CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-046

PLANNING & ZONING FEE $ 1,090.00

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

On January 13, 2026, the Architectural Review Board (ARB) approved a motion to recommend approval of the site plan by a vote of 6-0, with Board Member McAngus absent.

PLANNING AND ZONING COMMISSION

On January 13, 2026, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

All staff comments shall be fully addressed prior to the submittal of Engineering Plans.

NOTES

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 unplatted)	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	[redacted]	ADDRESS	[redacted]
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 _____ 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 9 *DAY OF* Dec *20* 25.

OWNER'S SIGNATURE Foltz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Leeuw

DEBORAH LEEUW
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 10270440

MY COMMISSION EXPIRES

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: | **REVIEWED BY:**
OVERLAY DISTRICT: | **REVIEW DATE:**

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☒	☐		-
✓ Photometric Plan	☒	☐		-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☒	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☒	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☒	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☒	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☒	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☒	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☐	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☒	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☒	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☒	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☒	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☒	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☒	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☒	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☒	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☒	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☒	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☒	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☒	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☒	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☒	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☒	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☒	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☒	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☒	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☒	☐	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☒	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☒	☐		
Off-Street Loading Dock Screening	☒	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☒	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☒	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☒	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☒	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☐	☒	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☒	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☒	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☐	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☒	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☒	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	The developer shall establish grass and maintain the seeded area, including watering, 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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☒	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☒	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☒	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☒	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

ARCH TEAM TO COMPLETE

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☒	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☒	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☒	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☒	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☒	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☒	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☒	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☒	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☒	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☒	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☒	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☐	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☐	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☐	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☒	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☒	☐	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	☒	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05

CAPITAL BOULEVARD

DISCOVERY BOULEVARD

N 89°43'48" E 853.72'

S 45°58'39" E 42.95'

S 01°41'05" E 460.54'

S 01°38'50" E 1643.14'

S 01°38'50" E 302.51'

S 43°21'10" W 36.77'

S 01°38'50" E 43.14'

S 46°38'50" E 38.77'

S 01°38'50" E 722.00'

S 01°38'50" E 302.51'

S 43°22'30" W 42.41'

S 88°23'49" W 961.50'

Δ=15°03'17"
R=767.50'
L=201.66'
T=101.42'
CB=S 82°12'09" W
CD=201.08'

Δ=5°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=N 85°51'35" E
CD=92.30'

F.F.E.=602.00

F.F.E.=602.00

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

30' FIRE LANE

35' BUILDING SETBACK

25' BUILDING SETBACK

15' SANITARY SEWER EASEMENT

6" SANITARY SEWER

5' CONC WALK

CATCH BASIN (TYP)

STORM SEWER

55 SPACES @ 12' = 660.0'

3 @ 12' =36.0'

7 @ 12' = 84.0'

30' FIRE LANE & PUBLIC ACCESS EASEMENT

CONCRETE PAVEMENT

20' WATER EASEMENT

8" WATER

6" WATER

F.H.

5' CLEAR SPACE @ FH

CURB INLET

15' SANI SEWER EASEMENT

8" SANI SEWER

40' DRAINAGE EASEMENT

755.0'

275.0'

345.0'

645.0'

480.0'

440.7'

350.0'

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 3495, PG. 314)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000497020)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 5528, PG. 194)

PRATT PROPERTIES X, INC. (INST. NO. 20160000032777)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000491815)

14-4' HIGH LOADING DOCKS

3-4' HIGH LOADING DOCKS

36 SPACES @ 9' = 324.0'

18 SPACES @ 9' = 162.0'

29 SPACES @ 9' = 261.0'

61 SPACES @ 12' = 732.0'

25 SPACES @ 12' = 300.0'

10 @ 9' = 90.0'

9 @ 9' = 81.0'

5 @ 9' =45.0'

36' FIRE LANE

20' WATER EASEMENT

30' FIRE LANE & PUBLIC ACCESS EASEMENT

PROP. 24' FIRE LANE & PUBLIC ACCESS EASEMENT

10" FIRE PROTECTION SERVICE.

4" DOM WATER SERVICE

20'x20' WATER EASEMENT

2" WATER METER W/BOX

4" WATER METER W/VAULT

TRENCH DRAIN

BARRIER FREE RAMP

2" IRRIGATION WATER METER W/BOX (BETWEEN R.O.W. & WALK)

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

PROJECT LOCATION

CAPITAL

DISCOVERY

DATA

ROCHELLE

SPRINGER

CORPORATE CROSSING

549

276

DALLAS COUNTY MAPSCO 20-D

VICINITY MAP
(NOT TO SCALE)

0 40 80 160 220
GRAPHIC SCALE IN FEET

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6" W	UNDERGROUND WATER LINE
6" SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT
	PROP FIRE LANE

SITE PLAN NOTES

1. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED PROJECT AS PART OF THE SITE PLAN APPROVAL PROCESS ONLY AND SHALL NOT BE CONSTRUCTED AS A FINAL DESIGN.
3. LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
4. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0045L, COMMUNITY-PANEL NO. 4804530045 L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOW TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID PAM AS FOLLOWS:

   UNDER ZONE X – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.

5. THE SUBJECT SITE HAS A DRAINAGE DIVIDE THAT ROUGHLY BISECTS THE SITE. STORM WATER DETENTION FOR DRAINAGE TO THE WEST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR ROCKWALL REGIONAL DETENTION POND (PACHECO KOCH, 2016). STORM WATER DETENTION FOR DRAINAGE TO THE EAST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR RTP PHASE V – INFRASTRUCTURE (FREESE AND NICHOLS, 2021).

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

TYPICAL DIMENSIONS FOR HEAD-TO-HEAD PARKING SPACES

A

NOT TO SCALE (PRIVATE ONLY)

20'
9'
20'
9'

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042
DATE: 12/12/2025

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____ 2025.

WITNESS OUR HANDS, this ___ day of ____ 2025.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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

SITE PLAN

ROCKWALL MANUFACTURING FACILITY

3400 DISCOVERY BOULEVARD

LOT 1, BLOCK A, ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	HDR	DEC 2025	1"=80"			SP-1

ROCKWALL MANUFACTURING FACILITY

CBARRANGATORRES
12/11/2025 5:28 PM
N:\0068742.00\06 CAD\DWG\SITE DESIGN C3D\0068742.00SITE_PLAN.DWG

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

KEYNOTE LEGEND

KEY VALUE	KEYNOTE DESCRIPTION
2-0	EXISTING CONDITIONS
3-1	TILT-UP CONCRETE WALL PANELS
3-1.1	TILT-UP CONCRETE TYPICAL PANEL JOINT
3-1.3	TILT-UP CONCRETE REVEAL TYPE "B"
3-1.5	TILT-UP CONCRETE 9'-0"W X 12'-2"H KNOCKOUT WITH TYPE "A" REVEALS FOR FUTURE DOCK DOOR
3-2	CONCRETE RAMP
5-1.2	8" DIA. CONCRETE FILLED STEEL PIPE BOLLARD, SEE DETAIL SHEET A502
5-6	GALVANIZED OPEN-METAL GRATE DOCK STAIRS
7-1	PREFINISHED METAL COLLECTOR BOX
7-2	PREFINISHED METAL DOWNSPOUT
7-6	ROOF DECK INCLINE, SEE STRUC.
8-1	EXTERIOR INSULATED HOLLOW METAL MAN DOOR
8-2.2	ALUMINUM STOREFRONT SYSTEM W/ TEMPERED INSULATED GLAZING
8-3.1	OVERHEAD DOCK DOOR W/ DOCK LEVELER KO & PIT
8-4	OVERHEAD DRIVE-IN DOOR
23-2	MECHANICAL LOUVER, SEE MECHANICAL

PAINT LEGEND

COLOR A (A)	SHERWIN WILLIAMS SW 6252 ICE CUBE
COLOR B (B)	SHERWIN WILLIAMS SW 7073 NETWORK GRAY
COLOR C (C)	SHERWIN WILLIAMS PRATT GREEN

NOTE:

COLORS TO BE APPROVED BY OWNER / ARCHITECT PRIOR TO CONSTRUCTION

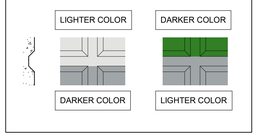
GC TO PAINT A SINGLE TILT PANEL ON SITE FOR OWNER APPROVAL BEFORE PROCEEDING WITH PAINTING ENTIRE BUILDING

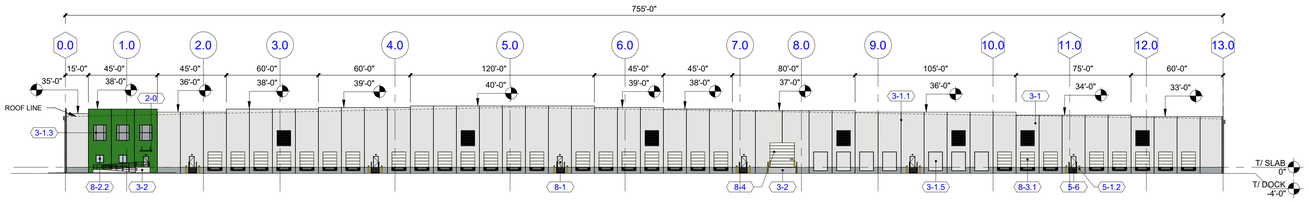
PAINT NOTES

EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT, SEE ELEVATIONS*
INTERIOR FACE OF TILT:	(2) COATS, WHITE LATEX PAINT, FLOOR TO 32'-0" A.F.F.*
METAL COPING / GRAVEL STOP / GUTTER / DOWNSPOUTS:	PAC-CLAD KYNAR FINISH SUBMIT PHYSICAL SAMPLES TO ARCHITECT FOR SELECTION
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, COLOR TO MATCH ADJACENT WALL, TYP.
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL RAMP GUARDRAIL:	GALVANIZED, PAINTED TO MATCH COLOR C
STEEL BOLLARDS:	EXTERIOR: GALVANIZED, PAINTED SAFETY YELLOW INTERIOR: PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
METAL ROOF ACCESS LADDER:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL DOCK ANGLE:	COLOR TO MATCH COLOR B, INDUSTRIAL ENAMEL
STOREFRONT SEALANT:	TO MATCH STOREFRONT
SILICONE SEALANT:	- TILT / TILT - (BASF - LIMESTONE) - TILT / UNSTAINED CONCRETE - (BASF - LIMESTONE)
ROOF DECKING:	FACTORY PAINTED, WHITE

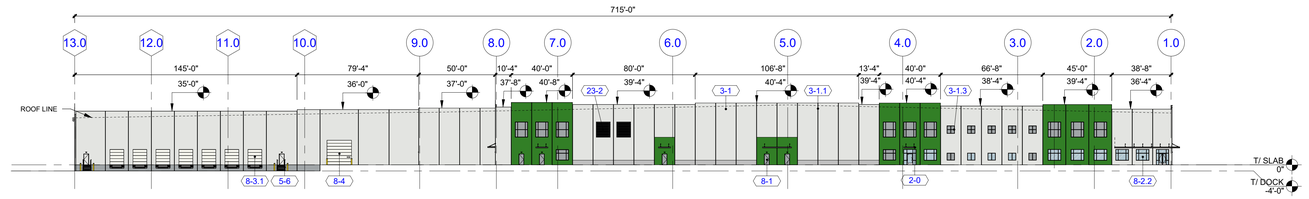
*ALL WALLS SHALL BE PREPARED AND PAINTED PER MANUFACTURER'S RECOMMENDATIONS.

REVEAL PAINT SCHEMES

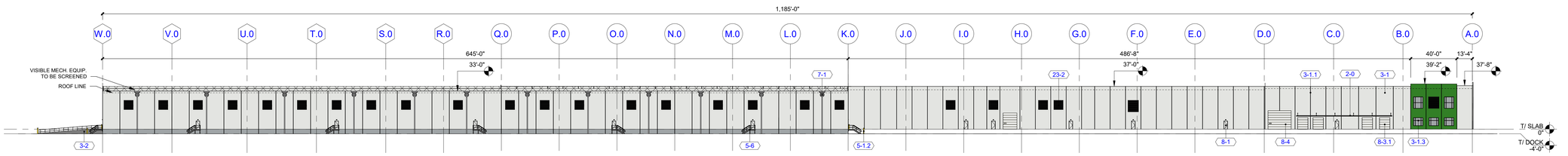




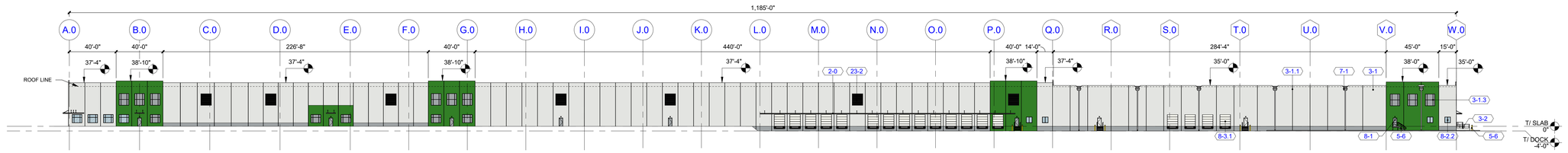
3 / A210 NORTH FINISH ELEVATION
SCALE: 1" = 40'-0"



5 / A210 SOUTH FINISH ELEVATION
SCALE: 1" = 40'-0"



4 / A210 WEST FINISH ELEVATION
SCALE: 1" = 40'-0"



2 / A210 EAST FINISH ELEVATION
SCALE: 1" = 40'-0"

COPYRIGHT © 2025: ONEFOURTWO ARCHITECTURE PC

DESIGN BUILDER:
ARCO DESIGN/BUILD
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

DESIGNER/ ENGINEER:
ONE FOUR TWO ARCHITECTURE
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

PROJECT TITLE:
PRATT ROCKWALL EXPANSION
3400 DISCOVERY BLVD
ROCKWALL, TX 75032

PRATT INDUSTRIES

SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:

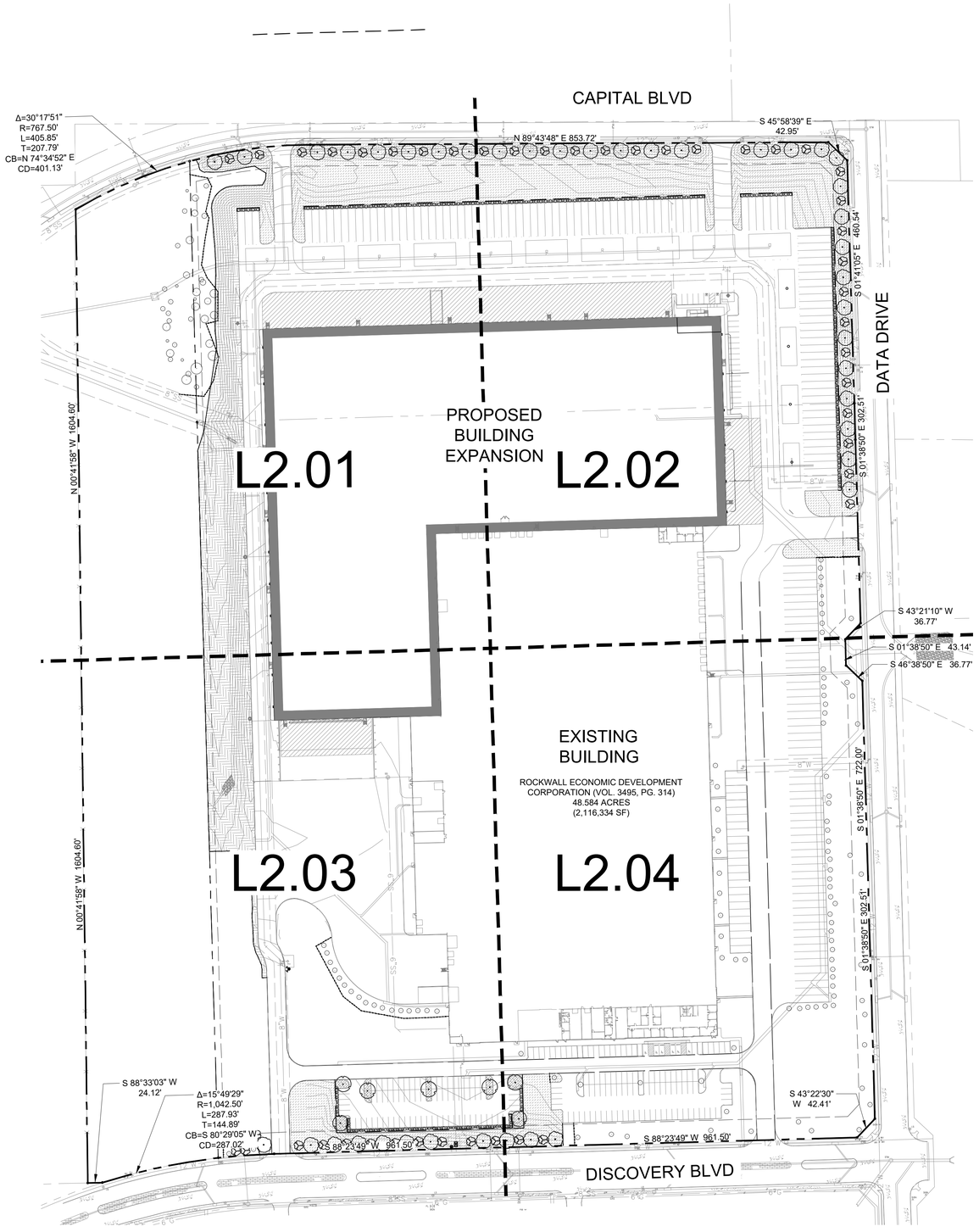
NO.	DATE	DESCRIPTION
	2025.12.05	50% PROGRESS

PROJECT NO.: DS429-25
DRAWN BY: SW

SHEET TITLE:
EXTERIOR FINISH ELEVATIONS

These drawings are the property of the registered Designer/ Engineer and may not be copied, reproduced or used without their written permission.

SHEET NUMBER:
A210



1 OVERALL LANDSCAPE PLAN
1" = 100'-0"

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

NOTE:
IRRIGATION SYSTEM TO BE AUTOMATIC PER CITY OF ROCKWALL STANDARDS. ALL TREES TO RECEIVE 2 TREE BUBBLERS.

PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

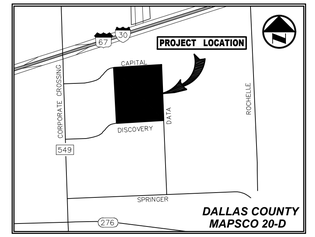
OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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 YAUPON	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

LANDSCAPE REQUIREMENTS - CITY OF ROCKWALL			
PROJECT: PRATT INDUSTRIES			
ZONING: LIGHT INDUSTRIAL			
TOTAL LOT AREA: 48.5 ACRES (2,116,334 SF), 15% MIN. LANDSCAPE IN FRONT YARD			
STREET TREES: 1 PER 50 L.F. OF STREET FRONTAGE	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
CAPITAL BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	793 / 50 = 16 CANOPY TREES & 16 ACCENT TREES	32 TREES	37 TREES
DATA DRIVE (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	585 / 50 = 12 CANOPY TREES & 12 ACCENT TREES	24 TREES	24 TREES
DISCOVERY BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	758 / 50 = 15 CANOPY TREES & 15 ACCENT TREES	30 TREES	30 TREES
PARKING LOT TREES - 1 TREE PER 80 FEET	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
204 SPACES, NO TREE MORE THAN 80 FEET FROM PARKING SPACE		7 TREES	7 TREES
MINIMUM LANDSCAPE REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
15% OF THE SITE MUST BE LANDSCAPED	2,116,334 SF * .15 = 317,451 SF	317,451 SF	219,246 SF + EXISTING ON SITE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

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

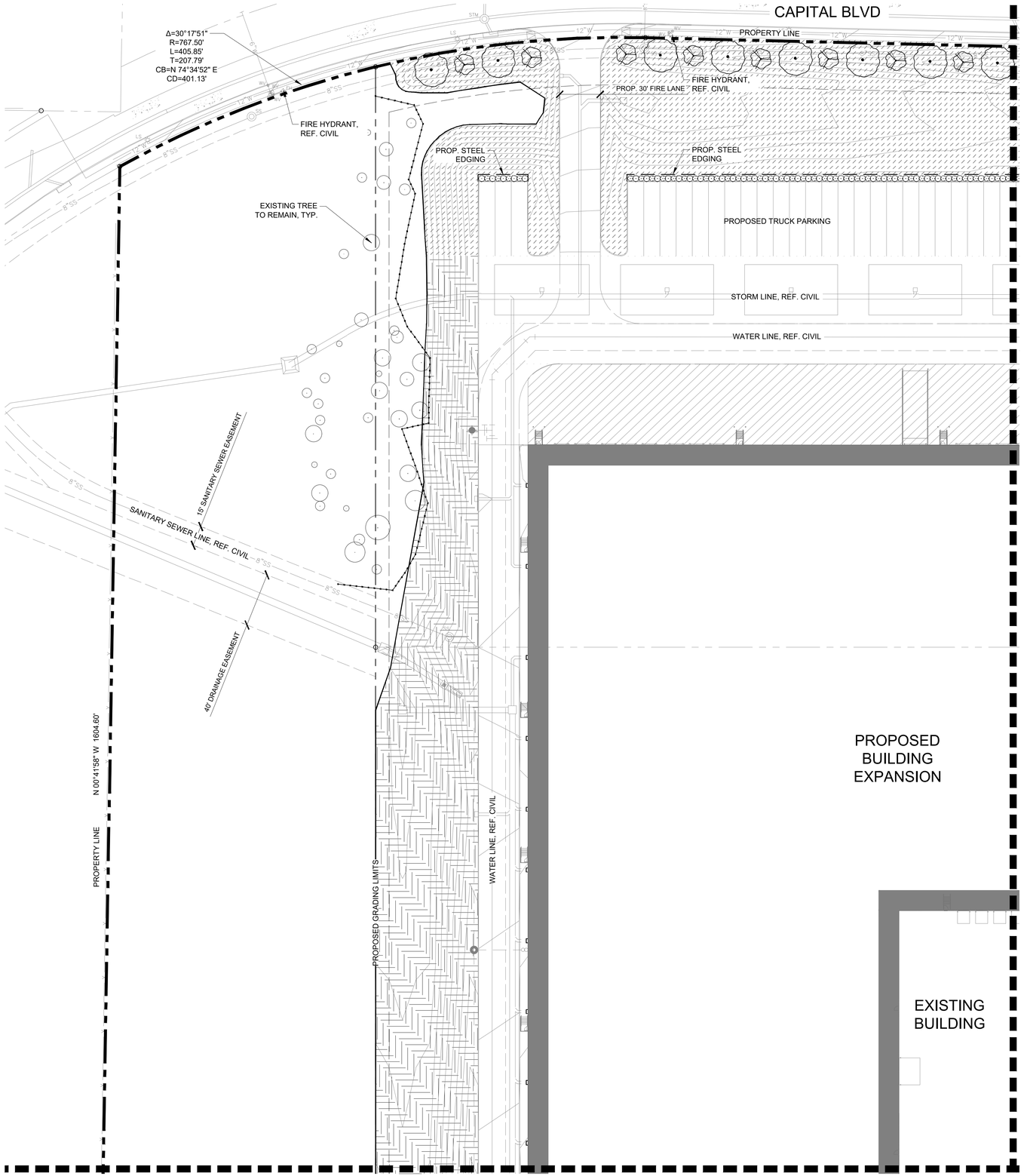
OVERALL LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.00

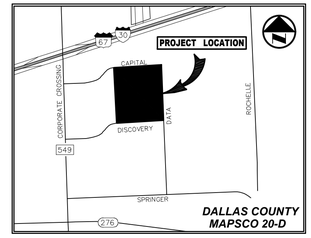
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
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INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

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

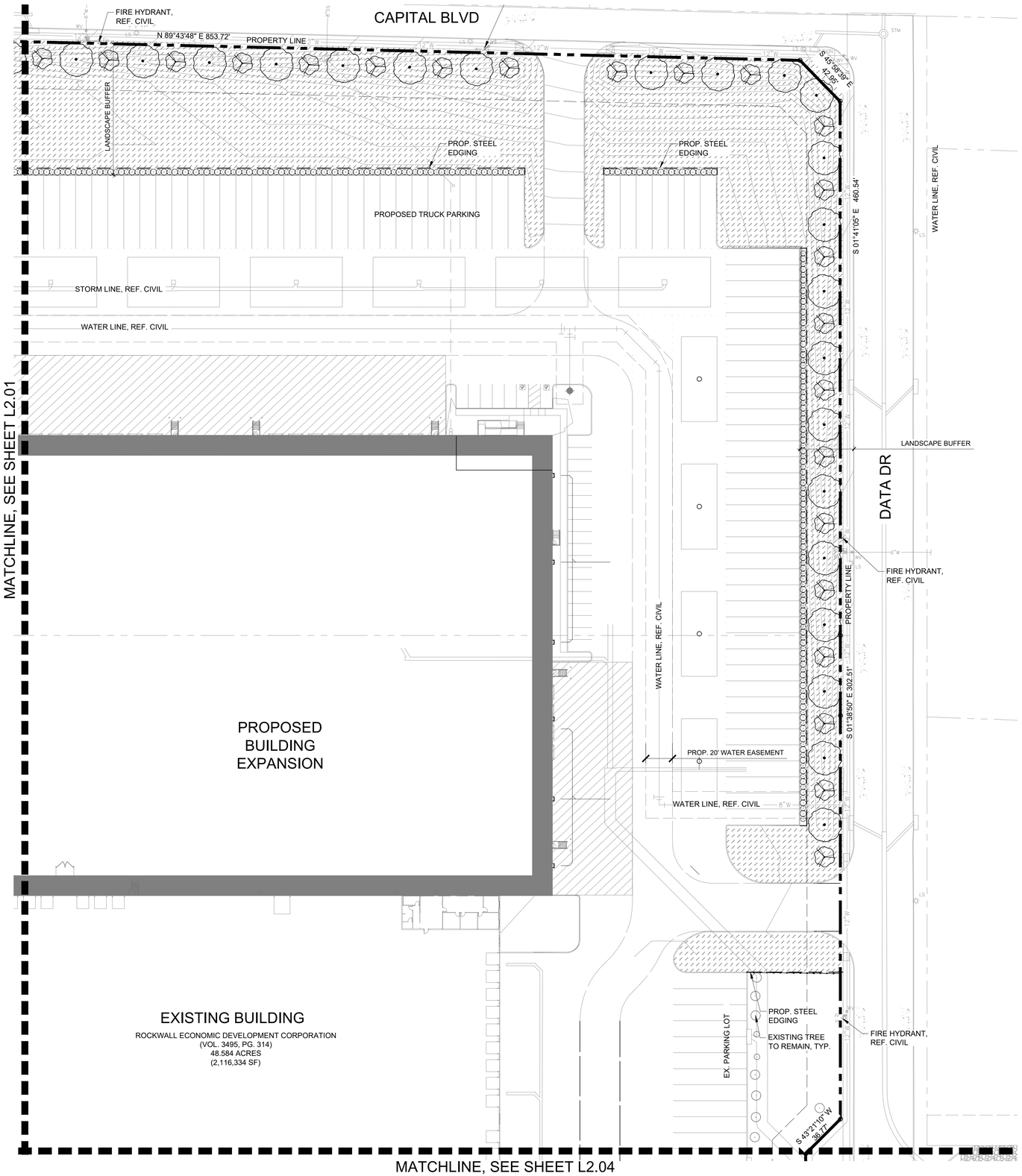
LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.01

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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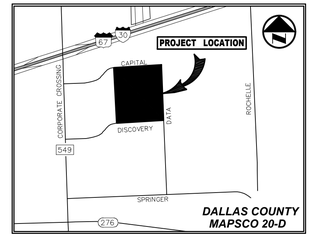

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TEXAS REGISTRATION NUMBER 2915

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NO.	DATE	REVISION

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

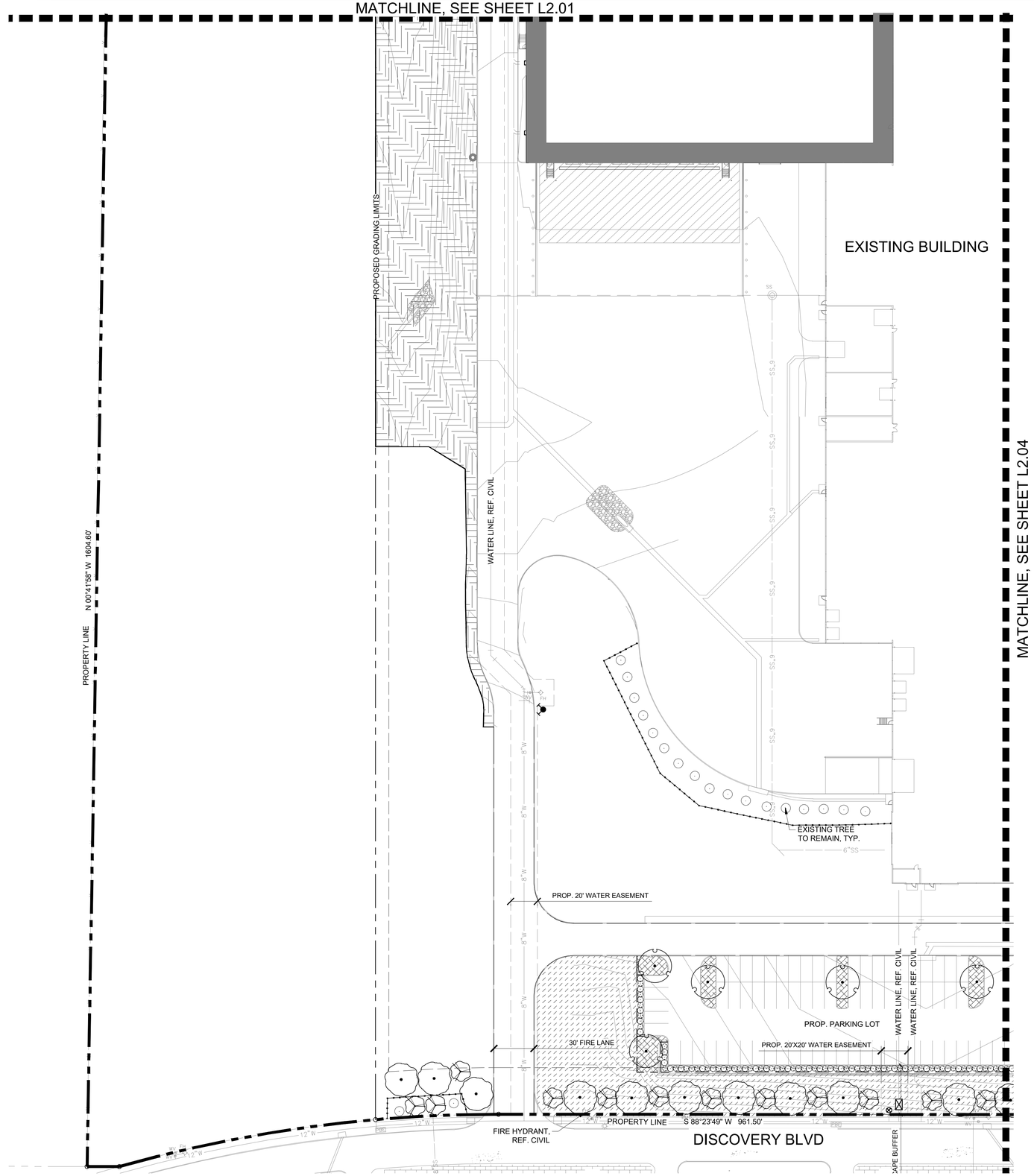
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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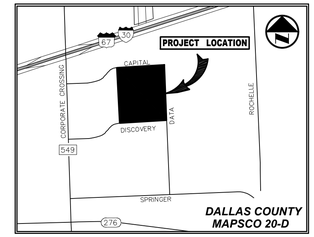

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TEXAS REGISTRATION NUMBER 2915

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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

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

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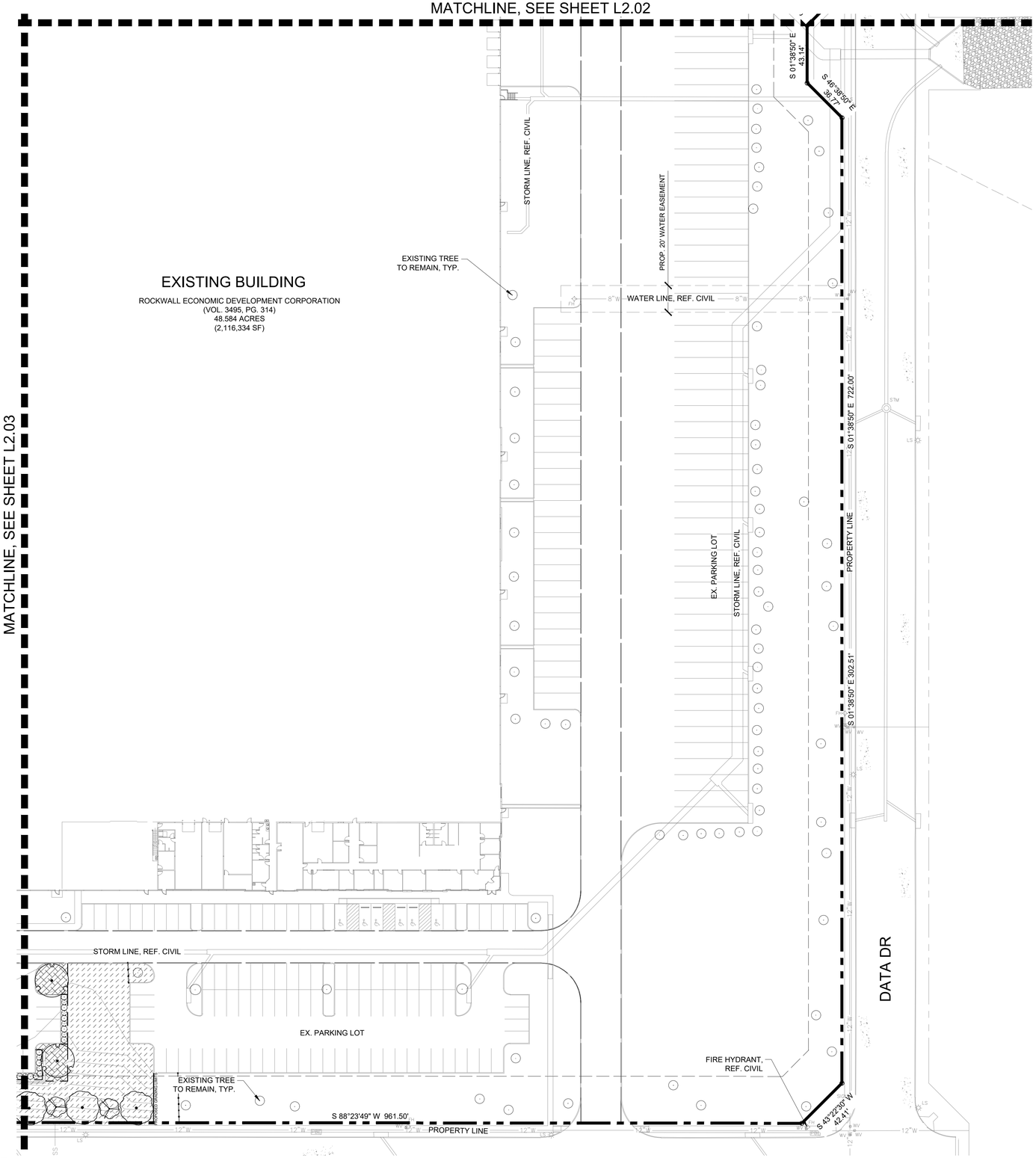

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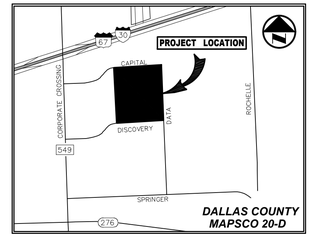

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JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

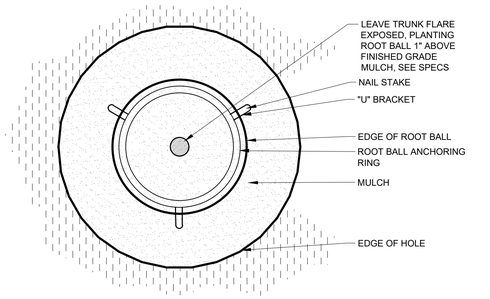
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.04

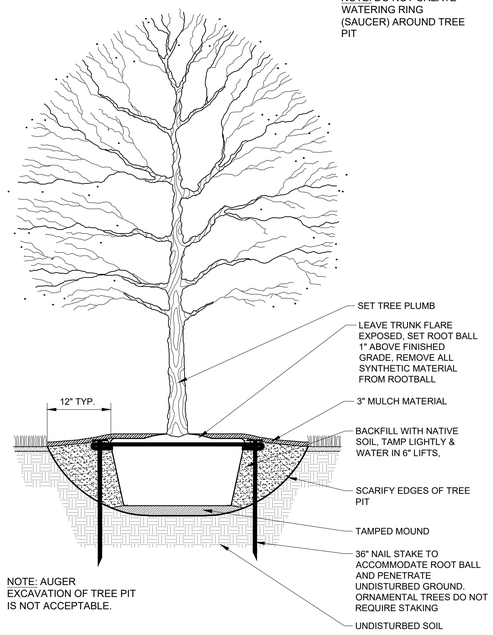
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



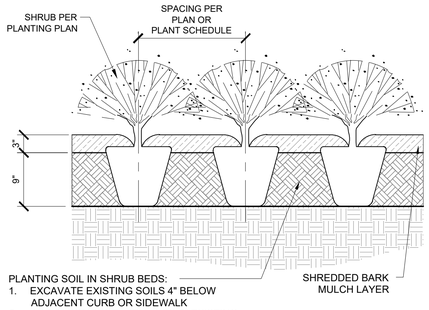
NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ UNDERGROUND STAKES

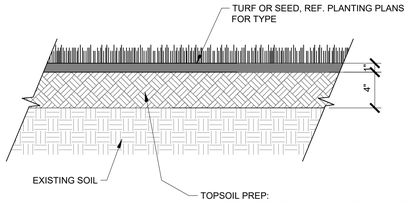
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING

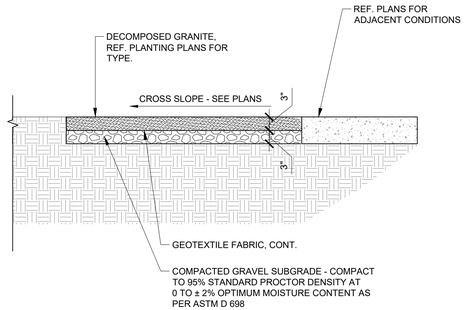
1" = 1'-0"



TOPSOIL PREP:
1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE

3 SOIL PROFILE FOR SOD & SEED

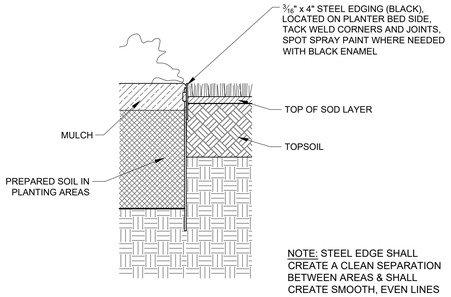
1 1/2" = 1'-0"



COMPACTED GRAVEL SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO ± 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698

4 DECOMPOSED GRANITE

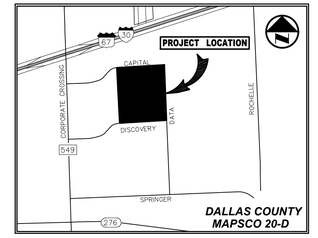
3/4" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

5 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"



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JEFFREY R. JOHNSTON
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LANDSCAPE DETAILS

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				L2.05

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

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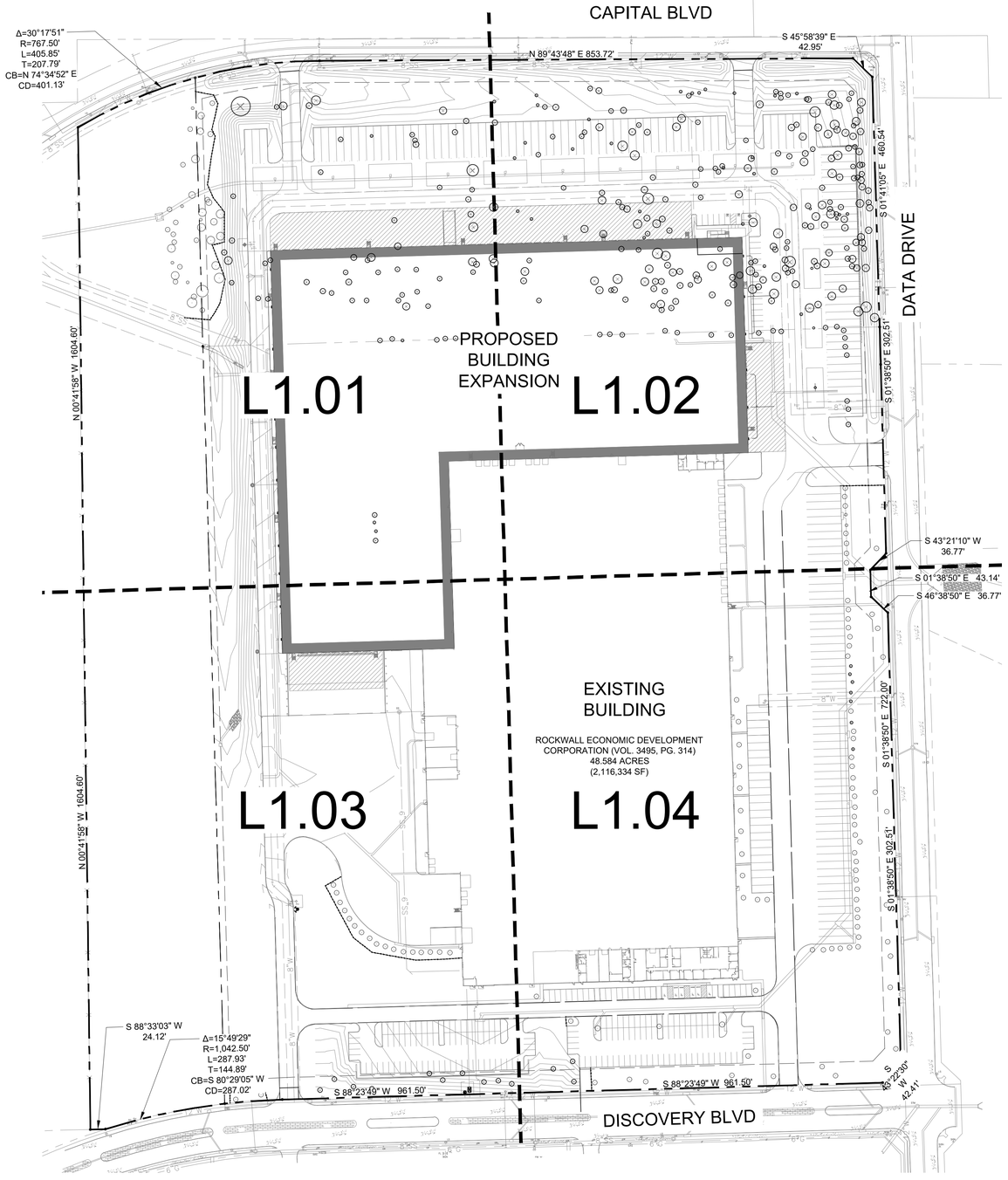


1 OVERALL TREE PROTECTION PLAN
1" = 100'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE MITIGATION NOTES

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.

