



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$15.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1351 Corporate Crossing Rockwall, TX 75032

SUBDIVISION Platted - John Lockhard Survey Abstract No. 134 LOT 1 BLOCK A

GENERAL LOCATION West of the intersection of Corporate Crossing and Capital Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Warehouse

PROPOSED ZONING PROPOSED USE Warehouse

ACREAGE 43.237 AC LOTS [CURRENT] 1 LOTS [PROPOSED] N/A

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Westcore Bravo Rockwall, LLC  APPLICANT Kimley-Horn and Associates, Inc.

CONTACT PERSON Matthew Bateman CONTACT PERSON Chris Lewis

ADDRESS 4350 La Jolla Village Drive, Suite 900 ADDRESS 2600 N Central Expressway

Suite 400

CITY, STATE & ZIP San Diego, CA 92122 CITY, STATE & ZIP Richardson, Texas

PHONE (858) 625-4100 PHONE (469)-445-2780

E-MAIL mbateman@westcore.net E-MAIL chris.lewis@kimley-horn.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**Development Application  
City of Rockwall  
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC  
a Delaware limited liability company

By: Westcore Management I, LLC.  
a Delaware limited liability company,  
as Agent for Owner

By:  \_\_\_\_\_

Name: Matthew Bateman

Title: Authorized Signatory

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me  
on this 14<sup>th</sup> day of May 2024, by

(1) Matthew Bateman  
(and (2) \_\_\_\_\_ ),  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

Signature Karen L. Sloan  
*Signature of Notary Public*

Seal  
Place Notary Seal Above

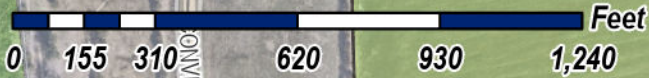
**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document*

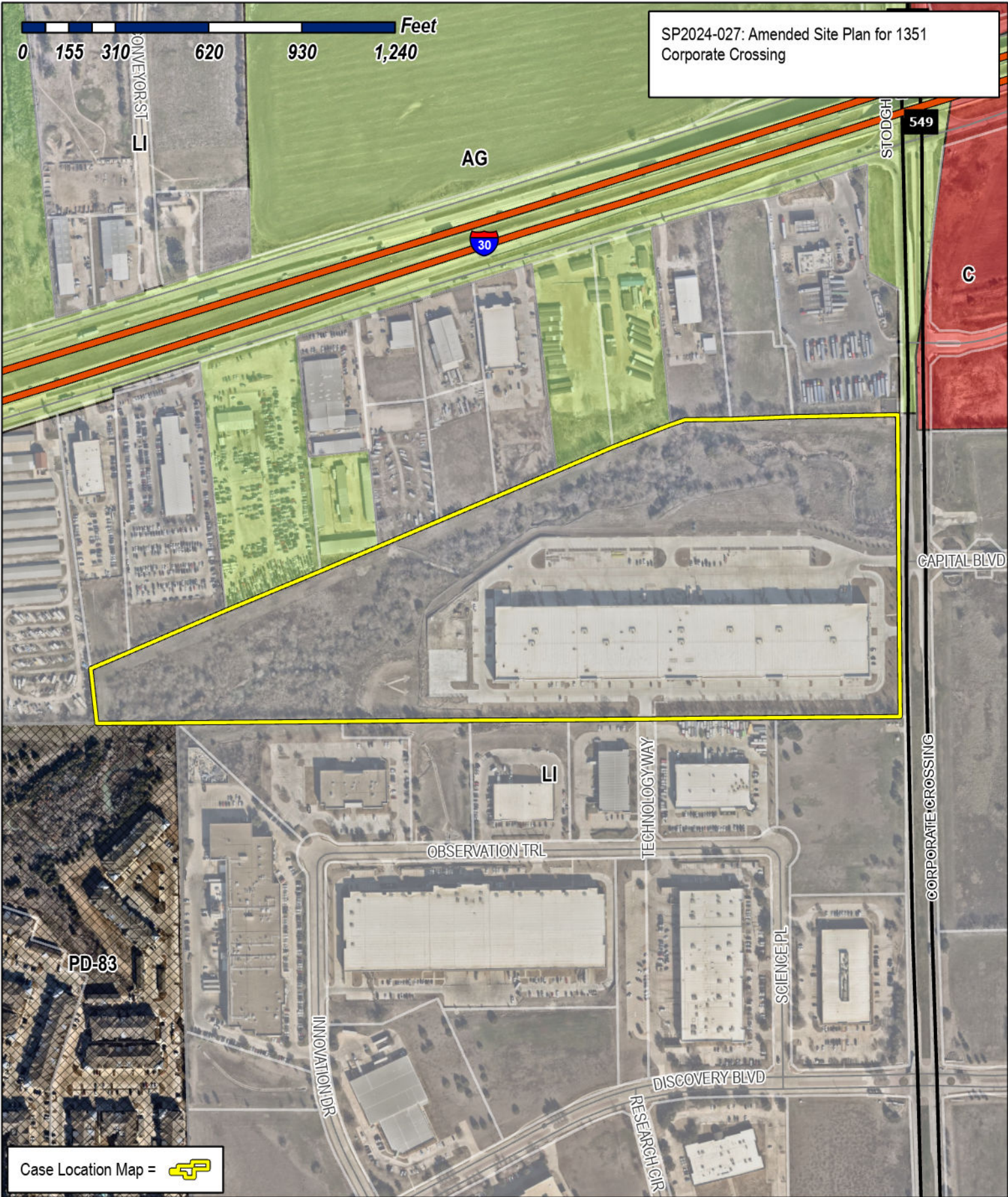
**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Names Above: \_\_\_\_\_





