



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

- ¹ 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.
- ² 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 3400 Discovery Blvd

SUBDIVISION Rockwall Technology Park Phase IV

LOT

1

BLOCK

A

GENERAL LOCATION 3400 Discovery Blvd, expanding north to Capitol Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Light Industrial/vacant land

PROPOSED ZONING N/A

PROPOSED USE Light Industrial

ACREAGE 41.04

LOTS [CURRENT]

2 (1 unplattd)

LOTS [PROPOSED]

1

- 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 Rockwall Economic Dev. Corp.

APPLICANT Westwood Professional Services

CONTACT PERSON Shannon Foltz

CONTACT PERSON Chet Leugers

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

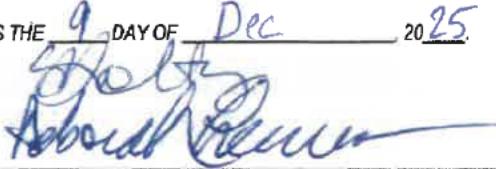
NOTARY VERIFICATION [REQUIRED]

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

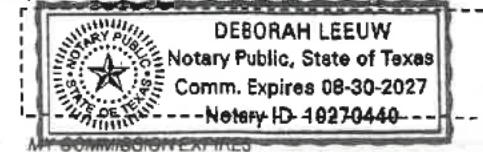
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,090.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF Dec 2025. BY SIGNING THIS APPLICATION, 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.

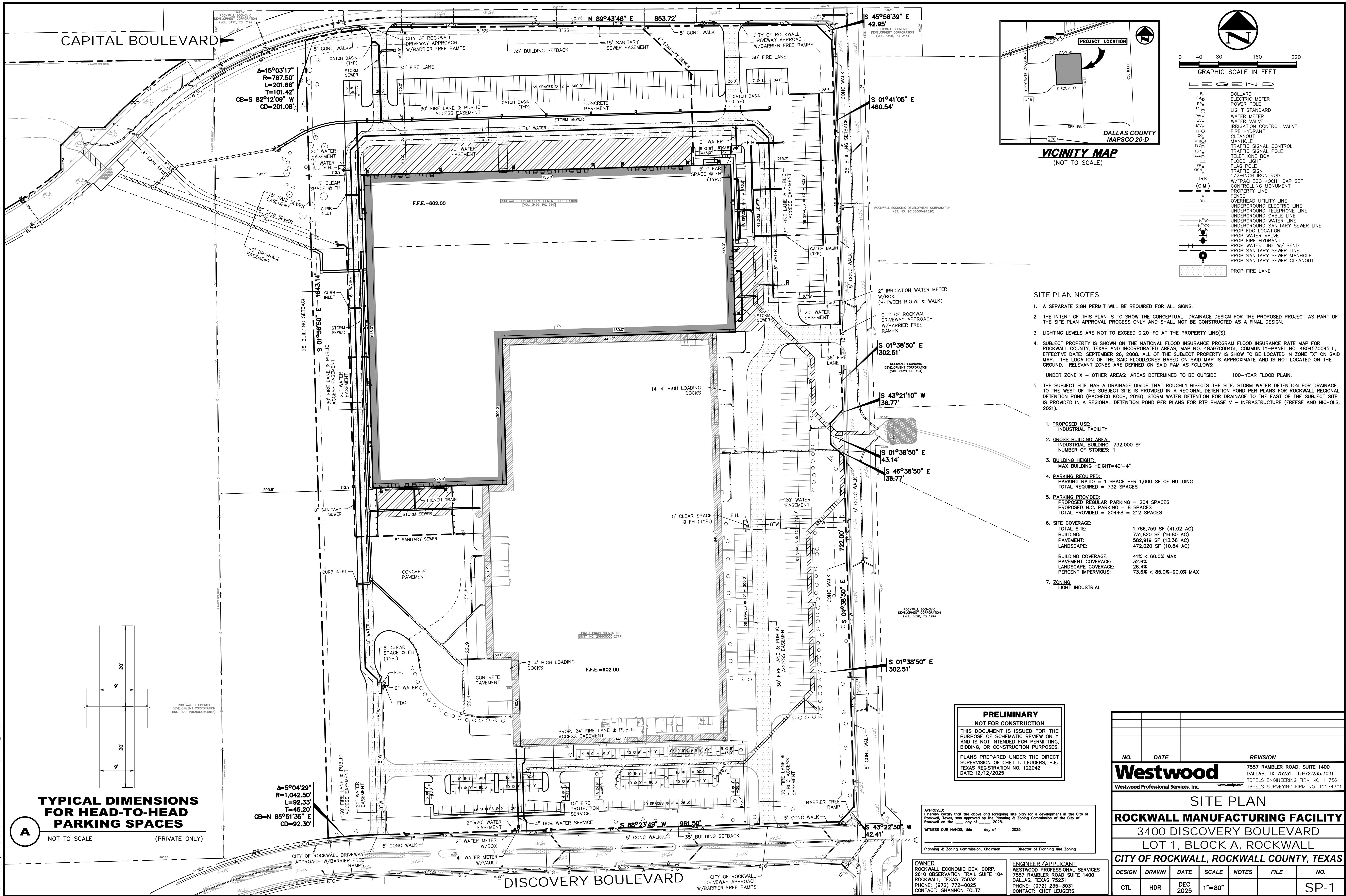
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF Dec 2025.