   A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

   D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

   E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.

6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

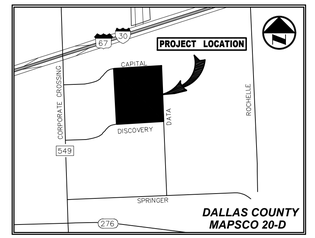
PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

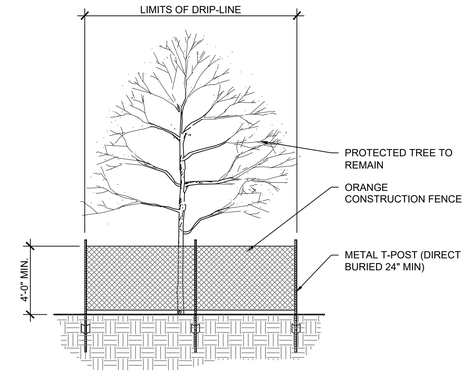
WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

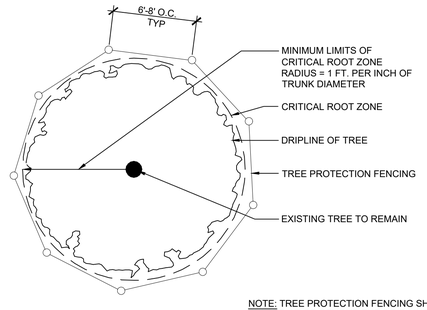
OWNER	ENGINEER/APPLICANT
ROCKWALL ECONOMIC DEV. CORP. 2610 OBSERVATION TRAIL SUITE 104 ROCKWALL, TEXAS 75032 PHONE: (972) 772-0025 CONTACT: SHANNON FOLTZ	WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 PHONE: (972) 235-3031 CONTACT: CHET LEUGERS



VICINITY MAP
(NOT TO SCALE)



2 TREE PROTECTION FENCING
3/4" = 1'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

3 TREE PROTECTION FENCING - PLAN VIEW
N.T.S

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

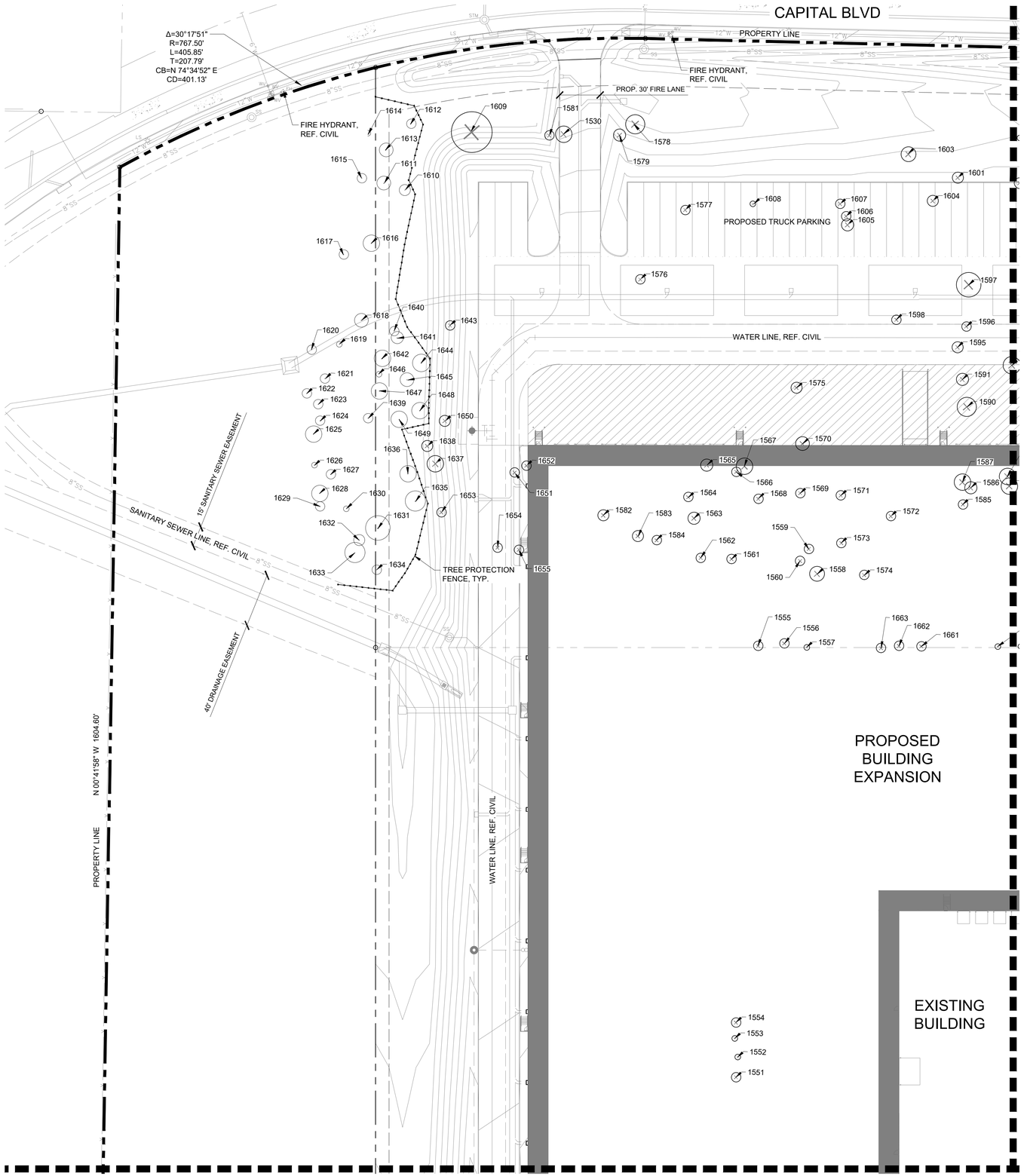
Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OVERALL 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				L1.00

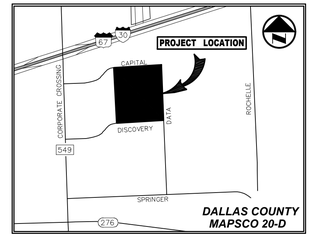
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00
CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION

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TREE PRESERVATION PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

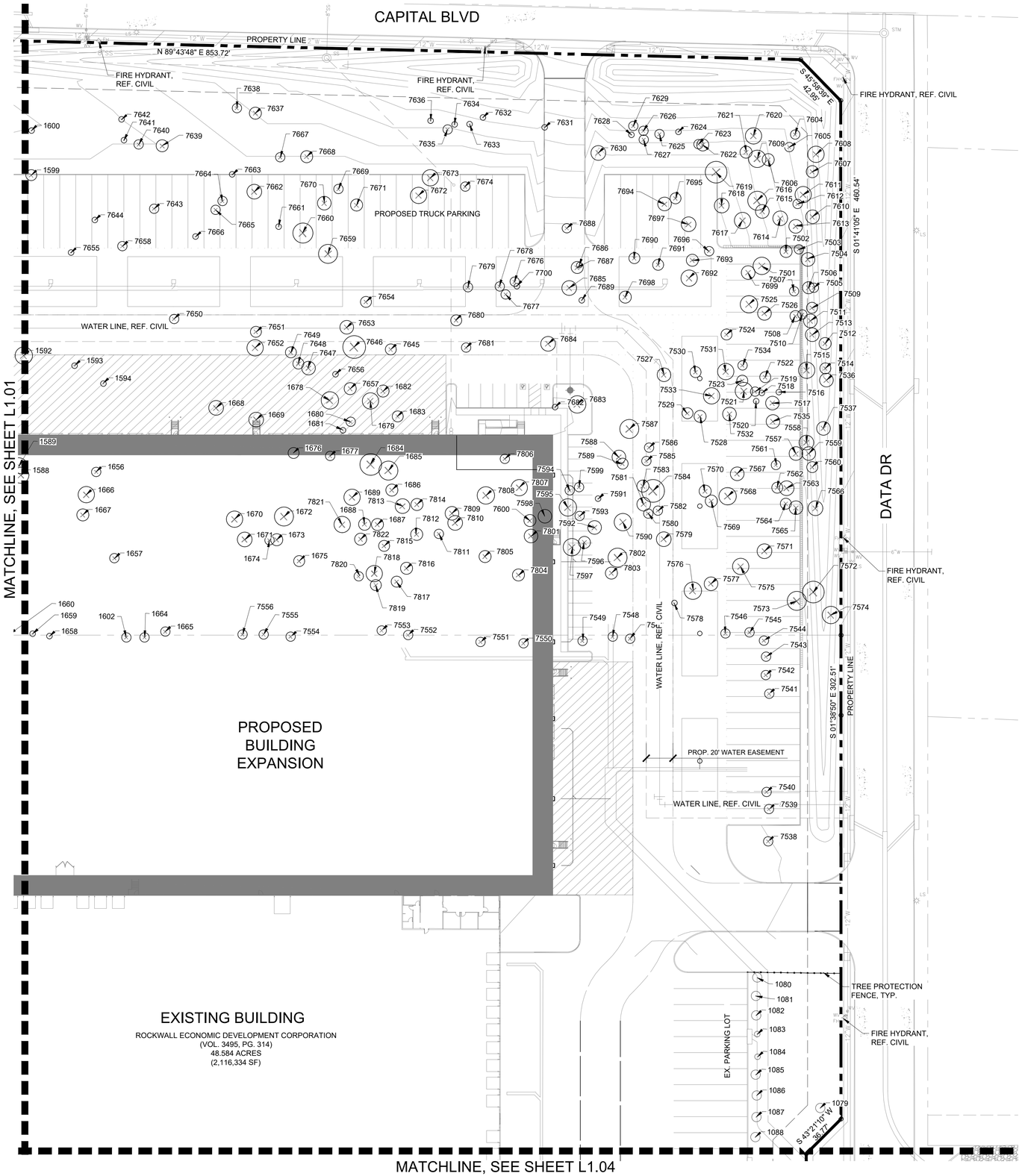
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.01

ROCKWALL MANUFACTURING FACILITY

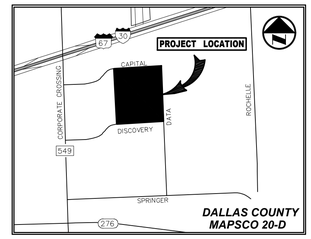
WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

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Westwood
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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				L1.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.01

PROPOSED BUILDING EXPANSION

EXISTING BUILDING

PROPERTY LINE N 00°41'58" W 1604.60'

WATER LINE, REF. CIVIL

SS

SS-9

8" W

6"SS

1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043

PROP. 20' WATER EASEMENT

WATER LINE, REF. CIVIL

WATER LINE, REF. CIVIL

25' BUILDING SETBACK

PROP. PARKING LOT

30' FIRE LANE

TREE PROTECTION FENCE, TYP.

FIRE HYDRANT, REF. CIVIL

1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026

PROP. 20'X20' WATER EASEMENT

S 88°23'49" W 961.50'

PROPERTY LINE

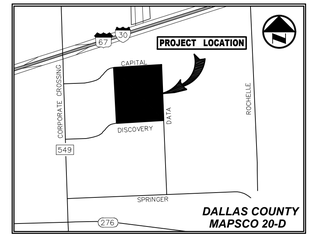
12" W

DISCOVERY BLVD

MATCHLINE, SEE SHEET L1.04

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

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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

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

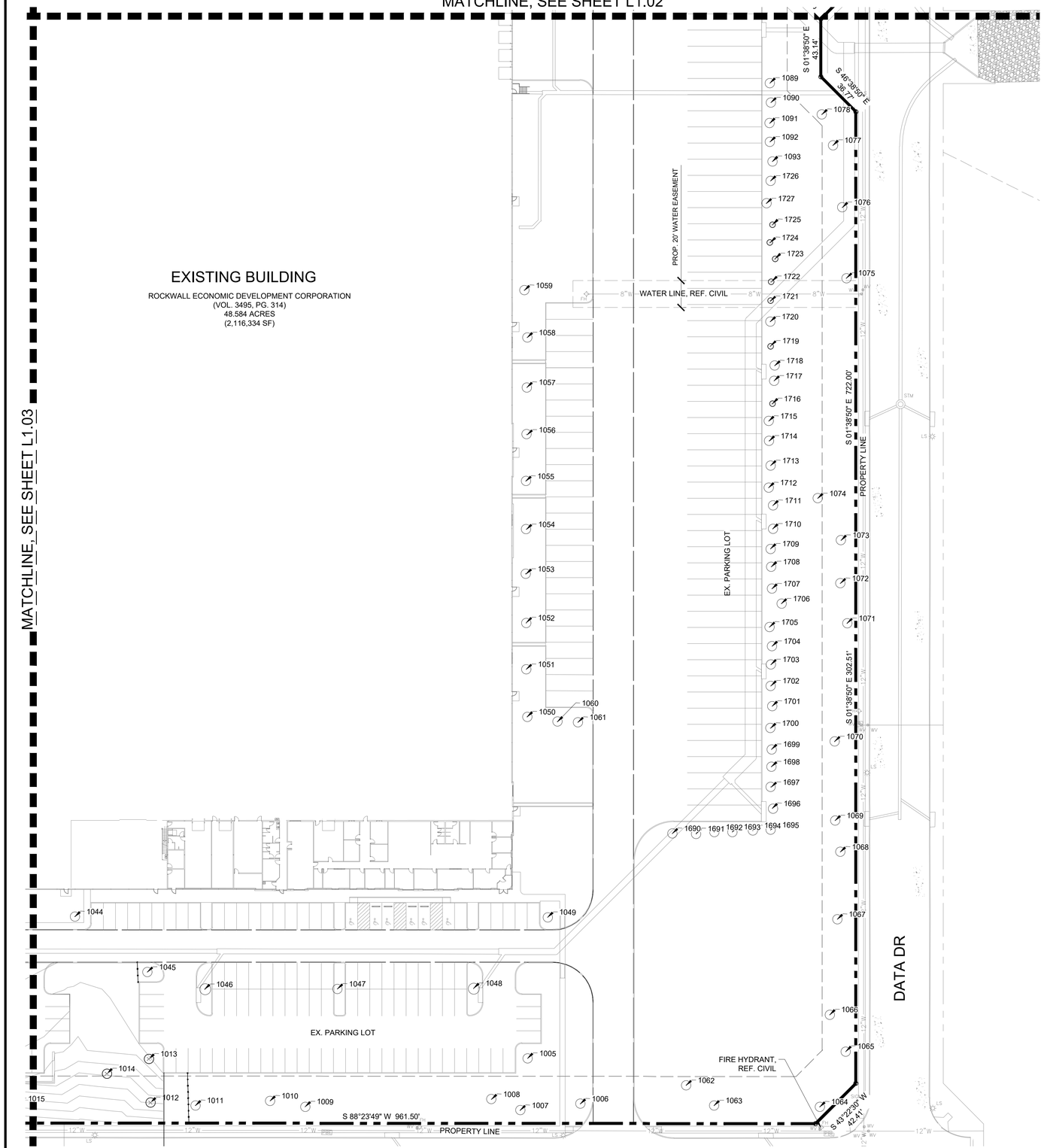
CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.02

MATCHLINE, SEE SHEET L1.03

EXISTING BUILDING

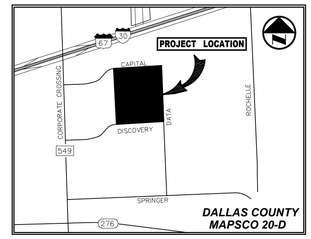
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
48.584 ACRES
(2,116,334 SF)



1 TREE PRESERVATION PLAN
1" = 40'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

Westwood
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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				L1.04

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

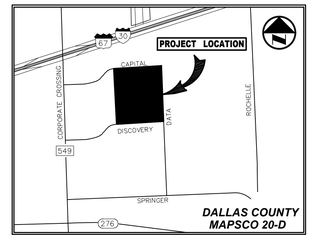
CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

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	
1006	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1007	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1008	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1009	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1010	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1011	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1012	LIVE OAK	Quercus virginiana	6	REMOVE	PRIMARY	4	6
1013	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1014	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
1015	LIVE OAK	Quercus virginiana	5.5	REMOVE	PRIMARY	4	5.5
1016	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1017	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1018	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1019	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1020	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1021	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1022	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1023	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1024	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1025	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1026	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1027	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1028	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1029	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1030	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1031	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1032	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1033	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1034	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1035	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1036	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1037	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1038	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1039	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1040	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1041	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1042	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1043	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1044	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1045	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1046	CEDAR ELM	Ulmus crassifolia	8	PRESERVE	PRIMARY	4	
1047	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1048	CEDAR ELM	Ulmus crassifolia	8.5	PRESERVE	PRIMARY	4	
1049	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1050	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1051	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1052	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1053	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1054	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1055	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1056	CEDAR ELM	Ulmus crassifolia	4	PRESERVE	PRIMARY	2	
1057	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1058	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1059	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1060	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1061	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1062	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1063	LIVE OAK	Quercus virginiana	4.5	PRESERVE	PRIMARY	4	
1064	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1065	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1066	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1067	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1068	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1069	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1070	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1071	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1072	LIVE OAK	Quercus virginiana	7	PRESERVE	PRIMARY	4	
1073	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1074	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1075	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1076	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1077	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	2	
1078	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1079	LIVE OAK	Quercus virginiana	4	PRESERVE	PRIMARY	2	
1080	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1081	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1082	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1083	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1084	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1085	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1086	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1087	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1088	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1089	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1090	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1091	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1092	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1093	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	2	
1530	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1551	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1552	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1553	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1554	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1555	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1556	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1557	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1559	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1560	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1562	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1563	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1564	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1565	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1566	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1567	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1568	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1569	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1570	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
1571	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1572	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1573	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1574	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1575	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1576	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1577	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1578	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1579	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1581	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1582	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1584	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1585	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1586	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1587	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
1588	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1589	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1590	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
1591	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1592	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1593	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1594	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
1595	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1596	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1597	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
1598	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1599	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1600	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1601	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1602	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1603	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1604	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1605	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1606	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1607	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1608	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
1609	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1610	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1611	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1612	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1613	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1614	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1615	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1616	EASTERN RED CEDAR	Juniperus virginiana	12.5	PRESERVE	SECONDARY	4	
1617	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1618	EASTERN RED CEDAR	Juniperus virginiana	10.5	PRESERVE	SECONDARY	4	
1619	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1620	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1621	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1622	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1623	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1624	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1625	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1626	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1627	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1628	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1629	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1630	EASTERN RED CEDAR	Juniperus virginiana	3.5	PRESERVE	SECONDARY	4	
1631	EASTERN RED CEDAR	Juniperus virginiana	18	PRESERVE	SECONDARY	4	
1632	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1633	EASTERN RED CEDAR	Juniperus virginiana	15.5	PRESERVE	SECONDARY	4	
1634	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1635	EASTERN RED CEDAR	Juniperus virginiana	15	PRESERVE	SECONDARY	4	
1636	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1637	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1638	EASTERN RED CEDAR	Juniperus virginiana	8	PRESERVE	SECONDARY	4	
1639	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1640	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1641	EASTERN RED CEDAR	Juniperus virginiana	9	PRESERVE	SECONDARY	4	
1642	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1643	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1644	EASTERN RED CEDAR	Juniperus virginiana	13.5	PRESERVE	SECONDARY	4	
1645	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1646	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1647	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1648	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1649	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1650	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1651	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1652	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1653	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1654	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1655	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1656	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1657	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1658	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1659	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1660	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1661	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1662	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1663	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

ROCKWALL MANUFACTURING FACILITY

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				L1.05

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

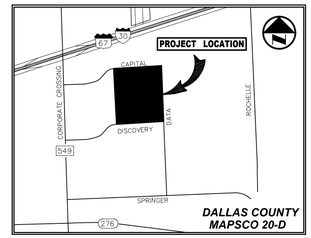
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1664	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1665	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1666	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1667	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1668	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1669	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
1670	CEDAR ELM	Ulmus crassifolia	12.5	REMOVE	PRIMARY	4	12.5
1671	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1672	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1673	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1674	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1675	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1676	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1677	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1678	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1679	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1680	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1681	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1682	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
1683	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1684	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
1685	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1686	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1687	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1688	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1689	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1690	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1691	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1692	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1693	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1694	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1695	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1696	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1697	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1698	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1699	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1700	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1701	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	3	
1702	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1703	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1704	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1705	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1706	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1707	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1708	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1709	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1710	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1711	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1712	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1713	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1714	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1715	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1716	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1717	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1718	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1719	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1720	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1721	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1722	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1723	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1724	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1725	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1726	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1727	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7501	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7502	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7503	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7504	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7505	AMERICAN ELM	Ulmus americana	5	REMOVE	PRIMARY	4	5
7506	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7507	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7508	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7509	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7510	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7511	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7512	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7513	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7514	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7515	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7516	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7517	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7518	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7519	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7520	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7521	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7522	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7523	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7524	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7525	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7526	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7527	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7528	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7529	AMERICAN ELM	Ulmus americana	8.5	REMOVE	PRIMARY	4	8.5
7530	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7531	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7532	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7533	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7534	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7535	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7536	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7537	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7538	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7539	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7540	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7541	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7542	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7543	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7544	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7545	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7546	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7547	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7548	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7549	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7550	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7551	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7552	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7553	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7554	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7555	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7556	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7557	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7559	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7560	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7562	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7563	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7564	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7565	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7566	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7567	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7568	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7569	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
7570	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7571	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7572	EASTERN RED CEDAR	Juniperus virginiana	16.5	REMOVE	SECONDARY	4	16.5
7573	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7574	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7575	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7576	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7577	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7578	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7579	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7580	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7581	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7582	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7584	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
7585	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7586	AMERICAN ELM	Ulmus americana	6	REMOVE	PRIMARY	4	6
7587	AMERICAN ELM	Ulmus americana	14.5	REMOVE	PRIMARY	4	14.5
7588	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7589	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7590	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7591	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7592	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7593	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7594	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7595	AMERICAN ELM	Ulmus americana	13	REMOVE	PRIMARY	4	13
7596	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7597	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7598	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7599	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7600	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7604	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7605	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7606	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7607	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7608	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7609	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7610	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7611	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7612	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7613	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7614	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7615	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7616	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7617	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7618	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7619	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
7620	GUM BUMELIA	Sideroxylon lanuginosum	8.5	REMOVE	PRIMARY	4	8.5
7621	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7622	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7623	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7624	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7625	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7626	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7627	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7628	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7629	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7630	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7631	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7632	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7633	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7634	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7635	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7636	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7637	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7638	EASTERN RED CEDAR	Juniperus virginiana	0.5	REMOVE	SECONDARY	4	
7639	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7640	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7641	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7642	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7643	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7644	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7645	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7646	AMERICAN ELM	Ulmus americana	17	REMOVE	PRIMARY	4	17
7647	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7648	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7649	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7650	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7651	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7652	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7653	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7654	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7655	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7656	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7657	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7658	COMMON PERSIMMON	Diospyros virginiana	6	REMOVE	PRIMARY	4	6
7659	AMERICAN ELM	Ulmus americana	14	REMOVE	PRIMARY	4	14
7660	EASTERN RED CEDAR	Juniperus virginiana	15.5	REMOVE	SECONDARY	4	15.5
7661	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7662	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7663	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7664	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7665	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7666	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7667	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7668	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7669	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7670	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7671	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7672	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7673	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7674	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7676	AMERICAN ELM	Ulmus americana	7.5	REMOVE	PRIMARY	4	7.5
7677	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7678	GUM BUMELIA	Sideroxylon lanuginosum	4	REMOVE	PRIMARY	4	4
7679	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7680	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7681	AMERICAN ELM	Ulmus americana	6.5	REMOVE	PRIMARY	4	6.5
7682	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7683	AMERICAN ELM	Ulmus americana	13.5	REMOVE	PRIMARY	4	13.5
7684	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7685	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7686	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7687	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7688	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7689	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7690	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7691	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7692	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7693	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7694	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7695	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7696	CEDAR ELM	Ulmus crassifolia	5	REMOVE	PRIMARY	4	5
7697	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7698	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7699	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7700	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7801	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7802	CEDAR ELM	Ulmus crassifolia	14	REMOVE	PRIMARY	4	14
7803	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7804	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7805	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7806	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7807	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7808	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7809	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7810	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7811	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7812	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7813	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7814	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7815	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7816	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7817	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7818	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7819	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7820	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
7821	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7822	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECOND



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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

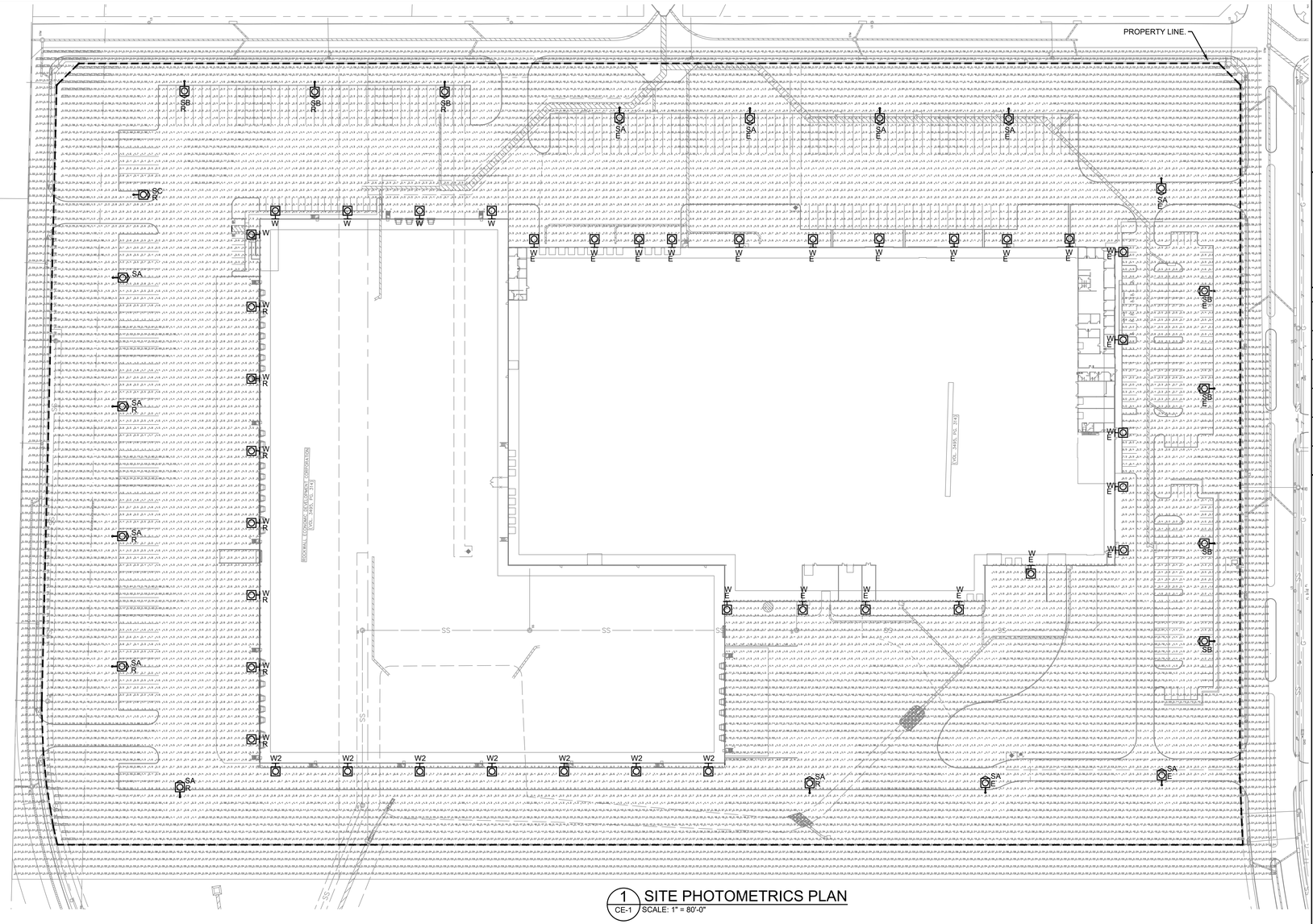
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.07

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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

SITE DATA
SUMMARY TABLE

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. 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 SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

PHOTOMETRICS NOTES

1. 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.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE 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

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load
W,SA	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	GLEON-SA6C-740-U-T4FT	96x	42558 lm	0.92	333 W
SB	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	GLEON-SA6C-740-U-SL4-HSS	96x	34333 lm	0.92	333 W
W2	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS	GLEON-SA6C-740-U-T2	96x	41518 lm	0.92	333 W
SC	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	GLEON-SA6C-740-U-5MQ	96x	44444 lm	0.92	333 W

#	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

TL ENGINEERING
506 Vaux Dr.
Johns Creek, GA 30097
Ph. 678-439-8664
tim.lee@tlengineer.com
TEXAS FIRM #F-22425 INDIVIDUAL #137106
JOB #TL25343

STATE OF TEXAS
TIMOTHY LUNSFORD LEE
137106
LICENSED PROFESSIONAL ENGINEER

12-04-25

ISSUE / REVISION:
12-04-25 - PERMIT SET

PROJECT NAME:
PRATT ROCKWALL
3400 DISCOVERY BLVD
ROCKWALL, TX
FOR:
ARCO
ATLANTA, GA

SHEET TITLE:
SITE PHOTOMETRICS PLAN

SHEET NUMBER:
CE-1

OF 2 SHEETS.
SHEET SIZE: 24x36

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

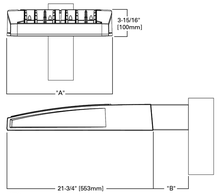
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DLC Certified for 3000K CCT and warmer only.

Product Features

Light Afterburst™ BAA

Product Certifications

DLC LISTED 1 DLC LISTED PREMIUM 1 3G VIB IP66 CERTIFIED 2 5 YEAR

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"C" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON–Galleon **BAA-GLEON**–Galleon, Buy American-Act Compliant [24] **TAA-GLEON**–Galleon, Trade Agreements Act Compliant [24]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	A=600mA B=800mA C=1000mA D=1200mA [4]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **827**=802CRI, 2700K **830**=802CRI, 3000K **AMB**=Amber, 590nm [4, 11]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 4] **9**=347V [3]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	[Blank]=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [18] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [17] **QMEA**=Quick Mount Arm (Extended Length) [17] **QML**=Quick Mount Arm (Standard Length, Large) [19]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

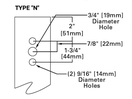
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [17]
DIM=External 0-10V Dimming Leads [16, 19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20W LE, 1449 Surge Protective Device **2L**=Two Circuits [4, 17] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [4] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **LCF**=Light Square Trim Painted to Match Housing [19] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [1] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [20] **AHD14S**=After Hours Dim, 5 Hours [21] **AHD24S**=After Hours Dim, 6 Hours [21] **AHD35S**=After Hours Dim, 7 Hours [21] **AHD35S**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [9] **SPBS**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] **MLSXL20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9, 22] **MLSL40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9, 22] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9] **MLSTXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9] **MLSXXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9] **WPSTXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9] **LWR-LW**=Enlighted Sensor, 8' - 16' Mounting Height [9] **LWR-LH**=Enlighted Sensor, 16 - 40' Mounting Height [9] **DIM10-L00**=AirMesh Occupancy Sensor (<8' Mounting) [9] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [9] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [9]	**OA/RA1013**=Photocontrol Shorting Cap **MA1152**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **PSB-100**=Wireless Configuration Tool for Occupancy Sensor [9] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Lights Square **GLEON-MT2**=Field Installed Mesh Top for 5-6 Lights Square **GLEON-MT3**=Field Installed Mesh Top for 7-8 Lights Square **GLEON-MT4**=Field Installed Mesh Top for 9-10 Lights Square **GLEON-QMEA**=Quick Mount Arm **GLEON-QMEA-Gen**=Quick Mount Extended Arm Kit [17] **LSXHSS**=Field Installed House Side Shield [4, 9] **LS/GRSBK-3PK**=Glare Reducing Shield, Black [4, 23] **LS/GRSWH-3PK**=Glare Reducing Shield, White [4, 23] **LS/PFS**=Perimeter Shield, Black [4] **WGLC-7P-15A**=WaveLinx Outdoor Control Module [16, 24] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [16, 24]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not recommended for seacoast locations.
4. Not compatible with MS/L4/LX3 or MS/L1/LX1 sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Not compatible with 480V input voltage option. Not compatible with 347V, 480V, and available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. Sensor required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 4 light squares.
13. Not available with "U" option. Sure for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with NEL, MVLX or MS/DIM at 347V or 480V. 2L in SA2 through SA4 require a larger housing, normally used for SA5 and above. Fusing option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of PER, PERS, or PERT for PR or PR7 photocontrol receptacle with photocontrol accessory. See After Hours Dim Programming Guide for additional information.
22. Not for use with 14FT, 14W or SL4 optics. See ES Spec for details.
23. The PSB-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ambient light thresholds. Contact your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory-installed only requiring network components LWP-DM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 14FT, 14W or SL4 optics. A black trim plate is used when HSS is selected.
28. CC is not available with the LWR, MS, MS/L, MS/DIM, RPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. Wire harness required to enable field configurability; Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

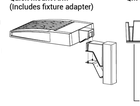
Mounting Details

Standard Arm (Drilling Pattern)

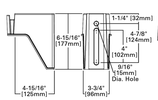
TYPE "N"



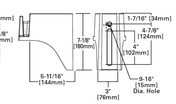
Quick Mount Arm (Includes fixture adapter)



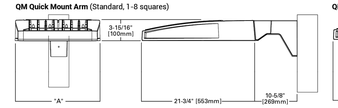
QM and QMEA Pole Mount (1 - 8 squares)



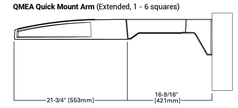
QML Pole Mount (7 - 10 squares)



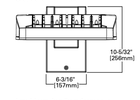
QM Quick Mount Arm (Standard, 1-8 squares)

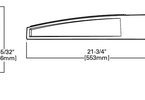


QMEA Quick Mount Arm (Extended, 1 - 6 squares)

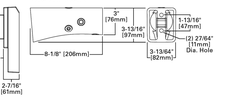


Standard Wall Mount



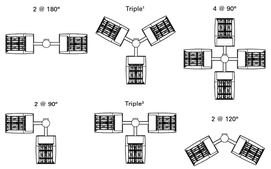


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



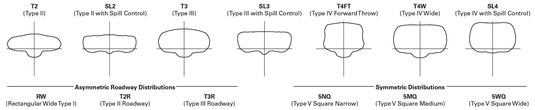
NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.
1 Shown with 4 secure combinations

Fixture Weights and EPAs

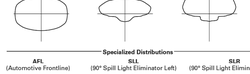
Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions

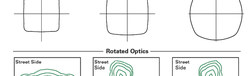
Asymmetric Area Distributions



Asymmetric Roadway Distributions

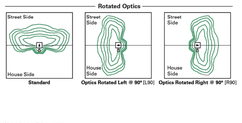


Symmetric Distributions



Specialized Distributions

Rotated Optics



Product Specifications

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-19, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

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Nominal Power Lumens (1.2A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	122	121	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
SNQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
SMQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,732	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B

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 unplatted)	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	[redacted]	ADDRESS	[redacted]
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 _____ 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."

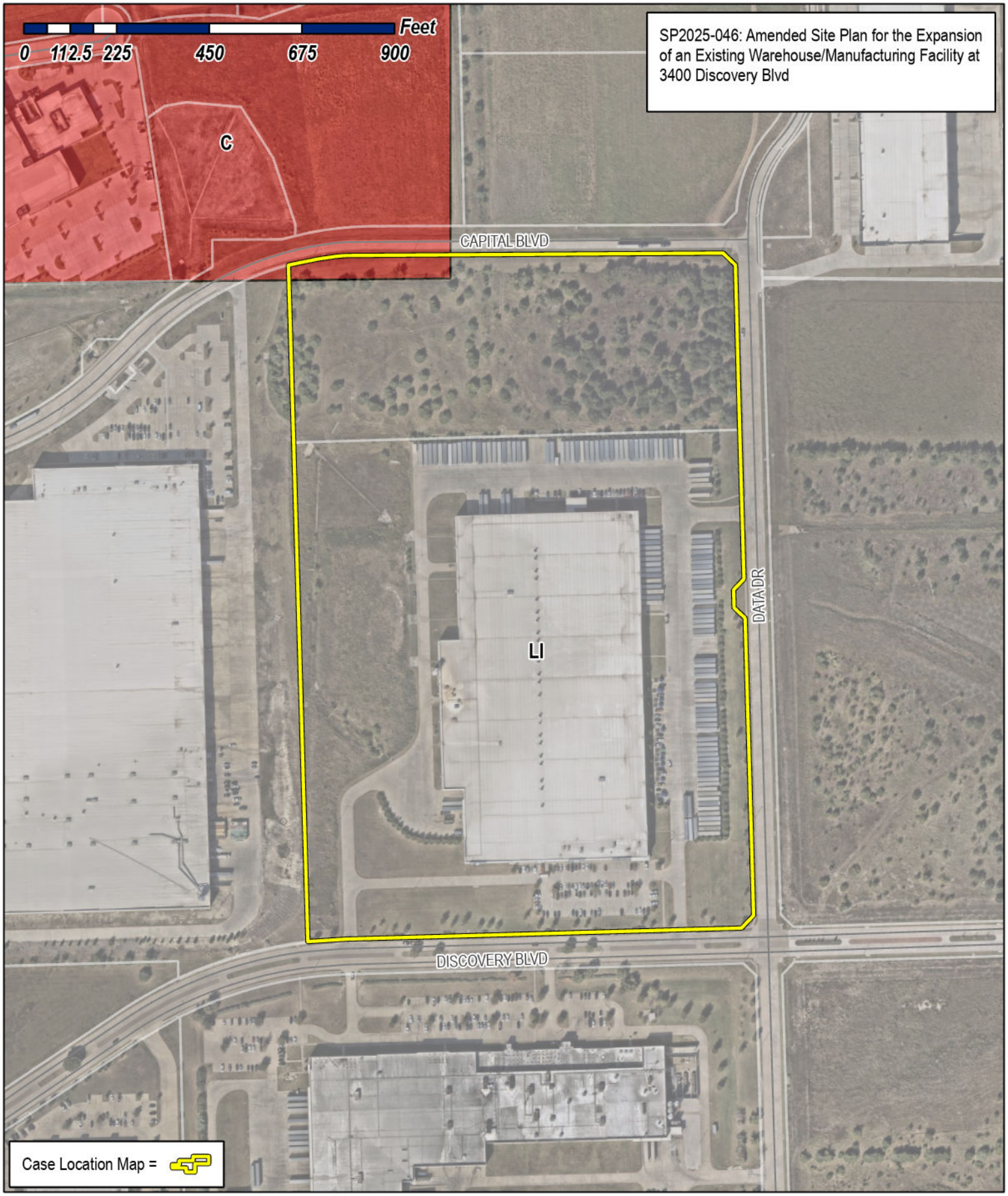
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 *DAY OF* Dec *20* 25.

OWNER'S SIGNATURE Foltz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Leeuw

DEBORAH LEEUW
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 10270440

MY COMMISSION EXPIRES



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.

CAPITAL BOULEVARD

DISCOVERY BOULEVARD

N 89°43'48" E 853.72'

S 45°58'39" E 42.95'

S 01°41'05" E 460.54'

S 01°38'50" E 1643.14'

S 01°38'50" E 302.51'

S 43°21'10" W 36.77'

S 01°38'50" E 43.14'

S 46°38'50" E 38.77'

S 01°38'50" E 722.00'

S 01°38'50" E 302.51'

S 43°22'30" W 42.41'

S 88°23'49" W 961.50'

Δ=15°03'17"
R=767.50'
L=201.66'
T=101.42'
CB=S 82°12'09" W
CD=201.08'

Δ=5°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=N 85°51'35" E
CD=92.30'

F.F.E.=602.00

F.F.E.=602.00

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

30' FIRE LANE

35' BUILDING SETBACK

25' BUILDING SETBACK

15' SANITARY SEWER EASEMENT

6" SANITARY SEWER

5' CONC WALK

CATCH BASIN (TYP)

STORM SEWER

55 SPACES @ 12' = 660.0'

3 @ 12' =36.0'

7 @ 12' = 84.0'

30' FIRE LANE & PUBLIC ACCESS EASEMENT

CONCRETE PAVEMENT

20' WATER EASEMENT

8" WATER

6" WATER

F.H.

5' CLEAR SPACE @ FH

CURB INLET

15' SANI SEWER EASEMENT

8" SANI SEWER

40' DRAINAGE EASEMENT

755.0'

275.0'

345.0'

645.0'

480.0'

440.7'

350.0'

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 3495, PG. 314)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000497020)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 5528, PG. 194)

PRATT PROPERTIES X, INC. (INST. NO. 20160000032777)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000491815)

14-4' HIGH LOADING DOCKS

3-4' HIGH LOADING DOCKS

36 SPACES @ 9' = 324.0'

18 SPACES @ 9' = 162.0'

29 SPACES @ 9' = 261.0'

61 SPACES @ 12' = 732.0'

25 SPACES @ 12' = 300.0'

10 @ 9' = 90.0'

9 @ 9' = 81.0'

5 @ 9' =45.0'

36' FIRE LANE

20' WATER EASEMENT

30' FIRE LANE & PUBLIC ACCESS EASEMENT

PROP. 24' FIRE LANE & PUBLIC ACCESS EASEMENT

10" FIRE PROTECTION SERVICE.

