

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
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	USE USE
100 YEAR FLOOD PLANE	---

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	311
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	61
PHASE II TRUCK PARKING	17
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

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 14 DAY OF Sept. 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

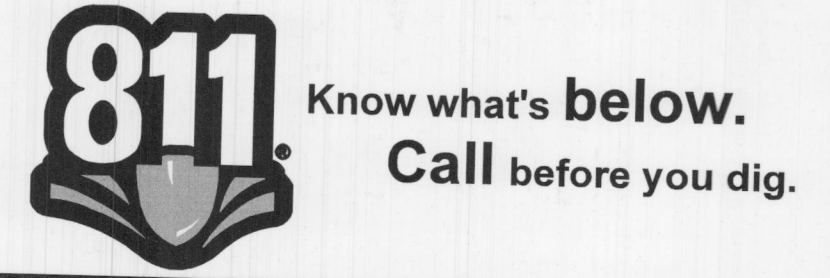
DEVELOPER
 STREAM INDUSTRIAL DEVELOPMENT SERVICES
 CONTACT: BATES ARNOT
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE NUMBER: (214) 560-2433
 EMAIL: BATES.ARNOT@STREAMREALTY.COM

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

NOTES

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

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



Kimley»Horn
 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX P-928
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Kimley»Horn
 PRELIMINARY
 NOT FOR CONSTRUCTION OR PERMITS PURPOSES
 DATE: SEPTEMBER 2021
 SCALE: AS SHOWN
 DESIGNED BY: DFG
 DRAWN BY: DSA
 CHECKED BY: DFG

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

SITE PLAN
 SHEET NUMBER
SP-1
 CITY FILE NO. SP2021-024

VICINITY MAP

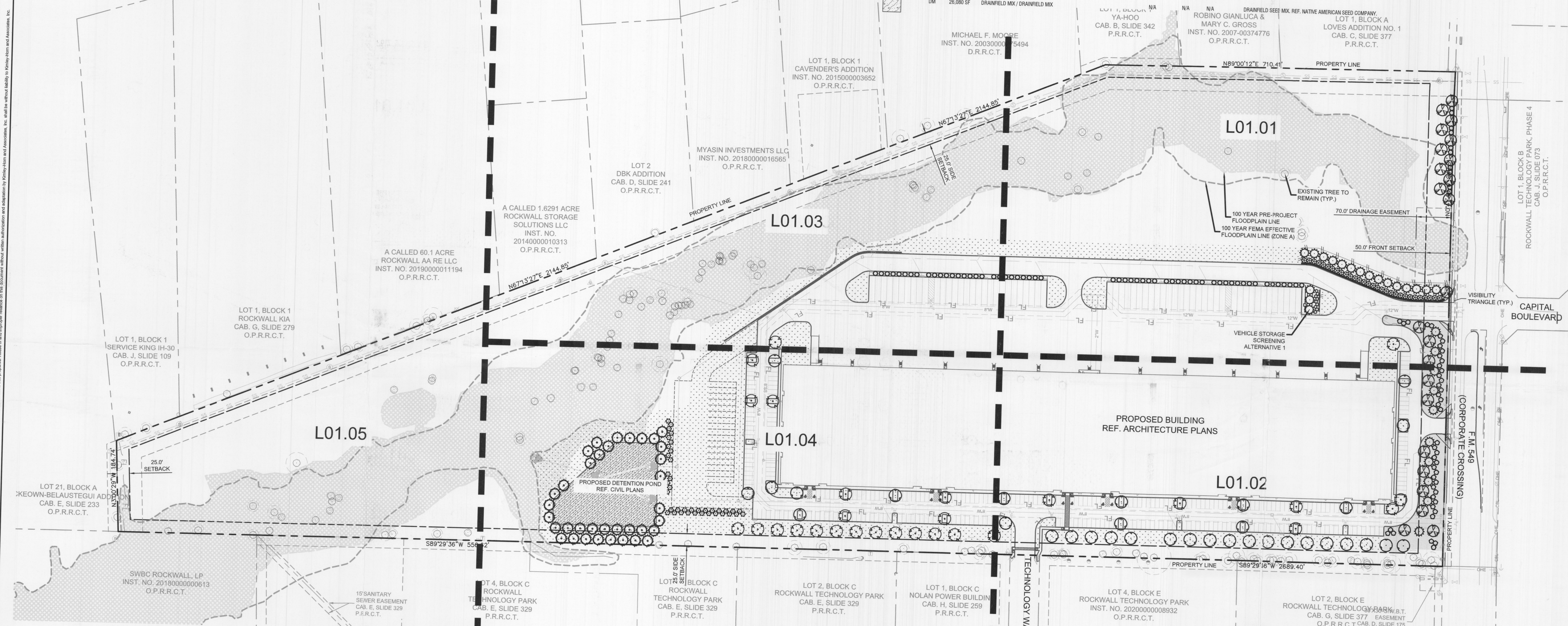
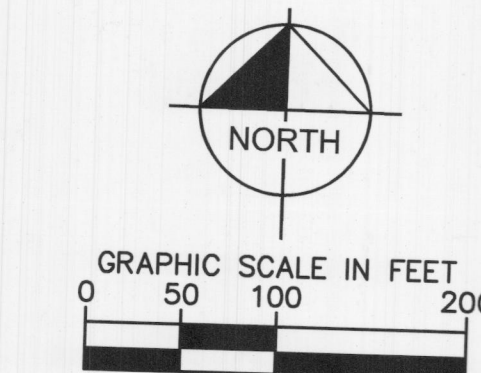


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
UA	34		ULMUS PARVIFLORA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
TD	37		TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OC	28		QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
CL	57		CHLOPSIS 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		UNGADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8'-10' HT.	SINGLE STEM, FULL
OS	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

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
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
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	ROOT	SIZE	SPACING	REMARKS
SEED	198,116 SF		CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
SOD	30,811 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	26,080 SF		DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	



City of Rockwall Landscape Requirements - Article 08
 TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)
 ZONED LIGHT INDUSTRIAL

LANDSCAPE AND FENCE STANDARDS	Required	Provided
Landscape Buffers - FM 549 Overlay District The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-foot All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. Two (2) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-foot of linear of frontage along the primary roadway F.M. 549 (Corporate Crossing) (1,000 LF / 100' = 20 Canopy Trees (1,000 LF / 100' = 40 Accent Trees (1,000 LF / 100' = 10 Cedar Trees	50 wide landscape buffer along FM 549 Yes	50 wide landscape buffer along FM 549 Yes
Landscape Screening Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 01.05 Screening Standards, of Article 5, District Development Standards. Alternative #1: A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center. Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate. Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas.	20 Canopy Trees 40 Accent Trees 10 Cedar Trees Yes	23 Canopy Trees 53 Accent Trees 10 Cedar Trees Yes
	N/A	N/A
	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required Landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750. 28,200 SF / 750 = 38 Canopy & Accent Trees	Yes	Yes
Parking Lot Landscaping If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 322 parking spaces / 10 = 31 trees No required parking space may be located more than 80 feet from the trunk of a canopy tree	31 Trees Yes	31 Trees Yes

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

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 14 DAY OF Sept. 2021.
 WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021
 PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

