

**SITE DATA:**

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	Light Industrial
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
<b>SITE AREAS:</b>	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
DETENTION AREA:	58,569 SF
<b>PARKING:</b>	
WAREHOUSE (1:1000 SF)(282155 sf)	263.00 SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00 SPACES
TOTAL REQUIRED:	337 SPACES
PROVIDED:	339 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES

\*SPACES ARE INCLUDED IN TOTAL ABOVE

NOTES:  
 1. ALL EXISTING ON-SITE APPURTENANCES ARE TO BE DEMOED PRIOR TO CONSTRUCTION  
 2. ALL BARB WIRE FENCE SHALL BE DEMOED.

NOTE:  
 ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

- PAVING LEGEND**
- 9" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
  - 8" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
  - 6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
  - 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
  - 4" THICK, 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - EASEMENT LINE
  - EXISTING CONTOUR
  - EXISTING FENCE
  - EXISTING WATER LINE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING WASTEWATER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING STORM SEWER
  - EXISTING FIBER OPTIC
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING POWER POLE

**DISCOVERY ROCKWALL SITE PLAN**  
**REVELATION LOT 1, BLOCK 1**  
 BEING AN  
**18.480 ACRES**  
 ADDITION TO THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
 SITUATED IN THE  
**JAMES M. ALLEN SURVEY, ABSTRACT NO. 2**

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 OF THE CITY OF ROCKWALL ON THE 21<sup>st</sup> DAY OF July, 2022.  
 WITNESS OUR HANDS, THIS 21<sup>st</sup> DAY OF July, 2022.  
 [Signature] DIRECTOR OF PLANNING AND ZONING

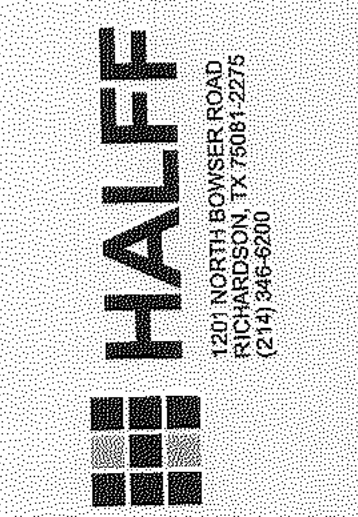
**DEVELOPER**  
 TRITEN REAL ESTATE PARTNERS  
 15110 DALLAS PKWY  
 SUITE 500  
 DALLAS, TEXAS 75248  
 CONTACT: DAVID SHIPMAN  
 PHONE: (832) 615-1477

**ENGINEER**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: MATTHEW J. GARDNER  
 EMAIL: MGARDNER@HALFF.COM  
 TEL: (214) 346-6200  
 TBPE FIRM# F-312

**ARCHITECT**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: DALE RHOADS  
 EMAIL: DRHOADS@HALFF.COM  
 TEL: (214) 346-6200  
 TBPE FIRM# F-312

**LANDSCAPE**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: JAMES KINDRED  
 EMAIL: JKINDRED@HALFF.COM  
 TEL: (214) 346-6200  
 TBPE FIRM# F-312

**DISCOVERY ROCKWALL**  
 1775 STATE HIGHWAY 276,  
 ROCKWALL, TEXAS



Revision No.	Date	Description

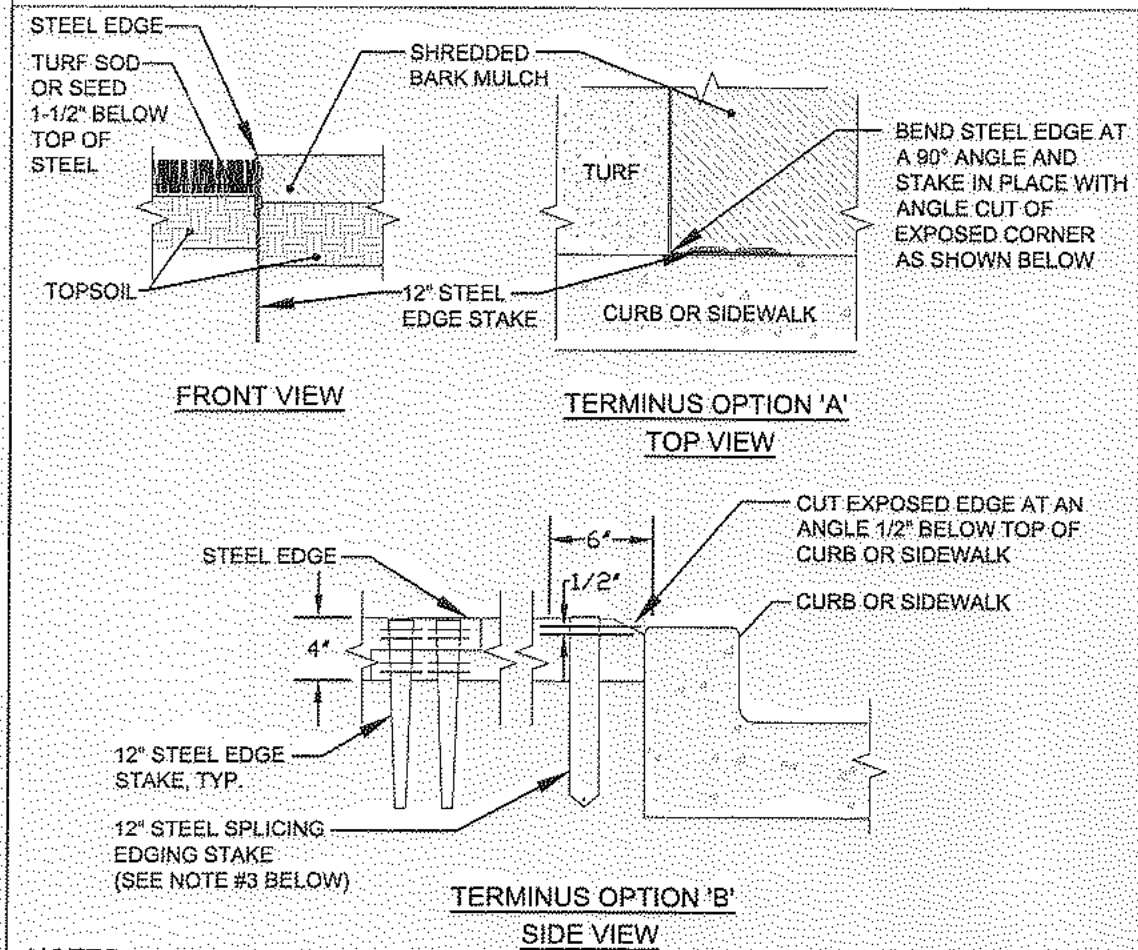
**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTER REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
 ROBERT E. GOSSETT 10734 P.E.  
 NAME P.E. NO.  
 DATE 6-17-22  
 TBPE FIRM# F-312

Project No.: 46587  
 Issued: JULY, 2022  
 Drawn By: CAD  
 Checked By: REG  
 Scale: AS SHOWN  
 Sheet Title  
**SITE PLAN**  
**SP1.01**  
 Sheet Number





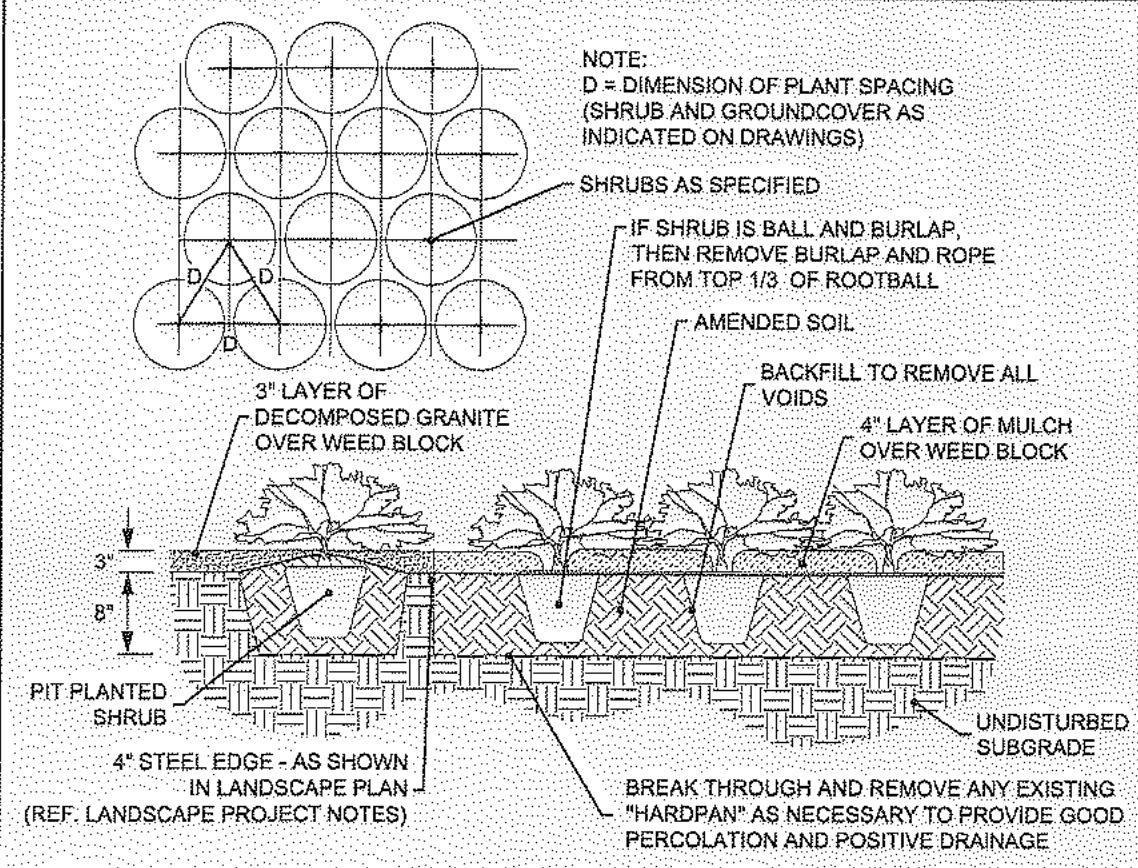




**NOTES:**

- INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
- CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
- IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'.
- WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

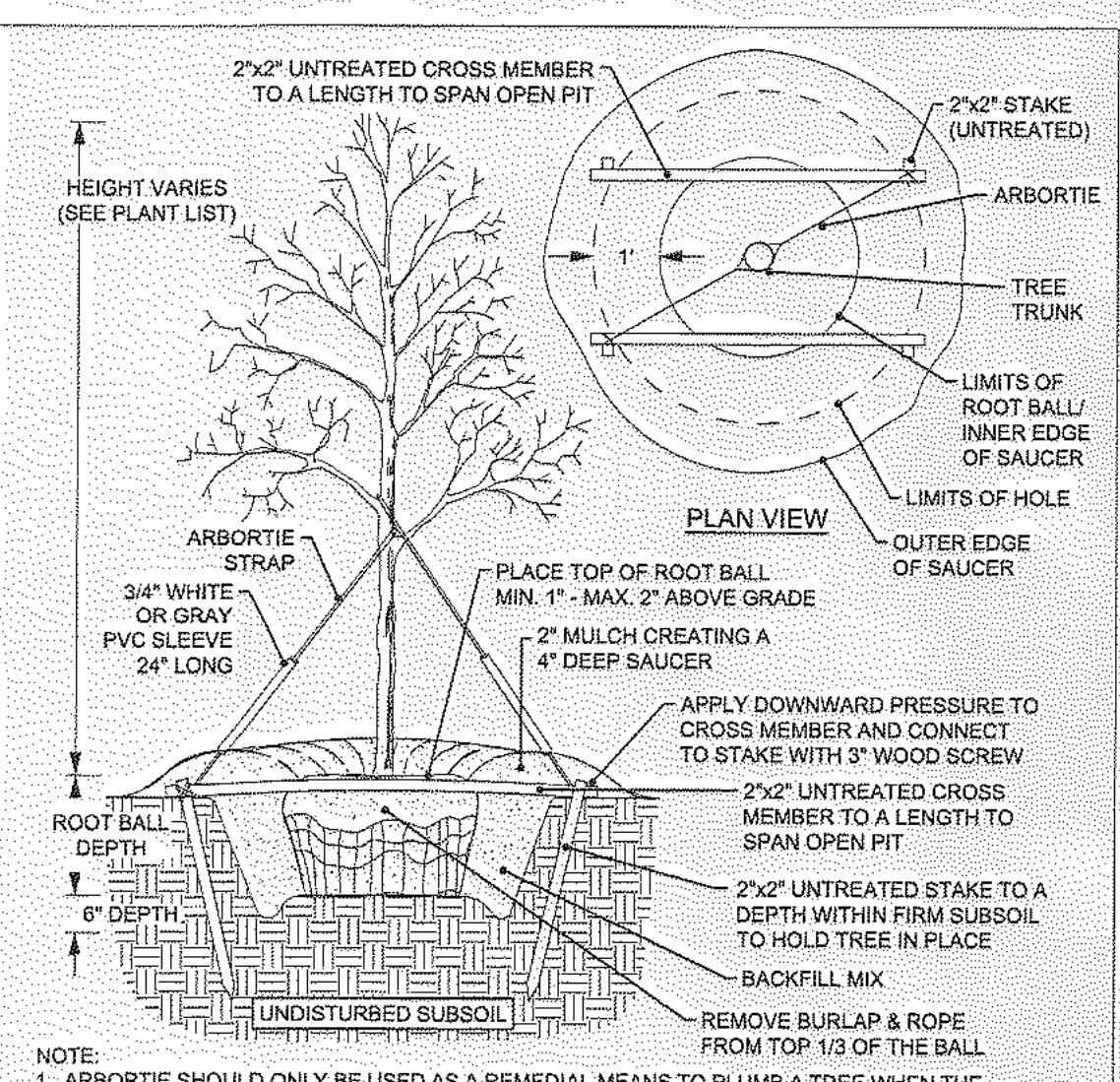
**STEEL EDGE TERMINATION** N.T.S.