4" DOM WATER SERVICE

20'x20' WATER EASEMENT

2" WATER METER W/BOX

4" WATER METER W/VAULT

TRENCH DRAIN

BARRIER FREE RAMP

2" IRRIGATION WATER METER W/BOX (BETWEEN R.O.W. & WALK)

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

PROJECT LOCATION

CAPITAL

DISCOVERY

DATA

ROCHELLE

SPRINGER

CORPORATE CROSSING

549

276

DALLAS COUNTY MAPSCO 20-D

VICINITY MAP
(NOT TO SCALE)

0 40 80 160 220
GRAPHIC SCALE IN FEET

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6" W	UNDERGROUND WATER LINE
6" SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT
	PROP FIRE LANE

SITE PLAN NOTES

1. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED PROJECT AS PART OF THE SITE PLAN APPROVAL PROCESS ONLY AND SHALL NOT BE CONSTRUCTED AS A FINAL DESIGN.
3. LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
4. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0045L, COMMUNITY-PANEL NO. 4804530045 L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOW TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID PAM AS FOLLOWS:

   UNDER ZONE X – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.

5. THE SUBJECT SITE HAS A DRAINAGE DIVIDE THAT ROUGHLY BISECTS THE SITE. STORM WATER DETENTION FOR DRAINAGE TO THE WEST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR ROCKWALL REGIONAL DETENTION POND (PACHECO KOCH, 2016). STORM WATER DETENTION FOR DRAINAGE TO THE EAST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR RTP PHASE V – INFRASTRUCTURE (FREESE AND NICHOLS, 2021).

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

TYPICAL DIMENSIONS FOR HEAD-TO-HEAD PARKING SPACES

A

NOT TO SCALE (PRIVATE ONLY)

20'
9'
20'
9'

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042
DATE: 12/12/2025

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____ 2025.

WITNESS OUR HANDS, this ___ day of ____ 2025.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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

SITE PLAN

ROCKWALL MANUFACTURING FACILITY

3400 DISCOVERY BOULEVARD

LOT 1, BLOCK A, ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	HDR	DEC 2025	1"=80"			SP-1

ROCKWALL MANUFACTURING FACILITY

CBARRANGATORRES
12/11/2025 5:28 PM
N:\0068742.00\06 CAD\DWG\SITE DESIGN C3D\0068742.00SITE_PLAN.DWG

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

KEYNOTE LEGEND

KEY VALUE	KEYNOTE DESCRIPTION
2-0	EXISTING CONDITIONS
3-1	TILT-UP CONCRETE WALL PANELS
3-1.1	TILT-UP CONCRETE TYPICAL PANEL JOINT
3-1.3	TILT-UP CONCRETE REVEAL TYPE "B"
3-1.5	TILT-UP CONCRETE 9'-0"W X 12'-2"H KNOCKOUT WITH TYPE "A" REVEALS FOR FUTURE DOCK DOOR
3-2	CONCRETE RAMP
5-1.2	8" DIA. CONCRETE FILLED STEEL PIPE BOLLARD, SEE DETAIL SHEET A502
5-6	GALVANIZED OPEN-METAL GRATE DOCK STAIRS
7-1	PREFINISHED METAL COLLECTOR BOX
7-2	PREFINISHED METAL DOWNSPOUT
7-6	ROOF DECK INCLINE, SEE STRUC.
8-1	EXTERIOR INSULATED HOLLOW METAL MAN DOOR
8-2.2	ALUMINUM STOREFRONT SYSTEM W/ TEMPERED INSULATED GLAZING
8-3.1	OVERHEAD DOCK DOOR W/ DOCK LEVELER KO & PIT
8-4	OVERHEAD DRIVE-IN DOOR
23-2	MECHANICAL LOUVER, SEE MECHANICAL

PAINT LEGEND

COLOR A (A)	SHERWIN WILLIAMS SW 6252 ICE CUBE
COLOR B (B)	SHERWIN WILLIAMS SW 7073 NETWORK GRAY
COLOR C (C)	SHERWIN WILLIAMS PRATT GREEN

NOTE:

COLORS TO BE APPROVED BY OWNER / ARCHITECT PRIOR TO CONSTRUCTION

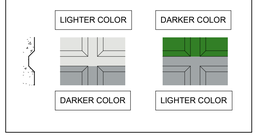
GC TO PAINT A SINGLE TILT PANEL ON SITE FOR OWNER APPROVAL BEFORE PROCEEDING WITH PAINTING ENTIRE BUILDING

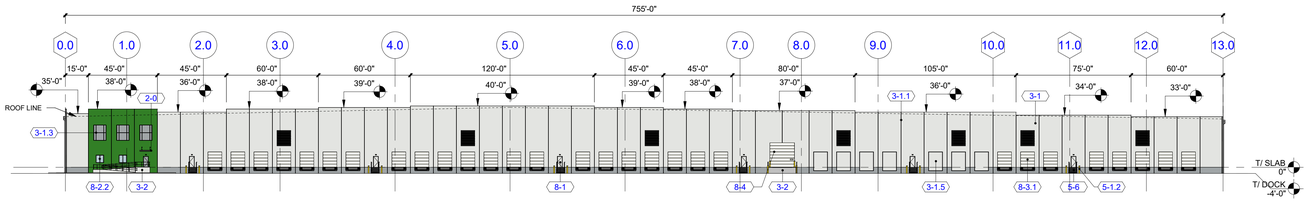
PAINT NOTES

EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT, SEE ELEVATIONS*
INTERIOR FACE OF TILT:	(2) COATS, WHITE LATEX PAINT, FLOOR TO 32'-0" A.F.F.*
METAL COPING / GRAVEL STOP / GUTTER / DOWNSPOUTS:	PAC-CLAD KYNAR FINISH SUBMIT PHYSICAL SAMPLES TO ARCHITECT FOR SELECTION
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, COLOR TO MATCH ADJACENT WALL, TYP.
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL RAMP GUARDRAIL:	GALVANIZED, PAINTED TO MATCH COLOR C
STEEL BOLLARDS:	EXTERIOR: GALVANIZED, PAINTED SAFETY YELLOW INTERIOR: PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
METAL ROOF ACCESS LADDER:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL DOCK ANGLE:	COLOR TO MATCH COLOR B, INDUSTRIAL ENAMEL
STOREFRONT SEALANT:	TO MATCH STOREFRONT
SILICONE SEALANT:	- TILT / TILT - (BASF - LIMESTONE) - TILT / UNSTAINED CONCRETE - (BASF - LIMESTONE)
ROOF DECKING:	FACTORY PAINTED, WHITE

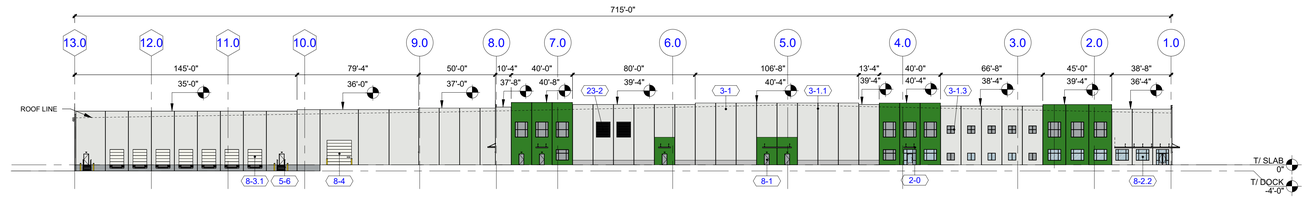
*ALL WALLS SHALL BE PREPARED AND PAINTED PER MANUFACTURER'S RECOMMENDATIONS.

REVEAL PAINT SCHEMES

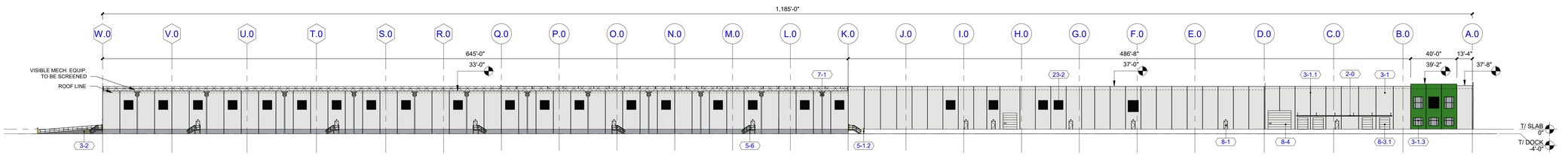




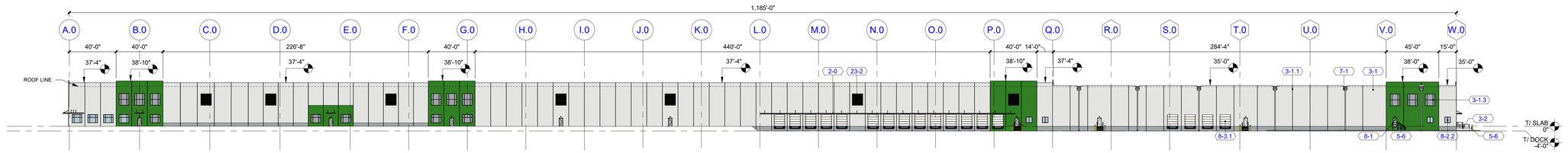
3 / A210 NORTH FINISH ELEVATION
SCALE: 1" = 40'-0"



5 / A210 SOUTH FINISH ELEVATION
SCALE: 1" = 40'-0"



4 / A210 WEST FINISH ELEVATION
SCALE: 1" = 40'-0"



2 / A210 EAST FINISH ELEVATION
SCALE: 1" = 40'-0"

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DESIGN BUILDER:
ARCO DESIGN/BUILD
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

DESIGNER/ ENGINEER:
ONE FOUR TWO ARCHITECTURE
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

PROJECT TITLE:
PRATT ROCKWALL EXPANSION
3400 DISCOVERY BLVD
ROCKWALL, TX 75032

PRATT INDUSTRIES

SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
	2025.12.05	50% PROGRESS

PROJECT NO.: DS429-25
DRAWN BY: SW

SHEET TITLE:
EXTERIOR FINISH ELEVATIONS

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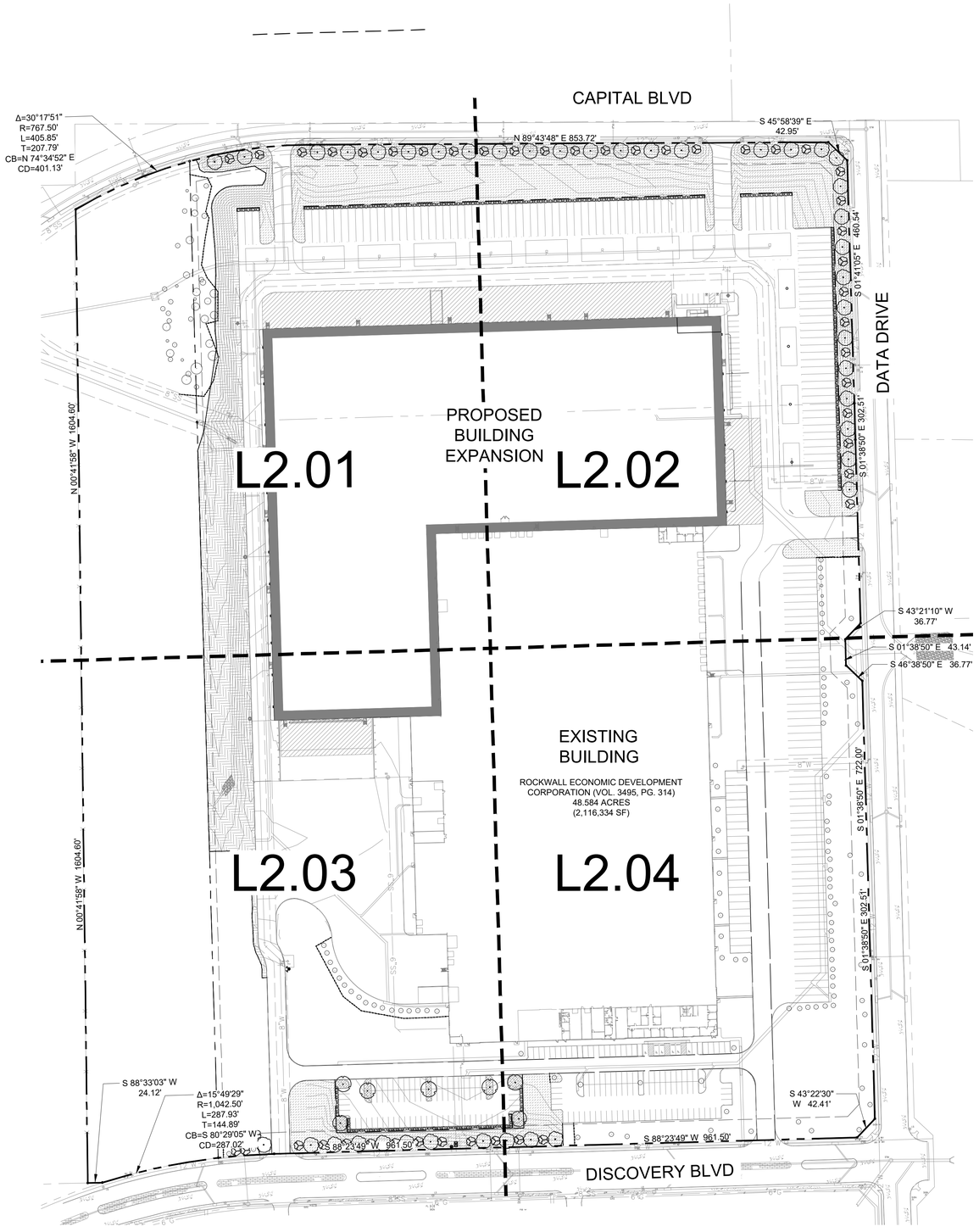
SHEET NUMBER:
A210



1 OVERALL LANDSCAPE PLAN
1" = 100'-0"

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

NOTE:
IRRIGATION SYSTEM TO BE AUTOMATIC PER CITY OF ROCKWALL STANDARDS. ALL TREES TO RECEIVE 2 TREE BUBBLERS.

PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

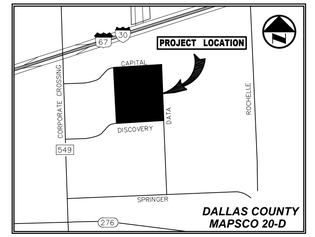
OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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 YAUPON	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

LANDSCAPE REQUIREMENTS - CITY OF ROCKWALL			
PROJECT: PRATT INDUSTRIES			
ZONING: LIGHT INDUSTRIAL			
TOTAL LOT AREA: 48.5 ACRES (2,116,334 SF), 15% MIN. LANDSCAPE IN FRONT YARD			
STREET TREES: 1 PER 50 L.F. OF STREET FRONTAGE	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
CAPITAL BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	793 / 50 = 16 CANOPY TREES & 16 ACCENT TREES	32 TREES	37 TREES
DATA DRIVE (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	585 / 50 = 12 CANOPY TREES & 12 ACCENT TREES	24 TREES	24 TREES
DISCOVERY BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	758 / 50 = 15 CANOPY TREES & 15 ACCENT TREES	30 TREES	30 TREES
PARKING LOT TREES - 1 TREE PER 80 FEET	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
204 SPACES, NO TREE MORE THAN 80 FEET FROM PARKING SPACE		7 TREES	7 TREES
MINIMUM LANDSCAPE REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
15% OF THE SITE MUST BE LANDSCAPED	2,116,334 SF * .15 = 317,451 SF	317,451 SF	219,246 SF + EXISTING ON SITE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

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

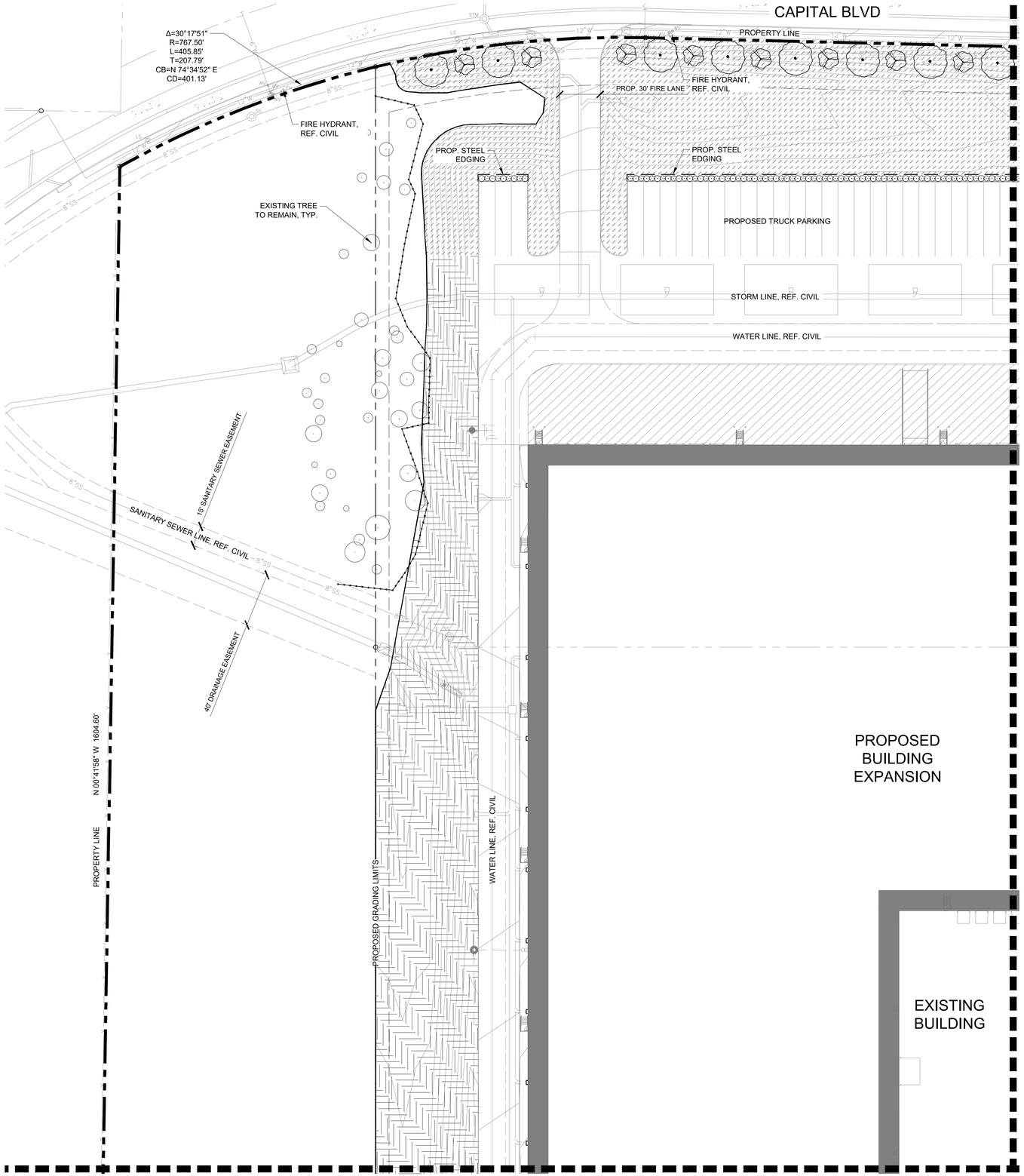
OVERALL LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.00

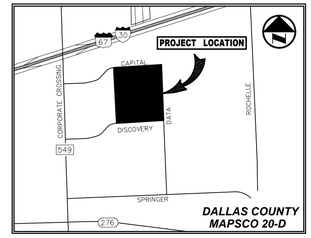
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP
(NOT TO SCALE)

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

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

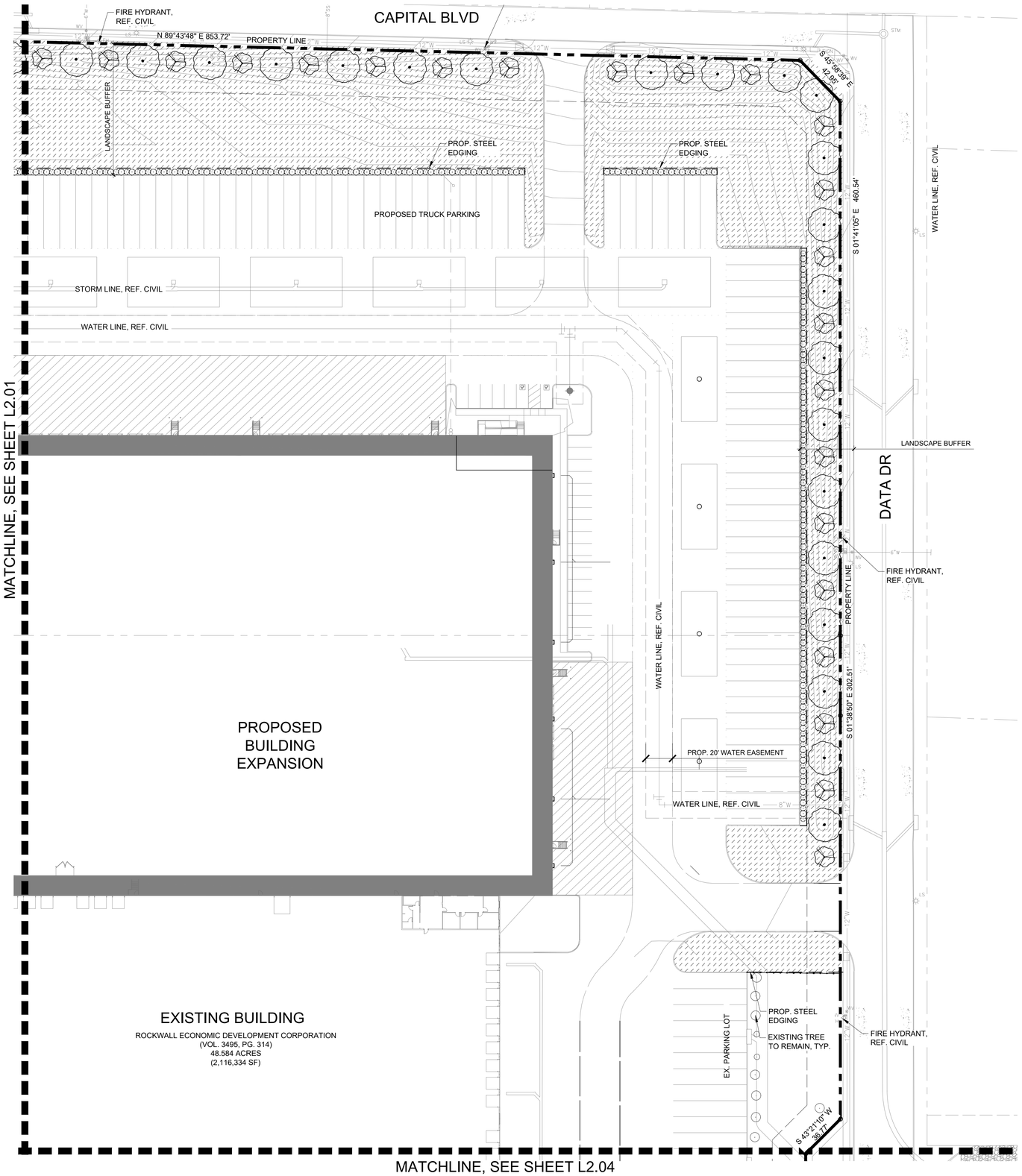
LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.01

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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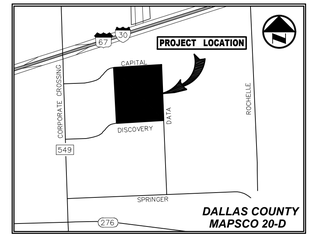
1" = 40'-0"



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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

Westwood
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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 PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

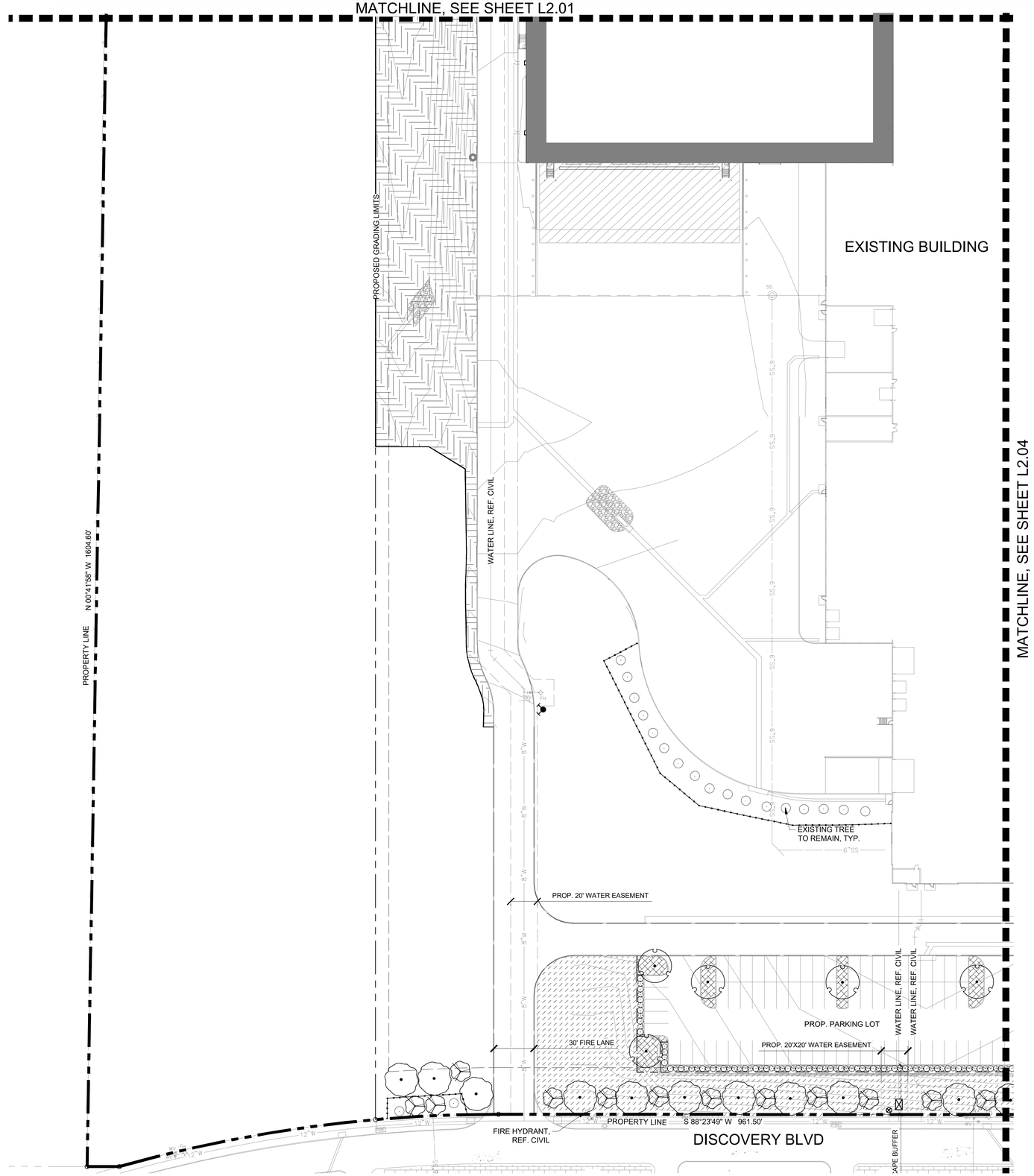
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
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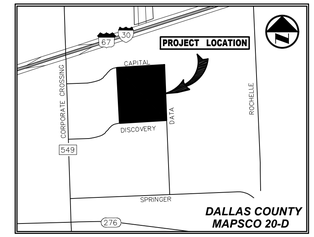

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

Westwood
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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T:972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

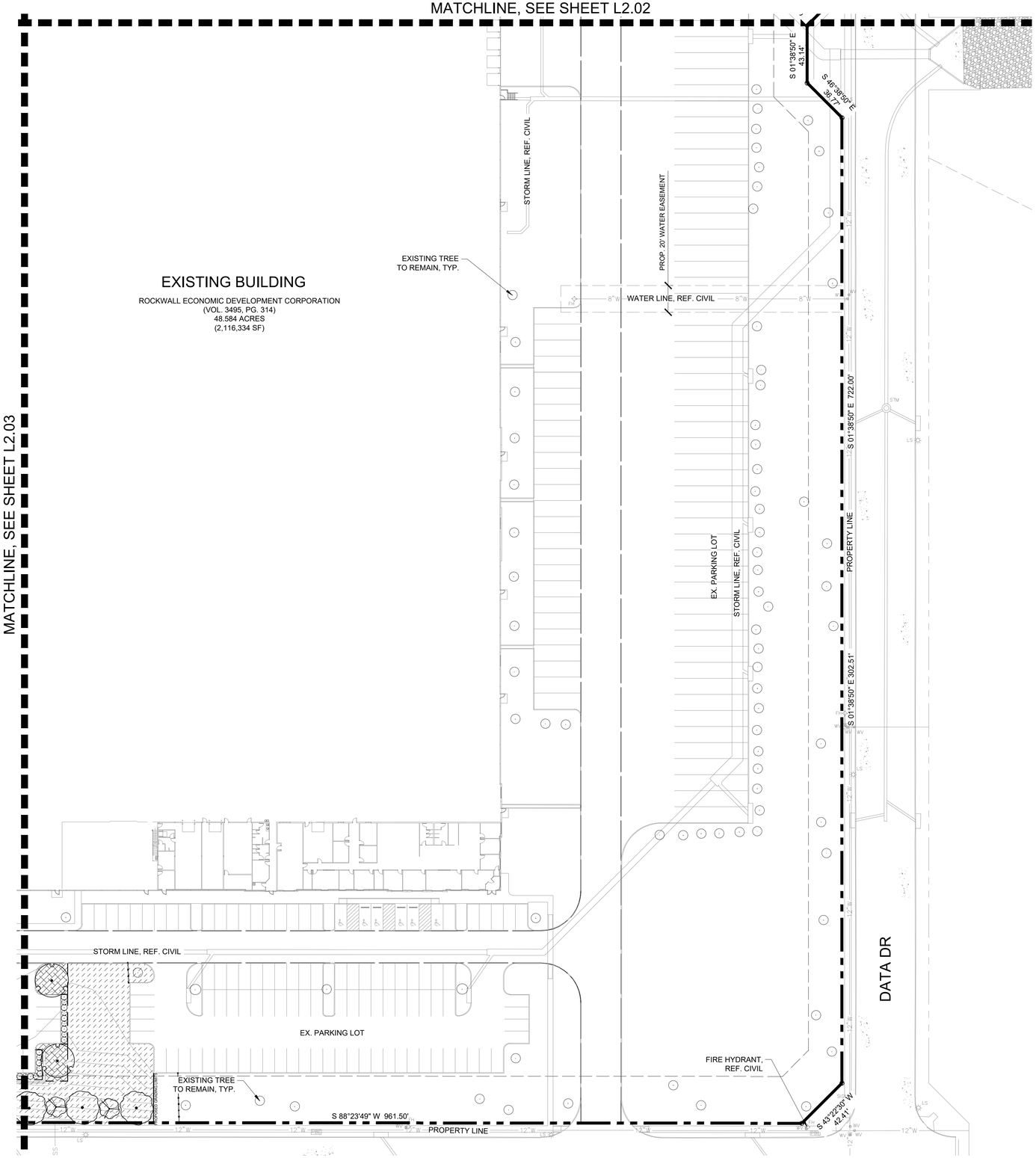
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.03

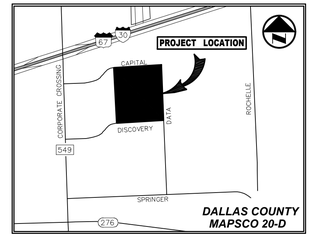
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



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0 20 40 80 120
GRAPHIC SCALE IN FEET

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

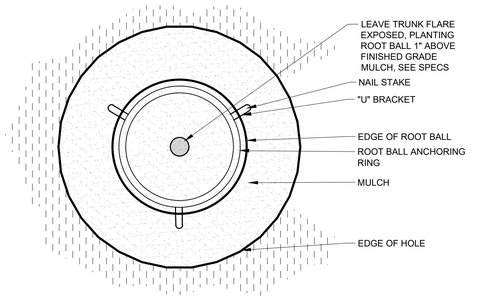
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.04

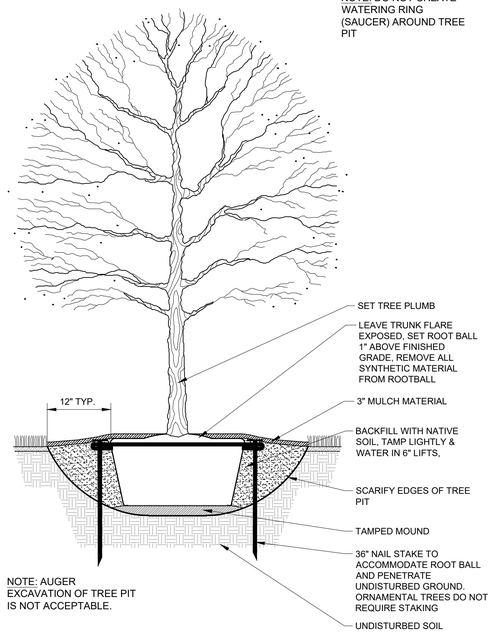
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



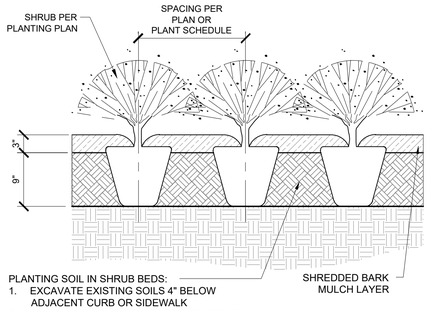
NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ UNDERGROUND STAKES

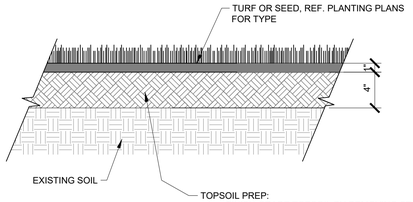
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING

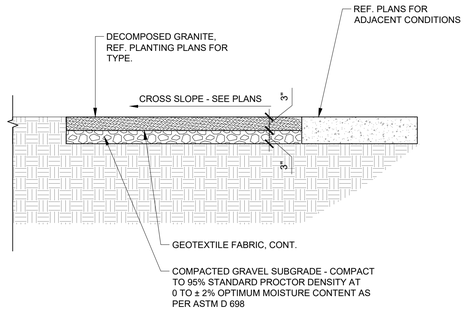
1" = 1'-0"



TOPSOIL PREP:
1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE

3 SOIL PROFILE FOR SOD & SEED

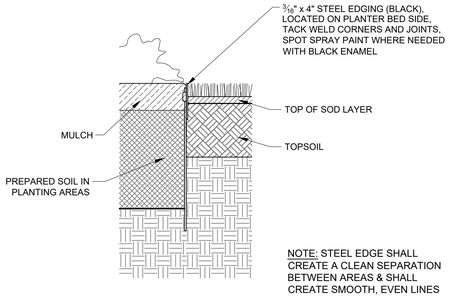
1 1/2" = 1'-0"



COMPACTED GRAVEL SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO ± 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698

4 DECOMPOSED GRANITE

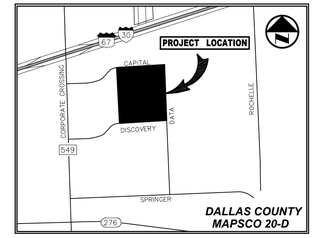
3/4" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

5 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. JOHNSTON
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

LANDSCAPE DETAILS

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

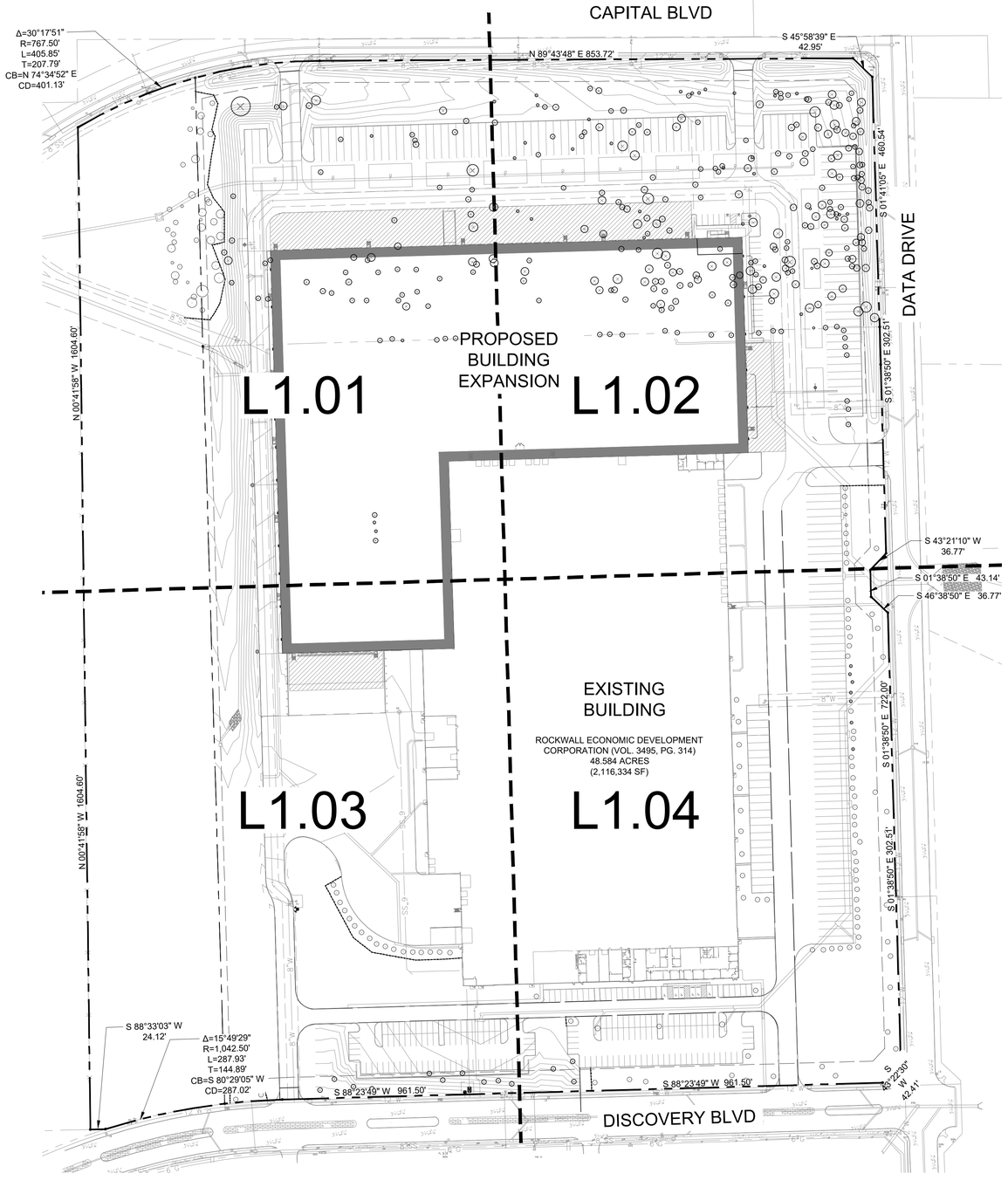
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.05

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 OVERALL TREE PROTECTION PLAN
1" = 100'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE MITIGATION NOTES

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.

   A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

   D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

   E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.

