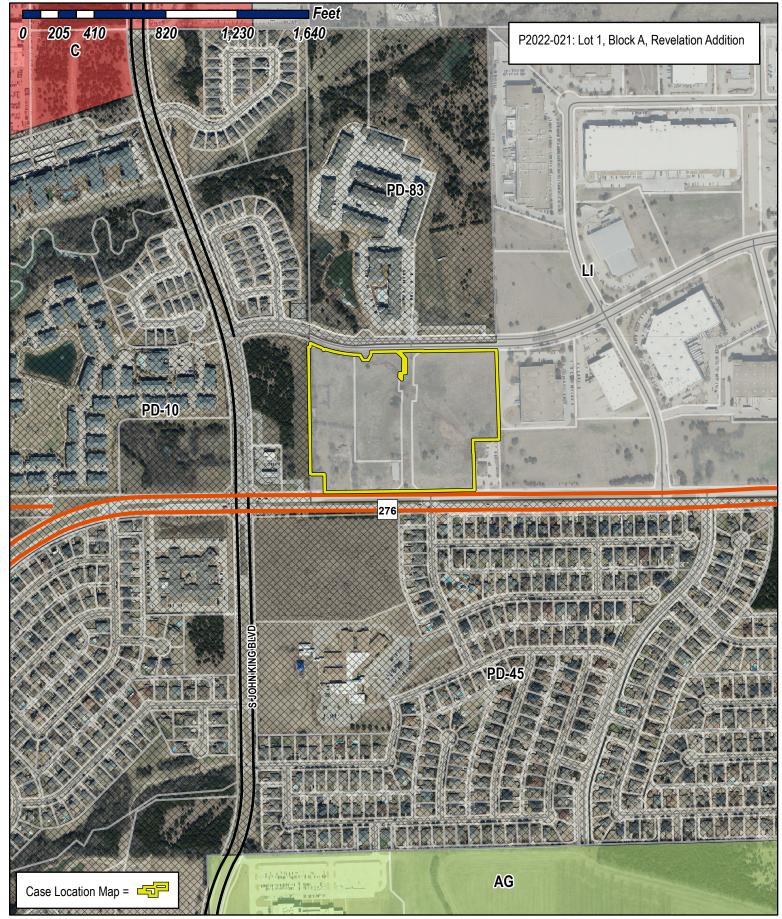
	DEVELOPMENT APPLIC City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	ATION PLAN NOTE: CITV.U SIGNE DIREC	THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE INTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE D BELOW. TOR OF PLANNING: INGINEER:	
PLATTING APPLICA MASTER PLAT (\$ PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 AMENDING OR M PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250.	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 .00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING APPLIC ZONING CHA SPECIFIC US PD DEVELOP OTHER APPLIC VARIANCE R NOTES: N DETERMINING TO PER ACHE AMOUNT. S A \$100.000 FEE V	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} MENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ATION FEES:	
	RMATION (PLEASE PRINT)	20		
ADDRESS	1725 TX-276, Rockwall, TX 750	32	LOT DLOCK	
SUBDIVISION			LOT BLOCK	
GENERAL LOCATION			ery Blvd. & TX-276	
ONING, SITE PL	AN AND PLATTING INFORMATION (PLE	Ning Mit		
CURRENT ZONING	Light Industrial	CURRENT USE		
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial	
ACREAGE	18.48 LOTS [CURRE	TI III	LOTS [PROPOSED]	
REGARD TO ITS A RESULT IN THE DE DWNER/APPLICA DYOWNER CONTACT PERSON	PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY O NIAL OF YOUR CASE. INT/AGENT INFORMATION IPLEASE PRINT BSKJ DEVELOPMENT CO. Robert E. LAM BERTH	CHECK THE PRIMARY COM CP. APPLICANT CONTACT PERSON	Triten Real Estate Partners David Shipman	WILL
ADDRESS	714 SANCTURRY Way	ADDRESS	15110 N. Dallas Parkway Suite 550	
CITY, STATE & ZIP	Heath, Tx, 75032	CITY, STATE & ZIP	Dallas, TX 75248	
	972-345-1498		817-891-4123	
E-MAIL	rglaanberth @ aol Con	e-mail	dshipman@triten.com	
TATED THE INFORMATI	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEA ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED	THE FOLLOWING:	S Camber Howner, THE UNDERSIGNED,	
477.20 April NFORMATION CONTAINE	, TO COVER THE COST OF THIS APPLICATION 2022 BY SIGNING THIS APPLICATION, 1 A	, HAS BEEN PAID TO THE CIT GREE THAT THE CITY OF R Y IS ALSO AUTHORIZED AN	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PR ID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORM	AY OF OVIDE ATION
	and seal of office on this the IT day of owner's signature Robert E	April 2022 Lamberth	Comm. Expires 06-02-20 Notary ID 6276665	18
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS ROUTING	tion sy	MY COMMISSION EXPIRES 6-2-20	4
DI	VELOPMENT APPLICATION • CITY o F ROCKWALL • 38	5 SOUTH GOLIAD STREET	• ROCKWALL, TX 75087 • [P] (972) 771-7745	