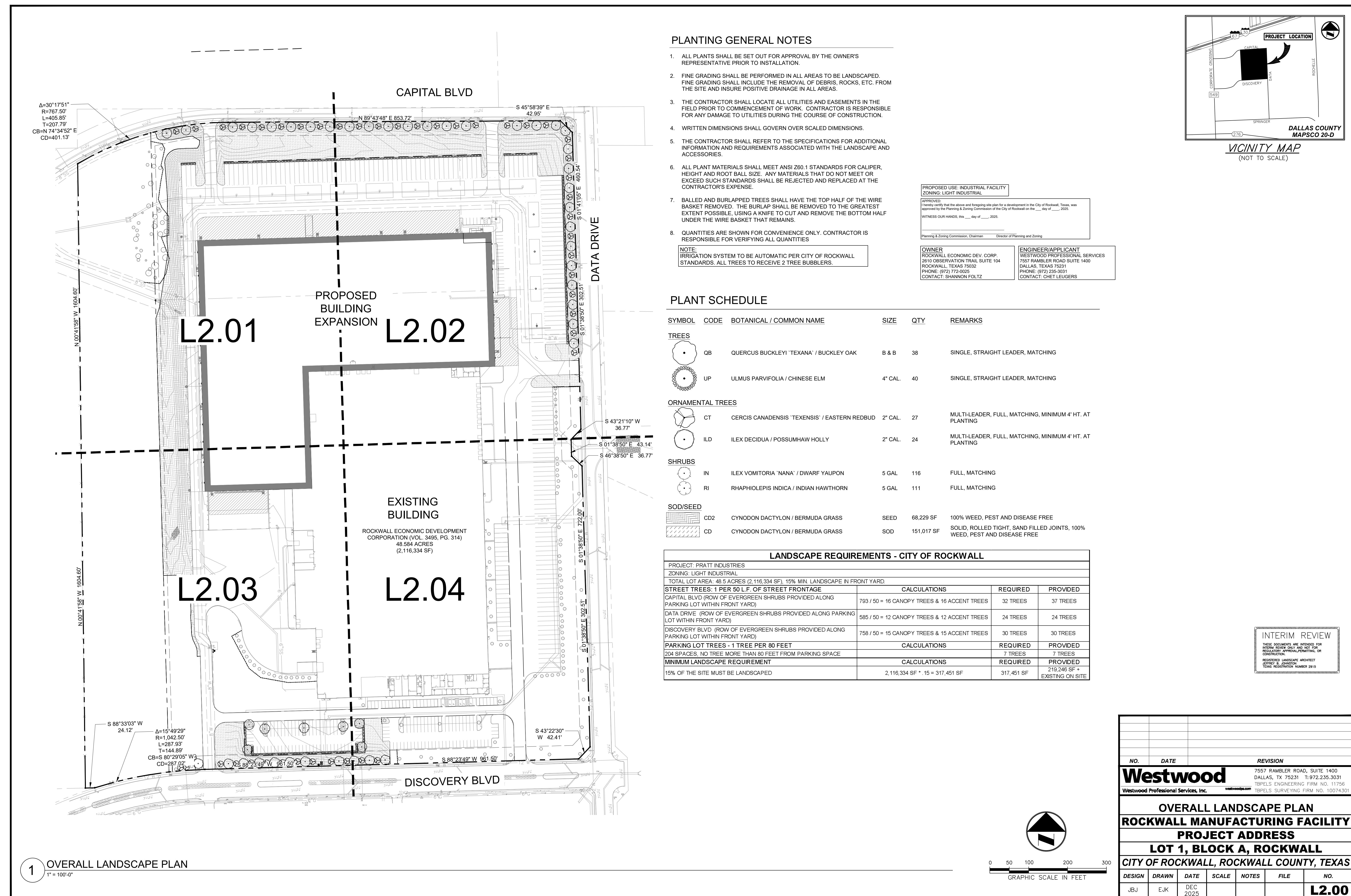
OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





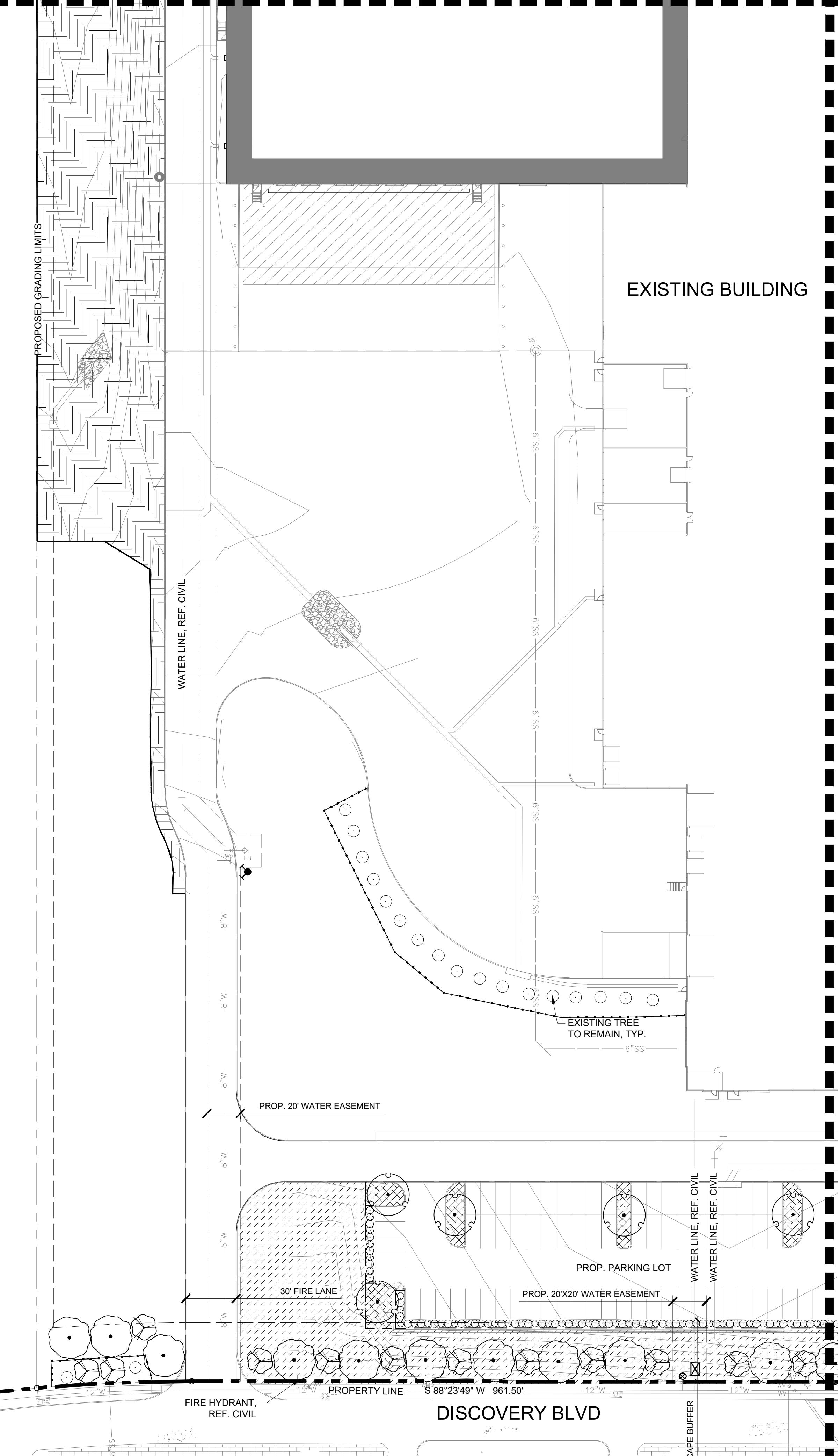


MATCHLINE, SEE SHEET L2.01

PROPERTY LINE N 00°41'58" W 1604.60'

PROPOSED GRADING LIMITS

EXISTING BUILDING

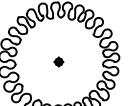
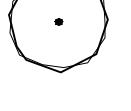
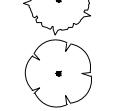
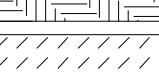