6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

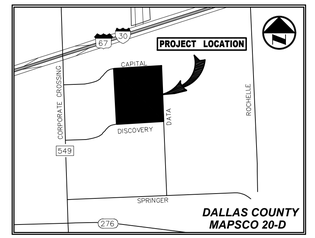
PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

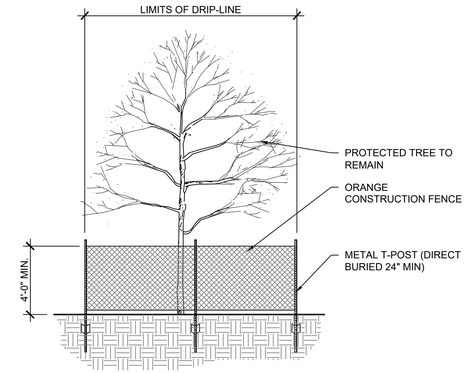
WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

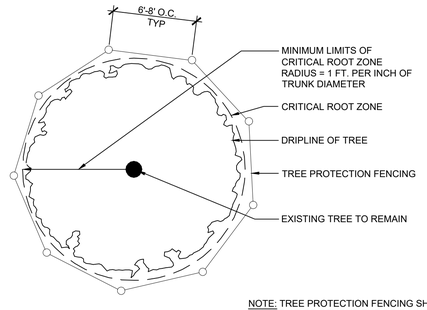
OWNER	ENGINEER/APPLICANT
ROCKWALL ECONOMIC DEV. CORP. 2610 OBSERVATION TRAIL SUITE 104 ROCKWALL, TEXAS 75032 PHONE: (972) 772-0025 CONTACT: SHANNON FOLTZ	WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 PHONE: (972) 235-3031 CONTACT: CHET LEUGERS



VICINITY MAP
(NOT TO SCALE)



2 TREE PROTECTION FENCING
3/4" = 1'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

3 TREE PROTECTION FENCING - PLAN VIEW
N.T.S

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

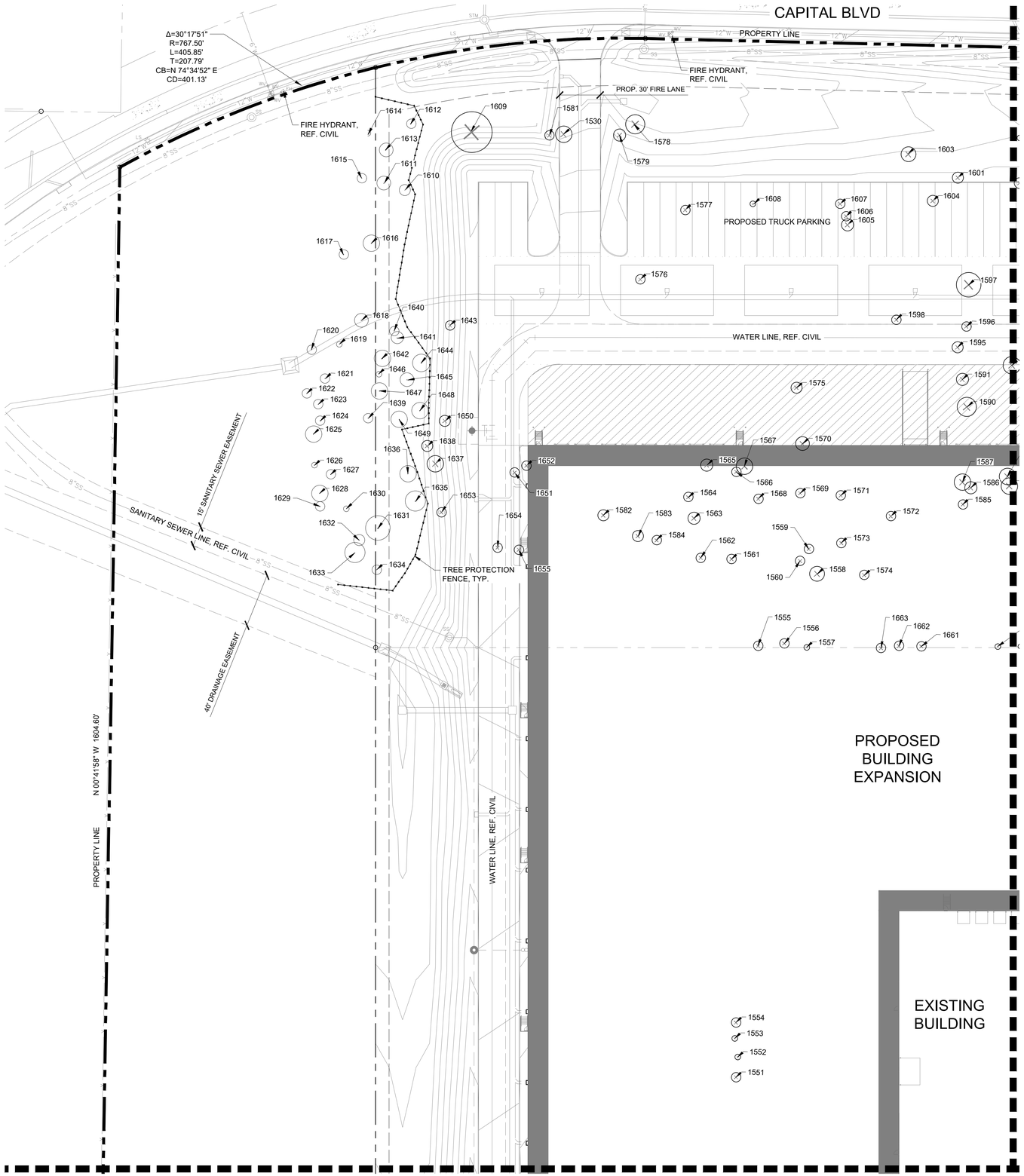
Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OVERALL 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				L1.00

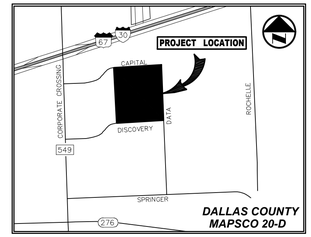
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00
CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

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TREE PRESERVATION PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

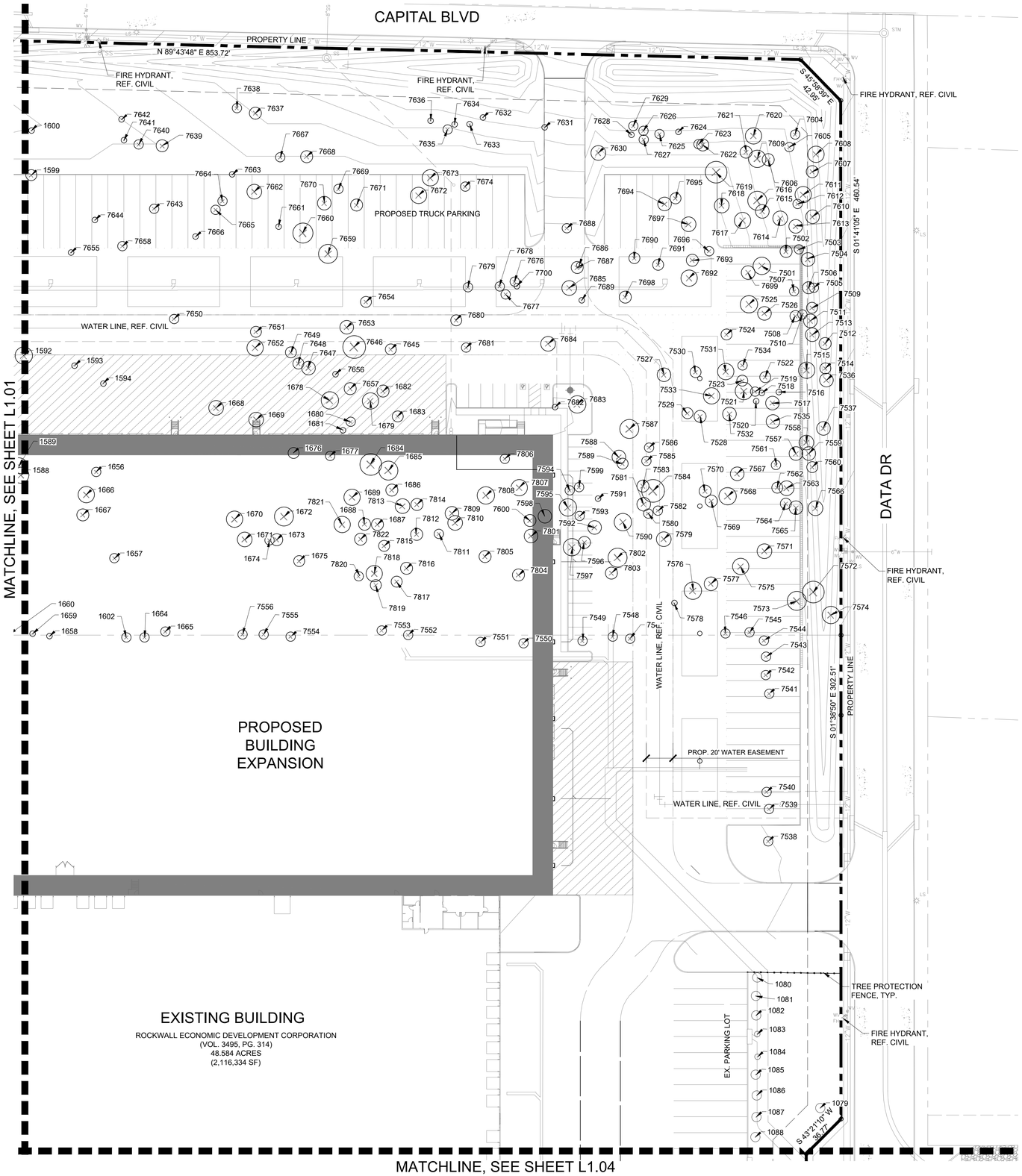
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.01

ROCKWALL MANUFACTURING FACILITY

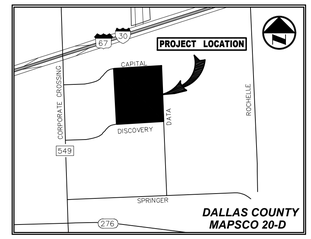
WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

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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				L1.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.01

PROPOSED BUILDING EXPANSION

EXISTING BUILDING

PROPERTY LINE N 00°41'58" W 1604.60'

WATER LINE, REF. CIVIL

SS

SS-9

8" W

6"SS

1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043

PROP. 20' WATER EASEMENT

WATER LINE, REF. CIVIL

WATER LINE, REF. CIVIL

25' BUILDING SETBACK

PROP. PARKING LOT

30' FIRE LANE

TREE PROTECTION FENCE, TYP.

FIRE HYDRANT, REF. CIVIL

1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026

PROP. 20'X20' WATER EASEMENT

S 88°23'49" W 961.50'

PROPERTY LINE

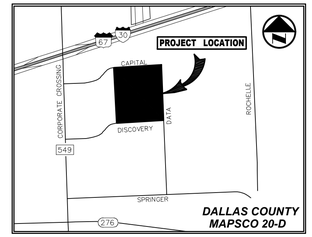
12" W

DISCOVERY BLVD

MATCHLINE, SEE SHEET L1.04

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.03

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

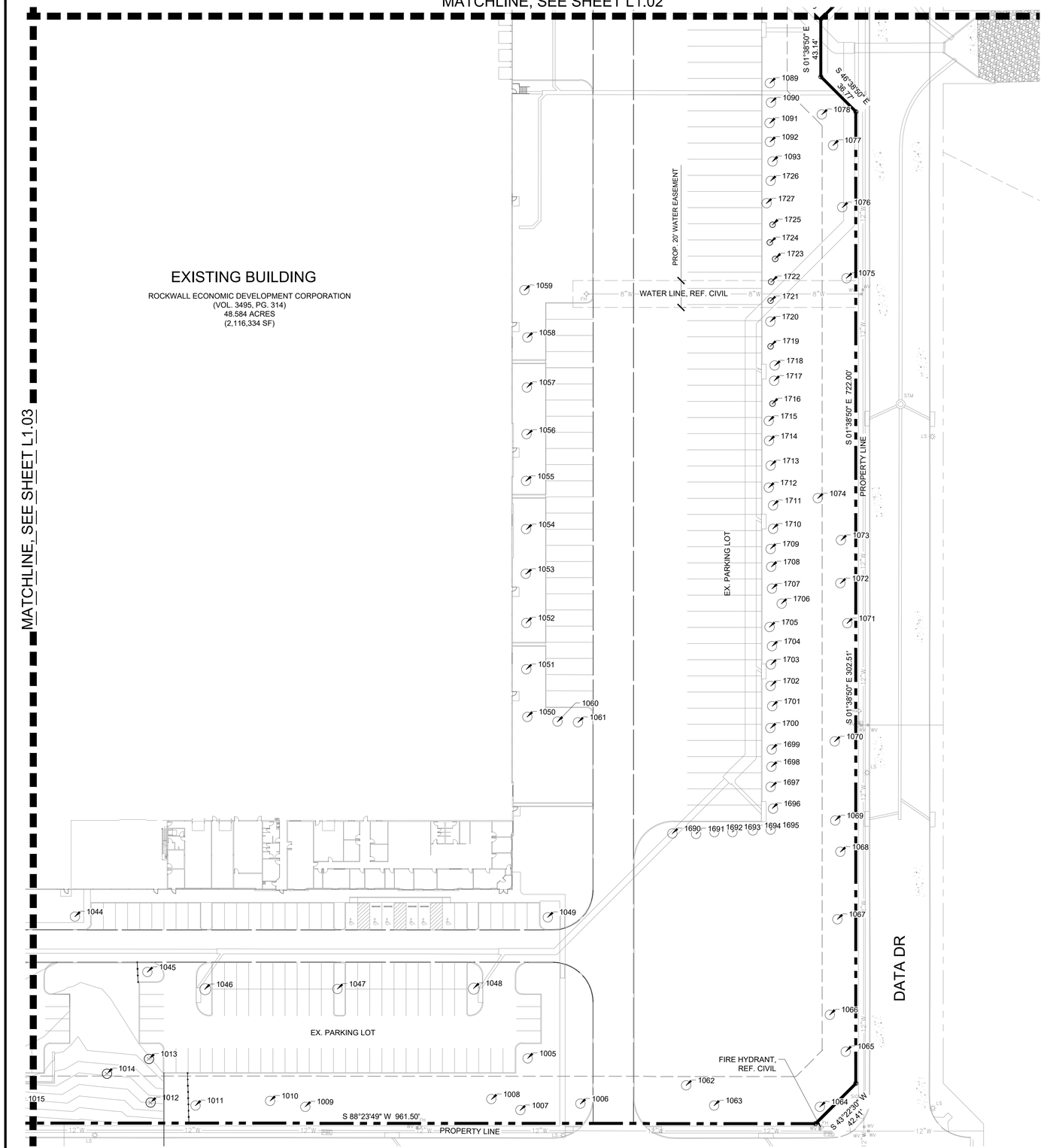
CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.02

MATCHLINE, SEE SHEET L1.03

EXISTING BUILDING

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
48.584 ACRES
(2,116,334 SF)



1 TREE PRESERVATION PLAN
1" = 40'-0"

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- TREE TO BE REMOVED
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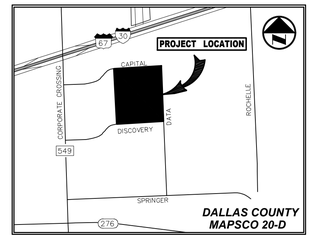

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JBJ	EJK	DEC 2025				L1.04

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

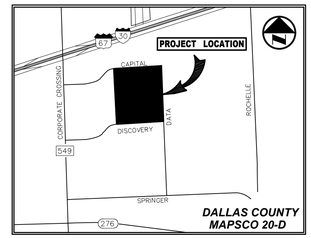
CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

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	
1006	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1007	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1008	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1009	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1010	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1011	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1012	LIVE OAK	Quercus virginiana	6	REMOVE	PRIMARY	4	6
1013	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1014	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
1015	LIVE OAK	Quercus virginiana	5.5	REMOVE	PRIMARY	4	5.5
1016	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1017	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1018	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1019	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1020	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1021	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1022	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1023	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1024	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1025	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1026	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1027	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1028	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1029	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1030	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1031	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1032	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1033	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1034	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1035	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1036	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1037	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1038	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1039	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1040	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1041	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1042	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1043	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1044	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1045	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1046	CEDAR ELM	Ulmus crassifolia	8	PRESERVE	PRIMARY	4	
1047	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1048	CEDAR ELM	Ulmus crassifolia	8.5	PRESERVE	PRIMARY	4	
1049	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1050	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1051	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1052	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1053	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1054	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1055	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1056	CEDAR ELM	Ulmus crassifolia	4	PRESERVE	PRIMARY	2	
1057	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1058	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1059	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1060	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1061	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1062	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1063	LIVE OAK	Quercus virginiana	4.5	PRESERVE	PRIMARY	4	
1064	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1065	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1066	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1067	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1068	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1069	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1070	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1071	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1072	LIVE OAK	Quercus virginiana	7	PRESERVE	PRIMARY	4	
1073	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1074	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1075	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1076	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1077	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	2	
1078	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1079	LIVE OAK	Quercus virginiana	4	PRESERVE	PRIMARY	2	
1080	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1081	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1082	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1083	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1084	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1085	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1086	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1087	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1088	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1089	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1090	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1091	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1092	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1093	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	2	
1530	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1551	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1552	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1553	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1554	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1555	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1556	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1557	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1559	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1560	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1562	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1563	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1564	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1565	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1566	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1567	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1568	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1569	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1570	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
1571	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1572	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1573	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1574	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1575	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1576	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1577	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1578	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1579	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1581	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1582	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1584	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1585	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1586	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1587	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
1588	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1589	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1590	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
1591	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1592	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1593	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1594	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
1595	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1596	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1597	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
1598	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1599	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1600	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1601	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1602	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1603	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1604	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1605	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1606	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1607	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1608	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
1609	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1610	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1611	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1612	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1613	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1614	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1615	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1616	EASTERN RED CEDAR	Juniperus virginiana	12.5	PRESERVE	SECONDARY	4	
1617	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1618	EASTERN RED CEDAR	Juniperus virginiana	10.5	PRESERVE	SECONDARY	4	
1619	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1620	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1621	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1622	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1623	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1624	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1625	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1626	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1627	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1628	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1629	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1630	EASTERN RED CEDAR	Juniperus virginiana	3.5	PRESERVE	SECONDARY	4	
1631	EASTERN RED CEDAR	Juniperus virginiana	18	PRESERVE	SECONDARY	4	
1632	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1633	EASTERN RED CEDAR	Juniperus virginiana	15.5	PRESERVE	SECONDARY	4	
1634	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1635	EASTERN RED CEDAR	Juniperus virginiana	15	PRESERVE	SECONDARY	4	
1636	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1637	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1638	EASTERN RED CEDAR	Juniperus virginiana	8	PRESERVE	SECONDARY	4	
1639	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1640	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1641	EASTERN RED CEDAR	Juniperus virginiana	9	PRESERVE	SECONDARY	4	
1642	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1643	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1644	EASTERN RED CEDAR	Juniperus virginiana	13.5	PRESERVE	SECONDARY	4	
1645	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1646	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1647	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1648	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1649	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1650	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1651	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1652	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1653	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1654	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1655	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1656	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1657	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1658	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1659	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1660	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1661	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1662	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1663	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

ROCKWALL MANUFACTURING FACILITY

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				L1.05

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

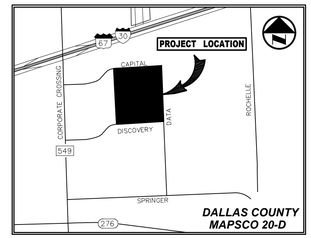
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1664	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1665	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1666	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1667	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1668	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1669	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
1670	CEDAR ELM	Ulmus crassifolia	12.5	REMOVE	PRIMARY	4	12.5
1671	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1672	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1673	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1674	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1675	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1676	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1677	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1678	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1679	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1680	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1681	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1682	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
1683	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1684	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
1685	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1686	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1687	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1688	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1689	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1690	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1691	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1692	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1693	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1694	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1695	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1696	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1697	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1698	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1699	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1700	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1701	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	3	
1702	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1703	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1704	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1705	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1706	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1707	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1708	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1709	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1710	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1711	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1712	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1713	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1714	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1715	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1716	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1717	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1718	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1719	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1720	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1721	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1722	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1723	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1724	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1725	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1726	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1727	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7501	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7502	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7503	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7504	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7505	AMERICAN ELM	Ulmus americana	5	REMOVE	PRIMARY	4	5
7506	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7507	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7508	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7509	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7510	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7511	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7512	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7513	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7514	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7515	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7516	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7517	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7518	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7519	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7520	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7521	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7522	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7523	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7524	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7525	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7526	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7527	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7528	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7529	AMERICAN ELM	Ulmus americana	8.5	REMOVE	PRIMARY	4	8.5
7530	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7531	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7532	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7533	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7534	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7535	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7536	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7537	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7538	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7539	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7540	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7541	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7542	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7543	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7544	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7545	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7546	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7547	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7548	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7549	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7550	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7551	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7552	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7553	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7554	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7555	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7556	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7557	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7559	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7560	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7562	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7563	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7564	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7565	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7566	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7567	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7568	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7569	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
7570	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7571	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7572	EASTERN RED CEDAR	Juniperus virginiana	16.5	REMOVE	SECONDARY	4	16.5
7573	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7574	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7575	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7576	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7577	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7578	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7579	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7580	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7581	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7582	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7584	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
7585	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7586	AMERICAN ELM	Ulmus americana	6	REMOVE	PRIMARY	4	6
7587	AMERICAN ELM	Ulmus americana	14.5	REMOVE	PRIMARY	4	14.5
7588	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7589	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7590	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7591	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7592	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7593	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7594	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7595	AMERICAN ELM	Ulmus americana	13	REMOVE	PRIMARY	4	13
7596	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7597	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7598	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7599	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7600	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7604	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7605	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7606	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7607	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7608	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7609	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7610	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7611	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7612	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7613	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7614	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7615	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7616	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7617	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7618	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7619	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
7620	GUM BUMELIA	Sideroxylon lanuginosum	8.5	REMOVE	PRIMARY	4	8.5
7621	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7622	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7623	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7624	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7625	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7626	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7627	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7628	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7629	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7630	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7631	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7632	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7633	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7634	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7635	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7636	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7637	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7638	EASTERN RED CEDAR	Juniperus virginiana	0.5	REMOVE	SECONDARY	4	
7639	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7640	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7641	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7642	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7643	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7644	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7645	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7646	AMERICAN ELM	Ulmus americana	17	REMOVE	PRIMARY	4	17
7647	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7648	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7649	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7650	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7651	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7652	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7653	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7654	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7655	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7656	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7657	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7658	COMMON PERSIMMON	Diospyros virginiana	6	REMOVE	PRIMARY	4	6
7659	AMERICAN ELM	Ulmus americana	14	REMOVE	PRIMARY	4	14
7660	EASTERN RED CEDAR	Juniperus virginiana	15.5	REMOVE	SECONDARY	4	15.5
7661	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7662	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7663	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7664	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7665	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7666	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7667	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7668	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7669	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7670	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7671	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7672	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7673	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7674	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7676	AMERICAN ELM	Ulmus americana	7.5	REMOVE	PRIMARY	4	7.5
7677	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7678	GUM BUMELIA	Sideroxylon lanuginosum	4	REMOVE	PRIMARY	4	4
7679	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7680	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7681	AMERICAN ELM	Ulmus americana	6.5	REMOVE	PRIMARY	4	6.5
7682	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7683	AMERICAN ELM	Ulmus americana	13.5	REMOVE	PRIMARY	4	13.5
7684	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7685	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7686	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7687	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7688	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7689	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7690	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7691	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7692	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7693	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7694	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7695	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7696	CEDAR ELM	Ulmus crassifolia	5	REMOVE	PRIMARY	4	5
7697	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7698	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7699	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7700	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7801	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7802	CEDAR ELM	Ulmus crassifolia	14	REMOVE	PRIMARY	4	14
7803	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7804	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7805	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7806	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7807	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7808	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7809	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7810	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7811	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7812	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7813	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7814	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7815	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7816	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7817	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7818	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7819	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7820	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
7821	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7822	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECOND



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION

Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

TREE SURVEY DATA

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

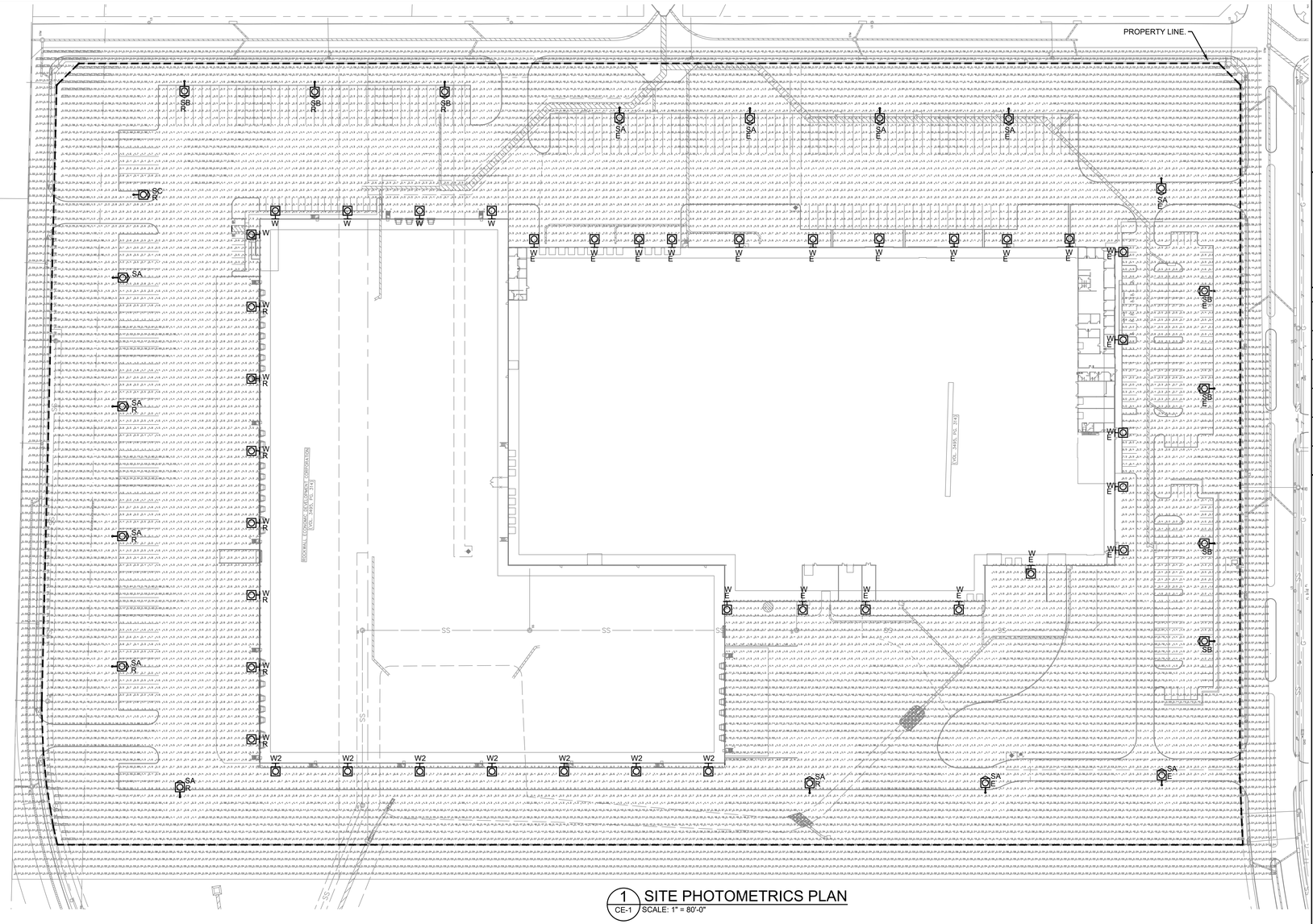
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.07

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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

SITE DATA
SUMMARY TABLE

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. 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 SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

PHOTOMETRICS NOTES

1. 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.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE 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

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load
W,SA	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	GLEON-SA6C-740-U-T4FT	96x	42558 lm	0.92	333 W
SB	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	GLEON-SA6C-740-U-SL4-HSS	96x	34333 lm	0.92	333 W
W2	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS	GLEON-SA6C-740-U-T2	96x	41518 lm	0.92	333 W
SC	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	GLEON-SA6C-740-U-5MQ	96x	44444 lm	0.92	333 W

#	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

TL ENGINEERING
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JOB #TL25343

STATE OF TEXAS
TIMOTHY LUNSFORD LEE
137106
LICENSED PROFESSIONAL ENGINEER

12-04-25

ISSUE / REVISION:
12-04-25 - PERMIT SET

PROJECT NAME:
PRATT ROCKWALL
3400 DISCOVERY BLVD
ROCKWALL, TX
FOR:
ARCO
ATLANTA, GA

SHEET TITLE:
SITE PHOTOMETRICS PLAN

SHEET NUMBER:
CE-1

OF 2 SHEETS.
SHEET SIZE: 24x36

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

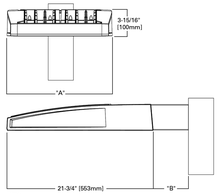
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DLC Certified for 3000K CCT and warmer only.

Product Features

Light Afterburst™ BAA

Product Certifications

DLC LISTED 1 DLC LISTED PREMIUM 1 3G VIB IP66 CERTIFIED 2 5 YEAR

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"C" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON–Galleon **BAA-GLEON**–Galleon, Buy American-Act Compliant [24] **TAA-GLEON**–Galleon, Trade Agreements Act Compliant [24]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	A=600mA B=800mA C=1000mA D=1200mA [4]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **827**=802CRI, 2700K **830**=802CRI, 3000K **AMB**=Amber, 590nm [4, 11]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 4] **9**=347V [3]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	[Blank]=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [18] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [17] **QMEA**=Quick Mount Arm (Extended Length) [17] **QML**=Quick Mount Arm (Standard Length, Large) [19]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

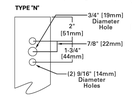
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [17]
DIM=External 0-10V Dimming Leads [16, 19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20W LE, 1449 Surge Protective Device **2L**=Two Circuits [4, 17] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [4] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **LCF**=Light Square Trim Painted to Match Housing [19] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [1] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [20] **AHD14S**=After Hours Dim, 5 Hours [21] **AHD24S**=After Hours Dim, 6 Hours [21] **AHD35S**=After Hours Dim, 7 Hours [21] **AHD35S**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [9] **SPBS**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] **MLSXL20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9, 22] **MLSL40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9, 22] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9] **MLSTXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9] **MLSXXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9] **WPSTXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9] **LWR-LW**=Enlighted Sensor, 8' - 16' Mounting Height [9] **LWR-LH**=Enlighted Sensor, 16 - 40' Mounting Height [9] **DIM10-L00**=AirMesh Occupancy Sensor (<8' Mounting) [9] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [9] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [9]	**OA/RA1013**=Photocontrol Shorting Cap **MA1152**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **PSB-100**=Wireless Configuration Tool for Occupancy Sensor [9] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Lights Square **GLEON-MT2**=Field Installed Mesh Top for 5-6 Lights Square **GLEON-MT3**=Field Installed Mesh Top for 7-8 Lights Square **GLEON-MT4**=Field Installed Mesh Top for 9-10 Lights Square **GLEON-QMEA**=Quick Mount Arm **GLEON-QMEA-Gen**=Quick Mount Extended Arm Kit [17] **LSXHSS**=Field Installed House Side Shield [4, 9] **LS/GRSBK-3PK**=Glare Reducing Shield, Black [4, 23] **LS/GRSWH-3PK**=Glare Reducing Shield, White [4, 23] **LS/PFS**=Perimeter Shield, Black [4] **WGLC-7P-15A**=WaveLinx Outdoor Control Module [16, 24] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [16, 24]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not recommended for seacoast locations.
4. Not compatible with MS/L4/LX3 or MS/L1/LX1 sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Not compatible with 480V input voltage option. Not compatible with 347V, 480V, and available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. Sensor required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 4 light squares.
13. Not available with "U" option. Sure for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with NEL, MVLX or MS/DIM at 347V or 480V. 2L in SA2 through SA4 require a larger housing, normally used for SA5 and above. Fusing option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of PER, PERS, or PERT for PR or PR7 photocontrol receptacle with photocontrol accessory. See After Hours Dim Programming Guide for additional information.
22. Not for use with 14FT, 14W or SL4 optics. See ES Spec for details.
23. The PSB-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ambient light thresholds. Contact your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory-installed only requiring network components LWP-DM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 14FT, 14W or SL4 optics. A black trim plate is used when HSS is selected.
28. CC is not available with the LWR, MS, MS/L, MS/DIM, RPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. Wire harness required to enable field configurability; Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

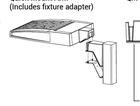
Mounting Details

Standard Arm (Drilling Pattern)

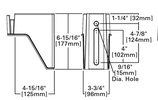
TYPE "N"



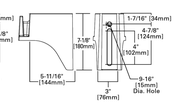
Quick Mount Arm (Includes fixture adapter)



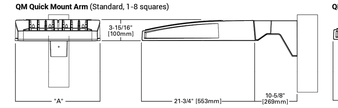
QM and QMEA Pole Mount (1 - 8 squares)



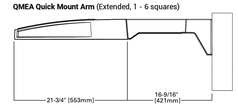
QML Pole Mount (7 - 10 squares)



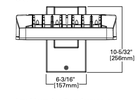
QM Quick Mount Arm (Standard, 1-8 squares)

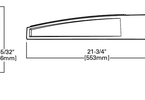


QMEA Quick Mount Arm (Extended, 1 - 6 squares)

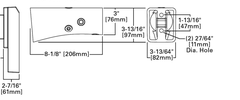


Standard Wall Mount



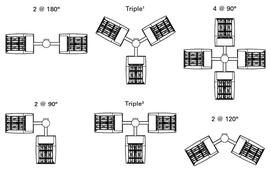


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



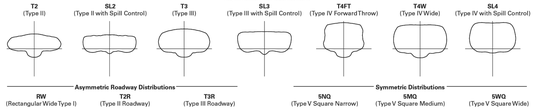
NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.
1 Shown with 4 secure combinations

Fixture Weights and EPAs

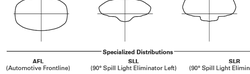
Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions

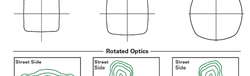
Asymmetric Area Distributions



Asymmetric Roadway Distributions

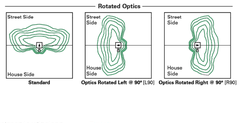


Symmetric Distributions



Specialized Distributions

Rotated Optics



Product Specifications

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-19, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	122	121	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
SNQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
SMQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,732	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	January 13, 2026
SUBJECT:	SP2025-046; *Amended Site Plan for 3400 Discovery Boulevard (Pratt Industries)*

The applicant -- *Chet Leugers of Westwood Professional Services* --, is requesting approval of an *Amended Site Plan* to allow for the expansion of an existing *Warehouse/Distribution Facility* located at 3400 Discovery Boulevard. The subject property is described as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and is zoned Light Industrial (LI) District.

The original *Site Plan* [*Case No. SP2016-012*] for this property was approved by the City Council on June 20, 2016, in conjunction with multiple variances and exceptions to the requirements of the Unified Development Code (UDC). These variances and exceptions related to parking, building materials, articulation, screening, and detention basin landscaping. The approved development included a large-scale warehouse and manufacturing facility utilizing tilt-wall construction, reduced parking ratios, alternative screening methods, and modified landscaping standards. The current request proposes an expansion of the existing facility while maintaining the overall industrial character and operational function of the existing site.

The *Amended Site Plan* reflects an expansion (*i.e. 342,975 SF*) of the existing building footprint *(i.e. 388,848 SF*) resulting in a total square footage of 731,823 SF. The *Amended Site Plan* also reflects adjustments to internal circulation, additional truck parking areas, and corresponding updates to the landscaping, tree mitigation, and site lighting. The proposed expansion is designed to integrate with the previously approved development pattern and continues to utilize tilt-up concrete construction consistent with the original approval. Building elevations submitted with the *Amended Site Plan* indicate the change of the established color palette from blue to *Pratt Industries Green*, but continues the use of material treatment, and façade articulation that was previously accepted by City Council.

With respect to zoning and dimensional standards, the proposed *Amended Site Plan* remains in general conformance with the Light Industrial (LI) District requirements for minimum lot area, setbacks, maximum building height, floor area ratio, and impervious coverage. The expansion does not increase the overall building height beyond what was previously approved.

Staff has identified several areas where the *Amended Site Plan* continues to rely on previously granted variances or requires acknowledgment of the existing nonconformities. The parking remains reduced from the minimum standards established under Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), which requires one (1) parking space per 1,000 square feet of warehouse area. The expanded facility does not provide the required parking of 732 parking spaces (*i.e. 731,823 SF/1000 SF = 732 Parking Spaces*). The amended site plan shows 212 parking spaces provided; however, the reduction in parking is consistent with the operational characteristics of the facility and aligns with the variance approved by the City Council in 2016. When this variance was approved, the company explained to the City Council that their facility is heavily automated and their per shift parking needs were much lower than the City's requirements. This provided the basis for the variance that was approved at that time, and this rationale remains consistent with the proposed expansion.

The building elevations continue to utilize tilt-up concrete wall panels in lieu of the minimum masonry and stone requirements outlined in Subsection 05.01, *General Industrial District Standards*, of the Unified Development Code (UDC). Specifically, the *General Industrial District Standards* require a minimum of 90.00% masonry construction with at least 20.00% natural or quarried stone on façades visible from public rights-of-way. The proposed expansion mirrors the previously approved exception allowing *only* tilt-wall construction and does not introduce new façade treatments that would exacerbate the existing deviation.

Articulation along façades facing Discovery Boulevard and Capital Boulevard remain consistent with the previously approved variances to the horizontal and vertical articulation standards of Subsection 05.01, *General Industrial District Standards*, of the

Unified Development Code (UDC). The expansion does not significantly alter the massing or visual impact of the structure beyond what was contemplated with the original approval.

The Landscape Plan and Treescape Plan demonstrate compliance with Article 08, *Landscape and Fence Standards* and Article 09*, Tree Preservation*, of the Unified Development Code (UDC), with tree mitigation requirements addressed through on-site preservation and replacement. Tree removal associated with the expansion has been accounted for, and mitigation calculations indicate that the required caliper inches are satisfied. It should be noted that the current landscaping that has died or been removed from the site shall be replaced with new plantings in accordance with the original site plan approved in 2016, and this is considered to be a condition of the approval of this site plan. Additionally, staff provided comments that the landscape plan shall be revised to incorporate additional and more concentrated plantings in key areas of the site to enhance visual screening and soften views of parking, loading, and service areas from adjacent public streets and surrounding properties. In particular, staff suggests clustering trees and understory plantings along the Discovery Boulevard frontage and at the southeastern and southwestern corners of the site, as depicted in the markups, to strengthen the required landscape buffer and improve overall site aesthetics. These planting enhancements are intended to supplement the baseline landscape requirements of the Unified Development Code (UDC) and provide more effective screening consistent with the scale and visibility of the proposed development. This is also considered to be a condition of approval for this site plan, and a new landscape plan depicting conformance to this requirement shall be required prior to the submittal of civil engineering plans.

The Photometric Plan indicates that site lighting is designed to remain within the maximum height and light spill limitations established by Subsection 03.03 (C), of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), requiring lighting standards that illumination levels at property lines not to exceed 0.20 foot-candles. Based on staff's review, the submitted photometric plan demonstrates compliance with these standards, subject to final verification at the time of building permit review.

In summary, the proposed *Amended Site Plan* represents a logical expansion of an existing industrial facility previously approved by the City Council with multiple variances and exceptions. The expansion generally complies with the applicable standards of the Unified Development Code (UDC) and remains consistent with the intent and conditions of the original *Site Plan* approval. For reference, staff has provided a copy of the original *Site Plan* case memo, which details the variances and exceptions previously granted to the property. If approved, all of staff's review comments shall be fully addressed and incorporated into the project prior to the submittal of engineering plans. No engineering plans shall be accepted for review until staff has verified that all outstanding comments have been satisfactorily resolved. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the *January 13, 2026* Planning and Zoning Commission meeting.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/19/2025

PROJECT NUMBER: SP2025-046
PROJECT NAME: Site Plan for 3400 Discovery Blvd
SITE ADDRESS/LOCATIONS: 3400 Discovery Blvd

CASE CAPTION: Discuss and consider a request by Chet Leugers of Westwood Professional Services on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for the expansion of an Existing Warehouse/Manufacturing Facility on a 41.04-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/19/2025	Approved w/ Comments

12/19/2025: SP2025-046: Amended Site Plan for 3400 Discovery Boulevard
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the expansion of an Existing Warehouse/Manufacturing Facility on a 41.04-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2025-046) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, of Article 11)

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

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 Please provide a detail of the outside storage area and provide a letter detailing what is to be stored. (Subsection 01.05(E), of Article 05, UDC)
M.6 Site Plan:
(1) Please crosshatch any areas where there will be outside storage of any kind. Please see attached Staff Markups on locations of existing outside storage. (Subsection 01.05 (E), Article 05, UDC)
M.7 Building Elevations.
(1) Provide a Material Sample Board showing the paint color. We do not need actual samples of the paint. Please provide a board with the color shown. (Subsection 04.01, Article 05, UDC)

(2) Dash in the RTUs on the building elevations. RTUs will need to be screened from any view of the building. If not by parapet then they will need louver screening. (Subsection 06.01(3), Article 05, UDC).
(3) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 05.01.A(2), Article 05, UDC) Update elevations to show parapet on all four sides.
(4) Label building elevations to show which areas are the additions.
M.8 Landscape Plan.
(1) The entire site is subject to the landscape requirements of the UDC. (Subsection 02.01(A.1), Article 08, UDC)
(2) Cluster screening in the area just south of the new addition. (Subsection 01.05 (E), Article 05, UDC)
(3) Continue the dock screening throughout the landscape area west of the building. (Subsection 01.05 (E), Article 05, UDC)
(4) Provide landscaping in the areas where existing landscape has died or been removed.
(5) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03 (D), Article 05, UDC)
M.9 Treescape Plan.
(1) Accent trees do not count towards mitigation. Only trees more than 4-inch caliper count towards tree mitigation. (Section -05, Article 09, UDC). Please update your treescape plan/table to reflect this.
(2) Since you are planting trees on-site, the remaining balance is eligible for a reduction in the cost of tree preservation credits of up to 50%. Therefore, the remaining balance will be $100 per inch. (Section 05.F.3, Article 09, UDC). Please update your treescape plan/table to reflect this.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 6, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 13, 2026 Planning & Zoning Meeting.
I.11 Please note the scheduled meetings for this case:
1) Planning and Zoning Public Hearing meeting will be held on January 13, 2026.
I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments

12/18/2025: 1. Grate inlets not allowed. Need to send drainage to a curb inlet.
2. All of the existing utilities that run under here will need to be relocated and easements rededicated. You cannot place a building within utility easements.

General Items:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW. No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- Show commercial dumpster locations on the site plan. Dumpsters may not directly face a roadway.
- No structures including walls and overhangs allowed in easements
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- City driveway spacing requirements must bet met if adding driveways.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- If removing or relocating any Industrial Discharge sample site, you must get with NTMWD to re-establish a new/relocated sample site.
- $2,773.07/acre sewer pro-rata and $379.24/acre lift station & force main pro-rata

Drainage Items:
- Existing flow patterns must be maintained.
- Must verify that detention has been provided for the new area and the detention that is being removed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved

No Comments

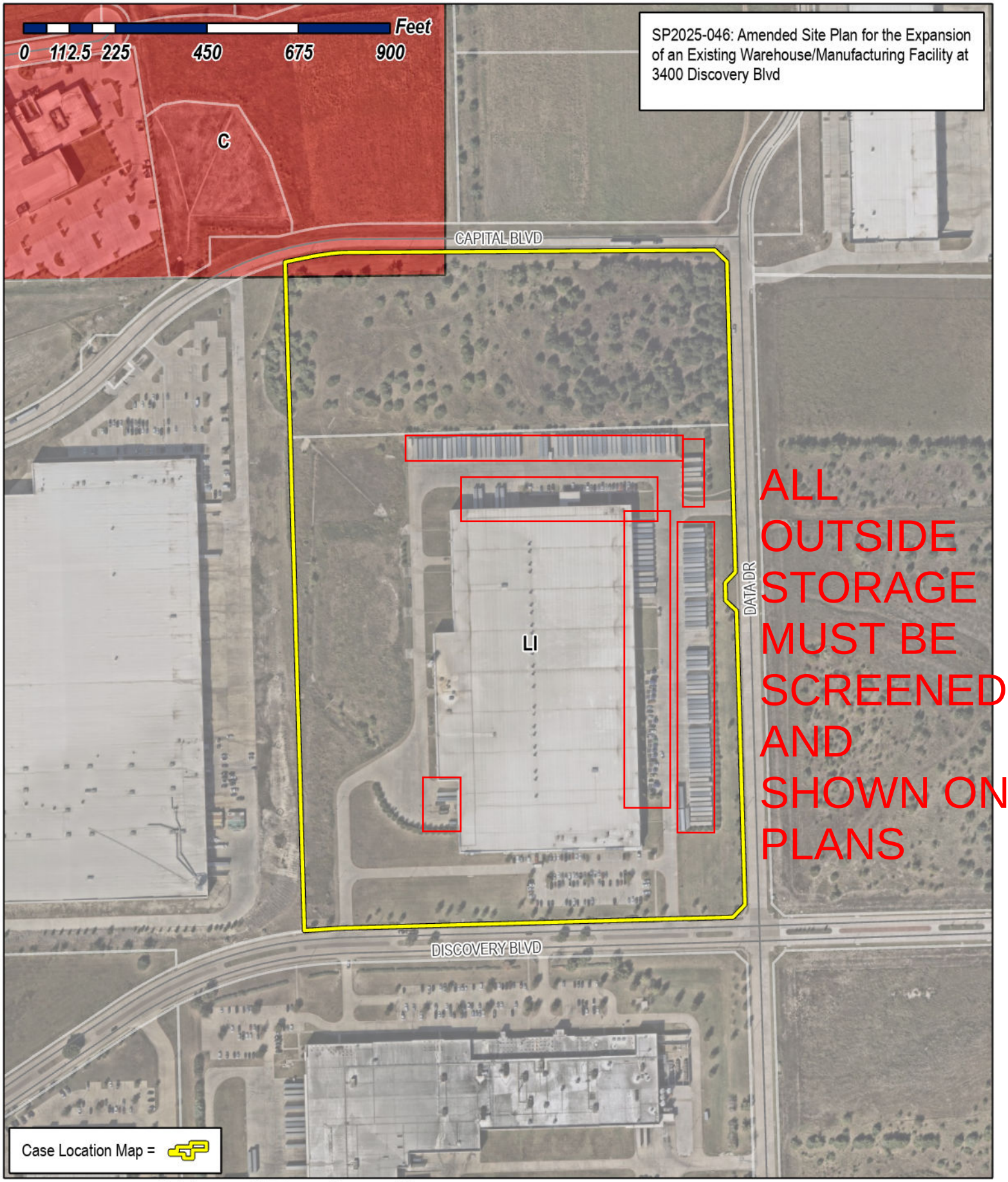
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Chris Cleveland	12/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved w/ Comments

12/15/2025: There are more drought, shade, cold and wear tolerant turf varieties such as Tif Tuf and Tahoma 31 Informational only.



