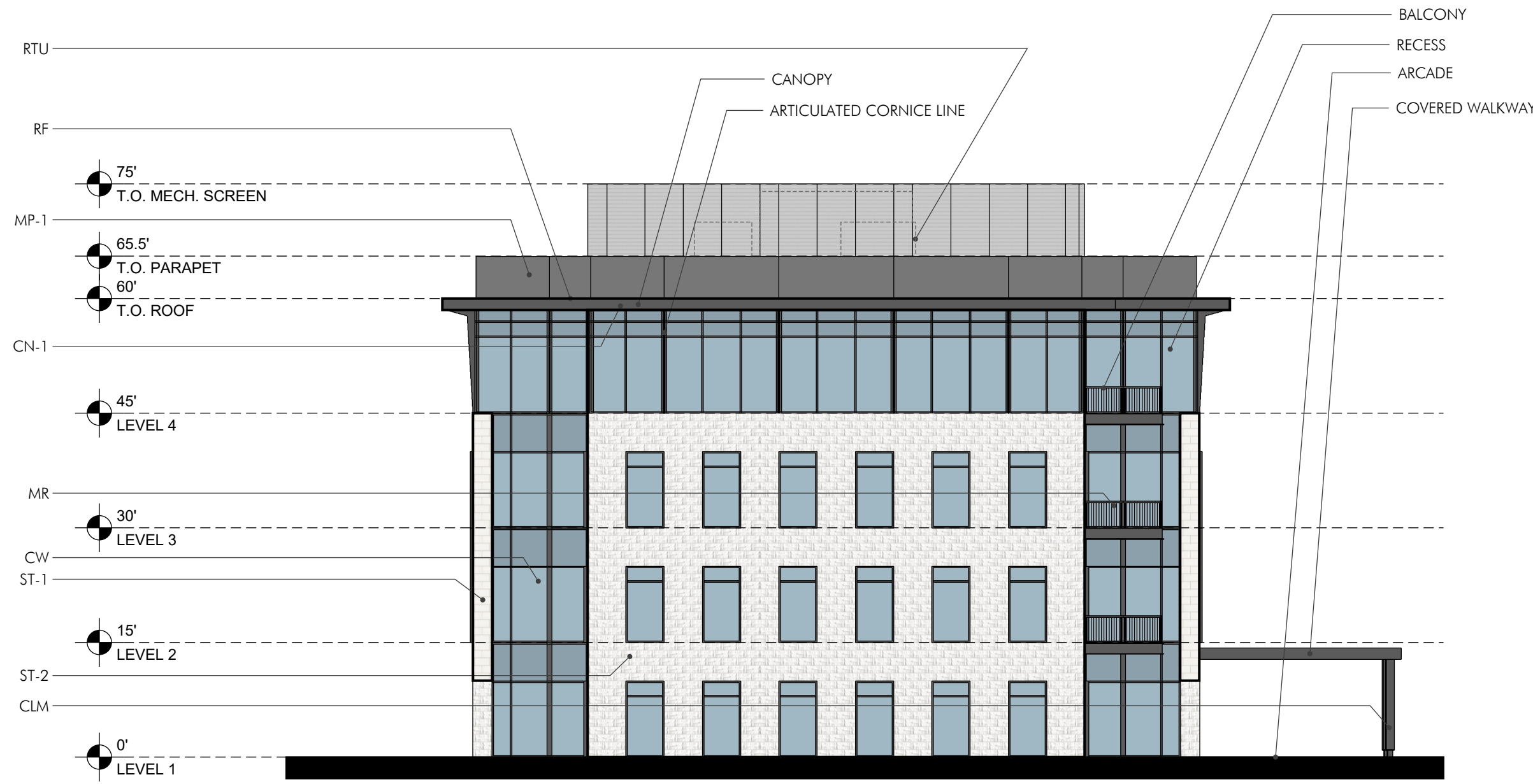
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
<b>OVERALL FAÇADE SURFACE AREA</b>	<b>7,619 SF</b>	<b>100%</b>

