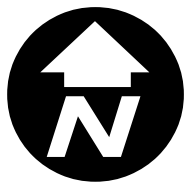


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

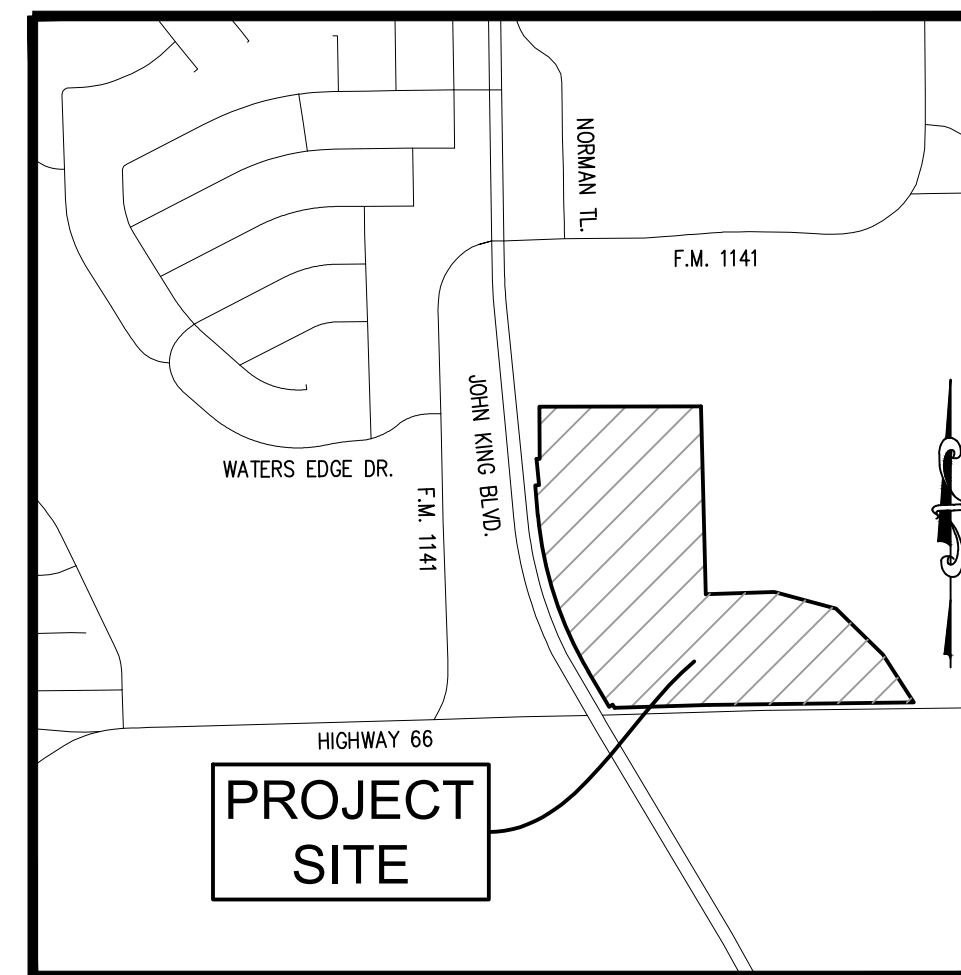
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PRELIMINARY PLAT for LADERA ROCKWALL

LOT 1, BLOCK A
LADERA ROCKWALL
37.800 Acres

in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUGUST 2018



Vicinity Map 1"=1000'

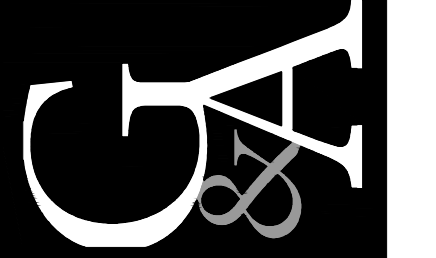
Sheet List Table

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P3	PRELIMINARY WATER & SANITARY SEWER PLAN
P4	PRELIMINARY WATER & SANITARY SEWER PLAN
P5	PRELIMINARY WATER & SANITARY SEWER PLAN
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PT1.2	PRELIMINARY TREE SURVEY - SOUTHWEST
PT1.3	PRELIMINARY TREE SURVEY - NORTHWEST
PT1.4	PRELIMINARY TREE SURVEY - SOUTHEAST

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

G&A SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700
Contact: Robert J. Dollak, Jr., P.E.

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LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS
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OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #56898
DATE 8/17/2018

Drawn By: HH
Date: 08/17/2018
Scale: N.T.S.
Revisions:

18193

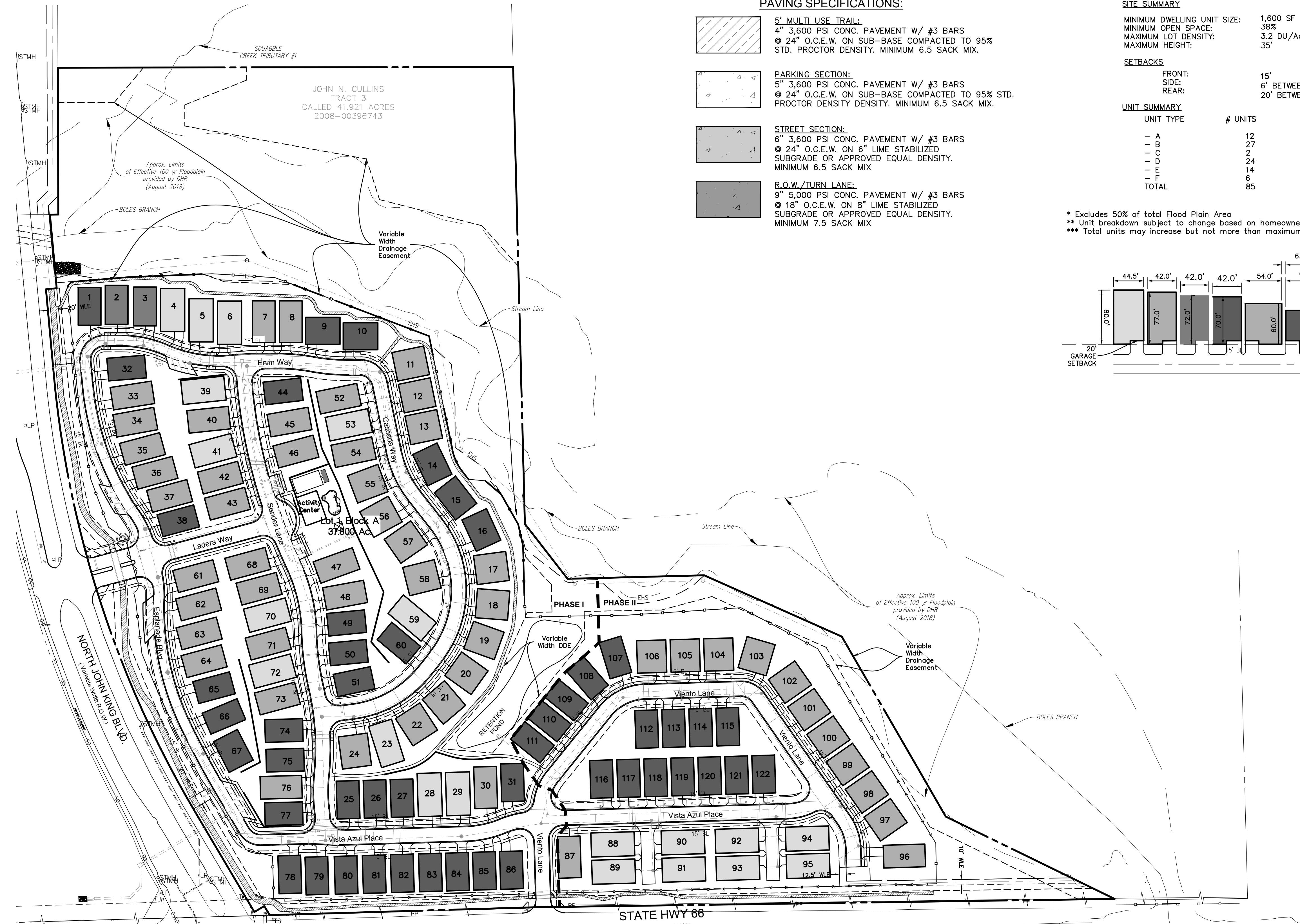
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Case No. P2018-XXX

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PRELIMINARY PLAT

LADERA ROCKWALL



PAVING SPECIFICATIONS:

- 5' MULTI USE TRAIL:**
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. MINIMUM 6.5 SACK MIX.
- PARKING SECTION:**
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. MINIMUM 6.5 SACK MIX.
- STREET SECTION:**
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 6.5 SACK MIX.
- R.O.W./TURN LANE:**
9" 5,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 7.5 SACK MIX.

SITE SUMMARY

MINIMUM DWELLING UNIT SIZE: 1,600 SF
 MINIMUM OPEN SPACE: 38%
 MAXIMUM LOT DENSITY: 3.2 DU/Acre
 MAXIMUM HEIGHT: 35'

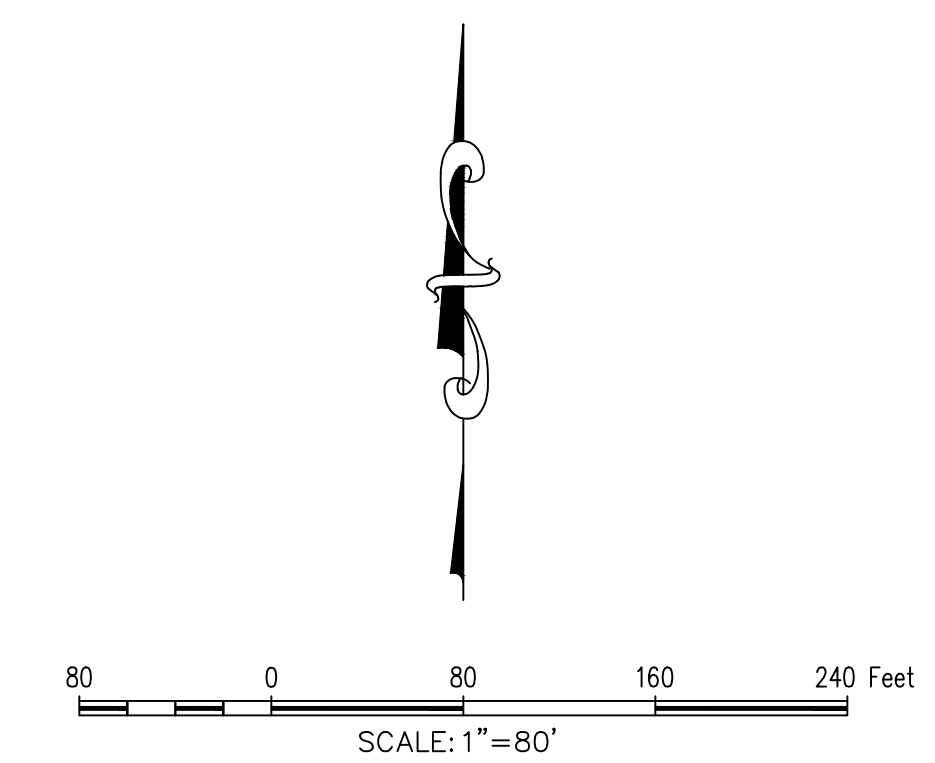
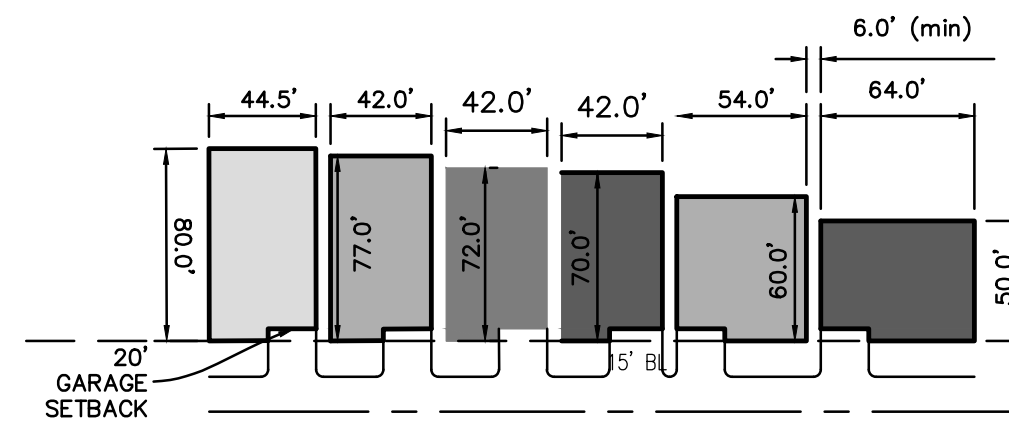
SETBACKS

FRONT: 15'
 SIDE: 6' BETWEEN UNITS
 REAR: 20' BETWEEN UNITS

UNIT SUMMARY

UNIT TYPE	# UNITS
A	12
B	27
C	2
D	24
E	14
F	6
TOTAL	85

* Excludes 50% of total Flood Plain Area
 ** Unit breakdown subject to change based on homeowner preference
 *** Total units may increase but not more than maximum density allows.