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.

CAPITAL BOULEVARD

N 89°43'48" E 853.72'

Δ=15°03'17"
R=767.50'
L=201.66'
T=101.42'
CB=S 82°12'09" W
CD=201.08'

S 45°58'39" E
42.95'

S 01°41'05" E
460.54'

S 01°38'50" E
1643.14'

S 01°38'50" E
302.51'

S 43°21'10" W
36.77'

S 01°38'50" E
43.14'

S 46°38'50" E
38.77'

S 01°38'50" E
722.00'

S 01°38'50" E
302.51'

S 43°22'30" W
42.41'

Δ=5°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=N 85°51'35" E
CD=92.30'

S 88°23'49" W 961.50'

F.F.E.=602.00

F.F.E.=602.00

CAPITAL BOULEVARD

DISCOVERY BOULEVARD

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 3495, PG. 314)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 3495, PG. 314)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000497020)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 5528, PG. 194)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 5528, PG. 194)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000497015)

PRATT PROPERTIES X, INC. (INST. NO. 20160000032777)

CORPORATE CROSSING

CAPITAL

DISCOVERY

DATA

ROCHELLE

SPRINGER

PROJECT LOCATION

549

276

30

67

DALLAS COUNTY MAPSCO 20-D

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 40 80 160 220

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6" W	UNDERGROUND WATER LINE
6" SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT
	PROP FIRE LANE

SITE PLAN NOTES

1. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED PROJECT AS PART OF THE SITE PLAN APPROVAL PROCESS ONLY AND SHALL NOT BE CONSTRUCTED AS A FINAL DESIGN.
3. LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
4. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0045L, COMMUNITY-PANEL NO. 4804530045 L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOW TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID PAM AS FOLLOWS:

   UNDER ZONE X – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.

5. THE SUBJECT SITE HAS A DRAINAGE DIVDE THAT ROUGHLY BISECTS THE SITE. STORM WATER DETENTION FOR DRAINAGE TO THE WEST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR ROCKWALL REGIONAL DETENTION POND (PACHECO KOCH, 2016). STORM WATER DETENTION FOR DRAINAGE TO THE EAST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR RTP PHASE V – INFRASTRUCTURE (FREESE AND NICHOLS, 2021).

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

ALL OUTSIDE STORAGE MUST BE SCREENED AND SHOWN ON PLANS

TYPICAL DIMENSIONS FOR HEAD-TO-HEAD PARKING SPACES

A NOT TO SCALE (PRIVATE ONLY)

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042 DATE: 12/12/2025

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____ 2025.

WITNESS OUR HANDS, this ___ day of ____ 2025.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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

SITE PLAN
ROCKWALL MANUFACTURING FACILITY
3400 DISCOVERY BOULEVARD
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	HDR	DEC 2025	1"=80"			SP-1

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00 CASE NUMBER: XXXX-XXXX

CBARRANGATORRES
12/11/2025 5:28 PM
N:\0068742.00\06 CAD\DWG\SITE DESIGN C3D\0068742.00SITE_PLAN.DWG

KEYNOTE LEGEND

KEY VALUE	KEYNOTE DESCRIPTION
2-0	EXISTING CONDITIONS
3-1	TILT-UP CONCRETE WALL PANELS
3-1.1	TILT-UP CONCRETE TYPICAL PANEL JOINT
3-1.3	TILT-UP CONCRETE REVEAL TYPE "B"
3-1.5	TILT-UP CONCRETE 9'-0"W X 12'-2"H KNOCKOUT WITH TYPE "A" REVEALS FOR FUTURE DOCK DOOR
3-2	CONCRETE RAMP
5-1.2	8" DIA. CONCRETE FILLED STEEL PIPE BOLLARD, SEE DETAIL SHEET A502
5-6	GALVANIZED OPEN-METAL GRATE DOCK STAIRS
7-1	PREFINISHED METAL COLLECTOR BOX
7-2	PREFINISHED METAL DOWNSPOUT
7-6	ROOF DECK INCLINE, SEE STRUC.
8-1	EXTERIOR INSULATED HOLLOW METAL MAN DOOR
8-2.2	ALUMINUM STOREFRONT SYSTEM W/ TEMPERED INSULATED GLAZING
8-3.1	OVERHEAD DOCK DOOR W/ DOCK LEVELER KO & PIT
8-4	OVERHEAD DRIVE-IN DOOR
23-2	MECHANICAL LOUVER, SEE MECHANICAL

PAINT LEGEND

COLOR A	(A)	SHERWIN WILLIAMS SW 6252 ICE CUBE
COLOR B	(B)	SHERWIN WILLIAMS SW 7073 NETWORK GRAY
COLOR C	(C)	SHERWIN WILLIAMS PRATT GREEN

NOTE:

COLORS TO BE APPROVED BY OWNER / ARCHITECT PRIOR TO CONSTRUCTION

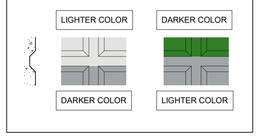
GC TO PAINT A SINGLE TILT PANEL ON SITE FOR OWNER APPROVAL BEFORE PROCEEDING WITH PAINTING ENTIRE BUILDING

PAINT NOTES

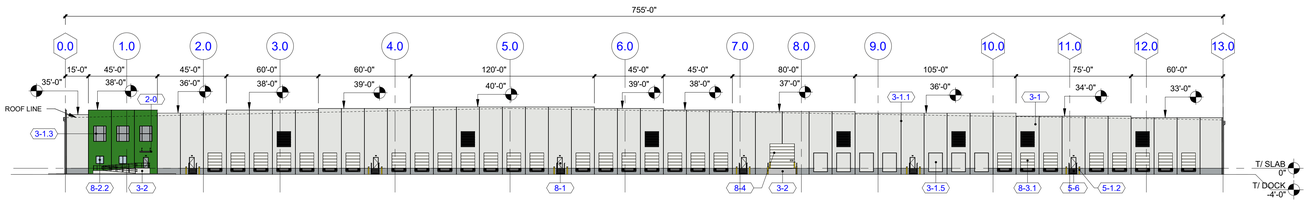
EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT, SEE ELEVATIONS*
INTERIOR FACE OF TILT:	(2) COATS, WHITE LATEX PAINT, FLOOR TO 32'-0" A.F.F.*
METAL COPING / GRAVEL STOP / GUTTER / DOWNSPOUTS:	PAC-CLAD KYNAR FINISH SUBMIT PHYSICAL SAMPLES TO ARCHITECT FOR SELECTION
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, COLOR TO MATCH ADJACENT WALL, TYP.
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL RAMP GUARDRAIL:	GALVANIZED, PAINTED TO MATCH COLOR C
STEEL BOLLARDS:	EXTERIOR: GALVANIZED, PAINTED SAFETY YELLOW INTERIOR: PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
METAL ROOF ACCESS LADDER:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL DOCK ANGLE:	COLOR TO MATCH COLOR B, INDUSTRIAL ENAMEL
STOREFRONT SEALANT:	TO MATCH STOREFRONT
SILICONE SEALANT:	- TILT / TILT - (BASF - LIMESTONE) - TILT / UNSTAINED CONCRETE - (BASF - LIMESTONE)
ROOF DECKING:	FACTORY PAINTED, WHITE

*ALL WALLS SHALL BE PREPARED AND PAINTED PER MANUFACTURER'S RECOMMENDATIONS.

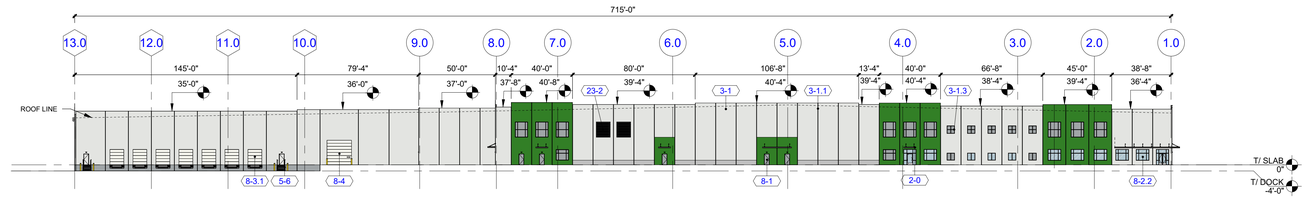
REVEAL PAINT SCHEMES



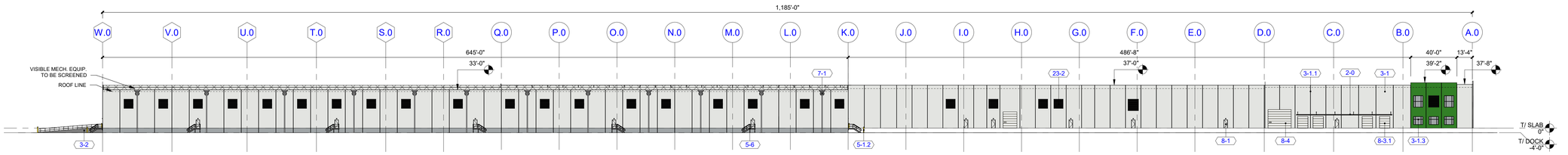
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH PARAPETS OR BY LUVERS.



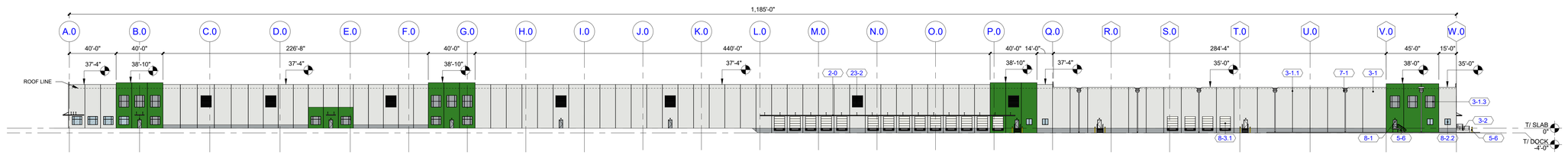
3 A210 NORTH FINISH ELEVATION
SCALE: 1" = 40'-0"



5 A210 SOUTH FINISH ELEVATION
SCALE: 1" = 40'-0"



4 A210 WEST FINISH ELEVATION
SCALE: 1" = 40'-0"



2 A210 EAST FINISH ELEVATION
SCALE: 1" = 40'-0"

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DESIGN BUILDER:
ARCO DESIGN/BUILD
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339 770.541.1700

DESIGNER/ ENGINEER:
ONE FOUR TWO ARCHITECTURE
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339 770.541.1700

PROJECT TITLE:
PRATT ROCKWALL EXPANSION
3400 DISCOVERY BLVD
ROCKWALL, TX 75032

PRATT INDUSTRIES

SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
	2025.12.05	50% PROGRESS

PROJECT NO.: DS429-25
DRAWN BY: SW

SHEET TITLE:
EXTERIOR FINISH ELEVATIONS

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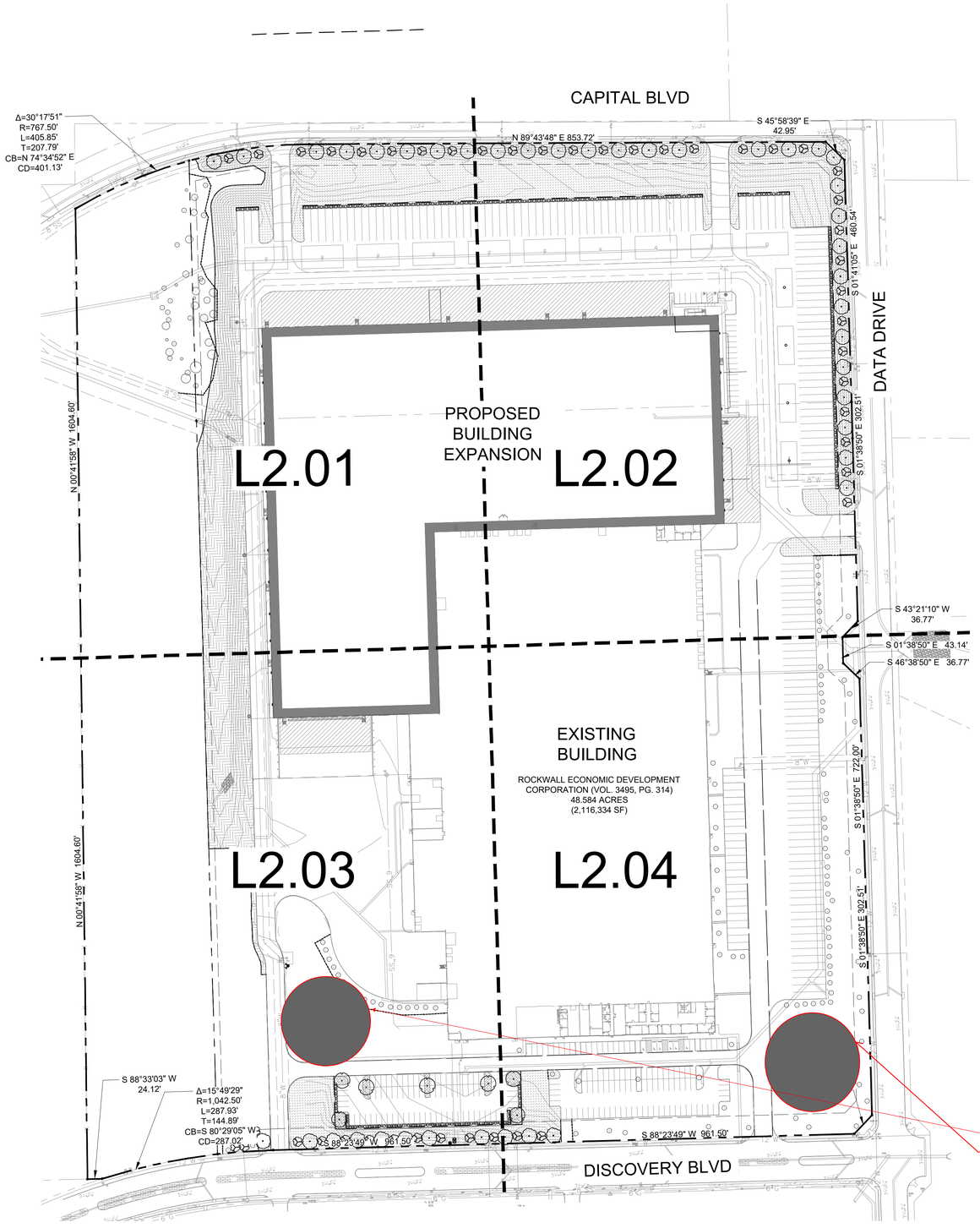
SHEET NUMBER:
A210

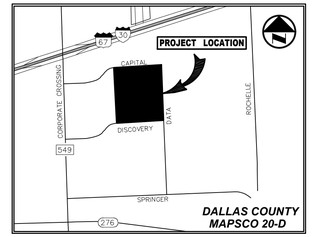


1 OVERALL LANDSCAPE PLAN
1" = 100'-0"

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

NOTE:
IRRIGATION SYSTEM TO BE AUTOMATIC PER CITY OF ROCKWALL STANDARDS. ALL TREES TO RECEIVE 2 TREE BUBBLERS.



VICINITY MAP
(NOT TO SCALE)

PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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 YAUPON	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

LANDSCAPE REQUIREMENTS - CITY OF ROCKWALL			
PROJECT: PRATT INDUSTRIES			
ZONING: LIGHT INDUSTRIAL			
TOTAL LOT AREA: 48.5 ACRES (2,116,334 SF), 15% MIN. LANDSCAPE IN FRONT YARD			
STREET TREES: 1 PER 50 L.F. OF STREET FRONTAGE	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
CAPITAL BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	793 / 50 = 16 CANOPY TREES & 16 ACCENT TREES	32 TREES	37 TREES
DATA DRIVE (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	585 / 50 = 12 CANOPY TREES & 12 ACCENT TREES	24 TREES	24 TREES
DISCOVERY BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	758 / 50 = 15 CANOPY TREES & 15 ACCENT TREES	30 TREES	30 TREES
PARKING LOT TREES - 1 TREE PER 80 FEET	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
204 SPACES, NO TREE MORE THAN 80 FEET FROM PARKING SPACE		7 TREES	7 TREES
MINIMUM LANDSCAPE REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
15% OF THE SITE MUST BE LANDSCAPED	2,116,334 SF * .15 = 317,451 SF	317,451 SF	219,246 SF + EXISTING ON SITE

ALL OUTSIDE STORAGE MUST BE SCREENED AND SHOWN ON PLANS

THE ENTIRE SITE IS SUBJECT TO THE LANDSCAPE REQUIREMENTS OF THE UDC.

STAFF SUGGESTS CLUSTERING LANDSCAPING HERE FOR SCREENING

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

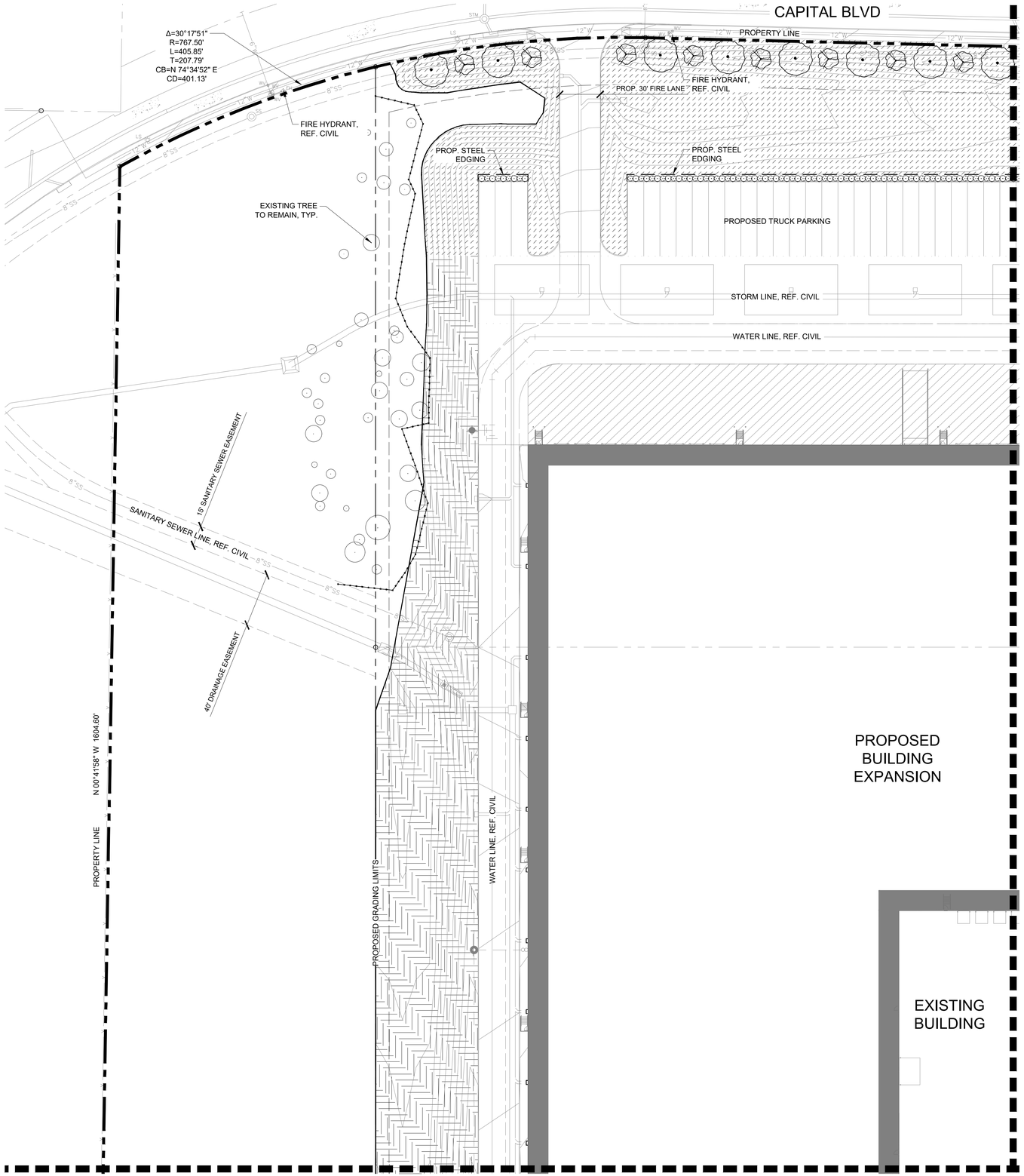
Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T:972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OVERALL LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

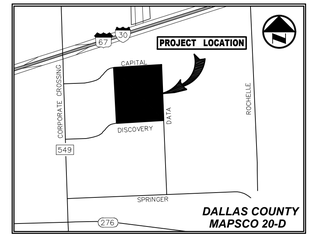
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.00

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00
CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
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REGISTERED LANDSCAPE ARCHITECT
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TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
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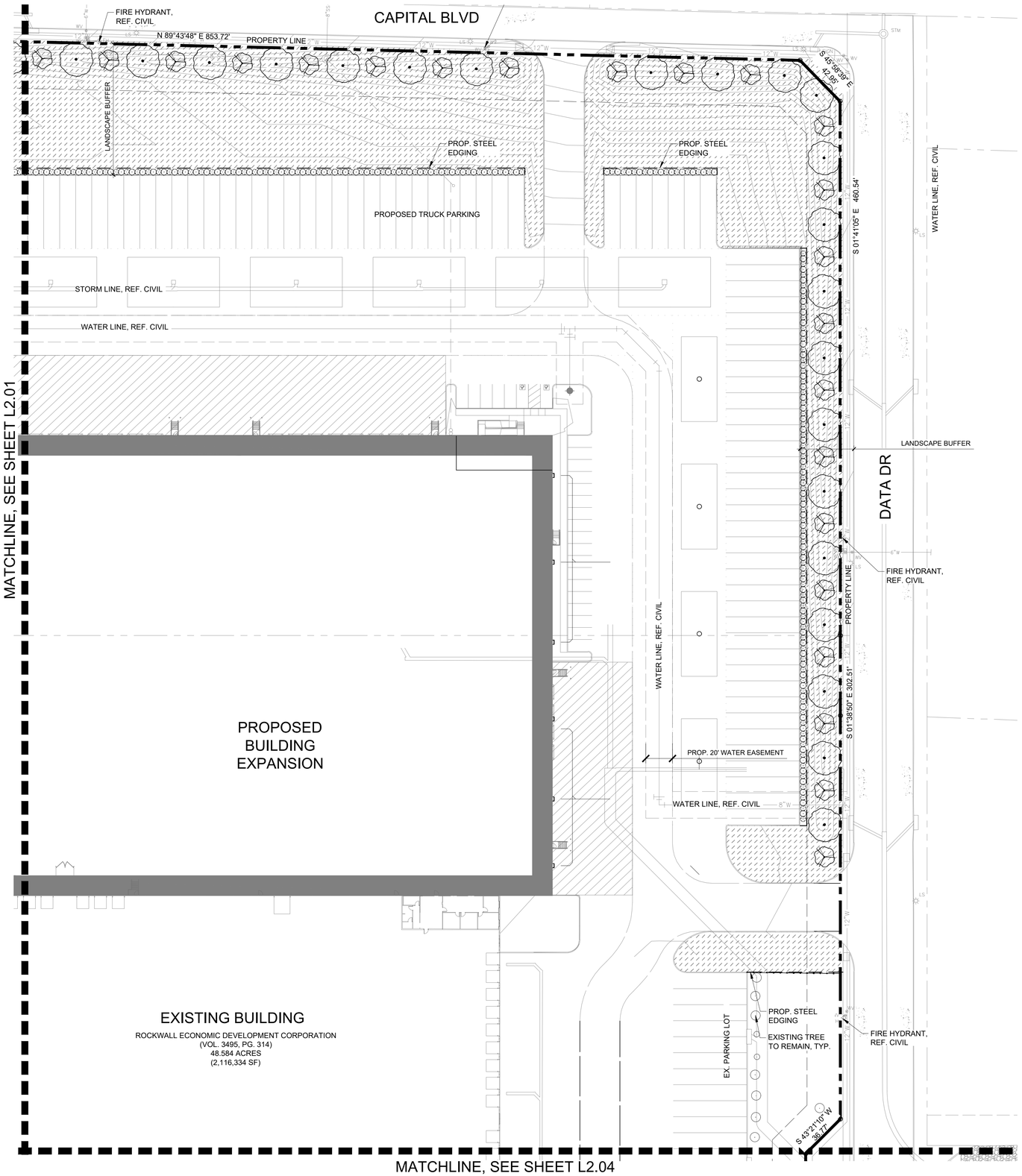
LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.01

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
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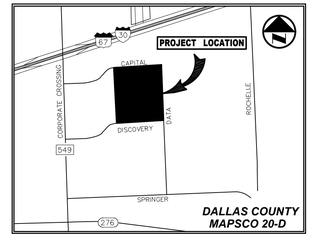

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REGISTERED LANDSCAPE ARCHITECT
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TEXAS REGISTRATION NUMBER 2915

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

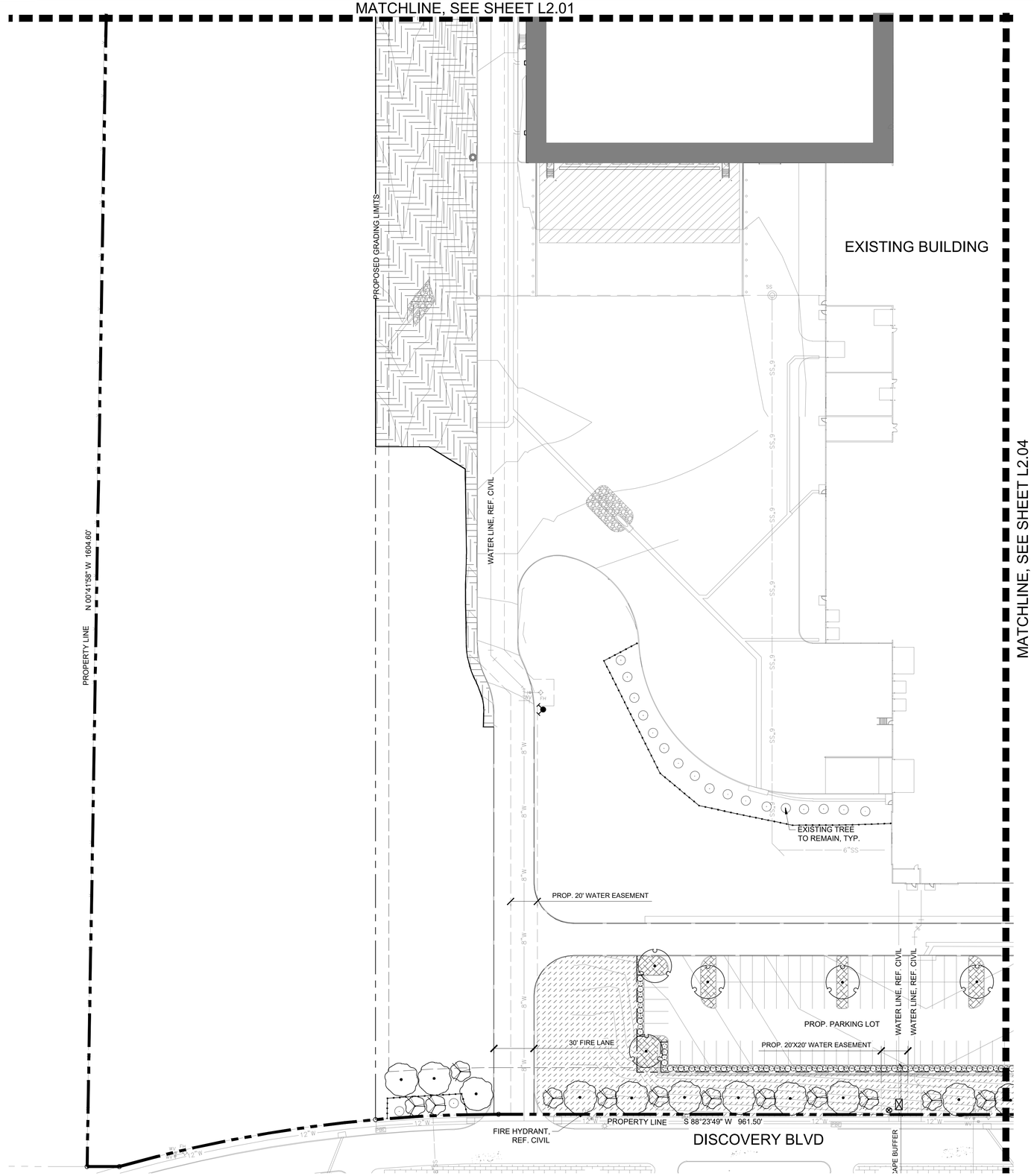
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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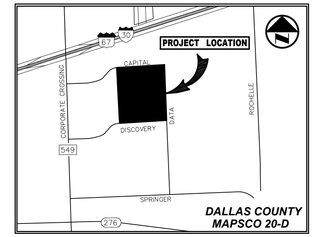

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

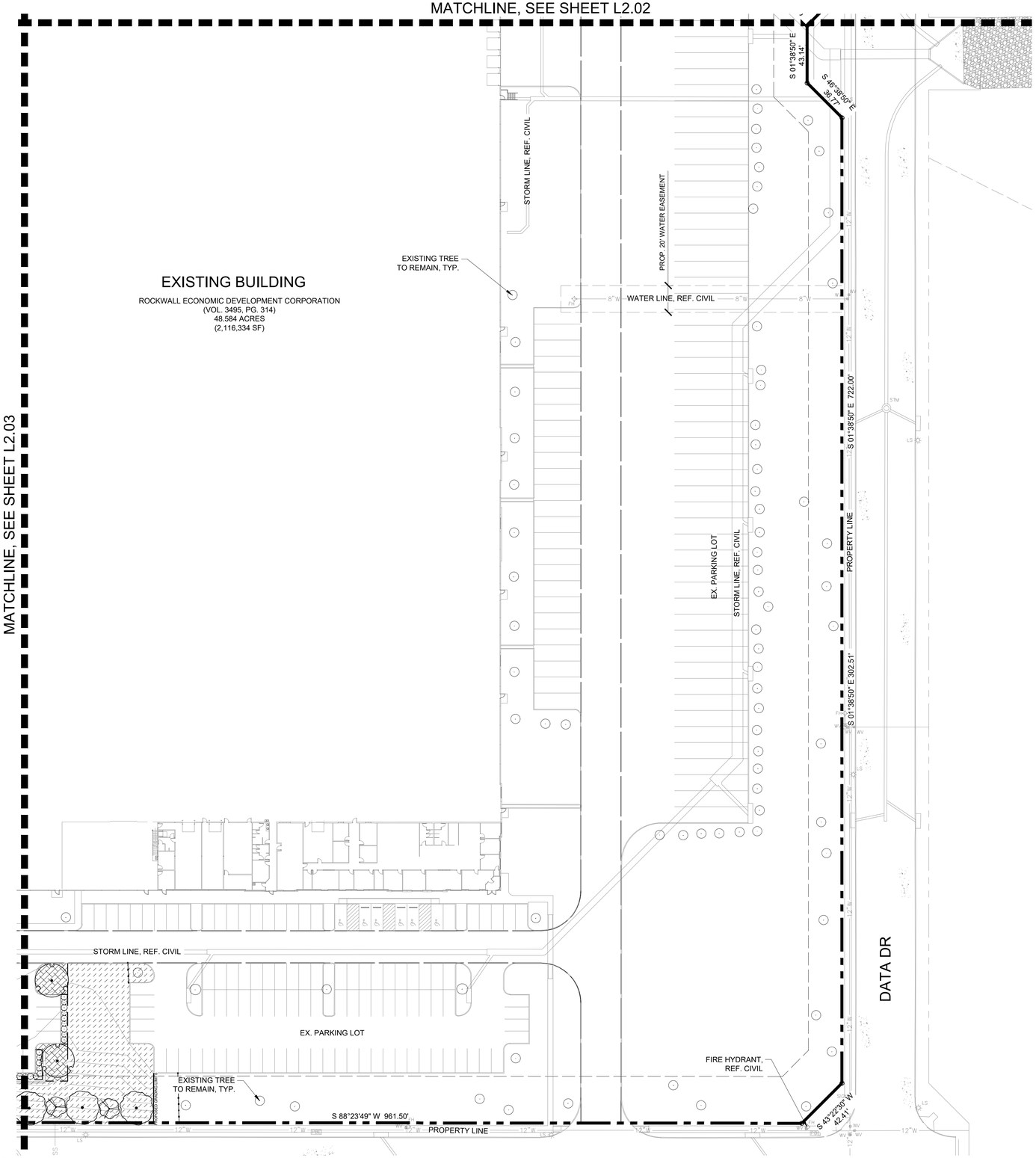
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.03

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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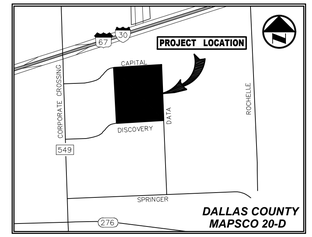

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GRAPHIC SCALE IN FEET

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JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

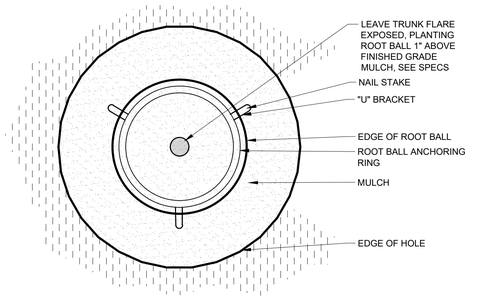
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.04

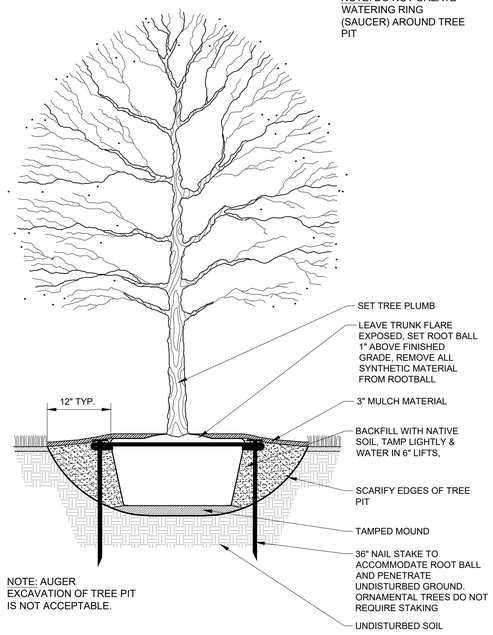
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



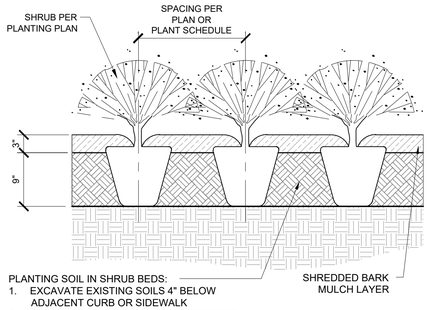
NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ UNDERGROUND STAKES

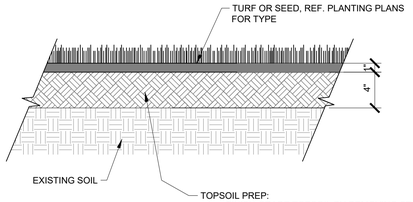
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING

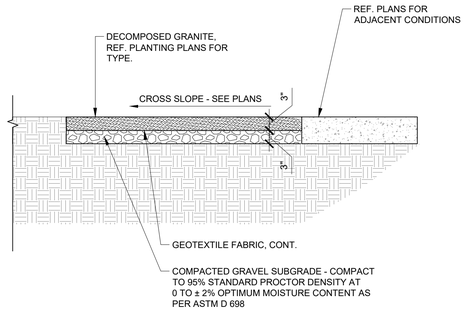
1" = 1'-0"



TOPSOIL PREP:
1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE

3 SOIL PROFILE FOR SOD & SEED

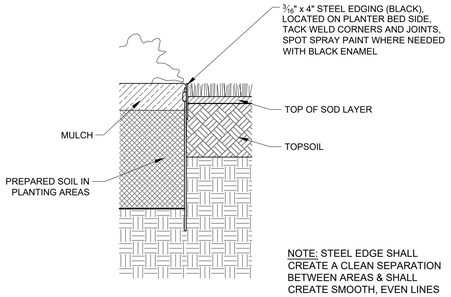
1 1/2" = 1'-0"



COMPACTED GRAVEL SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO ± 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698

4 DECOMPOSED GRANITE

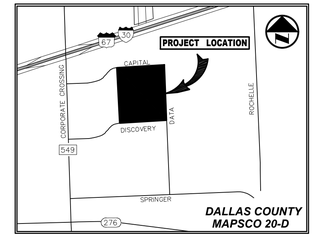
3/4" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

5 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"



VICINITY MAP
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JEFFREY R. JOHNSTON
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LANDSCAPE DETAILS

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				L2.05

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

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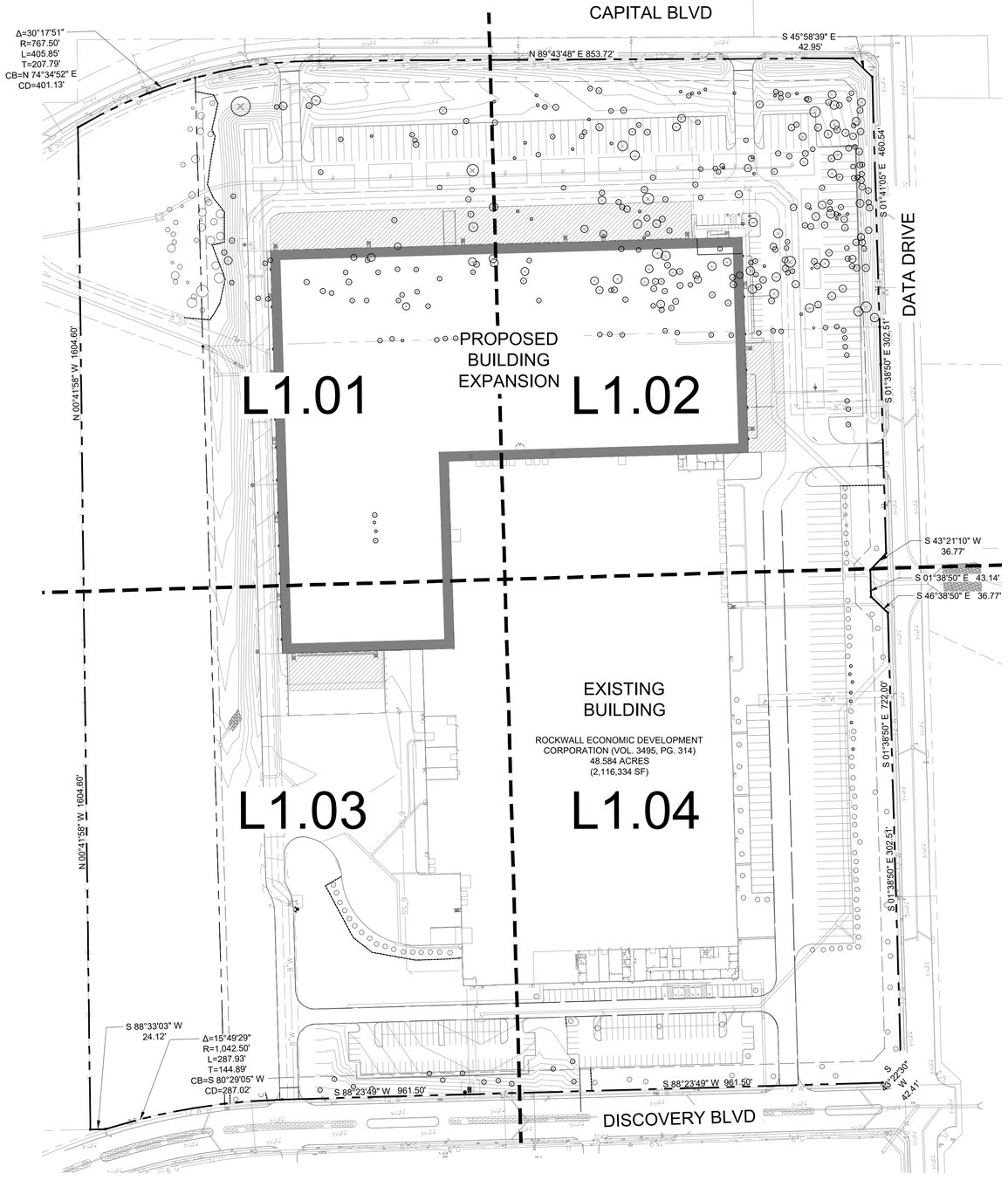


1 OVERALL TREE PROTECTION PLAN
1" = 100'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE MITIGATION NOTES

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.

