

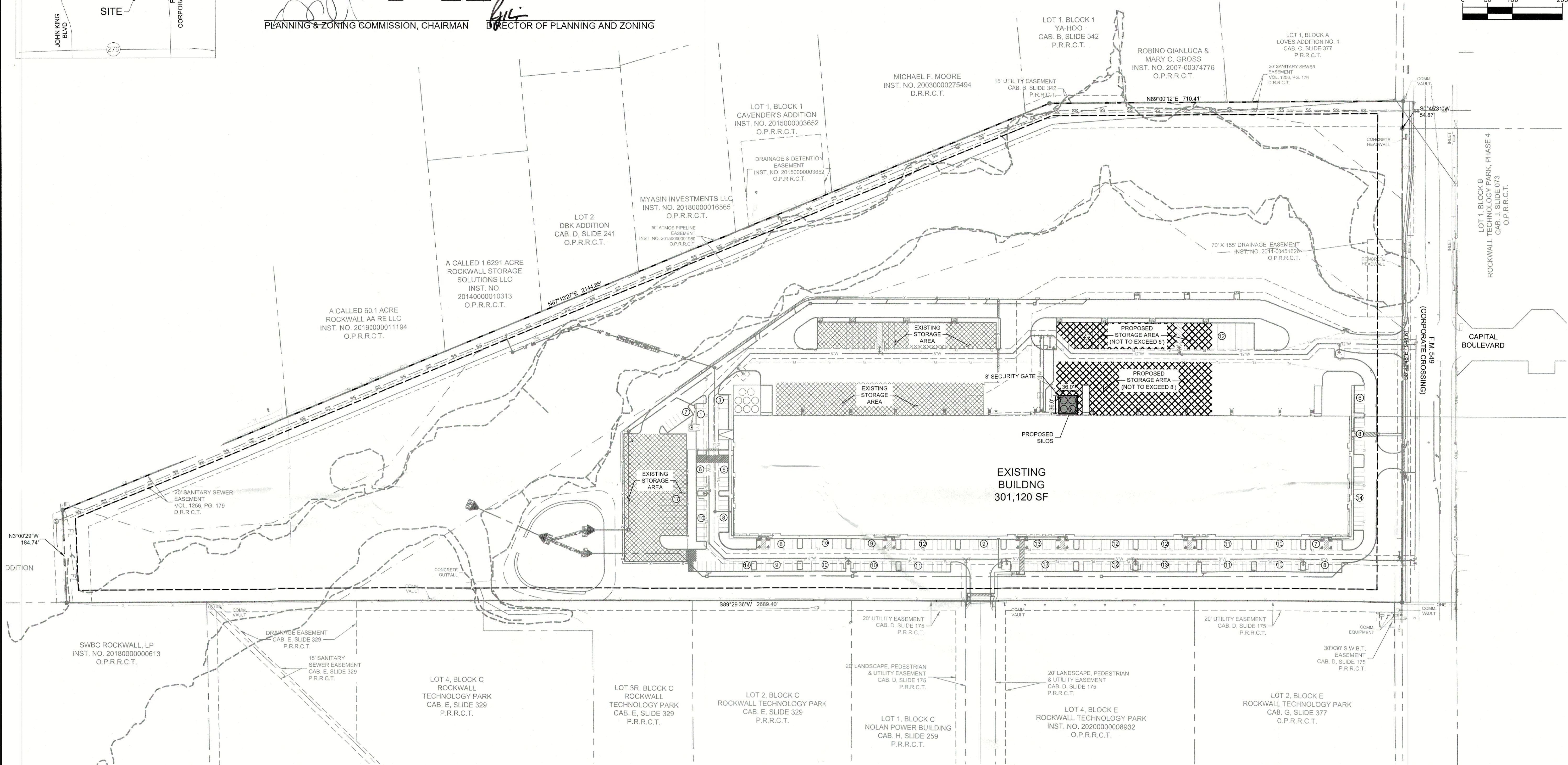
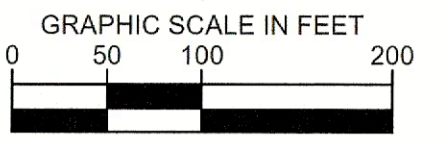
SITE PLAN SIGNATURE BLOCK

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 25 DAY OF June, 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June, 2024

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



**EXISTING BUILDING
301,120 SF**

LEGEND

PROPERTY LINE	----
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	----
EXISTING EASEMENT	----
PROPOSED EASEMENT	----
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED 8' SECURITY FENCE	X X
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	SD SD
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGL UGL
PROPOSED SILO	(Symbol)
FUTURE SILO	(Symbol)

HATCH LEGEND

EXISTING STORAGE AREA	(Hatch Pattern)
PROPOSED STORAGE AREA	(Hatch Pattern)
PROPOSED IMPROVEMENTS	(Hatch Pattern)

SITE SUMMARY TABLE

ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887.32 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

- 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.

No.	REVISIONS	DATE

Kimley»Horn
 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1900 FAX: 972-259-5820
 WWW.KIMLEY-HORN.COM TX F-528
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



PROJECT INFORMATION

KHIA PROJECT	06428300
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

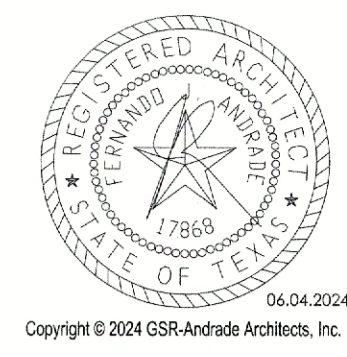
STREAM ROCKWALL - 2
 PREPARED FOR
WESTCORE BRAVO, LLC
 ROCKWALL, TEXAS

SITE PLAN
 SHEET NUMBER
SP-1

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.



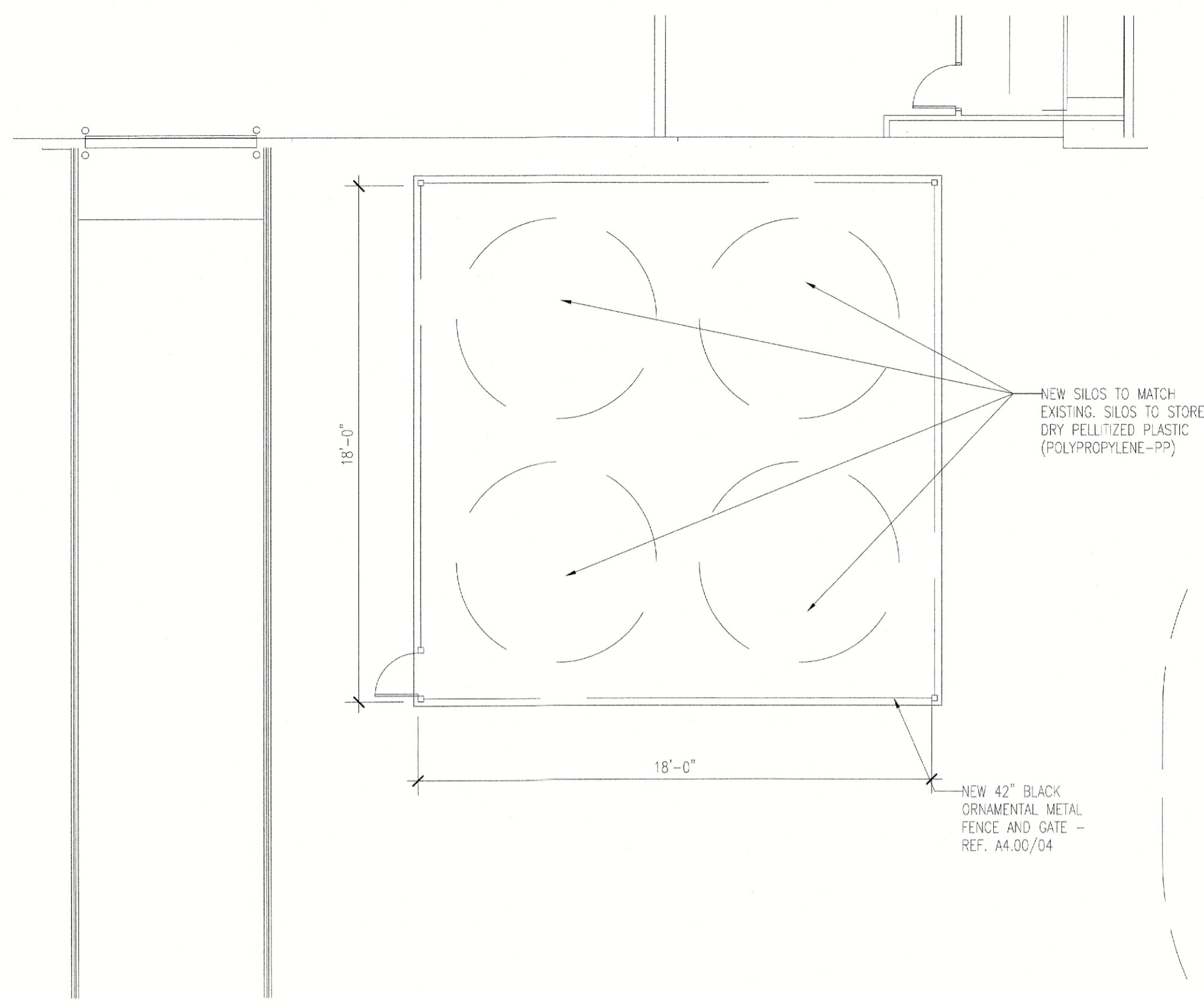
DATA: 20240609 09:58 AM
 LAST DRAWN: 20240609 09:58 AM
 DRAWN BY: DAVID R. ...
 CHECKED BY: DAVID R. ...
 PROJECT: 06428300 - Stream Rockwall, Design/CADD/As-Built
 SHEET: SITE PLAN EXHIBIT 1 DESIGN