**NOTE:**

- SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
- OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS.

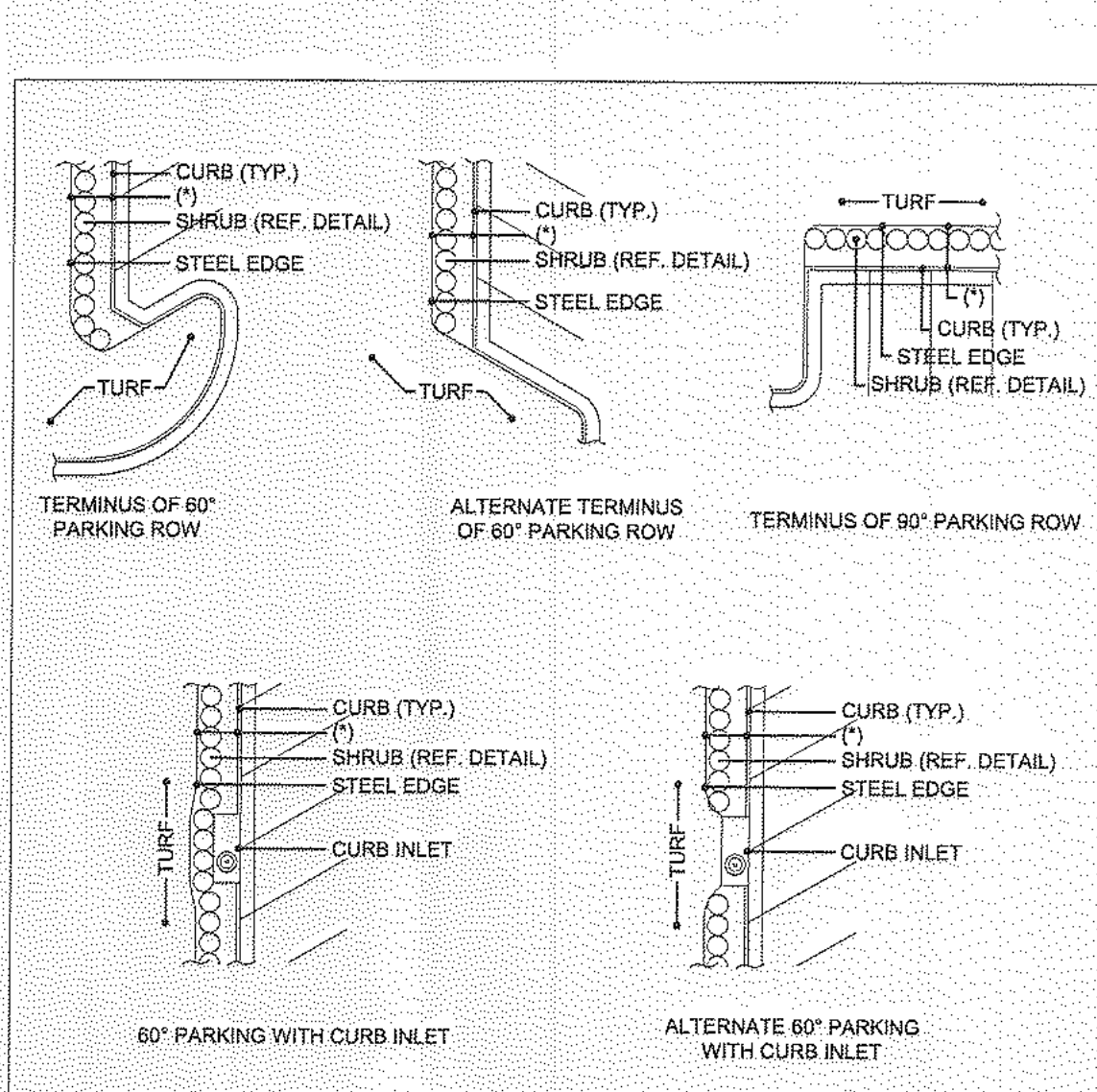
**SHRUB PLANTING AND SPACING** N.T.S.



**NOTE:**

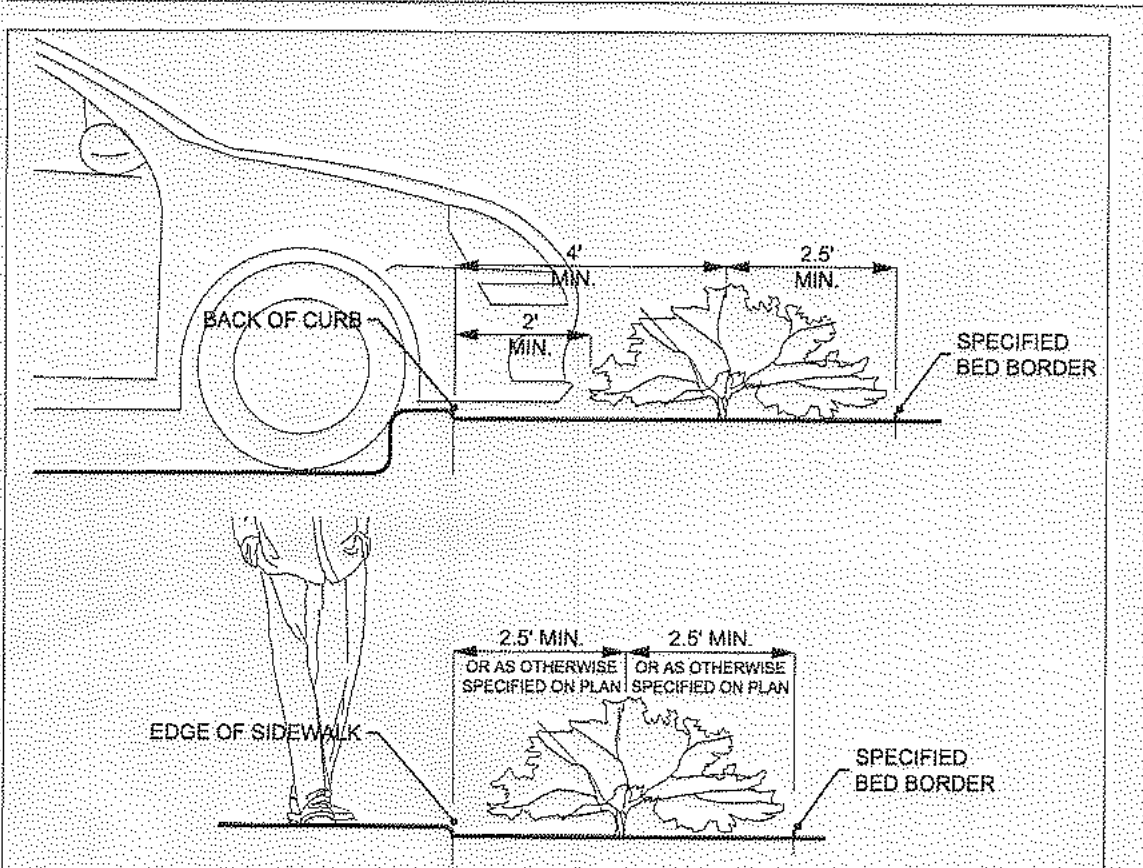
- ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
- SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

**TREE PLANTING** N.T.S.



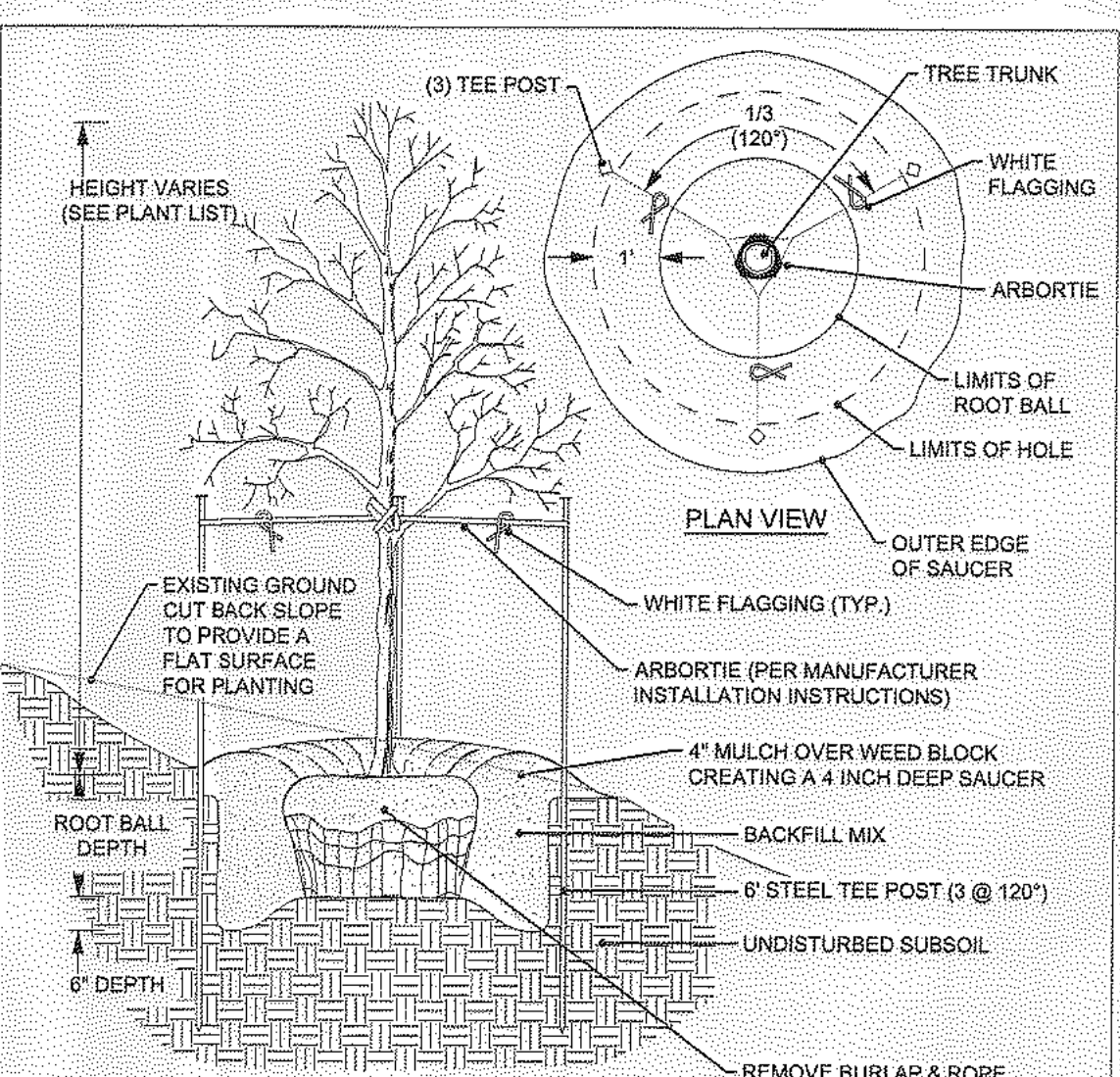
(\* SEE SHRUB PLANTING DETAIL FOR DIMENSIONS. REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.)