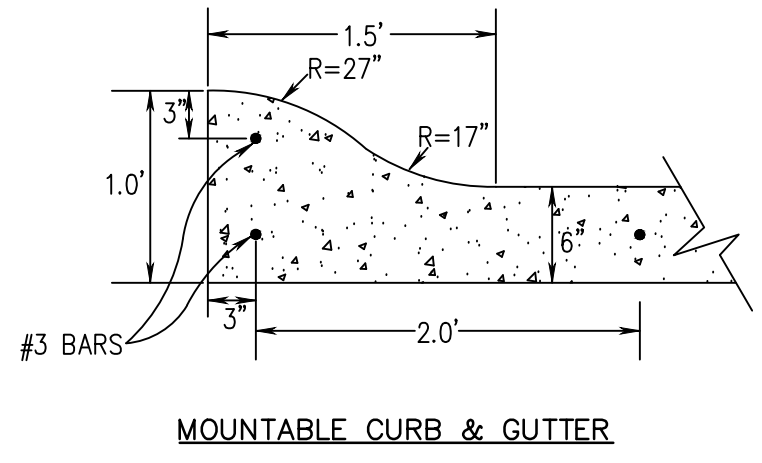
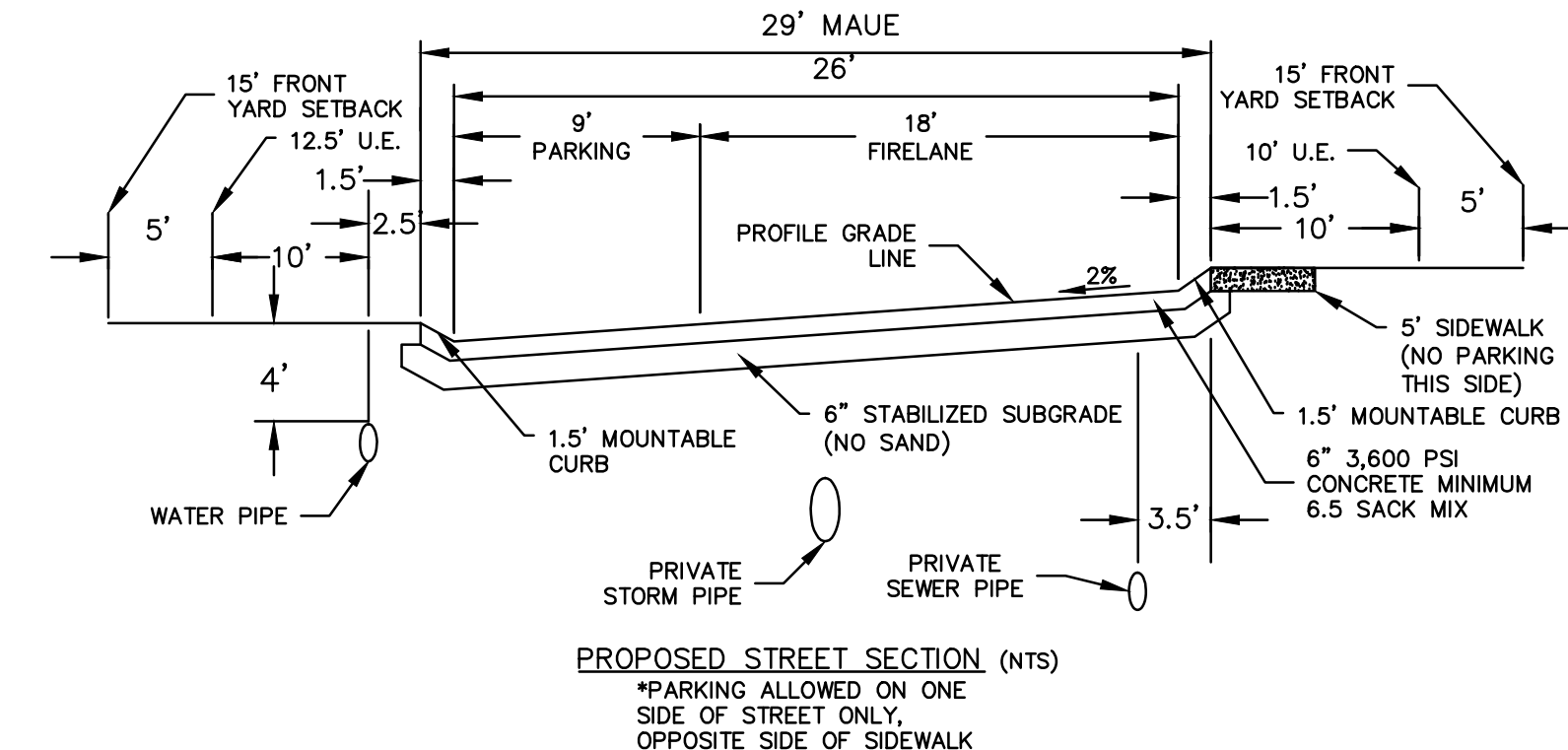
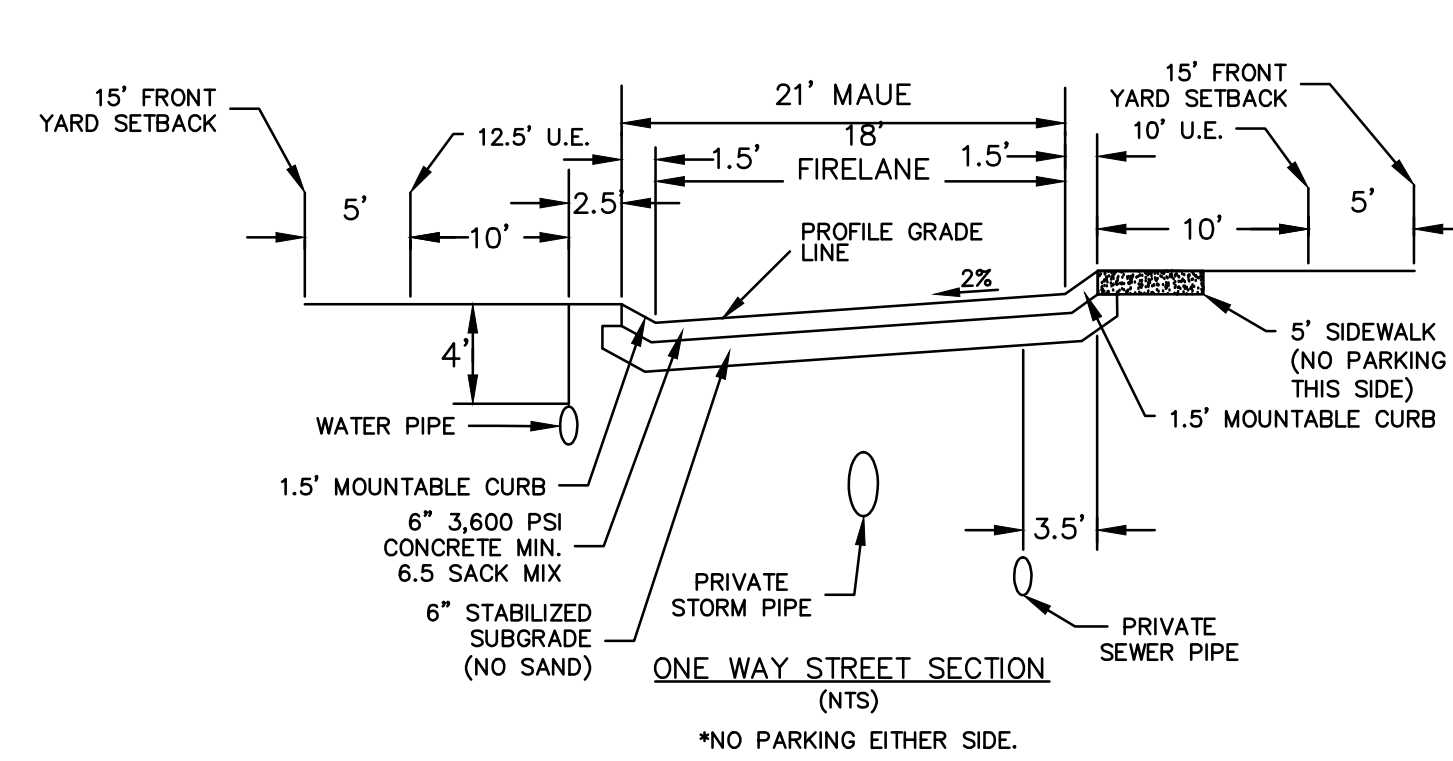
GENERAL NOTES

- LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
- THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP.
- TxDOT PERMIT REQUIRED FOR WORK IN TxDOT R.O.W.
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE EFFECTIVE 100 YR FLOODPLAIN REFER TO STUDY BY DHR, FEBRUARY 2018.

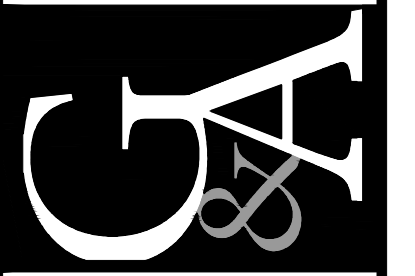
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ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TC	Grade at Top of Grate		

LINES & SYMBOLS:			
Existing: -500-501-	Contours	Proposed: -500-501-	Contours
	Asphalt Pavement		Wood Fence
	Chain Link Fence		Wire Fence
	Masonry Wall		Centerline of Creek, Swale, or Waterway
	Waterline		Sanitary Sewer
	Storm Sewer		Overhead Power
	Buried Power		Gas Line
	Fire Hydrant		Water Valve
	Water Meter		Sanitary Sewer Manhole
	Guy Wire		Light Pole
	Power Pole		Tree
	Benchmark		



SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
 P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPE Firm No. 1798 TPLS Firm No. 10047700



LADERA ROCKWALL
 Lot 1, Block A
LADERA ROCKWALL
 in the
37,800 Acres
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY SITE PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR., P.E. #56898
 DATE 8/17/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=80'
Revisions:

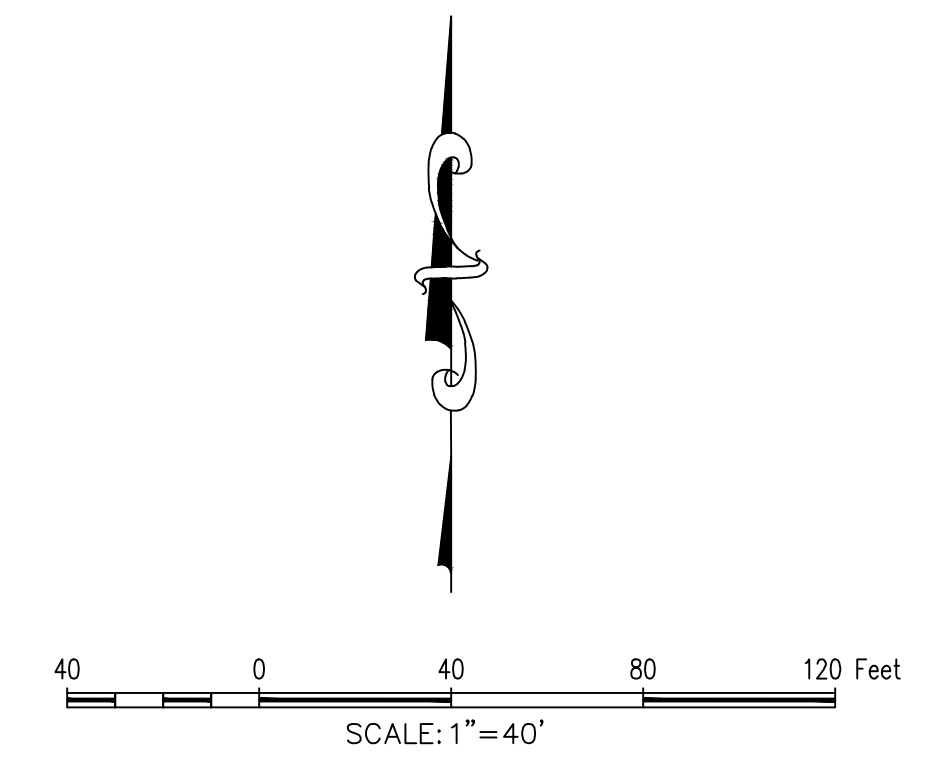
OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE 104
 ROANAKE, TX 76282
 Ph. 817.430.3318
 Contact: JOHN DELIN

Case No. P2018-XXX

18193

P2

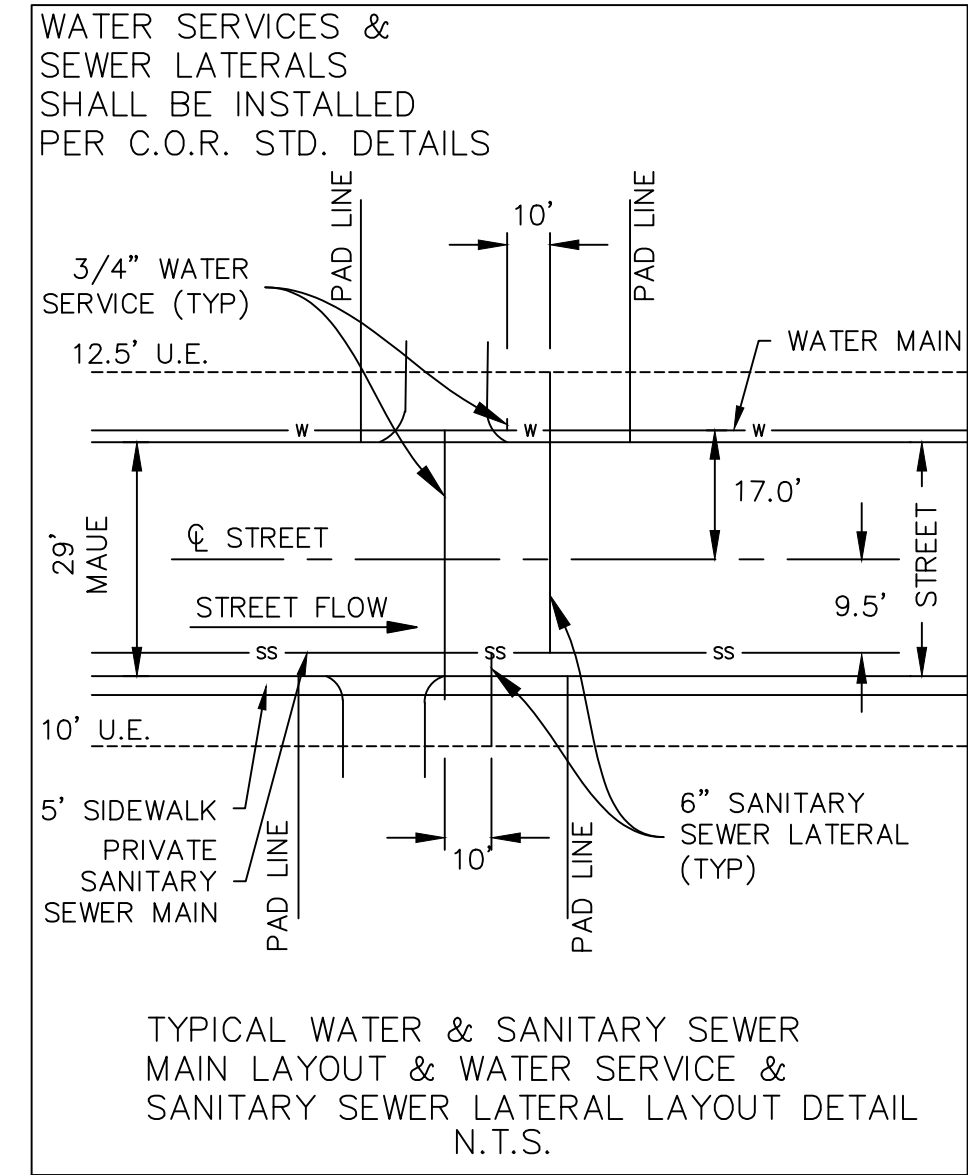
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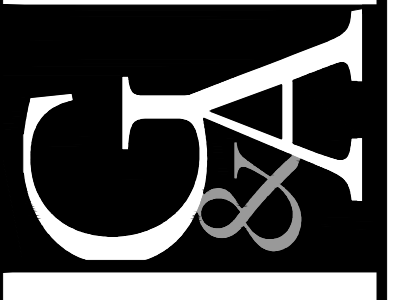
LEGEND

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Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
C	Gutter	DR	Dead Records
PC	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback Line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		

LINES & SYMBOLS:			
	Existing: 500		Proposed: 500
	Contours		Contours
	Asphalt Pavement		Asphalt Pavement
	Wood Fence		Wood Fence
	Chain Link Fence		Chain Link Fence
	Wire Fence		Wire Fence
	Masonry Wall		Masonry Wall
	Centerline of Creek, Swale, or Waterway		Centerline of Creek, Swale, or Waterway
	Waterline		Waterline
	Sanitary Sewer		Sanitary Sewer
	Storm Sewer		Storm Sewer
	Overhead Power		Overhead Power
	Buried Power		Buried Power
	Gas Line		Gas Line
	Fire Hydrant		Fire Hydrant
	Water Valve		Water Valve
	Water Meter		Water Meter
	Sanitary Sewer Manhole		Sanitary Sewer Manhole
	Guy Wire		Guy Wire
	Light Pole		Light Pole
	Power Pole		Power Pole
	Tree		Tree
	Benchmark		Benchmark



SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC
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 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPE Firm No. 1798 TBLAS Firm No. 10047700



LADERA ROCKWALL
 Lot 1, Block A
LADERA ROCKWALL
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY WATER & SANITARY SEWER PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR., P.E. #56898
 DATE 8/17/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=40'
Revisions:

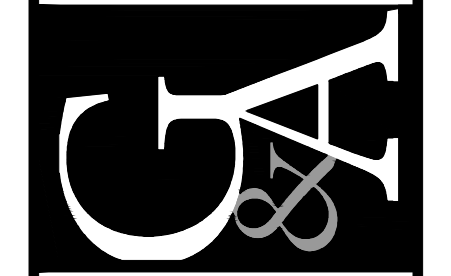
OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE 104
 ROANAKE, TX 76262
 Ph. 817.430.3318
 Contact: JOHN DELIN