811 Know what's below. Call before you dig.
 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.

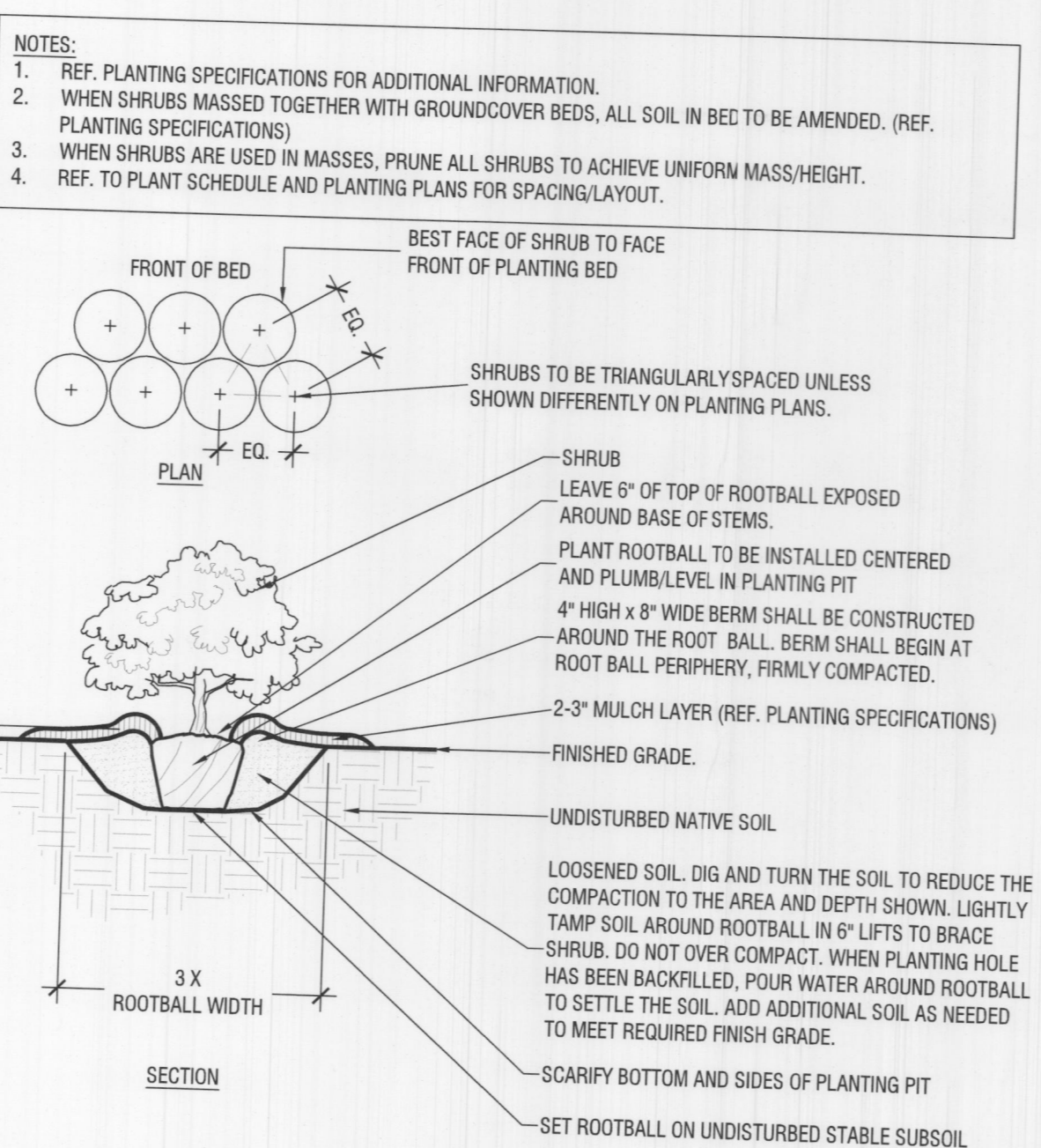
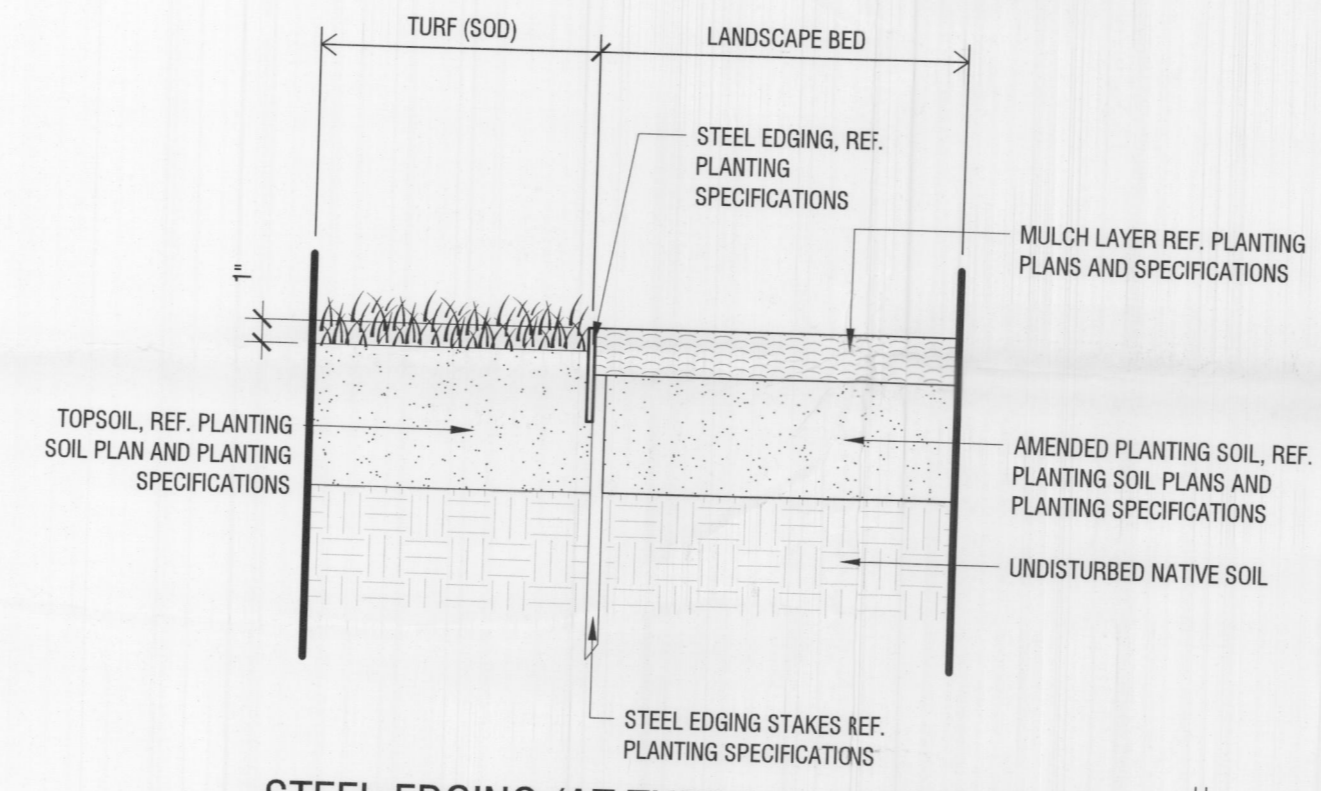
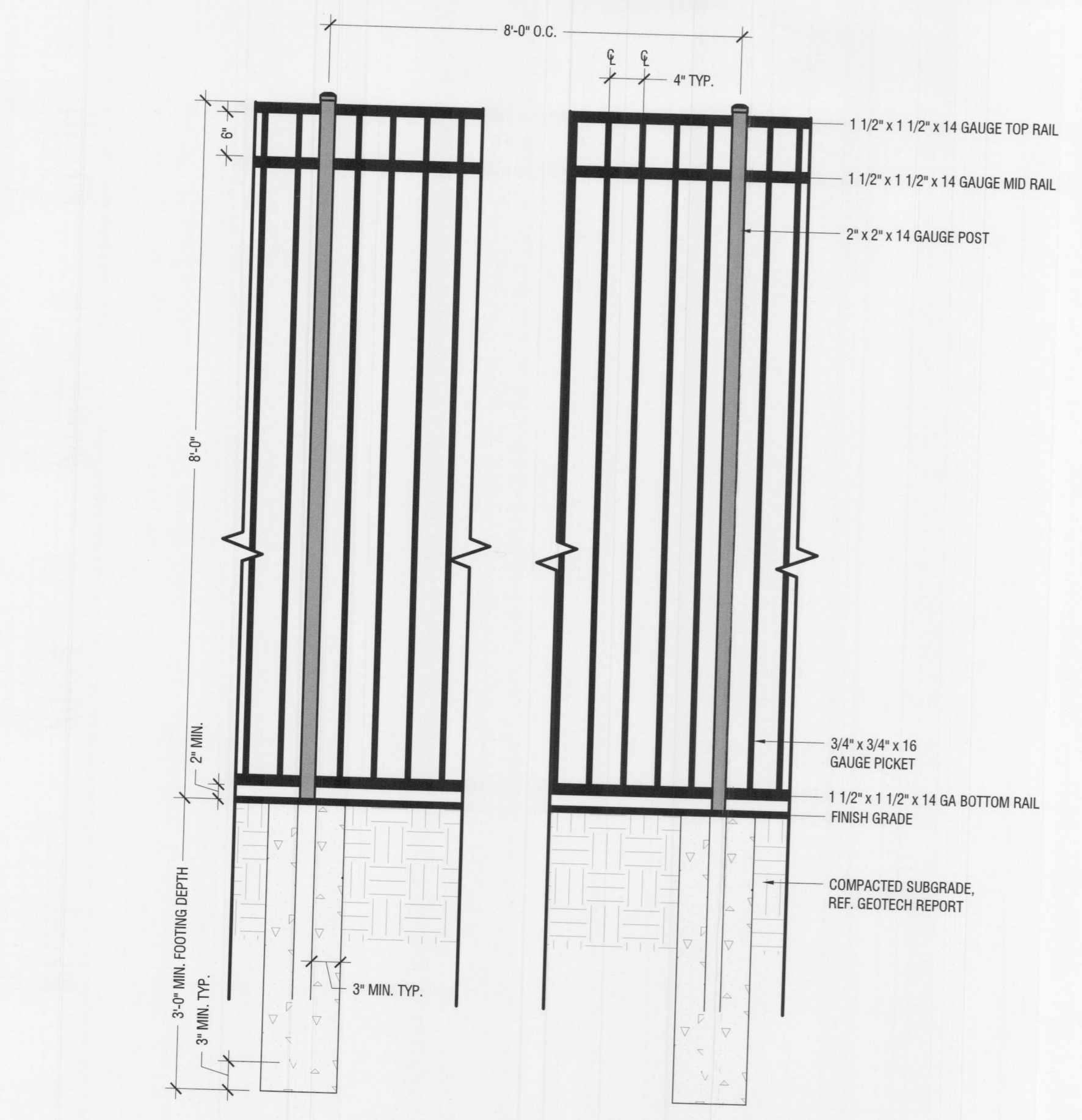
Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-828
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STREAM ROCKWALL LANDSCAPE PLAN
 PREPARED FOR
 STREAM REALTY ACQUISITION, L.L.C.
 ROCKWALL, TEXAS