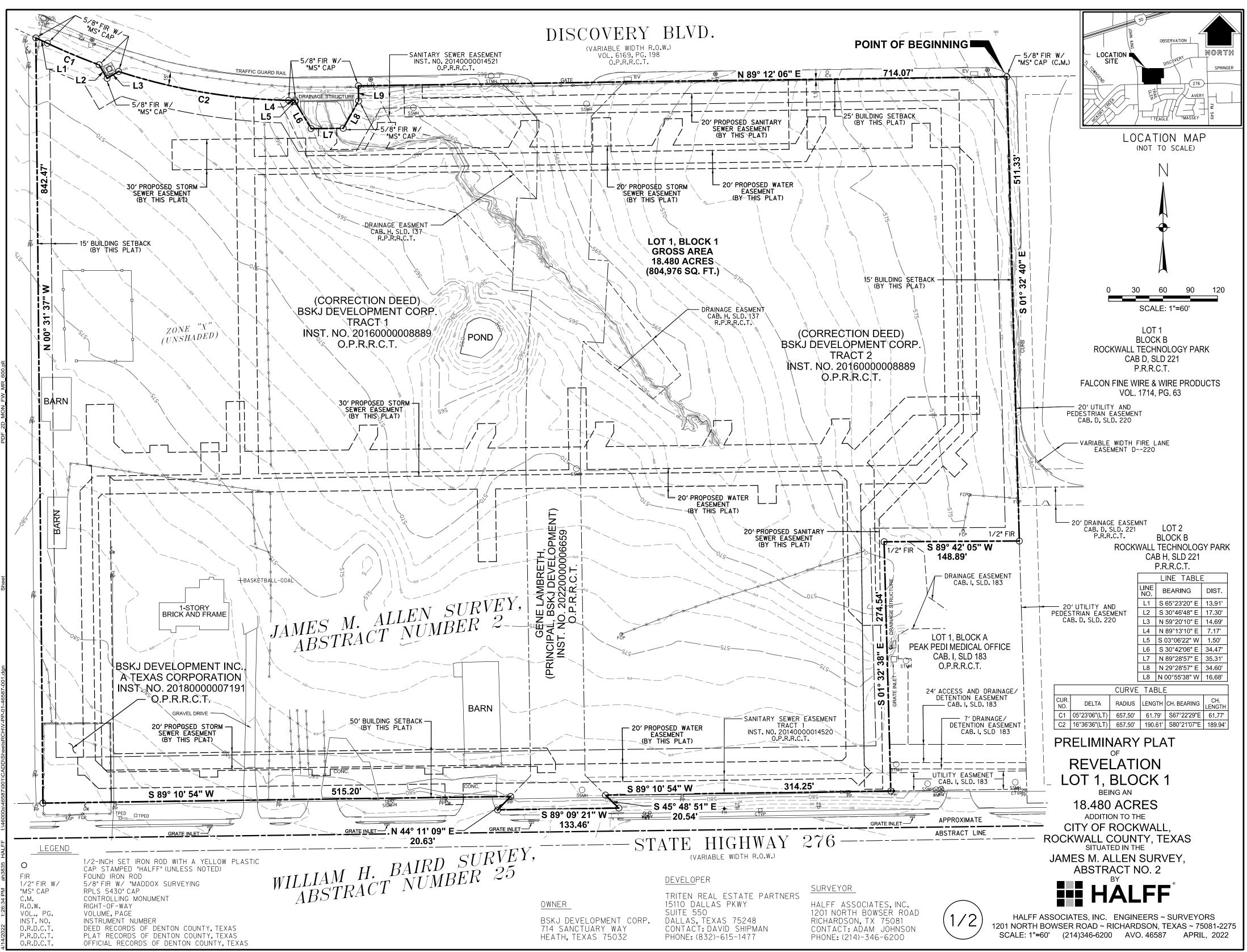




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departr 385 S. Goliad Street Rockwall, Texas 75032 (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.





OWNER'S CERTIFICATION

STATE OF TEXAS **COUNTY OF ROCKWALL**

WHEREAS BSKJ DEVELOPMENT INC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all or part of those tracts of land situated in the J.M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas described as Tract 1 and Tract 2 in Correction Deed to BSKJ Development Corp recorded in Instrument Number 20160000008889, in Warranty Deed to BSKJ Development Inc., recorded in Instrument Number 20180000007191 and that called 1.2654 acre tract described in Quitclaim Deed to Gene Lambreth, (Principal, BSKJ Development) recorded in Instrument number 2022000006659, all of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 2, the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 OPRRCT.

THENCE South 01 degrees 32 minutes 40 seconds East, departing said south right-of-way line, with the west line of said Rockwall Technology Park, passing at a distance of 191.21 feet, a found 1/2-inch iron rod with plastic cap stamped Weir & Associ. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, continuing a total distance of 511.33 feet, to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block Å, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

THENCE South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

THENCE South 01 degrees 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet, to a set 1/2-inch iron rod with plastic cap stamped "HALFF" (hereinafter referred to as "with Halff cap") set for the southwest corner of said Lot 1, Block A, being in the northeast corner of Right-of-Way dedication for FM 276 (a variable width right-of-way) recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

THENCE with the north right-of-way line of said FM 276 the following courses and distance:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet, to a point for corner in the east line of said 1.2654 acre tract being the northwest corner of said right-of-way dedication,

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said right-of-way dedication, a distance of 20.54 feet to a point for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet, to a point for corner at the southeast corner of that tract of land describe din Right-of-Way dedication recorded in Instrument Number 20160000015091 O.P.R.R.C.T. and the southwest corner of said 1.2654 acre tract;

North 44 degrees 11 minutes 09 seconds East, with the east line of said right-of-way dedication and said west line, a distance of 20.63 feet, to a point for corner at the northeast corner of said right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said right-of-way dedication, passing at a distance of 439.88 feet the northwest corner of said right-of-way dedication, being the southeast corner of said 0.15 acre tract and the southwest corner of that tract of land described as Tract 1 in said Instrument Number 2016000008889, continuing a total distance of 515.20 feet, to a set 1/2-inch iron rod with Halff cap for the southwest corner of said 0.15 acre tract being in the west line of that tract of land described in General Warranty Deed to The Cambridge Companies Inc., recorded in Volume 99, Page 1022 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE North 00 degrees 31 minutes 37 seconds West, with said east line, a distance of 842.47 feet, to a found 5/8-inch iron rod with Maddox cap for the northwest corner of said Tract 1 and being in the south right-of-way line of said Discovery Boulevard;

THENCE with the south right-of-way line of said Discovery Boulevard the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap:

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap:

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet, to a found 5/8-inch iron rod with Maddox cap:

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a set 1/2-inch iron rod with cap,

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet, to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet, to a found 5/8-inch iron rod with Maddox cap:

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet, to a found 5/8-inch iron rod with Maddox cap:

North 89 degrees 12 minutes 06 seconds East, passing at a found 5/8-inch iron rod with plastic cap stamped "Burns-Surveying" for the northwest corner of said 1.2654 acre tract, and continuing with the north line of said 1.2654 acre tract and said Tract 2 a total distance of 714.07 feet, to the POINT OF BEGINNING and containing 804,976 square feet or 18.480 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall: or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this [DAY] day of [MONTH]. [YEAR].