**GENERAL STEEL EDGE ALIGNMENT EXAMPLES** N.T.S.



**NOTE:** SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

**SHRUB DISTANCE FROM EDGE OF BED** N.T.S.



**NOTE:** SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

**TREE PLANTING ON A SLOPE** N.T.S.

**IRRIGATION NOTES**

**SUBSECTION 05.04: IRRIGATION REQUIREMENTS**

(A) **General Irrigation Requirements.** The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

- Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
- Be maintained and kept operational at all times to provide for efficient water distribution.

(B) **Irrigation Methods.**

- Landscaped Areas.** One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
  - Conventional System.** An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
  - Drip or Leaky-Line System.** An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
  - Temporary and Aboveground Watering.** Landscaped areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- Natural and Undisturbed Areas.** No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- Compliance with State Law.** All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	33	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	27	Rhus lanceolata / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	19	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	86	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	29	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Eleaegnus x ebbengel / Ebbing Silverberry	5 gal	4'-8" HT 6'-8" SPD	
	324	Leucophyllum frutescens / Texas Sage	5 gal	4'-8" HT 4'-6" SPD	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4'-8" HT 6'-8" SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2'-6" HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hamel' / Hamel Fountain Grass	5 gal	2'-3" 1'-3" Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3'-4" 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1'-2" HT 36" O.C.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	198,210 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	1,517 sf	-Native decomposed granite / Decomposed Granite	flat		
	2,362 LF	Landscape Steel Edging			

APPROVED:

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WITNESS OUR HANDS, THIS 21st DAY OF July, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

**LANDSCAPE PROJECT NOTES**

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscaped planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (blended) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or fan head (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred; however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

**TURF PROJECT NOTES**

**EROSION CONTROL:**  
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

**SOIL PREPARATION:**  
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available on-site, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After slage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

**GRASS SOD:**  
At a minimum, three foot (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Sod installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

**SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):**  
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydrosesed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

**FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):**  
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

**IRRIGATION:**  
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

**MAINTENANCE REQUIREMENTS:**  
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

**ESTABLISHMENT AND ACCEPTANCE:**  
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unreasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

DISCOVERY ROCKWALL  
ROCKWALL, TEXAS

**HALFF**  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081-2275  
(214) 346-6600

Revision No.	Date	Description

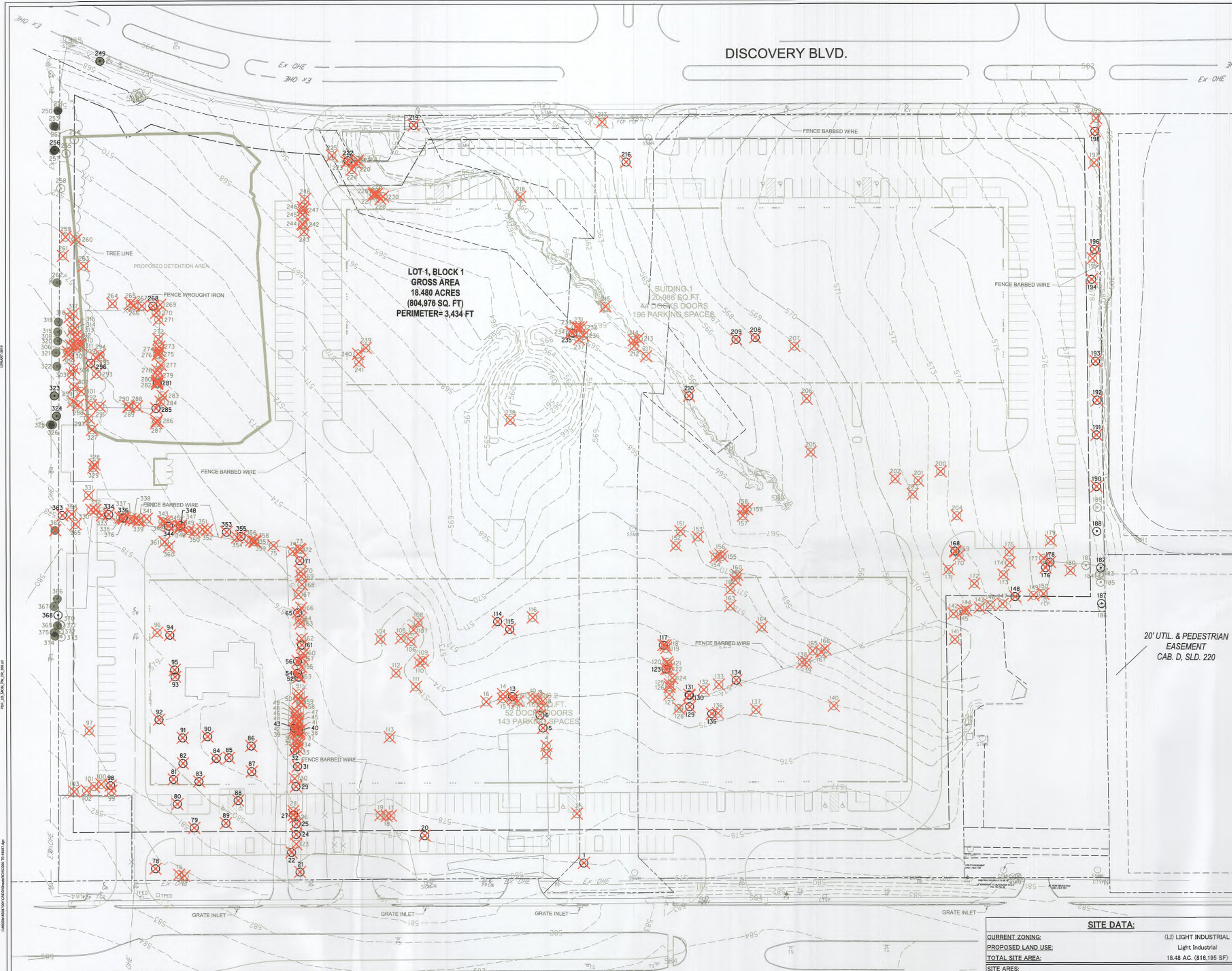
**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2265  
NAME R.L.A. NO.  
DATE 07/05/2022

Project No.: 46587  
Issued: JULY, 2022  
Drawn By: CP  
Checked By: JURK  
Scale: AS SHOWN  
Sheet Title  
LANDSCAPE NOTES AND DETAILS  
L1.01  
Sheet Number





DISCOVERY BLVD.

LOT 1, BLOCK 1  
GROSS AREA  
18.480 ACRES  
(804,976 SQ. FT)  
PERIMETER= 3,434 FT

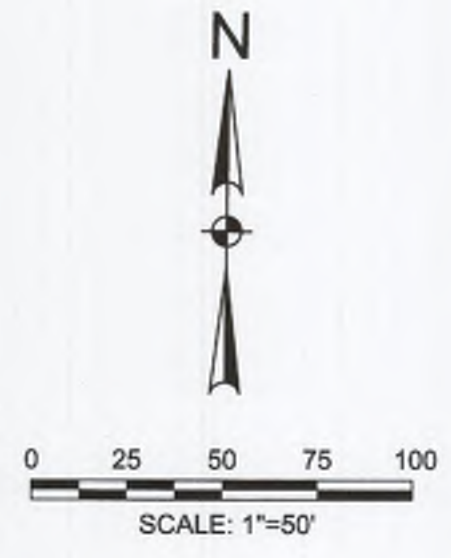
BUILDING 1  
20,986 SQ. FT.  
46 DOCK DOORS  
196 PARKING SPACES

BUILDING 2  
15,700 SQ. FT.  
52 DOCK DOORS  
143 PARKING SPACES

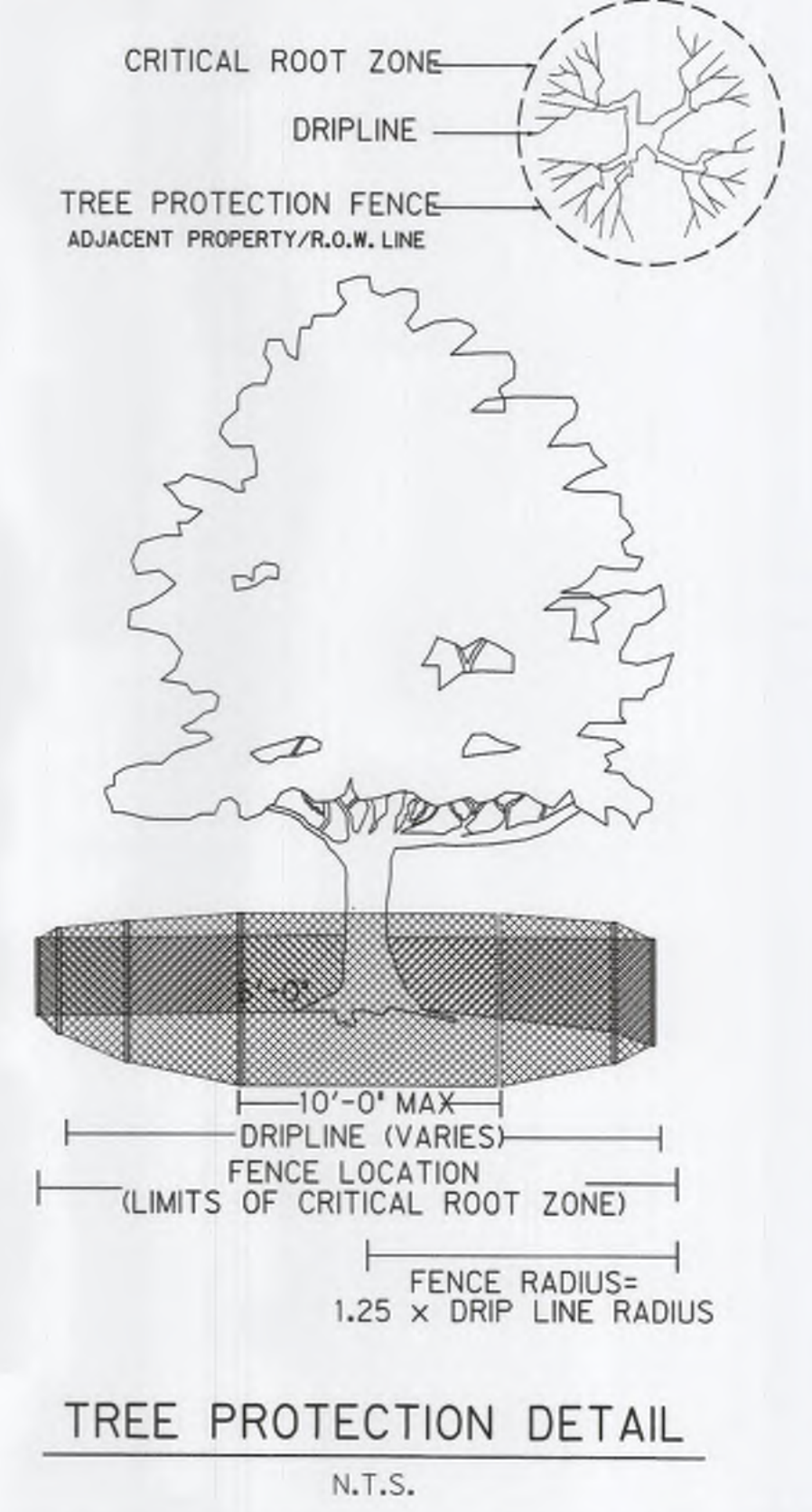
20' UTIL. & PEDESTRIAN  
EASEMENT  
CAB. D, SLD. 220

**SITE DATA:**

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	Light Industrial
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
<b>SITE AREAS:</b>	
BUILDING:	285,480 SF
PAVING:	316,744 SF
LANDSCAPE:	216,951 SF
DETENTION AREA:	58,569 SF