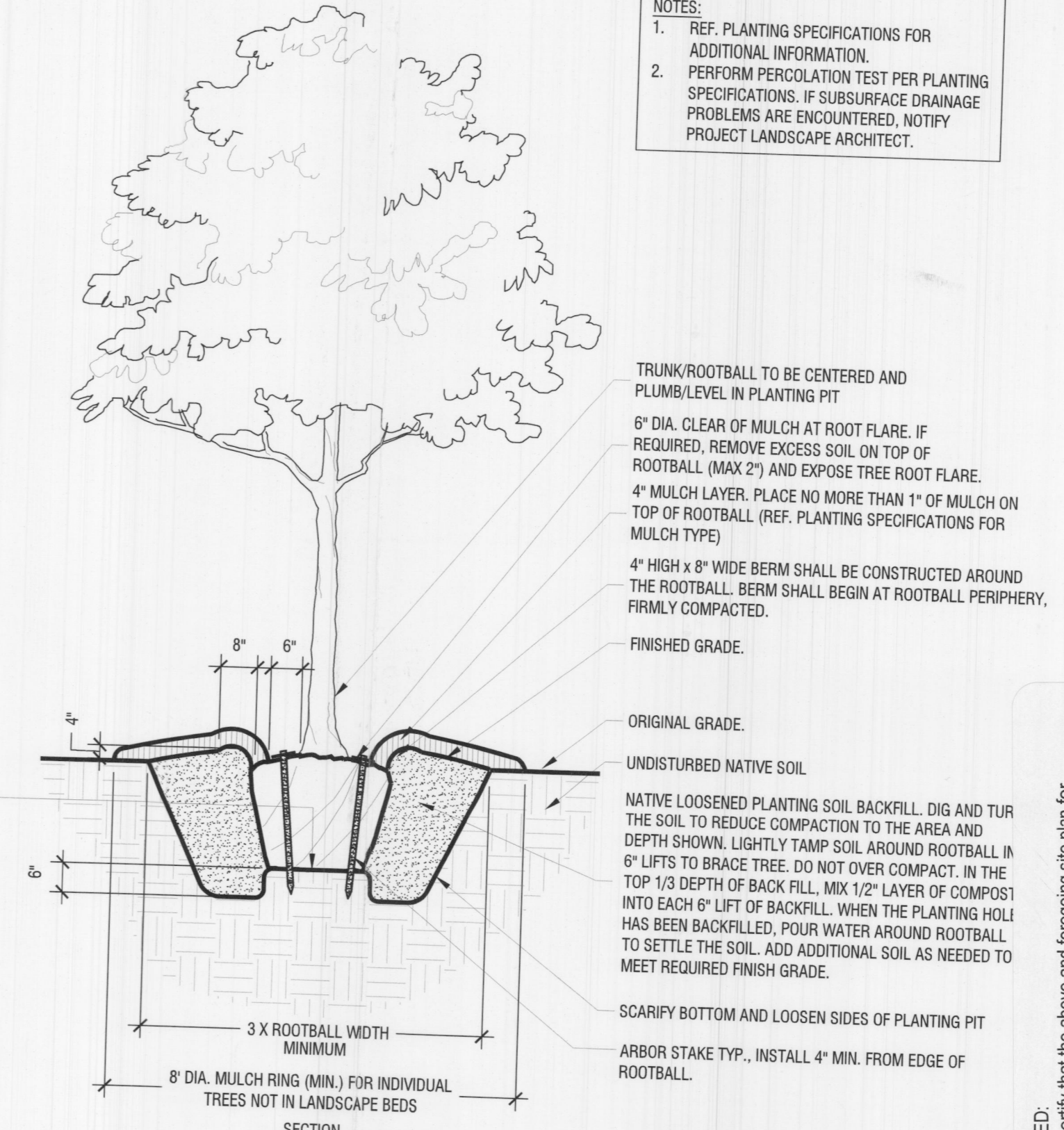
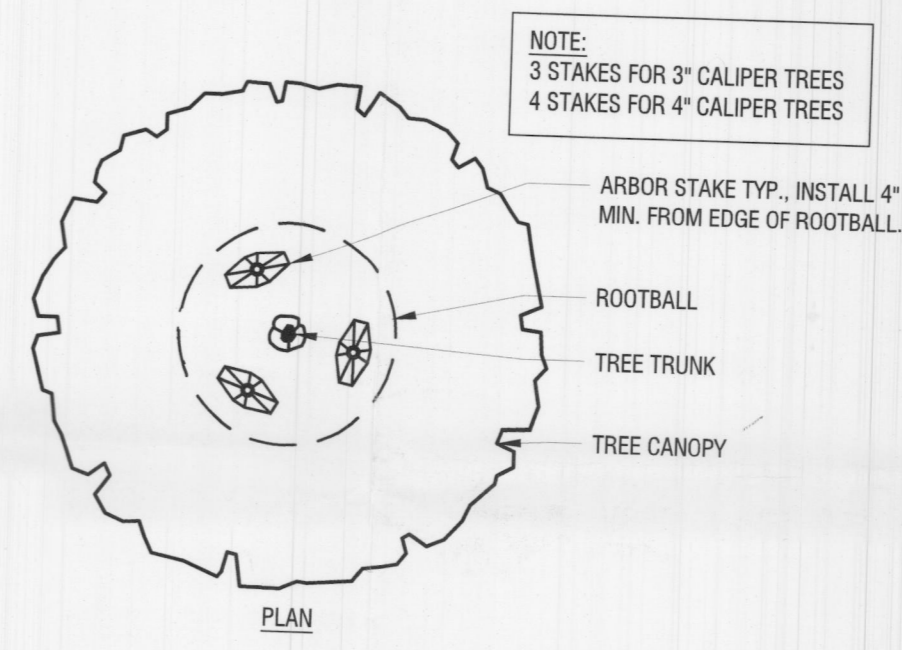
OVERALL LANDSCAPE PLAN
 SHEET NUMBER L01.00

DATE: _____
 REVISIONS: _____
 NO. _____

09/17/2021 08:45:00 AM
 KIMLEY-HORN AND ASSOCIATES, INC.
 13456 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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- PLANTING NOTES:**
1. 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.
 2. 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.
 3. 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.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
 5. 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.
 6. 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.
 7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
 9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
 11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
 12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
 13. PLANT MATERIAL SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
 14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
 15. ALL LIMB STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDINGS OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
 16. 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 FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
 17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (MIN.) AFF.
 18. 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.



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

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 17 day of September, 2021.
 [Signature]
 Chairman, Planning & Zoning Commission.

No.	REVISIONS	DATE

Kimley»Horn
 13456 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
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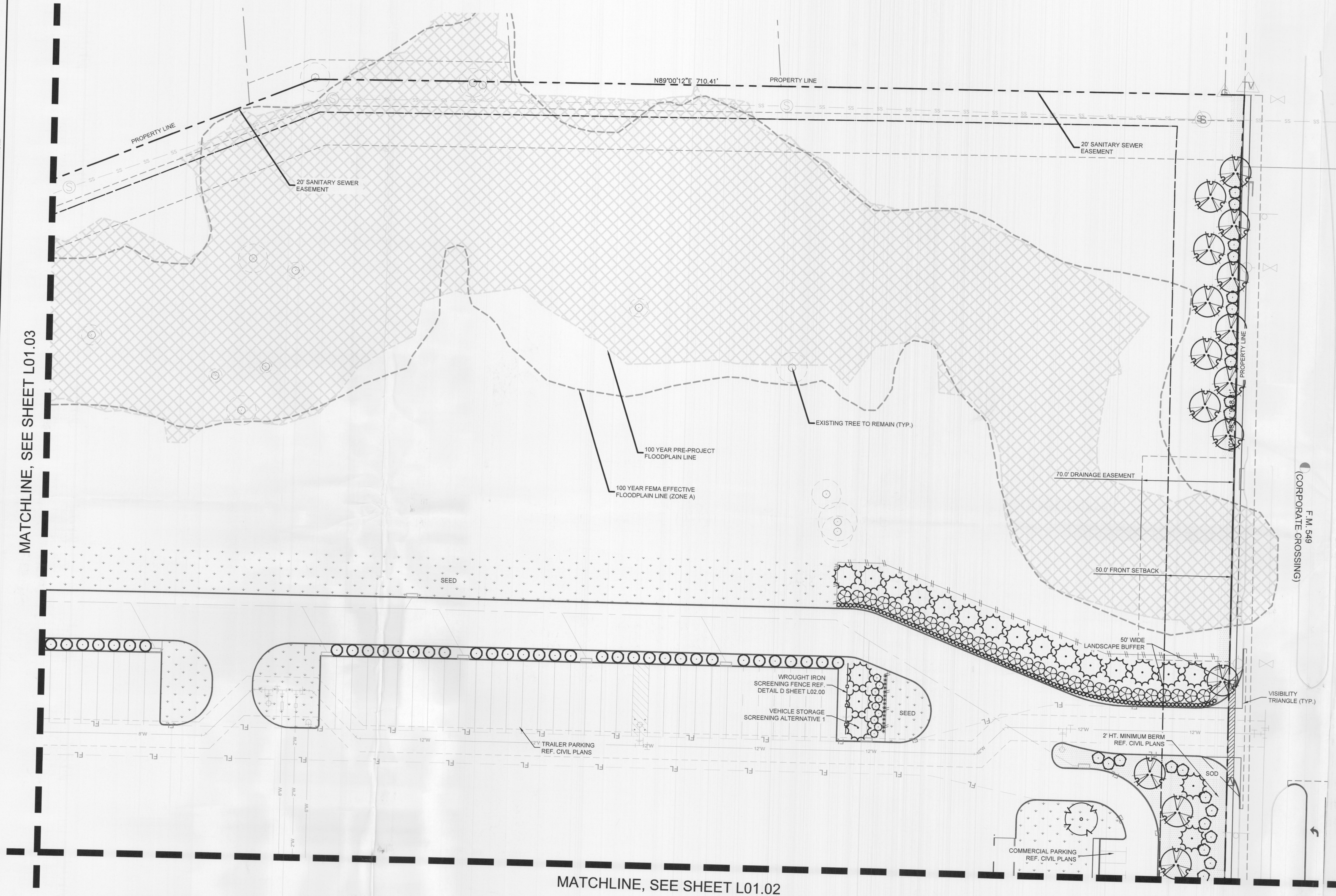
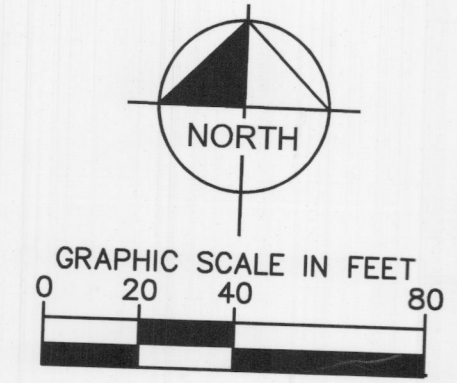
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 R.L.A. ELAINE D. MUKULIK
 L.A. No. 3486 Date: 09/07/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	AMIS	AMIS	AMP
068213100	SEPTEMBER 2021	AS SHOWN				