Notary Public in and for the State of Texas My Commission Expires

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

STATE OF TEXAS **COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas My Commission Expires

BSKJ DEVELOPMENT CORP. 714 SANCTUARY WAY HEATH, TEXAS 75032

OWNER

GENERAL NOTES:

- 1. This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- 2. Reference is made to the description of even date accompanying this sketch
- 3. A metes and bounds description of even date accompanies this exhibit.
- 4. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances
- 5. By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 6. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 8. The property is currently zoned L.I. (Light Industrial)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Adam Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Surveyor Signature

Registered Public Surveyor No.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

Date

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Mayor, City of Rockwall

City Secretary

City Engineer

DEVELOPER

TRITEN REAL ESTATE PARTNERS 15110 DALLAS PKWY SUITE 550 DALLAS, TEXAS 75248 CONTACT: DAVID SHIPMAN PHONE: (832)-615-1477

SURVEYOR

HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 CONTACT: ADAM JOHNSON PHONE: (214)-346-6200



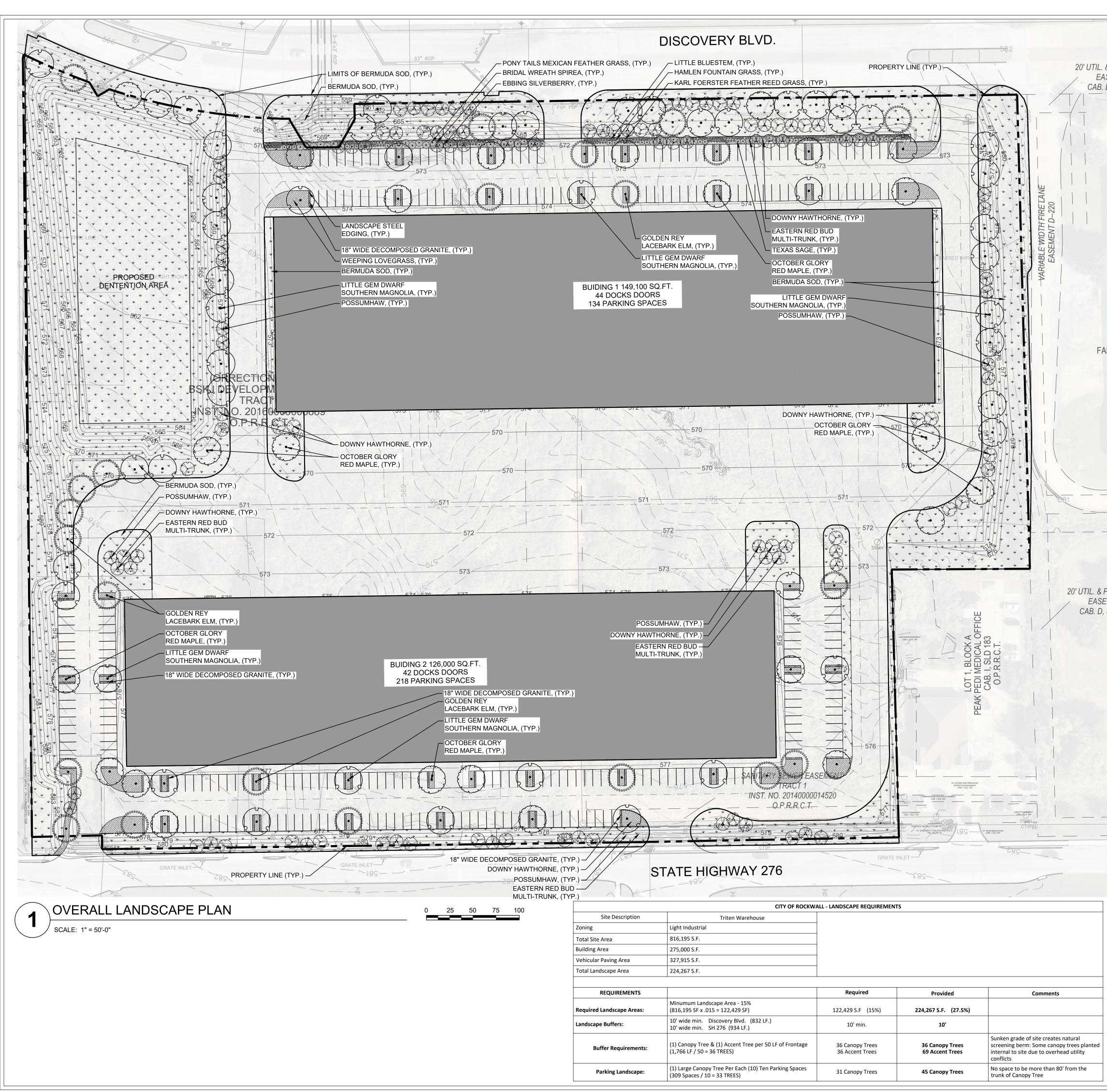
PRELIMINARY PLAT

REVELATION LOT 1, BLOCK 1 **BEING AN**

18.480 ACRES ADDITION TO THE **CITY OF ROCKWALL** ROCKWALL COUNTY, TEXAS SITUATED IN THE JAMES M. ALLEN SURVEY. ABSTRACT NO. 2