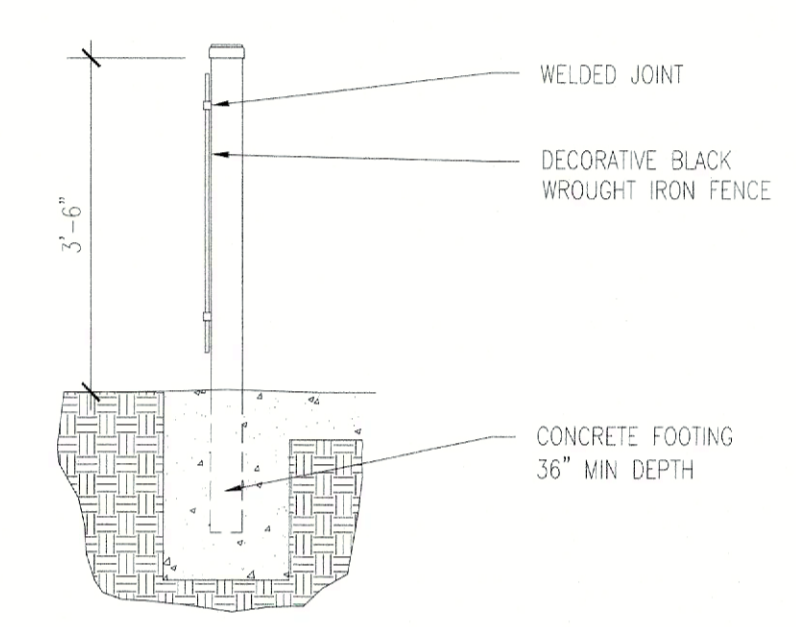
gsr andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR ANDRADE ARCHITECTS
Architect
ENGINEERING ANALYSTS, INC.
Civil Engineer
Structural Engineer
SCHMIDT & STACY
Mechanical Engineer
SCHMIDT & STACY
Electrical Engineer
SCHMIDT & STACY
Plumbing Engineer

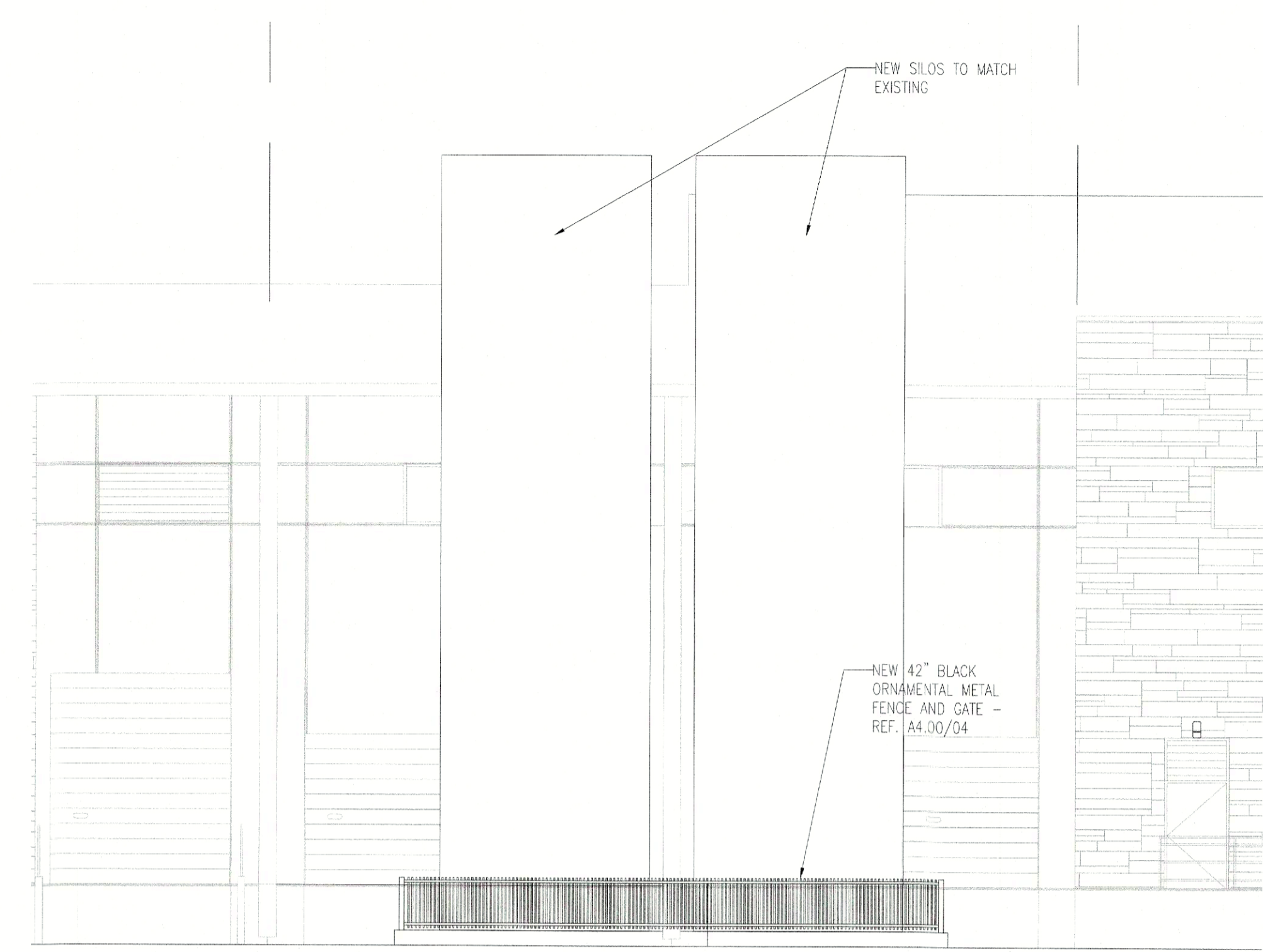
**XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:
FLEXPipe SYSTEMS (US) LLC
XERXES FINISH OUT**
1351 CORPORATE CROSSING (F.M. 549), SUITE 110
ROCKWALL, TEXAS 75032



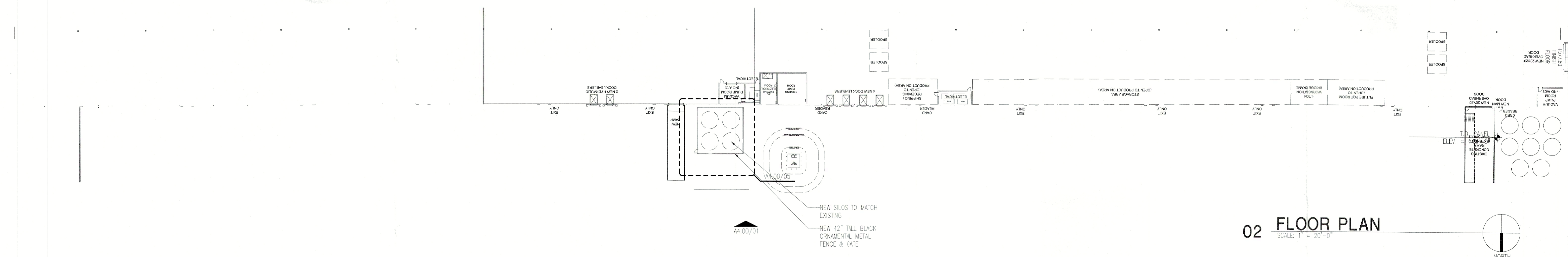
05 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



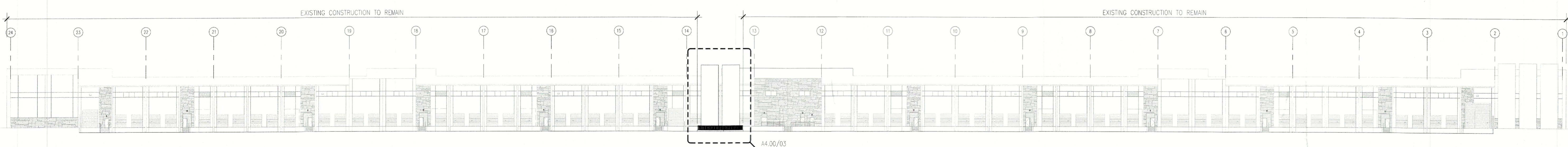
04 Decorative Fence Section
SCALE: 1/2" = 1'-0"



01 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN
SCALE: 1" = 20'-0"