1) LANDSCAPE PLAN

T = 40 °C

10 of 10

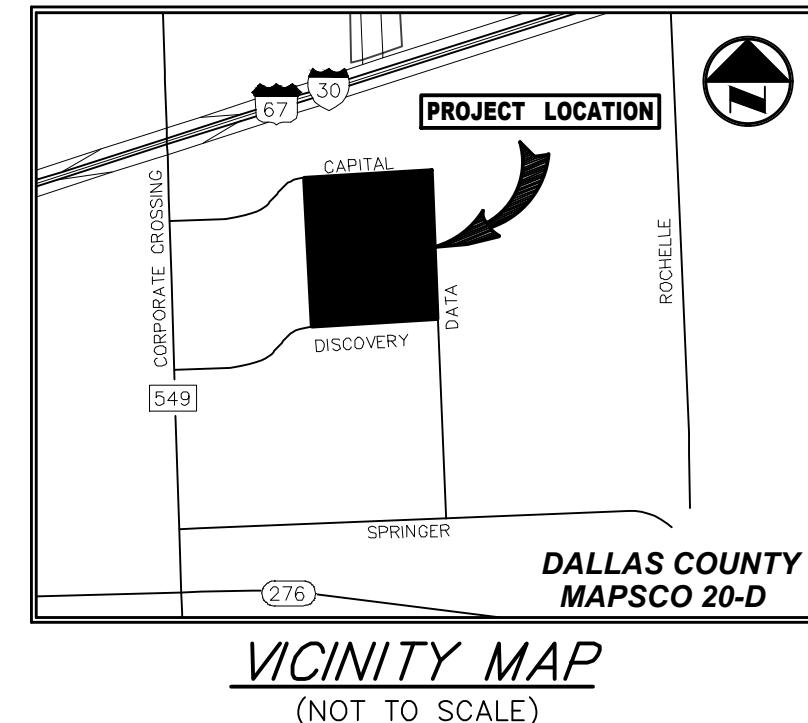
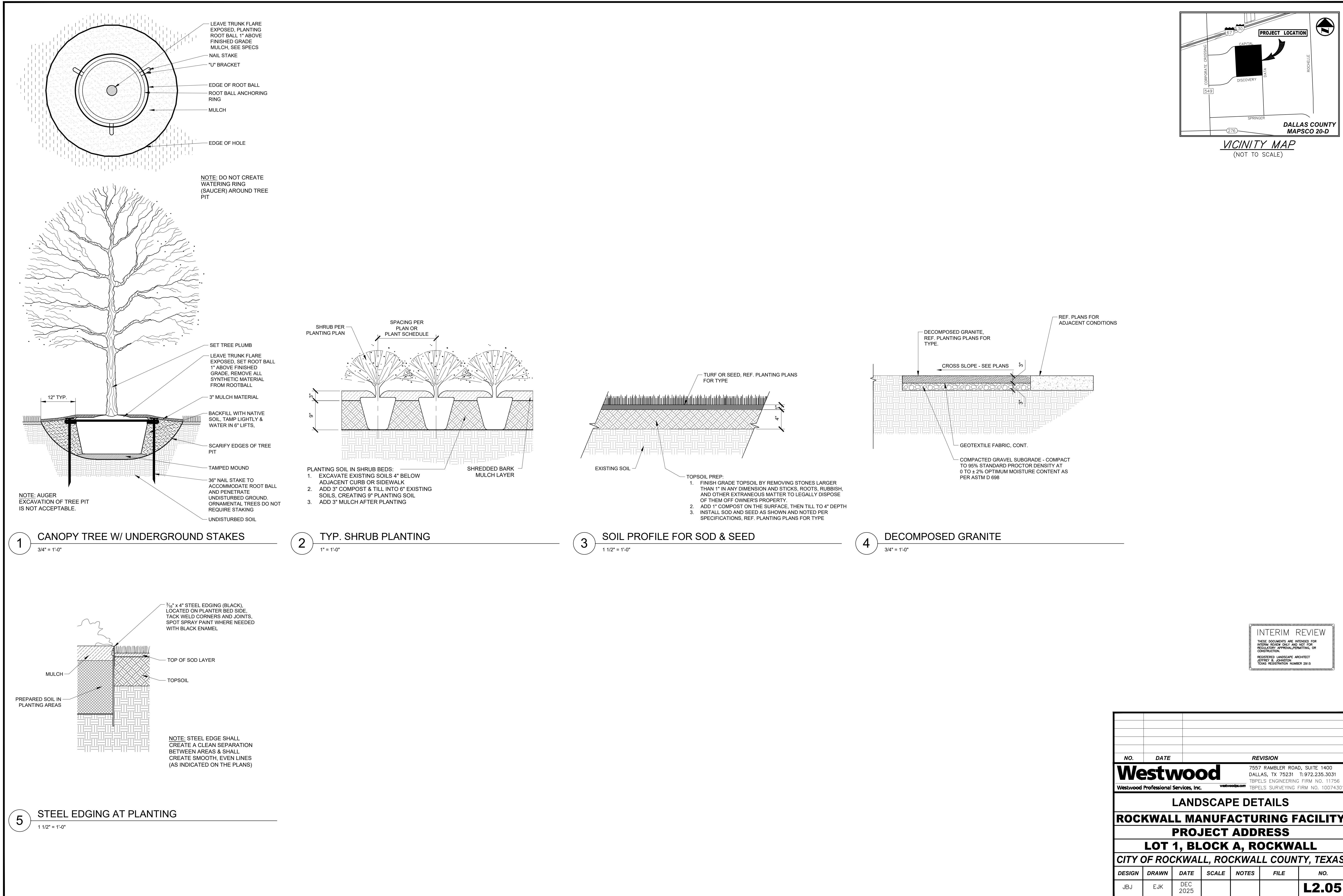
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
	QB	QUERCUS BUCKLEYI 'TEXANA' / BUCKLEY OAK	B & B	38	SINGLE, STRAIGHT LEADER, MATCHING
	UP	ULMUS PARVIFOLIA / CHINESE ELM	4" CAL.	40	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES					
	CT	CERCIS CANADENSIS 'TEXENSIS' / EASTERN REDBUD	2" CAL.	27	MULTI-LEADER, FULL, MATCHING, MINIMUM 4' HT. AT PLANTING
	ILD	ILEX DECIDUA / POSSUMHAW HOLLY	2" CAL.	24	MULTI-LEADER, FULL, MATCHING, MINIMUM 4' HT. AT PLANTING
SHRUBS					
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPOON	5 GAL	116	FULL, MATCHING
	RI	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	111	FULL, MATCHING
SOD/SEED					
	CD2	CYNODON DACTYLON / BERMUDA GRASS	SEED	68,229 SF	100% WEED, PEST AND DISEASE FREE
	CD	CYNODON DACTYLON / BERMUDA GRASS	SOD	151,017 SF	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