- STANDARD PRESERVATION NOTES FOR TREE AND NATURAL AREA PROTECTION**
- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
  - Protective fences shall be erected according to City Standards for Tree Protection.
  - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
  - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
  - Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
    - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
    - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
    - Wounds to exposed roots, trunk or limbs by mechanical equipment;
    - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
  - Exceptions to installing fences at tree drip lines may be permitted in the following cases:
    - Where there is to be an approved grade change, impermeable paving surface, fire well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
    - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
    - Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
    - Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.
- Special Note:** Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock-piling of material or dirt is allowed around trees.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
  - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
  - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
  - Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
  - No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
  - Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
  - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



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 OF THE CITY OF ROCKWALL ON THE 26th DAY OF July, 2022.  
WITNESS OUR HANDS, THIS 27th DAY OF July, 2022

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

- EXISTING TREES**
- PROTECTED TREE
  - NON-PROTECTED TREE
  - TREES OFF PROPERTY
  - EXISTING TREE TO BE REMOVED

**DISCOVERY ROCKWALL**  
1775 STATE HIGHWAY 276,  
ROCKWALL, TEXAS



Revision No.	Date	Description

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
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ROBERT E. GOSSETT 107349  
NAME P.E. NO.  
DATE 7/13/2022  
TBPE FIRM # F-312

Project No.: 46587  
Issued: JULY, 2022  
Drawn By: CAD  
Checked By: REG  
Scale: AS SHOWN  
Sheet Title

TREESCAPE PLAN  
**C0.05**  
Sheet Number







**REQUIRED ARCHITECTURAL ELEMENTS**

ALL DESIGN STANDARDS SHOWN HERE IN ACCORDANCE WITH CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE | ORDINANCE NO. 22-03, DATED FEBRUARY 7, 2022 | ARTICLE 5 - DISTRICT DEVELOPMENT STANDARDS | SECTION 05: INDUSTRIAL DISTRICTS AND SUBSECTION 06.14: SH-276 OVERLAY (SH-276 OV) DISTRICT.

**REQUIRED ARCHITECTURAL ELEMENTS BUILDING ELEMENT COMPLIANCE CHART**

ALL BUILDINGS SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR (4) SIDES UTILIZING THE SAME MATERIALS, DETAILING, ARTICULATION, AND FEATURES.

BUILDINGS OVER 100,000 SF SHALL INCLUDE A MINIMUM OF SEVEN (7) OF THE FOLLOWING ARCHITECTURAL ELEMENTS. THE ELEMENTS UTILIZED ON THIS PROJECT ARE SHOWN IN BOLD TEXT:

- a. CANOPIES, AWNINGS, OR PORTICOS
- b. RECESSES / PROJECTIONS
- c. ARCADES
- d. PEAKED ROOF FORMS
- e. ARCHES
- f. OUTDOOR PATIOS
- g. DISPLAY WINDOWS
- h. ARCHITECTURAL DETAILS
- i. ARTICULATED GROUND FLOOR LEVEL OR BASES
- j. ARTICULATED CORNICE LINE
- k. INTEGRATED PLANTERS / WING WALLS
- l. OFFSETS, REVEALS, OR PROJECTING RIBS EXPRESSING STRUCTURAL BAYS
- m. VARIED ROOF HEIGHTS

FACADE	a	b	c	d	e	f	g	h	i	j	k	l	m
NORTH	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
SOUTH	Y	Y	N	N	N	N	N	N	Y	N	Y	Y	Y
EAST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y
WEST	Y	Y	N	N	N	Y	Y	N	Y	N	Y	Y	Y

**INDUSTRIAL BUILDING ARTICULATION STANDARDS**

**PRIMARY ELEVATION**

ELEMENT	FORMULA	REQUIREMENT	PROVIDED
1) WALL HEIGHT (WH)	N/A	N/A	39' - 0"
2) WALL LENGTH (WL)	4 x WH (MAX.)	156' - 0"	222' - 2" (MAX.)
3) WALL PROJECTION (WP)	0.25 x WH (MIN.)	9' - 9"	9' - 9"
4) ENTRY / ARCHITECTURAL ELEMENT LENGTH (E/AEL)	0.33 x WL (MIN.)	52' - 0"	54' - 1 1/2" (CORNER) 76' - 0" (CENTER)
5) PROJECTION HEIGHT (PH)	1.25 x WH (MIN.)	48' - 9"	48' - 9"
6) ENTRY / ARCHITECTURAL ELEMENT WIDTH (E/AEW)	2 x WP (MIN.)	19' - 6"	58' - 2 3/4"

**GENERAL NOTES**

- BACK SIDE OF MAIN ENTRANCE PARAPET WALLS SHALL BE PAINTED TO MATCH FRONT SIDE.
- REFER SHEET A202 FOR DUMPSTER PLAN AND ELEVATIONS.
- REFER SHEET A202 FOR ROOF PLAN EXHIBIT SHOWING TENANT RTU ZONES AND SCREENING.
- REFER SHEET A10.1 FOR TYPICAL RENDERED IMAGES.
- REFER TO MATERIAL BOARD, DELIVERED TO THE CITY OF ROCKWALL ON 06/27/2022, FOR TYPICAL MATERIAL SAMPLES.
- TENANT PROVIDED RTU SHALL NOT EXCEED HEIGHT OF PARAPET AND SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.

**VARIANCE REQUESTS AND PROPOSED COMPENSATORY MEASURES**

THE FOLLOWING IS A SUMMARY OF REQUESTED VARIANCES TO THE UDC STANDARDS AND THE PROPOSED COMPENSATORY MEASURES:

**VARIANCE REQUEST 1**

UNIFIED DEVELOPMENT CODE REQUIREMENT: 50-FOOT DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.  
REQUESTED IN LIEU OF CODE REQUIREMENT: 25-FOOT MINIMUM DEPTH LANDSCAPE BUFFER ALONG STATE HIGHWAY 276.  
PROPOSED COMPENSATORY MEASURES: 1) INCREASE CALIPER INCHES OF CANOPY TREES ON STATE HIGHWAY 276 FROM 4-INCH MIN. TO 6-INCH. 2) INCREASE CALIPER INCHES OF CANOPY TREES ON DISCOVERY BLVD. FROM 4-INCH MIN. TO 6-INCH.

**VARIANCE REQUEST 2**

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM OF 90% MASONRY REQUIRED ON ALL FACADES.  
REQUESTED IN LIEU OF CODE REQUIREMENT: PAINTED CONCRETE TILT-WALL PANELS.  
PROPOSED COMPENSATORY MEASURES: NO COMPENSATORY MEASURES REQUIRED FOR THIS VARIANCE REQUEST, PER CITY OF ROCKWALL PLANNING DEPARTMENT.

**VARIANCE REQUEST 3**

UNIFIED DEVELOPMENT CODE REQUIREMENT: HORIZONTAL AND VERTICAL BUILDING ARTICULATION REQUIREMENTS.  
REQUESTED IN LIEU OF CODE REQUIREMENT: REDUCED HORIZONTAL AND VERTICAL BUILDING ARTICULATION / LONGER ALLOWABLE WALL LENGTH.  
PROPOSED COMPENSATORY MEASURES: 1) APPROX. 20-FOOT WIDTH LANDSCAPE BUFFER TO BE PROVIDED ALONG DISCOVERY BLVD. INSTEAD OF 10-FOOT MINIMUM. 2) TOTAL SITE LANDSCAPED AREAS WILL EXCEED MINIMUM LANDSCAPED AREA REQUIREMENTS.

**VARIANCE REQUEST 4**

UNIFIED DEVELOPMENT CODE REQUIREMENT: MINIMUM 20% STONE REQUIRED ON ALL FACADES.  
REQUESTED IN LIEU OF CODE REQUIREMENT: PROVIDE GREATER THAN 5% MANUFACTURED STONE AT MAIN ENTRANCES.  
PROPOSED COMPENSATORY MEASURES: 1) (2) ADDITIONAL STOREFRONTS WITH DOORS AND DECORATIVE CANOPY ADDED ON MAIN FACADE. 2) (8) ARCHITECTURAL ELEMENTS USED INSTEAD OF (7) MINIMUM.

**BUILDING MATERIALS TABLE**

**1) WEST ELEVATION**  
TOTAL SQUARE FOOTAGE: 7,684 SF  
TOTAL CANOPY: 108 SF (1.4%)  
TOTAL MFR. STONE VENEER: 853 SF (11.1%)  
TOTAL TILTWALL W/ REVEAL: 6,712 SF (87.5%)

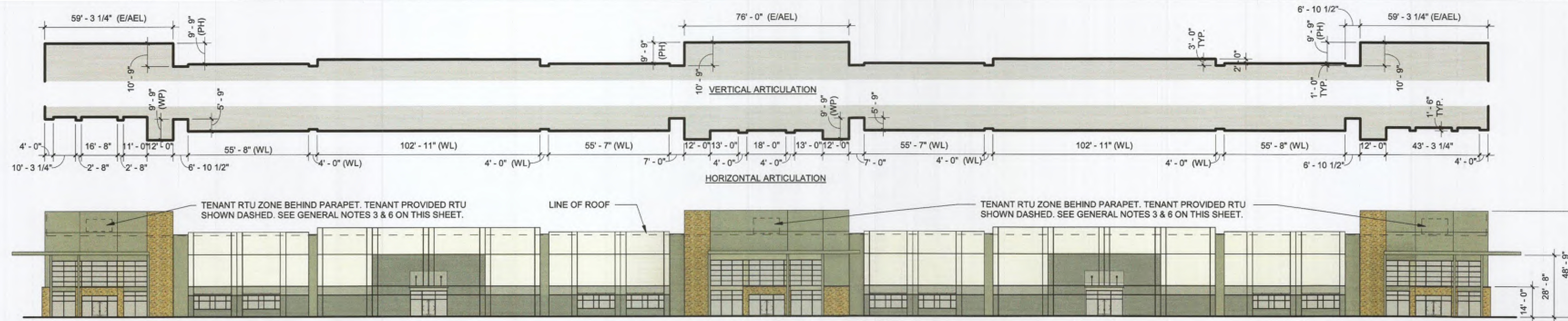
**2) EAST ELEVATION**  
TOTAL SQUARE FOOTAGE: 7,684 SF  
TOTAL CANOPY: 108 SF (1.4%)  
TOTAL MFR. STONE VENEER: 853 SF (11.1%)  
TOTAL TILTWALL W/ REVEAL: 6,712 SF (87.5%)

**3) SOUTH ELEVATION**  
TOTAL SQUARE FOOTAGE: 23,665 SF  
TOTAL CANOPY: 0 SF (0%)  
TOTAL MFR. STONE VENEER: 0 SF (0%)  
TOTAL TILTWALL W/ REVEAL: 23,665 SF (100%)

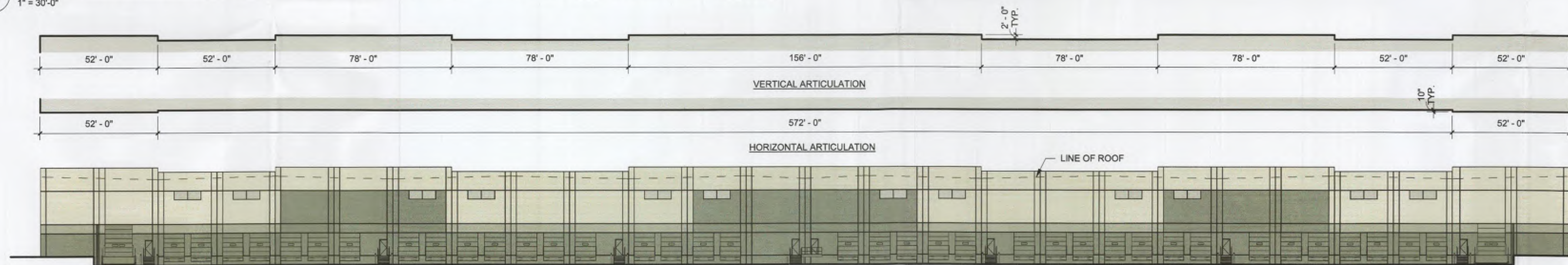
**4) NORTH ELEVATION**  
TOTAL SQUARE FOOTAGE: 24,159 SF  
TOTAL CANOPY: 430 SF (1.8%)  
TOTAL MFR. STONE VENEER: 2,315 SF (9.6%)  
TOTAL TILTWALL W/ REVEAL: 21,405 SF (88.6%)