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

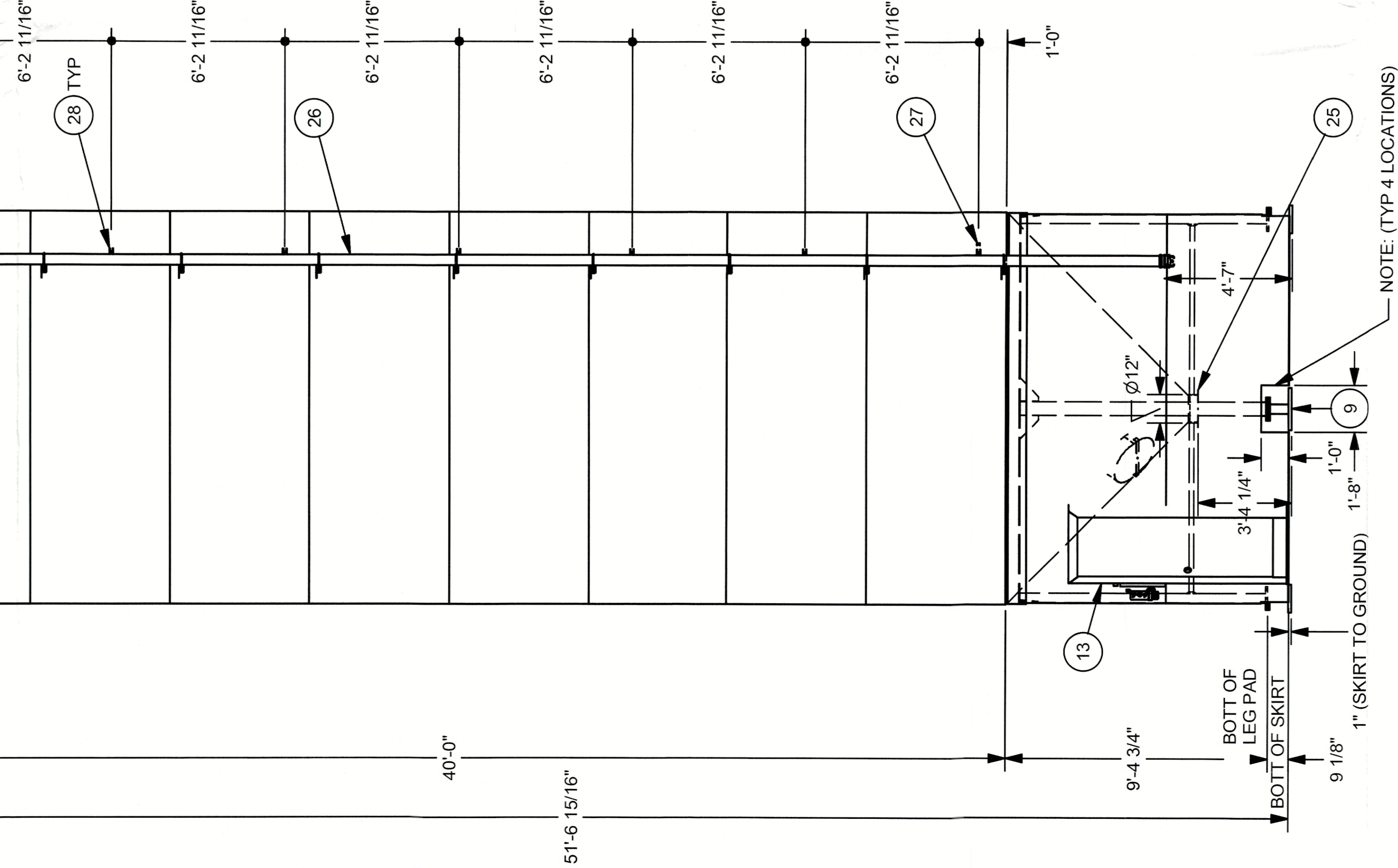
APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 26 day of June 2024.
[Signature]
Chairman
[Signature]
Director of Planning & Zoning

PROJECT NO.: 2966-9
DATE: 05.17.2024
REVISIONS: 06.04.2024

NO.	DESCRIPTION
01	05.17.24 SITE PLAN AMENDMENT
02	06.04.24 CITY COMMENTS

A4.00
EXTERIOR ELEVATIONS

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	4	--	CUSTOMER LOAD CELL (FOR REFERENCE ONLY)		
13	1	SO81365-66(A)-107	FRAME ASSEMBLY W/ 36"x84" DOOR		
14	1	--	CUSTOM DECAL 86" LG		
18	1	47000	MANWAY BOTTOM		
19	1	31425	LOCKING ASSEMBLY FOR MANWAY		
20	1	46003	Ø22" VENTED ROOF MANHOLE		
21	2	22998	14" LIFT LUG (BEND 30°)		
22	1	SO81365-66(A)-114	CUSTOM PERIM. HANDRAIL ASSEMBLY		
23	2	SO81365-66(A)-104	10" FLANGED INLET		
24	1	SO81365-66(A)-105	COVERPLATE W/ 4" INLET		
25	1	SO81365-66(A)-008	BOTTOM FLANGE 16"x16"		
26	1	SO81365-66(A)-106	ALUMINUM FILL PIPE		
27	2	18854	3/4" MS COUPLER, 150psi		
28	7	26852	STRUT CHANNEL W/ HOLES, 6" LG		
29	1	SO81365-66(A)-110	FALL ARREST CLIP WELDMENT		
30	2	SO81365-66(A)-109	CATWALK SUPPORT ASSEMBLY		



NOTE: (TYP 4 LOCATIONS)
1. CUT SKIRT FOR LOAD CELL ACCESS

CUSTOMER APPROVAL

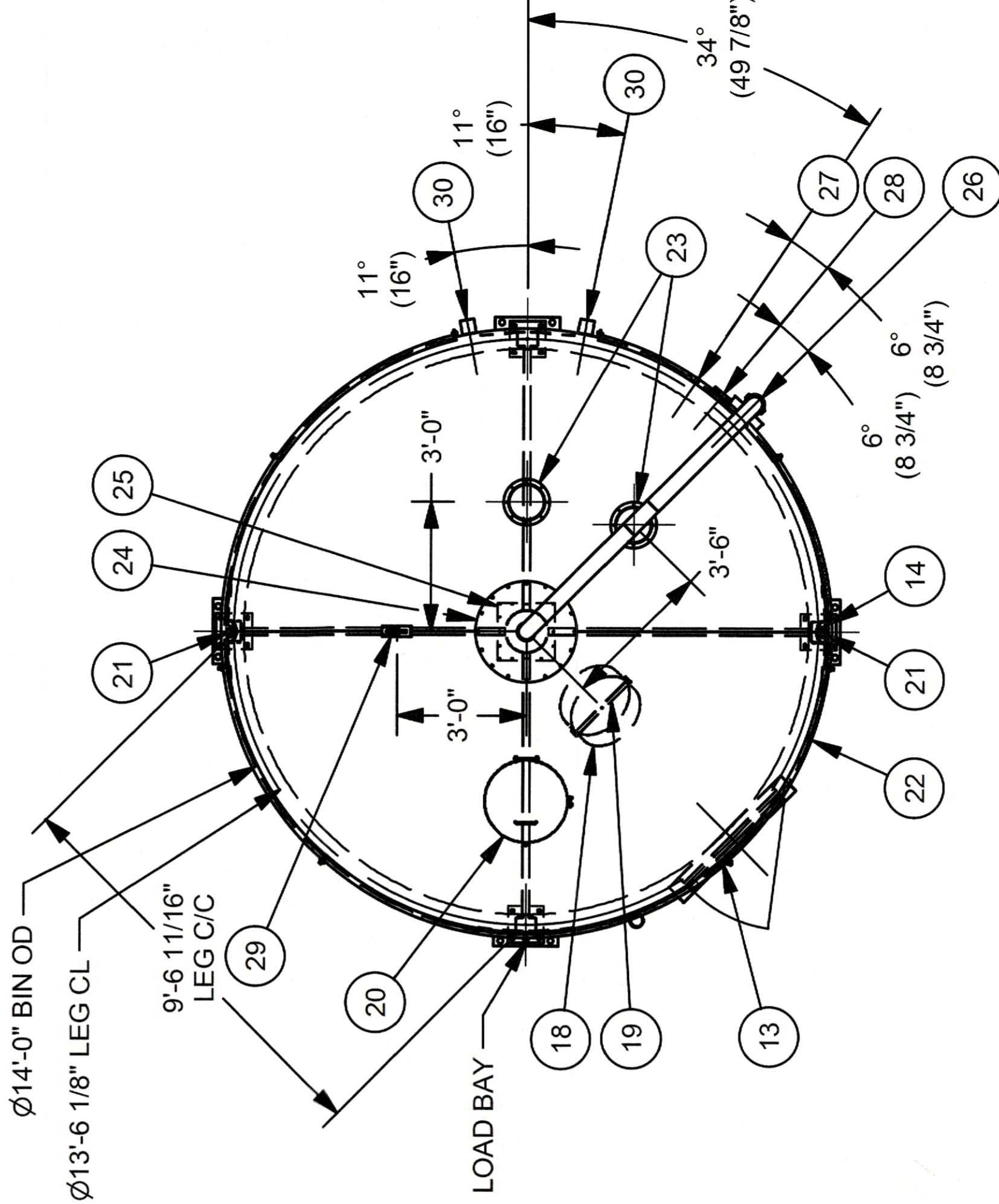
Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.

SIGN: _____

DATE: _____



VIEW L

ELEVATION VIEW

APPROVAL DWG MUST BE RETURNED
APPROVED 4 WEEKS UPON RECEIPT
TO ENSURE SCHEDULED DELIVERY
DATE. FAILURE TO DO SO WILL
RESULT IN PROJECT BEING
RE-SCHEDULED.