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

LANDSCAPE DETAILS

SHEET NUMBER
L02.00



MATCHLINE, SEE SHEET L01.03

MATCHLINE, SEE SHEET L01.02

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

TREES	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
QC	QUERCUS MUEHLBERGII / CHINKAPIW OAK	
CL	CHILOPSIS LINEARIS / DESERT WILLOW	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
US	UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE	
OS	QUERCUS SHUMARDII / SHUMARDI 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 / BERMLIDA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMLIDA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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 WWW.KIMLEY-HORN.COM TX F-628
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Kimley»Horn
 R.L.A. BLAINE D. MURPHY
 L.A. No. 3456 Date 09/07/2021

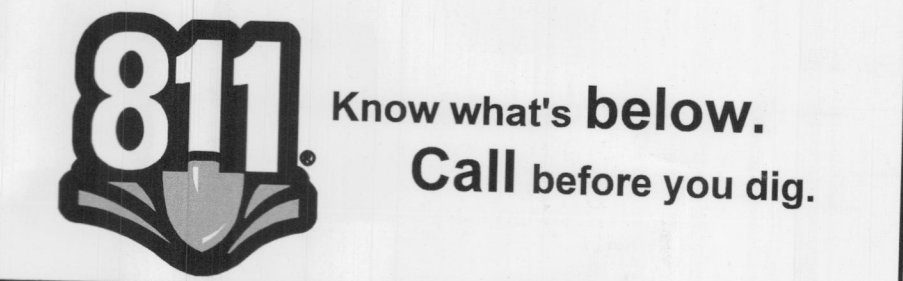
K/A PROJECT	08821510	DATE	SEPTEMBER 2021	SCALE	AS SHOWN	DESIGNED BY	AMIS	DRAWN BY	AMIS	CHECKED BY	AMP
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STREAM ROCKWALL
 PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
 ROCKWALL, TEXAS

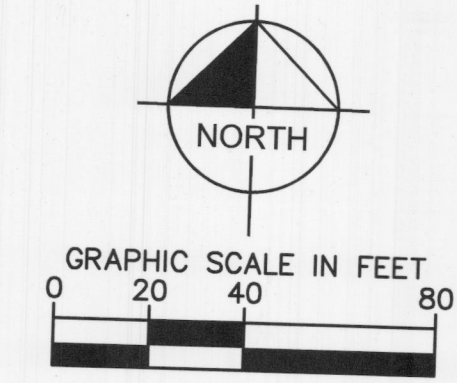
LANDSCAPE PLAN
 (1 OF 5)

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 14 DAY OF Sep 2021
 WITNESS OUR HANDS, THIS 14 DAY OF Sep 2021
 PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

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IMAGES:
 LAST SAVED:
 USER:
 DATE:
 TIME:
 PROJECT:
 SHEET:
 DRAWING:
 LPT 10 - LANDSCAPE PLAN - REVISING



MATCHLINE, SEE SHEET L01.01

MATCHLINE, SEE SHEET L01.04

PROPOSED BUILDING
REF. ARCHITECTURE PLANS

COMMERCIAL PARKING
REF. CIVIL PLANS

PROPOSED SIDEWALK
REF. CIVIL PLANS

COMMERCIAL PARKING
REF. CIVIL PLANS

VISIBILITY
TRIANGLE (TYP.)

F.M. 549
(CORPORATE CROSSING)

50' WIDE
LANDSCAPE BUFFER

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

TREES	
CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
TD	TAXODIUM DISTICHUM / BALD CYPRESS
QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
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US	UNGUADA SPECIOSA / MEXICAN BUCCOYE
QS	QUERCUS SHUMARDII / SHUMARD RED OAK
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
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CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
DM	DRAINFIELD MIX / DRAINFIELD MIX

TECHNOLOGY WAY

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

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

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

EXISTING TREE TO
REMAIN (TYP.)

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 14 DAY OF Sept. 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY
DISCREPANCIES.



LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L01.02

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

KHA PROJECT
088213100
DATE
SEPTEMBER 2021
SCALE
AS SHOWN
DESIGNED BY
AMS
DRAWN BY
AMS
CHECKED BY
AMP

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
R.L.A. BLAINE D. MCKELVEY
L.L.A. No. 3489 Date: 09/07/2021

Kimley-Horn

13485 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: (214) 757-1800 FAX: (972) 238-3820
WWW.KIMLEY-HORN.COM TX F-528
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

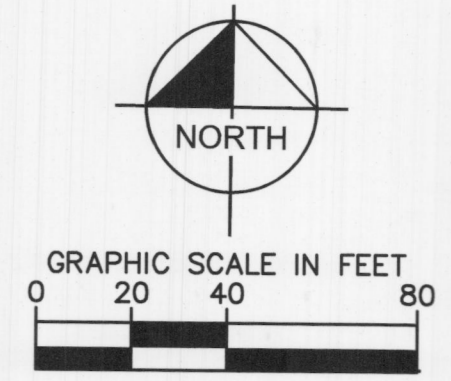
REVISIONS

DATE

PLANS
LAST DRAWN
DATE
DRAWN BY
CHECKED BY
DATE
SCALE
PROJECT NO.
SHEET NO.

Kimley-Horn and Associates, Inc. shall be held liable for the accuracy of the information contained herein, in accordance with the professional seal of the engineer of record.

MICHAEL F. MOORE
INST. NO. 20030000275494
D.R.R.C.T.



LOT 1, BLOCK 1
CAVENDER'S ADDITION
INST. NO. 2015000003652
O.P.R.R.C.T.

MYASIN INVESTMENTS LLC
INST. NO. 2018000016565
O.P.R.R.C.T.

LOT 2
DBK ADDITION
CAB. D, SLIDE 241
O.P.R.R.C.T.

A CALLED 1.6291 ACRE
ROCKWALL STORAGE
SOLUTIONS LLC
INST. NO.
20140000010313
O.P.R.R.C.T.

N67°13'27"E 2144.85'

N67°13'27"E 2144.85'

PROPERTY LINE

20' SANITARY SEWER
EASEMENT

100 YEAR FEMA EFFECTIVE
FLOODPLAIN LINE (ZONE A)

100 YEAR PRE-PROJECT
FLOODPLAIN LINE

SEED

RETAINING WALL
REF. CIVIL PLANS

TRAILER PARKING
REF. CIVIL PLANS

EXISTING TREE TO
REMAIN (TYP.)

SEED

MATCHLINE, SEE SHEET L01.04

MATCHLINE, SEE SHEET L01.01

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

TREES	
CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
TD	TAXODIUM DISTICHUM / BALD CYPRESS
QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL	CHLOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US	LINGNADIA SPECIOSA / MEXICAN BUCKEYE
QS	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 CHINENSIS / 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

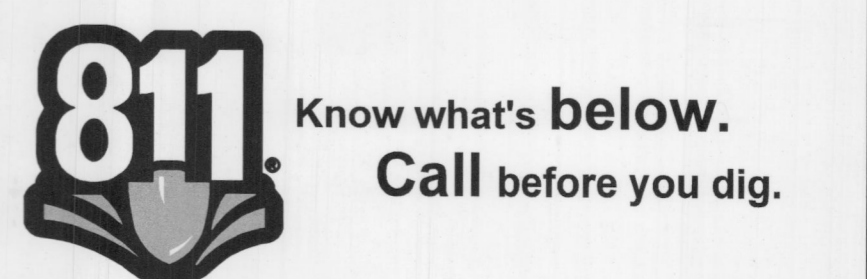
SITE PLAN SIGNATURE BLOCK

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 14 DAY OF Sept. 2024.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2024

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.