**BUILDING MATERIALS LEGEND**

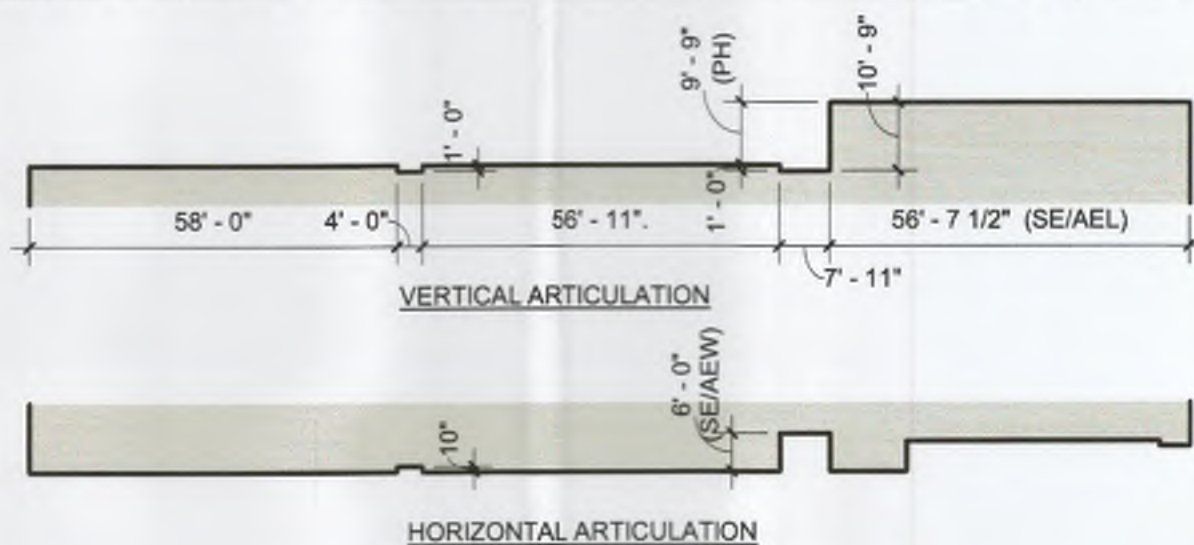
- PAINTED TILTWALL (COLOR 1) W/ TYP. 2" REVEALS
- PAINTED TILTWALL (COLOR 2)
- PAINTED TILTWALL (COLOR 3)
- MANUFACTURED STONE VENEER
- WOOD SLAT WALL
- CANOPIES
- GLAZING
- METAL DOORS



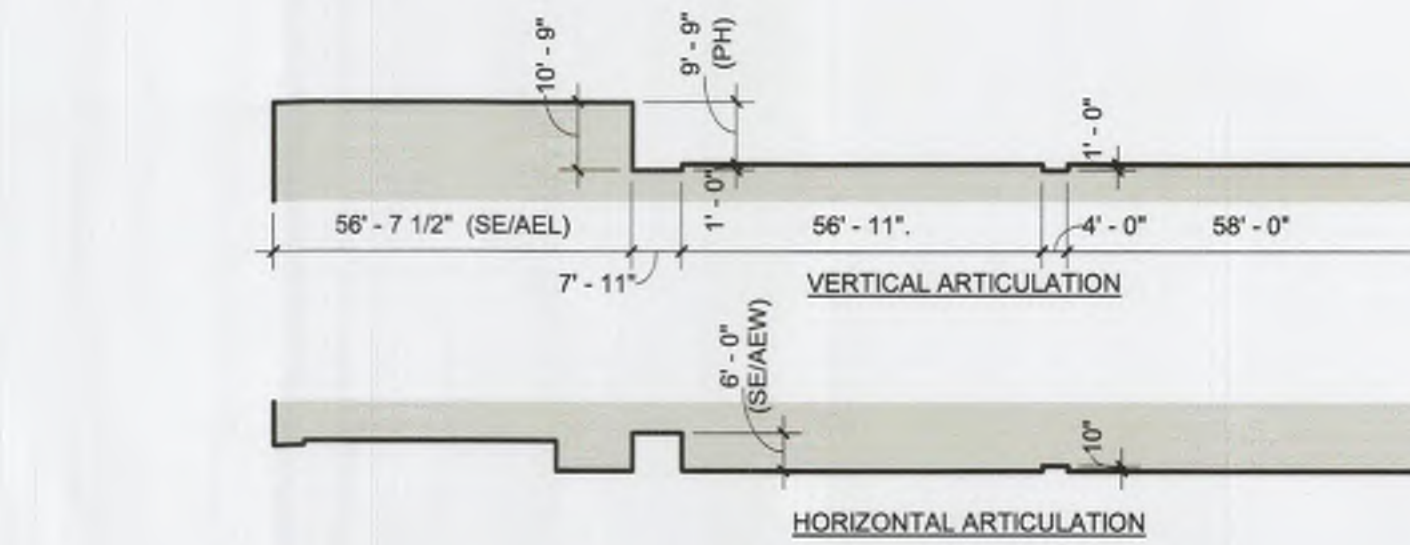
**4) BUILDING 1 - NORTH ELEVATION (FACING PUBLIC RIGHT-OF-WAY)**  
1" = 30'-0"



**3) BUILDING 1 - SOUTH ELEVATION (FACING INTERIOR OF SITE)**  
1" = 30'-0"



**2) BUILDING 1 - EAST ELEVATION**  
1" = 30'-0"



**1) BUILDING 1 - WEST ELEVATION**  
1" = 30'-0"

**DEVELOPER**  
TRITEN REAL ESTATE PARTNERS  
15110 DALLAS PKWY  
SUITE 550  
DALLAS, TEXAS 75248  
CONTACT: DAVID SHIPMAN  
PHONE: (832)-615-1477

**ARCHITECT**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX. 75081  
CONTACT: DALE RHOADS  
EMAIL: DRHOADS@HALFF.COM  
TEL: (214) 346-6200  
TBPE FIRM# F-312

**ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX. 75081  
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1201 NORTH BOWSER ROAD  
RICHARDSON, TX. 75081  
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**DISCOVERY ROCKWALL  
SITE PLAN  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2**

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 OF THE CITY OF ROCKWALL ON THE 21st DAY OF July 2022.  
WITNESS OUR HANDS, THIS 21st DAY OF July 2022.  
PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING

**DISCOVERY ROCKWALL**  
BLDG 1: 2335 DISCOVERY BLVD.  
BLDG 2: 1775 STATE HIGHWAY 276  
ROCKWALL, TEXAS 75032



Revision No.	Date	Description

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DALE RHOADS 20504  
NAME R.A. NO.  
DATE 07/26/2022

AVO: 46587  
Issued: JULY 26, 2022  
Drawn By: Author  
Checked By: Checker  
Scale: As indicated  
Sheet Title  
EXTERIOR ELEVATIONS - BUILDING 1  
A200  
Sheet Number



REQUIRED ARCHITECTURAL ELEMENTS

ALL DESIGN STANDARDS SHOWN HERE IN ACCORDANCE WITH CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE | ORDINANCE NO. 22-03, DATED FEBRUARY 7, 2022 | ARTICLE 5 - DISTRICT DEVELOPMENT STANDARDS | SECTION 05: INDUSTRIAL DISTRICTS AND SUBSECTION 06.14: SH-276 OVERLAY (SH -276 OV) DISTRICT.

REQUIRED ARCHITECTURAL ELEMENTS BUILDING ELEMENT COMPLIANCE CHART

ALL BUILDINGS SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR (4) SIDES UTILIZING THE SAME MATERIALS, DETAILING, ARTICULATION, AND FEATURES.

BUILDINGS OVER 100,000 SF SHALL INCLUDE A MINIMUM OF SEVEN (7) OF THE FOLLOWING ARCHITECTURAL ELEMENTS. THE ELEMENTS UTILIZED ON THIS PROJECT ARE SHOWN IN BOLD TEXT:

- a. CANOPIES, AWNINGS, OR PORTICOS
b. RECESSES / PROJECTIONS
c. ARCADES
d. PEAKED ROOF FORMS
e. ARCHES
f. OUTDOOR PATIOS
g. DISPLAY WINDOWS
h. ARCHITECTURAL DETAILS
i. ARTICULATED GROUND FLOOR LEVEL OR BASES
j. ARTICULATED CORNICE LINE
k. INTEGRATED PLANTERS / WING WALLS
l. OFFSETS, REVEALS, OR PROJECTING RIBS EXPRESSING STRUCTURAL BAYS
m. VARIED ROOF HEIGHTS

Table with columns: FACADE, ELEMENT, COMPLIANCE (Y/N).

INDUSTRIAL BUILDING ARTICULATION STANDARDS

PRIMARY ELEVATION

Table with columns: ELEMENT, FORMULA, REQUIREMENT, PROVIDED.

GENERAL NOTES

- 1. BACK SIDE OF MAIN ENTRANCE PARAPET WALLS SHALL BE PAINTED TO MATCH FRONT SIDE.
2. REFER SHEET A202 FOR DUMPSTER PLAN AND ELEVATIONS.
3. REFER SHEET A202 FOR ROOF PLAN EXHIBIT SHOWING TENANT RTU ZONES AND SCREENING.
4. REFER SHEET A10.1 FOR TYPICAL RENDERED IMAGES.
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VARIANCE REQUEST 4

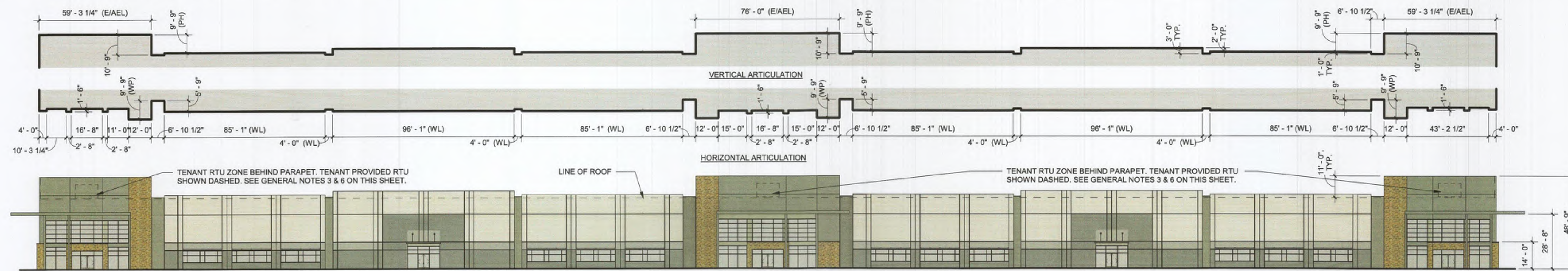
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BUILDING MATERIALS TABLE

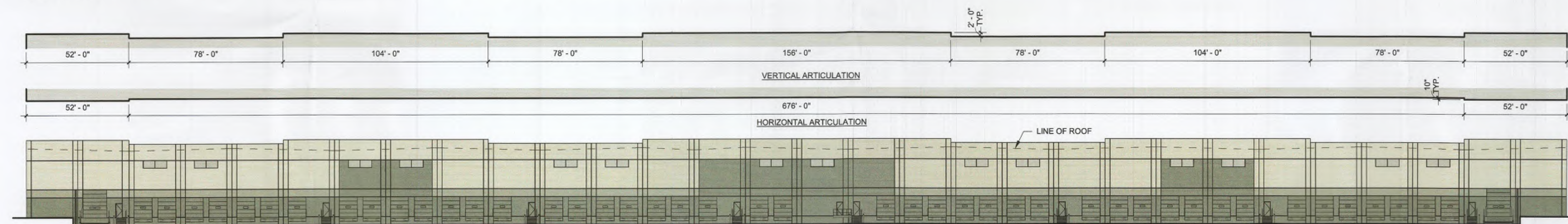
Table listing materials for East, West, North, and South elevations, including square footage and percentage of total area.