   A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

   D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

   E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.

6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

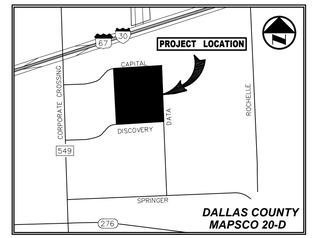
PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

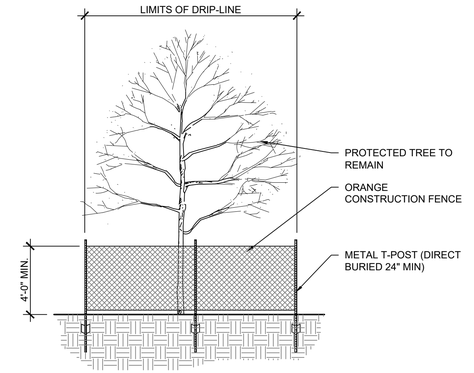
WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

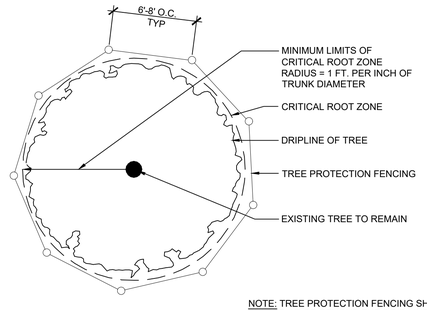
OWNER	ENGINEER/APPLICANT
ROCKWALL ECONOMIC DEV. CORP. 2610 OBSERVATION TRAIL SUITE 104 ROCKWALL, TEXAS 75032 PHONE: (972) 772-0025 CONTACT: SHANNON FOLTZ	WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 PHONE: (972) 235-3031 CONTACT: CHET LEUGERS



VICINITY MAP
(NOT TO SCALE)



2 TREE PROTECTION FENCING
3/4" = 1'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

3 TREE PROTECTION FENCING - PLAN VIEW
N.T.S

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

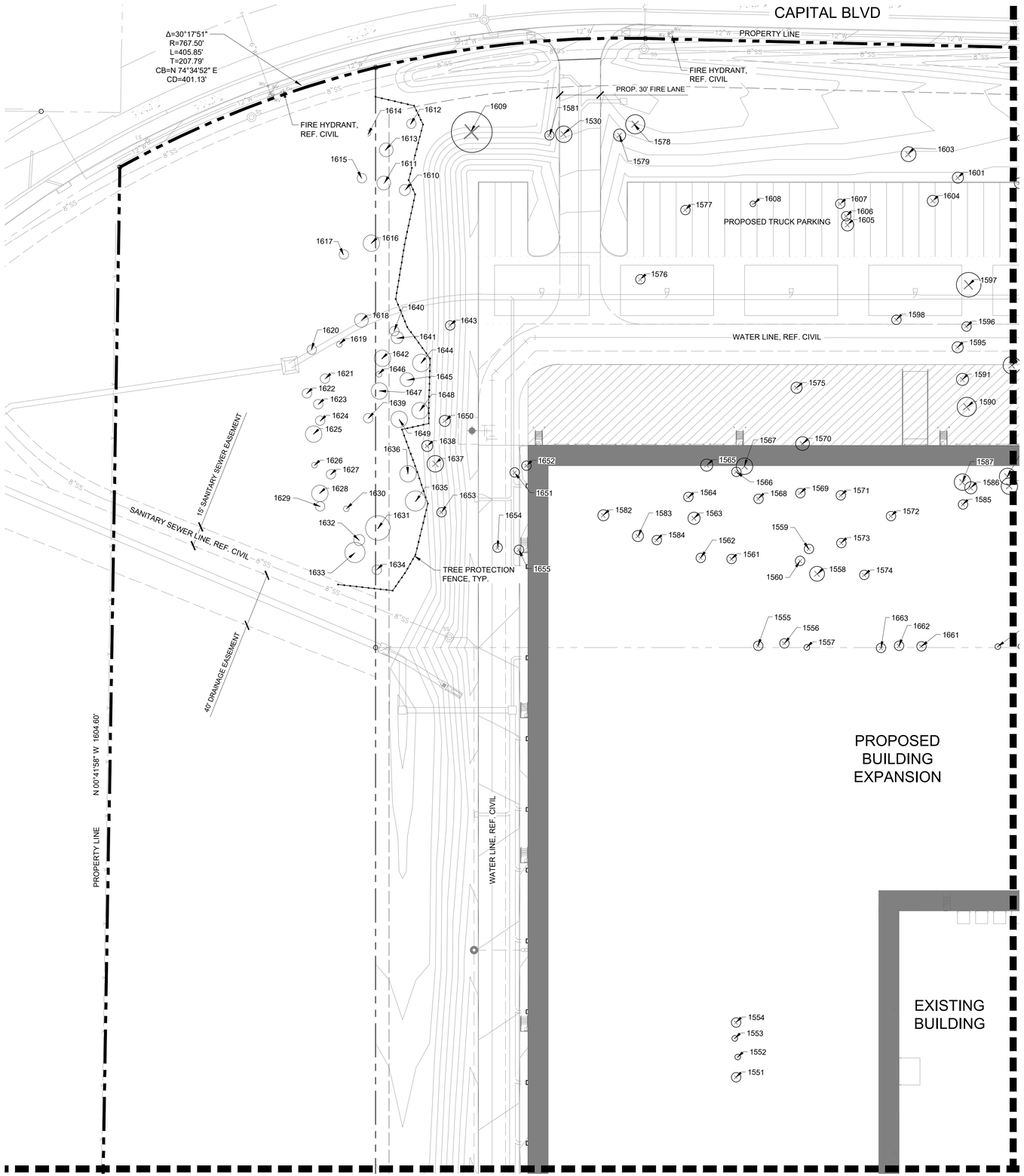
Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OVERALL 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				L1.00

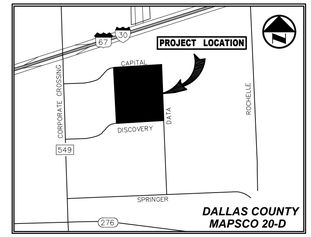
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00
CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION

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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

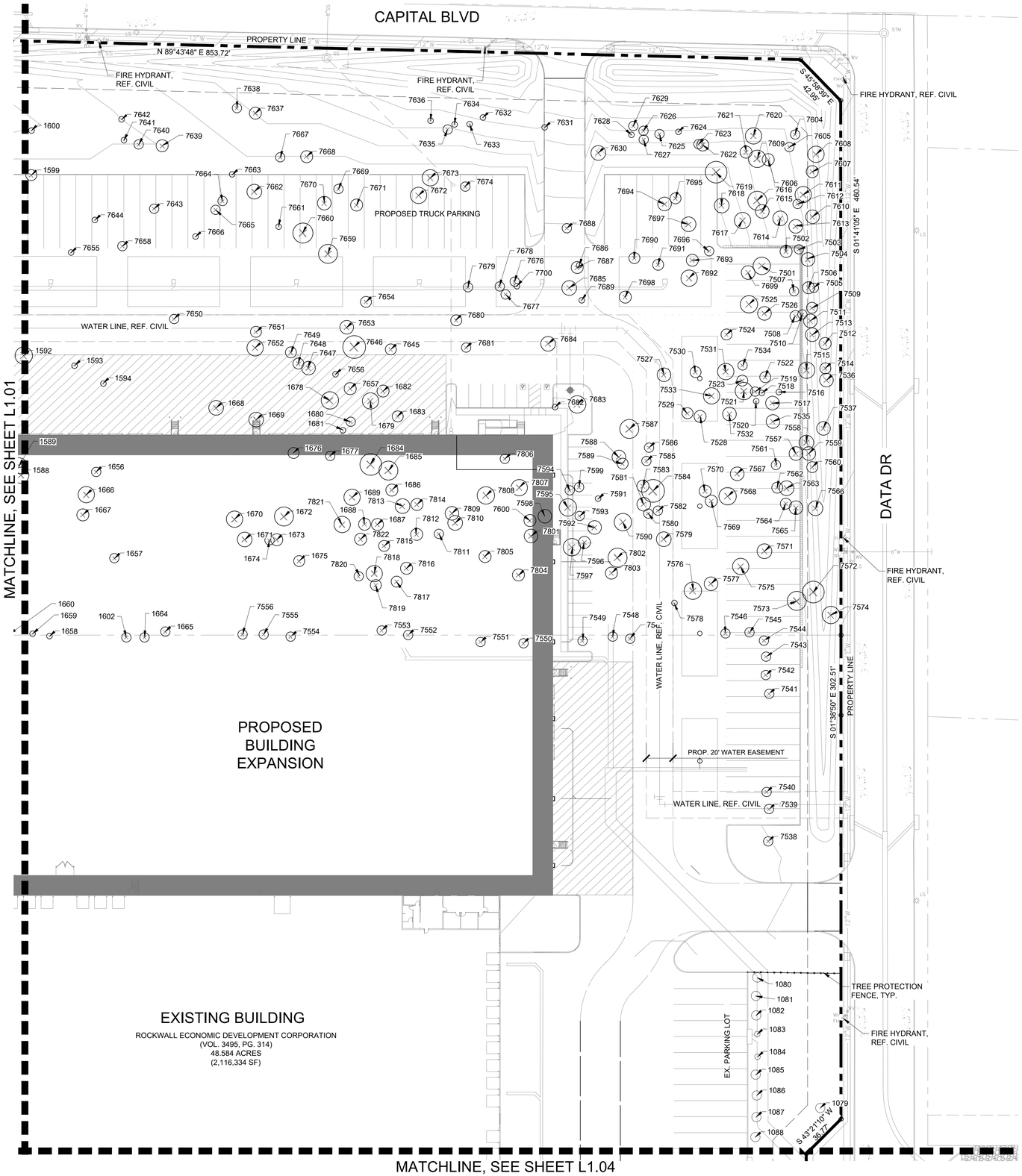
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.01

ROCKWALL MANUFACTURING FACILITY

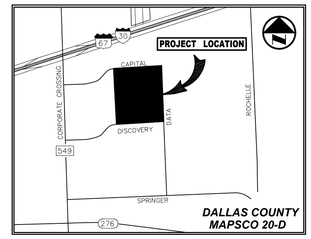
WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

THESE DOCUMENTS ARE RETAINED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
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.
JBJ	EJK	DEC 2025				L1.02

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.01

PROPOSED BUILDING EXPANSION

EXISTING BUILDING

PROPERTY LINE N 00°41'58" W 1604.60'

WATER LINE, REF. CIVIL

SS

SS-9

8" W

6"SS

1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043

PROP. 20' WATER EASEMENT

WATER LINE, REF. CIVIL

WATER LINE, REF. CIVIL

25' BUILDING SETBACK

PROP. PARKING LOT

30' FIRE LANE

TREE PROTECTION FENCE, TYP.

FIRE HYDRANT, REF. CIVIL

1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026

PROP. 20'X20' WATER EASEMENT

S 88°23'49" W 961.50'

PROPERTY LINE

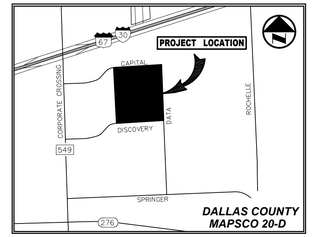
12" W

DISCOVERY BLVD

MATCHLINE, SEE SHEET L1.04

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

NO.	DATE	REVISION

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TBPELS ENGINEERING FIRM NO. 11756
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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

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

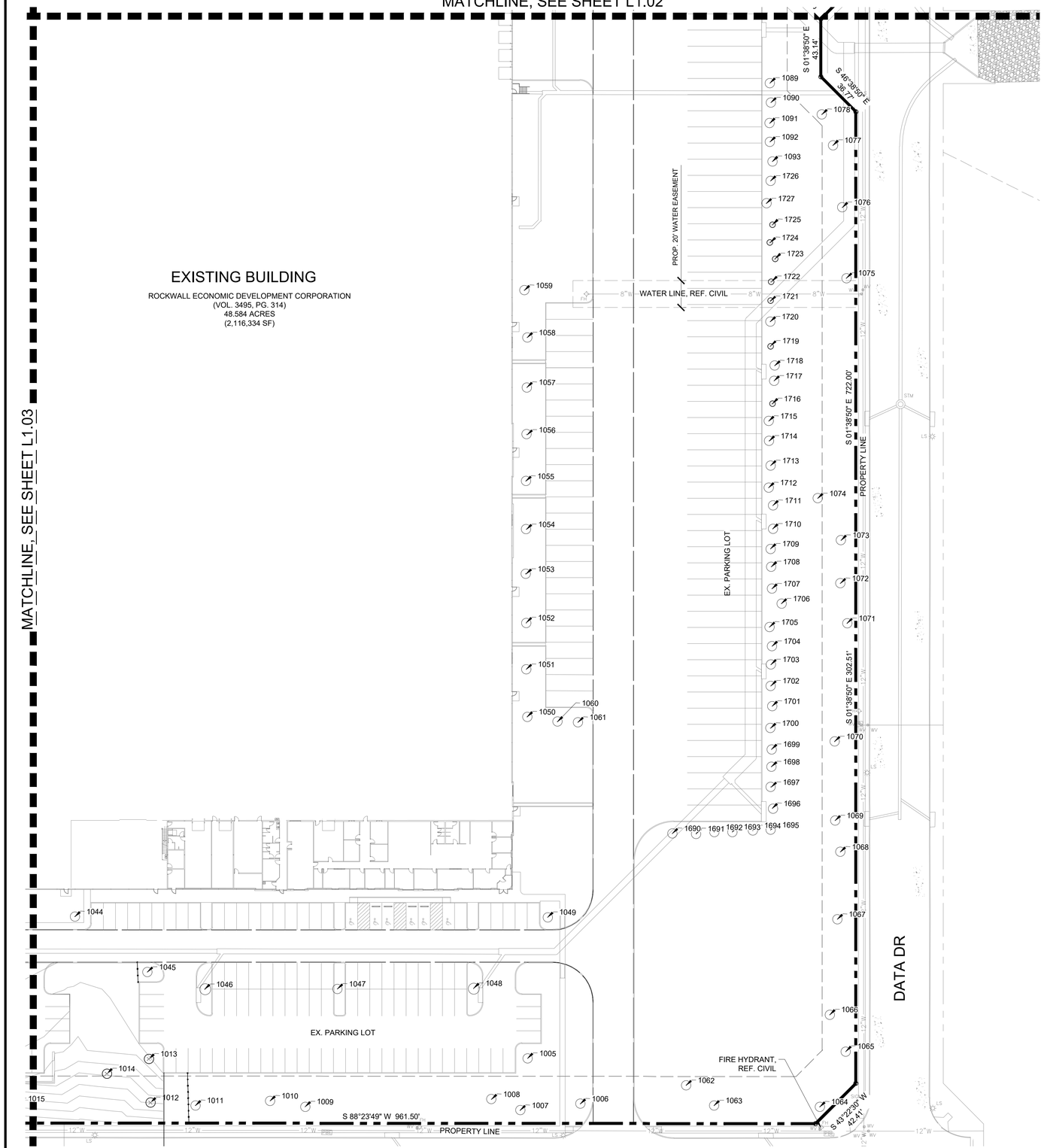
CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.02

MATCHLINE, SEE SHEET L1.03

EXISTING BUILDING

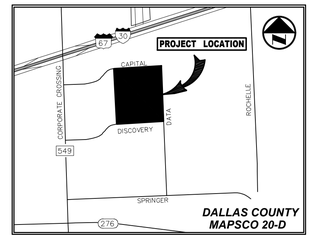
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
48.584 ACRES
(2,116,334 SF)



1 TREE PRESERVATION PLAN
1" = 40'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

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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				L1.04

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

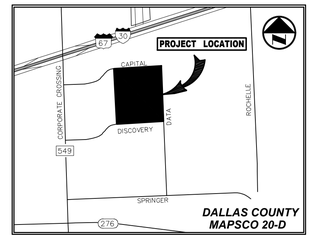
CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

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	
1006	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1007	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1008	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1009	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1010	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1011	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1012	LIVE OAK	Quercus virginiana	6	REMOVE	PRIMARY	4	6
1013	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1014	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
1015	LIVE OAK	Quercus virginiana	5.5	REMOVE	PRIMARY	4	5.5
1016	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1017	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1018	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1019	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1020	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1021	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1022	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1023	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1024	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1025	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1026	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1027	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1028	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1029	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1030	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1031	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1032	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1033	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1034	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1035	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1036	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1037	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1038	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1039	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1040	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1041	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1042	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1043	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1044	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1045	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1046	CEDAR ELM	Ulmus crassifolia	8	PRESERVE	PRIMARY	4	
1047	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1048	CEDAR ELM	Ulmus crassifolia	8.5	PRESERVE	PRIMARY	4	
1049	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1050	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1051	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1052	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1053	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1054	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1055	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1056	CEDAR ELM	Ulmus crassifolia	4	PRESERVE	PRIMARY	2	
1057	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1058	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1059	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1060	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1061	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1062	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1063	LIVE OAK	Quercus virginiana	4.5	PRESERVE	PRIMARY	4	
1064	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1065	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1066	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1067	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1068	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1069	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1070	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1071	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1072	LIVE OAK	Quercus virginiana	7	PRESERVE	PRIMARY	4	
1073	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1074	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1075	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1076	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1077	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	2	
1078	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1079	LIVE OAK	Quercus virginiana	4	PRESERVE	PRIMARY	2	
1080	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1081	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1082	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1083	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1084	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1085	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1086	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1087	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1088	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1089	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1090	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1091	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1092	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1093	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	2	
1530	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1551	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1552	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1553	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1554	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1555	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1556	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1557	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1559	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1560	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1562	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1563	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1564	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1565	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1566	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1567	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1568	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1569	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1570	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
1571	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1572	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1573	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1574	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1575	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1576	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1577	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1578	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1579	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1581	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1582	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1584	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1585	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1586	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1587	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
1588	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1589	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1590	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
1591	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1592	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1593	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1594	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
1595	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1596	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1597	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
1598	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1599	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1600	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1601	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1602	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1603	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1604	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1605	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1606	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1607	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1608	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
1609	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1610	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1611	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1612	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1613	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1614	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1615	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1616	EASTERN RED CEDAR	Juniperus virginiana	12.5	PRESERVE	SECONDARY	4	
1617	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1618	EASTERN RED CEDAR	Juniperus virginiana	10.5	PRESERVE	SECONDARY	4	
1619	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1620	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1621	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1622	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1623	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1624	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1625	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1626	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1627	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1628	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1629	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1630	EASTERN RED CEDAR	Juniperus virginiana	3.5	PRESERVE	SECONDARY	4	
1631	EASTERN RED CEDAR	Juniperus virginiana	18	PRESERVE	SECONDARY	4	
1632	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1633	EASTERN RED CEDAR	Juniperus virginiana	15.5	PRESERVE	SECONDARY	4	
1634	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1635	EASTERN RED CEDAR	Juniperus virginiana	15	PRESERVE	SECONDARY	4	
1636	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1637	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1638	EASTERN RED CEDAR	Juniperus virginiana	8	PRESERVE	SECONDARY	4	
1639	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1640	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1641	EASTERN RED CEDAR	Juniperus virginiana	9	PRESERVE	SECONDARY	4	
1642	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1643	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1644	EASTERN RED CEDAR	Juniperus virginiana	13.5	PRESERVE	SECONDARY	4	
1645	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1646	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1647	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1648	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1649	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1650	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1651	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1652	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1653	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1654	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1655	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1656	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1657	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1658	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1659	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1660	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1661	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1662	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1663	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

ROCKWALL MANUFACTURING FACILITY

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				L1.05

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

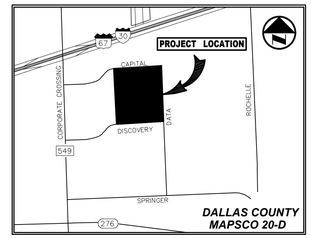
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1664	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1665	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1666	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1667	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1668	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1669	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
1670	CEDAR ELM	Ulmus crassifolia	12.5	REMOVE	PRIMARY	4	12.5
1671	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1672	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1673	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1674	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1675	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1676	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1677	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1678	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1679	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1680	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1681	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1682	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
1683	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1684	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
1685	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1686	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1687	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1688	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1689	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1690	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1691	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1692	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1693	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1694	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1695	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1696	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1697	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1698	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1699	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1700	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1701	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	3	
1702	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1703	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1704	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1705	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1706	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1707	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1708	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1709	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1710	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1711	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1712	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1713	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1714	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1715	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1716	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1717	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1718	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1719	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1720	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1721	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1722	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1723	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1724	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1725	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1726	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1727	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7501	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7502	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7503	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7504	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7505	AMERICAN ELM	Ulmus americana	5	REMOVE	PRIMARY	4	5
7506	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7507	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7508	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7509	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7510	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7511	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7512	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7513	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7514	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7515	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7516	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7517	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7518	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7519	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7520	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7521	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7522	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7523	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7524	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7525	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7526	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7527	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7528	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7529	AMERICAN ELM	Ulmus americana	8.5	REMOVE	PRIMARY	4	8.5
7530	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7531	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7532	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7533	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7534	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7535	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7536	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7537	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7538	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7539	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7540	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7541	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7542	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7543	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7544	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7545	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7546	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7547	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7548	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7549	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7550	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7551	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7552	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7553	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7554	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7555	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7556	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7557	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7559	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7560	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7562	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7563	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7564	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7565	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7566	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7567	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7568	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7569	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
7570	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7571	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7572	EASTERN RED CEDAR	Juniperus virginiana	16.5	REMOVE	SECONDARY	4	16.5
7573	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7574	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7575	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7576	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7577	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7578	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7579	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7580	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7581	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7582	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7584	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
7585	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7586	AMERICAN ELM	Ulmus americana	6	REMOVE	PRIMARY	4	6
7587	AMERICAN ELM	Ulmus americana	14.5	REMOVE	PRIMARY	4	14.5
7588	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7589	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7590	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7591	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7592	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7593	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7594	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7595	AMERICAN ELM	Ulmus americana	13	REMOVE	PRIMARY	4	13
7596	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7597	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7598	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7599	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7600	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7604	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7605	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7606	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7607	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7608	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7609	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7610	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7611	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7612	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7613	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7614	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7615	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7616	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7617	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7618	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7619	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
7620	GUM BUMELIA	Sideroxylon lanuginosum	8.5	REMOVE	PRIMARY	4	8.5
7621	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7622	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7623	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7624	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7625	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7626	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7627	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7628	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7629	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7630	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7631	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7632	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7633	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7634	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7635	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7636	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7637	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7638	EASTERN RED CEDAR	Juniperus virginiana	0.5	REMOVE	SECONDARY	4	
7639	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7640	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7641	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7642	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7643	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7644	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7645	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7646	AMERICAN ELM	Ulmus americana	17	REMOVE	PRIMARY	4	17
7647	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7648	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7649	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7650	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7651	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7652	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7653	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7654	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7655	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7656	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7657	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7658	COMMON PERSIMMON	Diospyros virginiana	6	REMOVE	PRIMARY	4	6
7659	AMERICAN ELM	Ulmus americana	14	REMOVE	PRIMARY	4	14
7660	EASTERN RED CEDAR	Juniperus virginiana	15.5	REMOVE	SECONDARY	4	15.5
7661	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7662	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7663	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7664	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7665	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7666	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7667	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7668	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7669	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7670	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7671	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7672	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7673	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7674	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7676	AMERICAN ELM	Ulmus americana	7.5	REMOVE	PRIMARY	4	7.5
7677	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7678	GUM BUMELIA	Sideroxylon lanuginosum	4	REMOVE	PRIMARY	4	4
7679	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7680	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7681	AMERICAN ELM	Ulmus americana	6.5	REMOVE	PRIMARY	4	6.5
7682	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7683	AMERICAN ELM	Ulmus americana	13.5	REMOVE	PRIMARY	4	13.5
7684	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7685	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7686	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7687	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7688	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7689	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7690	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7691	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7692	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7693	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7694	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7695	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7696	CEDAR ELM	Ulmus crassifolia	5	REMOVE	PRIMARY	4	5
7697	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7698	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7699	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7700	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7801	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7802	CEDAR ELM	Ulmus crassifolia	14	REMOVE	PRIMARY	4	14
7803	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7804	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7805	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7806	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7807	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7808	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7809	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7810	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7811	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7812	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7813	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7814	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7815	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7816	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7817	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7818	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7819	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7820	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
7821	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7822	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECOND



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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

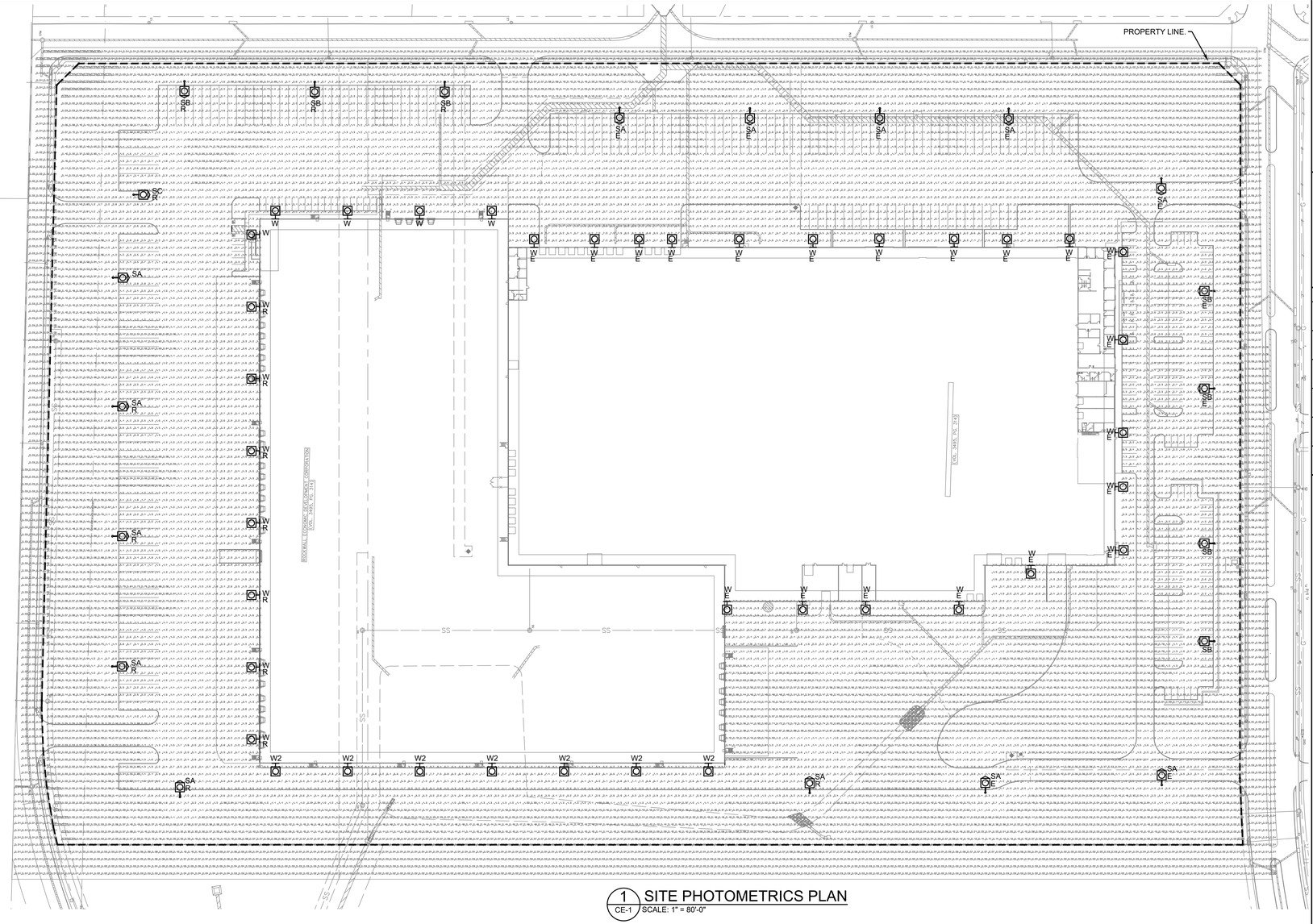
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.07

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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

SITE DATA
SUMMARY TABLE

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. 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 SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

PHOTOMETRICS NOTES

1. 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.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE 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

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load
W,SA	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	GLEON-SA6C-740-U-T4FT	96x	42558 lm	0.92	333 W
SB	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	GLEON-SA6C-740-U-SL4-HSS	96x	34333 lm	0.92	333 W
W2	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS	GLEON-SA6C-740-U-T2	96x	41518 lm	0.92	333 W
SC	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	GLEON-SA6C-740-U-5MQ	96x	44444 lm	0.92	333 W

#	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

TL ENGINEERING
506 Vaux Dr.
Johns Creek, GA 30097
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tim.lee@tlengineer.com
TEXAS FIRM #F-22425 INDIVIDUAL #137106
JOB #TL25343

STATE OF TEXAS
TIMOTHY LUNSFORD LEE
137106
LICENSED PROFESSIONAL ENGINEER

12-04-25

ISSUE / REVISION:
12-04-25 - PERMIT SET

PROJECT NAME:
PRATT ROCKWALL
3400 DISCOVERY BLVD
ROCKWALL, TX
FOR:
ARCO
ATLANTA, GA

SHEET TITLE:
SITE PHOTOMETRICS PLAN

SHEET NUMBER:
CE-1

OF 2 SHEETS.
SHEET SIZE: 24x36

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

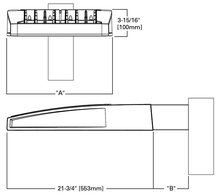
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DLC Certified for 3000K CCT and warmer only.

Product Features

Light Afterburst™ BAA

Product Certifications

DLC LISTED 1 DLC LISTED PREMIUM 1 3G VIB IP66 CERTIFIED 2 5 YEAR

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"C" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON–Galleon **BAA-GLEON**–Galleon, Buy American-Act Compliant [24] **TAA-GLEON**–Galleon, Trade Agreements Act Compliant [24]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	A=600mA B=800mA C=1000mA D=1200mA [4]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **827**=802CRI, 2700K **830**=802CRI, 3000K **AMB**=Amber, 590nm [4, 11]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 4] **9**=347V [3]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	[Blank]=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [18] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [17] **QMEA**=Quick Mount Arm (Extended Length) [17] **QML**=Quick Mount Arm (Standard Length, Large) [19]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

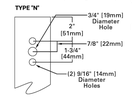
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [17]
DIM=External 0-10V Dimming Leads [16, 19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20W LE, 1449 Surge Protective Device **2L**=Two Circuits [4, 17] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [4] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **LCF**=Light Square Trim Painted to Match Housing [19] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [1] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [20] **AHD14S**=After Hours Dim, 5 Hours [21] **AHD24S**=After Hours Dim, 6 Hours [21] **AHD35S**=After Hours Dim, 7 Hours [21] **AHD35S**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [9] **SPBS**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] **MLSXL20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9, 22] **MLSL40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9, 22] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9] **MLSTXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9] **MLSXXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9] **WPSTXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9] **LWR-LW**=Enlighted Sensor, 8' - 16' Mounting Height [9] **LWR-LH**=Enlighted Sensor, 16 - 40' Mounting Height [9] **DIM10-L00**=AirMesh Occupancy Sensor (<8' Mounting) [9] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [9] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [9]	**OA/RA1013**=Photocontrol Shorting Cap **MA1152**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **PSB-100**=Wireless Configuration Tool for Occupancy Sensor [9] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Lights Square **GLEON-MT2**=Field Installed Mesh Top for 5-6 Lights Square **GLEON-MT3**=Field Installed Mesh Top for 7-8 Lights Square **GLEON-MT4**=Field Installed Mesh Top for 9-10 Lights Square **GLEON-QMEA**=Quick Mount Arm **GLEON-QMEA-Gen**=Quick Mount Extended Arm Kit [17] **LSXHSS**=Field Installed House Side Shield [4, 9] **LS/GRSBK-3PK**=Glare Reducing Shield, Black [4, 23] **LS/GRSWH-3PK**=Glare Reducing Shield, White [4, 23] **LS/PFS**=Perimeter Shield, Black [4] **WGLC-7P-15A**=WaveLinx Outdoor Control Module [16, 24] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [16, 24]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not recommended for seacoast locations.
4. Not compatible with MS/L4/LX3 or MS/L1/LX1 sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Not compatible with 480V input voltage option. Not compatible with 347V, 480V, and available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. Sensor required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 4 light squares.
13. Not available with "U" option. Sure for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with NEL, MVLX or MS/DIM at 347V or 480V. 2L in SA2 through SA4 require a larger housing, normally used for SA5 and above. Fusing option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of PER, PERS, or PERT for PR or PR7 photocontrol receptacle with photocontrol accessory. See After Hours Dim Programming Guide for additional information.
22. Not for use with 14FT, 14W or SL4 optics. See ES Spec for details.
23. The PSB-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ambient light thresholds. Contact your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory-installed only requiring network components LWP-DM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 14FT, 14W or SL4 optics. A black trim plate is used when HSS is selected.
28. CC is not available with the LWR, MS, MS/L, MS/DIM, RPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. Wire harness required to enable field configurability; Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

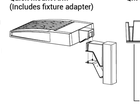
Mounting Details

Standard Arm (Drilling Pattern)

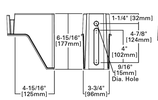
TYPE "N"



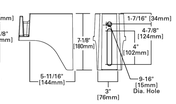
Quick Mount Arm (Includes fixture adapter)



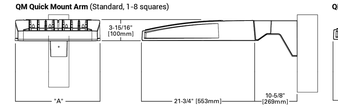
QM and QMEA Pole Mount (1 - 8 squares)



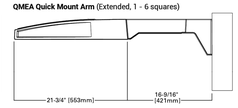
QML Pole Mount (7 - 10 squares)



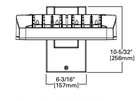
QM Quick Mount Arm (Standard, 1-8 squares)

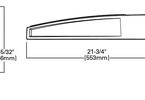


QMEA Quick Mount Arm (Extended, 1 - 6 squares)

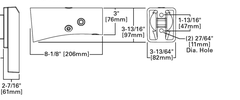


Standard Wall Mount



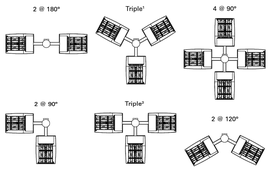


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



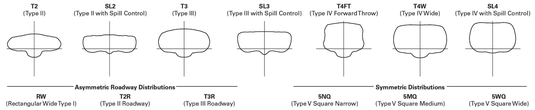
NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.
1 Shown with 4 secure combinations

Fixture Weights and EPAs

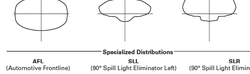
Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions

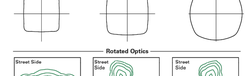
Asymmetric Area Distributions



Asymmetric Roadway Distributions

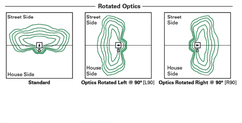


Symmetric Distributions



Specialized Distributions

Rotated Optics



Product Specifications

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-19, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	122	121	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
SNQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
SMQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,732	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B

CAPITAL BOULEVARD

DISCOVERY BOULEVARD

All of the existing utilities that run under here will need to be relocated and easements rededicated. You cannot place a building within utility easements.

Grate inlets **not** allowed. Need to send drainage to a curb inlet.

Grate inlets **not** allowed. Need to send drainage to a curb inlet.

General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW. No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- Show commercial dumpster locations on the site plan. Dumpsters may not directly face a roadway.
- No structures including walls and overhangs allowed in easements
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- City driveway spacing requirements must bet met if adding driveways.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- If removing or relocating any Industrial Discharge sample site, you must get with NTMWD to re-establish a new/relocated sample site.
- $2,773.07/acre sewer pro-rata and $379.24/acre lift station & force main pro-rata

Drainage Items:
- Existing flow patterns must be maintained.
- Must verify that detention has been provided for the new area and the detention that is being removed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

1. USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

TYPICAL DIMENSIONS FOR HEAD-TO-HEAD PARKING SPACES
A — NOT TO SCALE — (PRIVATE ONLY)

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042 DATE: 12/12/2025

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____ 2025.
WITNESS OUR HANDS, this ___ day of _____ 2025.
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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

SITE PLAN
ROCKWALL MANUFACTURING FACILITY
3400 DISCOVERY BOULEVARD
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	HDR	DEC 2025	1"=80"			SP-1

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00 CASE NUMBER: XXXX-XXXX

CBARRANAGATORRES
12/11/2025 5:28 PM
N:\0068742.00\06 CAD\DWG\SITE DESIGN C3D\0068742.00SITE_PLAN.DWG

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 unplatted)	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	[redacted]	ADDRESS	[redacted]
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 _____ 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."

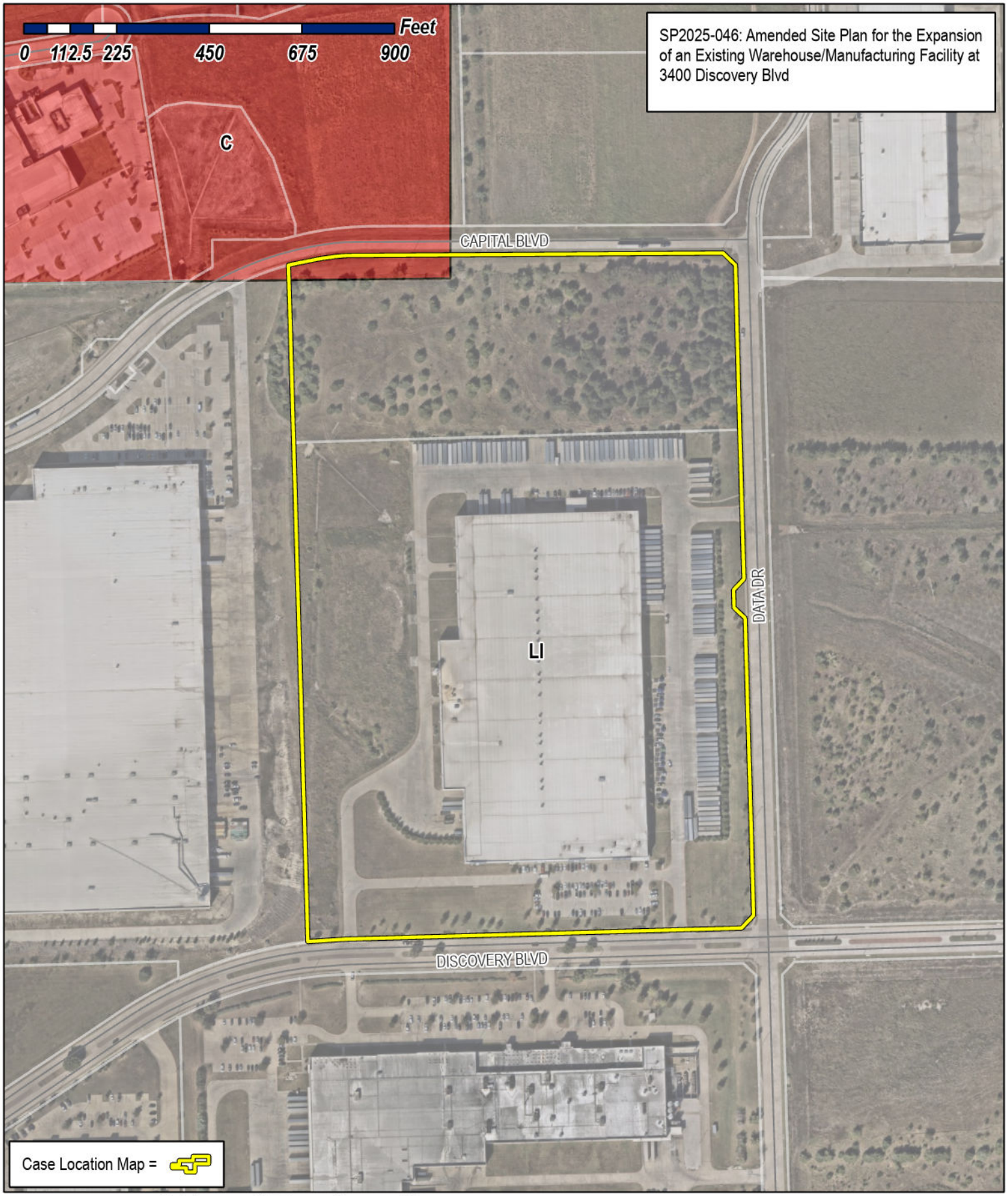
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 *DAY OF* Dec *20* 25.

OWNER'S SIGNATURE Foltz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Leeuw

DEBORAH LEEUW
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 10270440

MY COMMISSION EXPIRES



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.

CAPITAL BOULEVARD

DISCOVERY BOULEVARD

N 89°43'48" E 853.72'

S 45°58'39" E 42.95'

S 01°41'05" E 460.54'

S 01°38'50" E 1643.14'

S 01°38'50" E 302.51'

S 43°21'10" W 36.77'

S 01°38'50" E 43.14'

S 46°38'50" E 38.77'

S 01°38'50" E 722.00'

S 01°38'50" E 302.51'

S 43°22'30" W 42.41'

S 88°23'49" W 961.50'

Δ=15°03'17"
R=767.50'
L=201.66'
T=101.42'
CB=S 82°12'09" W
CD=201.08'

Δ=5°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=N 85°51'35" E
CD=92.30'

F.F.E.=602.00

F.F.E.=602.00

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

30' FIRE LANE

35' BUILDING SETBACK

25' BUILDING SETBACK

15' SANITARY SEWER EASEMENT

6" SANITARY SEWER

5' CONC WALK

CATCH BASIN (TYP)

STORM SEWER

55 SPACES @ 12' = 660.0'

3 @ 12' =36.0'

7 @ 12' = 84.0'

30' FIRE LANE & PUBLIC ACCESS EASEMENT

CONCRETE PAVEMENT

20' WATER EASEMENT

8" WATER

6" WATER

F.H.