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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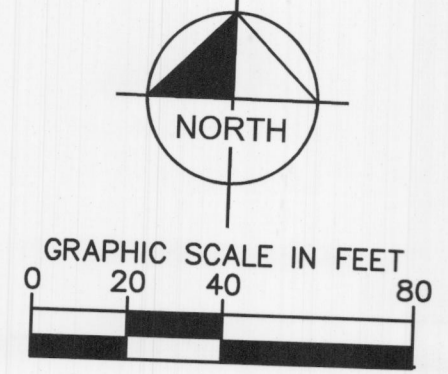
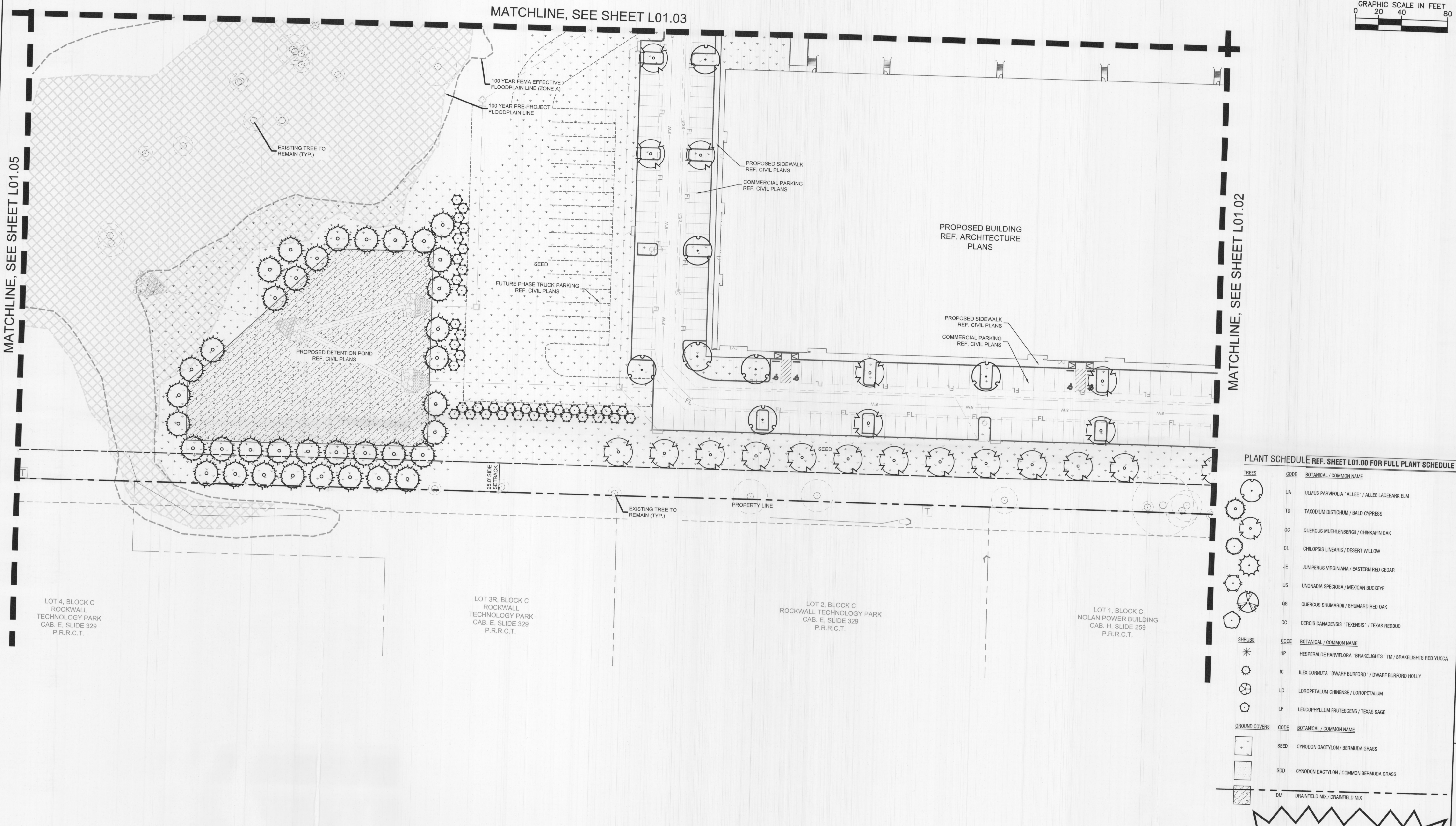
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3458 Date: 09/07/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	AMIS	AMIS	AMP
086219100	SEPTEMBER 2021	AS SHOWN	AMIS	AMIS	AMIS	AMIS

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

LANDSCAPE PLAN
(3 OF 5)
SHEET NUMBER
L01.03

IMAGES: 09/27/2021 1:30:30 AM
 LAST SAVED: 09/27/2021 1:30:30 AM
 DRAWN BY: DAVID DAVIS
 CHECKED BY: DAVID DAVIS
 PLOT: 100 - LANDSCAPE PLAN
 PROJECT: STREAM ROCKWALL TECHNOLOGY PARK
 SHEET: L01.05
 DATE: 09/27/2021
 TIME: 1:30:30 AM
 USER: DAVID DAVIS
 SYSTEM: 192.168.1.100
 IP: 10.10.10.10



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

CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFLORA 'ALLEE' / ALLEE LACEBARK ELM
TD	TAXODIUM DISTICHUM / BALD CYPRESS
QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL	CHLOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
QS	QUERCUS SHUMARDII / SHUMARD RED OAK
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
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
SEED	CYNODON DACTYLON / BERMUDA GRASS
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
DM	DRAINFIELD MIX / DRAINFIELD MIX

TREES
 SHRUBS
 GROUND COVERS

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 14 DAY OF Sept 2021.
 WITNESS OUR HANDS, THIS 14 DAY OF Sept 2021.
 [Signature] DIRECTOR OF PLANNING AND ZONING
 [Signature] PLANNING & ZONING COMMISSION, CHAIRMAN

811
 Know what's below.
 Call before you dig.

DATE _____
 REVISIONS _____
 No. _____

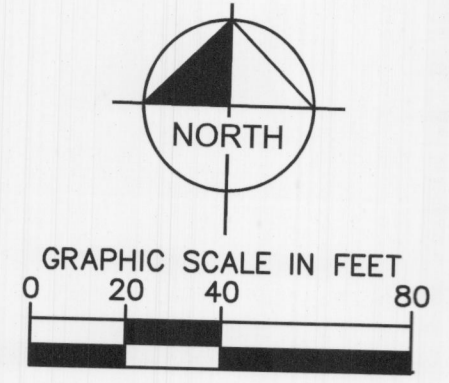
Kimley»Horn
 13465 NOEL ROAD TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75244
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 R.L.A. No. 3486 Date 09/27/2021

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

LANDSCAPE PLAN
 (4 OF 5)

SHEET NUMBER
L01.04



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

TREES	
CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFLORA 'ALLEE' / ALLEE LACEBARK ELM
TD	TAXODIUM DISTICHUM / BALD CYPRESS
OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
CL	CHLOPSIS LINEARIS / DESERT WILLOW
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
LS	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
OS	QUERCUS SHUMARDII / SHUMARD RED OAK
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
SHRUBS	
CODE	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™ / 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

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 14 DAY OF Sept. 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
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.

811 Know what's below.
Call before you dig.

MAPS: sblm, sblm12, sblm13, sblm14, sblm15, sblm16, sblm17, sblm18, sblm19, sblm20, sblm21, sblm22, sblm23, sblm24, sblm25, sblm26, sblm27, sblm28, sblm29, sblm30, sblm31, sblm32, sblm33, sblm34, sblm35, sblm36, sblm37, sblm38, sblm39, sblm40, sblm41, sblm42, sblm43, sblm44, sblm45, sblm46, sblm47, sblm48, sblm49, sblm50, sblm51, sblm52, sblm53, sblm54, sblm55, sblm56, sblm57, sblm58, sblm59, sblm60, sblm61, sblm62, sblm63, sblm64, sblm65, sblm66, sblm67, sblm68, sblm69, sblm70, sblm71, sblm72, sblm73, sblm74, sblm75, sblm76, sblm77, sblm78, sblm79, sblm80, sblm81, sblm82, sblm83, sblm84, sblm85, sblm86, sblm87, sblm88, sblm89, sblm90, sblm91, sblm92, sblm93, sblm94, sblm95, sblm96, sblm97, sblm98, sblm99, sblm100
 LAST SAVED: 9/7/2021 10:12 AM
 DRAWN BY: J. KIMLEY
 DATE: 9/7/2021
 PROJECT: LP 100 - LANDSCAPE PLAN - NEW DRG

Kimley»Horn

13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 100, DALLAS, TEXAS 75240
 PHONE: 972.770.1300 FAX: 972.722.8820
 WWW.KIMLEY-HORN.COM TX F-96B
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Kimley»Horn

R.L.A. BLAINE D. MIKULIK
 L.A. No. 3486 Date: 09/07/2021

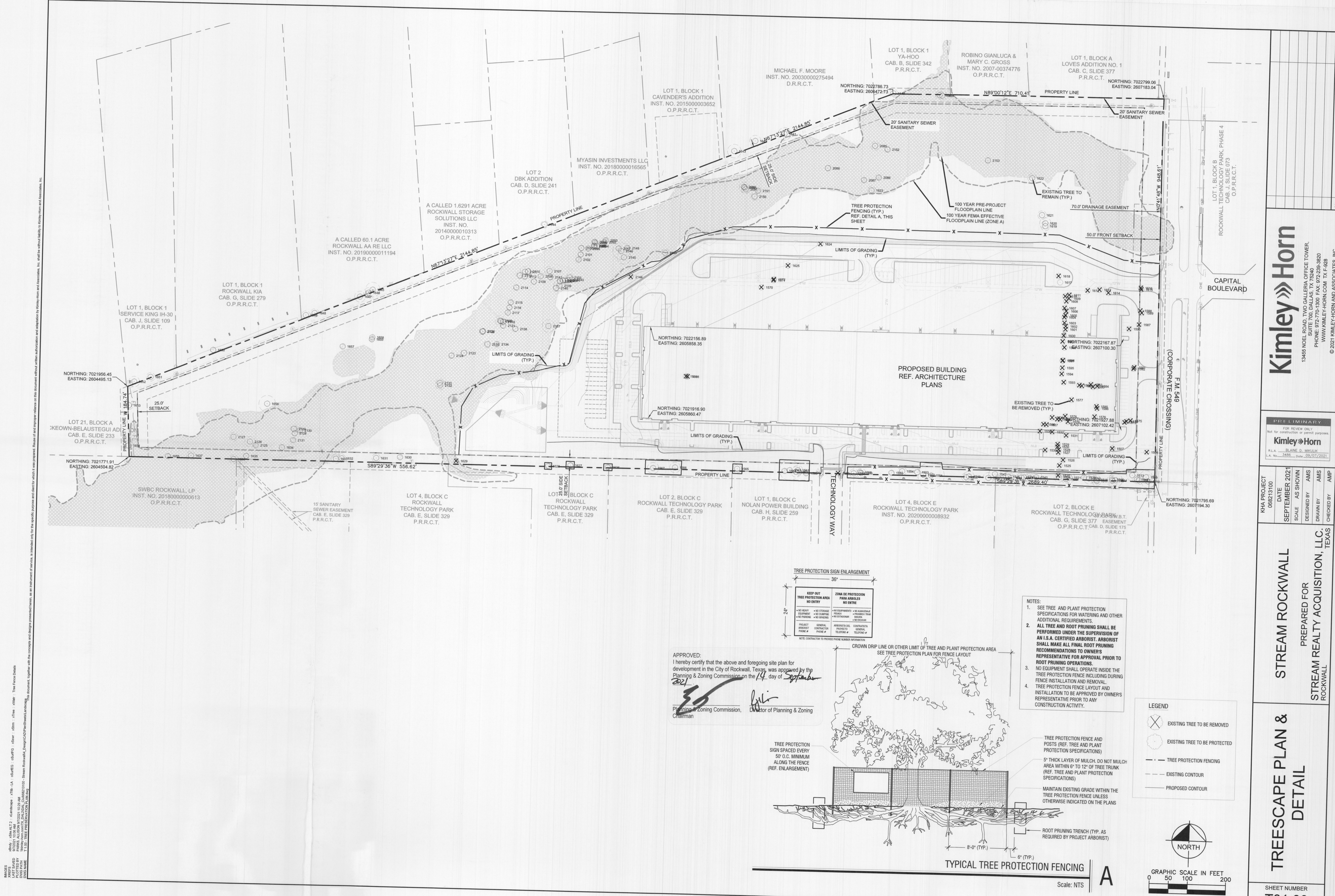
KHA PROJECT 068213100	DATE SEPTEMBER 2021	SCALE AS SHOWN	AMIS DESIGNED BY AMIS DRAWN BY AMIS CHECKED BY AMP
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STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
 ROCKWALL, TEXAS