BUILDING MATERIALS LEGEND

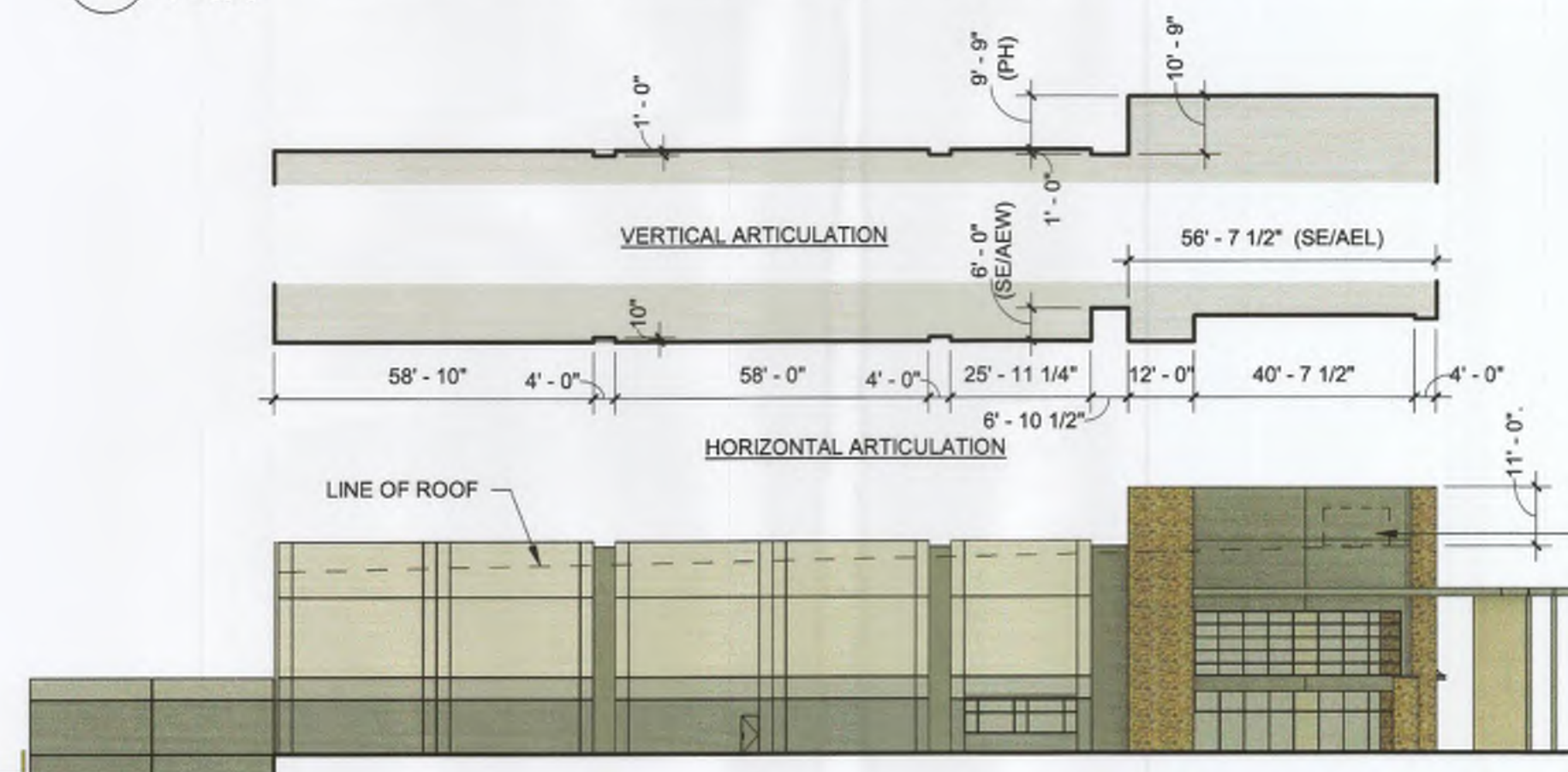
- PAINTED TILTWALL (COLOR 1) W/ TYP. 2" REVEALS
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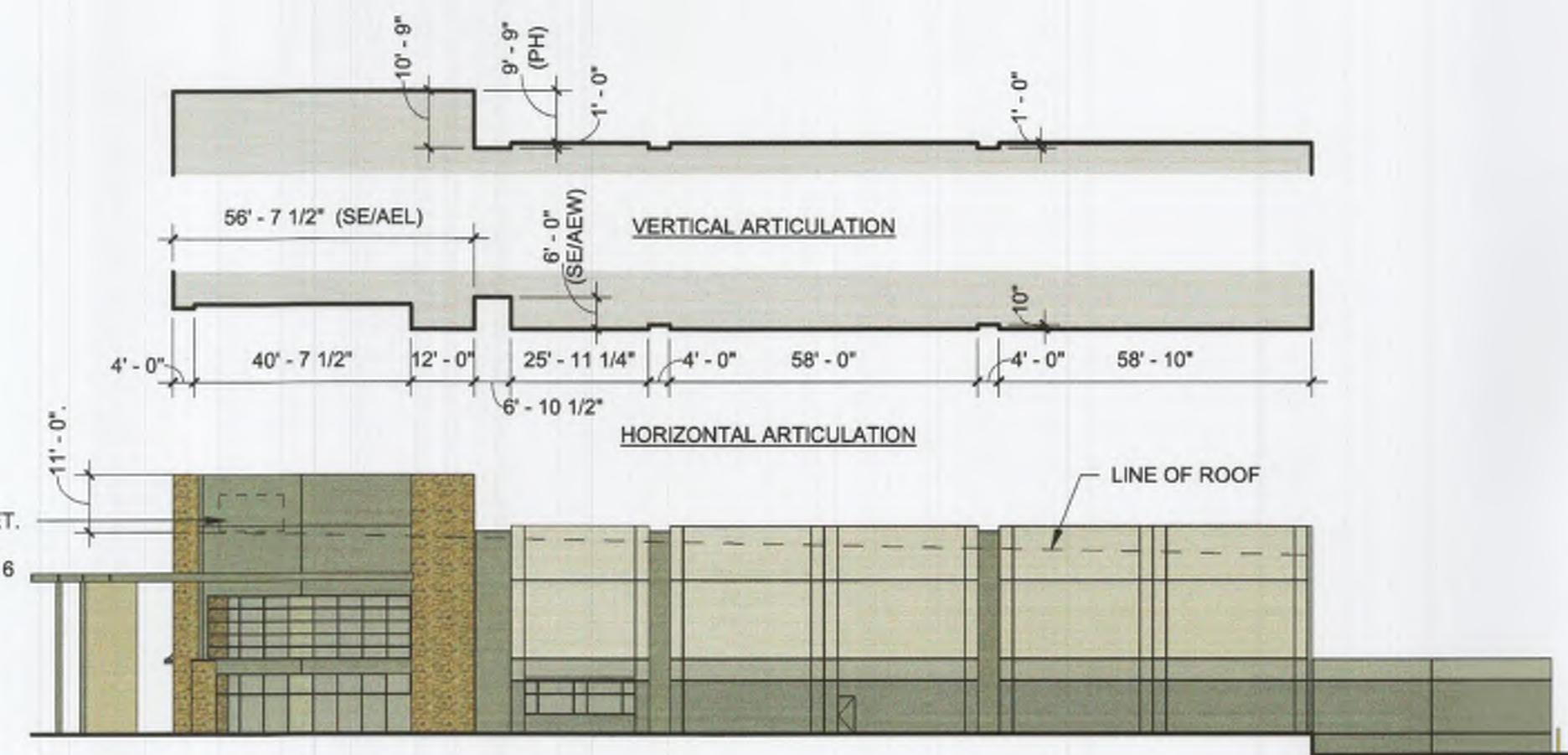
4 BUILDING 2 - SOUTH ELEVATION (FACING PUBLIC RIGHT-OF-WAY) 1" = 30'-0"



3 BUILDING 2 - NORTH ELEVATION (FACING INTERIOR OF SITE) 1" = 30'-0"



2 BUILDING 2 - WEST ELEVATION 1" = 30'-0"



1 BUILDING 2 - EAST ELEVATION 1" = 30'-0"

DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ARCHITECT
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHODES
EMAIL: DRHODAS@HALFF.COM
TEL: (214) 346-6200
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DISCOVERY ROCKWALL
SITE PLAN
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

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 OF THE CITY OF ROCKWALL ON THE 27th DAY OF July, 2022.
WITNESS OUR HANDS, THIS 27th DAY OF July, 2022.
PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

DISCOVERY ROCKWALL
BLDG 1: 2335 DISCOVERY BLVD.
BLDG 2: 1775 STATE HIGHWAY 276
ROCKWALL, TEXAS 75032

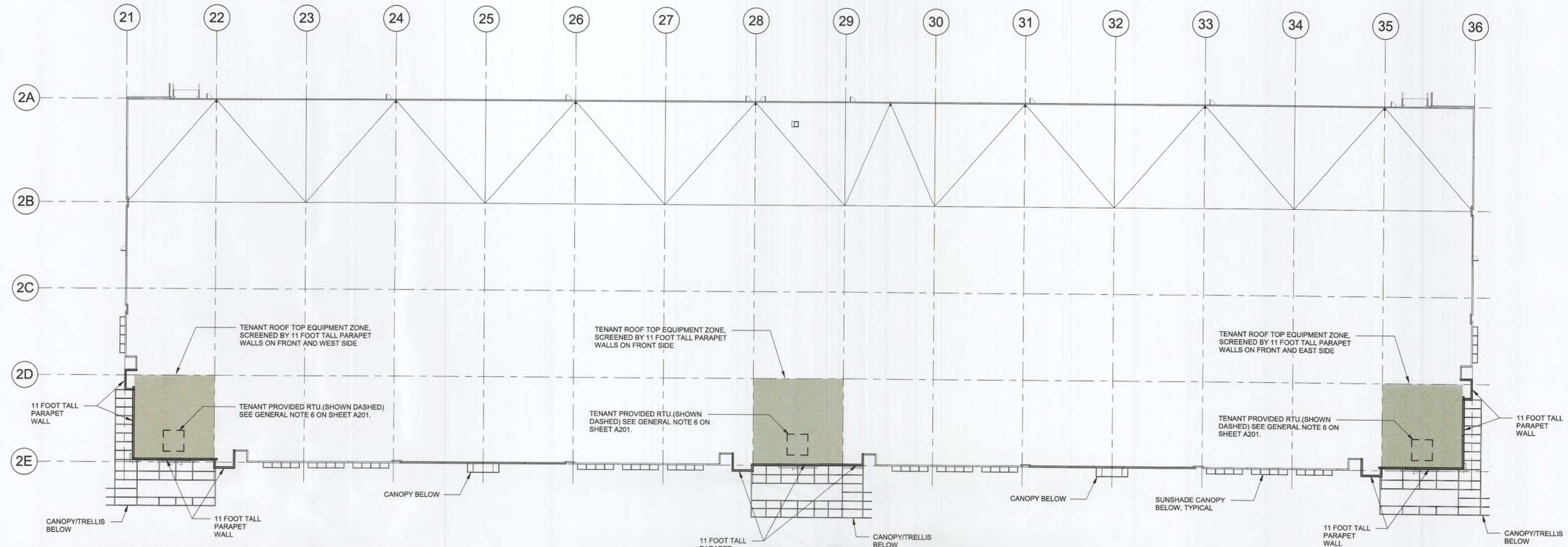


Revision table with columns: No., Date, Description.

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DALE RHODES 20504
NAME R.A. NO.
DATE 07/26/2022

Table with columns: AVO, Issued, Drawn By, Checked By, Scale, Sheet Title, Sheet Number.