5' CLEAR SPACE @ FH

CURB INLET

15' SANI SEWER EASEMENT

8" SANI SEWER

40' DRAINAGE EASEMENT

755.0'

275.0'

345.0'

645.0'

480.0'

440.7'

350.0'

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 3495, PG. 314)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000497020)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (VOL. 5528, PG. 194)

PRATT PROPERTIES X, INC. (INST. NO. 20160000032777)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 20130000491815)

14-4' HIGH LOADING DOCKS

3-4' HIGH LOADING DOCKS

36 SPACES @ 9' = 324.0'

18 SPACES @ 9' = 162.0'

29 SPACES @ 9' = 261.0'

61 SPACES @ 12' = 732.0'

25 SPACES @ 12' = 300.0'

10 @ 9' = 90.0'

9 @ 9' = 81.0'

5 @ 9' =45.0'

36' FIRE LANE

20' WATER EASEMENT

30' FIRE LANE & PUBLIC ACCESS EASEMENT

PROP. 24' FIRE LANE & PUBLIC ACCESS EASEMENT

10" FIRE PROTECTION SERVICE.

4" DOM WATER SERVICE

20'x20' WATER EASEMENT

2" WATER METER W/BOX

4" WATER METER W/VAULT

TRENCH DRAIN

BARRIER FREE RAMP

2" IRRIGATION WATER METER W/BOX (BETWEEN R.O.W. & WALK)

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

CITY OF ROCKWALL DRIVEWAY APPROACH W/BARRIER FREE RAMPS

PROJECT LOCATION

CAPITAL

DISCOVERY

DATA

ROCHELLE

SPRINGER

CORPORATE CROSSING

549

276

DALLAS COUNTY MAPSCO 20-D

VICINITY MAP
(NOT TO SCALE)

0 40 80 160 220
GRAPHIC SCALE IN FEET

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6" W	UNDERGROUND WATER LINE
6" SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT
	PROP FIRE LANE

SITE PLAN NOTES

1. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED PROJECT AS PART OF THE SITE PLAN APPROVAL PROCESS ONLY AND SHALL NOT BE CONSTRUCTED AS A FINAL DESIGN.
3. LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
4. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0045L, COMMUNITY-PANEL NO. 4804530045 L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOW TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID PAM AS FOLLOWS:

   UNDER ZONE X – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.

5. THE SUBJECT SITE HAS A DRAINAGE DIVIDE THAT ROUGHLY BISECTS THE SITE. STORM WATER DETENTION FOR DRAINAGE TO THE WEST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR ROCKWALL REGIONAL DETENTION POND (PACHECO KOCH, 2016). STORM WATER DETENTION FOR DRAINAGE TO THE EAST OF THE SUBJECT SITE IS PROVIDED IN A REGIONAL DETENTION POND PER PLANS FOR RTP PHASE V – INFRASTRUCTURE (FREESE AND NICHOLS, 2021).

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. ZONING
   LIGHT INDUSTRIAL

TYPICAL DIMENSIONS FOR HEAD-TO-HEAD PARKING SPACES

A

NOT TO SCALE (PRIVATE ONLY)

20'
9'
20'
9'

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042
DATE: 12/12/2025

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____ 2025.

WITNESS OUR HANDS, this ___ day of ____ 2025.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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

SITE PLAN

ROCKWALL MANUFACTURING FACILITY

3400 DISCOVERY BOULEVARD

LOT 1, BLOCK A, ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	HDR	DEC 2025	1"=80"			SP-1

ROCKWALL MANUFACTURING FACILITY

CBARRANGATORRES
12/11/2025 5:28 PM
N:\0068742.00\06 CAD\DWG\SITE DESIGN C3D\0068742.00SITE_PLAN.DWG

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

KEYNOTE LEGEND

KEY VALUE	KEYNOTE DESCRIPTION
2-0	EXISTING CONDITIONS
3-1	TILT-UP CONCRETE WALL PANELS
3-1.1	TILT-UP CONCRETE TYPICAL PANEL JOINT
3-1.3	TILT-UP CONCRETE REVEAL TYPE "B"
3-1.5	TILT-UP CONCRETE 9'-0"W X 12'-2"H KNOCKOUT WITH TYPE "A" REVEALS FOR FUTURE DOCK DOOR
3-2	CONCRETE RAMP
5-1.2	8" DIA. CONCRETE FILLED STEEL PIPE BOLLARD, SEE DETAIL SHEET A502
5-6	GALVANIZED OPEN-METAL GRATE DOCK STAIRS
7-1	PREFINISHED METAL COLLECTOR BOX
7-2	PREFINISHED METAL DOWNSPOUT
7-6	ROOF DECK INCLINE, SEE STRUC.
8-1	EXTERIOR INSULATED HOLLOW METAL MAN DOOR
8-2.2	ALUMINUM STOREFRONT SYSTEM W/ TEMPERED INSULATED GLAZING
8-3.1	OVERHEAD DOCK DOOR W/ DOCK LEVELER KO & PIT
8-4	OVERHEAD DRIVE-IN DOOR
23-2	MECHANICAL LOUVER, SEE MECHANICAL

PAINT LEGEND

COLOR A (A)	SHERWIN WILLIAMS SW 6252 ICE CUBE
COLOR B (B)	SHERWIN WILLIAMS SW 7073 NETWORK GRAY
COLOR C (C)	SHERWIN WILLIAMS PRATT GREEN

NOTE:

COLORS TO BE APPROVED BY OWNER / ARCHITECT PRIOR TO CONSTRUCTION

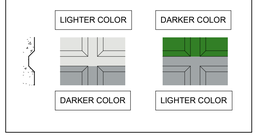
GC TO PAINT A SINGLE TILT PANEL ON SITE FOR OWNER APPROVAL BEFORE PROCEEDING WITH PAINTING ENTIRE BUILDING

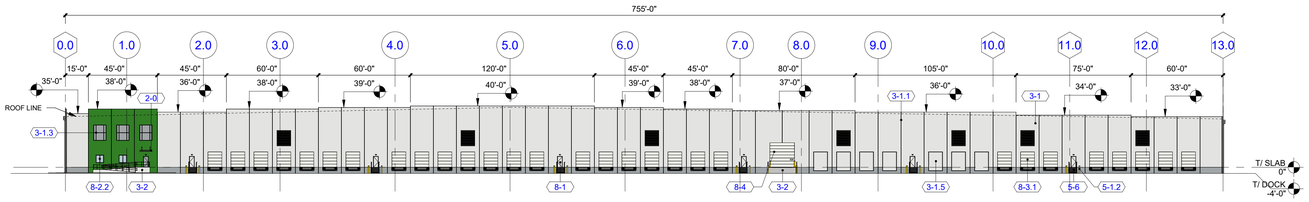
PAINT NOTES

EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT, SEE ELEVATIONS*
INTERIOR FACE OF TILT:	(2) COATS, WHITE LATEX PAINT, FLOOR TO 32'-0" A.F.F.*
METAL COPING / GRAVEL STOP / GUTTER / DOWNSPOUTS:	PAC-CLAD KYNAR FINISH SUBMIT PHYSICAL SAMPLES TO ARCHITECT FOR SELECTION
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, COLOR TO MATCH ADJACENT WALL, TYP.
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL RAMP GUARDRAIL:	GALVANIZED, PAINTED TO MATCH COLOR C
STEEL BOLLARDS:	EXTERIOR: GALVANIZED, PAINTED SAFETY YELLOW INTERIOR: PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
METAL ROOF ACCESS LADDER:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL DOCK ANGLE:	COLOR TO MATCH COLOR B, INDUSTRIAL ENAMEL
STOREFRONT SEALANT:	TO MATCH STOREFRONT
SILICONE SEALANT:	- TILT / TILT - (BASF - LIMESTONE) - TILT / UNSTAINED CONCRETE - (BASF - LIMESTONE)
ROOF DECKING:	FACTORY PAINTED, WHITE

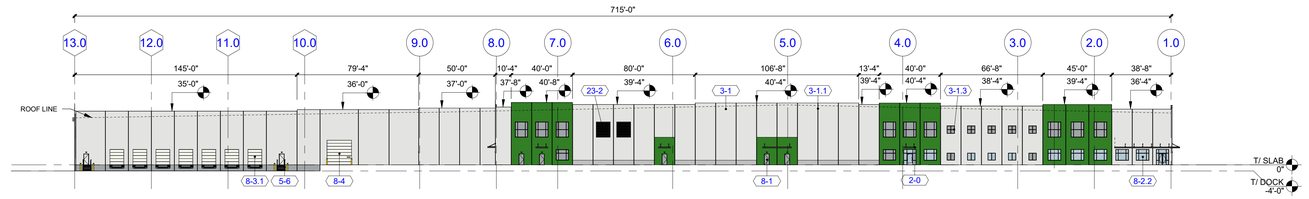
*ALL WALLS SHALL BE PREPARED AND PAINTED PER MANUFACTURER'S RECOMMENDATIONS.

REVEAL PAINT SCHEMES

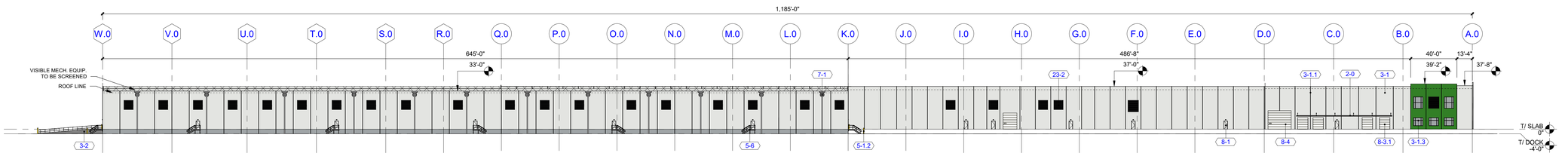




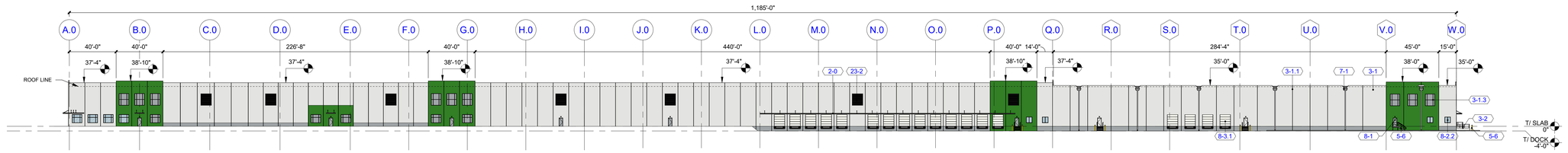
3 / A210 NORTH FINISH ELEVATION
SCALE: 1" = 40'-0"



5 / A210 SOUTH FINISH ELEVATION
SCALE: 1" = 40'-0"



4 / A210 WEST FINISH ELEVATION
SCALE: 1" = 40'-0"



2 / A210 EAST FINISH ELEVATION
SCALE: 1" = 40'-0"

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DESIGN BUILDER:
ARCO DESIGN/BUILD
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

DESIGNER/ ENGINEER:
ONE FOUR TWO ARCHITECTURE
380 INTERSTATE NORTH PARKWAY SUITE 210, ATLANTA, GA 30339
770.541.1700

PROJECT TITLE:
PRATT ROCKWALL EXPANSION
3400 DISCOVERY BLVD
ROCKWALL, TX 75032

PRATT INDUSTRIES

SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
	2025.12.05	50% PROGRESS

PROJECT NO.: DS429-25
DRAWN BY: SW

SHEET TITLE:
EXTERIOR FINISH ELEVATIONS

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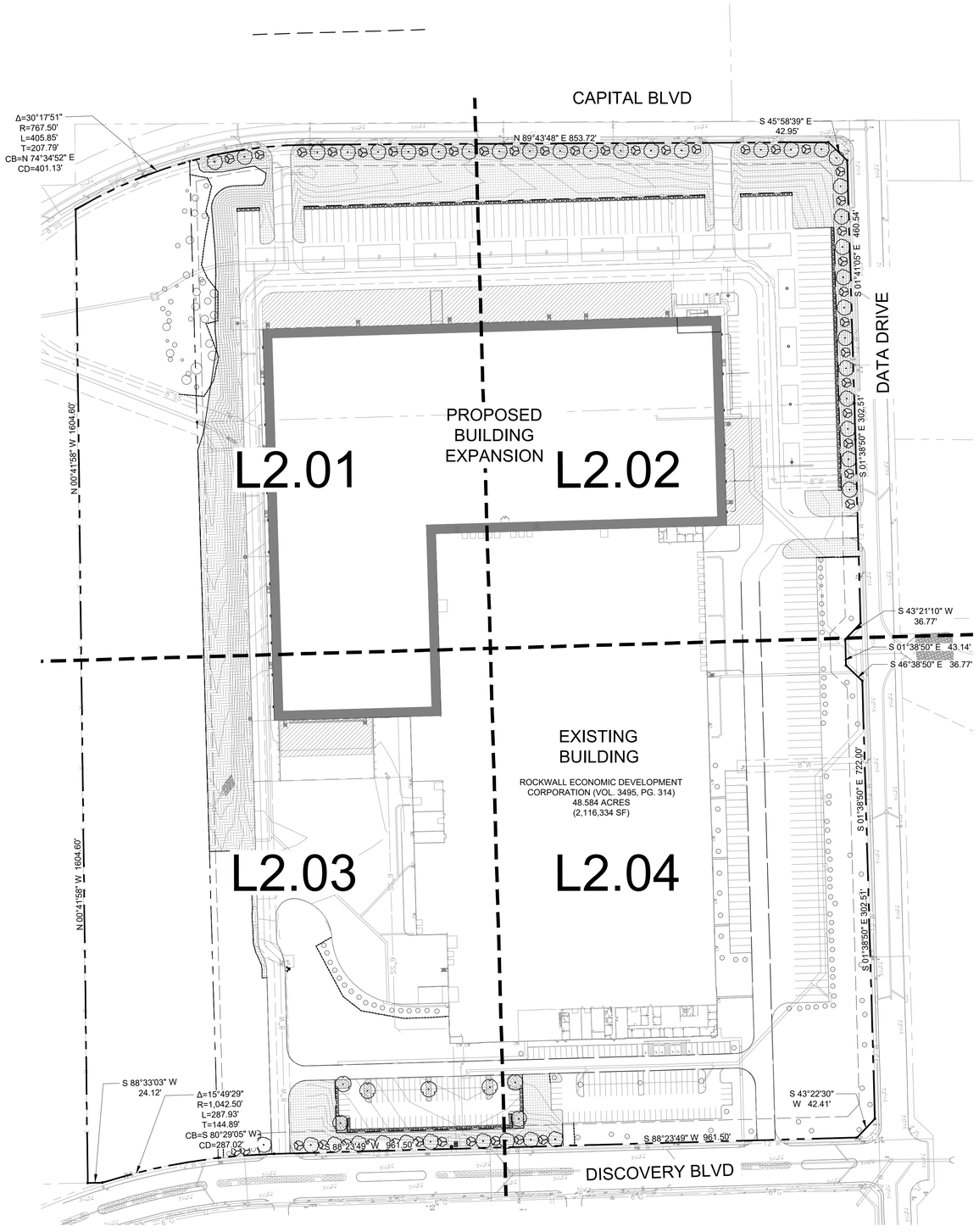
SHEET NUMBER:
A210



1 OVERALL LANDSCAPE PLAN
1" = 100'-0"

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

NOTE:
IRRIGATION SYSTEM TO BE AUTOMATIC PER CITY OF ROCKWALL STANDARDS. ALL TREES TO RECEIVE 2 TREE BUBBLERS.

PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

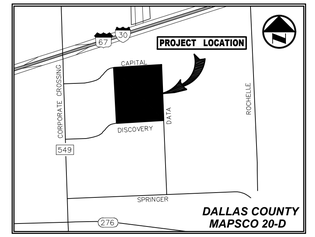
OWNER
ROCKWALL ECONOMIC DEV. CORP.
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TEXAS 75032
PHONE: (972) 772-0025
CONTACT: SHANNON FOLTZ

ENGINEER/APPLICANT
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: CHET LEUGERS

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 YAUPON	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

LANDSCAPE REQUIREMENTS - CITY OF ROCKWALL			
PROJECT: PRATT INDUSTRIES			
ZONING: LIGHT INDUSTRIAL			
TOTAL LOT AREA: 48.5 ACRES (2,116,334 SF), 15% MIN. LANDSCAPE IN FRONT YARD			
STREET TREES: 1 PER 50 L.F. OF STREET FRONTAGE	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
CAPITAL BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	793 / 50 = 16 CANOPY TREES & 16 ACCENT TREES	32 TREES	37 TREES
DATA DRIVE (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	585 / 50 = 12 CANOPY TREES & 12 ACCENT TREES	24 TREES	24 TREES
DISCOVERY BLVD (ROW OF EVERGREEN SHRUBS PROVIDED ALONG PARKING LOT WITHIN FRONT YARD)	758 / 50 = 15 CANOPY TREES & 15 ACCENT TREES	30 TREES	30 TREES
PARKING LOT TREES - 1 TREE PER 80 FEET	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
204 SPACES, NO TREE MORE THAN 80 FEET FROM PARKING SPACE		7 TREES	7 TREES
MINIMUM LANDSCAPE REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
15% OF THE SITE MUST BE LANDSCAPED	2,116,334 SF * .15 = 317,451 SF	317,451 SF	219,246 SF + EXISTING ON SITE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 50 100 200 300
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

Westwood
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westwoodps.com
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

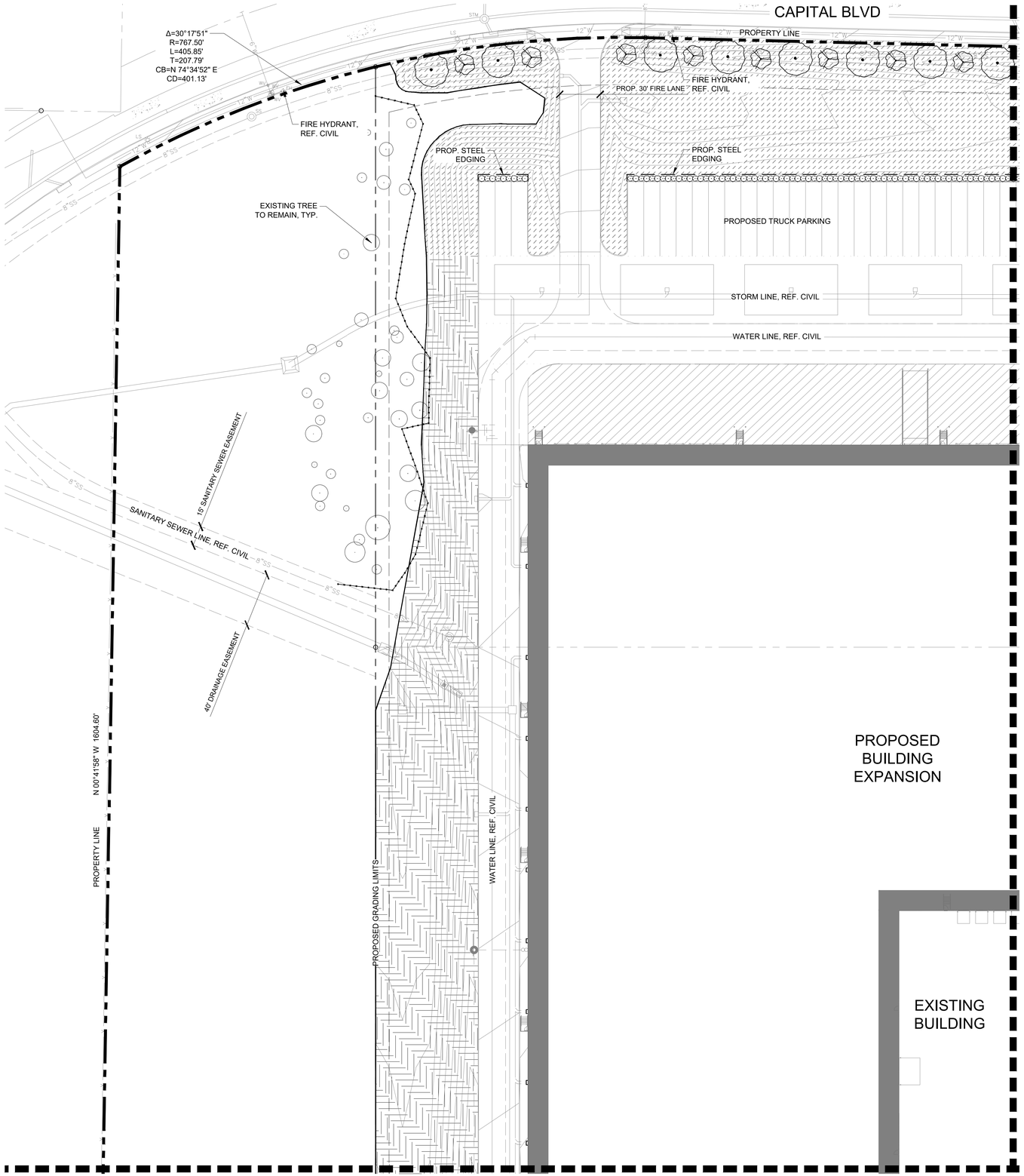
OVERALL LANDSCAPE PLAN
ROCKWALL MANUFACTURING FACILITY
PROJECT ADDRESS
LOT 1, BLOCK A, ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.00

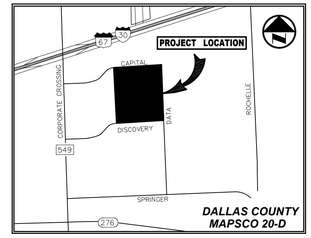
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

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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				L2.01

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

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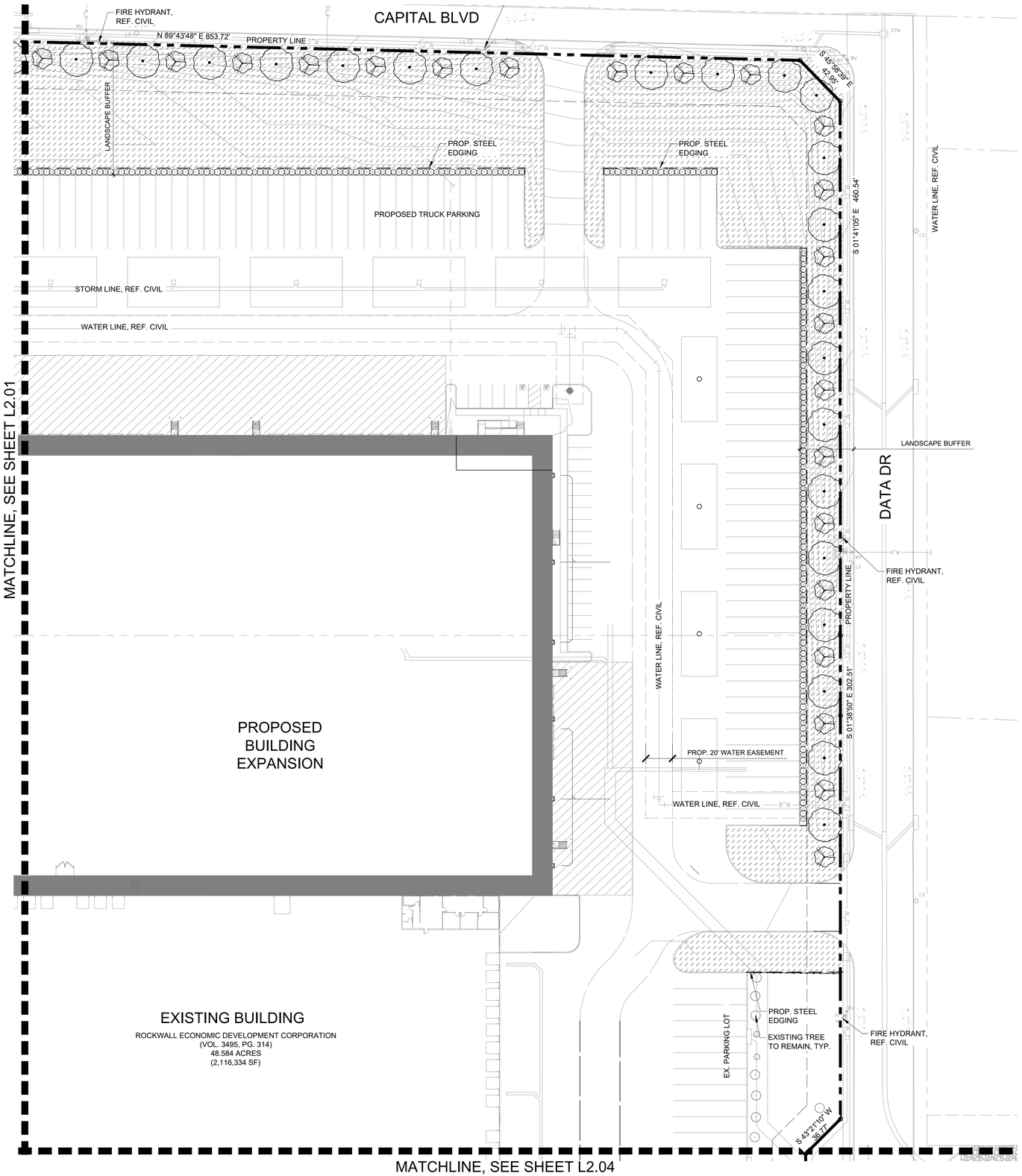

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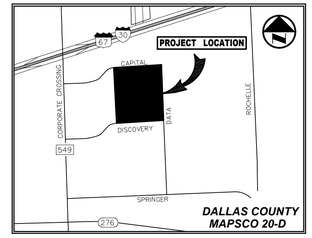

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

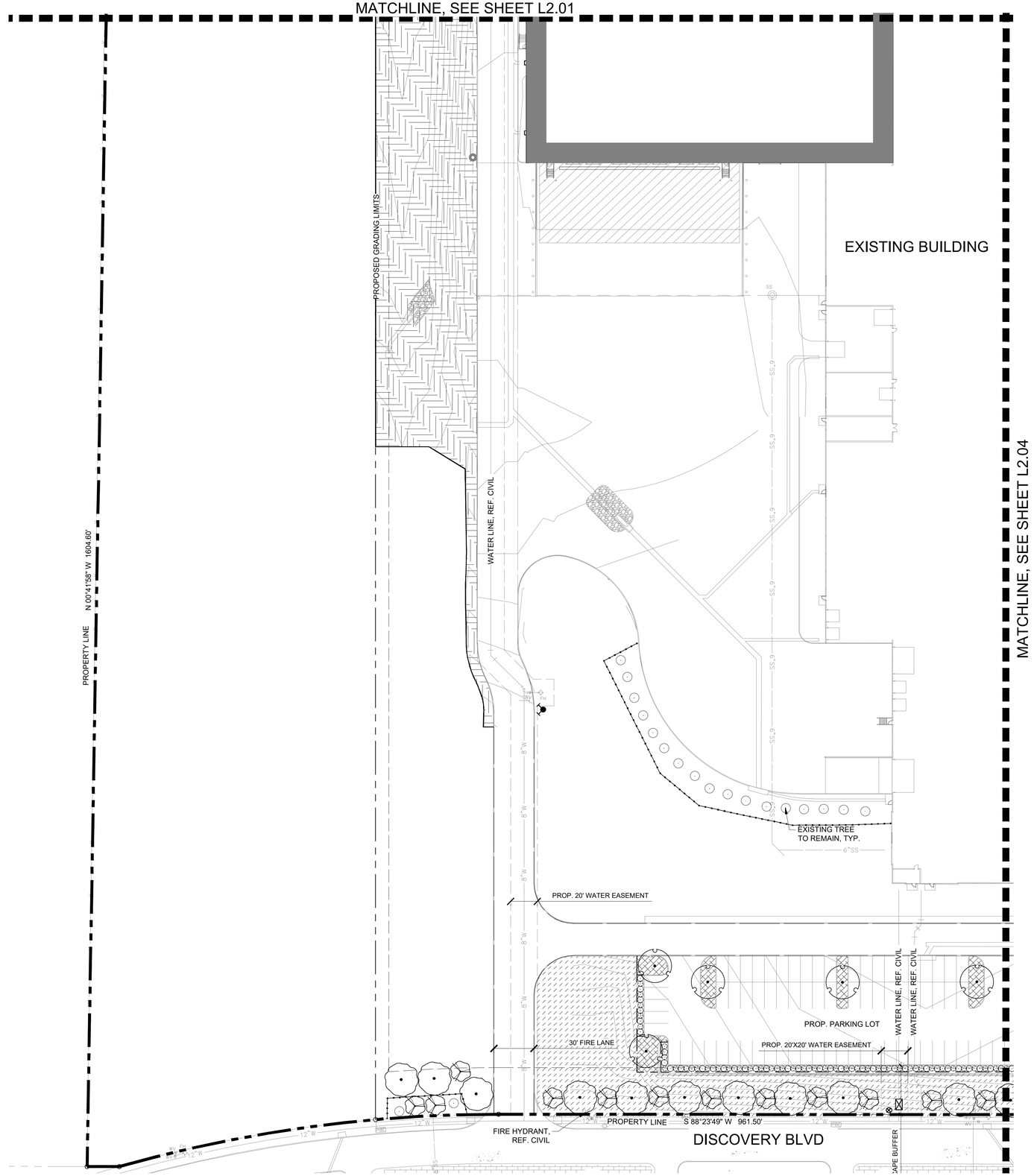
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.02

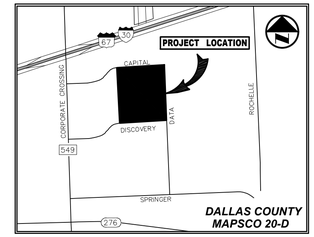
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP
(NOT TO SCALE)

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 YAUPON	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

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

0 20 40 80 120
GRAPHIC SCALE IN FEET

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

LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

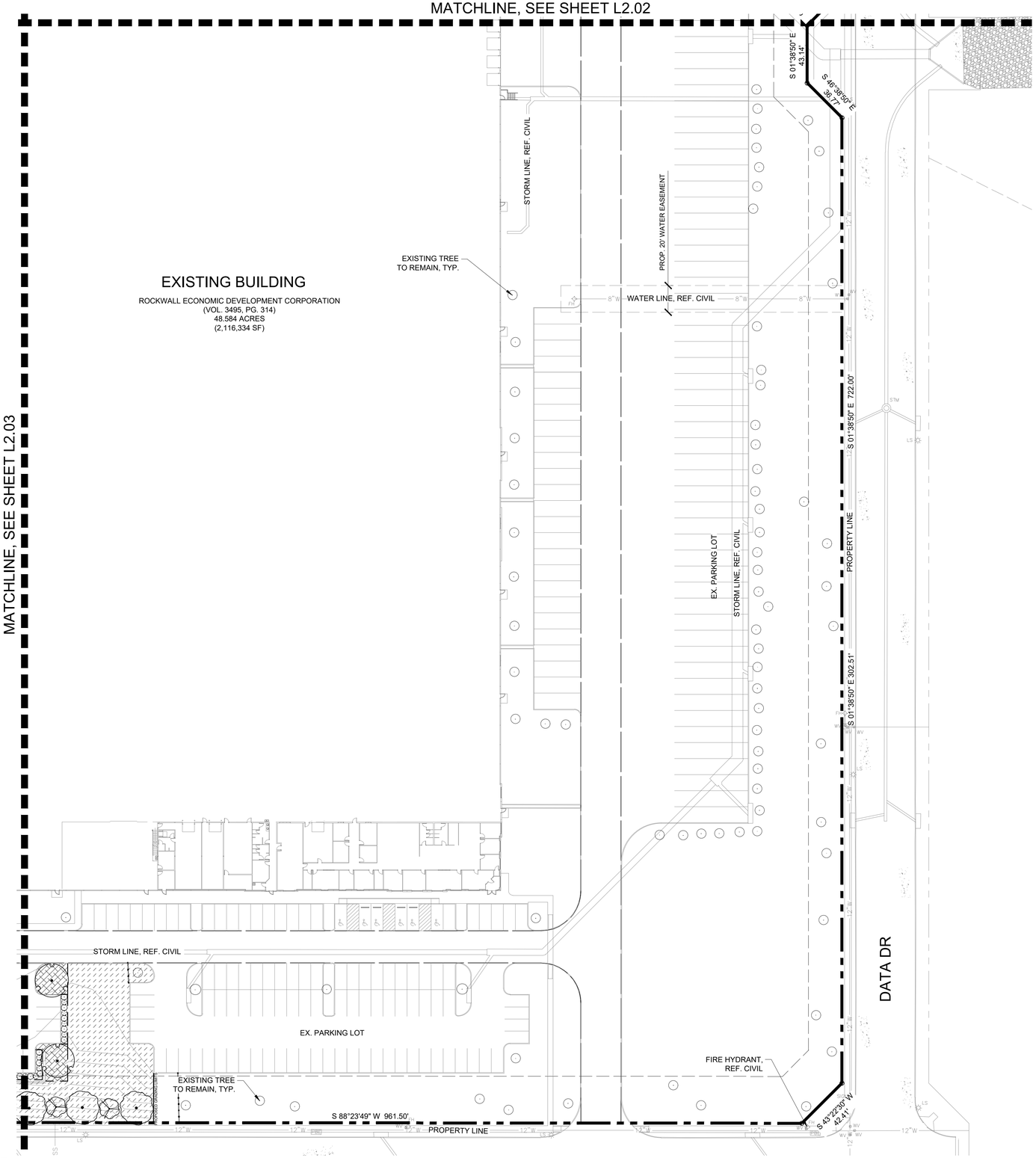
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.03

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 LANDSCAPE PLAN
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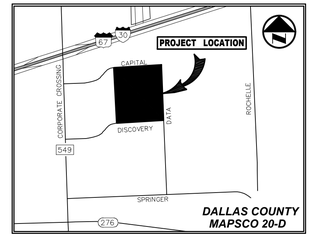

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0 20 40 80 120
GRAPHIC SCALE IN FEET

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LANDSCAPE PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

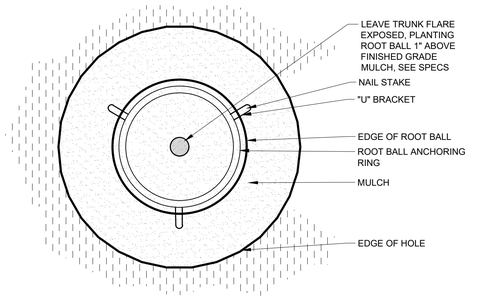
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.04

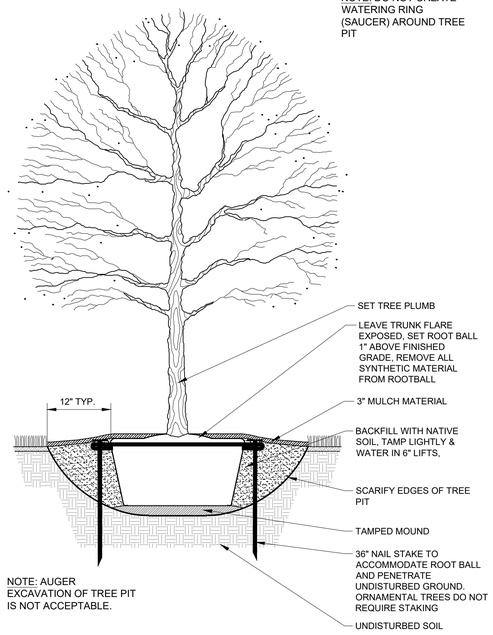
ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



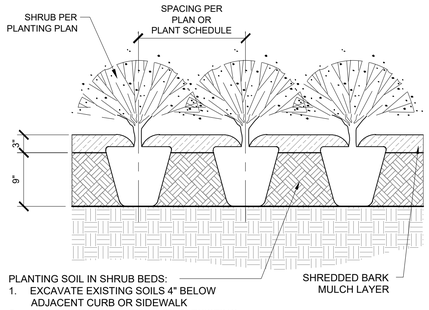
NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ UNDERGROUND STAKES

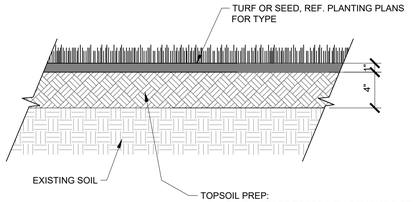
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING

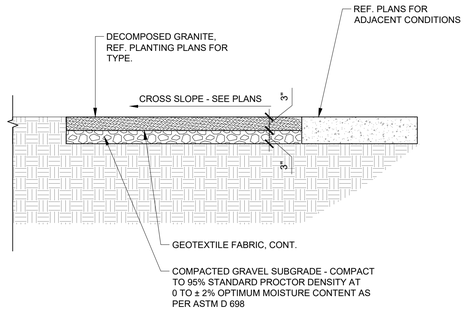
1" = 1'-0"



TOPSOIL PREP:
1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE

3 SOIL PROFILE FOR SOD & SEED

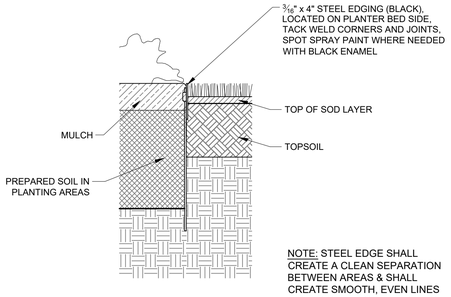
1 1/2" = 1'-0"



COMPACTED GRAVEL SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO ± 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698

4 DECOMPOSED GRANITE

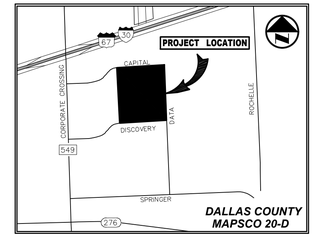
3/4" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

5 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"



VICINITY MAP
(NOT TO SCALE)

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

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LANDSCAPE DETAILS

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

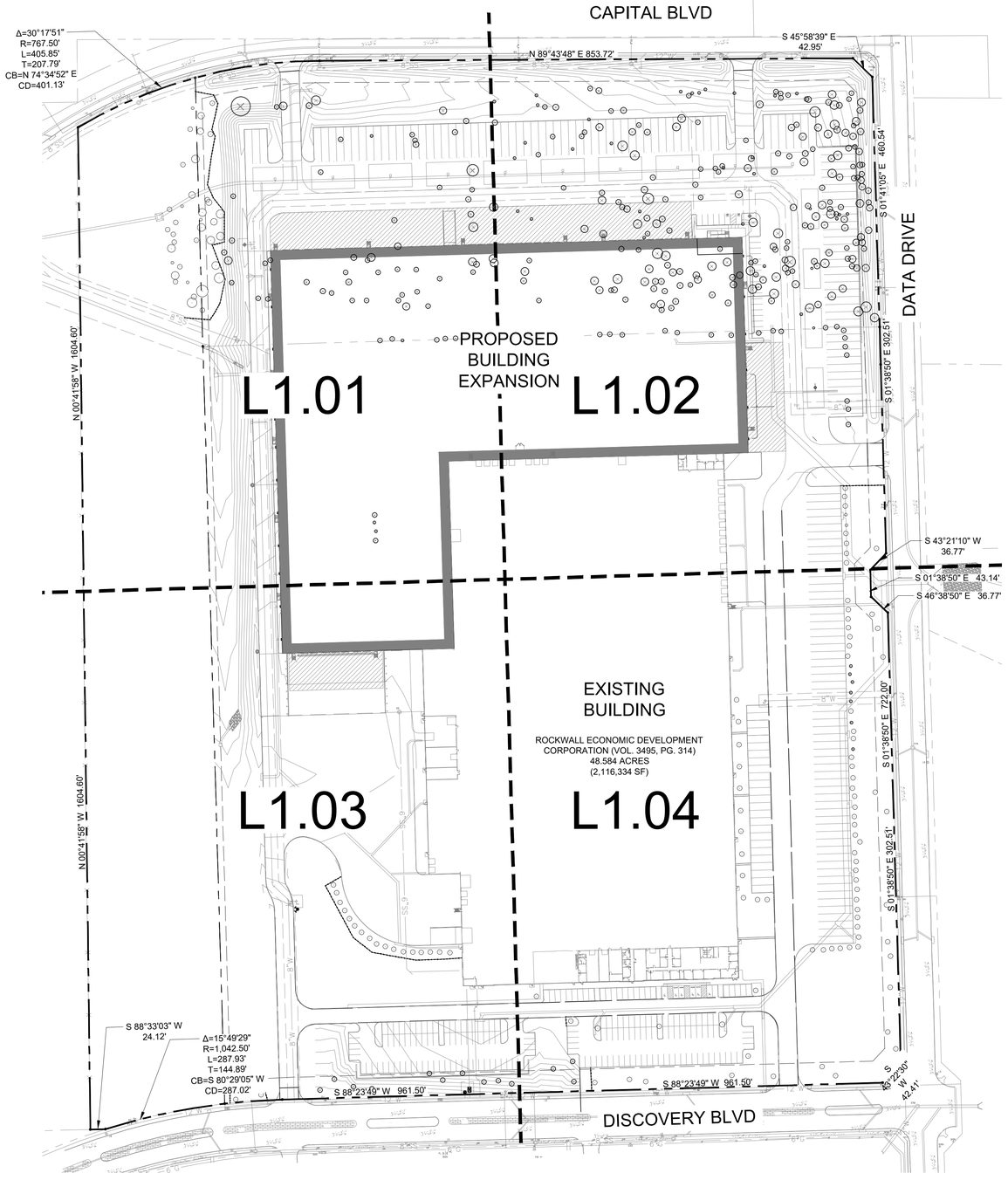
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L2.05

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



1 OVERALL TREE PROTECTION PLAN
1" = 100'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE MITIGATION NOTES

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.

   A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

   D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

   E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.