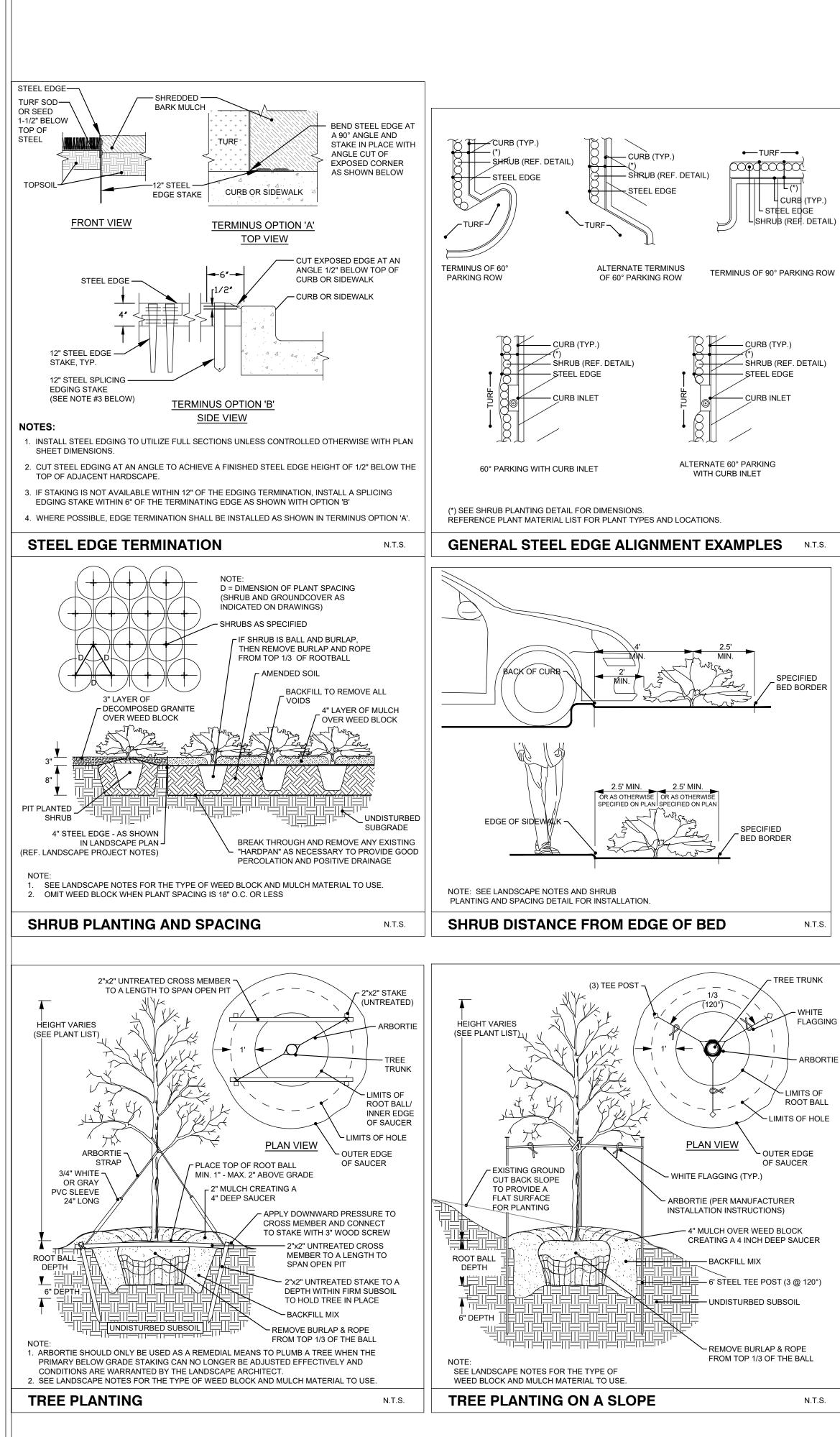
HAL

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS 1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275 SCALE: 1"=60' (214)346-6200 AVO. 46587 APRIL, 2022



	LAN	DSCAPE REQUIREMENTS for the City of Rockwall, TX	
		ICLE 08: LANDSCAPE AND FENCE STANDARDS	
& P		TION 05: LANDSCAPE STANDARDS	
SEI D, S	The n	SECTION 05.01: LANDSCAPE BUFFERS	
	(B)	<u>Non-Residential Landscape Buffers.</u> (see Figure 3: Commercial Landscape Buffers Example) (1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public	N KWAL
		street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy	l
		tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.	
	SUBS (A)	ECTION 05.02: LANDSCAPE SCREENING <u>Loading Docks and Outside Storage Areas.</u> Off-street loading docks and outside storage areas shall bE	O ₹
		screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).	
	(C)	<u>Headlight Screening.</u> Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:	
		 <u>Alternative #1.</u> A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas. 	VERY R Rockwall, 1
		(2) <u>Alternative #2.</u> A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.	
Dí	SUBS (A)	SECTION 05.03: LANDSCAPE REQUIREMENTS <u>Amount of Landscaping.</u> The following landscaping percentages shall be required and shall apply to the	
R((A) (B)	total site area to be developed: Light Industrial (LI) District - Required Landscaping 15%. Location of Landscaping. A minimum of 100% of the total required landscaping shall be located in front of	Ŭ
		and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.	<u>v</u>
ALC	(E)	 <u>Parking Lot Landscaping.</u> The following landscape requirements will apply to parking lots: (1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping whichever is 	
		greater in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10)	
		 parking spaces shall be required to be planted internal to the parking areas. (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. 	
	(G)	(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree. Landscaping in Landscape Buffers and Public Right-of-Way. All landscape buffers and public right-of-way	
		located adjacent to a proposed development shall be improved with grass (<i>i.e. sod hydro mulch shall be prohibited in these areas</i>) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on	
		to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.	2275
)	U, TX 75081-2275
_			ACORTH B. AGDSON, B. AGDSON, B.
	LEGEN	D	(214) (214)
	ORNAMEN	TAL TREES COMMON / BOTANICAL NAME	
		Eastern Redbud Multi-trunk / Cercis canadensis	
	and the second s	Downy Hawthorne / Crataegus mollis	
EME SLI		Possumhaw / Ilex decidua	
	SHADE TRE	EE COMMON / BOTANICAL NAME	
	{···}	October Glory Red Maple / Acer rubrum 'October Glory'	Description
6	•	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	
		Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'	ω
	SHRUBS	COMMON / BOTANICAL NAME	Revision 0 - - - - - - - - - - - - -
	And a start of the	Ebbing Silverberry / Elaeagnus x ebbingei	
		Texas Sage / Leucophyllum frutescens	FOR INTERIM REVIEW ONLY
	¢¢¢°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°	Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'	THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING
	ORNAMEN	TAL GRASSES COMMON / BOTANICAL NAME	OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
	Multiple	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	JAMES R. KINDRED2255NAMER.L.A. NO.
	*	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	DATE 4/13/2022
		Little Bluestem / Schizachyrium scoparium	
		Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'	
	GROUND C	OVERS COMMON / BOTANICAL NAME	
	· · · · · · · · · · · · · · · · · · ·	Bermuda Grass / Cynodon dactylon	
		Weeping Lovegrass / Eragrostis curvula	Project No.: 46587 Issued: APRIL, 2022
	MISCELLAN	NEOUS COMMON / BOTANICAL NAME	Drawn By: CP Checked By: JRK Scale: AS SHOWN
		Decomposed Granite / -Native decompsed granite	Scale: AS SHOWN Sheet Title LANDSCAPE PLAN
	<u> 20-202(9-3</u>	Landscape Steel Edging NORTH	L1.00