Case No. XXXX-XXX

18193

P3

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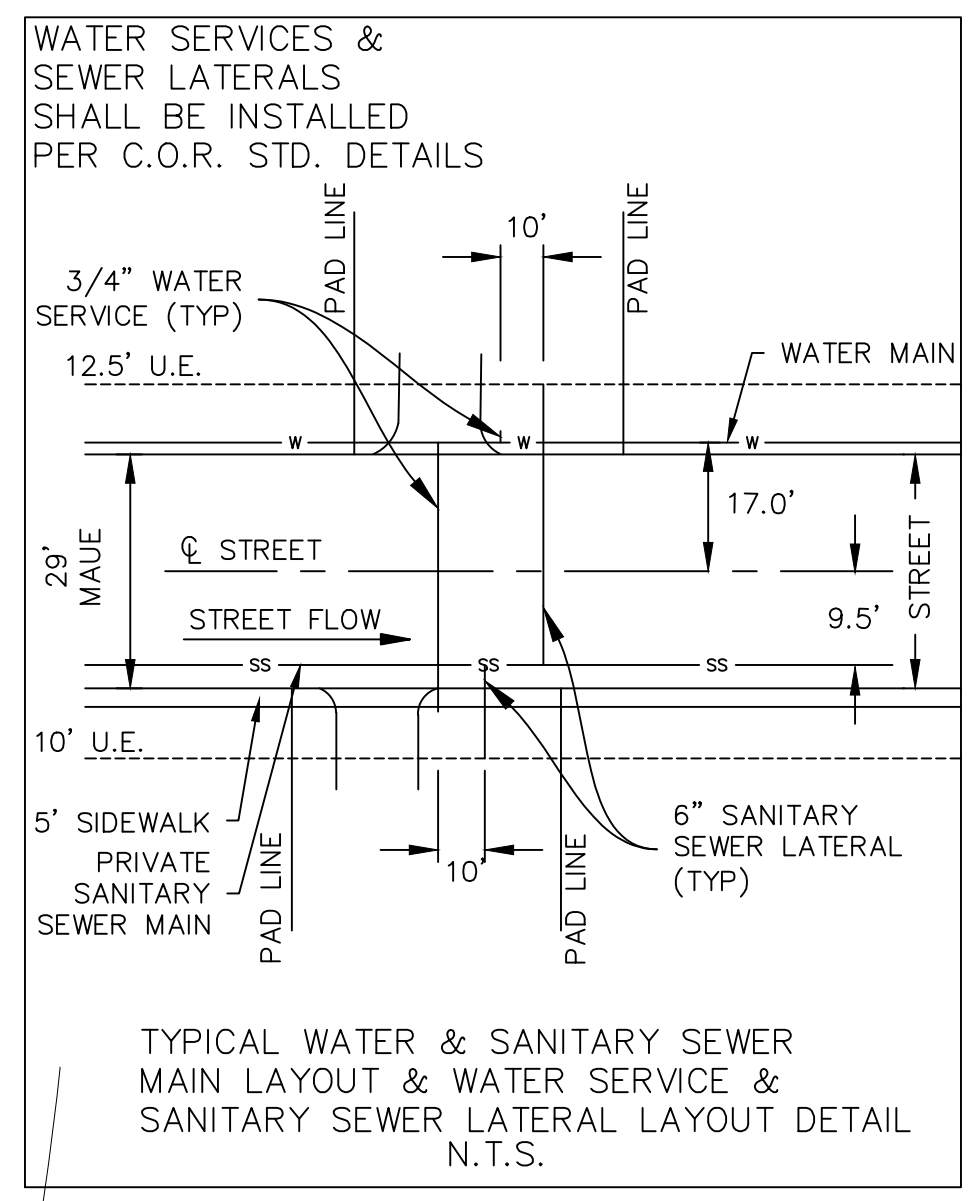
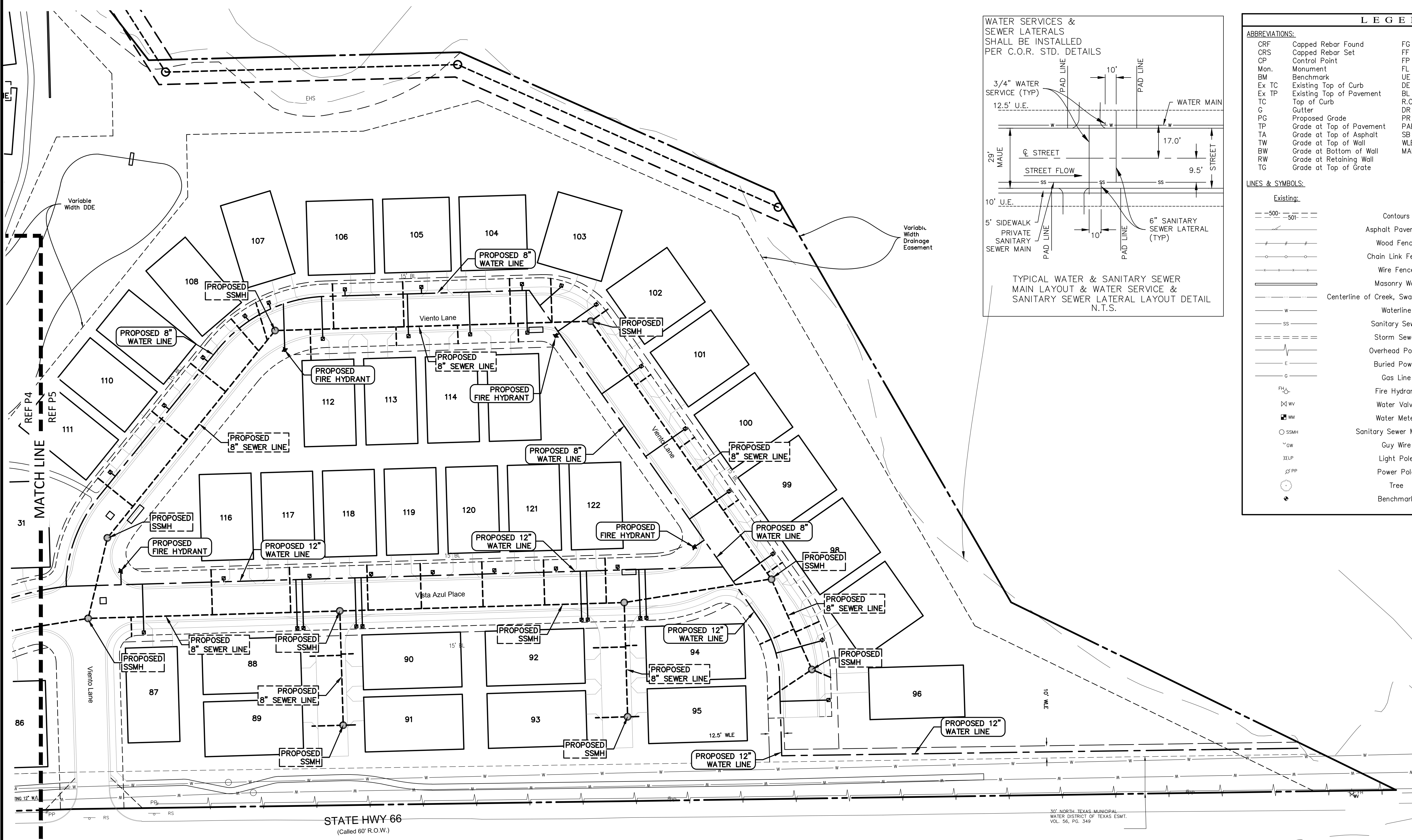
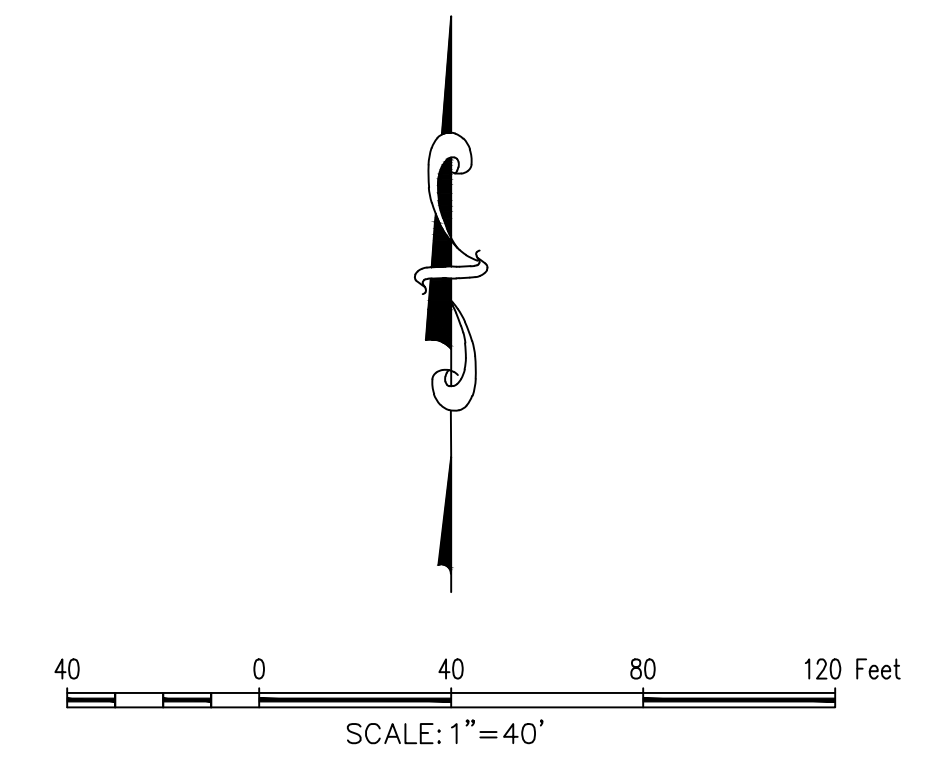


PRELIMINARY WATER & SANITARY SEWER PLAN

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 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR., P.E. #56898
 DATE 8/17/2018

Drawn By: HH
 Date: 08/17/2018
 Scale: 1"=40'
 Revisions:

18193
P5



LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		

LINES & SYMBOLS:

	Existing: 500-501		Proposed: 500-501
	Contours		Asphalt Pavement
	Wood Fence		Chain Link Fence
	Wire Fence		Masonry Wall
	Centerline of Creek, Swale, or Waterway		Waterline
	Sanitary Sewer		Storm Sewer
	Overhead Power		Buried Power
	Gas Line		Fire Hydrant
	Water Valve		Water Meter
	Sanitary Sewer Manhole		Guy Wire
	Light Pole		Power Pole
	Tree		Benchmark

STATE HWY 66
 (Called 60' R.O.W.)

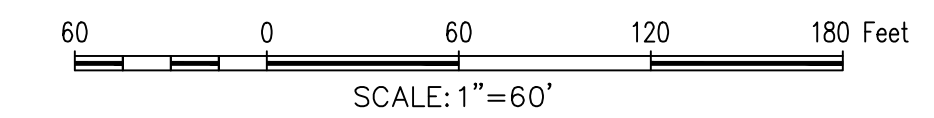
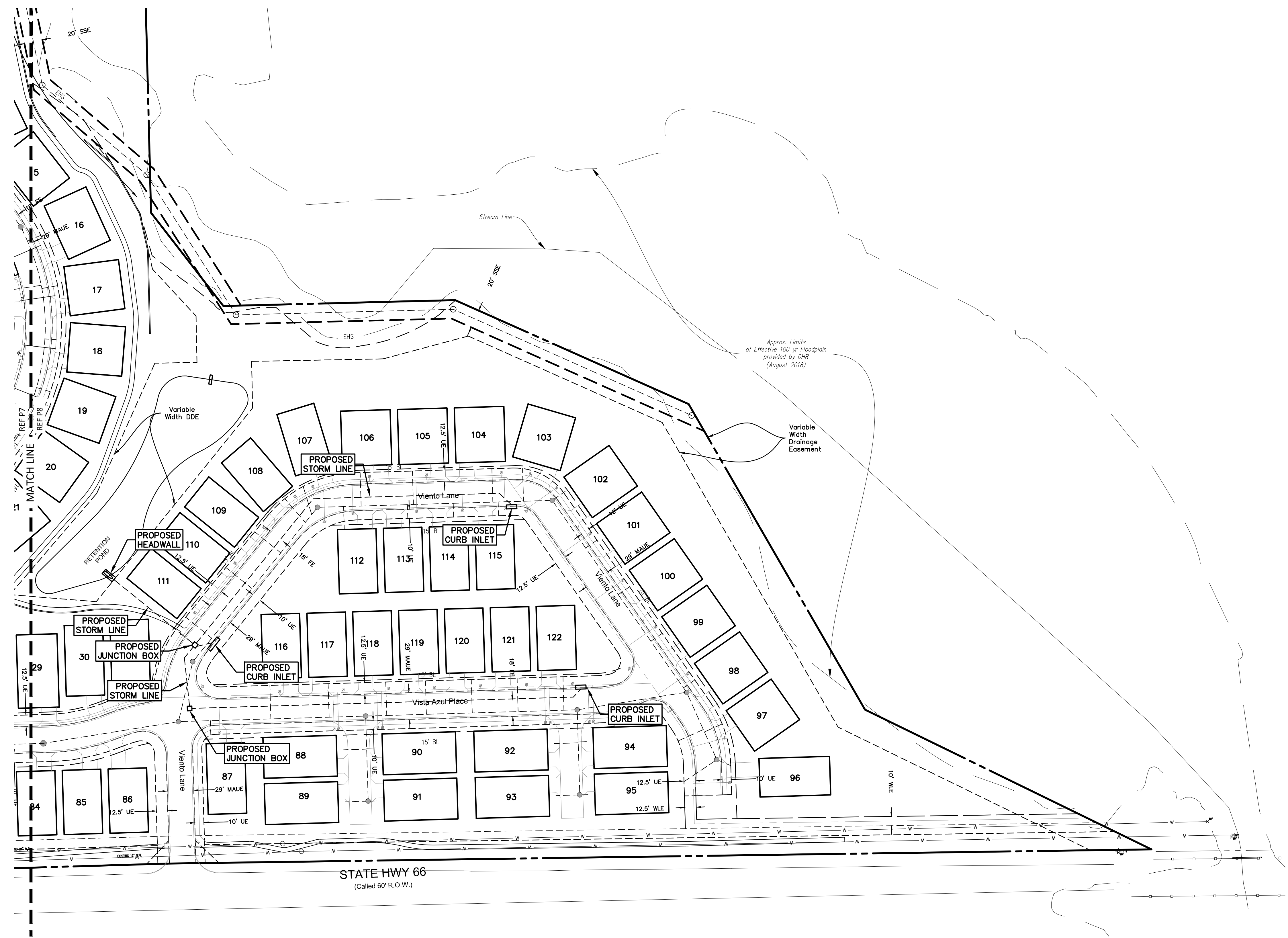
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OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE 104
 ROANAKE, TX 76282
 Ph. 817.430.3318
 Contact: JOHN DELIN

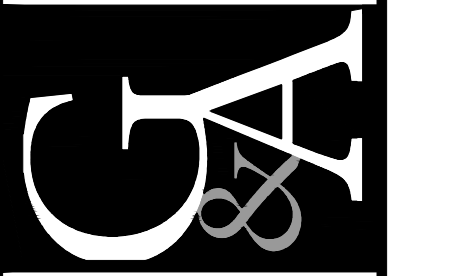
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LEGEND			
ABBREVIATIONS:			
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BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		
LINES & SYMBOLS:			
Existing:		Proposed:	
---500---501---	Contours	---500---500---	Contours
	Asphalt Pavement		Asphalt Pavement
--- --- ---	Wood Fence	--- --- ---	Wood Fence
---o---o---o---	Chain Link Fence	---o---o---o---	Chain Link Fence
--- --- ---	Wire Fence	--- --- ---	Wire Fence
====	Masonry Wall	====	Masonry Wall
--->---	Centerline of Creek, Swale, or Waterway	--->---	Centerline of Creek, Swale, or Waterway
---	Waterline	---	Waterline
---	Sanitary Sewer	---	Sanitary Sewer
---	Storm Sewer	---	Storm Sewer
---	Overhead Power	---	Overhead Power
---	Buried Power	---	Buried Power
---	Gas Line	---	Gas Line
FH	Fire Hydrant	FH	Fire Hydrant
WV	Water Valve	WV	Water Valve
WM	Water Meter	WM	Water Meter
SSMH	Sanitary Sewer Manhole	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	GW	Guy Wire
LP	Light Pole	LP	Light Pole
PP	Power Pole	PP	Power Pole
T	Tree	T	Tree
B	Benchmark	B	Benchmark

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 Lot 1, Block A
LADERA ROCKWALL
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS
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 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR., P.E. #56898
 DATE 8/17/2018