6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

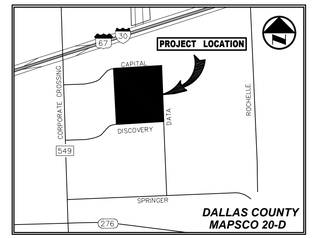
PROPOSED USE: INDUSTRIAL FACILITY
ZONING: LIGHT INDUSTRIAL

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER	ENGINEER/APPLICANT
ROCKWALL ECONOMIC DEV. CORP. 2610 OBSERVATION TRAIL SUITE 104 ROCKWALL, TEXAS 75032 PHONE: (972) 772-0025 CONTACT: SHANNON FOLTZ	WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 PHONE: (972) 235-3031 CONTACT: CHET LEUGERS



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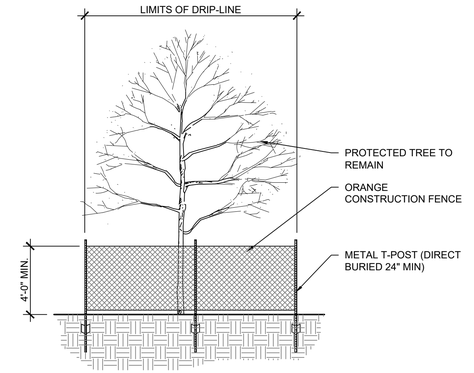
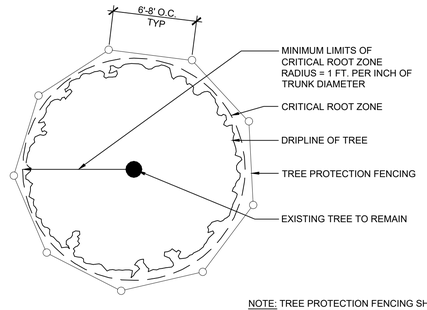


2 TREE PROTECTION FENCING
3/4" = 1'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

3 TREE PROTECTION FENCING - PLAN VIEW
N.T.S

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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0 50 100 200 300
GRAPHIC SCALE IN FEET

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OVERALL 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				L1.00

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00
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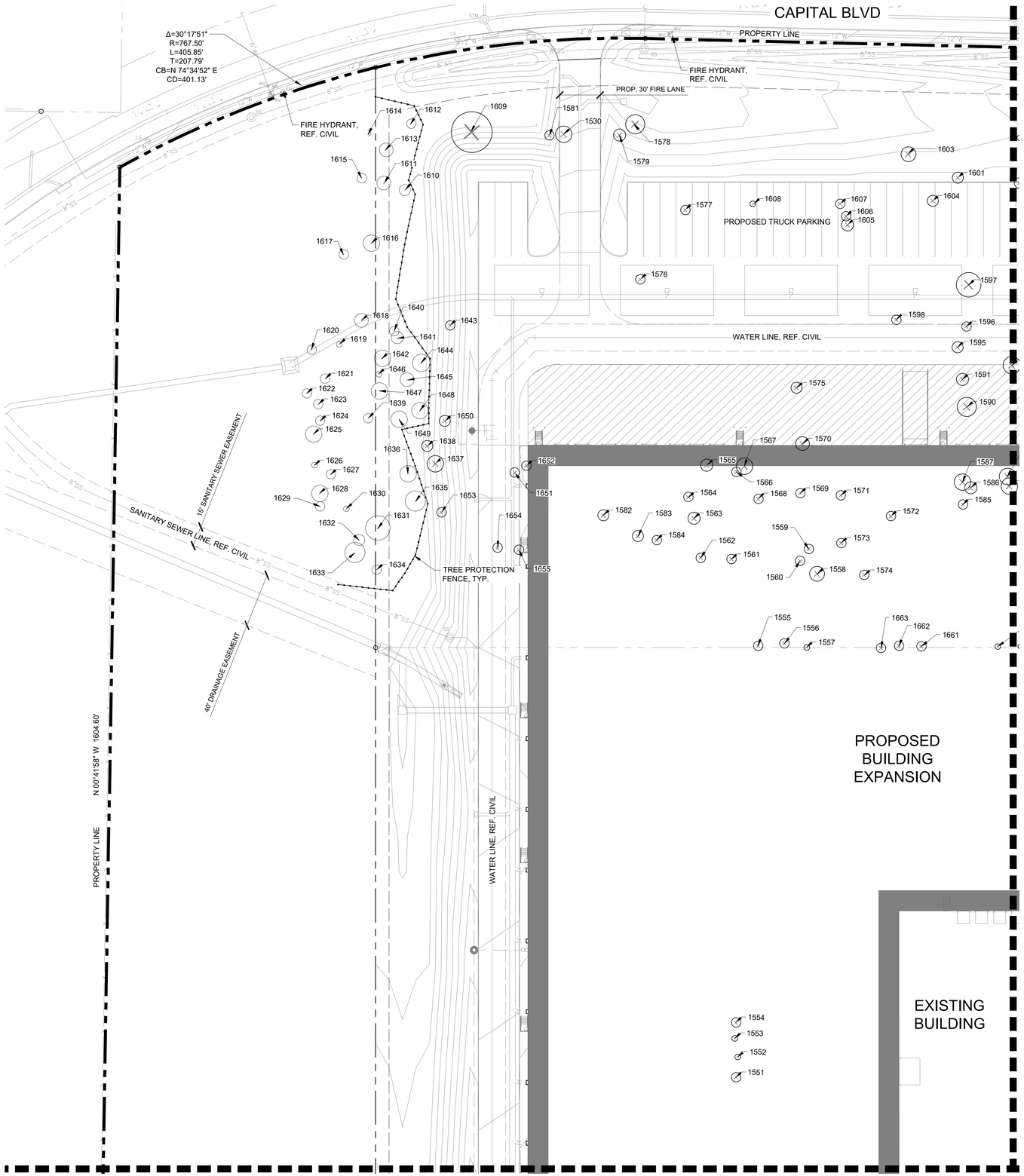

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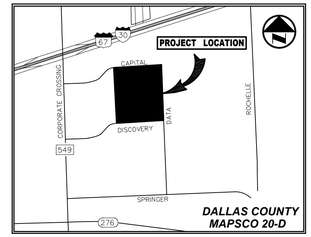

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1" = 40'-0"

0 20 40 80 120
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TREE PRESERVATION PLAN

ROCKWALL MANUFACTURING FACILITY

PROJECT ADDRESS

LOT 1, BLOCK A, ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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JBJ	EJK	DEC 2025				L1.01

ROCKWALL MANUFACTURING FACILITY

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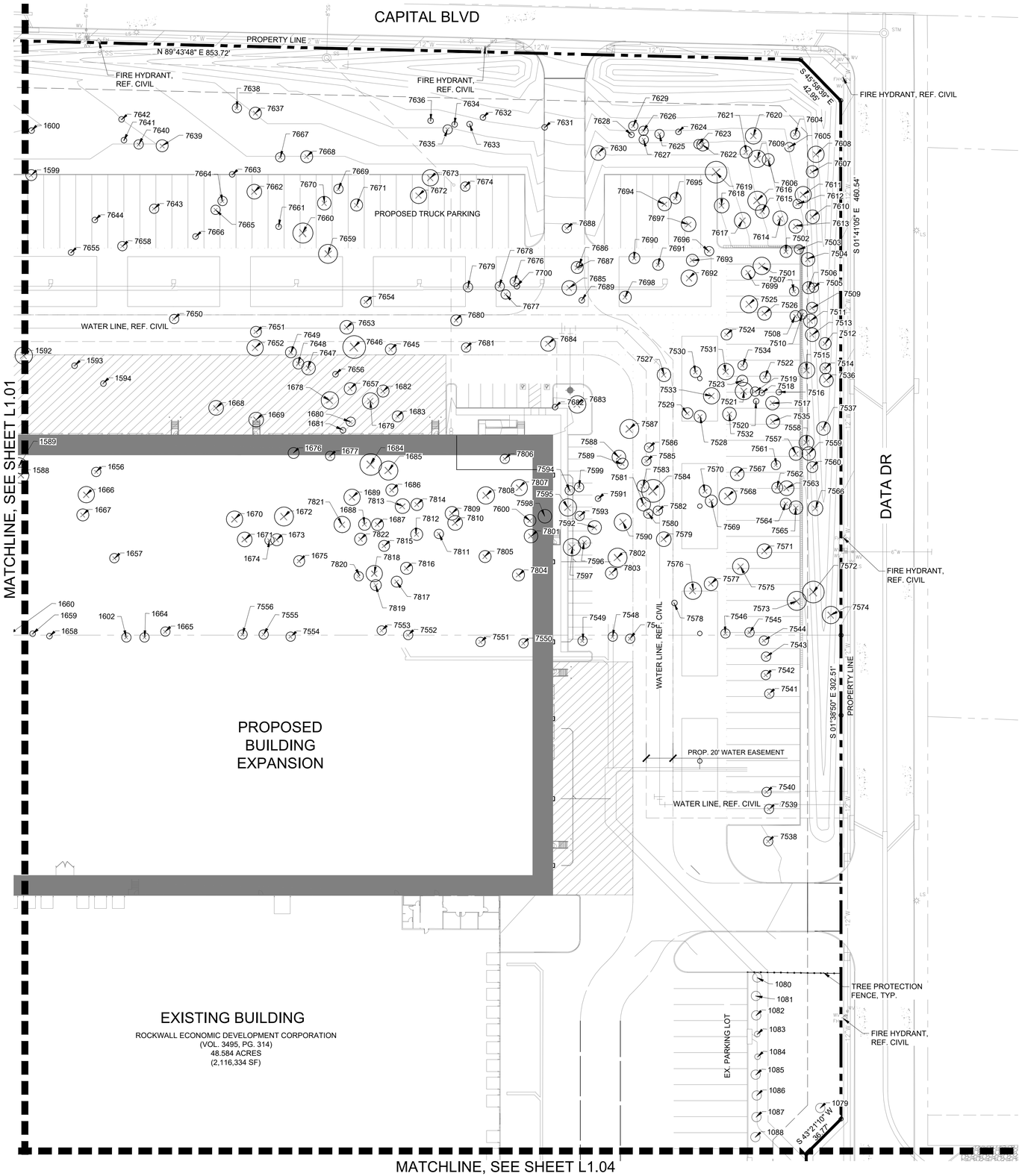

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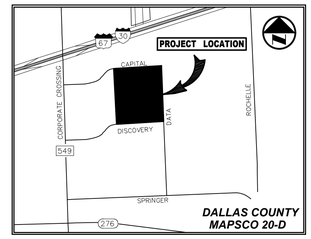

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ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.01

PROPOSED BUILDING EXPANSION

EXISTING BUILDING

PROPERTY LINE N 00°41'58" W 1604.60'

WATER LINE, REF. CIVIL

SS

SS-9

8" W

6"SS

1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043

PROP. 20' WATER EASEMENT

WATER LINE, REF. CIVIL

WATER LINE, REF. CIVIL

25' BUILDING SETBACK

PROP. PARKING LOT

30' FIRE LANE

TREE PROTECTION FENCE, TYP.

FIRE HYDRANT, REF. CIVIL

1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026

PROP. 20'X20' WATER EASEMENT

S 88°23'49" W 961.50'

PROPERTY LINE

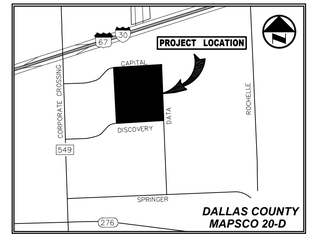
12" W

DISCOVERY BLVD

MATCHLINE, SEE SHEET L1.04

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY, APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY S. JOHNSTON
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.
JBJ	EJK	DEC 2025				L1.03

1 TREE PRESERVATION PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

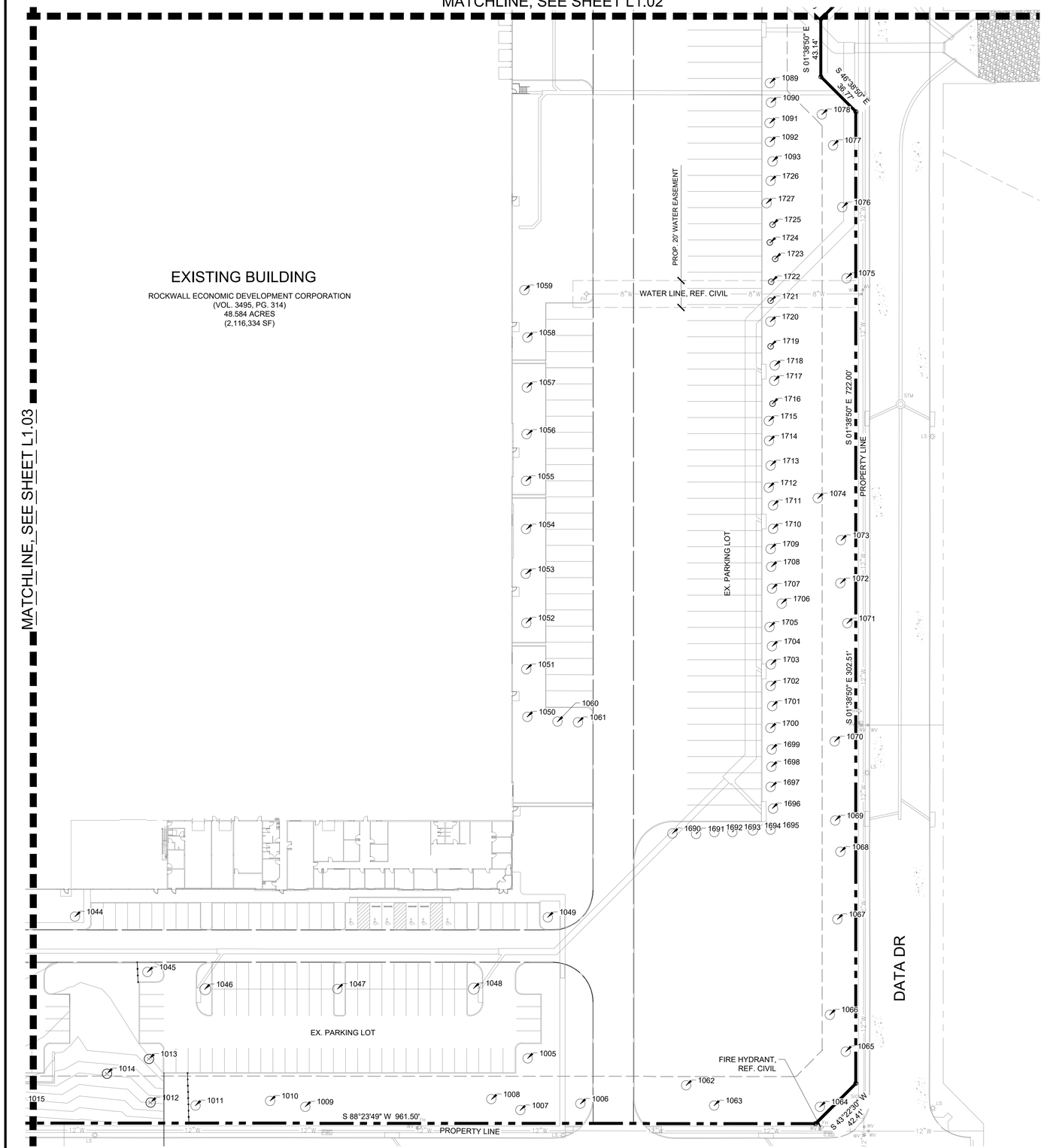
CASE NUMBER: XXXX-XXXX

MATCHLINE, SEE SHEET L1.02

MATCHLINE, SEE SHEET L1.03

EXISTING BUILDING

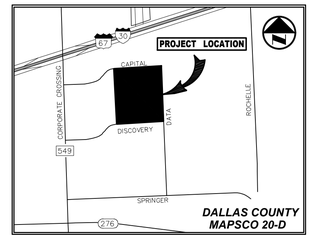
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
48.584 ACRES
(2,116,334 SF)



1 TREE PRESERVATION PLAN
1" = 40'-0"

TREE PRESERVATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



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(NOT TO SCALE)

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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0 20 40 80 120
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

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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				L1.04

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

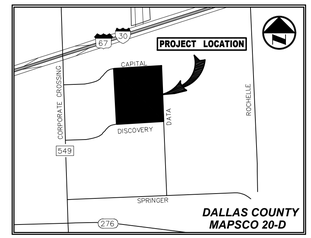
CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

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	
1006	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1007	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1008	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1009	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1010	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1011	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1012	LIVE OAK	Quercus virginiana	6	REMOVE	PRIMARY	4	6
1013	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1014	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
1015	LIVE OAK	Quercus virginiana	5.5	REMOVE	PRIMARY	4	5.5
1016	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1017	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1018	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1019	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1020	CEDAR ELM	Ulmus crassifolia	6.5	REMOVE	PRIMARY	4	6.5
1021	LIVE OAK	Quercus virginiana	6.5	REMOVE	PRIMARY	4	6.5
1022	LIVE OAK	Quercus virginiana	5	REMOVE	PRIMARY	4	5
1023	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1024	LIVE OAK	Quercus virginiana	4.5	REMOVE	PRIMARY	4	4.5
1025	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1026	CEDAR ELM	Ulmus crassifolia	6.5	PRESERVE	PRIMARY	4	
1027	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1028	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1029	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1030	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1031	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1032	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1033	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1034	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1035	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1036	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1037	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1038	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1039	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1040	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1041	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1042	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1043	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1044	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1045	CEDAR ELM	Ulmus crassifolia	7	PRESERVE	PRIMARY	4	
1046	CEDAR ELM	Ulmus crassifolia	8	PRESERVE	PRIMARY	4	
1047	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1048	CEDAR ELM	Ulmus crassifolia	8.5	PRESERVE	PRIMARY	4	
1049	CEDAR ELM	Ulmus crassifolia	7.5	PRESERVE	PRIMARY	4	
1050	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1051	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1052	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1053	CEDAR ELM	Ulmus crassifolia	4.5	PRESERVE	PRIMARY	4	
1054	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1055	CEDAR ELM	Ulmus crassifolia	5.5	PRESERVE	PRIMARY	4	
1056	CEDAR ELM	Ulmus crassifolia	4	PRESERVE	PRIMARY	2	
1057	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1058	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1059	CEDAR ELM	Ulmus crassifolia	6	PRESERVE	PRIMARY	4	
1060	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1061	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1062	CEDAR ELM	Ulmus crassifolia	5	PRESERVE	PRIMARY	4	
1063	LIVE OAK	Quercus virginiana	4.5	PRESERVE	PRIMARY	4	
1064	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1065	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1066	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1067	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1068	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1069	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1070	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1071	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1072	LIVE OAK	Quercus virginiana	7	PRESERVE	PRIMARY	4	
1073	LIVE OAK	Quercus virginiana	5.5	PRESERVE	PRIMARY	4	
1074	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1075	LIVE OAK	Quercus virginiana	5	PRESERVE	PRIMARY	4	
1076	LIVE OAK	Quercus virginiana	6.5	PRESERVE	PRIMARY	4	
1077	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	2	
1078	LIVE OAK	Quercus virginiana	6	PRESERVE	PRIMARY	4	
1079	LIVE OAK	Quercus virginiana	4	PRESERVE	PRIMARY	2	
1080	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1081	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1082	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1083	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1084	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1085	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1086	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1087	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1088	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1089	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1090	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1091	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1092	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1093	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	2	
1530	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1551	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1552	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1553	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1554	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1555	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1556	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1557	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1559	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1560	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES)	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1562	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1563	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1564	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1565	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1566	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1567	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1568	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1569	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1570	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
1571	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1572	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1573	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1574	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1575	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1576	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
1577	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1578	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1579	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1581	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
1582	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1584	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1585	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1586	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1587	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
1588	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1589	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1590	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
1591	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1592	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1593	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1594	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
1595	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1596	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1597	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
1598	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1599	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1600	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1601	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1602	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1603	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1604	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1605	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1606	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1607	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1608	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
1609	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1610	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1611	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1612	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1613	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1614	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1615	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1616	EASTERN RED CEDAR	Juniperus virginiana	12.5	PRESERVE	SECONDARY	4	
1617	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1618	EASTERN RED CEDAR	Juniperus virginiana	10.5	PRESERVE	SECONDARY	4	
1619	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1620	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1621	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1622	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1623	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1624	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1625	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1626	EASTERN RED CEDAR	Juniperus virginiana	1	PRESERVE	SECONDARY	4	
1627	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1628	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1629	EASTERN RED CEDAR	Juniperus virginiana	7.5	PRESERVE	SECONDARY	4	
1630	EASTERN RED CEDAR	Juniperus virginiana	3.5	PRESERVE	SECONDARY	4	
1631	EASTERN RED CEDAR	Juniperus virginiana	18	PRESERVE	SECONDARY	4	
1632	EASTERN RED CEDAR	Juniperus virginiana	8.5	PRESERVE	SECONDARY	4	
1633	EASTERN RED CEDAR	Juniperus virginiana	15.5	PRESERVE	SECONDARY	4	
1634	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1635	EASTERN RED CEDAR	Juniperus virginiana	15	PRESERVE	SECONDARY	4	
1636	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1637	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1638	EASTERN RED CEDAR	Juniperus virginiana	8	PRESERVE	SECONDARY	4	
1639	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1640	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1641	EASTERN RED CEDAR	Juniperus virginiana	9	PRESERVE	SECONDARY	4	
1642	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1643	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1644	EASTERN RED CEDAR	Juniperus virginiana	13.5	PRESERVE	SECONDARY	4	
1645	EASTERN RED CEDAR	Juniperus virginiana	10	PRESERVE	SECONDARY	4	
1646	EASTERN RED CEDAR	Juniperus virginiana	3	PRESERVE	SECONDARY	4	
1647	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1648	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1649	EASTERN RED CEDAR	Juniperus virginiana	12	PRESERVE	SECONDARY	4	
1650	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1651	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
1652	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1653	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1654	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1655	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1656	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1657	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
1658	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1659	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1660	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
1661	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1662	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
1663	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

ROCKWALL MANUFACTURING FACILITY

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				L1.05

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX

TREE SURVEY FIELD DATA

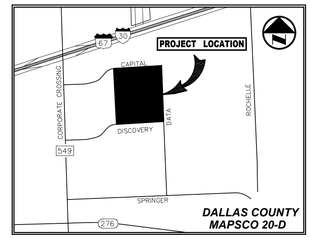
TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
1664	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1665	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
1666	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1667	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1668	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1669	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
1670	CEDAR ELM	Ulmus crassifolia	12.5	REMOVE	PRIMARY	4	12.5
1671	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
1672	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1673	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1674	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
1675	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1676	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
1677	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
1678	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1679	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1680	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
1681	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
1682	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
1683	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
1684	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
1685	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
1686	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1687	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
1688	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
1689	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
1690	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1691	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1692	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1693	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1694	EASTERN RED CEDAR	Juniperus virginiana	5.5	PRESERVE	SECONDARY	4	
1695	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1696	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1697	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1698	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1699	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1700	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1701	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	3	
1702	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1703	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1704	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1705	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1706	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1707	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1708	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1709	EASTERN RED CEDAR	Juniperus virginiana	6	PRESERVE	SECONDARY	4	
1710	EASTERN RED CEDAR	Juniperus virginiana	6.5	PRESERVE	SECONDARY	4	
1711	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1712	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1713	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1714	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1715	EASTERN RED CEDAR	Juniperus virginiana	4	PRESERVE	SECONDARY	4	
1716	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1717	EASTERN RED CEDAR	Juniperus virginiana	7	PRESERVE	SECONDARY	4	
1718	EASTERN RED CEDAR	Juniperus virginiana	4.5	PRESERVE	SECONDARY	4	
1719	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1720	EASTERN RED CEDAR	Juniperus virginiana	5	PRESERVE	SECONDARY	4	
1721	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
1722	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1723	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1724	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	2	
1725	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
1726	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	2	4
1727	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7501	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7502	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7503	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7504	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7505	AMERICAN ELM	Ulmus americana	5	REMOVE	PRIMARY	4	5
7506	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7507	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7508	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7509	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7510	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7511	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7512	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7513	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7514	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7515	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7516	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7517	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7518	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7519	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7520	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7521	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7522	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7523	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7524	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7525	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVE	SECONDARY	4	14
7526	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7527	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7528	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7529	AMERICAN ELM	Ulmus americana	8.5	REMOVE	PRIMARY	4	8.5
7530	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7531	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7532	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7533	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7534	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7535	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7536	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7537	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7538	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7539	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7540	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7541	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7542	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7543	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7544	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7545	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7546	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7547	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7548	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7549	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7550	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7551	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7552	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7553	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7554	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7555	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7556	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7557	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7558	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7559	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7560	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7561	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7562	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7563	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7564	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7565	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7566	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7567	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7568	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7569	CEDAR ELM	Ulmus crassifolia	9	REMOVE	PRIMARY	4	9
7570	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7571	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7572	EASTERN RED CEDAR	Juniperus virginiana	16.5	REMOVE	SECONDARY	4	16.5
7573	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7574	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7575	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7576	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7577	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7578	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7579	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7580	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7581	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7582	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7583	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7584	EASTERN RED CEDAR	Juniperus virginiana	17.5	REMOVE	SECONDARY	4	17.5
7585	AMERICAN ELM	Ulmus americana	4	REMOVE	PRIMARY	4	4
7586	AMERICAN ELM	Ulmus americana	6	REMOVE	PRIMARY	4	6
7587	AMERICAN ELM	Ulmus americana	14.5	REMOVE	PRIMARY	4	14.5
7588	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7589	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7590	EASTERN RED CEDAR	Juniperus virginiana	13.5	REMOVE	SECONDARY	4	13.5
7591	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7592	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7593	EASTERN RED CEDAR	Juniperus virginiana	4.5	REMOVE	SECONDARY	4	4.5
7594	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7595	AMERICAN ELM	Ulmus americana	13	REMOVE	PRIMARY	4	13
7596	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7597	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7598	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7599	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7600	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7604	EASTERN RED CEDAR	Juniperus virginiana	5	REMOVE	SECONDARY	4	5
7605	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7606	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7607	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7608	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7609	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7610	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7611	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7612	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7613	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7614	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7615	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7616	EASTERN RED CEDAR	Juniperus virginiana	14.5	REMOVE	SECONDARY	4	14.5
7617	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7618	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7619	EASTERN RED CEDAR	Juniperus virginiana	16	REMOVE	SECONDARY	4	16
7620	GUM BUMELIA	Sideroxylon lanuginosum	8.5	REMOVE	PRIMARY	4	8.5
7621	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7622	AMERICAN ELM	Ulmus americana	9	REMOVE	PRIMARY	4	9
7623	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7624	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7625	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7626	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7627	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7628	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7629	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7630	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7631	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7632	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7633	EASTERN RED CEDAR	Juniperus virginiana	3.5	REMOVE	SECONDARY	4	
7634	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7635	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7636	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	
7637	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7638	EASTERN RED CEDAR	Juniperus virginiana	0.5	REMOVE	SECONDARY	4	
7639	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7640	EASTERN RED CEDAR	Juniperus virginiana	7.5	REMOVE	SECONDARY	4	7.5
7641	EASTERN RED CEDAR	Juniperus virginiana	2.5	REMOVE	SECONDARY	4	

TREE SURVEY FIELD DATA

TREE #	COMMON NAME	SPECIES NAME	DBH (INCHES\	REMOVE / PRESERVE	TREE TYPE	TREE HEALTH	INCHES TO REPLACE
7642	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7643	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7644	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7645	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7646	AMERICAN ELM	Ulmus americana	17	REMOVE	PRIMARY	4	17
7647	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7648	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7649	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7650	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7651	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7652	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7653	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7654	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7655	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7656	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7657	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7658	COMMON PERSIMMON	Diospyros virginiana	6	REMOVE	PRIMARY	4	6
7659	AMERICAN ELM	Ulmus americana	14	REMOVE	PRIMARY	4	14
7660	EASTERN RED CEDAR	Juniperus virginiana	15.5	REMOVE	SECONDARY	4	15.5
7661	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7662	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7663	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7664	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7665	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7666	EASTERN RED CEDAR	Juniperus virginiana	3	REMOVE	SECONDARY	4	
7667	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7668	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7669	EASTERN RED CEDAR	Juniperus virginiana	6	REMOVE	SECONDARY	4	6
7670	EASTERN RED CEDAR	Juniperus virginiana	10.5	REMOVE	SECONDARY	4	10.5
7671	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7672	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7673	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7674	EASTERN RED CEDAR	Juniperus virginiana	4	REMOVE	SECONDARY	4	4
7676	AMERICAN ELM	Ulmus americana	7.5	REMOVE	PRIMARY	4	7.5
7677	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7678	GUM BUMELIA	Sideroxylon lanuginosum	4	REMOVE	PRIMARY	4	4
7679	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7680	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7681	AMERICAN ELM	Ulmus americana	6.5	REMOVE	PRIMARY	4	6.5
7682	EASTERN RED CEDAR	Juniperus virginiana	1.5	REMOVE	SECONDARY	4	
7683	AMERICAN ELM	Ulmus americana	13.5	REMOVE	PRIMARY	4	13.5
7684	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7685	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7686	EASTERN RED CEDAR	Juniperus virginiana	1	REMOVE	SECONDARY	4	
7687	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7688	EASTERN RED CEDAR	Juniperus virginiana	6.5	REMOVE	SECONDARY	4	6.5
7689	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7690	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7691	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7692	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7693	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7694	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7695	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7696	CEDAR ELM	Ulmus crassifolia	5	REMOVE	PRIMARY	4	5
7697	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7698	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7699	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7700	EASTERN RED CEDAR	Juniperus virginiana	2	REMOVE	SECONDARY	4	
7801	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7802	CEDAR ELM	Ulmus crassifolia	14	REMOVE	PRIMARY	4	14
7803	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7804	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7805	AMERICAN ELM	Ulmus americana	9.5	REMOVE	PRIMARY	4	9.5
7806	EASTERN RED CEDAR	Juniperus virginiana	7	REMOVE	SECONDARY	4	7
7807	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7808	EASTERN RED CEDAR	Juniperus virginiana	13	REMOVE	SECONDARY	4	13
7809	EASTERN RED CEDAR	Juniperus virginiana	10	REMOVE	SECONDARY	4	10
7810	EASTERN RED CEDAR	Juniperus virginiana	11.5	REMOVE	SECONDARY	4	11.5
7811	EASTERN RED CEDAR	Juniperus virginiana	5.5	REMOVE	SECONDARY	4	5.5
7812	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7813	EASTERN RED CEDAR	Juniperus virginiana	11	REMOVE	SECONDARY	4	11
7814	EASTERN RED CEDAR	Juniperus virginiana	9.5	REMOVE	SECONDARY	4	9.5
7815	EASTERN RED CEDAR	Juniperus virginiana	8.5	REMOVE	SECONDARY	4	8.5
7816	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECONDARY	4	9
7817	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7818	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVE	SECONDARY	4	12
7819	EASTERN RED CEDAR	Juniperus virginiana	8	REMOVE	SECONDARY	4	8
7820	CEDAR ELM	Ulmus crassifolia	6	REMOVE	PRIMARY	4	6
7821	EASTERN RED CEDAR	Juniperus virginiana	12.5	REMOVE	SECONDARY	4	12.5
7822	EASTERN RED CEDAR	Juniperus virginiana	9	REMOVE	SECOND



VICINITY MAP
(NOT TO SCALE)

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
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

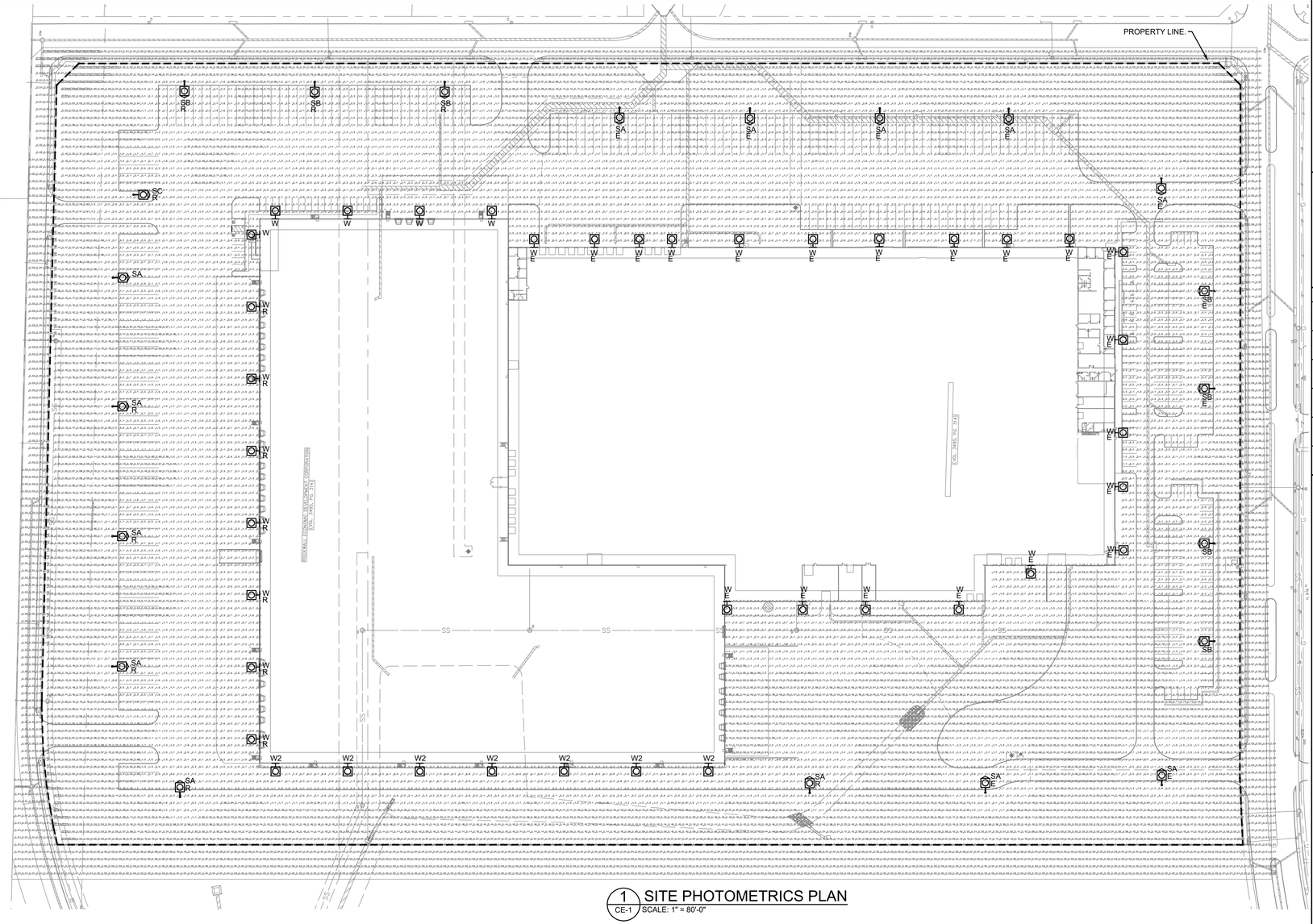
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JBJ	EJK	DEC 2025				L1.07

ROCKWALL MANUFACTURING FACILITY

WPS FILE: 0068742.00

CASE NUMBER: XXXX-XXXX



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

SITE DATA
SUMMARY TABLE

1. PROPOSED USE:
   INDUSTRIAL FACILITY
2. GROSS BUILDING AREA:
   INDUSTRIAL BUILDING: 732,000 SF
   NUMBER OF STORIES: 1
3. BUILDING HEIGHT:
   MAX BUILDING HEIGHT=40'-4"
4. PARKING REQUIRED:
   PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING
   TOTAL REQUIRED = 732 SPACES
5. PARKING PROVIDED:
   PROPOSED REGULAR PARKING = 204 SPACES
   PROPOSED H.C. PARKING = 8 SPACES
   TOTAL PROVIDED = 204+8 = 212 SPACES
6. SITE COVERAGE:

TOTAL SITE:	1,786,759 SF (41.02 AC)
BUILDING:	731,820 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:	26.4%
PERCENT IMPERVIOUS:	73.6% < 85.0%-90.0% MAX

7. 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 SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

PHOTOMETRICS NOTES

1. 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.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE 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

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load
W,SA	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	GLEON-SA6C-740-U-T4FT	96x	42558 lm	0.92	333 W
SB	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	GLEON-SA6C-740-U-SL4-HSS	96x	34333 lm	0.92	333 W
W2	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS	GLEON-SA6C-740-U-T2	96x	41518 lm	0.92	333 W
SC	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	GLEON-SA6C-740-U-5MQ	96x	44444 lm	0.92	333 W

#	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

TL ENGINEERING
506 Vaux Dr.
Johns Creek, GA 30097
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tim.lee@tlengineer.com
TEXAS FIRM #F-22425 INDIVIDUAL #137106
JOB #TL25343

STATE OF TEXAS
TIMOTHY LUNSFORD LEE
137106
LICENSED PROFESSIONAL ENGINEER

12-04-25

ISSUE / REVISION:
12-04-25 - PERMIT SET

PROJECT NAME:
PRATT ROCKWALL
3400 DISCOVERY BLVD
ROCKWALL, TX
FOR:
ARCO
ATLANTA, GA

SHEET TITLE:
SITE PHOTOMETRICS PLAN

SHEET NUMBER:
CE-1

OF 2 SHEETS.
SHEET SIZE: 24x36

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

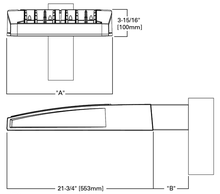
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DLC Certified for 3000K CCT and warmer only.

Product Features

Light Afterburst™ BAA

Product Certifications

DLC LISTED 1 DLC LISTED PREMIUM 1 3G VIB IP66 CERTIFIED 2 5 YEAR

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"C" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON–Galleon **BAA-GLEON**–Galleon, Buy American-Act Compliant [24] **TAA-GLEON**–Galleon, Trade Agreements Act Compliant [24]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	A=600mA B=800mA C=1000mA D=1200mA [4]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **827**=802CRI, 2700K **830**=802CRI, 3000K **AMB**=Amber, 590nm [4, 11]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 4] **9**=347V [3]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	[Blank]=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [18] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [17] **QMEA**=Quick Mount Arm (Extended Length) [17] **QML**=Quick Mount Arm (Standard Length, Large) [19]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

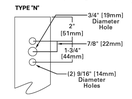
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [17]
DIM=External 0-10V Dimming Leads [16, 19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20W LE, 1449 Surge Protective Device **2L**=Two Circuits [4, 17] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [4] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **LCF**=Light Square Trim Painted to Match Housing [19] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [1] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [20] **AHD14S**=After Hours Dim, 5 Hours [21] **AHD24S**=After Hours Dim, 6 Hours [21] **AHD35S**=After Hours Dim, 7 Hours [21] **AHD35S**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [9] **SPBS**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] **MLSXL20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9, 22] **MLSL40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9, 22] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9] **MLSTXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9] **MLSXXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9] **WPSTXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9] **LWR-LW**=Enlighted Sensor, 8' - 16' Mounting Height [9] **LWR-LH**=Enlighted Sensor, 16 - 40' Mounting Height [9] **DIM10-L00**=AirMesh Occupancy Sensor (<8' Mounting) [9] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [9] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [9]	**OA/RA1013**=Photocontrol Shorting Cap **MA1152**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon **PSB-100**=Wireless Configuration Tool for Occupancy Sensor [9] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Lights Square **GLEON-MT2**=Field Installed Mesh Top for 5-6 Lights Square **GLEON-MT3**=Field Installed Mesh Top for 7-8 Lights Square **GLEON-MT4**=Field Installed Mesh Top for 9-10 Lights Square **GLEON-QMEA**=Quick Mount Arm **GLEON-QMEA-Gen**=Quick Mount Extended Arm Kit [17] **LSXHSS**=Field Installed House Side Shield [4, 9] **LS/GRSBK-3PK**=Glare Reducing Shield, Black [4, 23] **LS/GRSWH-3PK**=Glare Reducing Shield, White [4, 23] **LS/PFS**=Perimeter Shield, Black [4] **WGLC-7P-15A**=WaveLinx Outdoor Control Module [16, 24] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [16, 24]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not recommended for seacoast locations.
4. Not compatible with MS/L4/LX3 or MS/L1/LX1 sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Not compatible with 480V input voltage option. Not compatible with 347V, 480V, and available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. Sensor required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 4 light squares.
13. Not available with "U" option. Sure for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with NEL, MVLX or MS/DIM at 347V or 480V. 2L in SA2 through SA4 require a larger housing, normally used for SA5 and above. Fusing option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of PER, PERS, or PERT for PR or PR7 photocontrol receptacle with photocontrol accessory. See After Hours Dim Programming Guide for additional information.
22. Not for use with 14FT, 14W or SL4 optics. See ES Spec for details.
23. The PSB-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ambient light thresholds. Contact your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory-installed only requiring network components LWP-DM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 14FT, 14W or SL4 optics. A black trim plate is used when HSS is selected.
28. CC is not available with the LWR, MS, MS/L, MS/DIM, RPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. Wire harness required to enable field configurability; Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

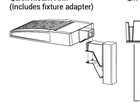
Mounting Details

Standard Arm (Drilling Pattern)

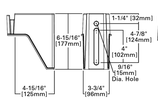
TYPE "N"



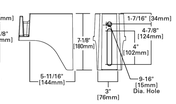
Quick Mount Arm (Includes fixture adapter)



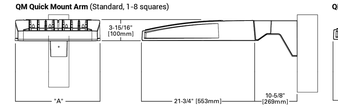
QM and QMEA Pole Mount (1 - 8 squares)



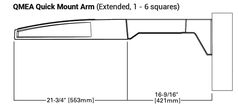
QML Pole Mount (7 - 10 squares)



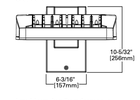
QM Quick Mount Arm (Standard, 1-8 squares)

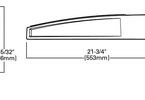


QMEA Quick Mount Arm (Extended, 1 - 6 squares)

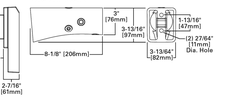


Standard Wall Mount



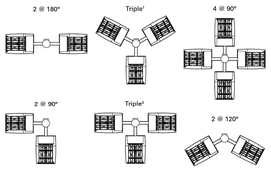


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



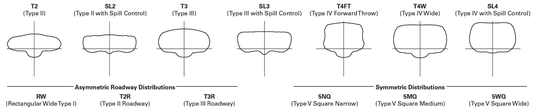
NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.
1 Shown with 4 secure combinations

Fixture Weights and EPAs

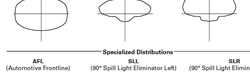
Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions

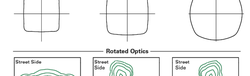
Asymmetric Area Distributions



Asymmetric Roadway Distributions

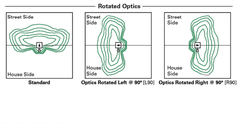


Symmetric Distributions



Specialized Distributions

Rotated Optics



Product Specifications

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-19, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	122	121	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
SNQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
SMQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,732	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A) — Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B

DATE: January 14, 2026

TO: Chet Leugers
5577 Rambler Road
Suite 1400
Dallas, TX

CC: Shannon Foltz
2610 Observation Trail
Suite 104
Rockwall, TX 75032

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-046; *Amended Site Plan for 3400 Discovery Boulevard*

Jonathan:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on January 13, 2026. The following is a record of all recommendations, voting records:

Staff Recommendations
All of staff's review comments shall be fully addressed and incorporated into the project prior to the submittal of engineering plans.

Planning and Zoning Commission
On January 13, 2026 the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,
Bethany Ross

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department