INTERIM REVIEW

NO.	DATE	REVISION				
Westwood Westwood Professional Services, Inc.		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.235.3031 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301 westwoodps.com				
LANDSCAPE PLAN						
ROCKWALL MANUFACTURING FACILITY						
PROJECT ADDRESS						
LOT 1, BLOCK A, ROCKWALL						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.03

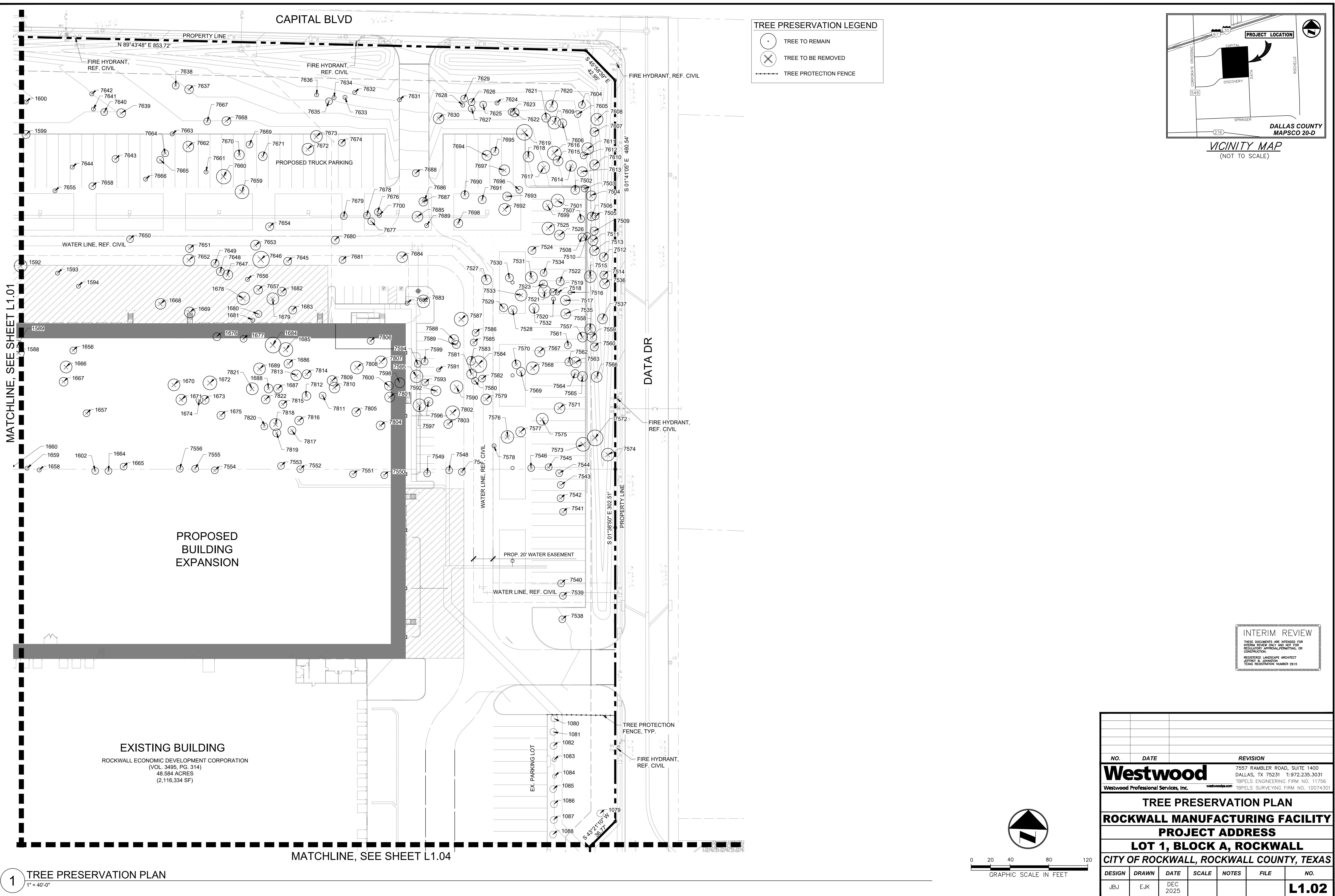
A horizontal scale bar divided into four major segments by vertical tick marks. The segments are labeled with the numbers 0, 20, 40, 80, and 100. Below the scale, the text "GRAPHIC SCALE IN FEET" is centered.



WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

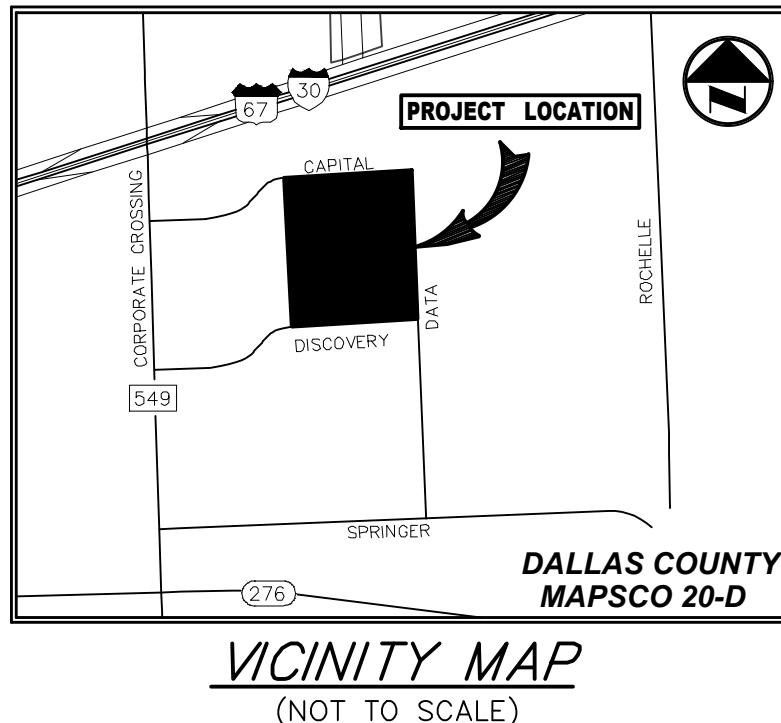
NO.	DATE	REVISION
Westwood	westwoodps.com	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T:972.235.3031 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301
LANDSCAPE DETAILS		
ROCKWALL MANUFACTURING FACILITY		
PROJECT ADDRESS		
LOT 1, BLOCK A, ROCKWALL		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
DESIGN	DRAWN	DATE
JBK	EJK	DEC 2025
SCALE	NOTES	FILE
NO.		
L2.05		



MATCHLINE, SEE SHEET L1.01

PROPOSED
BUILDING
EXPANSION

TREE PRESERVATION LEGEND
● TREE TO REMAIN
✖ TREE TO BE REMOVED
--- TREE PROTECTION FENCE



PROPERTY LINE N 00°41'58" W 1604.60'

EXISTING BUILDING

MATCHLINE, SEE SHEET L1.04

WATER LINE, REF. CIVIL

PROP. 20' WATER EASEMENT

PROP. PARKING LOT

WATER LINE, REF. CIVIL

WATER LINE, REF. CIVIL

25' BUILDING SETBACK

TREE PROTECTION
FENCE, TYP.