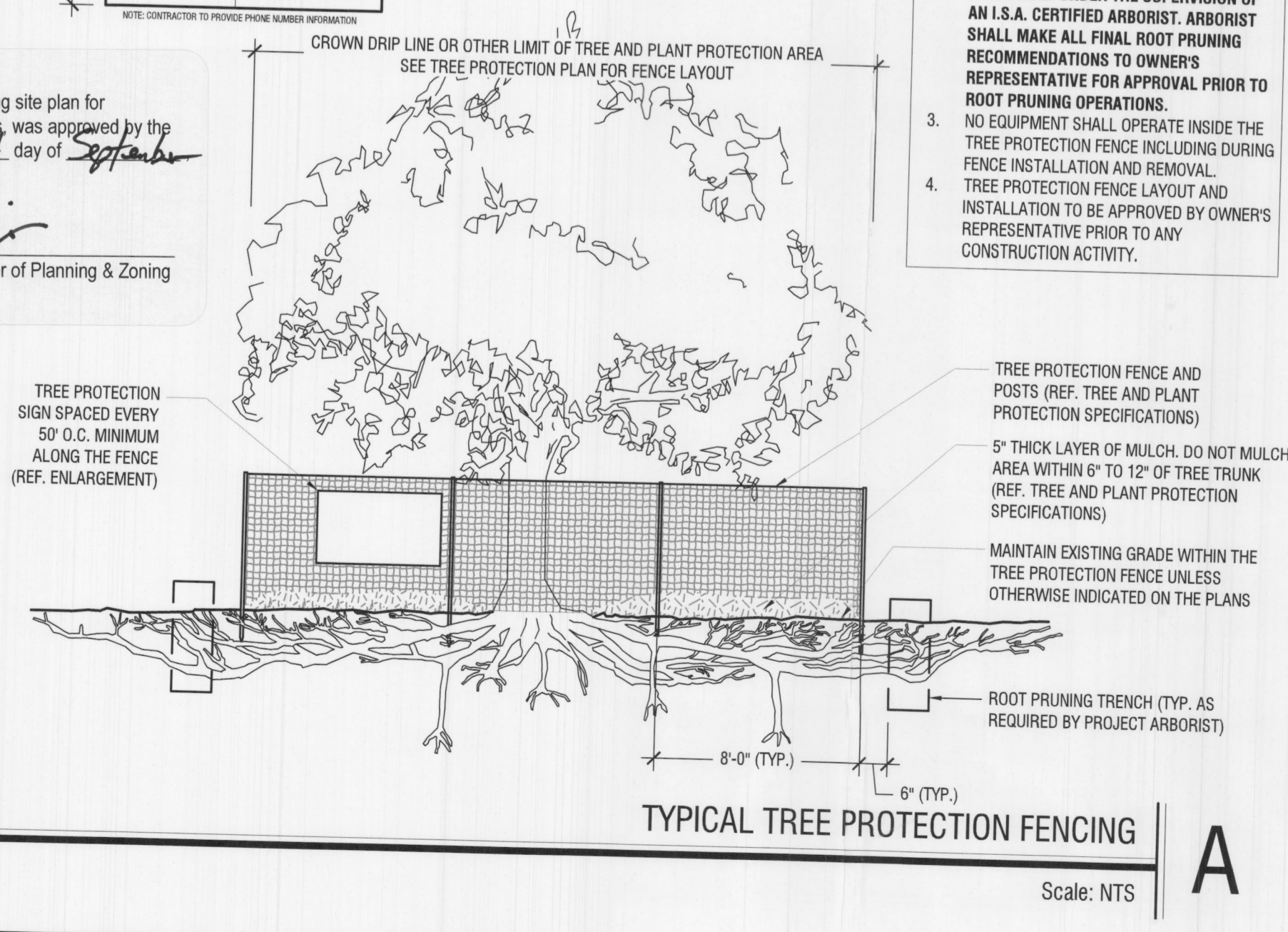
LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L01.05

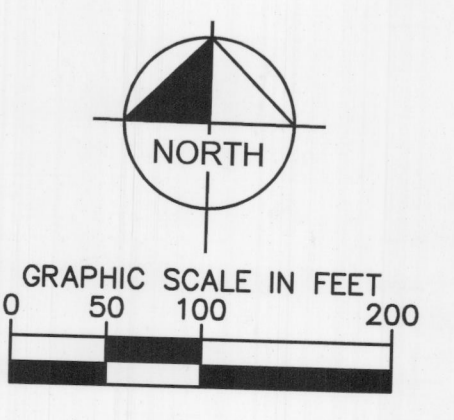
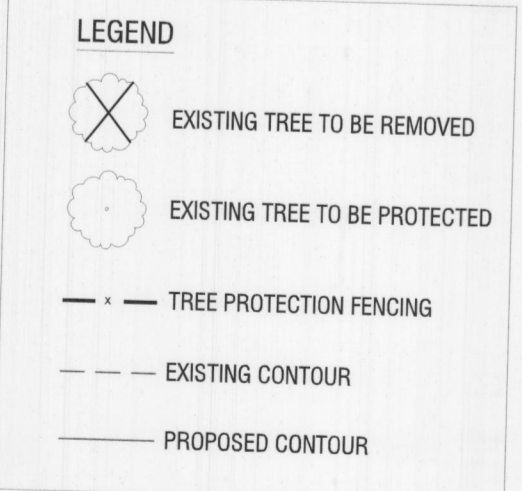


APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning and Zoning Commission on the 14 day of September 2021.

[Signature]
Director of Planning & Zoning
Chairman



- NOTES:**
- SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 - 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 OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
 - 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.



MADES: 11/23/21 10:20 AM
 LATE SAVED: 11/23/21 10:20 AM
 DRAWN BY: JAVIER
 CHECKED BY: JAVIER
 DATE: 11/23/21
 TITLE: TREE PROTECTION PLAN

DATE

NO

REVISIONS

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75244
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F 028
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PRELIMINARY

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Kimley»Horn

R.L.A. BLAINE D. MARKS, JR.
I.L.A. No. 3458 Date: 09/27/2021

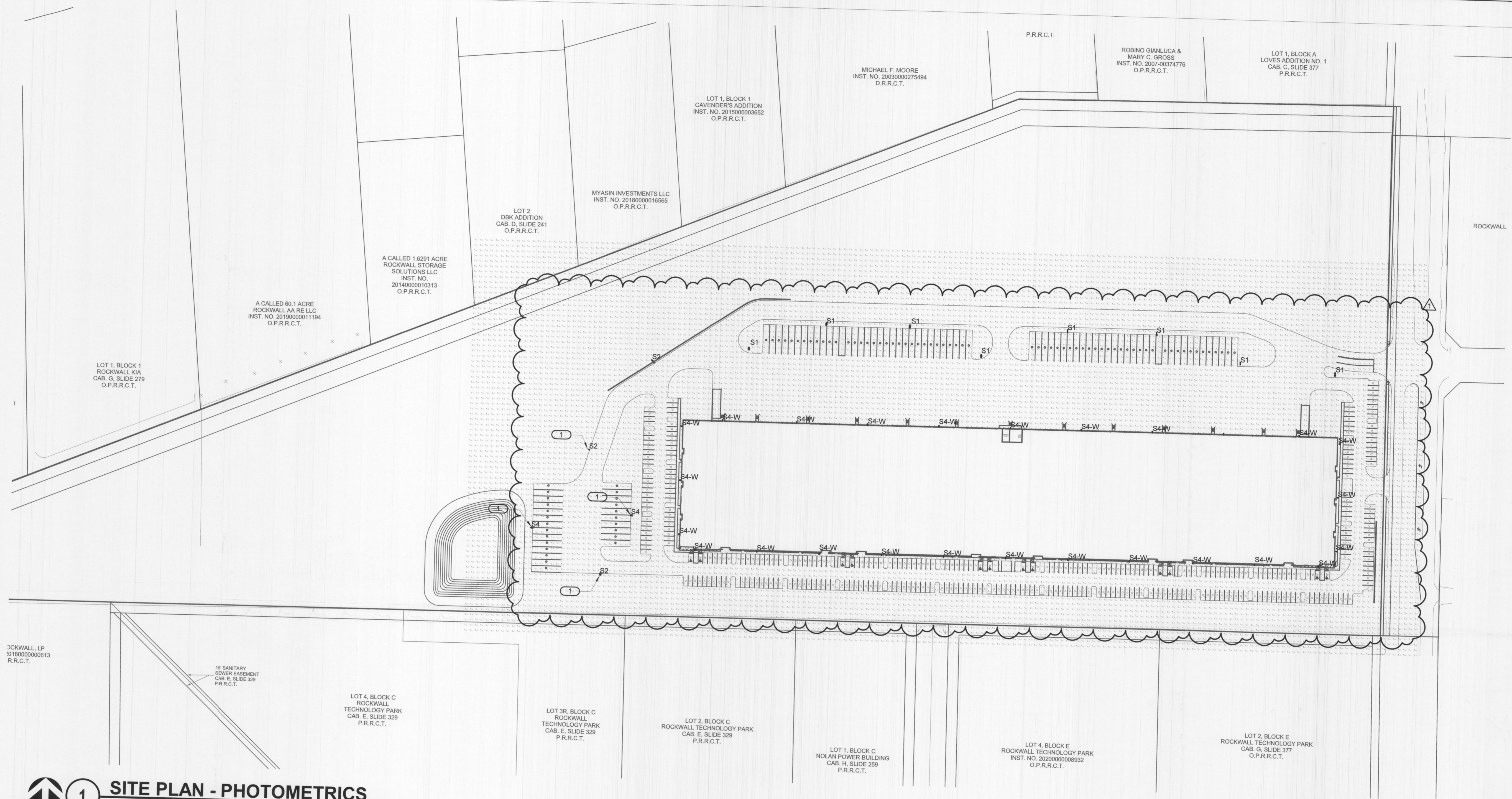
KHA PROJECT	066213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