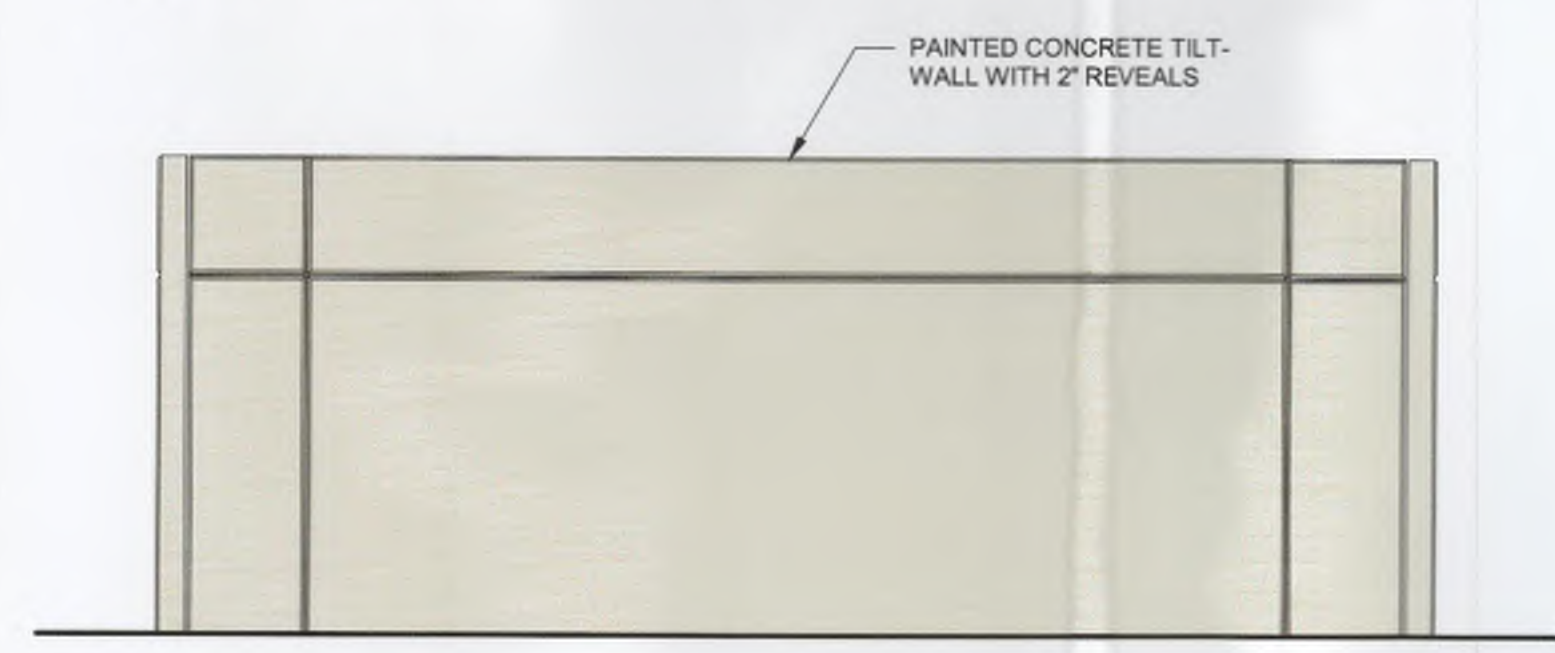




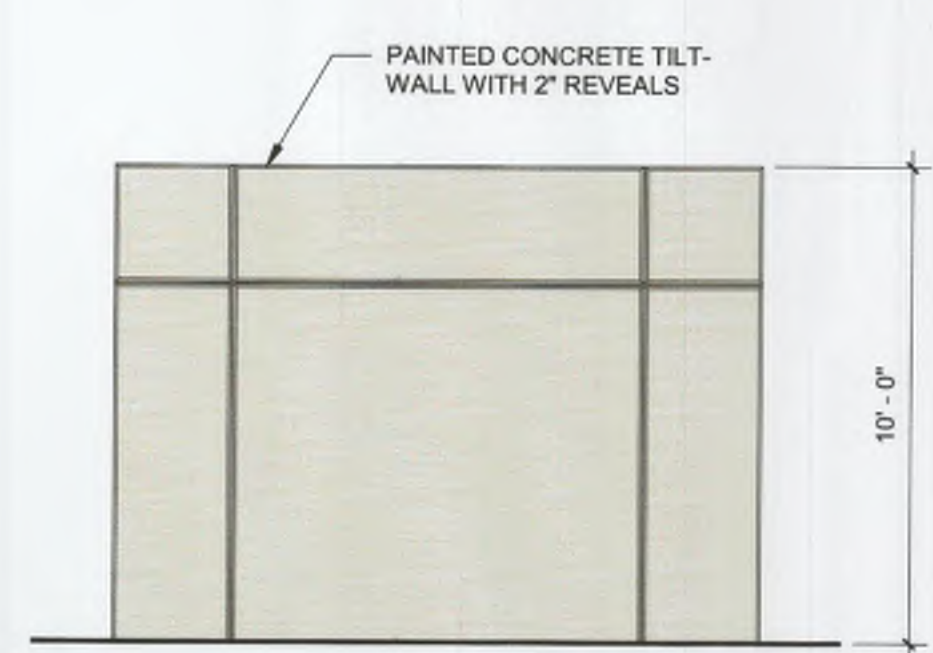
NOTE: BUILDING 2 SHOWN, BUILDING 1 SIMILAR.  
**5** TYPICAL ROOF PLAN EXHIBIT SHOWING ROOF TOP UNIT ZONES  
 1" = 30'-0"



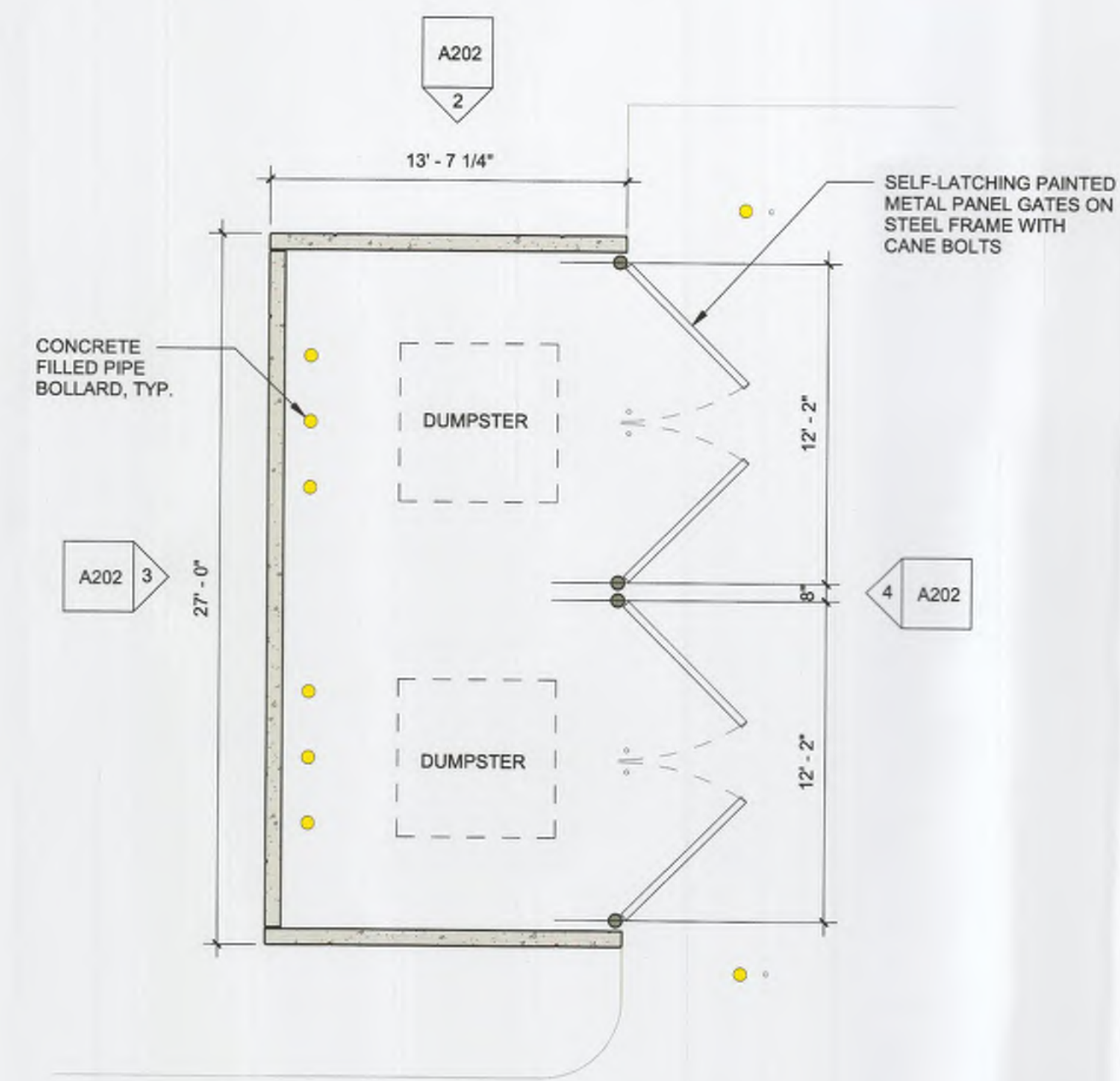
**4** DUMPSTER ENCLOSURE ELEVATION  
 1/4" = 1'-0"



**3** DUMPSTER ENCLOSURE ELEVATION  
 1/4" = 1'-0"



**2** DUMPSTER ENCLOSURE ELEVATION  
 1/4" = 1'-0"



**1** DUMPSTER ENCLOSURE EXHIBIT  
 3/16" = 1'-0"

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 OF THE CITY OF ROCKWALL ON THE 24th DAY OF July 2022.  
 WITNESS OUR HANDS, THIS 24th DAY OF July 2022.  
 [Signature] DIRECTOR OF PLANNING AND ZONING

**DEVELOPER**  
 TRITEN REAL ESTATE PARTNERS  
 15110 DALLAS PKWY  
 SUITE 550  
 DALLAS, TEXAS 75248  
 CONTACT: DAVID SHIPMAN  
 PHONE: (832)-615-1477

**ARCHITECT**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX, 75081  
 CONTACT: DALE RHOADS  
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 HALFF ASSOCIATES, INC.  
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 RICHARDSON, TX, 75081  
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**DISCOVERY ROCKWALL**  
**SITE PLAN**  
 OF  
**REVELATION**  
**LOT 1, BLOCK 1**  
 BEING AN  
**18.480 ACRES**  
 ADDITION TO THE  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
 SITUATED IN THE  
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**ABSTRACT NO. 2**

**DISCOVERY ROCKWALL**  
 BLDG 1: 2335 DISCOVERY BLVD.  
 BLDG 2: 1775 STATE HIGHWAY 276  
 ROCKWALL, TEXAS 75032

**Triten**  
 REAL ESTATE PARTNERS

**HALFF**  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081-2275  
 (214) 346-6200

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AVC:	46587
Issued:	JULY 26, 2022
Drawn By:	DR
Checked By:	DR
Scale:	As indicated
Sheet Title	MISC. EXHIBITS
Sheet Number	<b>A202</b>





**DISCOVERY ROCKWALL**  
 BLDG 1: 2335 DISCOVERY BLVD.  
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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  
 OF THE CITY OF ROCKWALL ON THE 24 DAY OF July 2022  
 WITNESS OUR HANDS, THIS 24 DAY OF July 2022