**South Façade**

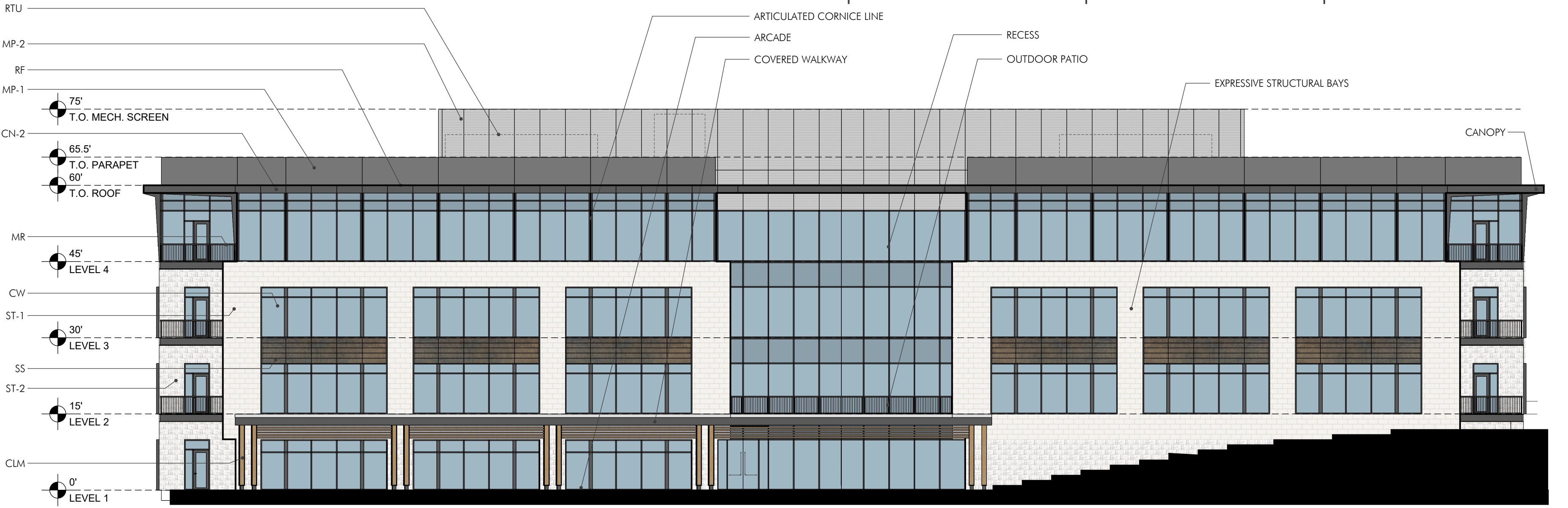
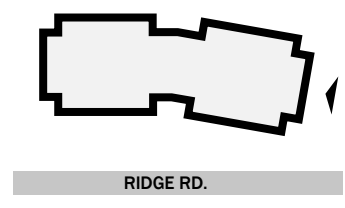
Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
<b>OVERALL FAÇADE SURFACE AREA</b>	<b>14,950 SF</b>	<b>100%</b>

**West Façade**

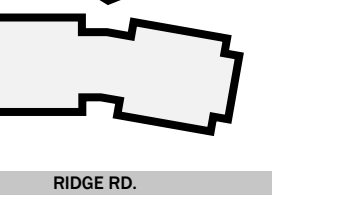
Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
<b>OVERALL FAÇADE SURFACE AREA</b>	<b>5,373 SF</b>	<b>100%</b>



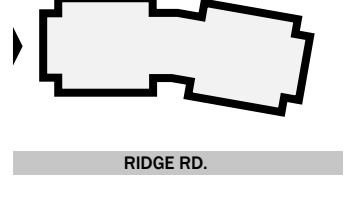
**1 EAST ELEVATION**  
Scale: 1/16" = 1'



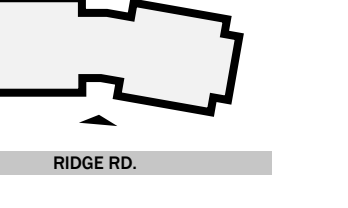
**2 NORTH ELEVATION**  
Scale: 1/16" = 1'



**3 WEST ELEVATION**  
Scale: 1/16" = 1'



**4 SOUTH ELEVATION**  
Scale: 1/16" = 1'



**PROPOSED BUILDING MATERIAL LEGEND**

ST-1 : BUFF LIMESTONE, VENEER  
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 SS : SINTERED STONE TILE  
 MP-1 : ALUMINUM COMPOSITE PANEL  
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**PROPOSED BUILDING MATERIAL LEGEND CONT.**

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**Primary & Secondary Material Calculations**

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Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
<b>Total</b>	<b>4,940 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
<b>Total</b>	<b>0 SF</b>	<b>0%</b>

**Total** 4,940 SF 100%

**East Façade**

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	750 SF	0%
<b>Total</b>	<b>2,250 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
<b>Total</b>	<b>0 SF</b>	<b>0%</b>