SP2024-027: Amended Site Plan for 1351 Corporate Crossing



Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







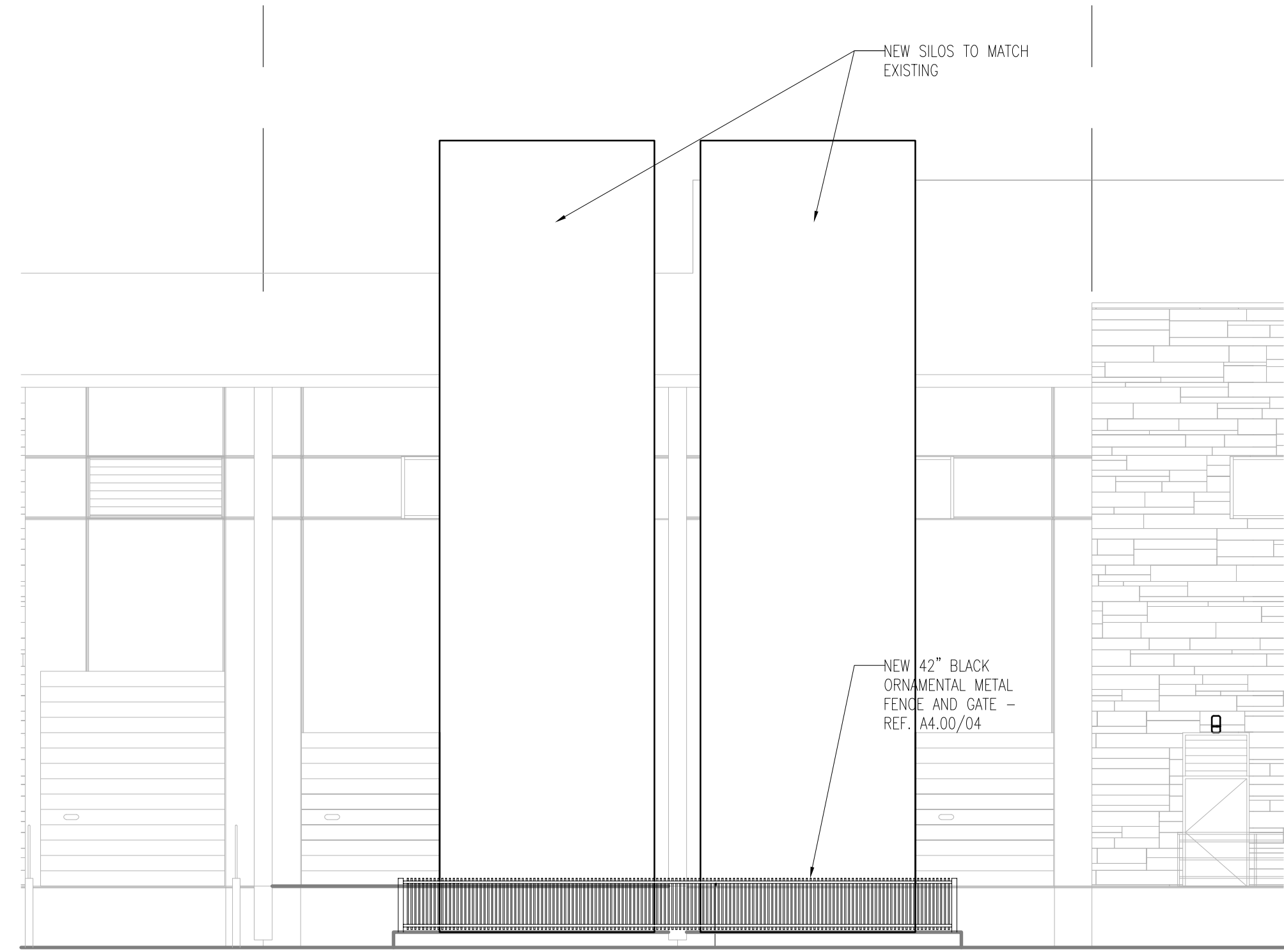


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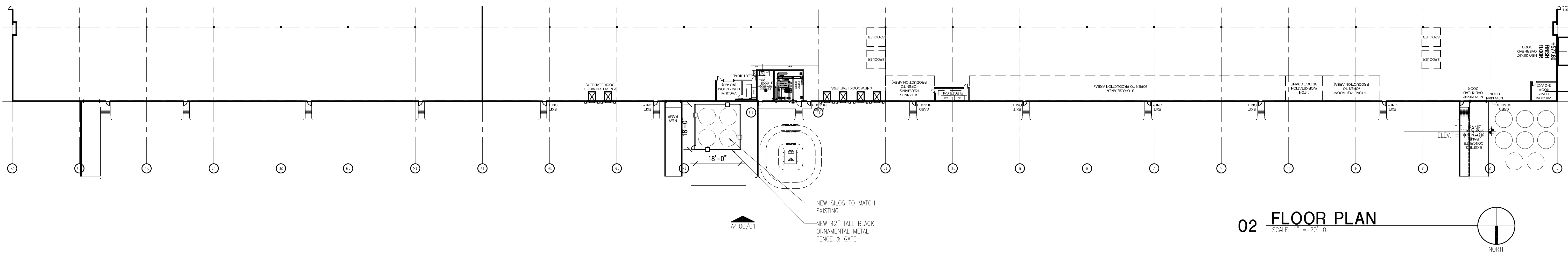
**gsr andrade**  
ARCHITECTS

