

ROCKWALL COUNTY, TX ATMOS ENERGY ROCKWALL DISCOVERY

PROJECT TITLE: PROJECT DESCRIPTION LOCATION - CITY XX, TEXAS



RECOMMENDED BY:

KSA

TBPE FIRM REGISTRATION No. F-1356

This document is released for the purpose of interim review under the authority of Michael C. Barry, P.E., Lic. # 85380, on August 7, 2024. It is not to be used for construction, bidding, or permit purposes.

MICHAEL C. BARRY, P.E. DATE
PROJECT MANAGER

This document is released for the purpose of interim review under the authority of Madelyn Tadlock, P.E., Lic. # 138629, on August 7, 2024. It is not to be used for construction, bidding, or permit purposes.

MADELYN TADLOCK DATE
PROJECT ENGINEER



140 E. Tyler Street, Suite 600
Longview, Texas 75601
T. 903-236-7700 F. 888-224-9418
www.ksaeng.com

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30 DAY OF April 2024

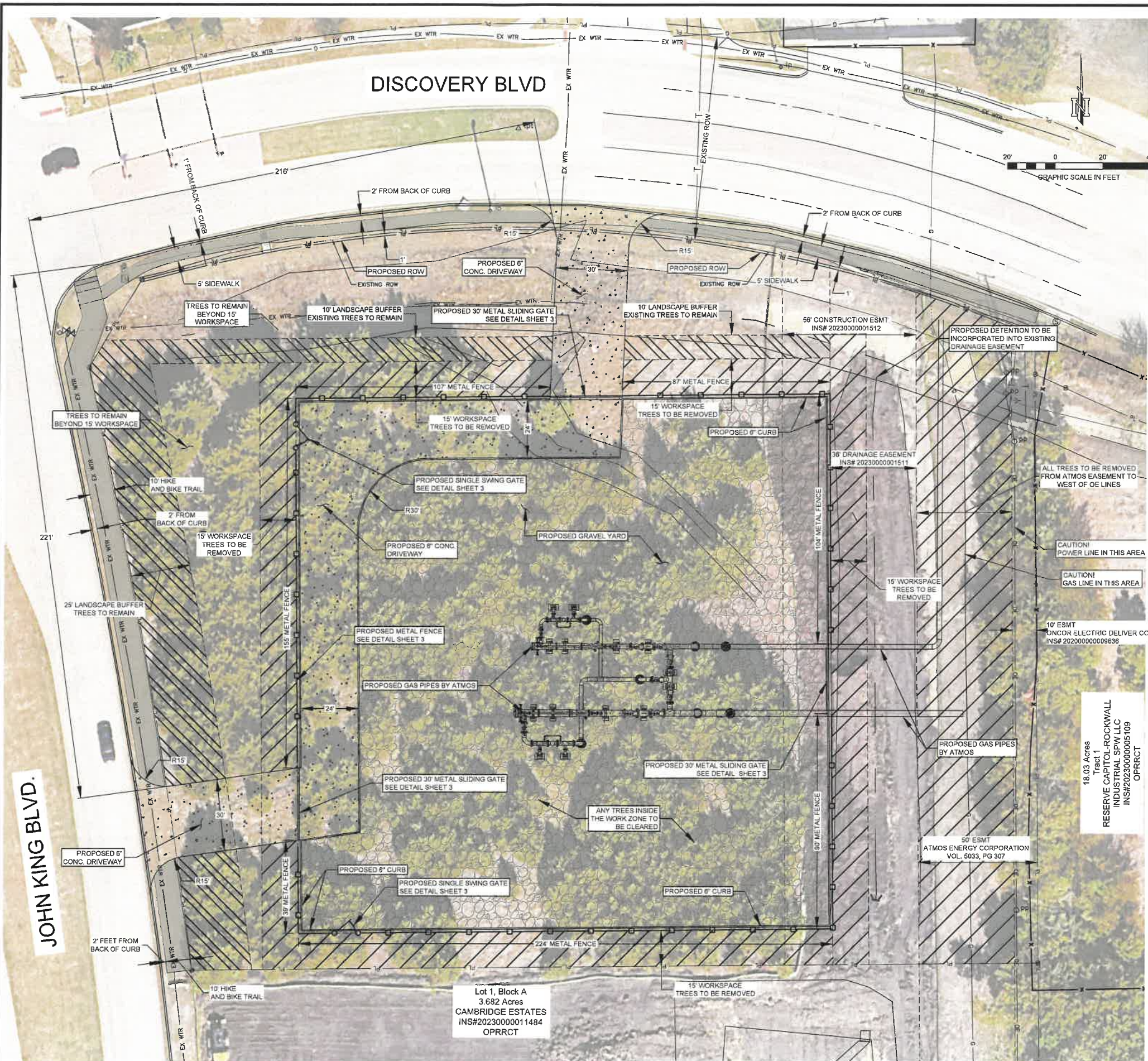
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING





(SP2024-021)

\\SANDNET\DATA\NEW\PROJECTS\10245\10245\10245\CADD\10245-C-SITE PLAN.DWG | SITE PLAN | 8/7/2024 | 8:24 AM | LAST SAVED BY: MTADLOCK



LOCATION MAP

LEGEND:

-  LANDSCAPE BUFFER (TREES TO REMAIN)
-  WORKSPACE (TREES TO BE REMOVED)
-  PROPOSED 6" CONC DRIVEWAY
-  PROPOSED GRAVEL YARD

REVISION	DATE

SITE PLAN

ATMOS ENERGY
ROCKWALL DISCOVERY
ROCKWALL COUNTY, TEXAS

DRAWN BY: LP
 DESIGNED BY: MT
 LATEST REVISION: -
 KSA JOB NO.: 102465



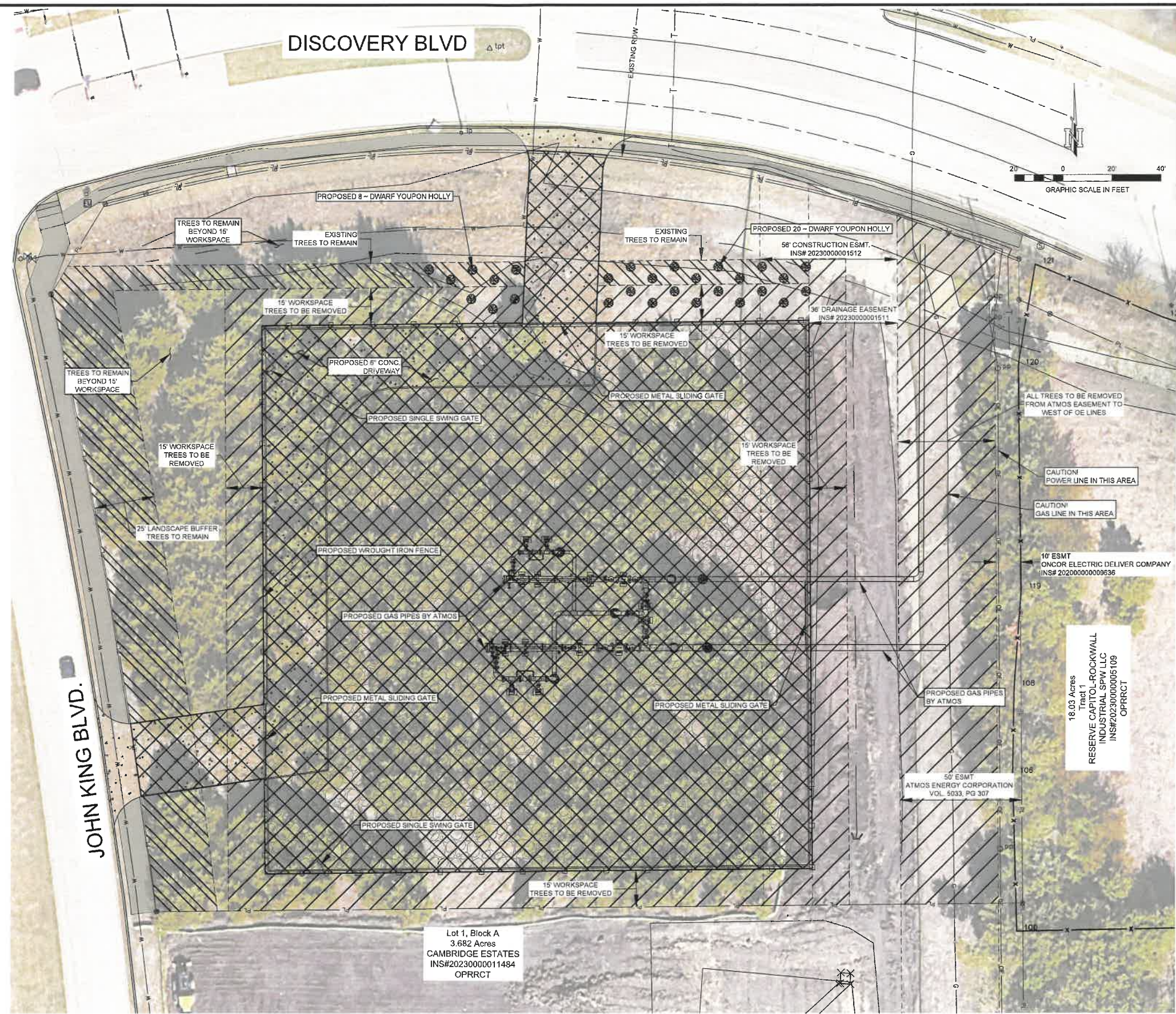
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 WITNESS OUR HANDS, THIS ___ DAY OF ____
 PLANNING & ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