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

TREESCAPE PLAN & DETAIL

SHEET NUMBER
T01.00



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

NOTES BY SYMBOL "O"

- 1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

TYPE	DESCRIPTION	LIGHTING FIXTURE SCHEDULE		BUG RATING	NOTES
		LAMPS	MANUFACTURER/CATALOG NUMBER		
S1	2 HEAD LED AREA LIGHT WITH (2) TYPE 5W DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	326W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T5W-MVOLT-SPA-PIRH-DBX AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC	B5-U0-G3	
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T2M-MVOLT-SPA-PIRH-DBX AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B4-U0-G4	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DBX AMERICAN LITE POLE SNS-16-40-11-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.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DBX	B4-U0-G5	

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission on the 17 day of September, 2021.

[Signature]
Director of Planning & Zoning

[Signature]
Chairman

CGRA PROJECT 2366

DATE AUG 2021

SCALE AS SHOWN

DESIGNED BY JLR

DRAWN BY MJE

CHECKED BY SA

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

09/03/21

SHEET NUMBER
E100

ELEVATION FINISHES:

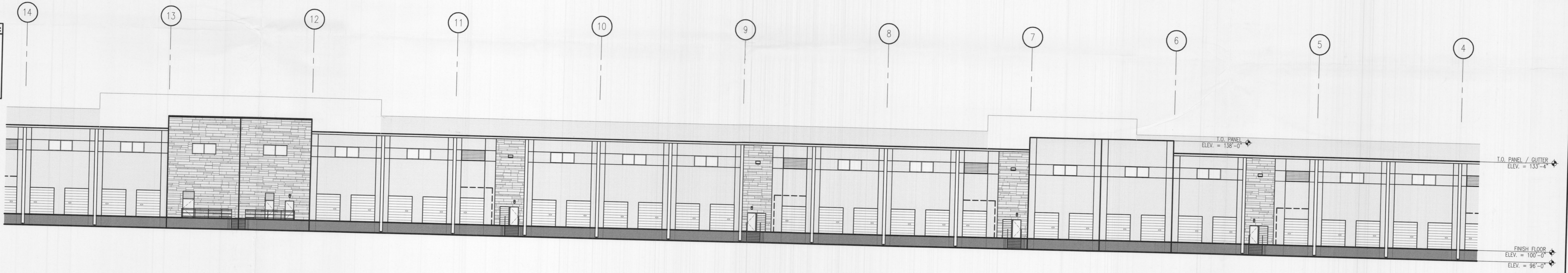
	PANT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
	PANT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
	PANT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
	PANT 4 COLOR TO MATCH SW 7016 (244-C5): "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



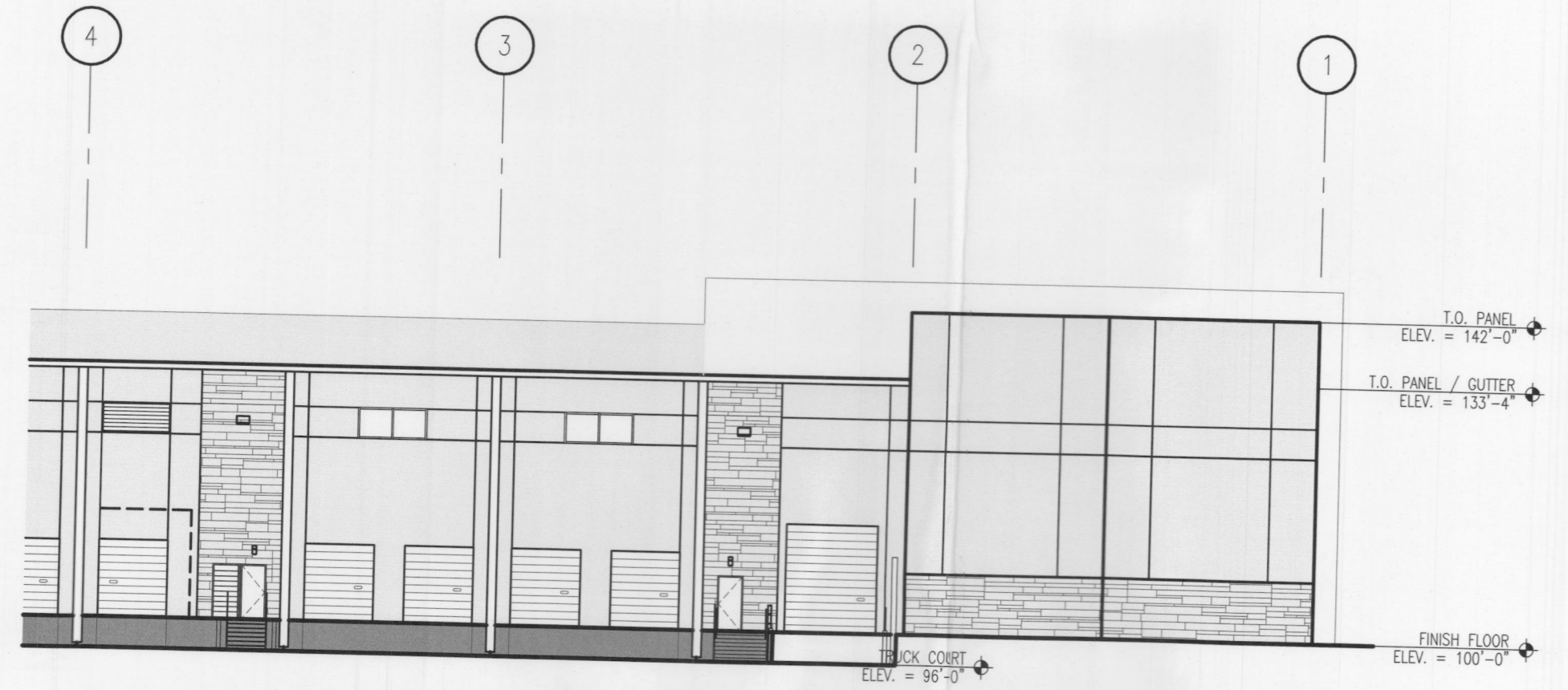
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (NORTH):

PAINTED TILT WALL - 28,322sf
STONE - 6,412sf
OPENINGS - 8,389sf
TOTAL AREA - 43,123sf
6,412 / 28,322 = 22.64%
STONE PERCENTAGE = 22.64%



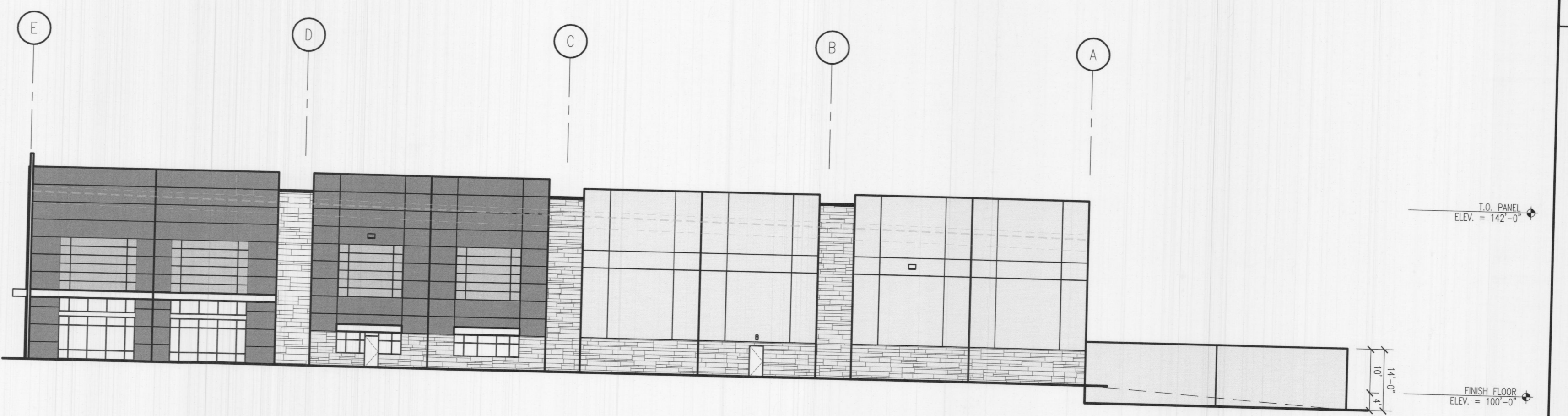
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



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

FINISH AREA CALCULATIONS (EAST):

PAINTED TILT WALL - 7,644sf
STONE - 2,059sf
OPENINGS - 680sf
TOTAL AREA - 10,383sf
2,059 / 7,644 = 26.94%
STONE PERCENTAGE = 26.94%



