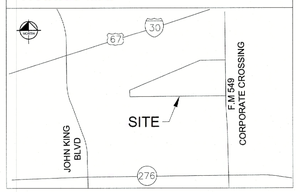
VICINITY MAP

N.T.S.



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 26 DAY OF November 2024.

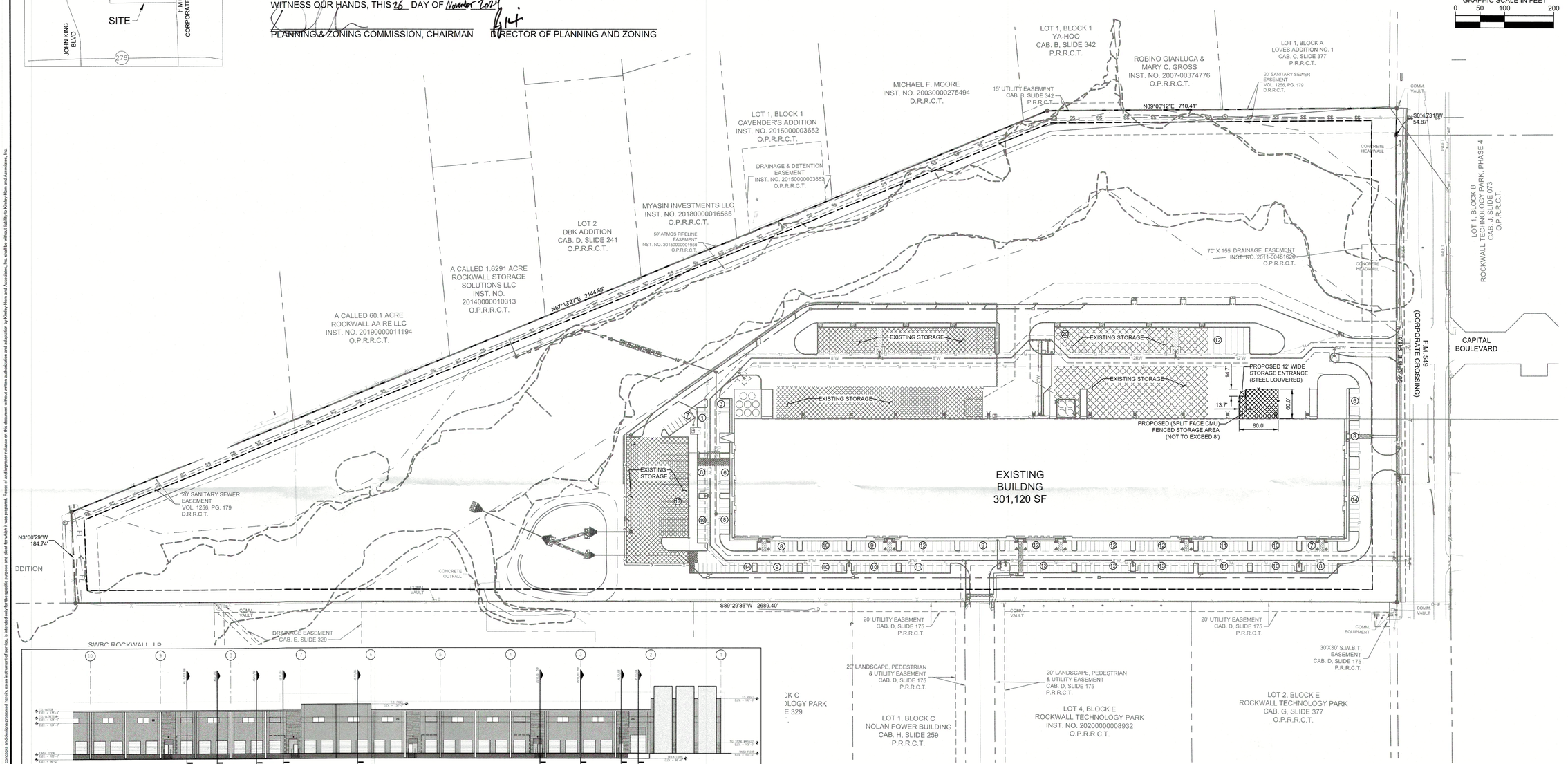
WITNESS OUR HANDS, THIS 26 DAY OF November 2024

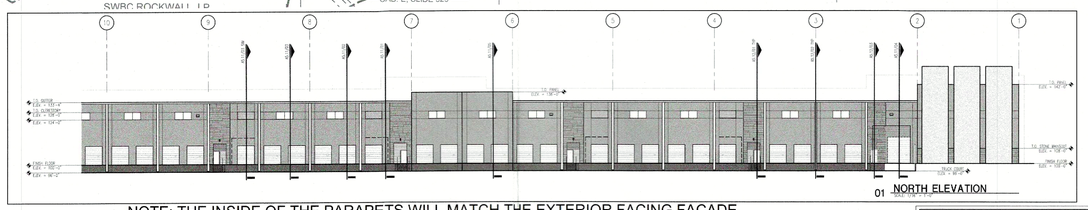
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

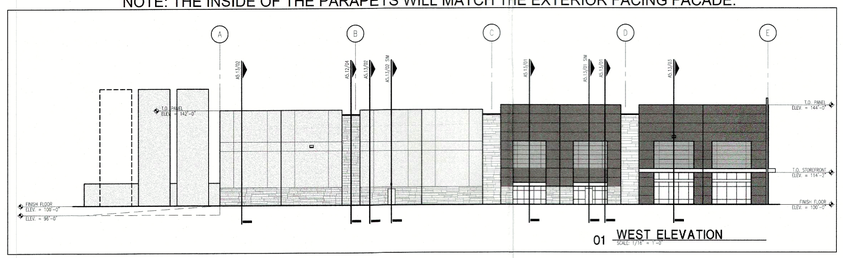
NORTH

GRAPHIC SCALE IN FEET
0 50 100 200





NOTE: THE INSIDE OF THE PARAPETS WILL MATCH THE EXTERIOR FACING FACADE.



NOTE: ELEVATIONS PROVIDED ARE FROM THE PREVIOUSLY APPROVED SITE PLAN AND ARE FOR REFERENCE ONLY. NO ELEVATION IMPROVEMENTS ARE PROPOSED.

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 X
EXISTING FENCE LINE	X X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	
FUTURE SILO	

HATCH LEGEND	
EXISTING STORAGE AREA	
PROPOSED STORAGE AREA	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 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.

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

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

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS · JOHN S. ADAMS · 138132 · LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	068213100
DATE	JANUARY 2025
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

CITY FILE NO. SP2024-045

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
DSA
LAST SAVED
PLOTTED BY
PLOT DATE
DWG NAME
01/13/2025 5:29 PM
KEVIN.CHRIS.111x22x5.419.AM
C:\Users\kevin.chris.111x22x5.419.AM\Kimley-Horn\Kimley-Horn - Documents_Design\CAD\Exhibits
20240509 - SITE PLAN EXHIBIT (SCP.dwg