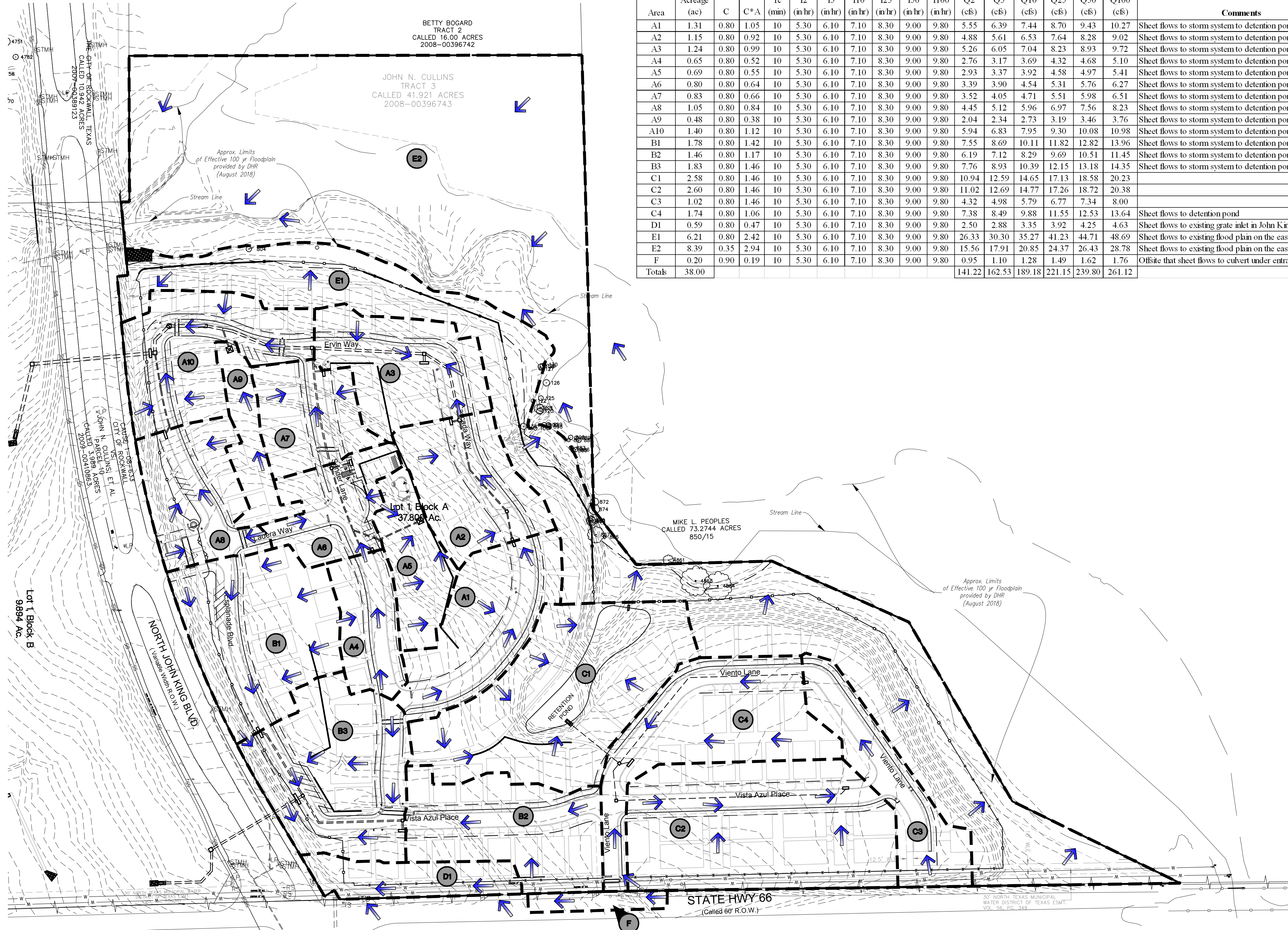
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 Date: 08/17/2018
 Scale: 1"=60'
 Revisions:

OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE. 104
 ROANAKE, TX 76282
 Ph. 817.430.3318
 Contact: JOHN DELIN

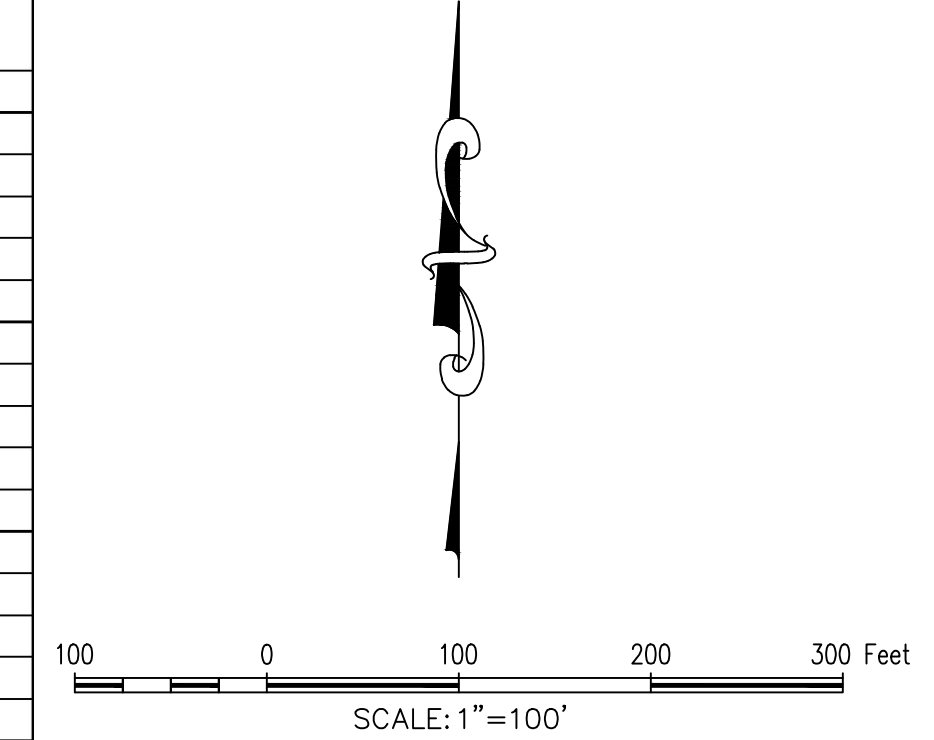
Case No. XXXX-XXX

18193

P8



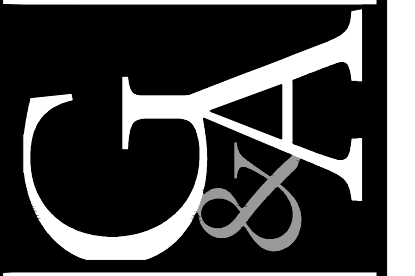
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					I2 (in/hr)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)		Q50 (cfs)	Q100 (cfs)
A1	1.31	0.80	1.05	10	5.30	6.10	7.10	8.30	9.00	9.80	5.55	6.39	7.44	8.70	9.43	10.27	Sheet flows to storm system to detention pond
A2	1.15	0.80	0.92	10	5.30	6.10	7.10	8.30	9.00	9.80	4.88	5.61	6.53	7.64	8.28	9.02	Sheet flows to storm system to detention pond
A3	1.24	0.80	0.99	10	5.30	6.10	7.10	8.30	9.00	9.80	5.26	6.05	7.04	8.23	8.93	9.72	Sheet flows to storm system to detention pond
A4	0.65	0.80	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	2.76	3.17	3.69	4.32	4.68	5.10	Sheet flows to storm system to detention pond
A5	0.69	0.80	0.55	10	5.30	6.10	7.10	8.30	9.00	9.80	2.93	3.37	3.92	4.58	4.97	5.41	Sheet flows to storm system to detention pond
A6	0.80	0.80	0.64	10	5.30	6.10	7.10	8.30	9.00	9.80	3.39	3.90	4.54	5.31	5.76	6.27	Sheet flows to storm system to detention pond
A7	0.83	0.80	0.66	10	5.30	6.10	7.10	8.30	9.00	9.80	3.52	4.05	4.71	5.51	5.98	6.51	Sheet flows to storm system to detention pond
A8	1.05	0.80	0.84	10	5.30	6.10	7.10	8.30	9.00	9.80	4.45	5.12	5.96	6.97	7.56	8.23	Sheet flows to storm system to detention pond
A9	0.48	0.80	0.38	10	5.30	6.10	7.10	8.30	9.00	9.80	2.04	2.34	2.73	3.19	3.46	3.76	Sheet flows to storm system to detention pond
A10	1.40	0.80	1.12	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.83	7.95	9.30	10.08	10.98	Sheet flows to storm system to detention pond
B1	1.78	0.80	1.42	10	5.30	6.10	7.10	8.30	9.00	9.80	7.55	8.69	10.11	11.82	12.82	13.96	Sheet flows to storm system to detention pond
B2	1.46	0.80	1.17	10	5.30	6.10	7.10	8.30	9.00	9.80	6.19	7.12	8.29	9.69	10.51	11.45	Sheet flows to storm system to detention pond
B3	1.83	0.80	1.46	10	5.30	6.10	7.10	8.30	9.00	9.80	7.76	8.93	10.39	12.15	13.18	14.35	Sheet flows to storm system to detention pond
C1	2.58	0.80	2.06	10	5.30	6.10	7.10	8.30	9.00	9.80	10.94	12.59	14.65	17.13	18.58	20.23	
C2	2.60	0.80	2.08	10	5.30	6.10	7.10	8.30	9.00	9.80	11.02	12.69	14.77	17.26	18.72	20.38	
C3	1.02	0.80	0.81	10	5.30	6.10	7.10	8.30	9.00	9.80	4.32	4.98	5.79	6.77	7.34	8.00	
C4	1.74	0.80	1.39	10	5.30	6.10	7.10	8.30	9.00	9.80	7.38	8.49	9.88	11.55	12.53	13.64	Sheet flows to detention pond
D1	0.59	0.80	0.47	10	5.30	6.10	7.10	8.30	9.00	9.80	2.80	2.88	3.35	3.92	4.25	4.63	Sheet flows to existing grate inlet in John King Bypass
E1	6.21	0.80	4.97	10	5.30	6.10	7.10	8.30	9.00	9.80	26.33	30.30	35.27	41.23	44.71	48.69	Sheet flows to existing flood plain on the east lot
E2	8.39	0.35	2.94	10	5.30	6.10	7.10	8.30	9.00	9.80	15.56	17.91	20.85	24.37	26.43	28.78	Sheet flows to existing flood plain on the east lot
F	0.20	0.90	0.19	10	5.30	6.10	7.10	8.30	9.00	9.80	0.95	1.10	1.28	1.49	1.62	1.76	Offsite that sheet flows to culvert under entrance
Totals	38.00										141.22	162.53	189.18	221.15	239.80	261.12	



GENERAL NOTES
 1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

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 Plot: 8/17/2018 9:38 AM by Michael Doolan, Sheet: 8/17/2018 9:38 AM by Michael

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
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 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPES Firm No. 1798 TBLPS Firm No. 10047700



LADERA ROCKWALL
 Lot 1, Block A
LADERA ROCKWALL
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

**PRELIMINARY PROPOSED
 DRAINAGE AREA MAP**

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERIM REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR.,
 P.E. #56898
 DATE 8/17/2018

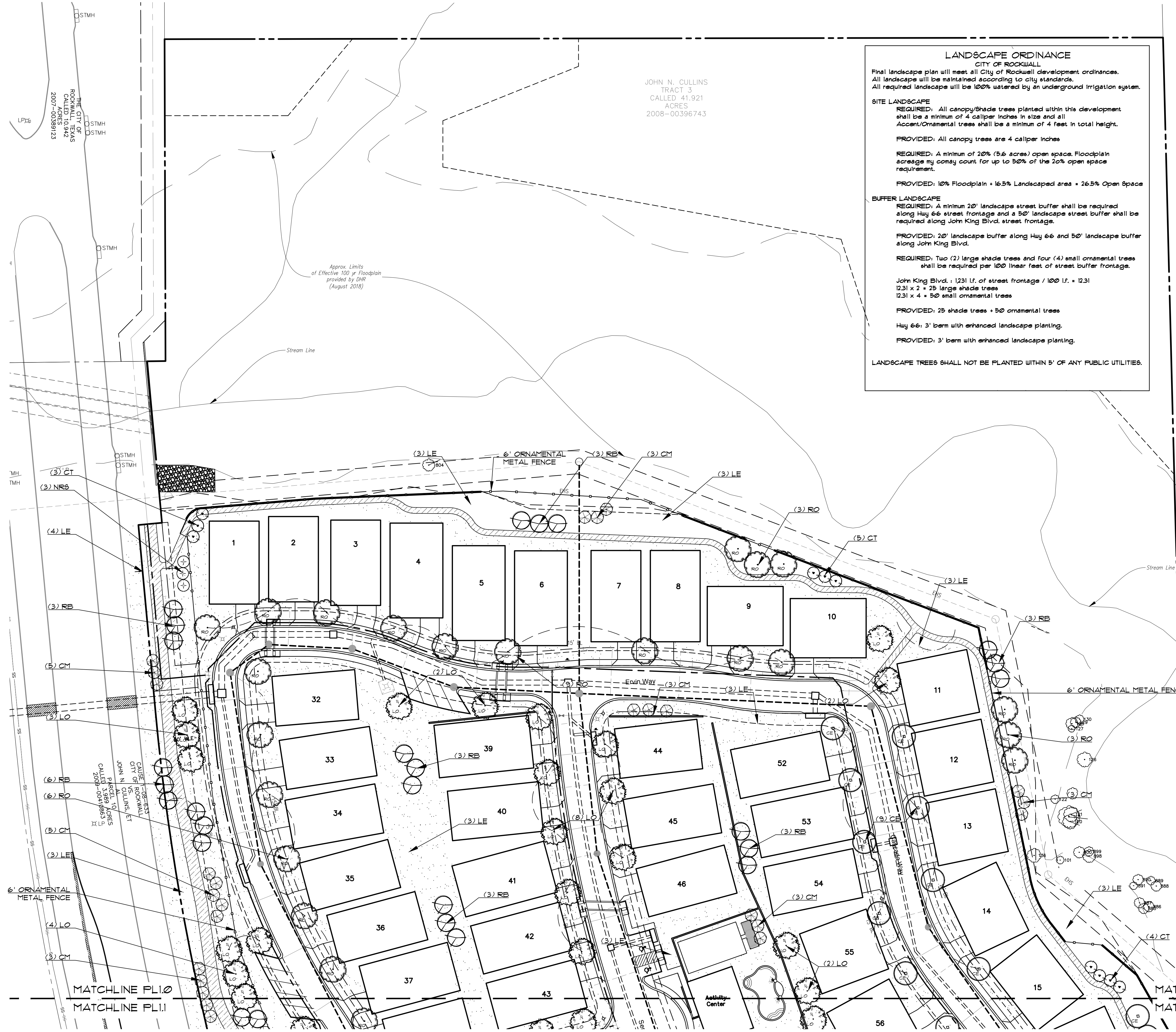
Drawn By: HH
 Date: 08/17/2018
 Scale: 1"=100'
 Revisions:

OWNER/DEVELOPER
RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE. 104
 ROANAKE, TX 76262
 Ph. 817.430.3518
 Contact: JOHN DELIN

Case No. P2018-XXX

18193

P10



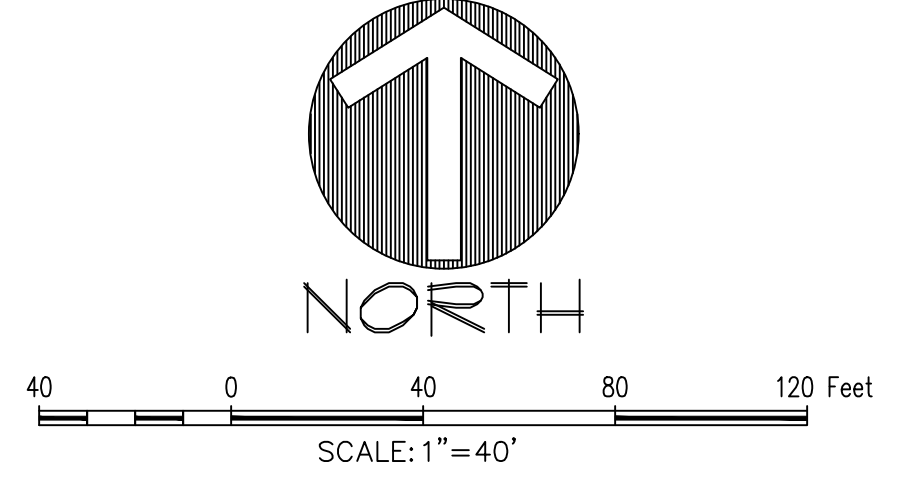
JOHN N. CULLINS
TRACT 3
CALLED 41.921
ACRES
2008-00396743

LANDSCAPE ORDINANCE
CITY OF ROCKWALL
Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscapes will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches
REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.
REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street buffer frontage.
John King Blvd.: 1231 lf. of street frontage / 100 lf. = 12.31
12.31 x 2 = 25 large shade trees
12.31 x 4 = 50 small ornamental trees
PROVIDED: 25 shade trees + 50 ornamental trees
Hwy 66: 3' berm with enhanced landscape planting.
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.