**Total** 2,250 SF 100%

**South Façade**

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
<b>Total</b>	<b>4,047 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
<b>Total</b>	<b>0 SF</b>	<b>0%</b>

**Total** 4,047 SF 100%

**West Façade**

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
<b>Total</b>	<b>1,914 SF</b>	<b>100%</b>

Secondary Material	SF	% of Secondary
<b>Total</b>	<b>0 SF</b>	<b>0%</b>

**Total** 1,914 SF 100%

**Overall Material Calculations**

**North Façade**

Material	SF	% of Overall Façade
CW	9,354 SF	52%
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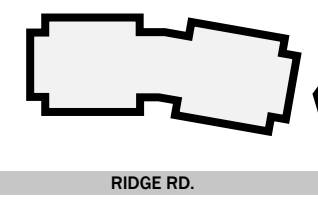
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<b>OVERALL FAÇADE SURFACE AREA</b>	<b>5,373 SF</b>	<b>100%</b>

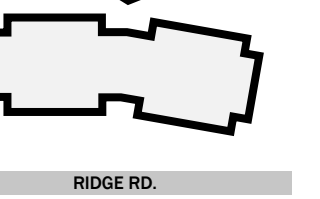
**ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN**



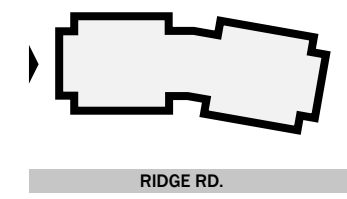
**3 EAST ELEVATION BUILDING STRUCTURE**  
Scale: 1/16" = 1'



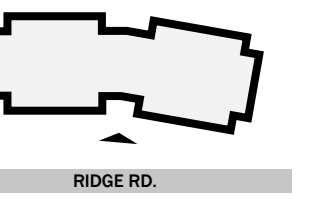
**1 NORTH ELEVATION BUILDING STRUCTURE**  
Scale: 1/16" = 1'



**4 WEST ELEVATION BUILDING STRUCTURE**  
Scale: 1/16" = 1'



**2 SOUTH ELEVATION BUILDING STRUCTURE**  
Scale: 1/16" = 1'





DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR) 0.19	
FOUNDATION TYPE REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS	

SITE INFORMATION		
OVERALL AREA	279,442 SF	6.42 ACRES (66.14%)
LOT 1	96,644 SF	2.22 ACRES (22.87%)
LOT 2	46,402 SF	1.07 ACRES (10.98%)
TOTAL	422,488 SF	9.6990 ACRES
LOT 1		
PAVEMENT	106,403 SF	2.44 ACRES (38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES (8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES (53.61%)
TOTAL	279,442 SF	6.42 ACRES

Luminaire Legend		
Symbol	Description	#
[Symbol]	VSX-1-T1-15L-4K-SINGLE	28
[Symbol]	VSX-1-T1-15L-4K-DUAL	11

- NOTES**
- VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
  - CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
  - PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
  - LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
  - FIXTURES ARE MOUNTED 16' IN HEIGHT
  - FIXTURES ARE 140 WATTS

### VXSX ARRAY LED Specifications



Project Name:  
Catalog Number:  
Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing. The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 18 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years, and is available in standard or custom colors.

The VSX Array LED Series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

#### Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VXSX-1	T1 T2 T3 T4 T4A T5LR T5LS	5L 10L 15L 20L 25L	3K 4K 5K 5000K	UNV 8 5	AM WM RPPS RPPS TSSR TSSR TSSR	BZ BK SBK WH SWH GP GY SL CC	PCR-120 PCR-208 PCR-240 PCR-277 PCR-480 PER SPINPER UPMA-S UPMA-R BAPW ROT-R ROT-L	RPPS RPP4 RPPS UPMA-S UPMA-R BAPW ROT-R ROT-L



### Features & Specifications

**Housing**

- Cast aluminum LED housing with integral cooling fins for thermal management.

**Mounting Arm/Driver Compartment**

- Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

**Thermal Management**

- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LED's life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

**Optical System**

- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, V, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

**New LED Array Technology**

- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

**Quali-Guard® Finish**

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adhesion and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

**Electrical Assembly**

- The VSX Array LED series is supplied with a choice of 350, 530, 700, 1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

**Warranty**

- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards). Five (5) year on finish. For full warranty information, please visit [visionairelighting.com](http://visionairelighting.com).