Sheet Number



LCURB (TYP.) L|SHRU₿ (REF. DETAIL)

N.T.S.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Health Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Health Form, Strong Central Leader.
00000000000000000000000000000000000000	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Health Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
·	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
\odot	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
STATUS CONTRACTOR	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	224,712 sf	Cynodon dactylon / Bermuda Grass	Sod		
	10,236 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,824 sf	-Native decompsed granite / Decomposed Granite	flat		
	1	Landscape Steel Edging	1	1	

IRRIGATION NOTES

(A) <u>General Irrigation Requirements.</u> The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis. (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO). (3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) Irrigation Methods.

- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
- (a) <u>Conventional System.</u> An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
- (b) *Drip or Leaky-Pipe System.* An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system. (c) <u>Temporary and Aboveground Watering</u>. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- (2) <u>Natural and Undisturbed Areas.</u> No irrigation shall be required for undisturbed natural areas or disturbed existing trees.
- (3) <u>Compliance with State Law.</u> All irrigation systems shall comply with the irrigation code of <u>Chapter 10</u>, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ $\frac{3}{16}$ " min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a χ " min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:

Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved

SOIL PREPARATION

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15): Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50

lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15): Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION: In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS: Vegetation should be inspected regularly to ensure that plant material is established

properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE: All disturbed areas being seeded shall receive topsoil as specified and be adequately

established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

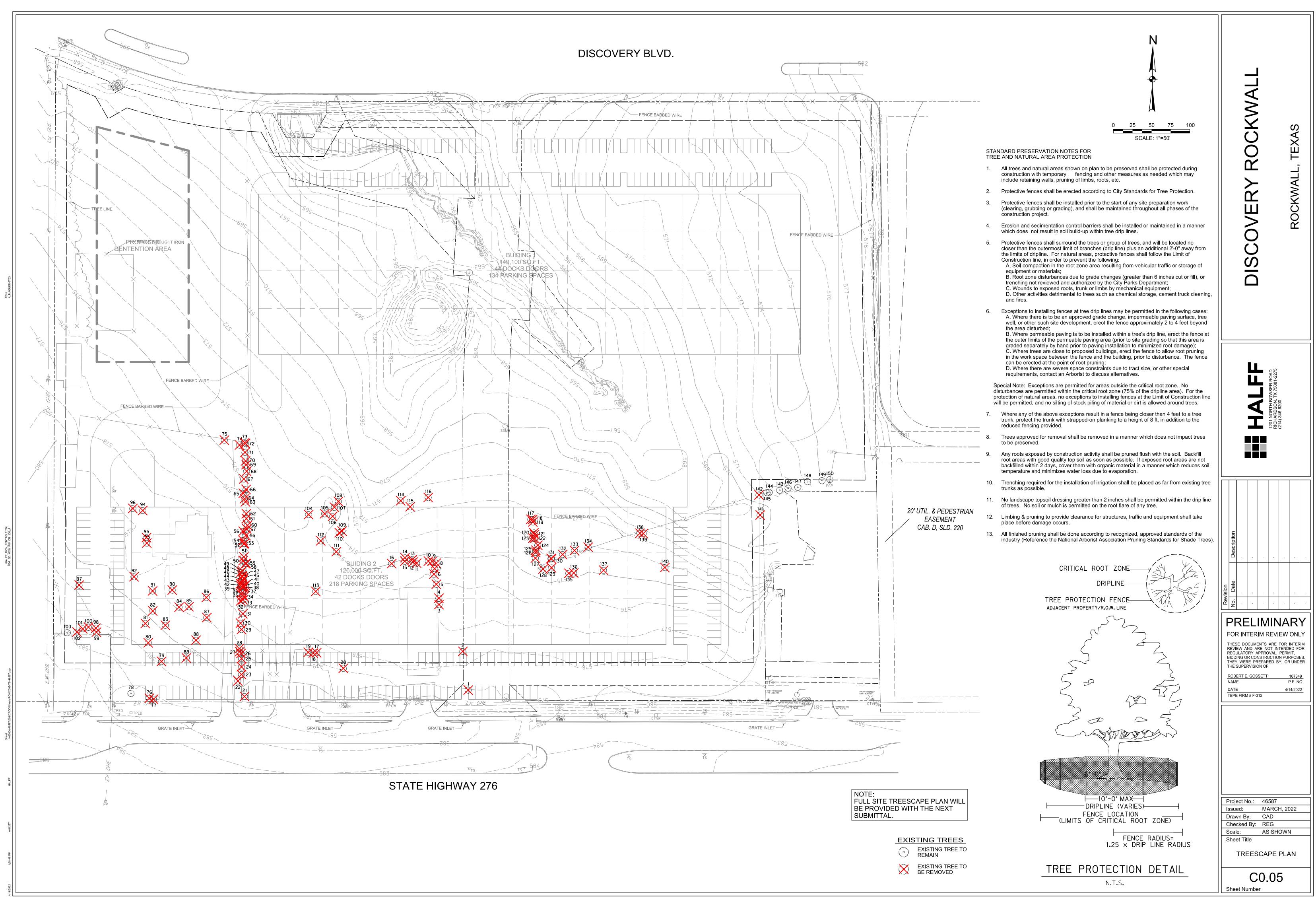
Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's

representative a minimum of 5 days prior to the anticipated inspection date.