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

<p>gsr andrade ARCHITECTS 4121 Commerce St. Ste. 1 Dallas, Texas 75226 P 214.824.7040 F 214.887.0559</p>	REVISIONS	DATE			
	No.				
	<p>ROCKWALL DISTRIBUTION CENTER PREPARED FOR STREAM REALTY 1515 CORPORATE CROSSING ROCKWALL, TEXAS 75087</p>				
<p>GGRA PROJECT 2966</p>	<p>DATE AUG 2021</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY JR</p>	<p>DRAWN BY MJE</p>	<p>CHECKED BY SA</p>
<p>THE ARCHITECT CERTIFIES THAT THE ABOVE FOREGOING SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ROCKWALL, TEXAS AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF <u>August 2021</u> WITHIN OUR HANDS. THIS DAY OF <u>August 2021</u> AT <u>Rockwall, Texas</u>.</p> <p>TECHNICAL PERMITTING COMMISSION CHAIRMAN</p> <p>DATE OF PLANNING AND ZONING</p>					
<p>SHEET NUMBER A4.11</p>					

OR TO MATCH SW 7005
PURE WHITE

OR TO MATCH SW 6168
MODERNE WHITE

OR TO MATCH SW 7017
DORIAN GRAY

OR TO MATCH SW 7018
DOVETAIL

COLOR & PATTERN TO
ONADO - ELEMENT
E: "WHITE"

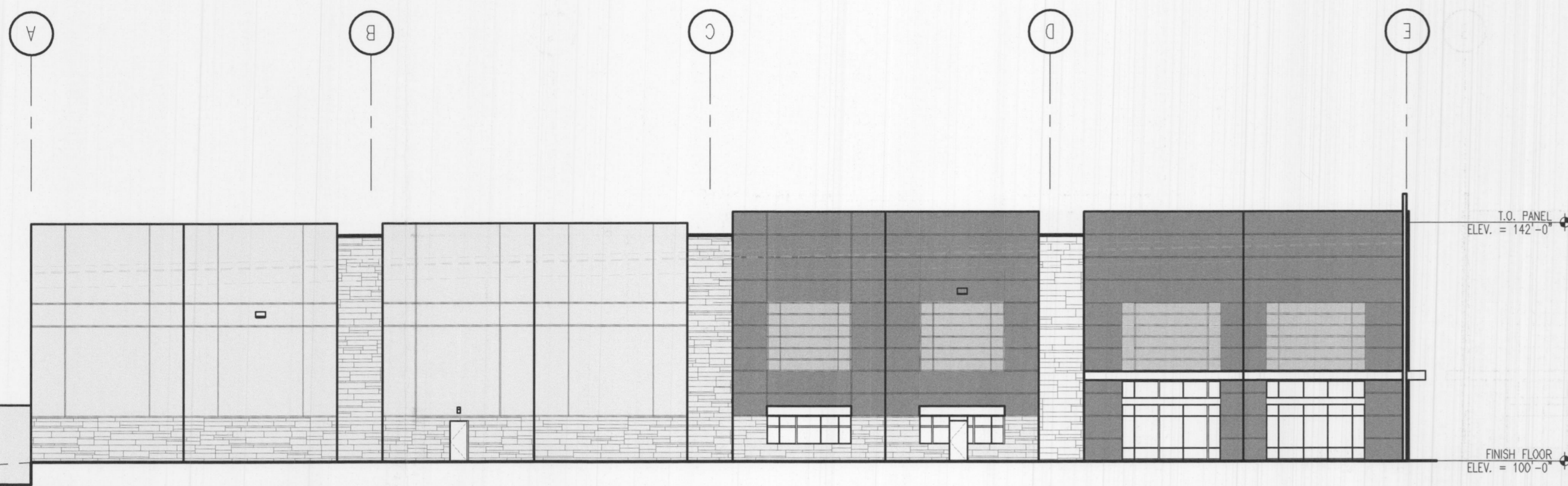
COLOR & PATTERN TO
ONADO - ELEMENT
E: "SILVER ASH"

CALCULATIONS (WEST):

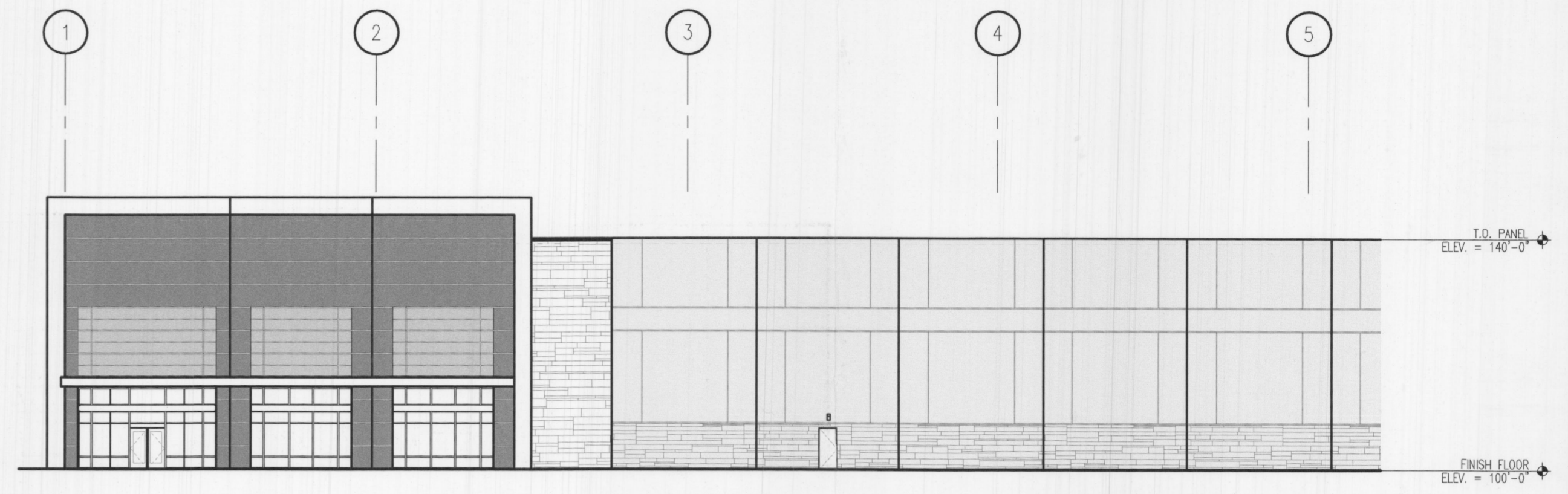
WALL - 7,644sf
3rd
80sf
10,383sf

= 2694

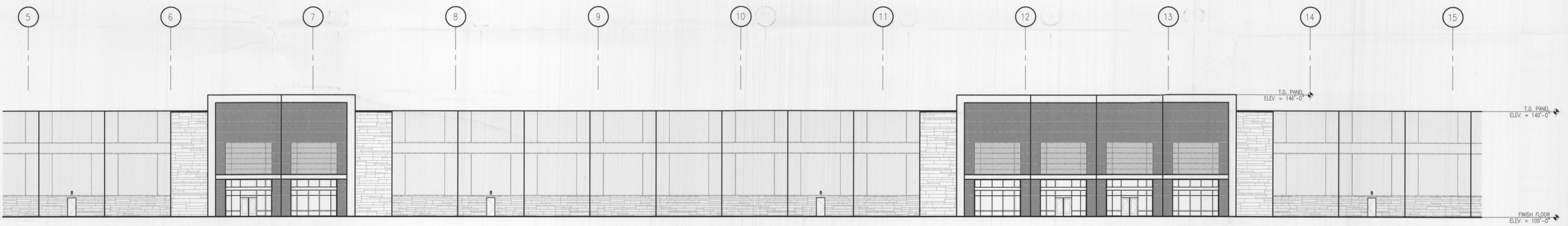
WAGE = 26.94%



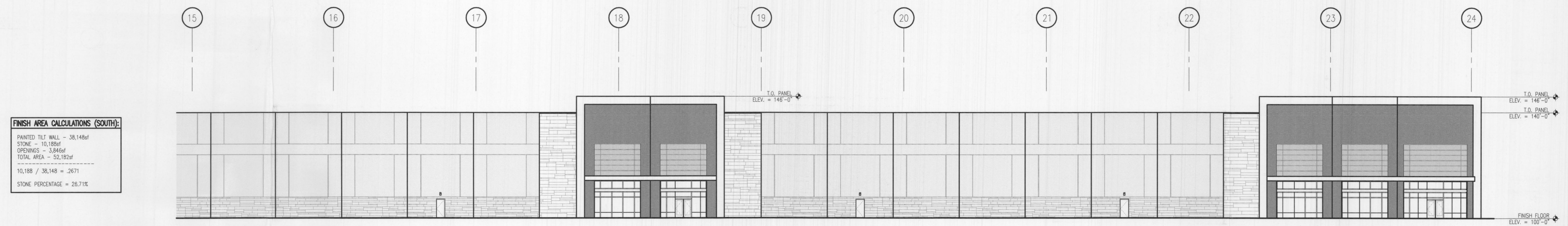
02 WEST ELEVATION
SCALE: 1" = 20'-0"



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



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



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

FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL - 38,148sf
STONE - 10,188sf
OPENINGS - 3,846sf
TOTAL AREA - 52,182sf

10,188 / 38,148 = 26.71%

STONE PERCENTAGE = 26.71%

NO.	REVISIONS	DATE

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



GGRA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
2986	AUG 2021	AS SHOWN	JR	MJE

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

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 CITY OF ROCKWALL ZONING COMMISSION ON THIS DATE: Aug 11, 2021
WITNESS OUR HANDS, THIS DAY OF August, 2021
APPROVING ZONING COMMISSION CHAIRMAN

SHEET NUMBER
A4.10