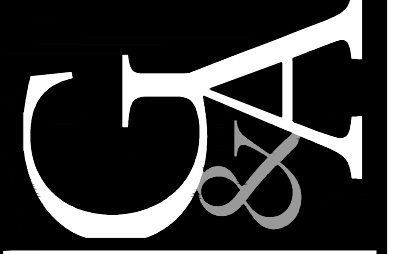
LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Taxodium distichum
- (PEC) PECAN
Carya illinoensis
- (SB) SOAPBERRY
Sapindus saponaria
- (MO) MONTERREY OAK
Quercus polymorpha
- (RB) RED BUD
Cercis canadensis

File: J:\2018\18193\18193.dwg
 Plot: 8/17/2018 10:46 AM by WJL
 Source: 8/17/2018 10:46 AM by WJL

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT APPLICATIONS.
 RON STEWART LANDSCAPE ARCHITECTURE
 DATED 8/17/2018

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
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 201 County View Drive - Roanoke, TX 76262
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 TBPES Firm No. 1798 TBPES Firm No. 10047700



LADERA ROCKWALL
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 Lot 1, Block A
 37,800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE
PLAN

Drawn By: ---
 Date: 08/17/2018
 Scale: 1" = 40'
 Revisions:

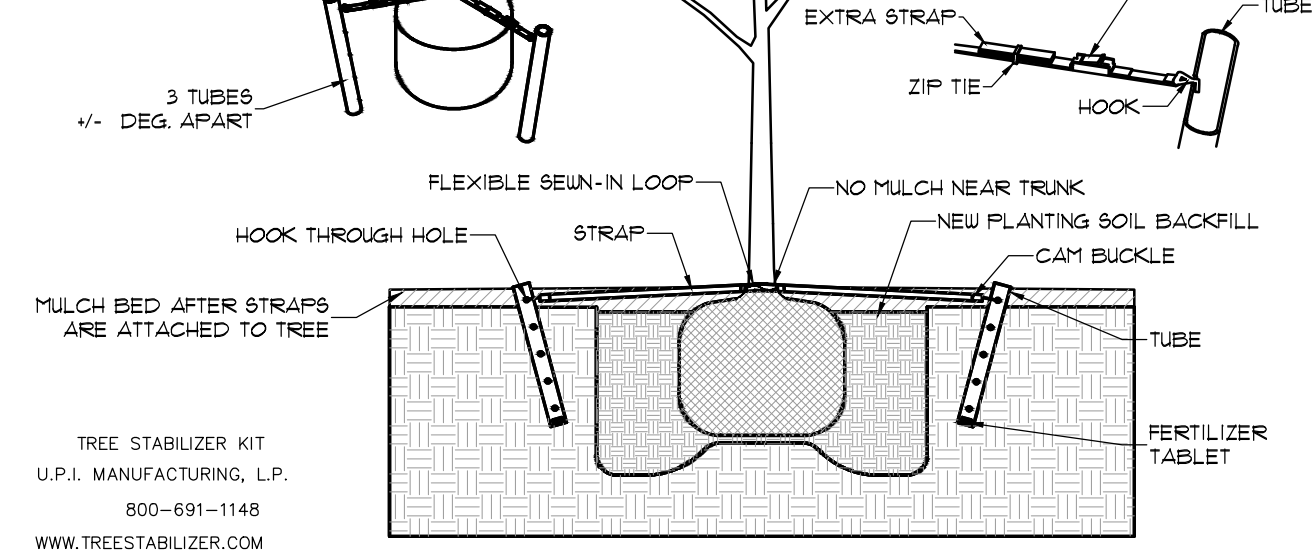
18193
PL1.0

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANAKE, TX 76262
 Ph. 817.430.3318
 Contact: JOHN DELIN

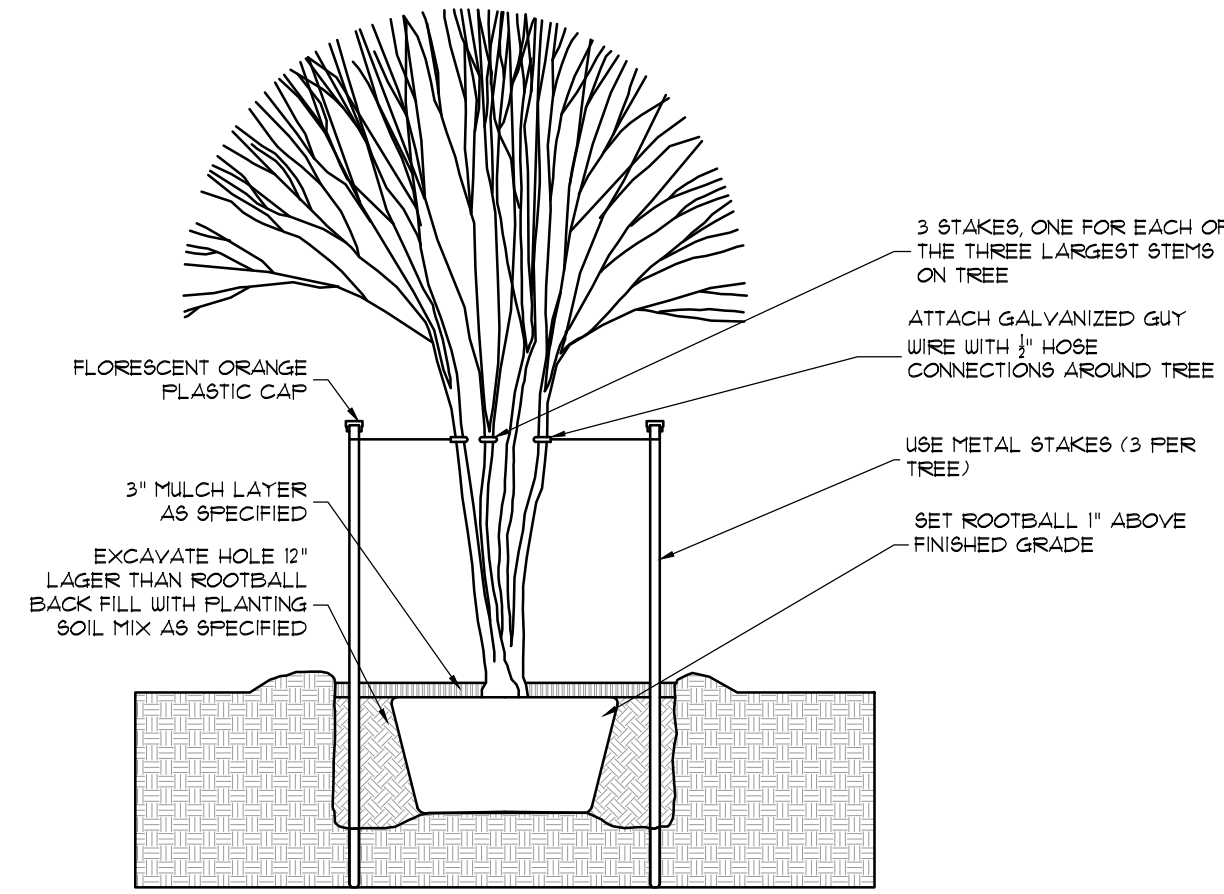
LADERA ROCKWALL

SPECIFICATIONS:

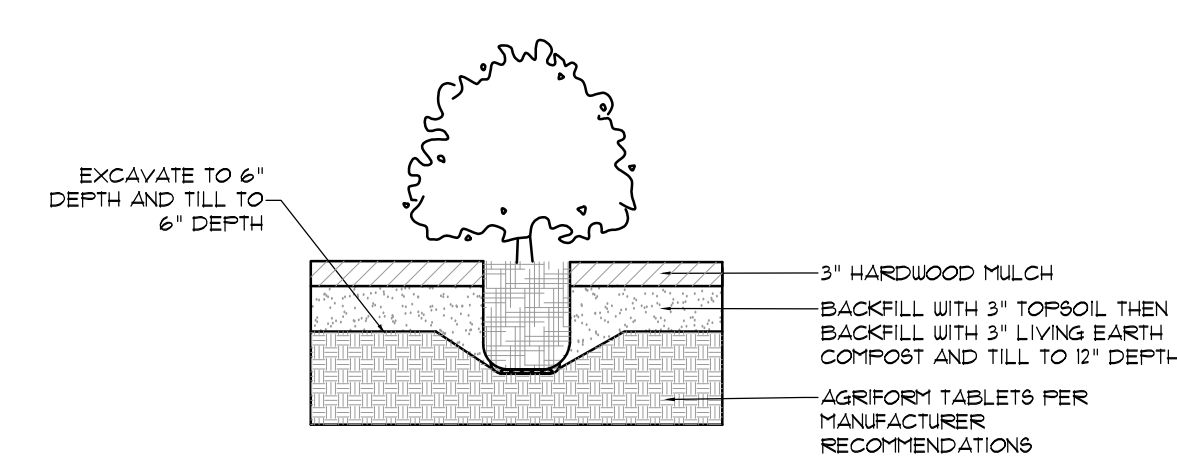
- TSK 20
 3- 20' PERFORATED SCH. 40 PVC TUBES
 3- 6' HARNESSES WITH SEWN-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS
- TSK 36
 3- 30' PERFORATED SCH. 40 PVC TUBES
 3- 6' HARNESSES WITH SEWN-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



1. TREE STAKING
 NOT TO SCALE



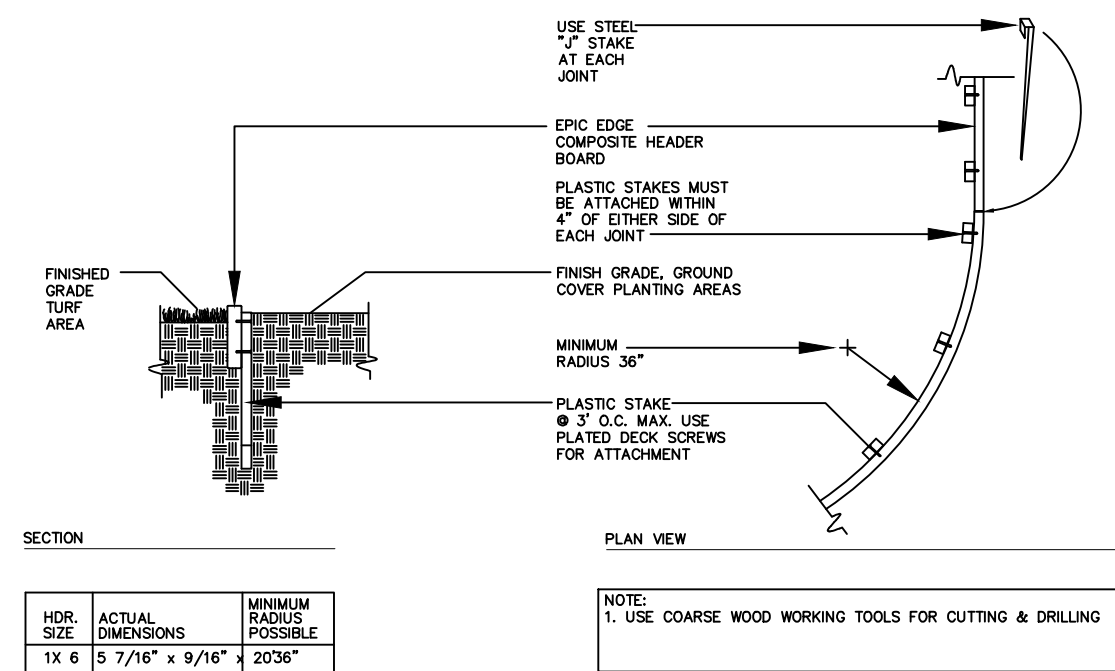
2. ORNAMENTAL TREE STAKING
 NOT TO SCALE



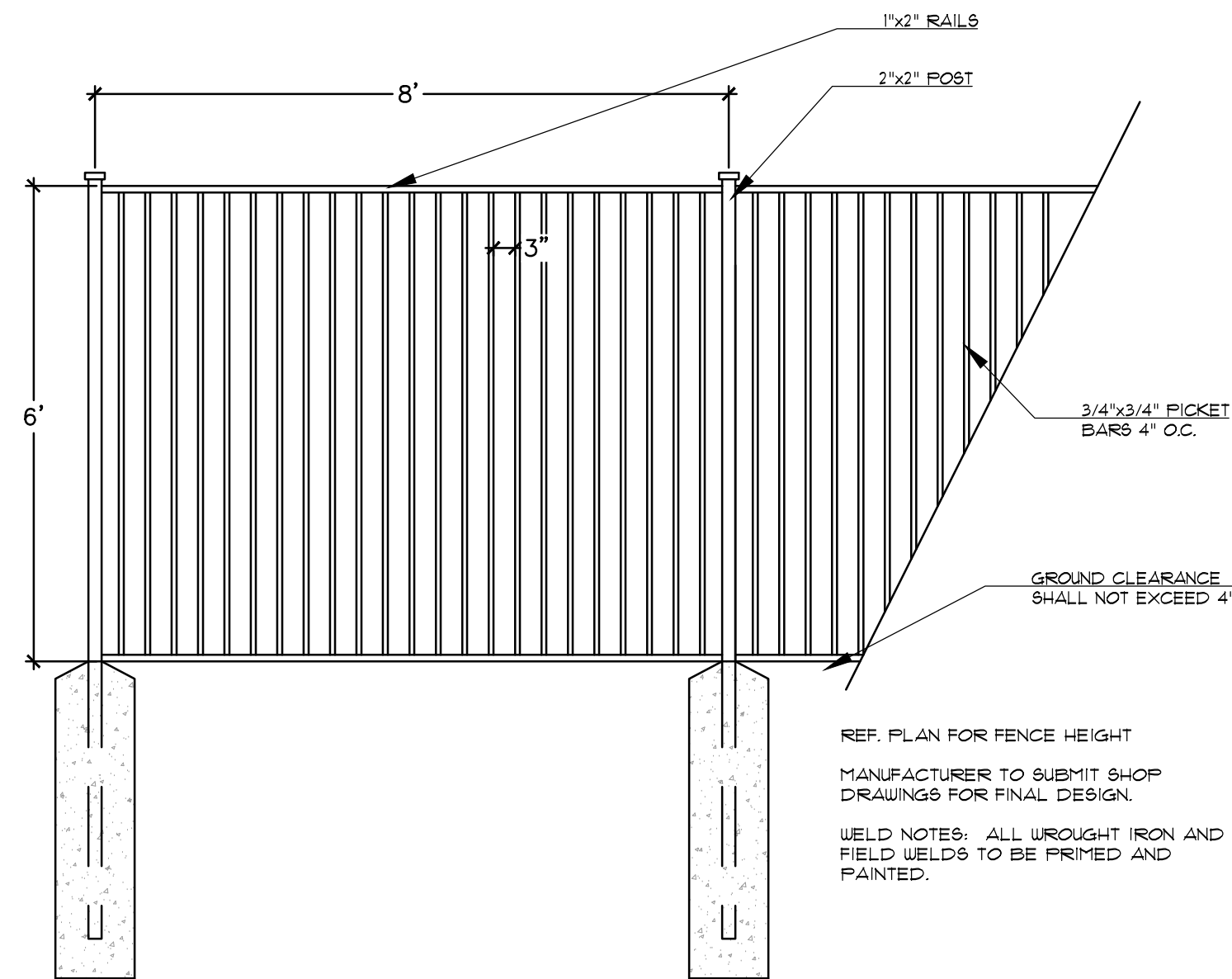
3. SHRUB DETAIL
 NOT TO SCALE

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
 NOT TO SCALE

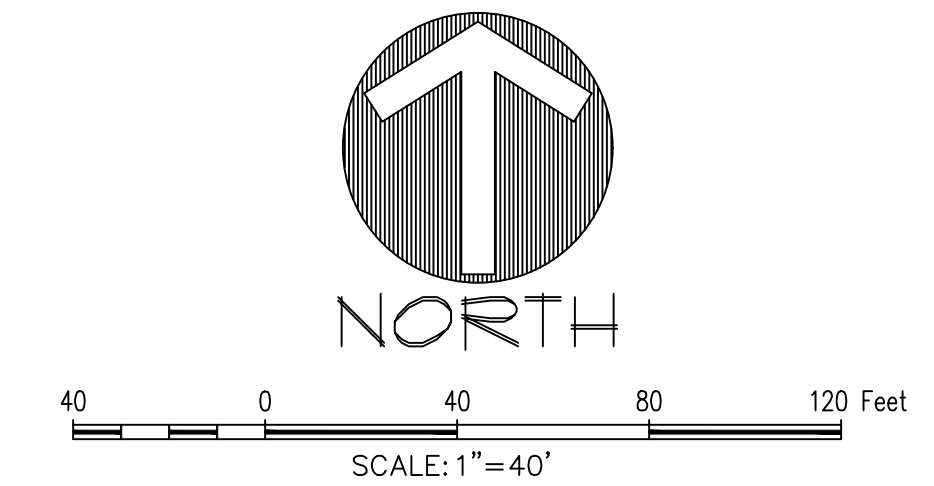


6. ORNAMENTAL METAL FENCE
 1/2\"/>

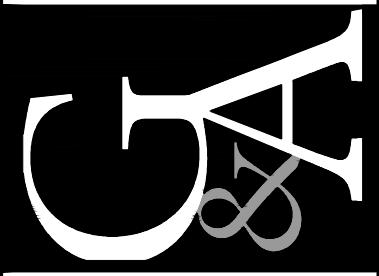
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
117	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
56	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
97	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
52	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
17	BALD CYPRESS	<i>Taxodium distichum</i>	3"	10'-12'	Per Plan	Single Trunk
31	PECAN	<i>Carya illinoensis</i>	3"	10'-12'	Per Plan	Single Trunk
42	SOAPBERRY	<i>Sapindus saponaria</i>	3"	10'-12'	Per Plan	Single Trunk
39	MONTERREY OAK	<i>Quercus polymorpha</i>	3"	10'-12'	Per Plan	Single Trunk
74	RED BUD	<i>Cercis canadensis</i>	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	30gal.	7'-8'	Per Plan	Multitrunk
18	CHAOSTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	<i>Ilex x 'Nellie R. Stevens'</i>	30gal.	5'-6'	Per Plan	Full