DISCOVERY ROCKWALL ROCKWALL TEXAS						
TOULORTH BOWSER ROAD RICHARDSON, TX 75081-2275 (214) 346-6200						
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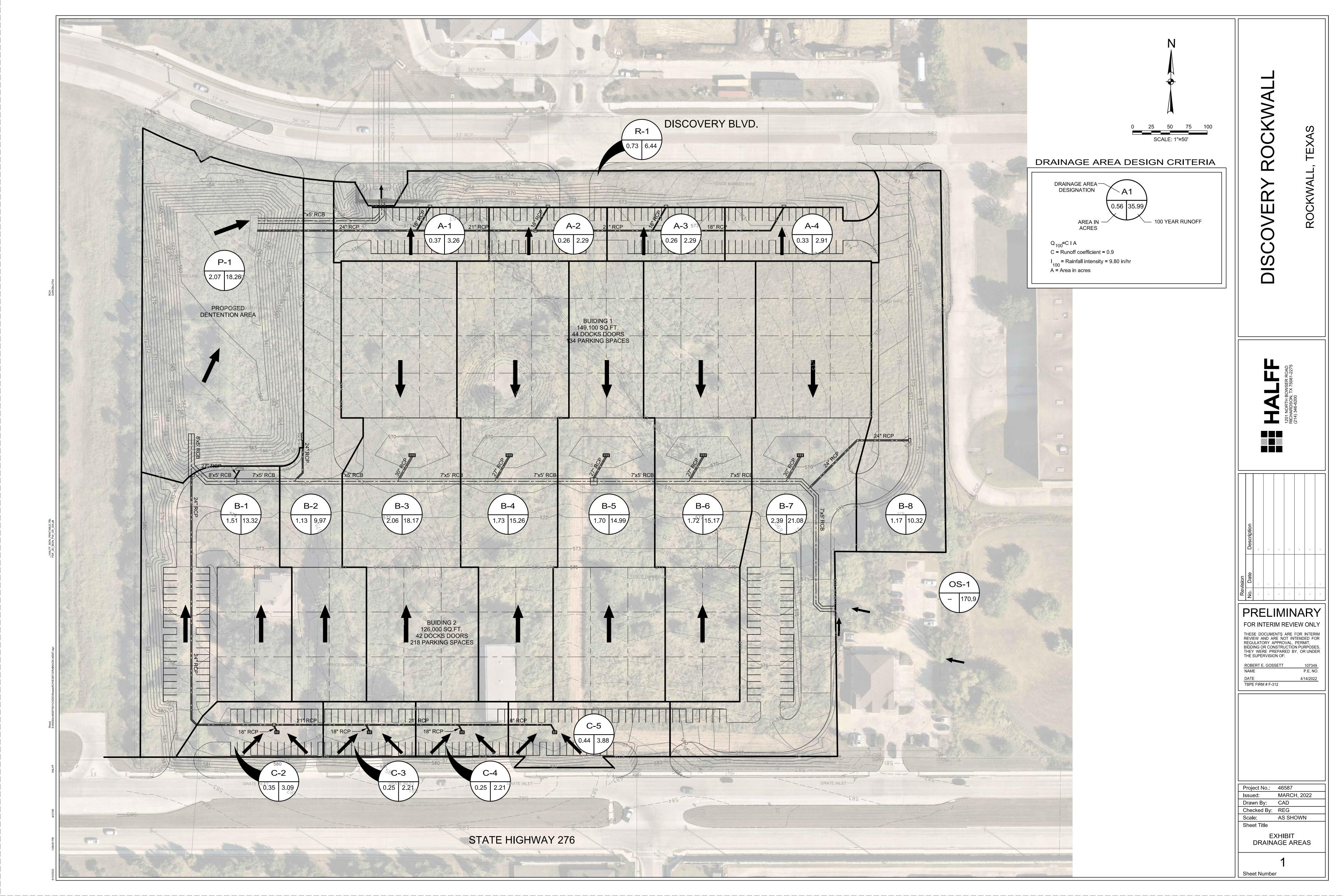