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

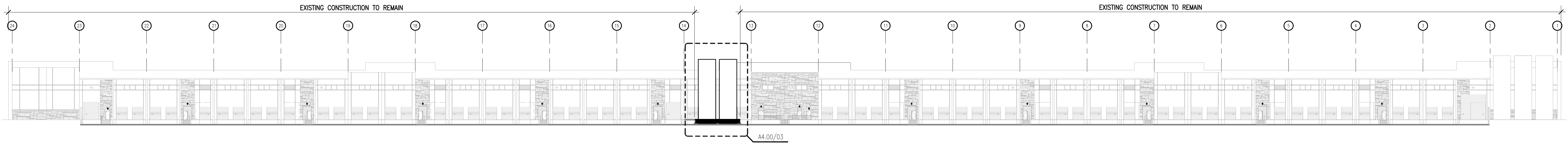
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



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



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



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

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

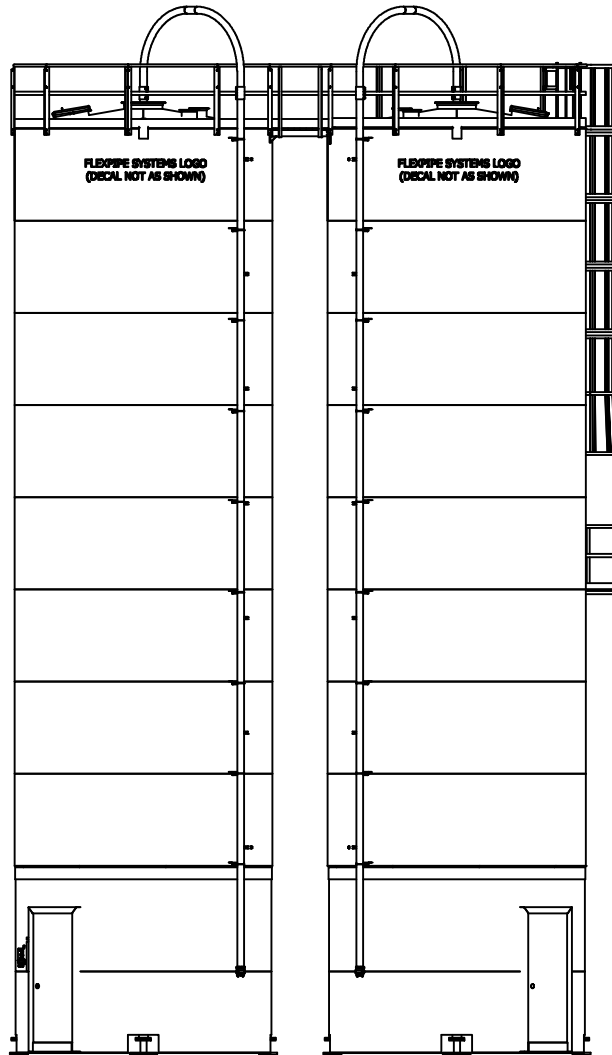
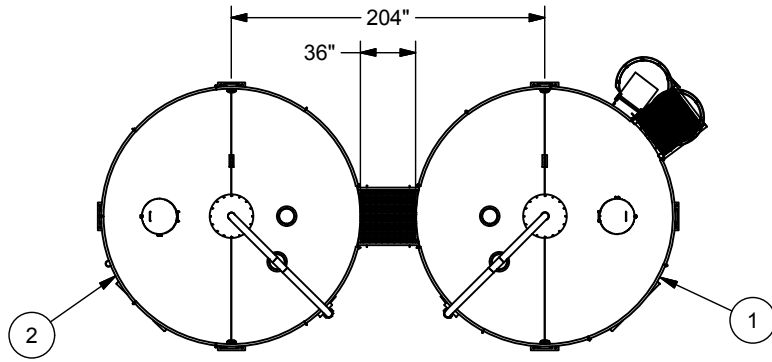
PROJECT NO.: 2966-9  
 DATE: 05.17.2024  
 REVISIONS:

NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

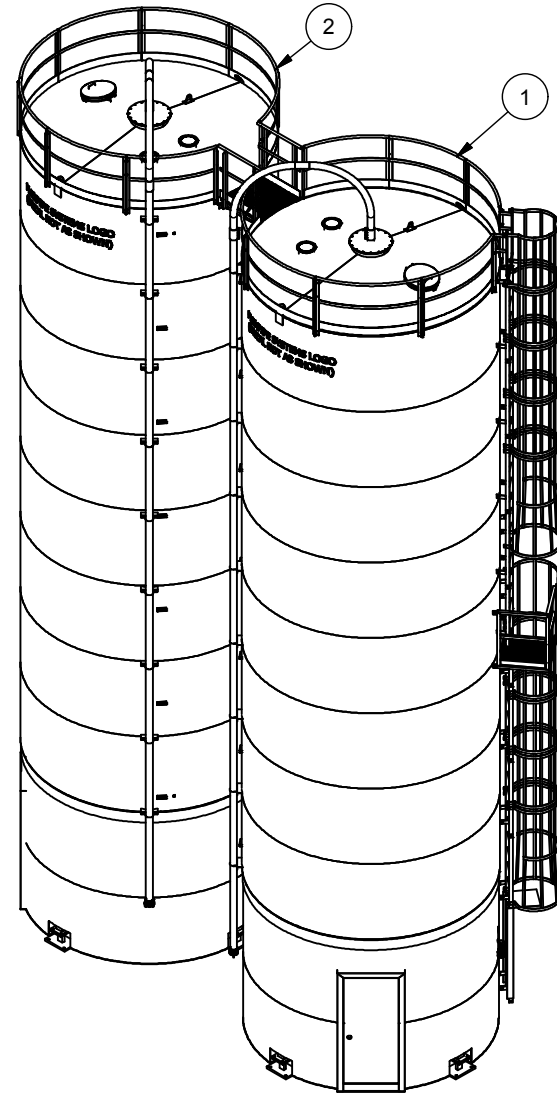
**A4.00**  
EXTERIOR ELEVATIONS







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: \_\_\_\_\_

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

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



















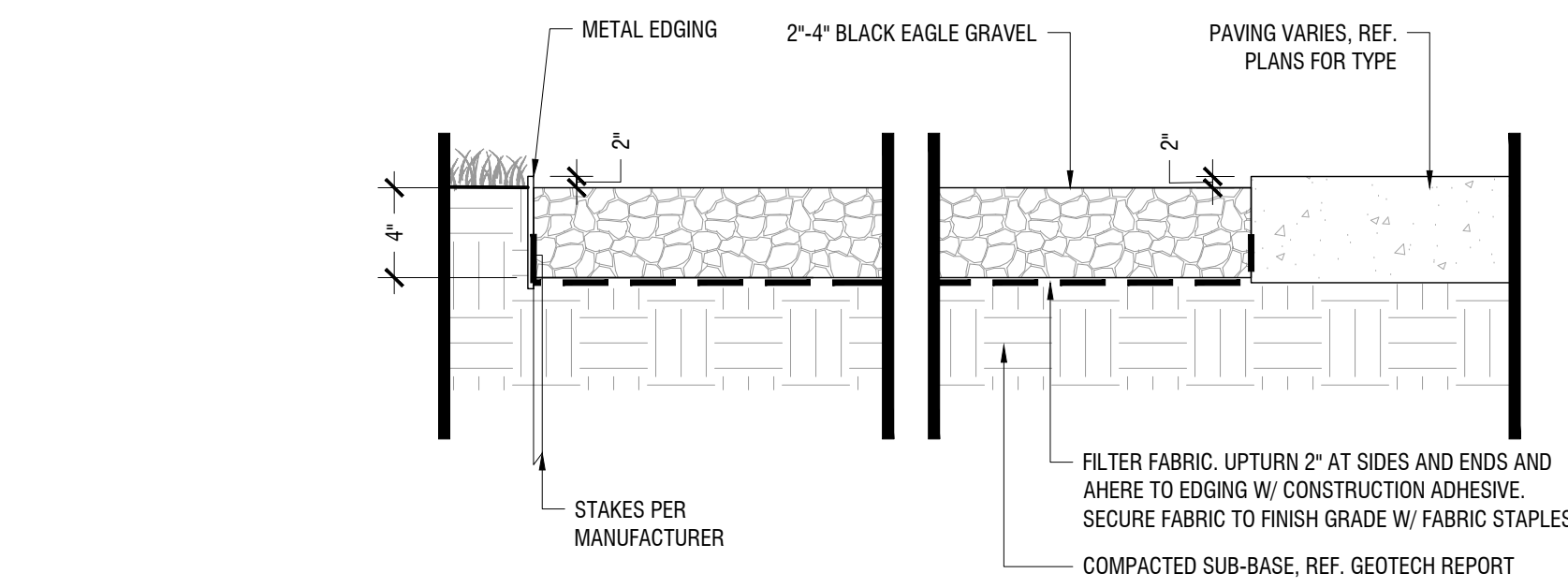