COATING SPECIFICATIONS
EXTERIOR PREP: SSPC-SP1, SP2, SP3
EXTERIOR COATING: ICI SHADED ICE
INTERIOR PREP: SSPC-SP1, SP2, SP3
INTERIOR COATING: BONE WHITE
ACCESSORY COLOUR: GRAY

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 26 day of July
2014.

[Signature]
Chairman
Planning & Zoning Commission,

[Signature]
Director of Planning & Zoning

REV	DESCRIPTION	DATE	DESIGNER
1	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

REVISION HISTORY

PROJECT/CUSTOMER NAME:
WITTMANN CANADA INC. (CALGARY, AB)

MERIDIAN
www.meridianmfg.com

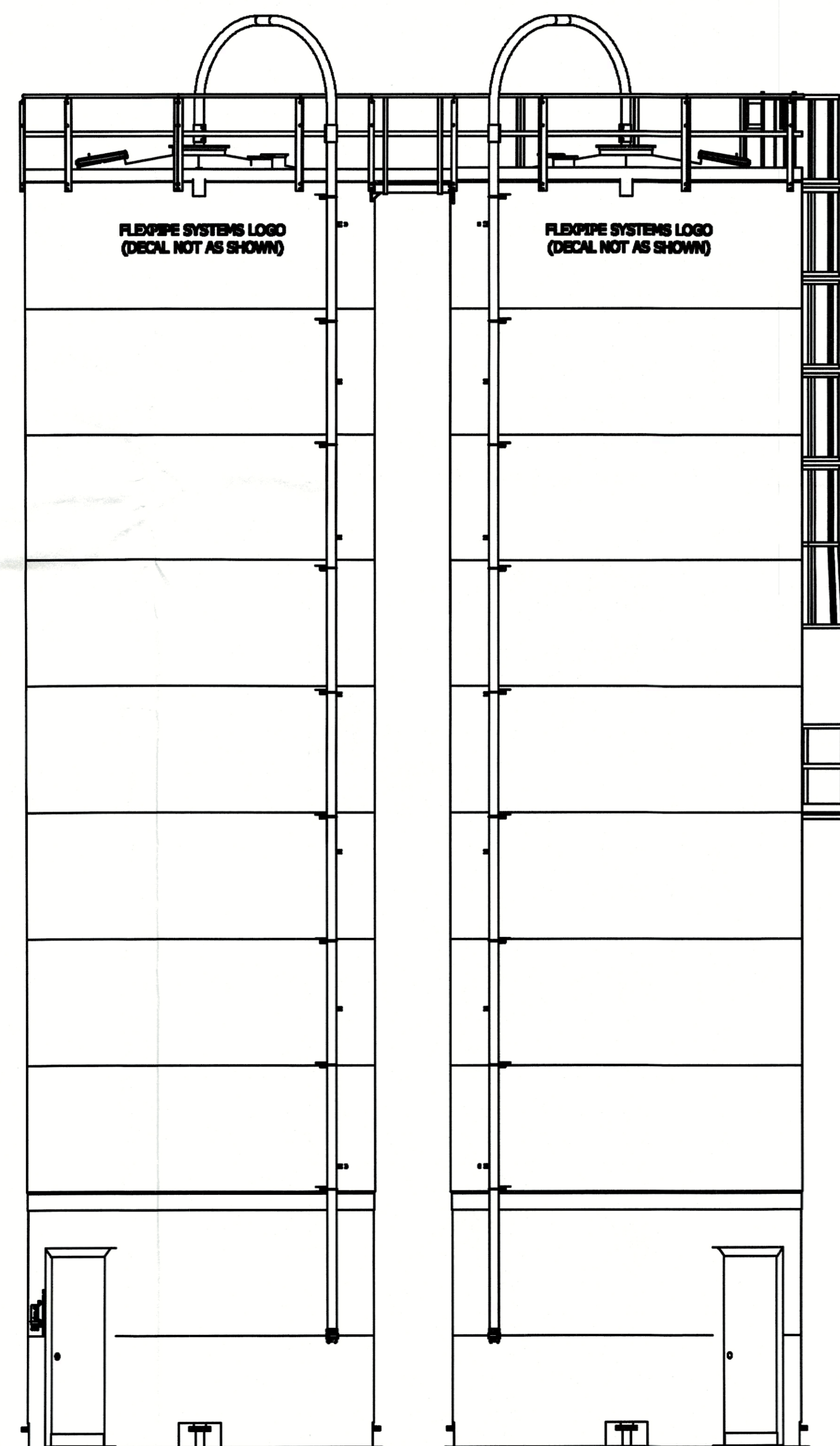
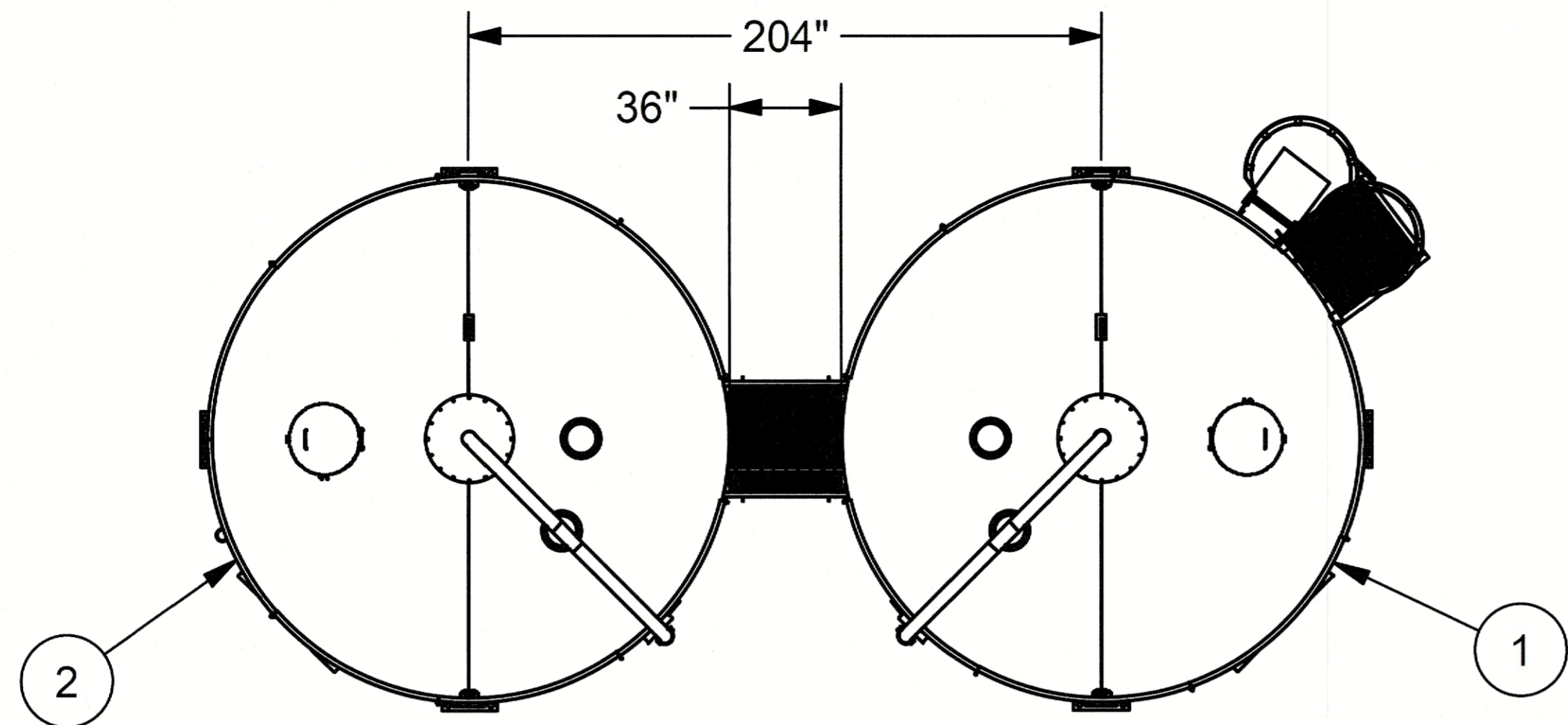
PART DESCRIPTION:
1440-45-10(A)