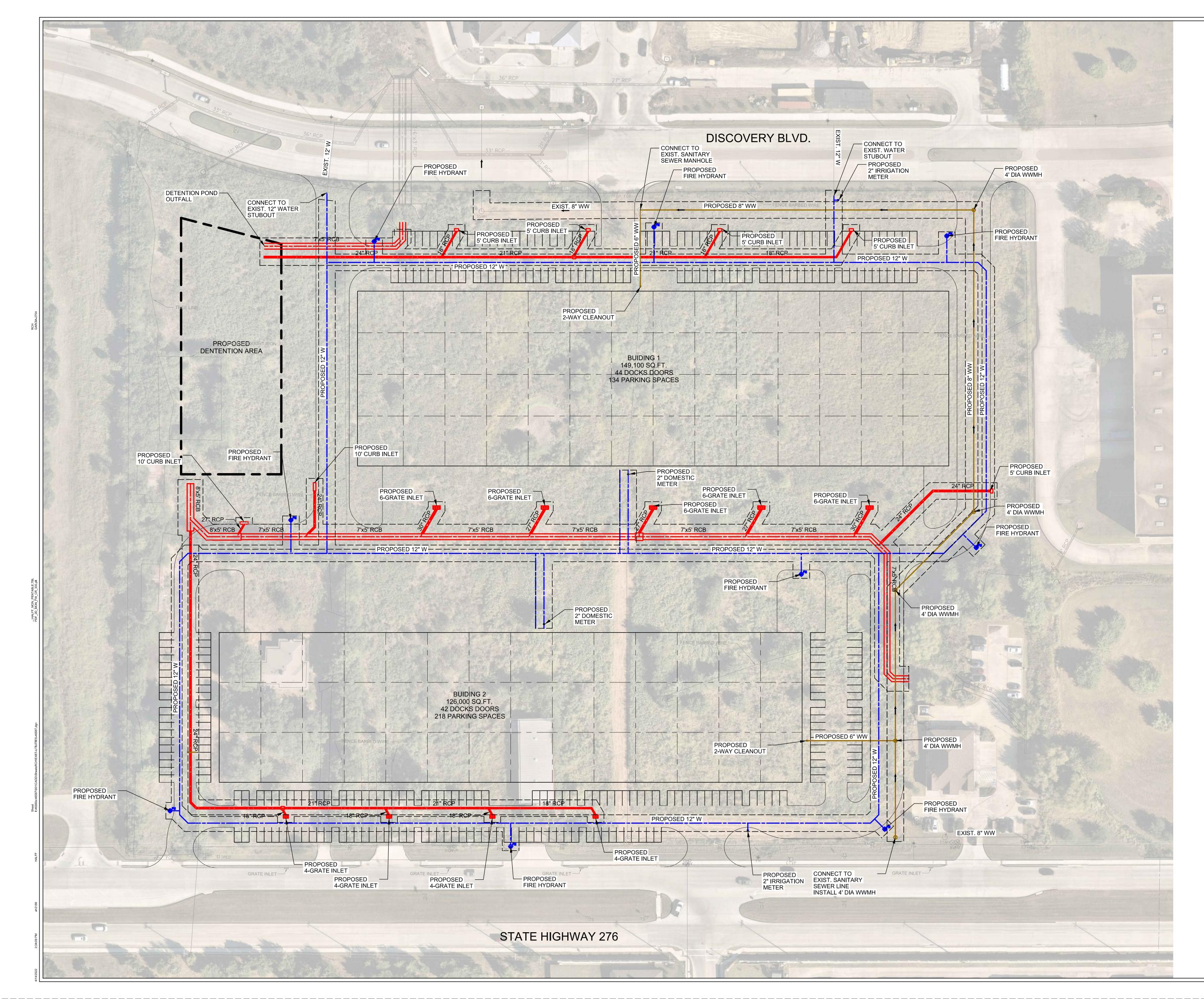
	· · ·	TREE INVENTORY	-		
ag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition
1	Eastern red cedar	Juniperus virginiana	11.5	77	Good
2	Black willow Sugar hackberry	Salix nigra Celtis laevigata	10	7X 2X	Good
4	Sugar hackberry	Celtis laevigata	4	3X	Good
5	Red mulberry	Morus rubra	6	7X	Poor
6	Sugar hackberry	Celtis laevigata	11.5	2X	Good
7	Sugar hackberry	Celtis laevigata	5		Good
8	Sugar hackberry	Celtis laevigata	8.5		Good
9	Sugar hackberry	Celtis laevigata	5.5		Good
10 11	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 6.5		Good
12	Eastern red cedar	Juniperus virginiana	9		Good
13	Eastern red cedar	Juniperus virginiana	13.5	3X	Poor
14	Sugar hackberry	Celtis laevigata	5.5	2X	Good
15	Sugar hackberry	Celtis laevigata	7		Good
16	Sugar hackberry	Celtis laevigata	10	3X	Good
17	Eastern cottonwood	Populus deltoides	22.5		Good
18 19	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	17		Good
20	Red mulberry	Morus rubra	30	2X	Good
21	Sugar hackberry	Celtis laevigata	18.5	3X	Good
22	Eastern redbud	Cercis canadensis	6.5	2X	Poor
23	Sugar hackberry	Celtis laevigata	6.5		Good
24	Sugar hackberry	Celtis laevigata	16.5	2X	Good
25	Sugar hackberry	Celtis laevigata	11		Good
26	Sugar hackberry	Celtis laevigata	6	0.1	Good
27 28	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	22 10.5	3X 2X	Good
28	Arizona ash	Fraxinus velutina	10.5	2X 4X	Good
30	Sugar hackberry	Celtis laevigata	4		Good
31	Eastern red cedar	Juniperus virginiana	13.5	2X	Good
32	Sugar hackberry	Celtis laevigata	13.5	3X	Good
33	Sugar hackberry	Celtis laevigata	6		Good
34	Sugar hackberry	Celtis laevigata	6		Good
35	Sugar hackberry	Celtis laevigata	4	2X	Good
36 37	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	5		Good
38	Sugar hackberry	Celtis laevigata	8.5		Good
39	Eastern red cedar	Juniperus virginiana	8.5		Good
40	Hercules club	Zanthoxylum clava-herculis	7		Good
41	Sugar hackberry	Celtis laevigata	7.5		Good
42	Eastern red cedar	Juniperus virginiana	4.5		Good
43	Hercules club	Zanthoxylum clava-herculis	4		Poor
44	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6 7.5		Good
46	Sugar hackberry	Celtis laevigata	8		Good
47	Sugar hackberry	Celtis laevigata	5.5		Good
48	Sugar hackberry	Celtis laevigata	7	2X	Good
49	Sugar hackberry	Celtis laevigata	8.5		Good
50	Sugar hackberry	Celtis laevigata	8.5		Good
51	Sugar hackberry	Celtis laevigata	4		Good
52 53	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	12 4		Good
54	Sugar hackberry	Celtis laevigata	19	3X	Good
55	Sugar hackberry	Celtis laevigata	6		Good
56	Sugar hackberry	Celtis laevigata	16.5	2X	Good
57	Sugar hackberry	Celtis laevigata	5.5		Good
58	Sugar hackberry	Celtis laevigata	6.5		Good
59	Sugar hackberry	Celtis laevigata	6		Good
60 61	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	8.5 23	3X 2X	Good
62	Sugar hackberry	Celtis laevigata	5	2/	Good
63	Sugar hackberry	Celtis laevigata	6		Good
64	Sugar hackberry	Celtis laevigata	8.5	3X	Good
65	Western soapberry	Sapindus saponaria	7	2X	Good
66	Sugar hackberry	Celtis laevigata	7		Good
67	Sugar hackberry	Celtis laevigata	9	3X	Good
68 69	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	7.5 9.5	2X	Good
70	Sugar hackberry	Celtis laevigata	9.5		Good
71	Sugar hackberry	Celtis laevigata	11.5	3X	Good
72	Sugar hackberry	Celtis laevigata	6	3X	Good
73	Sugar hackberry	Celtis laevigata	4.5		Good
74	Sugar hackberry	Celtis laevigata	7.5	2X	Good
75	Sugar hackberry	Celtis laevigata	7.5	3X	Good
76 77	Eastern cottonwood Sugar hackberry	Populus deltoides Celtis laevigata	22.5 6.5	4X	Poor Good
78	Eastern redbud	Cercis canadensis	10	4X 10X+	Good
79	Pecan	Carya illinoinensis	12	2X	Poor
80	Red mulberry	Morus rubra	22.5		Good
81	Red mulberry	Morus rubra	19.5		Poor
82	Red mulberry	Morus rubra	18.5		Poor
83	Eastern red cedar	Juniperus virginiana Morus rubra	21.5		Good
84 85	Red mulberry Arizona ash	Morus rubra Fraxinus velutina	34 14		Poor Good
86	Pecan	Carya illinoinensis	15.5		Good
87	Red mulberry	Morus rubra	23		Poor
88	Red mulberry	Morus rubra	25		Poor
89	Pecan	Carya illinoinensis	10.5		Good
90	Pecan	Carya illinoinensis	19		Good
91	Pecan Bradford poor	Carya illinoinensis	14.5	EV	Good
92 93	Bradford pear Sugar hackberry	Pyrus calleryana Celtis laevigata	19.5 25.5	5X 3X	Good
93 95	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	25.5	>^	Good
	Pecan	Ceitis laevigata Carya illinoinensis	24.5 13	4X	Good
94		Celtis laevigata	10.5	3X	Good
94 96	Sugar hackberry	Oenis laevigata	-	· · · ·	
	Sugar hackberry Bois d'arc	Maclura pomifera	37	2X	Good
96					