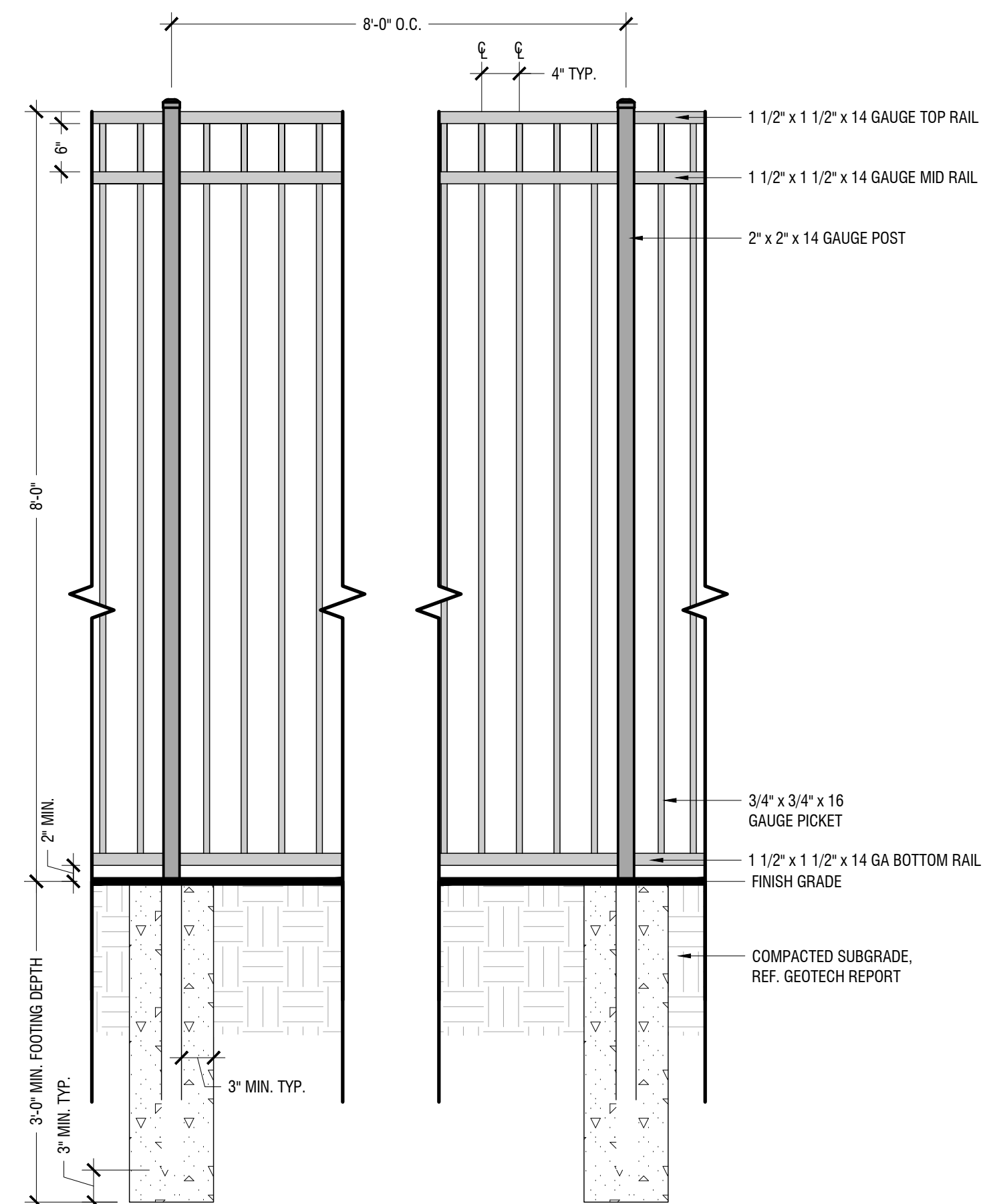


IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail  
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 06/06/2023 2:25 PM  
 DWG NAME: L-200 - STREAM ROCKWALL  
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



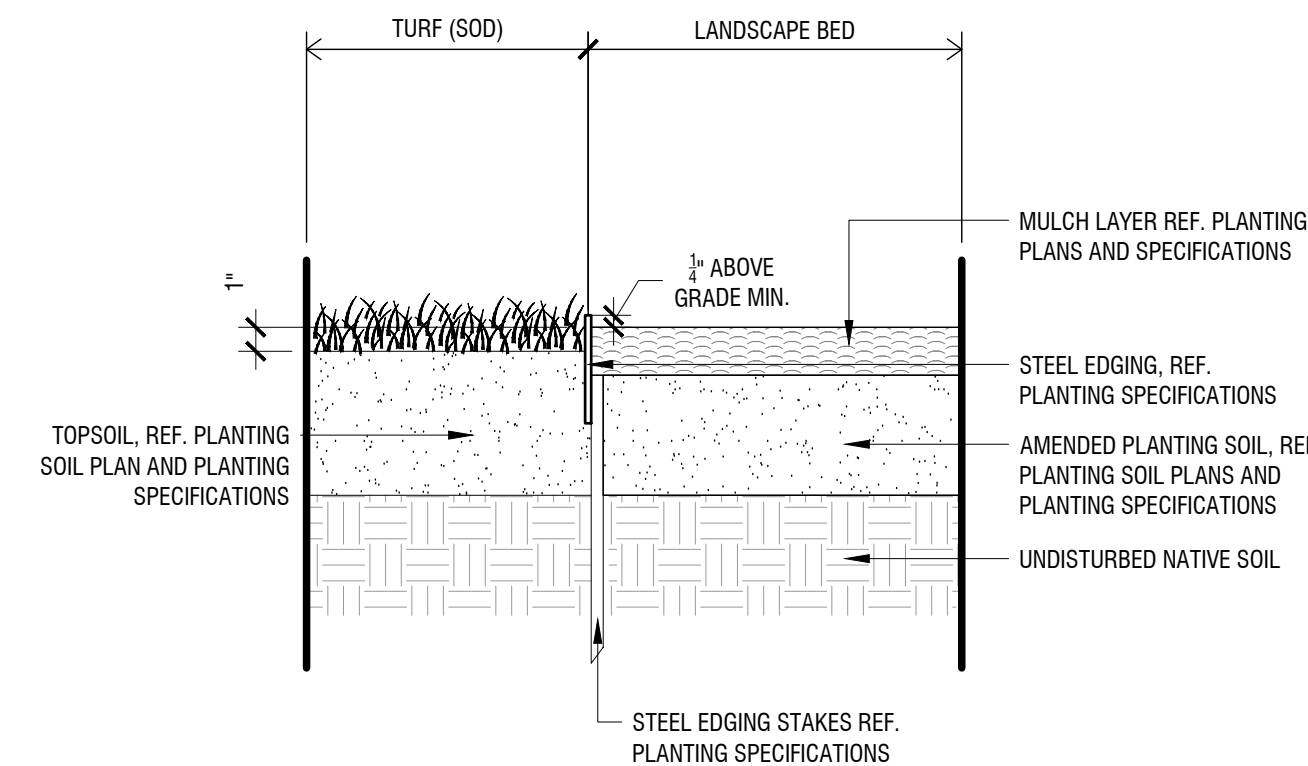
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