WEIGHT: 16726.41 lbmass
VOLUME: 5215 ft³

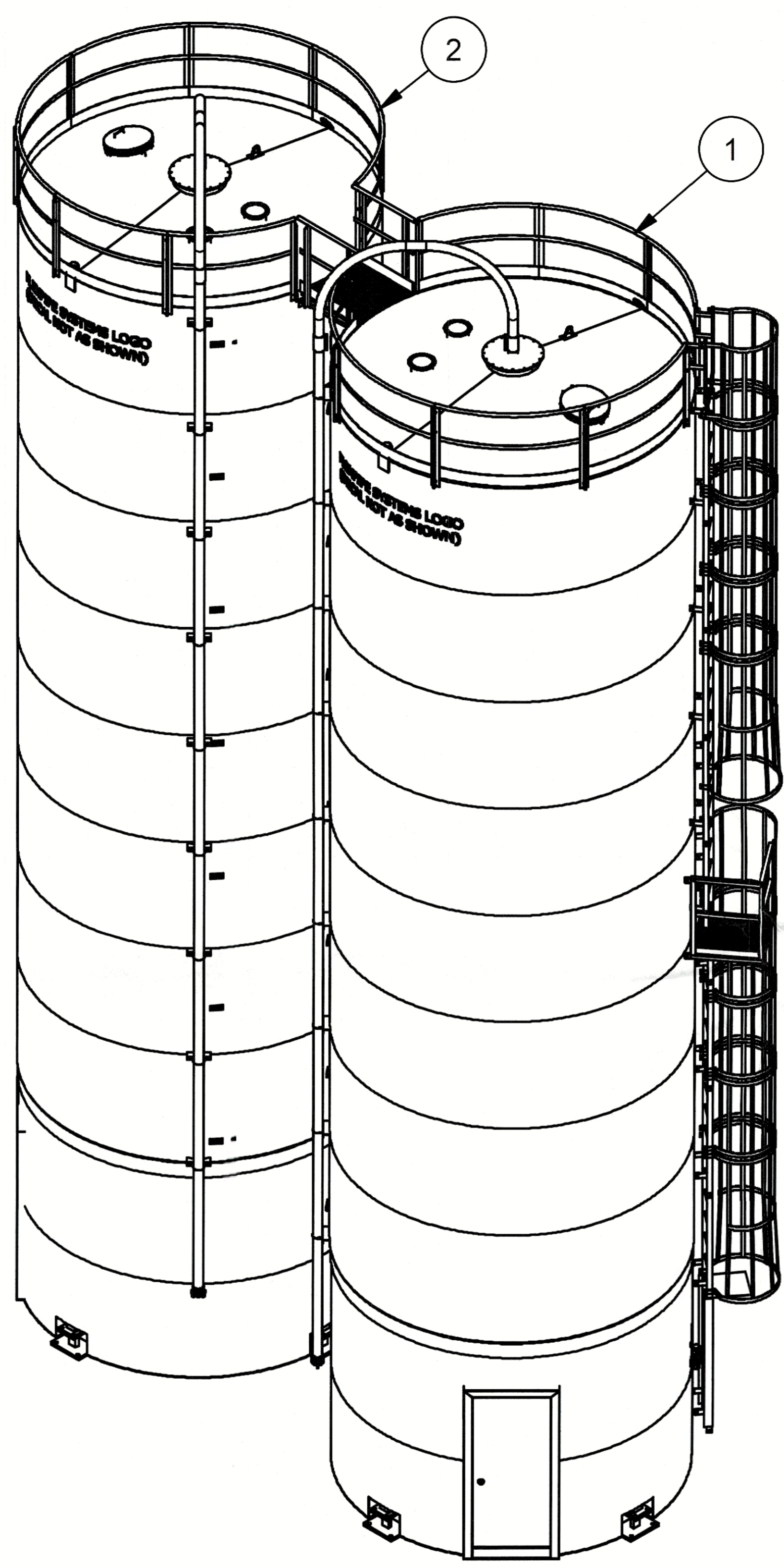
DRAWN BY: ASP
CHECKED BY: _____
DRAWN BY DATE: 2/11/2014

PART/DRAWING NUMBER:
SO81366(A)

REV: 1
SCALE: 1 / 90
SHEET No: 1 OF 1



ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)



CUSTOMER APPROVAL

Reviewed and accepted.

Revise and resubmit.
- Work may proceed.

Revise and resubmit.
- Work shall not proceed.


SIGN: _____

DATE: _____

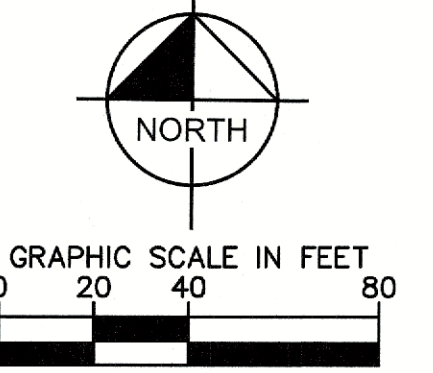
APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 25 day of June, 2024.

[Signature]
Planning & Zoning Commission, Chairman Director of Planning & Zoning

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

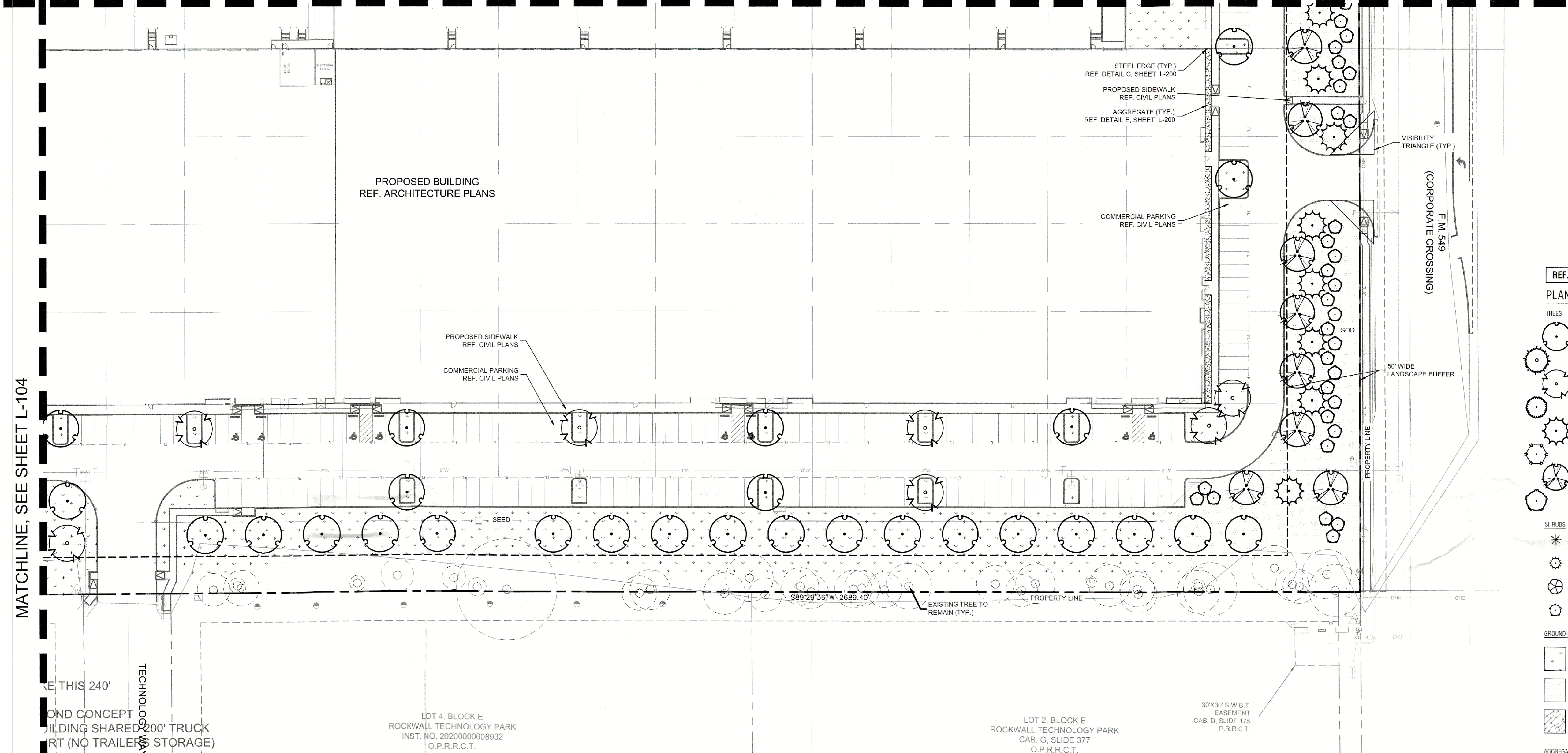
 www.meridianmfg.com THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
DRAWN BY: ASP		DRAWN BY DATE: 3/13/2015	
CHECKED BY:		PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN	
WEIGHT: 34955.81 lbmass		FABRICATION: XXX	
REV: A	SCALE: 1 / 125	SHEET No: 1 OF 1	

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. KHA DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. KHA'S SERVICES ARE PROVIDED ON AN "AS SHOWN" BASIS. KHA'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY KHA AND ITS AFFILIATES. KHA IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS.



MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-104



REF. SHEET L-100 FOR FULL PLANT SCHEDULE

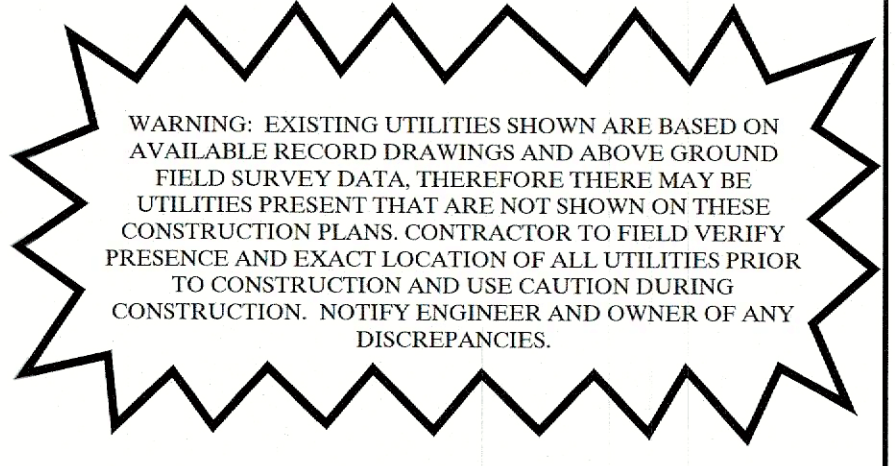
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	OC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERES 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	DRANFIELD MIX / DRANFIELD MIX
AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE
 CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION
 OF THE CITY OF ROCKWALL ON THE 25 DAY OF June, 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June, 2024.
 [Signature] DIRECTOR OF PLANNING AND ZONING