30' FIRE LANE

FIRE HYDRANT
REF. CIVIL

PROP. 20'X20' WATER EASEMENT

PROPERTY LINE

S 88°23'49" W 961.50'

12' W 12' W 12' W 12' W

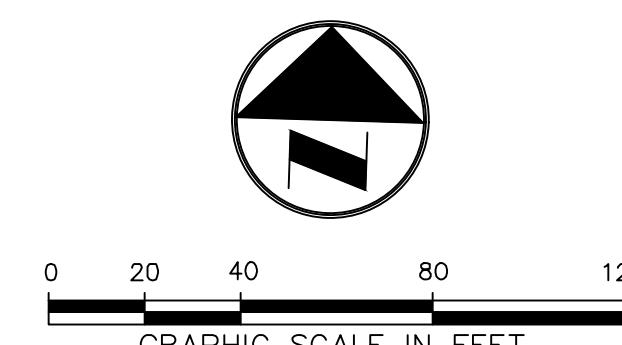
12' W 12' W 12' W 12' W

DISCOVERY BLVD

1 TREE PRESERVATION PLAN

1"

= 40'-0"

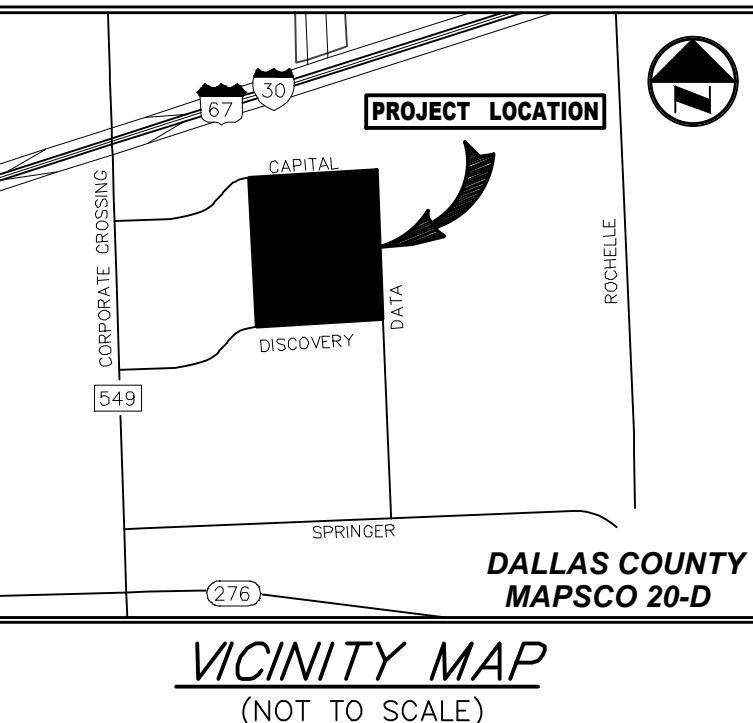
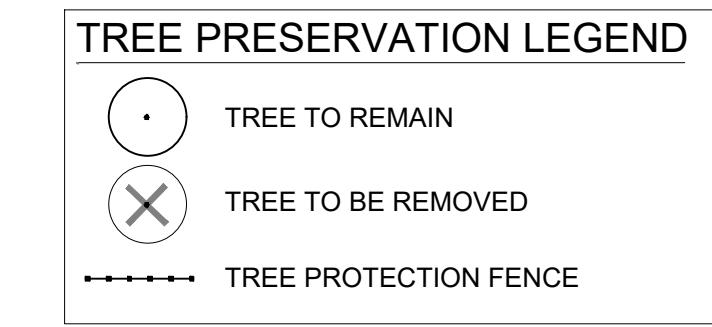
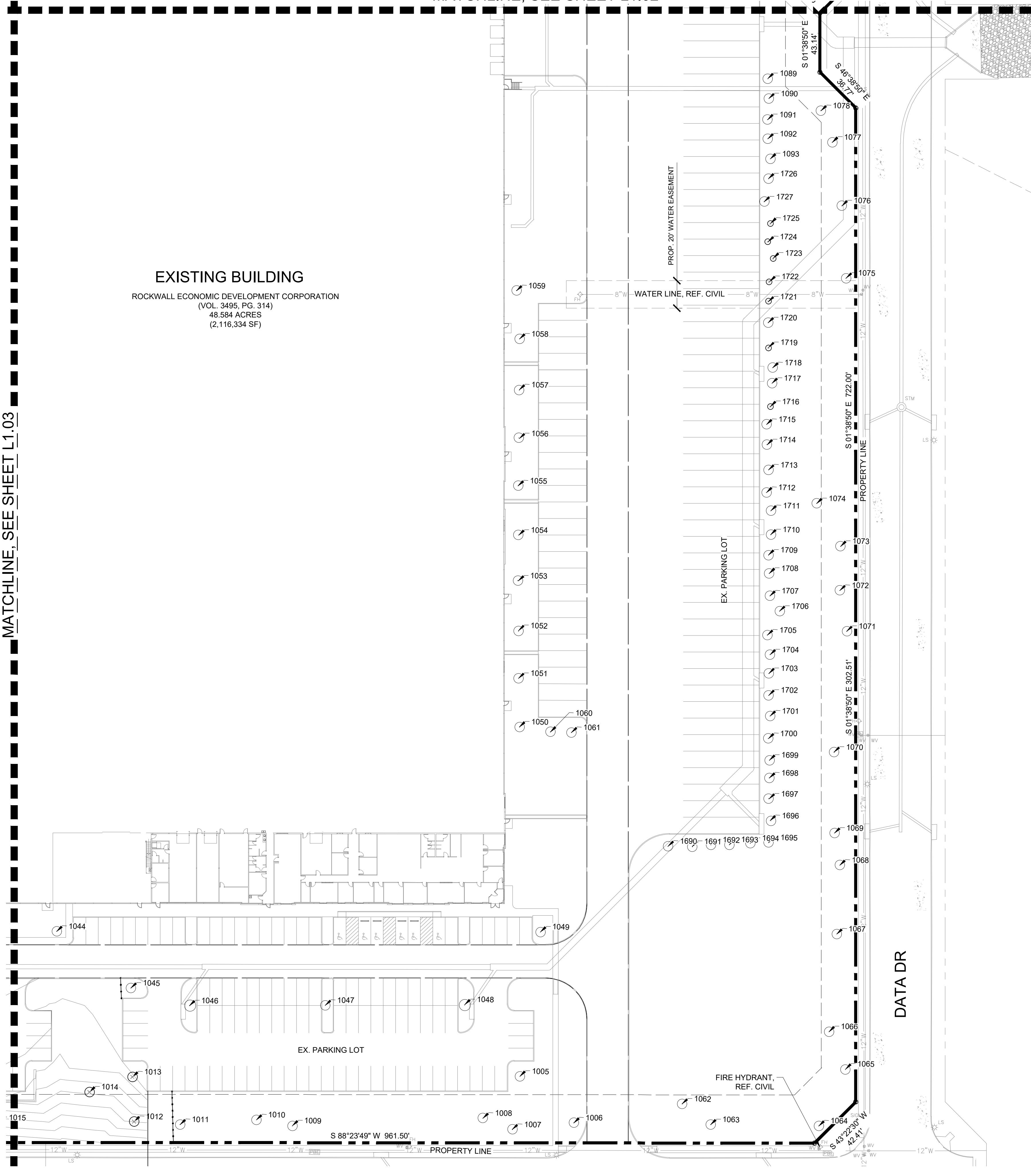


INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
CONSTRUCTION. DO NOT DRAWDRAWING OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TBPELS, INC.
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION				
Westwood Westwood Professional Services, Inc. westwoods.com						
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T:972.235.3031 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301						
TREE PRESERVATION PLAN						
ROCKWALL MANUFACTURING FACILITY						
PROJECT ADDRESS						
LOT 1, BLOCK A, ROCKWALL						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.03

MATCHLINE SEE SHEET L1.03

MATCHLINE, SEE SHEET L1.02



INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
TBPELS, INC.
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION
Westwood Westwood Professional Services, Inc. westwoodps.com		
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T:972.235.3031		
TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301		
TREE PRESERVATION PLAN		
ROCKWALL MANUFACTURING FACILITY		
PROJECT ADDRESS		
LOT 1, BLOCK A, ROCKWALL		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
DESIGN	DRAWN	DATE
SCALE	NOTES	FILE
NO.		

1 1" = 40'-0"

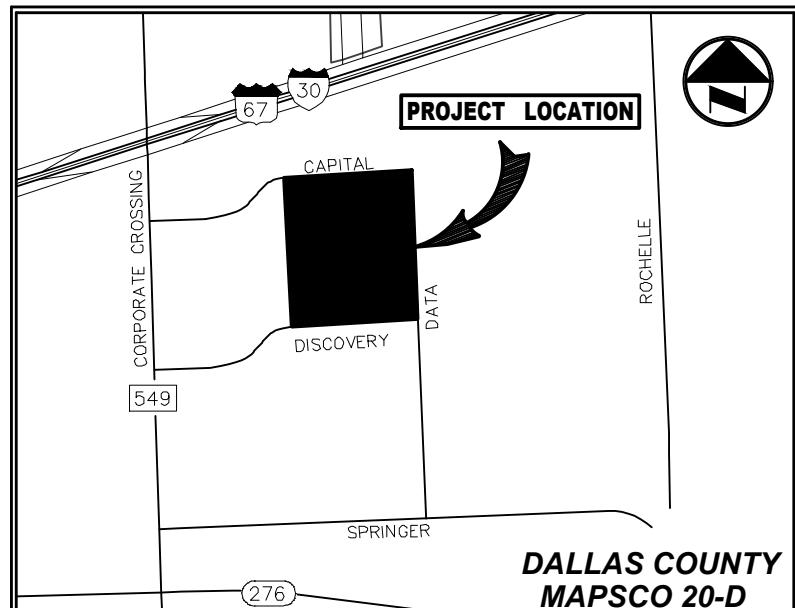
0 20 40 80 120

GRAPHIC SCALE IN FEET

1 JBJ EJK DEC 2025 **L1.04**

TREE SURVEY FIELD DATA										TREE SURVEY FIELD DATA									
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE	TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE				
1005	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4		1562	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7				
1006	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4		1563	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5				
1007	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4		1564	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5				
1008	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4		1565	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5				
1009	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4		1566	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5				
1010	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4		1567	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12				
1011	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4		1568	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5				
1012	LIVE OAK	Quercus virginiana	6	REMOVE	PRIMARY	4	6	1569	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7				
1013	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5	1570	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5				
1014	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6	1571	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5				
1015	LIVE OAK	Quercus virginiana	5.5	REMOVE	PRIMARY	4	5.5	1572	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5				
1016	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5	1573	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10				
1017	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5	1574	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10				
1018	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5	1575	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5				
1019	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5	1576	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5				
1020	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5	1577	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5				
1021	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5	1578	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14				
1022	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5	1579	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5				
1023	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5	1581	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10				
1024	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5	1582	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5				
1025	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4		1583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9				
1026	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4		1584	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6				
1027	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1585	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5				
1028	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1586	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5				
1029	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4		1587	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5				
1030	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1588	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12				
1031	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1589	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12				
1032	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4		1590	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5				
1033	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1591	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9				
1034	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4		1592	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13				
1035	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4		1593	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4					
1036	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4		1594	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4					
1037	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4		1595	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9				
1038	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4		1596	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4				
1039	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4		1597	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5				
1040	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4		1598	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5				
1041	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4		1599	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5				
1042	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4		1600	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4					
1043	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4		1601	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8				
1044	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4		1602	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5				
1045	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4		1603	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11				
1046	CEDAR ELM	Ulmus crassifolia	8	PRESERVE	PRIMARY	4		1604	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8				
1047	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4		1605	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9				
1048	CEDAR ELM	Ulmus crassifolia	8.5	PRESERVE	PRIMARY	4		1606	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5				
1049	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4		1607	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7				
1050	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4		1608	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4					
1051	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4		1609	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8				
1052	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4		1610	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4					
1053	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4		1611	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4					
1054	CEDAR ELM	Ulmus crassifolia	5.5	P															