**Options**

- Photo cell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adapter
- Cast Wall Plate
- Rotated Optics

**Listings**

- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

**Logos:** ENEC, ANS, ETL, IP65, IES, DLC, UL.

**Graphic Scale:** 0 20 40 80 FEET

**North Arrow:** NORTH

**KE ANDREWS OFFICE**  
LOTS 1 & 2  
9.6990 ACRES, E.P. GAINS CHISM SURVEY  
ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: KE ANDREWS  
1900 DALROCK ROAD  
ROWLETT, TEXAS 75088  
CONTACT: KEVIN LLOYD  
EMAIL: KLLOYD@KEATX.COM

LANDSCAPE ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700, DALLAS, TX 75240  
TEL. NO. 972-770-1300  
CONTACT: PAT HART, PLA

**Kimley»Horn**  
13455 NOEL RD. TWO GALLERIA OFFICE TOWER  
SUITE 700 DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-235-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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**PHOTOMETRIC PLAN**

PH 1.00

REVISIONS: No. DATE BY

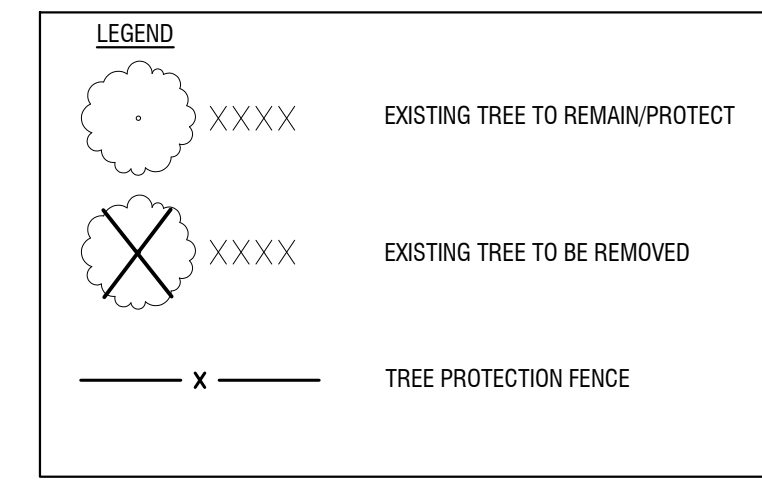
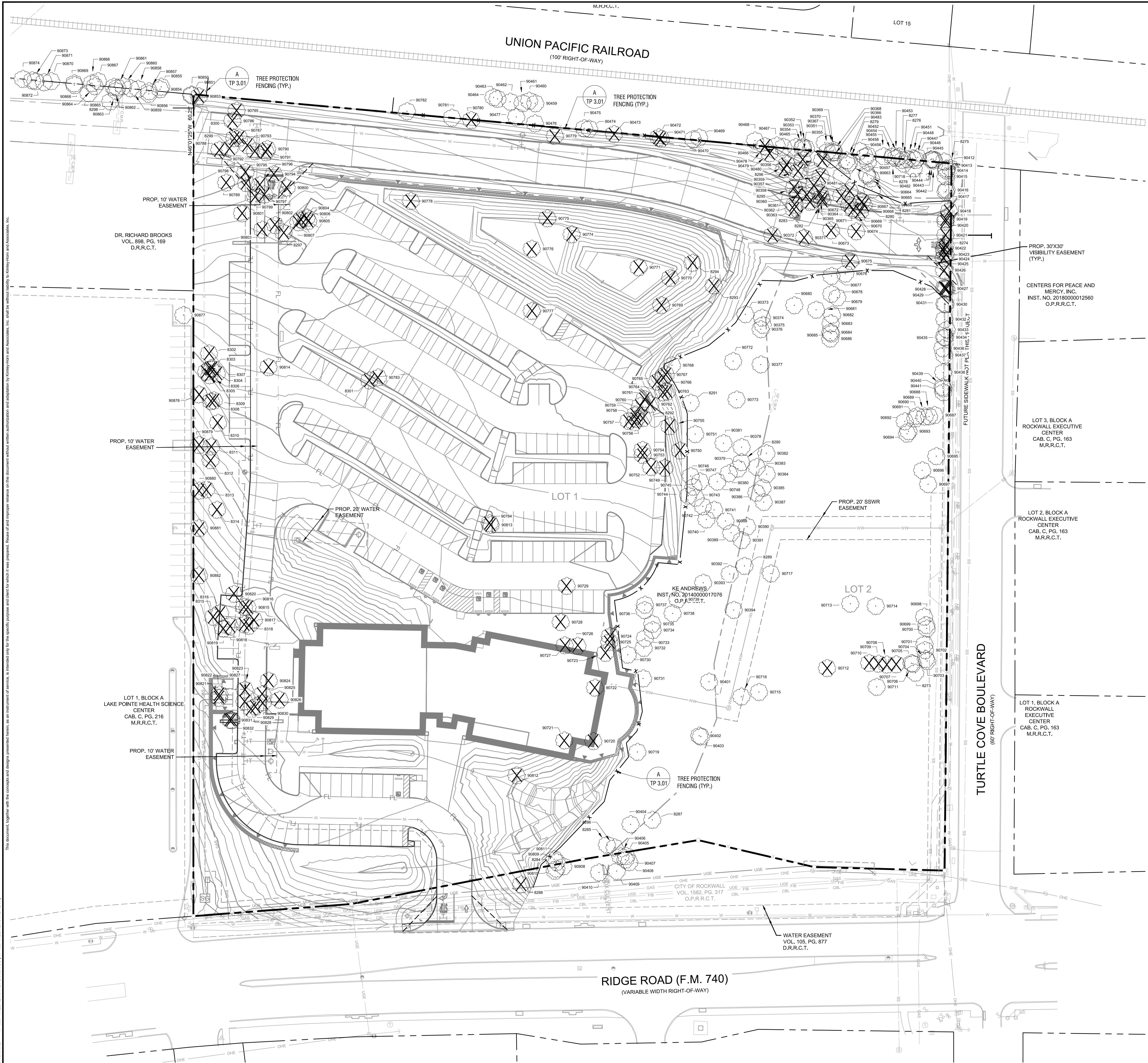
KE ANDREWS OFFICE PREPARED FOR KE ANDREWS  
CITY OF ROCKWALL, TEXAS