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

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972.770.1500 FAX: 972.293.8220
 WWW.KIMLEY-HORN.COM TX 15-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

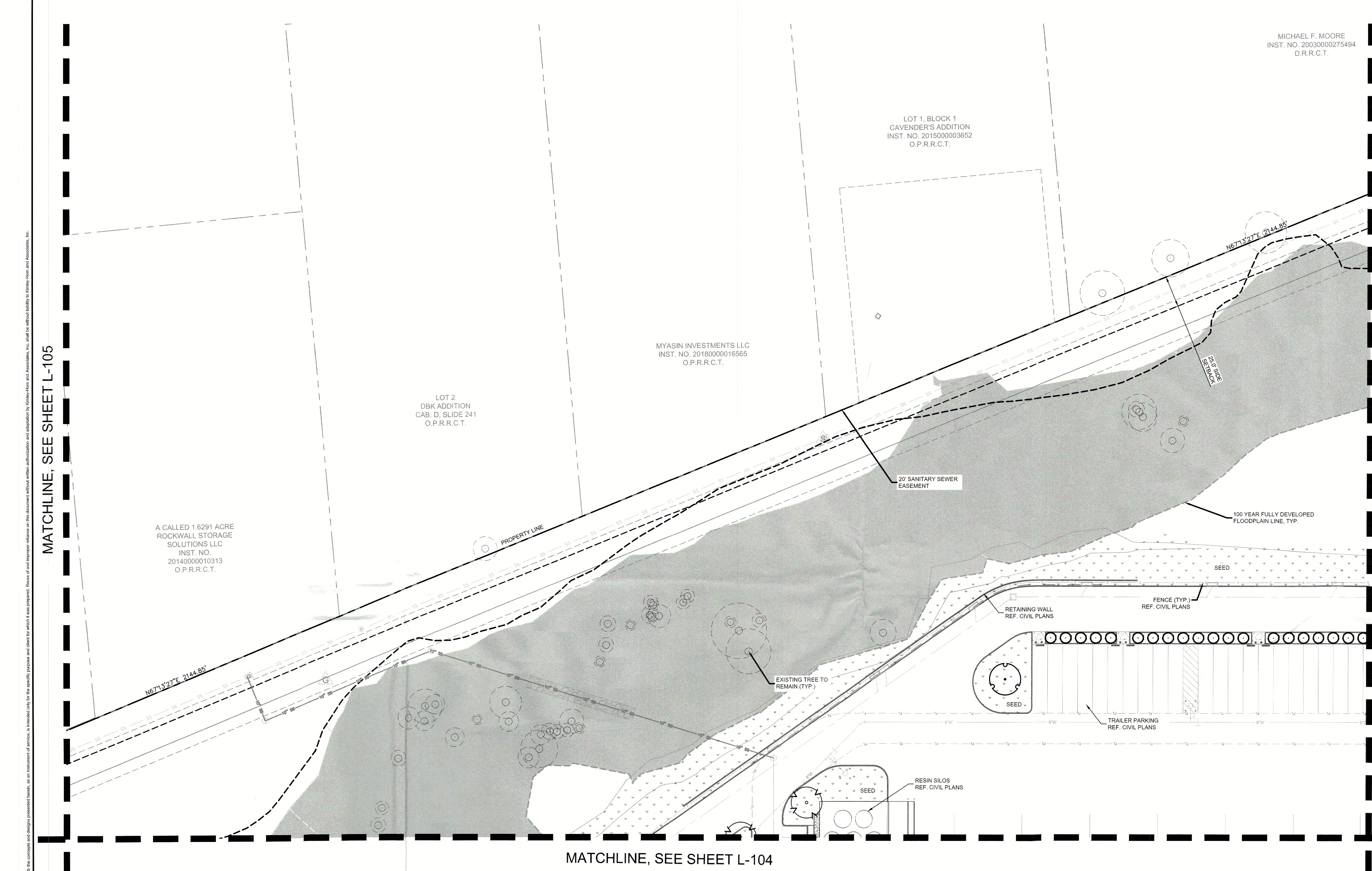


KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	AMP	DRAWN BY	MILE	CHECKED BY	BDM
069213100	MARCH 2023	AS SHOWN							

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

LANDSCAPE PLAN
 (2 OF 5)

SHEET NUMBER
 L-102



MICHAEL F. MOORE
INST. NO. 2003000275494
D.R.R.C.T.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-101

REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	OC	QUERCUS MUEHLBERGII / CHINQUAPIN OAK
	CL	CHLOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGUACIA SPECIOSA / MEXICAN BUCKEYE
	OS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD

SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

AGGREGATE	CODE	BOTANICAL / COMMON NAME
	BE	BLACK EAGLE GRAVEL

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.



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 25 DAY OF June, 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June, 2024

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Kimley-Horn

13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-289-8820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT 068213100	DATE MARCH 2023	SCALE AS SHOWN	DESIGNED BY AMP	DRAWN BY MIF	CHECKED BY BDM
--------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL, TEXAS

LANDSCAPE PLAN

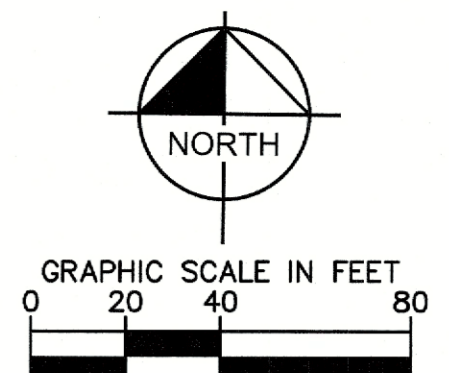
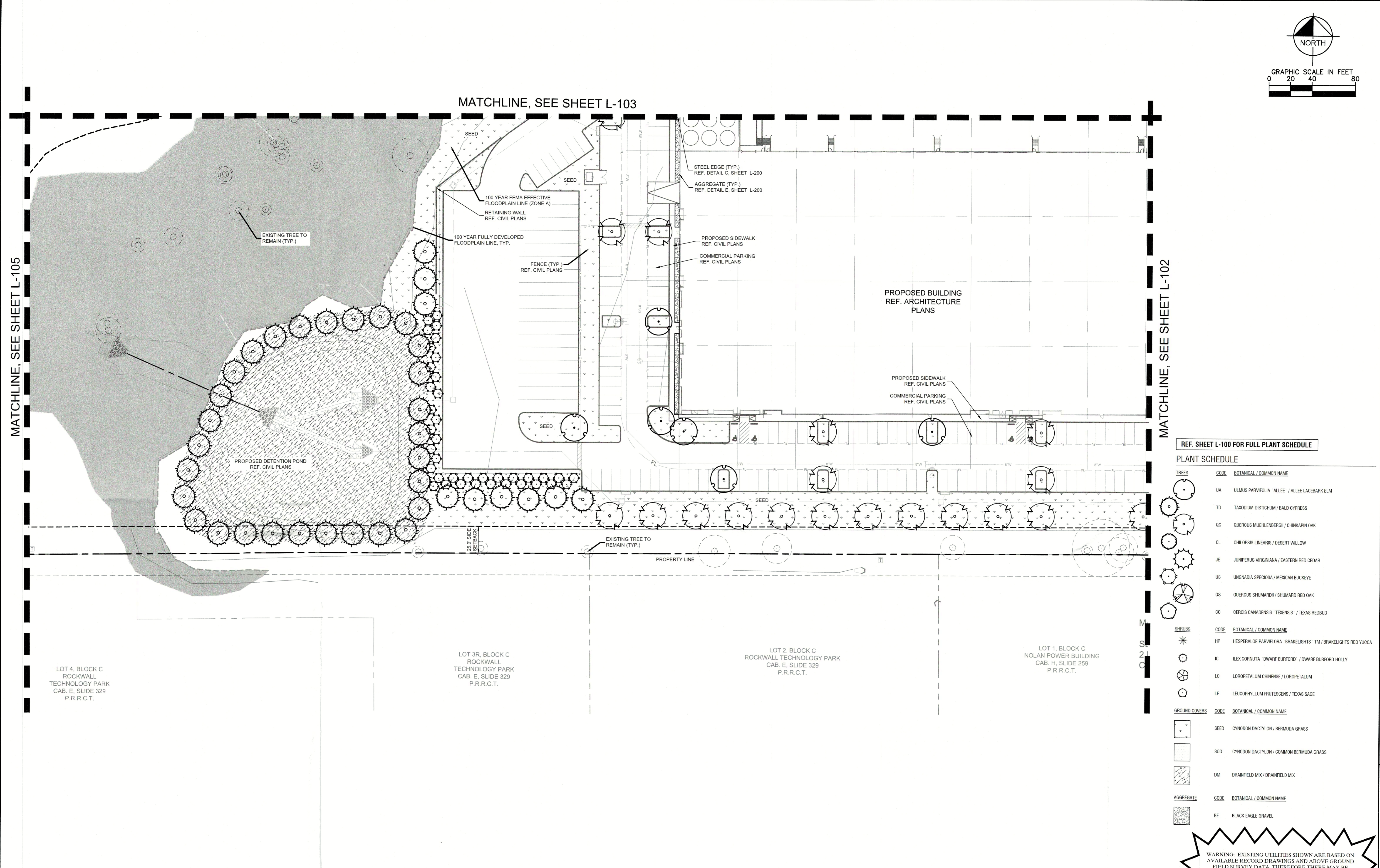
(3 OF 5)

SHEET NUMBER
L-103

MAZES
DATE PLOTTED: 3/20/23 2:24 PM
PLOTTER: HP DesignJet 2580n
CADD FILE: L:\PROJECTS\2023\03\03\230322.PLT
USER: DM
PLT JOB: LANDSCAPE PLAN - 230322

This document, together with the contracts and design presentation sheets, is intended only for the specific purpose and client for which it was prepared. No use or reliance on this document without express authorization and approval by Kimley-Horn and Associates, Inc. shall be allowed without the express written consent of Kimley-Horn and Associates, Inc.