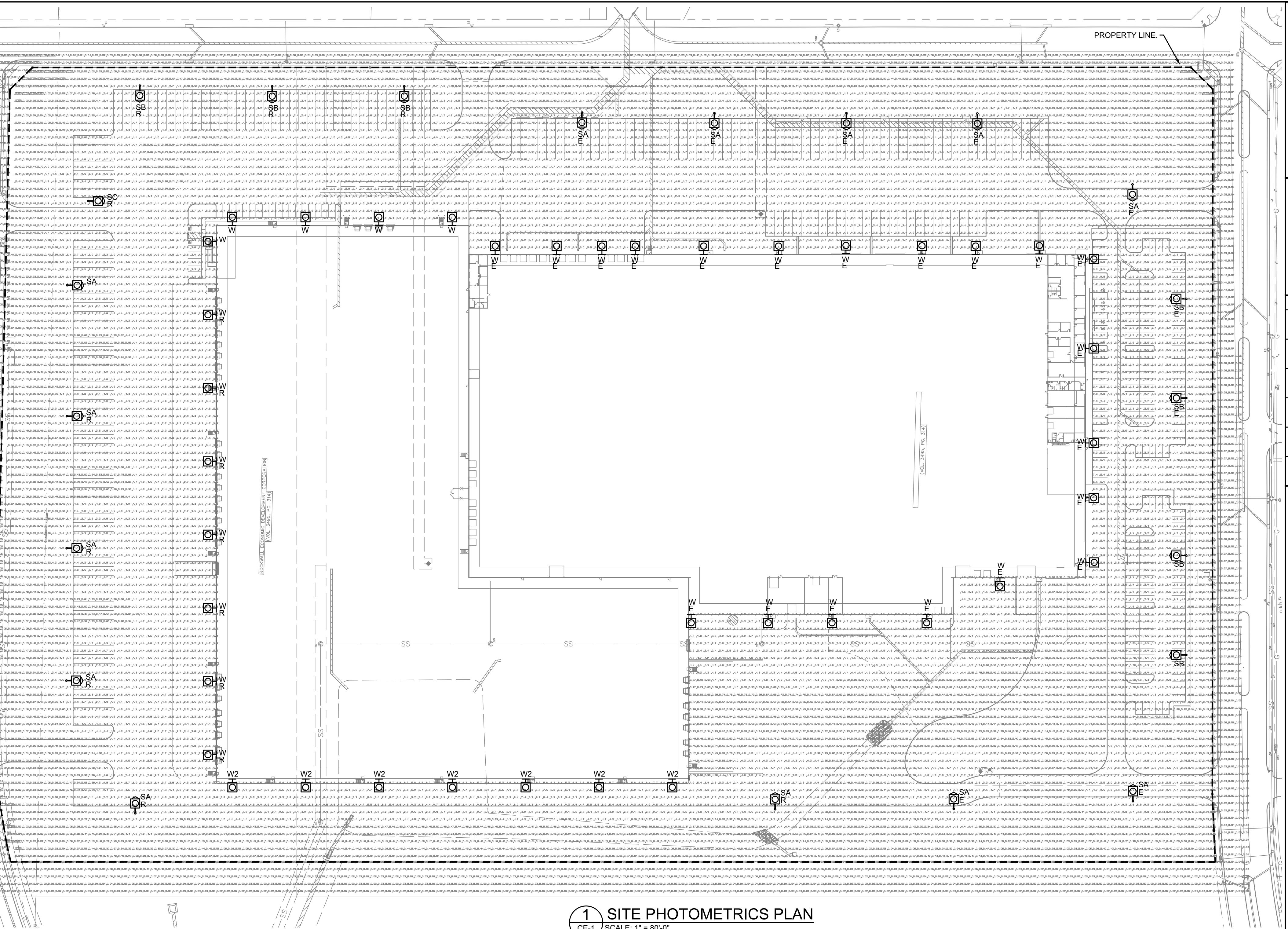
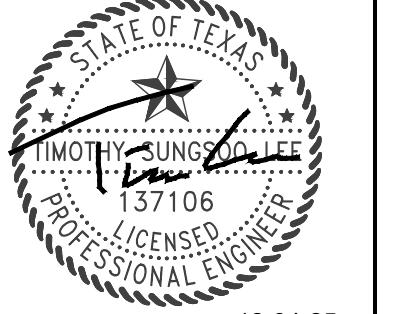
TREE SURVEY FIELD DATA										TREE SURVEY FIELD DATA										TREE SURVEY FIELD DATA									
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE	TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE	TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE						
1664	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7538	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7642	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	1	REMOVE	SECONDARY	4	4	8.5					
1665	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7539	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	REMOVE	SECONDARY	4	5	7643	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	4	8.5					
1666	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	12	REMOVE	SECONDARY	4	12	7540	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7644	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	3	REMOVE	SECONDARY	4	4	8					
1667	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9	REMOVE	SECONDARY	4	9	7541	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	REMOVE	SECONDARY	4	5.5	7645	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	4	17					
1668	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11	REMOVE	SECONDARY	4	11	7542	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	REMOVE	SECONDARY	4	5.5	7646	AMERICAN ELM	<i>Ulmus americana</i>	17	REMOVE	PRIMARY	4	4	17					
1669	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11.5	REMOVE	SECONDARY	4	11.5	7543	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6.5	REMOVE	SECONDARY	4	6.5	7647	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	4	10					
1670	CEDAR ELM	<i>Ulmus crassifolia</i>	12.5	REMOVE	PRIMARY	4	12.5	7544	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7648	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	4	8					
1671	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11	REMOVE	SECONDARY	4	11	7545	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7649	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	4	8.5					
1672	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	14	REMOVE	SECONDARY	4	14	7546	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	REMOVE	SECONDARY	4	5	7650	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	REMOVE	SECONDARY	4	4	5.5					
1673	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9	REMOVE	SECONDARY	4	9	7547	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	REMOVE	SECONDARY	4	5	7651	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	4	12					
1674	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6.5	REMOVE	SECONDARY	4	6.5	7548	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	6	7652	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	12	REMOVE	SECONDARY	4	4	10					
1675	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	8	7549	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4	REMOVE	SECONDARY	4	4	7653	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	4	10					
1676	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	8	7550	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	REMOVE	SECONDARY	4	5	7654	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	4	8					
1677	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	7.5	REMOVE	SECONDARY	4	7.5	7551	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	6	7655	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	3	REMOVE	SECONDARY	4	4	9					
1678	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	13	REMOVE	SECONDARY	4	13	7552	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	REMOVE	SECONDARY	4	4.5	7656	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	15.5	REMOVE	SECONDARY	4	4	15.5					
1679	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	12	REMOVE	SECONDARY	4	12	7553	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4	REMOVE	SECONDARY	4	4	7657	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	1	REMOVE	SECONDARY	4	4	4					
1680	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	13	REMOVE	SECONDARY	4	13	7554	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4	REMOVE	SECONDARY	4	4	7658	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11	REMOVE	SECONDARY	4	4	11					
1681	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4	REMOVE	SECONDARY	4	4	7555	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	REMOVE	SECONDARY	4	5	7659	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	1.5	REMOVE	SECONDARY	4	4	4					
1682	CEDAR ELM	<i>Ulmus crassifolia</i>	9	REMOVE	PRIMARY	4	9	7556	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	REMOVE	SECONDARY	4	5.5	7660	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4	REMOVE	SECONDARY	4	4	4					
1683	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	8.5	7557	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	10	7661	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9	REMOVE	SECONDARY	4	4	6					
1684	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	16	REMOVE	SECONDARY	4	16	7558	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11	REMOVE	SECONDARY	4	11	7662	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10.5	REMOVE	SECONDARY	4	4	10.5					
1685	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	14	REMOVE	SECONDARY	4	14	7559	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	10	7663	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	4	6					
1686	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9	REMOVE	SECONDARY	4	9	7560	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	8.5	7664	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9.5	REMOVE	SECONDARY	4	4	9.5					
1687	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9.5	REMOVE	SECONDARY	4	9.5	7561	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	6	7665	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	4	6					
1688	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9	REMOVE	SECONDARY	4	9	7562	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8	REMOVE	SECONDARY	4	8	7666	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	3	REMOVE	SECONDARY	4	4	12					
1689	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	12	REMOVE	SECONDARY	4	12	7563	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11	REMOVE	SECONDARY	4	11	7667	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	4	4					
1690	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	PRESERVE	SECONDARY	4	5	7564	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	8.5	7668	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	7	REMOVE	SECONDARY	4	4	7.5					
1691	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	PRESERVE	SECONDARY	4	5	7565	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	10	7669	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	REMOVE	SECONDARY	4	4	6					
1692	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	PRESERVE	SECONDARY	4	5.5	7566	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	11.5	REMOVE	SECONDARY	4	11.5	7670	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10.5	REMOVE	SECONDARY	4	4	10.5					
1693	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	4.5	PRESERVE	SECONDARY	4	4.5	7567	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	10	REMOVE	SECONDARY	4	10	7671	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	9.5	REMOVE	SECONDARY	4	4	9.5					
1694	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5.5	PRESERVE	SECONDARY	4	5.5	7568	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	13.5	REMOVE	SECONDARY	4	13.5	7672	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8.5	REMOVE	SECONDARY	4	4	8.5					
1695	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	5	PRESERVE	SECONDARY	4	5	7569	CEDAR ELM	<i>Ulmus crassifolia</i>	9	REMOVE	PRIMARY	4	9	7673	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	1.5	REMOVE	SECONDARY	4	4	6.5					
1696	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6	PRESERVE	SECONDARY																								