Revision No.	Date	Description

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

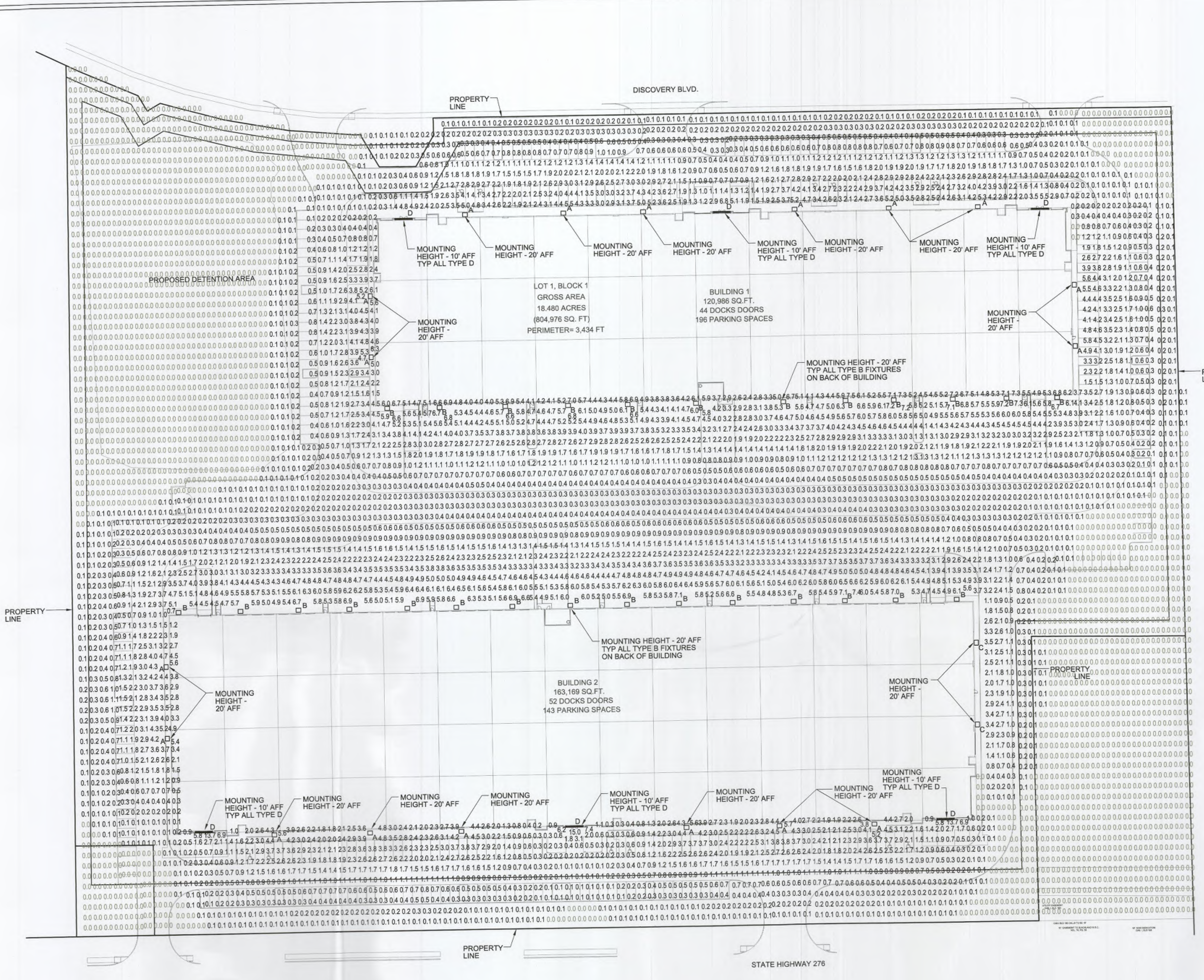
<b>DEVELOPER</b> TRITEN REAL ESTATE PARTNERS 15110 DALLAS PKWY SUITE 550 DALLAS, TEXAS 75248 CONTACT: DAVID SHIPMAN PHONE: (832)-615-1477	<b>ARCHITECT</b> HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312
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AVO:	46587
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Drawn By:	DJJ
Checked By:	DRW
Scale:	
Sheet Title:	<b>RENDERINGS</b>
Sheet Number:	<b>A10.1</b>





ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
TYP	TYPICAL

LEGEND

	WALL PACK LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.
	RECESSED LINEAR LUMINAIRE. REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

STATISTICS

AVG	MAX	MIN	DESCRIPTION
1.9 fc	15.0 fc	0.0 fc	OVERALL SITE
0.0 fc	0.1 fc	0.0 fc	PROPERTY LINE

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	Light Industrial
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
<b>SITE AREAS:</b>	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
DETENTION AREA:	58,569 SF
<b>PARKING:</b>	
WAREHOUSE (1:1000 SF)(262155 sf)	263.00 SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf)	74.00 SPACES
TOTAL REQUIRED:	337 SPACES
PROVIDED:	339 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES

\*SPACES ARE INCLUDED IN TOTAL ABOVE

1 PHOTOMETRIC PLAN  
1" = 50'-0"

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 OF THE CITY OF ROCKWALL ON THE 21st DAY OF July, 2022.

WITNESS OUR HANDS, THIS 21st DAY OF July, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

**DEVELOPER**  
TRITEN REAL ESTATE PARTNERS  
15110 DALLAS PKWY  
SUITE 550  
DALLAS, TEXAS 75248  
CONTACT: DAVID SHIPMAN  
PHONE: (832)-615-1477

**ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: MATTHEW J. GARDNER  
EMAIL: MGARDNER@HALFF.COM  
TEL: (214) 346-6200  
TBPE FIRM# F-312

**ARCHITECT**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: DALE RHODES  
EMAIL: DRHODES@HALFF.COM  
TEL: (214) 346-6200  
TBPE FIRM# F-312

**LANDSCAPE**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: JAMES KINDRED  
EMAIL: JKINDRED@HALFF.COM  
TEL: (214) 346-6200  
TBPE FIRM# F-312

DISCOVERY ROCKWALL  
SITE PLAN  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2

DISCOVERY ROCKWALL  
1775 STATE HIGHWAY 276,  
ROCKWALL, TEXAS



No.	Date	Description

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

PHILLIP R. APPLEBAUM 6840  
NAME P.E. NO.  
DATE 07/13/2022  
TBPELS FIRM #F-312

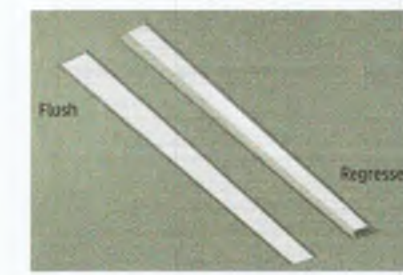
Project No.:	46587
Issued:	JULY, 2022
Drawn By:	BLM
Checked By:	PRA
Scale:	AS SHOWN
Sheet Title	ELECTRICAL SITE PHOTOMETRIC
Sheet Number	E001

CASE NUMBER: SP2022-037



### MARK ARCHITECTURAL LIGHTING™

### Slot 4 LED Recessed Linear



Slot 4 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 4 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A recessed lens option provides added dimension to the sleek, slender design and the flush lens now has a Wet Label option.

#### Specification Features

**Housing**  
Nominal 4" x 2", 3", 4", 5", 6", 7", 8" and continuous rows in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

**Finish**  
Polyester powder coat painted finish.

**Reflector**  
Precision-formed steel; high reflectance matte white powder coat; 93% reflectivity.

**Shielding**  
Flush Lens: Snap-in 90% transmissive satin acrylic lens.  
Recessed Lens: Lay-in 90% transmissive satin acrylic lens.

**Mounting**  
Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

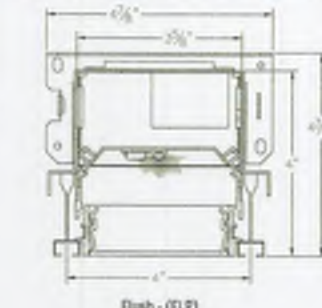
**Certification**  
CSA tested to UL 1598 standards. Optional Damp or Wet location listings available. See ordering tree. This product is IC rated.

**Listings**  
DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DLC](http://www.designlights.org/DLC) to confirm which versions are qualified.

**Warranty**  
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/resources/industry/leds-and-components](http://www.acuitybrands.com/resources/industry/leds-and-components)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

#### Technical Drawing



Lumens Output - SL4L*		400 LMF		600 LMF**		800 LMF**		1000 LMF	
Fixture Style	SLP	FLP	SLP	FLP	SLP	FLP	SLP	FLP	SLP
Delivered Lumens/FT	336	314	544	541	717	734	828	824	
Input Watts/FT	4	4	6	6	8	8	10	10	
Lumens/Watt	91	91	95	95	93	93	90	89	

\*ICCI D90  
\*\*Based on listed values

**LED Components**  
Linear: Nichia® - 757 Series LED chips (available in 80 or 90 CRI)

**LED Life**  
Rated 65,000 hours (L80) at 25 °C ambient temperature.

**Color Consistency**  
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. Color variation is no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

**Driver**  
eLED LED constant current driver options delivers ultra-smooth dimming resolution from 100% to 0.1%, while assuring flicker free, low current inrush, 8% efficiency and low EMI.

**Integrated Controls**  
Optional nLight™ embedded controls make luminaire addressable- allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling. (Input option: NLIGHT)

**Photometry**  
For photometric information refer to [www.marklighting.com](http://www.marklighting.com)

marklighting.com | 800-705-SERV (7378) | © 2015-2022 Acuity Brands Lighting, Inc. All Rights Reserved. We reserve the right to change design, materials and finish to any that will not alter installed appearance or reduce function and performance.

LUMINAIRE TYPE 'A', 'B' AND 'D'

### D-Series Size 1 LED Area Luminaire



**Specifications**  
EPA: 1.01 ft²  
Length: 33" (838mm)  
Width: 13" (330mm)  
Height H1: 7-1/2" (190mm)  
Height H2: 3-1/2" (89mm)  
Weight (max): 27 lbs (12.3kg)

**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

#### Ordering Information

Series	LEDs	Color temperature	Distribution	Voltage	Mounting			
DSX1 LED	<b>Forward optics</b>		T15 Type I short (Automated)	TSV5 Type IV very short	MVOLT <sup>1</sup> X302L (277V-480V) <sup>1,2</sup>			
	P1 P4 <sup>1</sup> P7 <sup>1</sup>	40K 3000K						
	P2 P5 <sup>1</sup> P8	40K 4000K						
	P3 P6 <sup>1</sup> P9	50K 5000K						
	<b>Rotated optics</b>					T35 Type II short	BLC Backlight corner <sup>1</sup>	208 <sup>1</sup>
	P10 <sup>1</sup> P12 <sup>1</sup>	T3M Type II medium						
	P11 <sup>1</sup> P13 <sup>1</sup>	T4M Type IV medium	277 <sup>1</sup>					
		T7M Forward throw medium	347 <sup>1</sup>					
				480 <sup>1</sup>				

Control options	Other options	Finish
<b>Shipped installed</b>	<b>Shipped installed</b>	<b>Shipped separately</b>
NL14R2 nLight A/B generation 2 enabled <sup>1</sup>	PIR High flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 50% <sup>1,2</sup>	DDKD Dark bronze
PIRIN Network, high flow motion/ambient sensor <sup>1</sup>	PIRH High flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50% <sup>1,2</sup>	DLKD Black
PIR NEMA twist lock receptacle only (controls ordered separately) <sup>1</sup>	PIRHCV High flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 50% <sup>1,2</sup>	DLAD Natural aluminum
PIRS Free pin receptacle only (controls ordered separately) <sup>1,2,3</sup>	PIRHCFV High flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50% <sup>1,2</sup>	DWGD White
PIRT Free pin receptacle only (controls ordered separately) <sup>1,2,3</sup>	PIRHCFVH High flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50% <sup>1,2</sup>	DWTD Dark bronze
DMG 0-10V dimming wires pulled outside fixture (for use with external control, ordered separately) <sup>1,2</sup>	FAO Field adjustable output <sup>1,2</sup>	DLSD Natural black
DS Dual switching <sup>1,2,3</sup>		DLTKD Natural aluminum
		DLWGD Natural white

Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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LUMINAIRE TYPE 'A', 'B' AND 'C'

Label	Manufacturer	Wattage	Description
A	LITHONIA	163	DSX1-LED-P6-40K-T4M-MVOLT
B	LITHONIA	183	DSX1-LED-P7-40K-T4M-MVOLT
C	LITHONIA	70	DSX1-LED-P2-40K-T2S-MVOLT
D	MARK ARCHITECTURAL LIGHTING	31	SL4L- 8-FLP-80CRI-40K-400LMF

APPROVED:  
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WITNESS OUR HANDS, THIS 21<sup>st</sup> DAY OF July, 2022.  
PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING

**DEVELOPER**  
TRITEN REAL ESTATE PARTNERS  
15110 DALLAS PKWY  
SUITE 550  
DALLAS, TEXAS 75248  
CONTACT: DAVID SHIPMAN  
PHONE: (832)-615-1477

**ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: MATTHEW J. GARDNER  
EMAIL: MGARDNER@HALFF.COM  
TEL: (214) 346-6200  
TBPE FIRM# F-312

**ARCHITECT**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: DALE RHOADS  
EMAIL: DRHOADS@HALFF.COM  
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HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
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DISCOVERY ROCKWALL  
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DISCOVERY ROCKWALL  
1775 STATE HIGHWAY 276,  
ROCKWALL, TEXAS

HALFF  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081-2275  
(214) 346-6200

Revision No.	Date	Description

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PHILLIP R. APPLEBAUM 68404  
NAME P.E. NO.  
DATE 07/13/2022  
TBPELS FIRM #F-312

Project No.: 46587  
Issued: JULY, 2022  
Drawn By: BLM  
Checked By: PRA  
Scale: AS SHOWN  
Sheet Title  
ELECTRICAL SCHEDULE  
E002  
Sheet Number  
CASE NUMBER: SP2022-037