MAKES: \\s01\users\j... 3/20/2024 2:27 PM...
 LAST SAVED: 3/20/2024 2:27 PM...
 DWT: DWI...
 DWG: DWG...
 DWT: DWI...
 DWG: DWG...



REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
OC	QUERCUS MUEHLBERGII / CHINKAPIN OAK	
CL	CHLOPSIS LINEARIS / DESERT WILLOW	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
US	UNGUADIA 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 CHINENSE / LOROPETALUM	
LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL	

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 25 DAY OF June, 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June, 2024
 [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.



DATE

REVISIONS

No.

Kimley Horn

13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-295-8820
 WWW.KIMLEY-HORN.COM TX P-998
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 03/28/2023

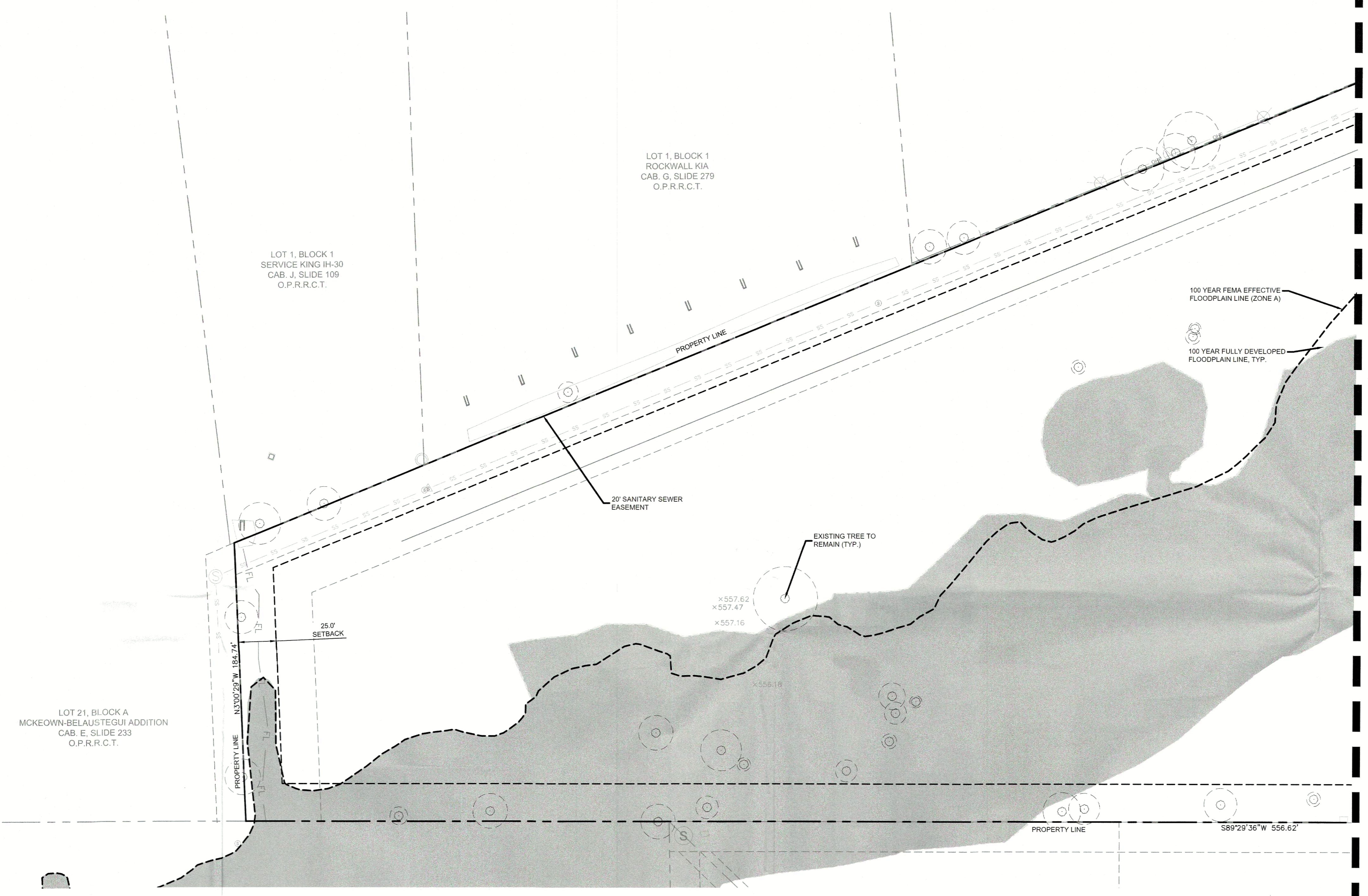
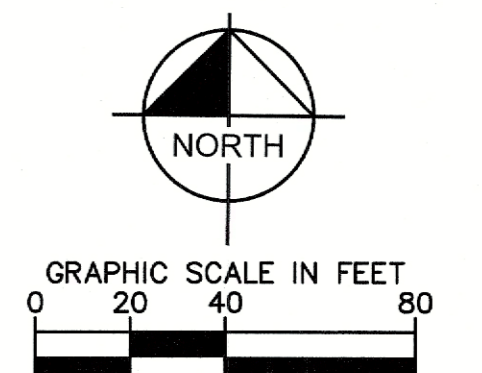
KHA PROJECT: 088213100
 DATE: MARCH 2023
 SCALE: AS SHOWN
 DESIGNED BY: AMP
 DRAWN BY: MIF
 CHECKED BY: BDM

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

LANDSCAPE PLAN
 (4 OF 5)

SHEET NUMBER
 L-104

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MATCHLINE, SEE SHEET L-104

PREPARED FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
QC	QUERCUS MUEHLBERGII / CHINKAPIN OAK	
CL	CHILOPSIS 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	
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP	HEPHERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
LC	LOROPETALUM CHINENSE / LOROPETALUM	
LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL	

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 25 DAY OF June 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June 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.



<p>13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-259-8820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.</p>																																		
<p>STREAM ROCKWALL</p> <p>PREPARED FOR STREAM REALTY ACQUISITION, LLC, ROCKWALL, TEXAS</p>	<p>LANDSCAPE PLAN (5 OF 5)</p>																																	
<p>KHA PROJECT: 068213100 DATE: MARCH 2023 SCALE: AS SHOWN DESIGNED BY: AMP DRAWN BY: MLF CHECKED BY: BDM</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	REVISIONS	DATE																														
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<p>SHEET NUMBER L-105</p>																																		

Kimley-Horn and Associates, Inc. 3100 West Loop West, Suite 200, Houston, Texas 77027-3000
Tel: 281-467-4000 Fax: 281-467-4001
www.kimley-horn.com

Rockwall Industrial - City of Rockwall										
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
1507	23.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	23.1	
1508	30.9	Pecan	Carya illinoensis	Declining	Forked	Remove	Unprotected	N/A	N/A	
1509	16.9	Pecan	Carya illinoensis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1510	17.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1511	11.5	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1512	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1513	15.5	Eastern Redcedar	Juniperus virginiana	Hazard	Single	Preserve	Unprotected	N/A	N/A	
1514	18.4	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1515	14.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1516	4.7	Cedar Elm	Ulmus crassifolia	Healthy	Single	Preserve	Primary	1:1	N/A	
1517	12.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1518	12.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1519	14.2	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1520	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1521	13.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1522	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1523	31.2	Hackberry	Celtis laevigata	Hazard	Multi	Remove	Unprotected	N/A	N/A	
1524	12.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1525	18.0	Hackberry	Celtis laevigata	Hazard	Single	Remove	Unprotected	N/A	N/A	
1526	16.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1527	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.9	
1528	18.3	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A	
1529	13.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.6	
1530	12.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.3	
1531	20.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1532	18.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1533	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.9	
1534	12.0	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1535	15.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A	
1536	14.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.2	
1537	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.8	
1538	24.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	12.1	
1539	23.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1540	15.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1541	12.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1542	12.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1543	12.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1544	11.7	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1545	12.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1546	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1547	16.3	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1548	14.4	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1549	13.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1550	11.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1551	34.7	Hackberry	Celtis laevigata	Hazard	Single	Preserve	Unprotected	N/A	N/A	
1552	6.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1553	8.2	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A	
1554	11.2	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1555	5.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1556	12.2	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1557	5.2	Hercules-Club	Zanthoxylum clava-herculis	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1558	11.3	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1559	13.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1560	4.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1561	13.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1562	13.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1563	26.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Feature	2:1	N/A	
1564	5.1	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1565	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1566	13.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1567	14.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1568	14.2	Eastern Redcedar	Juniperus virginiana	Declining	Multi	Remove	Unprotected	N/A	N/A	
1569	15.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	.5:1	7.7	
1570	14.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	.5:1	7.2	
1571	13.1	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	.5:1	6.6	
1572	11.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	.5:1	5.7	
1573	4.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	4.3	
1574	10.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Remove	Primary	1:1	10.5	
1575	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	6.3	
1576	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	7.9	
1577	23.7	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	23.7	
1578	16.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	8.1	
1579	5.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	5.5	
1580	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.7	
1581	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.9	
1582	12.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.3	
1583	13.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.0	
1584	12.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.5	
1585	16.5	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1586	29.2	Hackberry	Celtis laevigata	Hazard	Forked	Remove	Unprotected	N/A	N/A	
1587	11.3	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	.5:1	5.7	
1588	13.5	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	6.8	
1589	11.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	5.8	
1590	20.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A	
1591	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.7	
1592	11.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1593	27.7	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A	
1594	16.1	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	8.1	
1595	13.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.8	
1596	13.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.7	
1597	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.9	
1598	13.3	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	6.7	
1599	18.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	9.1	
1600	11.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.8	
1601	22.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	11.5	
1602	16.2	Eastern Redcedar	Juniperus virginiana	Declining	Single	Remove	Unprotected	N/A	N/A	
1603	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9	
1604	15.8	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	7.9	