Total Mitigation Required*: 1,443.25 in
 Total Mitigation Provided: 1,353 in
 *Ref. T1.0 TREE SURVEY

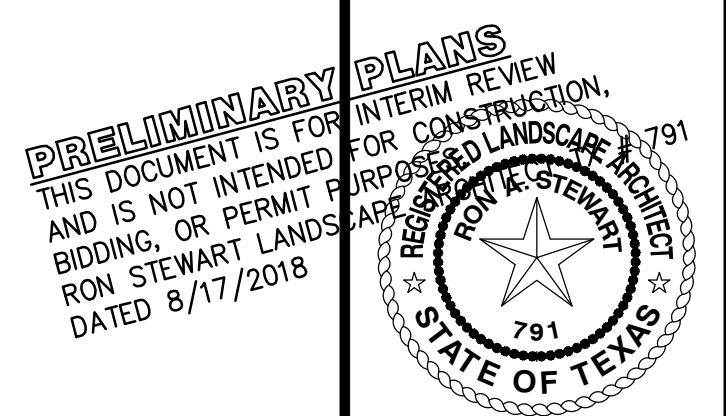


SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
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 TBPES Firm No. 1798 TBPES Firm No. 10047700



LADERA ROCKWALL
 LADERA ROCKWALL
 Lot 1, Block A
 37.800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

**PRELIMINARY LANDSCAPE
 DETAILS**



Drawn By: VC
Date: 08/17/2018
Scale: 1" = 40'
Revisions:

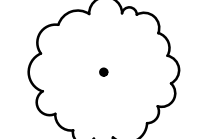

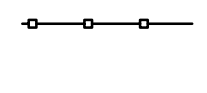
18193
 OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANAKE, TX 76262
 Ph. 817.430.3318
 Contact JOHN DELIN



Plot: 3: 2/17/2018 10:46 AM by WJL/VC/PL1.3
 Project: 8/17/2018 10:46 AM by WJL/VC/PL1.3
 Source: 8/17/2018 10:46 AM by WJL/VC/PL1.3

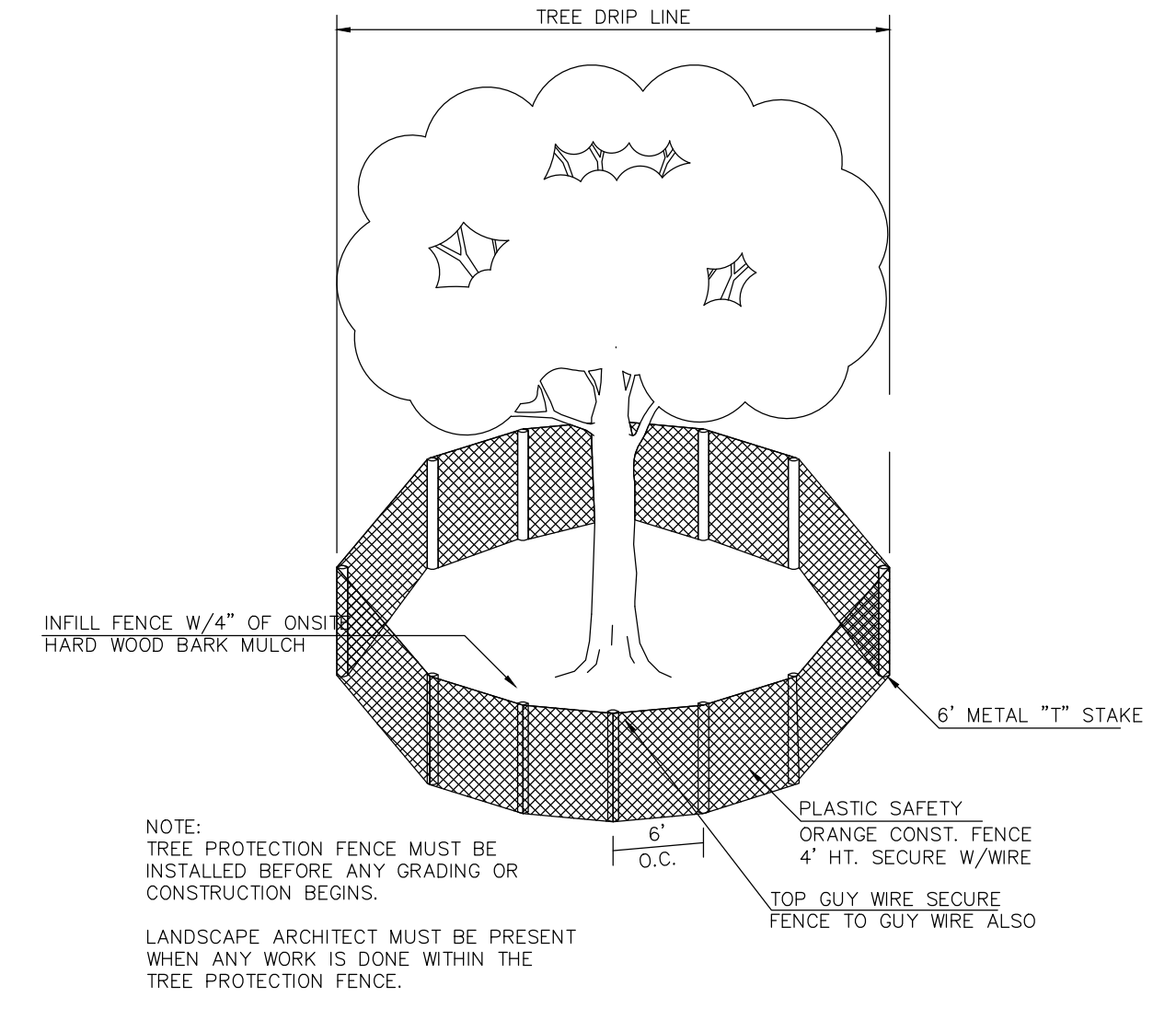
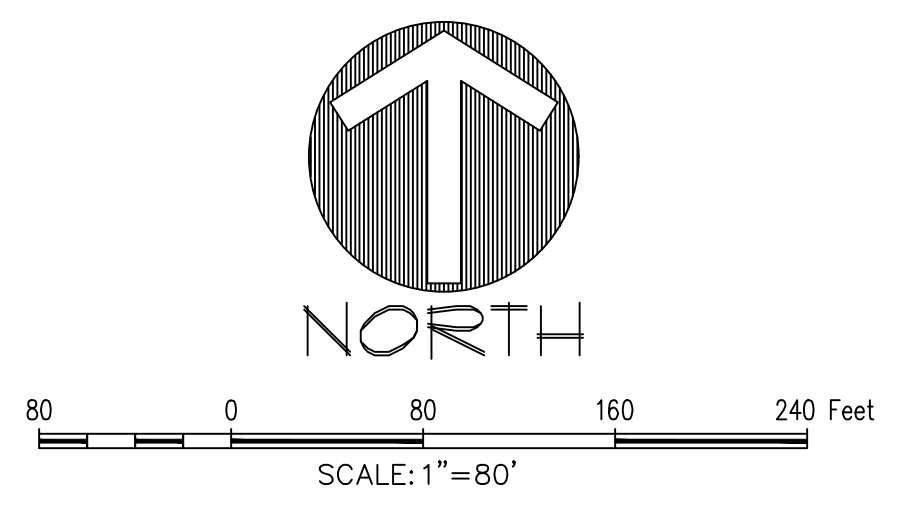


LEGEND

-  PROTECTED TREE TO REMAIN
-  PROTECTED TREE TO BE REMOVED
-  TREE PROTECTION FENCING (TPF)

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



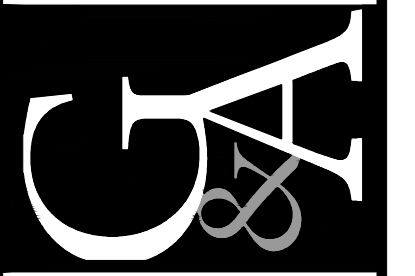
TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST:	248.5
SOUTHWEST:	53.75
CENTRAL:	1141
SOUTHEAST:	0
TOTAL:	1443.25 inches
TOTAL WITHIN SS EASEMENT: 318.5 inches	
CURRENT MITIGATION PROVIDED: 630 inches (210 3" caliper trees)	

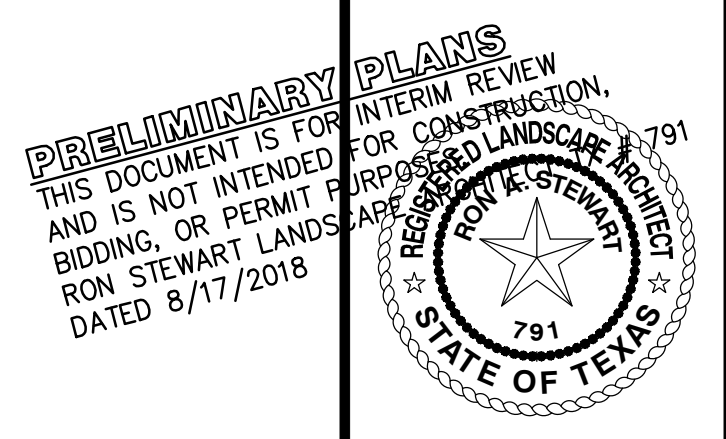
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 Source: 8/17/2018 8:33 AM by: [redacted]

SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
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 TBPE Firm No. 1798 TBPLS Firm No. 10047700



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 LADERA ROCKWALL
 Lot 1, Block A
 37.800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - CENTRAL



Drawn By: VC
 Date: 08/17/2018
 Scale: 1"=80'
 Revisions:

OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE 104
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 Ph. 817.430.3318
 Contact: JOHN DELIN

18193

PT1.0

LADERA ROCKWALL

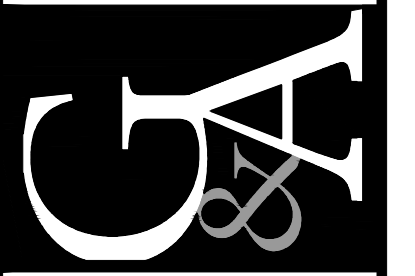
TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
101	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
102	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
103	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
104	4.5	HICKORY	<i>Carya texana</i>	Yes	Yes	4.5	
105	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
106	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
107	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
108	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
109	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6.5	
110	13	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	13	
111	8.5	HICKORY	<i>Carya texana</i>	Yes	Yes	8.5	
112	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
113	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	No		
114	12.5	HICKORY	<i>Carya texana</i>	Yes	Yes	12.5	
115	21	HICKORY	<i>Carya texana</i>	Yes	Yes	21	
116	20	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	20	
117	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
118	8.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8.5	
119	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	SS ESMT
120	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
121	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
122	5	HICKORY	<i>Carya texana</i>	Yes	No		
123	5	HICKORY	<i>Carya texana</i>	Yes	Yes	5	
124	10	HICKORY	<i>Carya texana</i>	Yes	Yes	10	
125	6.5	HICKORY	<i>Carya texana</i>	Yes	No		
126	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
127	4	HICKORY	<i>Carya texana</i>	Yes	No		
128	7	HICKORY	<i>Carya texana</i>	Yes	No		
129	6	HICKORY	<i>Carya texana</i>	Yes	No		
130	5	HICKORY	<i>Carya texana</i>	Yes	No		
131	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	
132	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
133	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
134	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
135	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
136	8	HICKORY	<i>Carya texana</i>	Yes	No		
137	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	
138	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
139	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	SS ESMT
140	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	SS ESMT
801	36	PECAN	<i>Carya illinoensis</i>	Yes	Yes	72	SS ESMT, feature tree
803	25	PECAN	<i>Carya illinoensis</i>	Yes	Yes	25	SS ESMT
804	7	PECAN	<i>Carya illinoensis</i>	Yes	No		
805	6.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6.5	
806	38	PECAN	<i>Carya illinoensis</i>	Yes	Yes	76	feature tree
807	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
816	18	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9	
817	14	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	7	
818	18	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	9	

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
819	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
820	17	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	8.5	
821	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
822	13, 13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
823	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
824	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
825	11	CATALPA	<i>Catalpa bignonioides</i>	Yes	Yes	11	
826	6	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	6	
827	5	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	5	
828	4.5	BUR OAK	<i>Quercus macrocarpa</i>	Yes	Yes	4.5	
829	8	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8	
830	4	PECAN	<i>Carya illinoensis</i>	Yes	Yes	4	
831	5.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	5.5	
832	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
833	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
834	18	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
835	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
836	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
837	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
838	17	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	17	
839	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
840	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12	
841	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
842	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
845	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
844	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
843	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	
846	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
847	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
848	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
849	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
850	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
851	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
852	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
853	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
854	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
855	4.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4.5	
856	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
857	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
858	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
859	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
860	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
861	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
862	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
864	16.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	16.5	
865	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5	
866	4	HICKORY	<i>Carya texana</i>	Yes	No		
867	21	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
868	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
869	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		

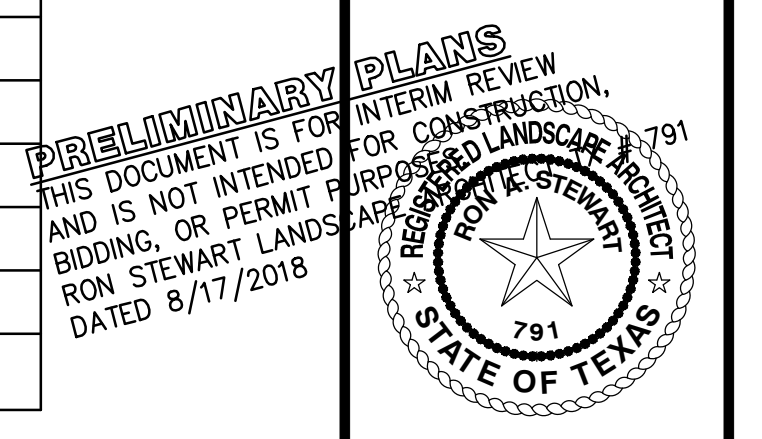
TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
870	11.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
871	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
872	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
873	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
874	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
876	19.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	19.5	SS ESMT
877	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	SS ESMT
878	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	SS ESMT
879	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
880	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
881	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	SS ESMT
882	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
883	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
884	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
885	6	HICKORY	<i>Carya texana</i>	Yes	No		
886	6	HICKORY	<i>Carya texana</i>	Yes	No		
887	6	HICKORY	<i>Carya texana</i>	Yes	No		
888	6	HICKORY	<i>Carya texana</i>	Yes	No		
889	5	HICKORY	<i>Carya texana</i>	Yes	No		
890	6	HICKORY	<i>Carya texana</i>	Yes	No		
891	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
892	9	HICKORY	<i>Carya texana</i>	Yes	Yes	9	
893	7.5	HICKORY	<i>Carya texana</i>	Yes	Yes	7.5	SS ESMT
894	6	HICKORY	<i>Carya texana</i>	Yes	Yes	6	SS ESMT
896	8	HICKORY	<i>Carya texana</i>	Yes	Yes	8	
897	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
898	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
899	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
900	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
979	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
980	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
981	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
982	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
983	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
984	20.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	10.25	
985	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
986	24	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	12	
987	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
988	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
989	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
990	15.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.75	
991	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
992	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
993	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
994	13	AMERICAN ELM	<i>Ulmus americana</i>	Yes	Yes	13	
995	30	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	15	
996	13.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.75	
997	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
998	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
999	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
1000	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
						MITIGATION INCHES:	1141
						MITIGATION PROVIDED:	627