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SEAL: TPBE Firm Registration No. F-1358 SHEET NO.

(SP2024-021)

KSA\NET\DRAWING\PROJECTS\102465006 CAD\30-SHEETS\02-CIVIL\10246500-LANDSCAPE PLAN.DWG | LANDSCAPE PLAN | 8/7/2024 - 8:24 AM | LAST SAVED BY: MTAOLCK



LEGEND:

- LANDSCAPE BUFFER (TREES TO REMAIN)
- WORKSPACE (TREES TO BE REMOVED)
- TREES TO BE REMOVED IN FENCE BOUNDARY AND ROAD PAVEMENT
- PROPOSED 6" CONC DRIVEWAY
- PROPOSED GRAVEL YARD

ALL TREES TO BE REMOVED FROM ATMOS EASEMENT TO WEST OF OE LINES

CAUTION! POWER LINE IN THIS AREA

CAUTION! GAS LINE IN THIS AREA

10' ESMT ONCOR ELECTRIC DELIVER COMPANY INS# 20200000009636

50' ESMT ATMOS ENERGY CORPORATION VOL. 5033, PG 307

18.03 Acres Tract 1 RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPW LLC INS#20230000005109 OPRRCT

Lot 1, Block A
3.682 Acres
CAMBRIDGE ESTATES
INS#20230000011484
OPRRCT

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	28	ILEX VOMITORIA 'NANA'	DWARF YOUNG HOLLY	3 GAL	36" - 60"	36" - 72"	108" O.C.	

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WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