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
CONSTRUCTION, BIDDING, OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 2915
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION				
Westwood Westwood Professional Services, Inc. westwoodps.com						
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.235.3031 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301						
TREE SURVEY DATA						
ROCKWALL MANUFACTURING FACILITY						
PROJECT ADDRESS						
LOT 1, BLOCK A, ROCKWALL						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.07


 1 SITE PHOTOMETRICS PLAN
CE-1 SCALE: 1" = 80'-0"

 SITE DATA
SUMMARY TABLE

- PROPOSED USE:
INDUSTRIAL FACILITY
- GROSS BUILDING AREA:
INDUSTRIAL BUILDING: 732,000 SF
NUMBER OF STORIES: 1
- BUILDING HEIGHT:
MAX BUILDING HEIGHT=40'-4"
- PARKING REQUIRED:
PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
TOTAL REQUIRED = 732 SPACES
- PARKING PROVIDED:
PROPOSED REGULAR PARKING = 204 SPACES
PROPOSED H.C. PARKING = 8 SPACES
TOTAL PROVIDED = 204+8 = 212 SPACES
- SITE COVERAGE:
TOTAL SITE: 1,786,759 SF (41.02 AC)
BUILDING: 732,000 SF (16.80 AC)
PAVEMENT: 582,919 SF (13.38 AC)
LANDSCAPE: 472,020 SF (10.84 AC)
BUILDING COVERAGE: 41% < 60.0% MAX
PAVEMENT COVERAGE: 32.6%
LANDSCAPE COVERAGE: 28.4%
PERCENT IMPERVIOUS: 73.0% < 85.0%-90.0% MAX
- ZONING:
LIGHT INDUSTRIAL

LIGHT FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	LAMPING	WATTS/VOLTS
SA	EXTERIOR POLE LIGHT FIXTURE, T4 FORWARD THROW, 30' AFG WITH POLE MCGRAW-EDISON #GLEON SA6 C 740 U T4FT BZ MATCH/REUSE EXISTING LIGHT FIXTURES	LED	333W 120V-277V
SB	EXTERIOR POLE LIGHT FIXTURE, T4 SPILL CONTROL WITH HOUSE SHIELD, 30' AFG WITH POLE MCGRAW-EDISON #GLEON SA6 C 740 U SL4 BZ HSS MATCH/REUSE EXISTING LIGHT FIXTURES	LED	333W 120V-277V
SC	EXTERIOR POLE LIGHT FIXTURE, T5 SQUARE, 30' AFG WITH POLE MCGRAW-EDISON #GLEON SA6 C 740 U 5MQ BZ MATCH/REUSE EXISTING LIGHT FIXTURES	LED	333W 120V-277V
W	EXTERIOR WALL MOUNT, 28' AFG, T4 FORWARD THROW MCGRAW-EDISON #GLEON SA6 C 740 U T4FT BZ WM MATCH/REUSE EXISTING LIGHT FIXTURES	LED	333W 120V-277V
W2	EXTERIOR WALL MOUNT, 28' AFG, T2 MCGRAW-EDISON #GLEON SA6 C 740 U T2 BZ WM MATCH/REUSE EXISTING LIGHT FIXTURES	LED	333W 120V-277V

NOTES:
 1. COORDINATE COLOR, FINISH, TRIM, AND OTHER AESTHETICS WITH ARCHITECTURAL DRAWINGS OR OWNER.
 2. PROVIDE ALL NECESSARY OPTIONS/MOUNTS/ACCESSORIES FOR THE APPROPRIATE CEILING TYPES FOR COMPLETE INSTALLATION.
 3. LIGHT FIXTURES CONTROLLED BY A DIMMER SHALL BE COORDINATED TO MATCH DIMMING TYPES. PROVIDE ADDITIONAL DIMMERS AND SPIN SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
 4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED.
 5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

PHOTOMETRICS NOTES

- THE PHOTOMETRIC VALUES SHOWN ON THIS PLAN HAVE BEEN CALCULATED USING Dialux evo 9.1 (VERSION 5.9.1.51180). ACTUAL PERFORMANCE OF LUMINARIES MAY DIFFER DUE TO VARIATIONS OF VOLTAGE, TOLERANCES IN LAMPS, ELEVATION CHANGES, TREES, OBSTRUCTIONS, AND OTHER FIELD CONDITIONS.
- DUE TO LIMITED AVAILABILITY OF IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRES MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.

ELECTRICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR TO TOP OF DEVICE
AFG	ABOVE FINISHED GRADE TO TOP OF DEVICE
E	EXISTING DEVICE
R	RELOCATED DEVICE

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	ON PROPERTY	Perpendicular Illuminance	0.006 fc	10.4 fc	1.84 fc	0.003	0.001
2	OFF PROPERTY	Perpendicular Illuminance	0.004 fc	0.19 fc	0.044 fc	0.080	0.018