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
 P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPES Form No. 1798 TBPES Form No. 10047700



LADERA ROCKWALL
 LADERA ROCKWALL
 Lot 1, Block A
 37.800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

**PRELIMINARY TREE SURVEY -
 CENTRAL TREE CHART**

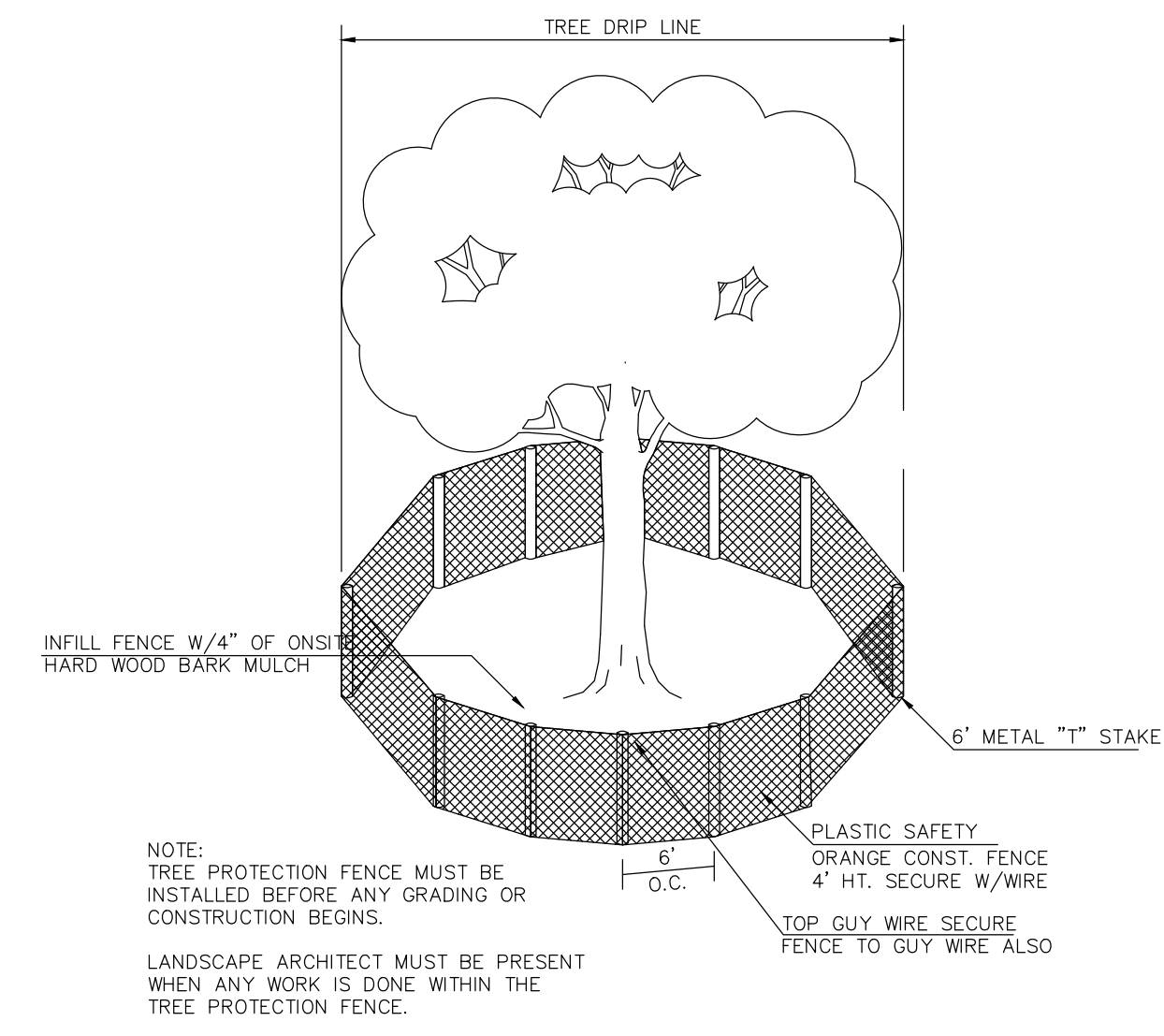
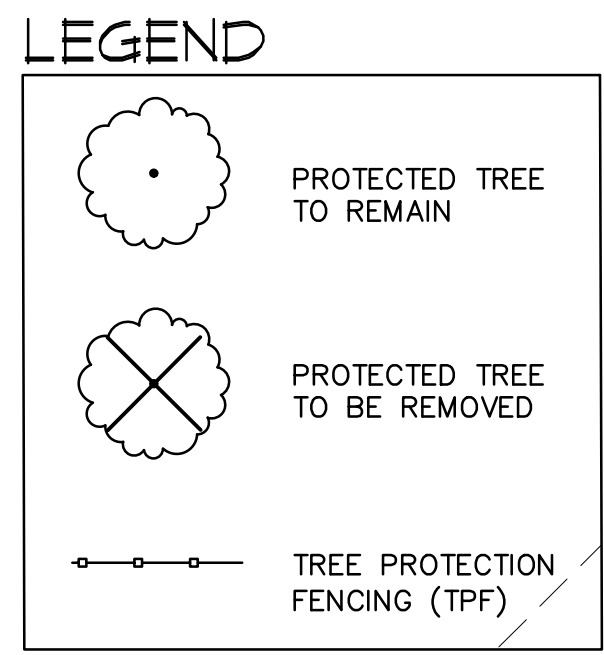
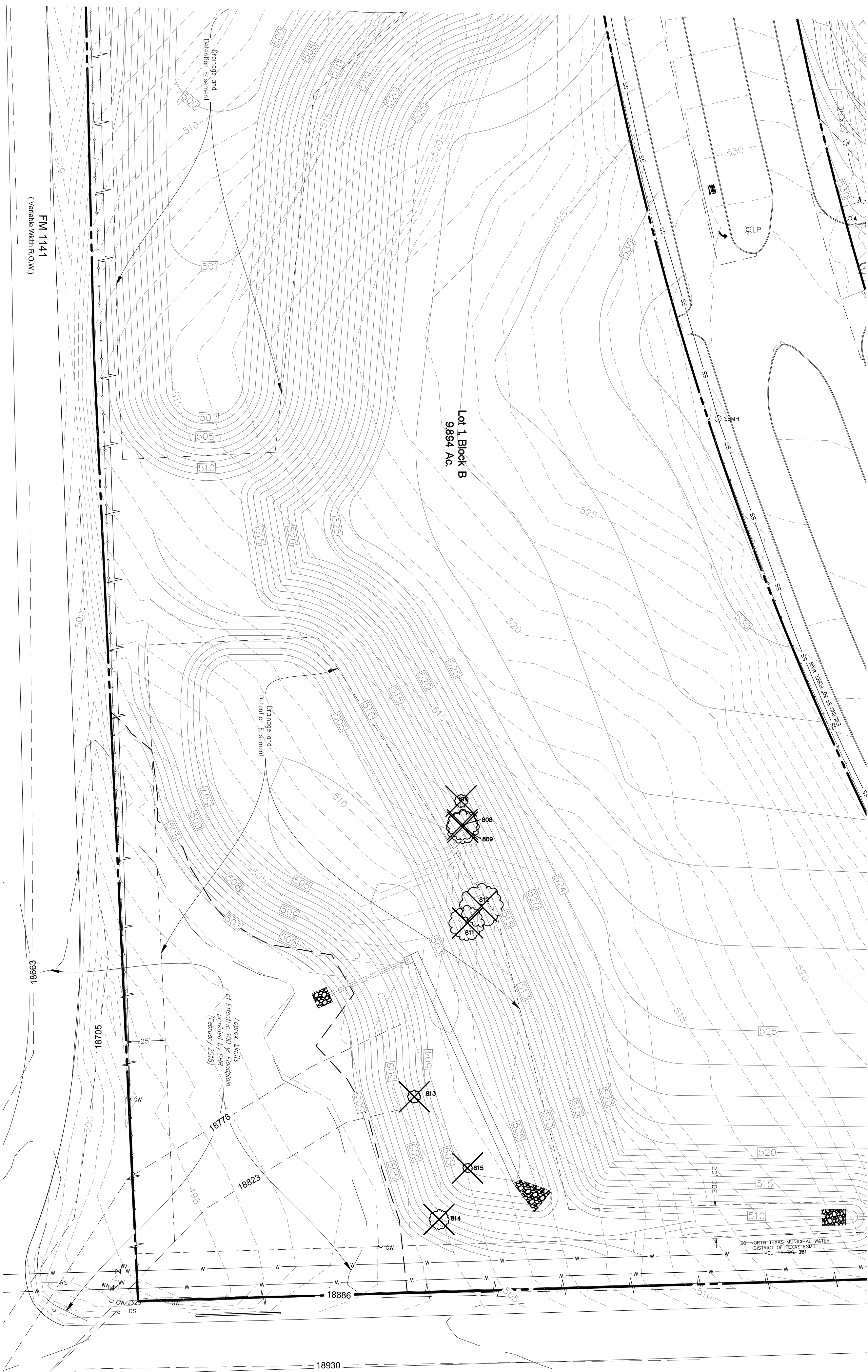


Drawn By: VC
 Date: 08/17/2018
 Scale: #####
 Revisions:

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE 104
 ROANAKE, TX 76262
 Ph. 817.430.3318
 Contact: JOHN DELIN

18193
 PT.1

File: J:\2018\18193\18193.dwg, Plot Date: 8/17/2018 10:47 AM, by: wjv/cac, Source: 8/17/2018 9:33 AM, by: wjv



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
MITIGATION INCHES:						53.75

- ### TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed with "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied to the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced protection zone at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airstrip" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation lines may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
37,800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

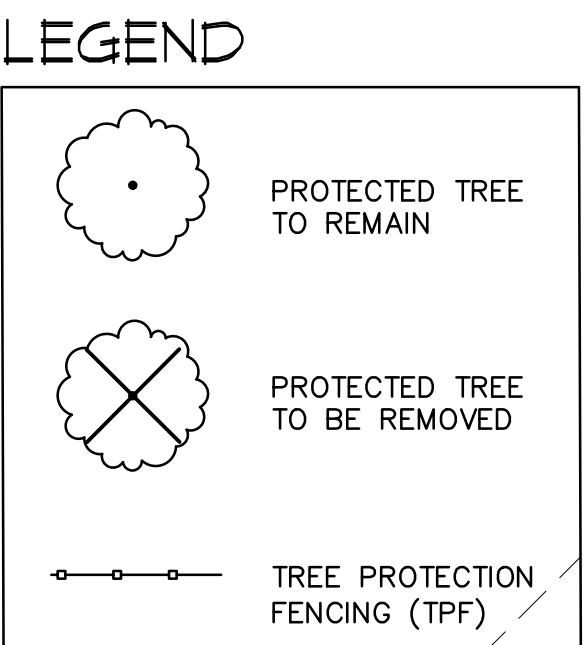
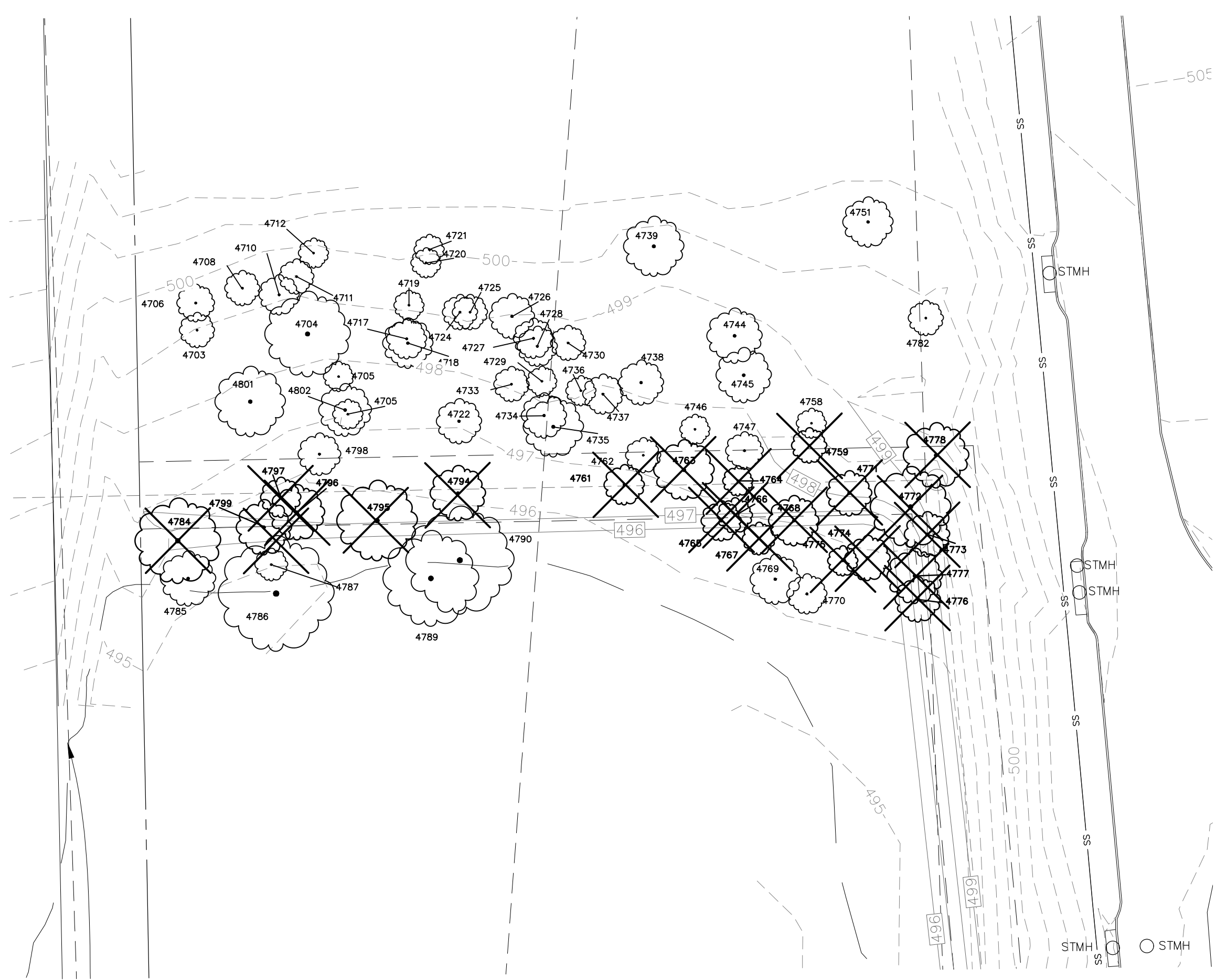
**PRELIMINARY TREE SURVEY -
SOUTHWEST**

Drawn By: VC
Date: 08/17/2018
Scale: 1"=40'
Revisions:

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE 104
ROANAKE, TX 76262
Ph. 817.430.3318
Contact: JOHN DELIN