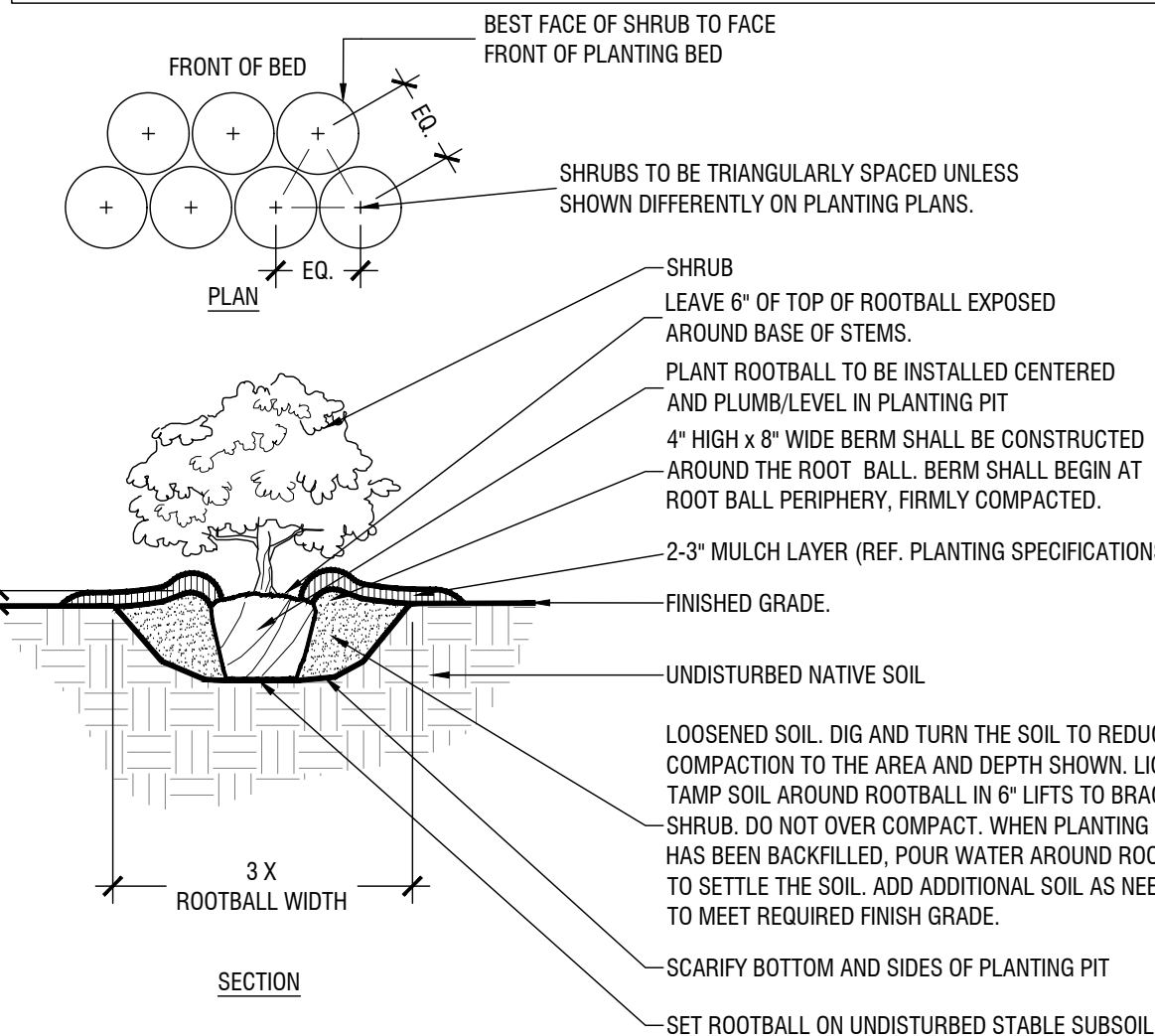
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - WHEN SHRUBS MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
  - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
  - REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

