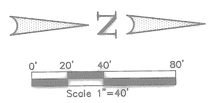
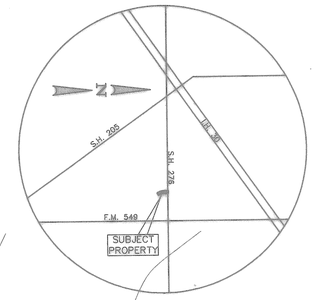
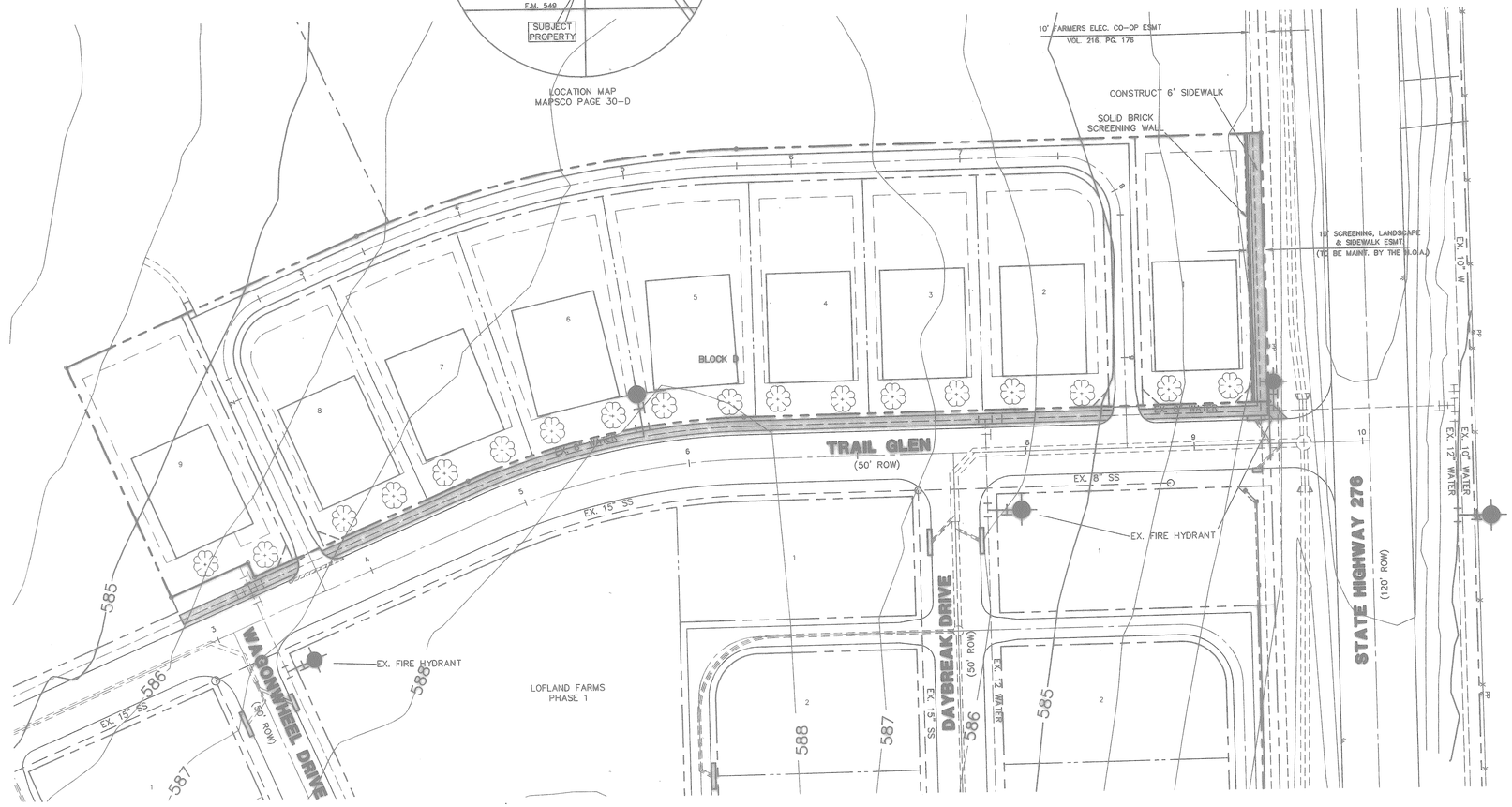




LOCATION MAP
MAPSCO PAGE 30-D

BUILDING SETBACKS

FRONT YARD: 20'
REAR YARD: 10'
SIDE YARD:
NOT ADJACENT TO STREET: 6'
ADJACENT TO STREET: 15'



NOTE:
THERE ARE NO TREES LOCATED ON THIS SITE

TREE LEGEND

3" CALIPER TREE (TYP.) (54" INSTALLED)

GENERAL NOTES:

1. ALL PROPOSED ALLEY RIGHT-OF WAYS ARE A 20' DEDICATION.
2. ALL PROPOSED RESIDENTIAL STREET RIGHT-OF WAYS ARE A 50' DEDICATION.
3. FOR PROPOSED UTILITY EASEMENTS REFERENCE THE FINAL PLAT.
4. MINIMUM BUILDING PADS ARE 50' X 65'.
5. FOR PROPOSED GRADING REFERENCE LOT GRADING PLANS.
6. THE 10' LANDSCAPE BUFFER ALONG S.H. 276 SHALL BE LANDSCAPED AND IRRIGATED.
7. NO TREES LOCATED WITHIN THIS TRACT.

ASBUILT

Winkelmann & Associates, Inc. hereby states that this plan, to the best of our knowledge is "As Built". Modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

F.E. Middleton Jr. 7-12-02
WINKELMANN & ASSOCIATES, INC.

BENCHMARK:	ELEV. = 600.69
CITY OF ROCKWALL R-19 BRASS MONUMENT AT THE N/W CORNER OF SILVERVIEW & DIAMOND WAY. 500' ± SOUTH OF S.H. 276.	
BENCHMARK:	ELEV. = 583.56
R.R. SPIKE SET IN THE CENTERLINE OF S.H. 276 3600± WEST OF F.M. 549	

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 67449.

F.E. Middleton Jr. 9-19-01

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY F.E. MIDDLETON, JR., P.E. #67449

NO.	DATE	REVISION	APPROV.

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67449
REGISTERED PROFESSIONAL ENGINEER

W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTINENTAL HOMES
621 WEST COLLEGE STREET
GRAPEVINE TEXAS,76051

LOFLAND FARMS - PHASE 3
TREESCAPE PLAN - PLANTING & REMOVAL

Scale : 1"=40' Date : 6/20/01
Designed By : RB
Drawn By : MK
Checked By : FEM
File : 300023TRI.DWG View :
Project No. : 32002.01

SHEET 8 OF 8

HASE 3\320023TR1.dwg Tue Sep 18 14:51:32 2001 GWB