Rockwall Industrial - City of Rockwall										
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
1605	15.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	8.0	
1606	11.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1607	15.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.8	
1608	12.8	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.4	
1609	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.8	
1610	17.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	8.8	
1611	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.5	
1612	21.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	10.7	
1613	12.8	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	.5:1	6.4	
1614	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	4.0	
1615	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.5	
1616	8.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	8.4	
1617	9.6	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	9.6	
1618	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9	
1619	12.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1620	14.8	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1621	11.2	Eastern Redcedar	Juniperus virginiana	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1622	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1623	11.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1624	12.6	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	.5:1	6.3	
1625	11.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	.5:1	5.9	
1626	5.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1627	6.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1628	5.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1629	5.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	5.0	
1630	4.8	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1631	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1632	10.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A	
1633	12.5	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1634	7.3	Chinese Tallow	Sapinum sebiferum	Healthy	Single	Preserve	Primary	1:1	N/A	
1635	7.6	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
1636	11.2	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
1637	11.6	Slippery Elm	Ulmus rubra	Healthy	Forked	Preserve	Primary	1:1	N/A	
1638	11.6	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1639	11.0	Hackberry	Celtis laevigata	Declining	Single	Preserve	Unprotected	N/A	N/A	
1640	11.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1641	16.5	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1642	14.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1643	17.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1644	9.6	Slippery Elm	Ulmus rubra	Healthy	Multi	Preserve	Primary	1:1	N/A	
1645	18.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1646	12.9	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1647	14.3	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1648	11.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1649	11.4	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1		

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
UA	34		ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
TD	38		TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
QC	28		QUERCUS MUEHLBERGII / 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	26		JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
US	38		UNGANIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM FULL
QS	23		QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
CC	53		CERIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM FULL
HP	15		HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
IC	102		ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING

SHRUBS

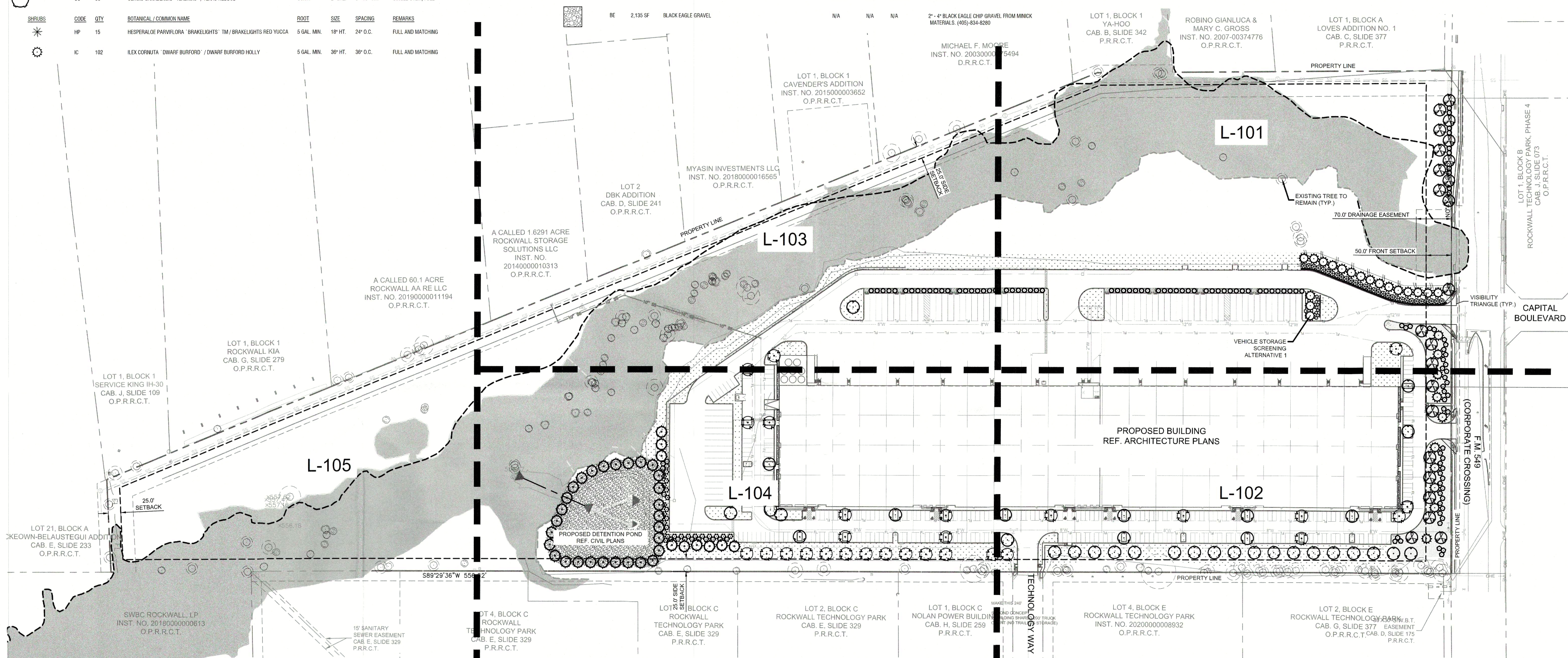
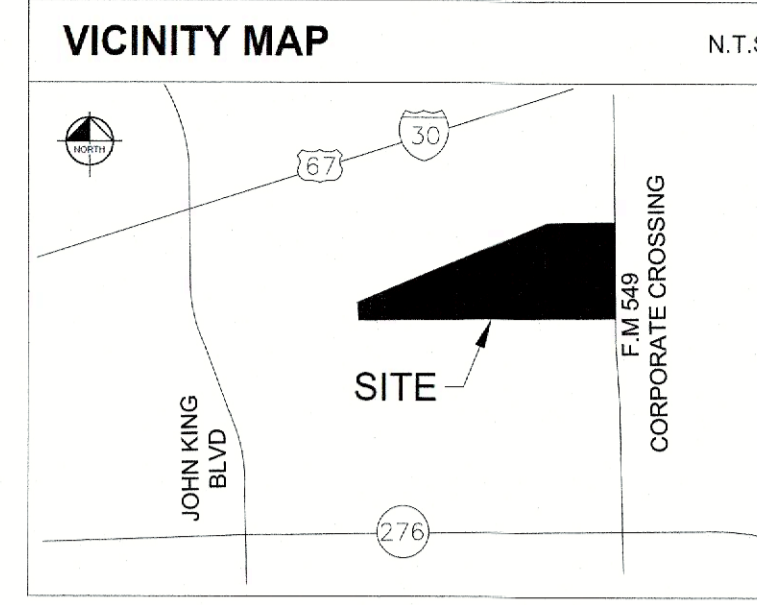
CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
HP	15	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
IC	102	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LC	30		LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
LF	9		LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SEED	138,797 SF		CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDRASEED
SOD	30,779 SF		CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
DM	40,900 SF		DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
BE	2,135 SF		BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS, (405)-834-8280



City of Rockwall Landscape Requirements - Article 08

TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)

ZONED LIGHT INDUSTRIAL

LANDSCAPE AND FENCE STANDARDS

Requirement	Required	Provided
Landscape Buffers - FM 549 Overlay District		
The minimum landscape buffer adjacent to Primary Roadways shall be as follows:	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
Industrial/Office/Technology Land Uses 50-foot	Yes	Yes
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	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
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		
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.	Yes	Yes
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.	N/A	N/A
Heat 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	N/A	N/A

Landscape Requirements

Requirement	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.	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
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.	Yes	Yes
27,428 SF / 750 = 38 Canopy & Accent Trees	37 Canopy & Accent Trees	37 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
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.	31 Trees	31 Trees
302 parking spaces / 10 = 31 trees		
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

- NOTE:
- CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
 - 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.
 - CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEED/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).
 - NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 25 DAY OF June, 2024.

WITNESS OUR HANDS, THIS 25 DAY OF June, 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.

DATE

REVISONS

No.

Kimley Horn

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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
03/08/2023

KHA PROJECT 088213100
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY AMP
DRAWN BY MLE
CHECKED BY BDM

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC,
ROCKWALL

OVERALL
LANDSCAPE PLAN

SHEET NUMBER
L-100