PROJECT TITLE: CITY OF TEXAS

SHEET NAME: 102465

DRAWN BY: LP

DESIGNED BY: MT

LATEST REVISION: -

KSA JOB NO.: 102465

KSA 140 E. Tyler St., Suite 400
Lubbock, TX 79401
T: 806-234-7700
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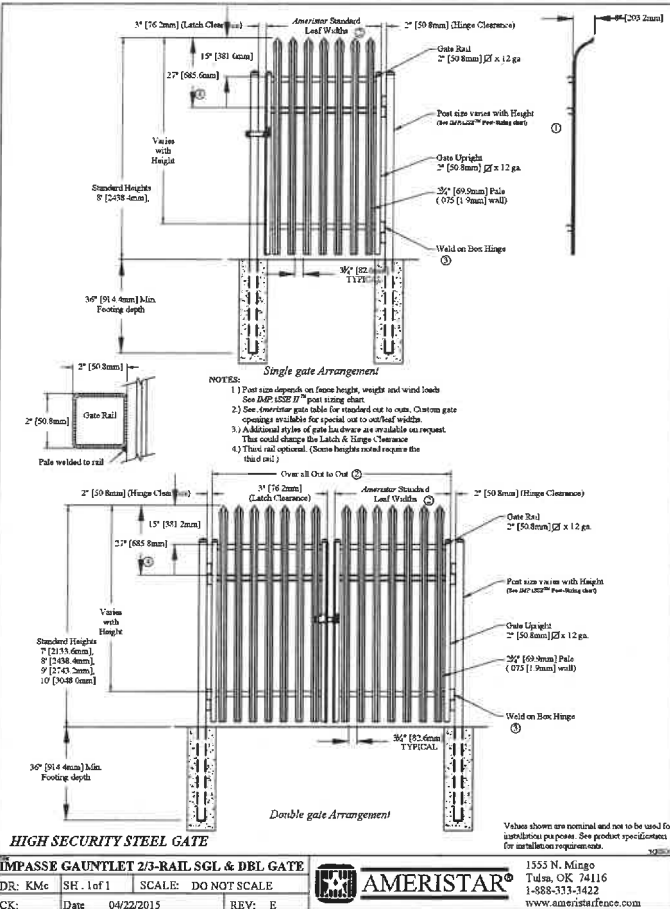
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REAL TIME Firm Registration No. F-1356

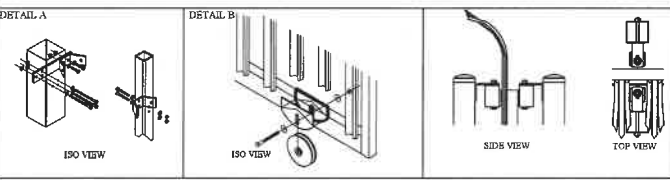
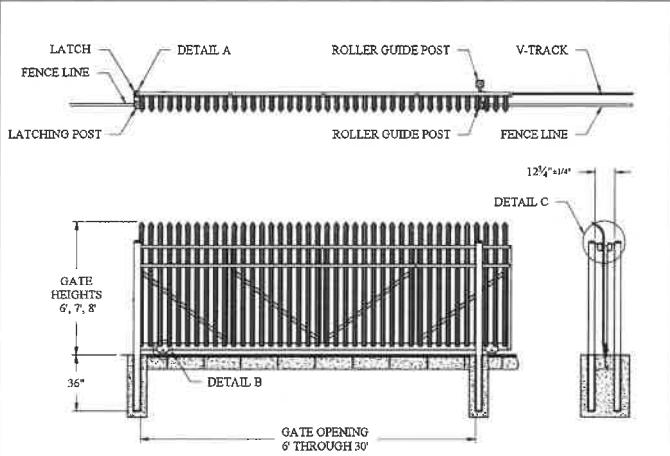
SHEET NO.

LANDSCAPE PLAN

ATMOS ENERGY
ROCKWALL DISCOVERY
ROCKWALL COUNTY, TEXAS



DECORATIVE METAL GATE
NTS



PassPort IS® (Impasse Security) Roll Gate
Security Pales: PROPOSED Heavy Corrugated Impasse