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TREE INVENTORY / MITIGATION						
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101	Sugar hackberry	Celtis laevigata	9.5	2X	Good	Non-protected
102	Sugar hackberry	Celtis laevigata	4	2X	Good	Non-protected
103	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
104	Eastern cottonwood	Populus deltoides	5	2X	Good	Non-protected
105	Eastern cottonwood	Populus deltoides	4	3X	Good	Non-protected
106	Eastern cottonwood	Populus deltoides	4	2X	Good	Non-protected
107	Eastern cottonwood	Populus deltoides	6	2X	Good	Non-protected
108	Eastern cottonwood	Populus deltoides	4		Good	Non-protected
109	Eastern cottonwood	Populus deltoides	4.5	3X	Good	Non-protected
110	Eastern cottonwood	Populus deltoides	5	4X	Good	Non-protected
111	Eastern cottonwood	Populus deltoides	4		Good	Non-protected
112	Eastern cottonwood	Populus deltoides	4	2X	Good	Non-protected
113	Eastern cottonwood	Populus deltoides	4		Good	Non-protected
114	Red mulberry	Morus rubra	4		Good	Primary Protected
115	Red mulberry	Morus rubra	7.5		Good	Primary Protected
116	Bois d'arc	Maclura pomifera	20	2X	Good	Non-protected
117	Sugar hackberry	Celtis laevigata	11	273	Good	Secondary Protecte
118	Honey locust	Gleditsia triacanthos	7		Good	Non-protected
119	Honey locust	Gleditsia triacanthos	5.5		Good	Non-protected
119	Sugar hackberry	Celtis laevigata	5.5	3X	Good	Non-protected
120		-	5.5	2X	Good	Non-protected
121	Sugar hackberry	Celtis laevigata				
	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
123	Western soapberry	Sapindus saponaria	4.5	2X	Good	Primary Protected
124	Sugar hackberry	Celtis laevigata	4.5	0)/	Good	Non-protected
125	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
126	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
127	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected
128	Sugar hackberry	Celtis laevigata	6.5	4X	Good	Non-protected
129	Eastern red cedar	Juniperus virginiana	16		Good	Secondary Protecte
130	Eastern red cedar	Juniperus virginiana	14		Good	Secondary Protecte
131	Eastern red cedar	Juniperus virginiana	13		Good	Secondary Protecte
132	Sugar hackberry	Celtis laevigata	6.5	2X	Good	Non-protected
133	Sugar hackberry	Celtis laevigata	8		Good	Non-protected
134	Eastern red cedar	Juniperus virginiana	16	3X	Good	Secondary Protecte
135	Sugar hackberry	Celtis laevigata	16.5	6X	Poor	Secondary Protecte
136	Sugar hackberry	Celtis laevigata	7	2X	Good	Non-protected
137	Eastern red cedar	Juniperus virginiana	9	2X	Good	Non-protected
138	Sugar hackberry	Celtis laevigata	7	3X	Good	Non-protected
139	Honey locust	Gleditsia triacanthos	7		Good	Non-protected
140	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected
141	Black willow	Salix nigra	16.5	2X	Good	Non-protected
142	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
143	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
144	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected
145	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
146	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected
147	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected
148	Sugar hackberry	Celtis laevigata	24.5		Good	Secondary Protecte
149	Sugar hackberry	Celtis laevigata	9		Good	Non-protected
150	Sugar hackberry	Celtis laevigata	22.5	4X	Good	Non-protected

DISCOVERY ROCKWALL	ROCKWALL, TEXAS
TOU NORTH BOWSER ROAD	(214) 346-6200 (214) 346-6200
u u	/IEW ONLY
Drawn By: CAD Checked By: REG	CH, 2022 HOWN E PLAN





ROCKWA 75 100 50 S \triangleleft SCALE: 1"=50' X Ш VERY CKWA RÕ DISCO <u>LEGEND</u> STORM LINE ----- WATER LINE SANITARY SEWER LINE PRELIMINARY FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES, THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: ROBERT E. GOSSETT 107349 P.E. NO NAME DATE TBPE FIRM # F-312 4/14/2022 Project No.: 46587 MARCH, 2022 Issued: Drawn By: CAD Checked By: REG Scale: AS SHOWN Sheet Title EXHIBIT UTILİTIES Sheet Number