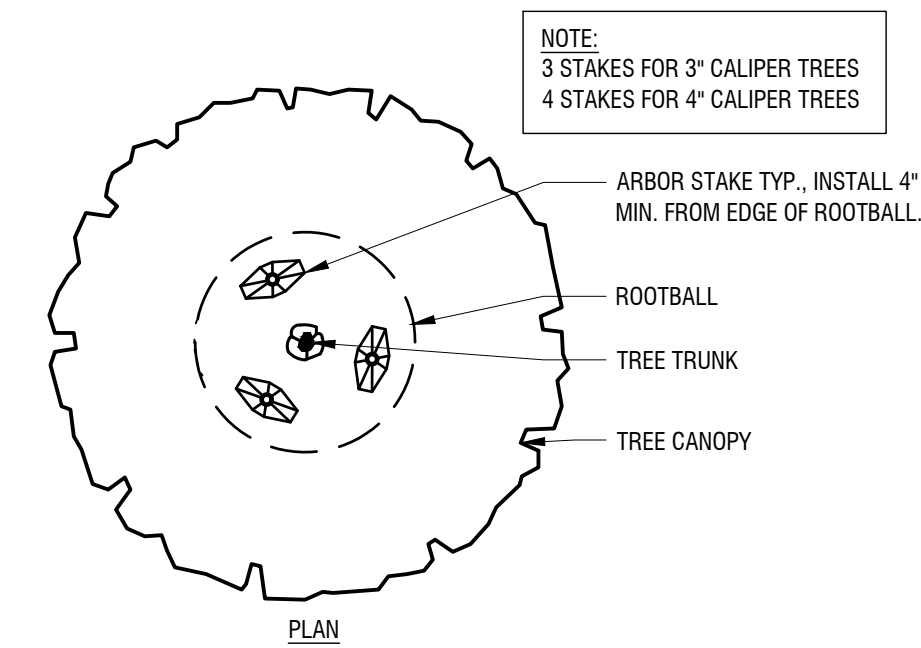


TYPICAL SHRUB PLANTING

Scale: NTS

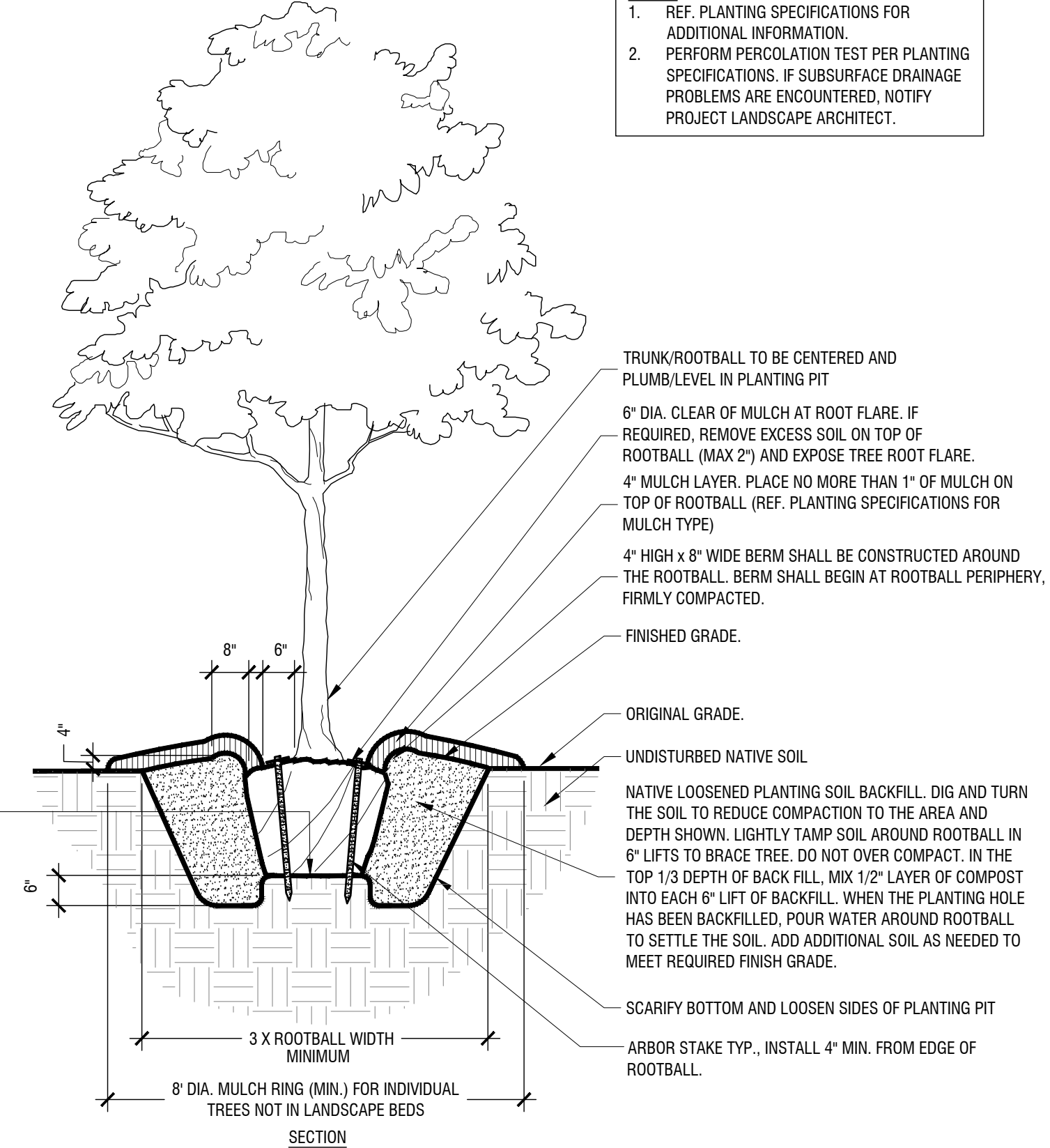
PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2' UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



- NOTE:
- 3 STAKES FOR 3" CALIPER TREES
  - 4 STAKES FOR 4" CALIPER TREES

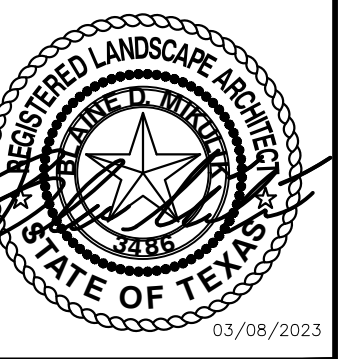
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS

**Kimley & Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

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

LANDSCAPE DETAILS  
 SHEET NUMBER  
 L-200

No.	REVISIONS	DATE







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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	Remove	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	Sapium 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	N/A
1650	6.8	Chinese elm	Ulmus parvifolia	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A
1652	13.9	Hackberry	Celtis laevigata	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	Juniperus virginiana	Healthy	Multi				