KHA PROJECT 064539200  
DATE 07/15/2019  
SCALE AS SHOWN  
DESIGNED BY PBH  
DRAWN BY BDM  
CHECKED BY BDA



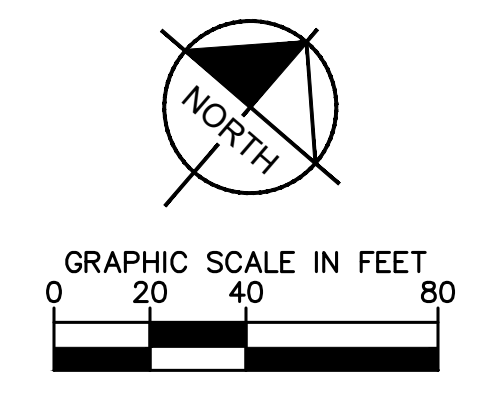
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 PLOTTED BY: MAHMOUD S. EL-SAYED  
 DRAWN BY: MAHMOUD S. EL-SAYED  
 DWG NAME: TP 1.00 - TREE REMOVAL PLAN

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and acknowledgment by Kimley-Horn and Associates, Inc. shall be the user's sole responsibility.



DEVELOPMENT INFORMATION	
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BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
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FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
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LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
<b>TOTAL</b>	<b>422,488 SF</b>	<b>9.6990 ACRES</b>	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
<b>TOTAL</b>	<b>279,442 SF</b>	<b>6.42 ACRES</b>	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
<b>TOTAL</b>	<b>96,644 SF</b>	<b>2.22 ACRES</b>	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
<b>TOTAL</b>	<b>46,402 SF</b>	<b>1.07 ACRES</b>	



**KE ANDREWS OFFICE**  
 LOTS 1 & 2  
 9.6990 ACRES, E.P. GAINS CHISM SURVEY  
 ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER/DEVELOPER:** KE ANDREWS  
 1900 DALROCK ROAD  
 ROWLETT, TEXAS 75088  
 CONTACT: KEVIN LLOYD  
 EMAIL: KLLOYD@KEATX.COM

**LANDSCAPE ARCHITECT:** KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 TEL. NO. 972-770-1300  
 CONTACT: PAT HART, P.L.A.

**Kimley-Horn**

13455 NOEL RD. 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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**KE ANDREWS OFFICE**  
 PREPARED FOR  
**KE ANDREWS**  
 CITY OF ROCKWALL, TEXAS

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**TREE REMOVAL PLAN**

SHEET NUMBER  
**TP 1.00**

No.	REVISIONS	DATE	BY