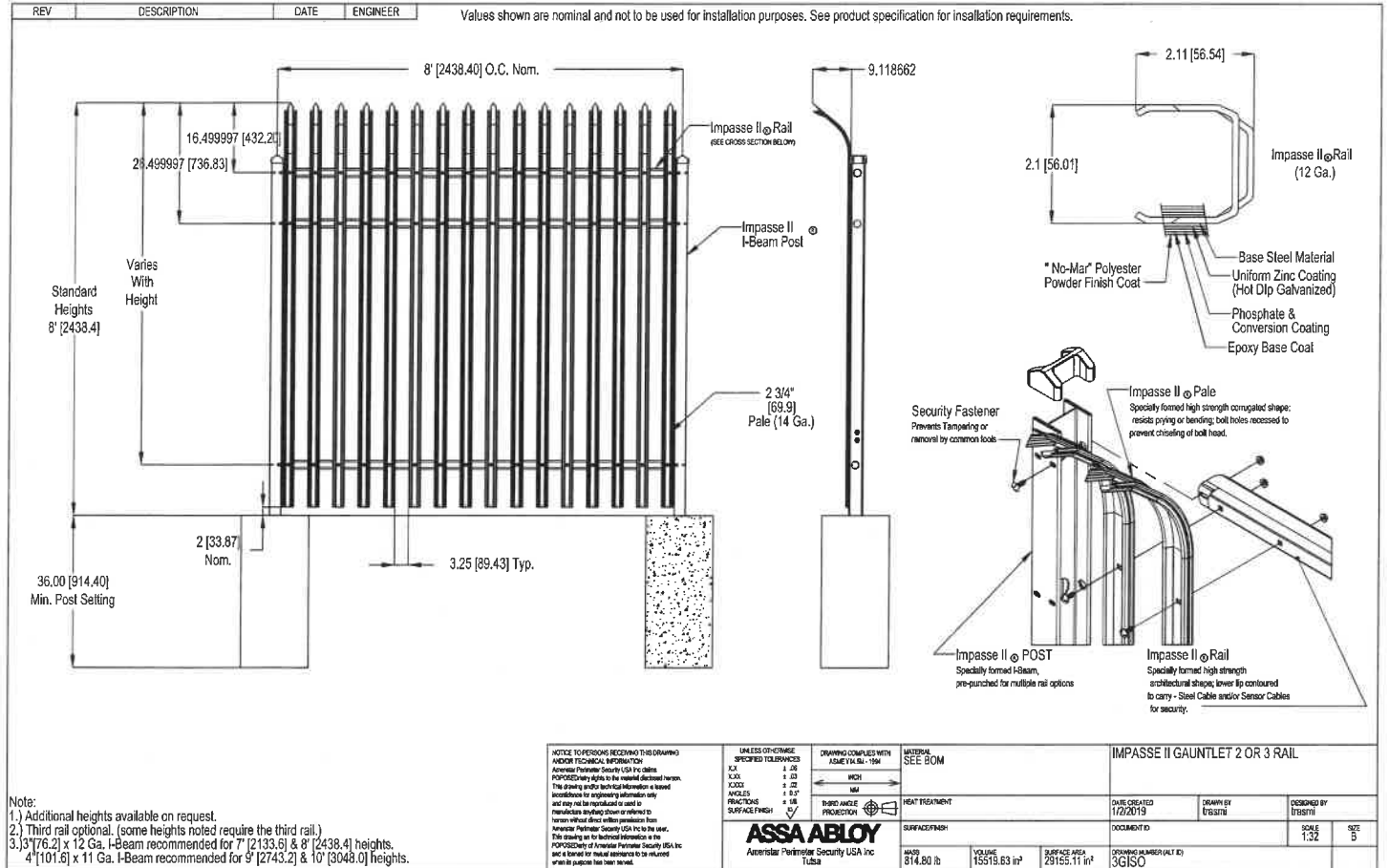
Top Rail(s), Uprights and Diagonal Braces: 2" Square
Bottom Rail: 2" x 4" (Notched & Plated for V-track Wheels)
Roll Gate Hardware: K1 #PGKOD
Available in Profiles of 2-Rail, 3-Rail & 3-Rail w/Rings

PassPort IS GAUNTLET INDUSTRIAL ROLL GATE
DWN: LJM SH: 1 of 1 SCALE: DO NOT SCALE
ECR: PA180108 Date: 10/12/18 REV: E

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfrance.com

AMERISTAR

DECORATIVE METAL SLIDING GATE
NTS



DECORATIVE METAL FENCE
NTS

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 30 day of April, 2024.

[Signature]
Planning & Zoning Commission,
Chairman

[Signature]
Director of Planning & Zoning

NO.	REVISION	DATE

MISCELLANEOUS DETAILS

ATMOS ENERGY
ROCKWALL DISCOVERY
ROCKWALL COUNTY, TEXAS

DRAWN BY:	LP
DESIGNED BY:	MT
LATEST REVISION:	
KSA - JOB NO.:	102465



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SEAL: TBPE Firm Registration No. F-1350
SHEET NO.