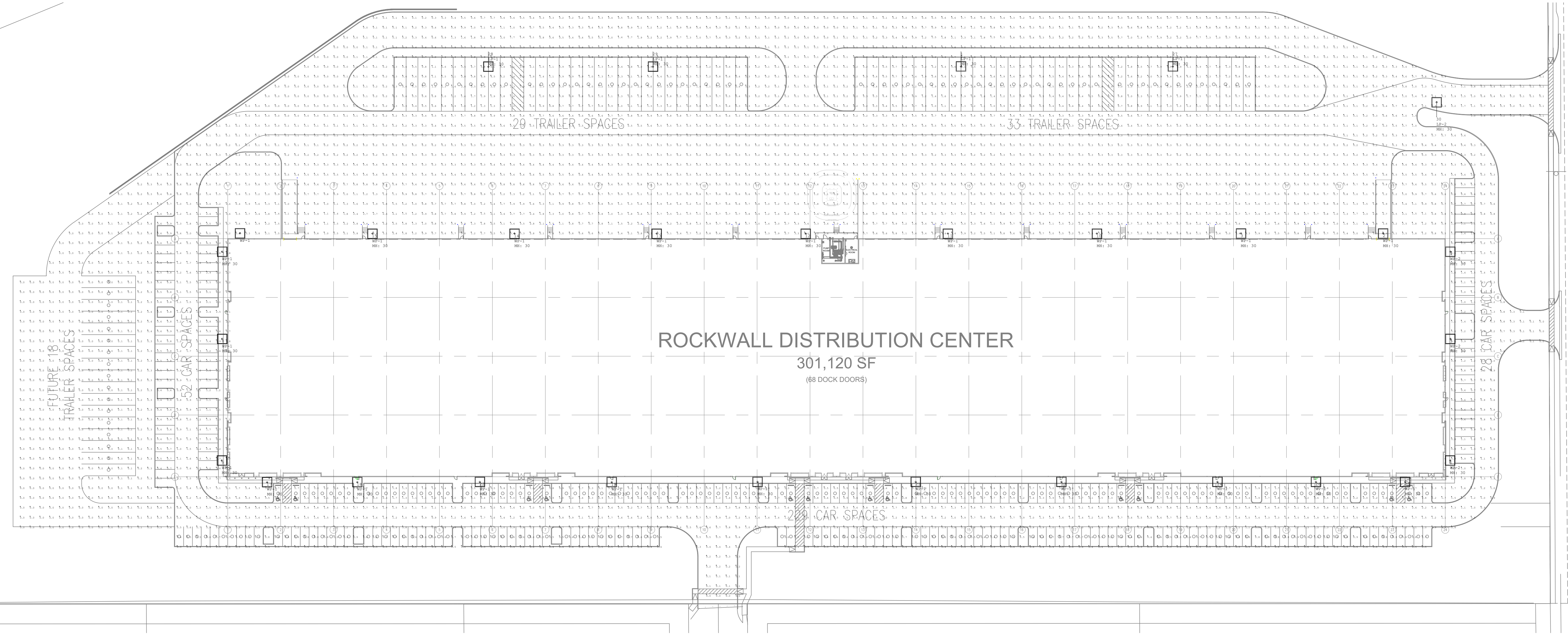
Luminaire	Label	X	Y	S	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	231.298	44.943	30	270
18	WP-1	351.295	44.997	30	270
19	WP-1	616.817	44.997	30	270
20	WP-1	759.569	45.232	30	270
21	WP-1	920.921	45.232	30	270
22	WP-1	476.294	45.213	30	270
23	WP-1	1069.536	45.232	30	270
24	WP-1	1228.664	45.232	30	270
25	WP-1	1420.193	45.232	30	270
26	WP-1	1329.129	45.232	30	270
27	LP-1	1183.211	484.192	30	270
28	LP-1	484.285	484.288	30	270
29	LP-1	652.886	484.033	30	270
30	LP-2	1452.272	417.535	30	90

Symbol	Qty	Label	Description	Arrangement	LF	Lum. Lumens	Arr. Watts	Total Watts
□	4	LP-1	LEDPEK10W40K4V4-	SINGLE	0.900	34751	200.505	1002.02
□	1	LP-2	LEDPEK10W40K4-	SINGLE	0.900	13200	99.99	99.99
□	22	WP-1	LEDPEK10W40K4V4-	SINGLE	0.900	19800	150.312	3306.864
□	3	WP-2	LEDPEK10W40K4-	SINGLE	0.900	9743	63	189

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.50	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.92	6.1	0.0	N.A.	N.A.
Car Parking	Illuminance	Fc	1.31	5.2	0.3	4.37	17.33
Northeast Trailer Parkin	Illuminance	Fc	1.44	6.1	0.2	7.20	30.50
Northeast Trailer Parkin	Illuminance	Fc	1.64	6.1	0.3	5.47	20.33
Truck Court	Illuminance	Fc	1.19	3.6	0.4	2.98	5.00

Car Parking  
Illuminance (Fc)  
Average = 1.31  
Maximum = 5.2  
Minimum = 0.3  
Avg/Min Ratio = 4.37  
Max/Min Ratio = 17.33

NOTE:  
Per Rockwall UDC, no wallpacks or site lighting shall be mounted above 20'-0", typical



# ELECTRICAL LIGHTING PHOTOMETRIC PLAN

SCALE: 1/48" = 1'

**gsr andrade**  
ARCHITECTS  
401 Commerce St. Ste. 1  
Dallas, Texas 75202  
P 214.824.7040  
F 214.887.5899

**STREAM**  
ARCHITECTS  
Kimley-Horn  
Civil Engineer  
Mechanical Engineer  
**KILGORE**  
Electrical Engineer  
Professional Engineer  
No. 0000000000  
Firm Registration # F - 18270

**KILGORE**  
10050 Houston Oaks Dr. Houston, Texas 77064  
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ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)  
ROCKWALL, TEXAS 75087

PROJECT NO.: 2966  
DATE: 11.29.21  
REVISIONS:  
11.29.21 ISSUE FOR PERMIT

E3.01-P  
PHOTOMETRICS