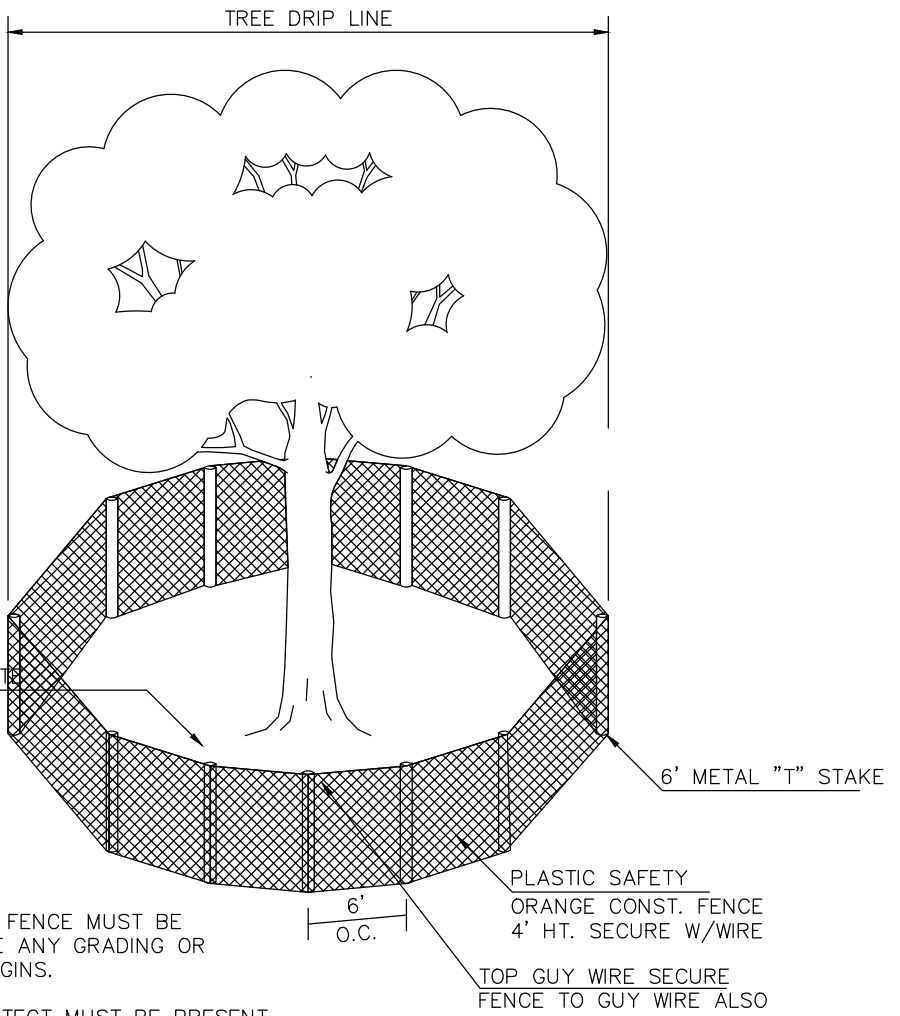
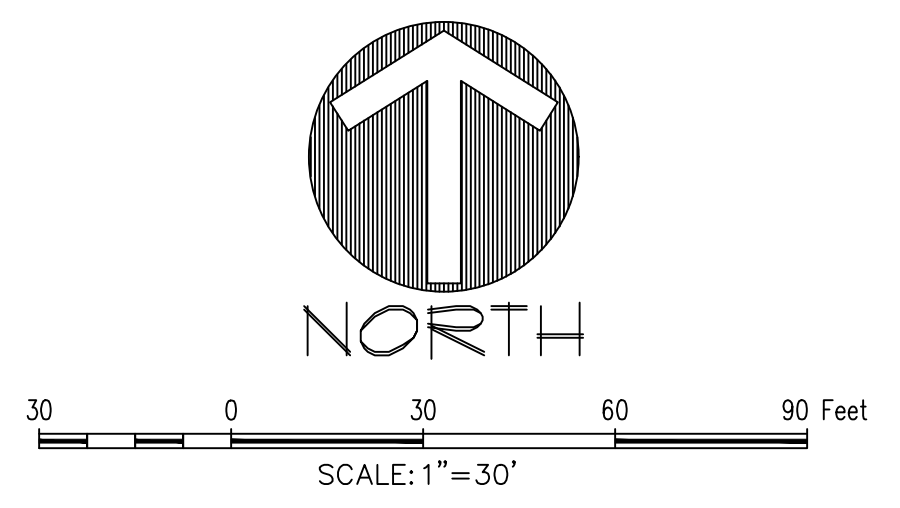
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PT.1.2



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
804	7	PECAN	<i>Carya illinoensis</i>	YES	NO		
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	YES	20	
4770	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
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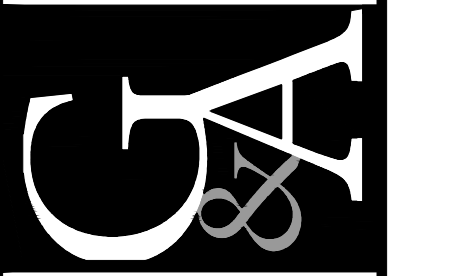


- TREE PRUNING, REMOVAL AND PROTECTION MEASURES**
- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning. No more than 20 percent of live foliage shall be removed from any tree.
 - 4) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsited trees within the Project Area.
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 - 4) Any brush, clearing required within the tree protection zone shall be accomplished with hand operated equipment.
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 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE PROTECTION

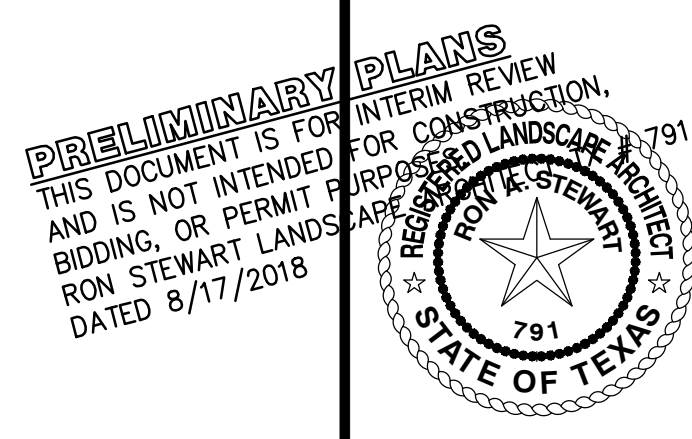
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SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
 P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPLS Firm No. 1798 TBPLS Firm No. 10047700



LADERA ROCKWALL
 LADERA ROCKWALL
 Lot 1, Block A
 37.800 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - NORTHWEST



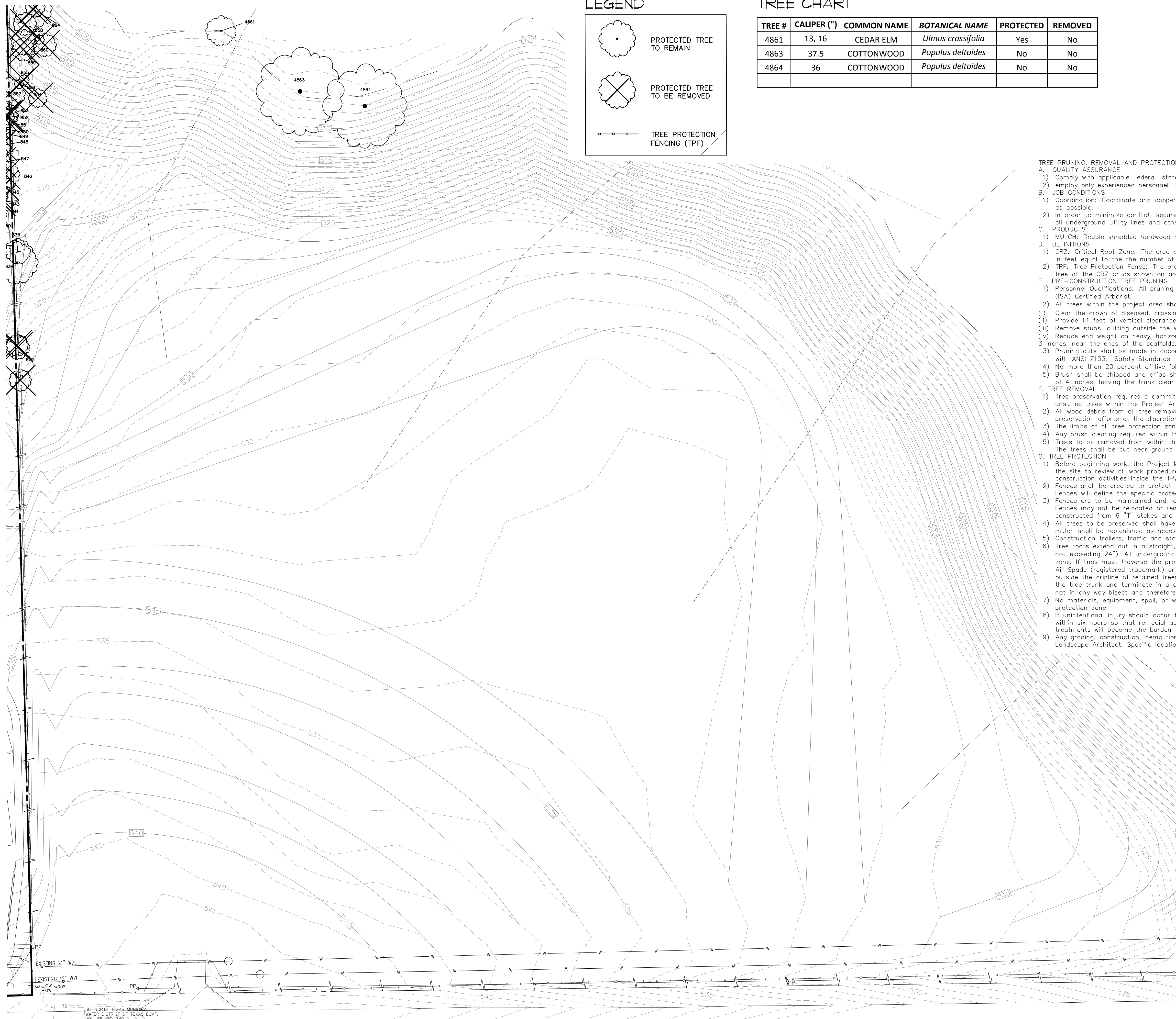
Drawn By: VC
 Date: 08/17/2018
 Scale: 1" = 30'
 Revisions:

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE 104
 ROANAKE, TX 76282
 Ph. 817.430.3318
 Contact: JOHN DELIN

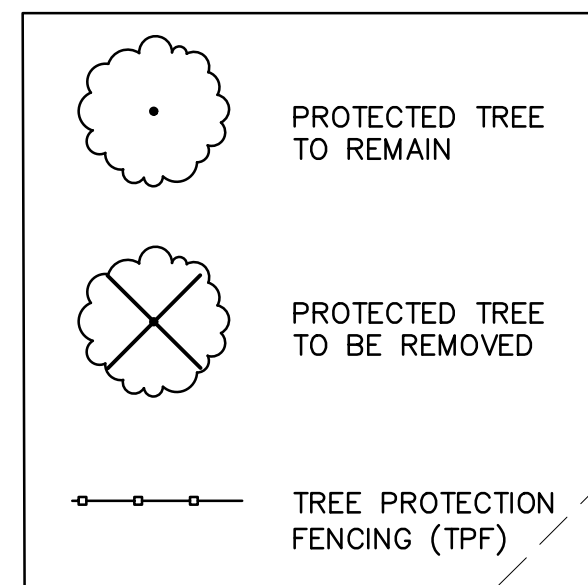
18193

PT.1.3

LADERA ROCKWALL

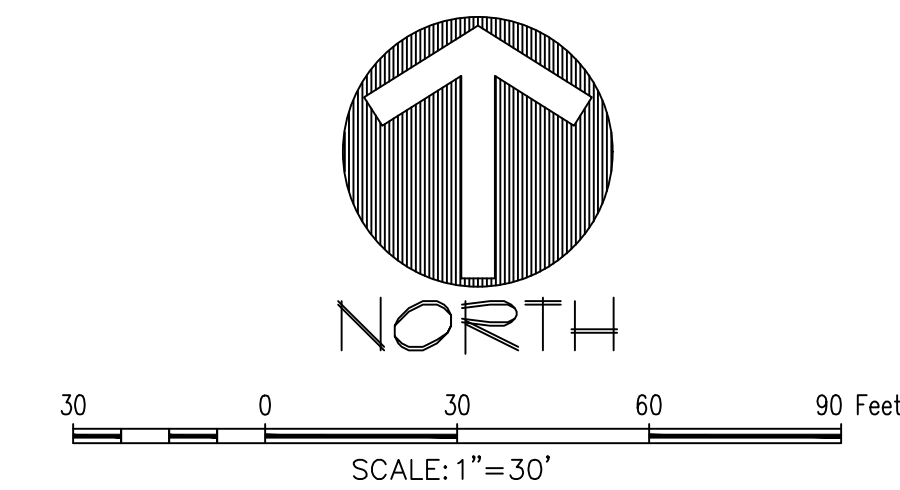


LEGEND



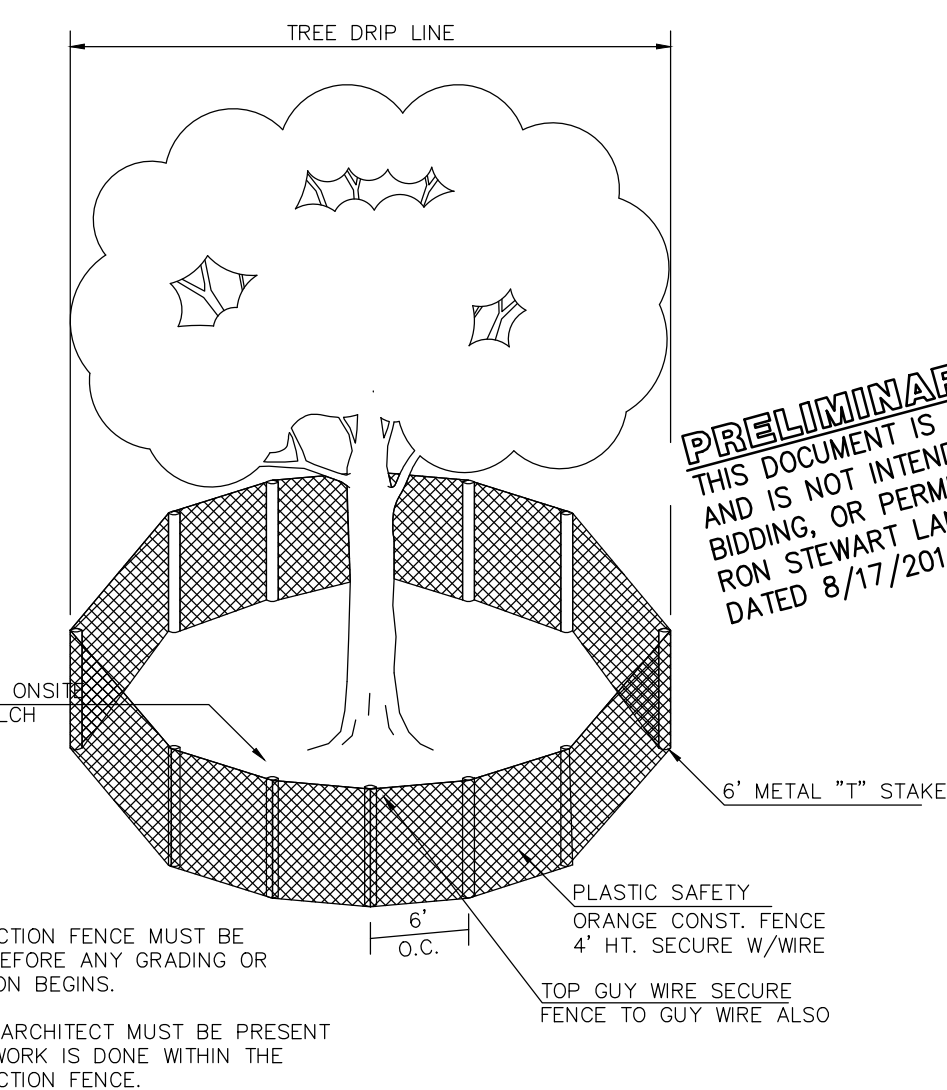
TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	No



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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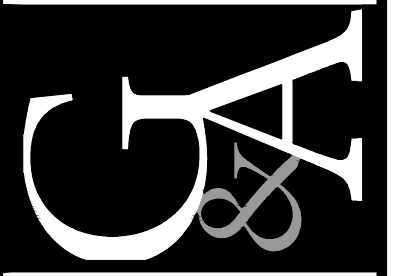


NOTE:
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

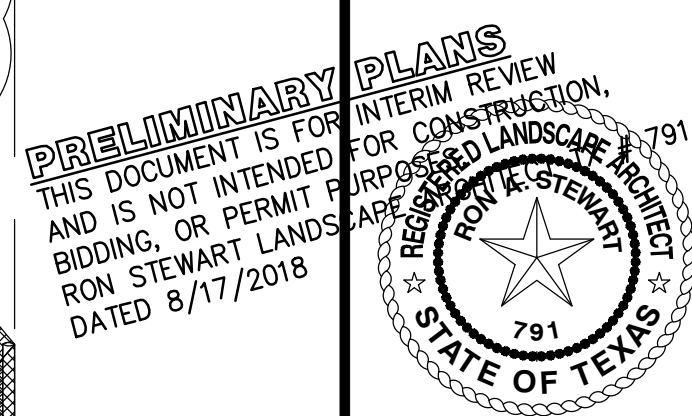
OWNER/DEVELOPER
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 Lot 1, Block A
 37.800 Acres
 in the
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 ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - SOUTHEAST



Drawn By: VC
 Date: 08/17/2018
 Scale: 1" = 30'
 Revisions:

18193

PT.1.4

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