



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-021

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1725 TX-276, Rockwall, TX 75032

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Lamberth Tract E. of John King between Discovery Blvd. & TX-276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Land/AG

PROPOSED ZONING Light Industrial

PROPOSED USE Light Industrial

ACREAGE 18.48

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER BSKJ Development Corp.

APPLICANT Triten Real Estate Partners

CONTACT PERSON Robert E. LAMBERTH

CONTACT PERSON David Shipman

ADDRESS 714 Sanctuary Way

ADDRESS 15110 N. Dallas Parkway Suite 550

CITY, STATE & ZIP Heath, TX, 75032

CITY, STATE & ZIP Dallas, TX 75248

PHONE 972-345-1498

PHONE 817-891-4123

E-MAIL rglaanberth@aol.com

E-MAIL dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert E. Lambeth (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 477.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

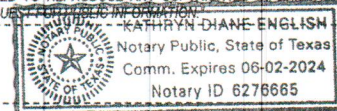
Robert E. Lambeth

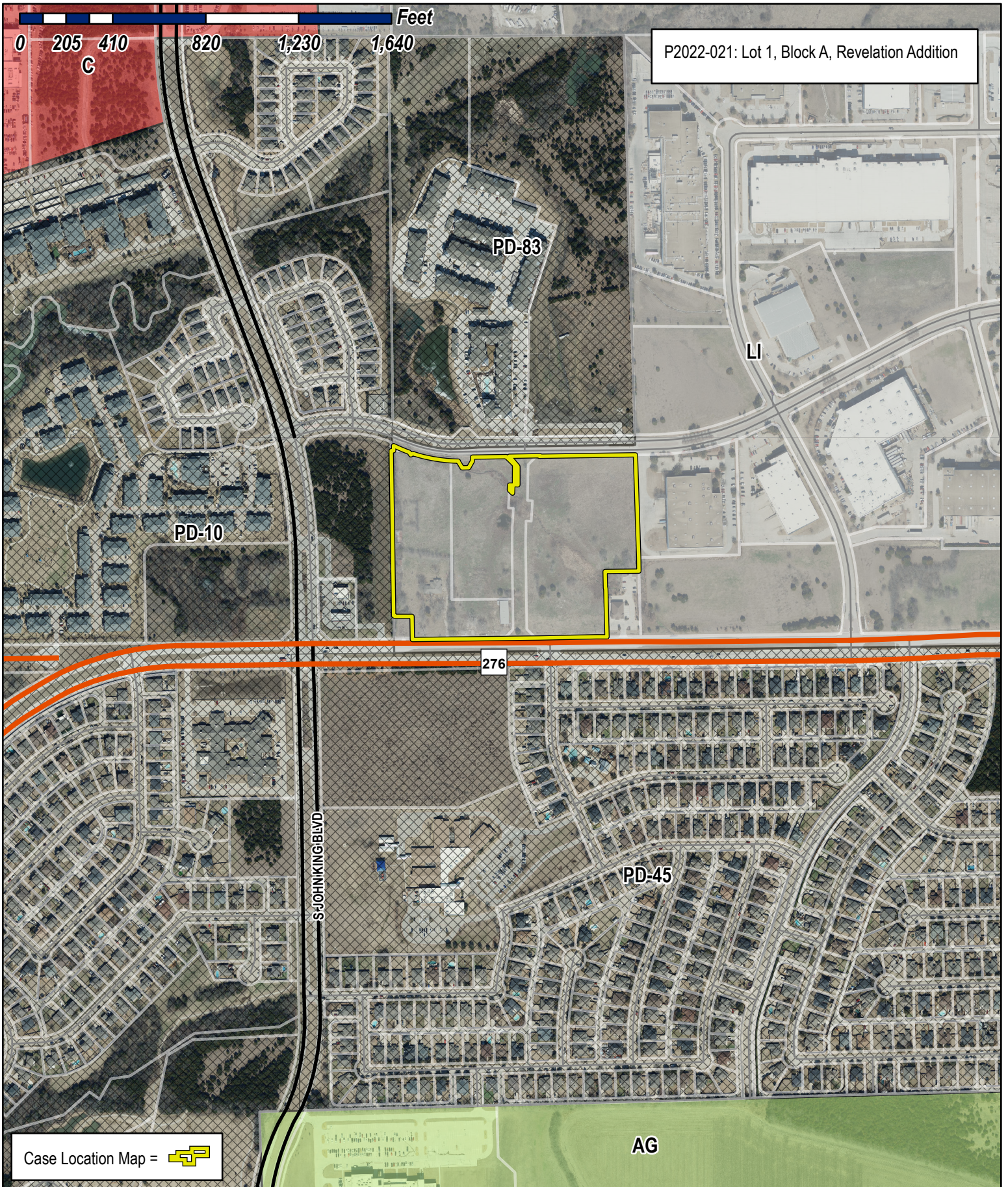
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kathryn Diane English

MY COMMISSION EXPIRES

6-2-24





P2022-021: Lot 1, Block A, Revelation Addition

Case Location Map = 



City of Rockwall

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

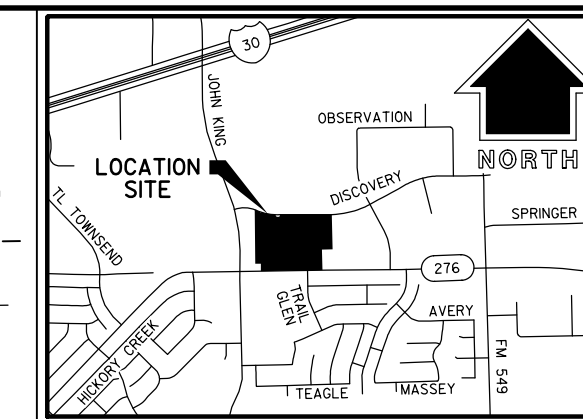
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



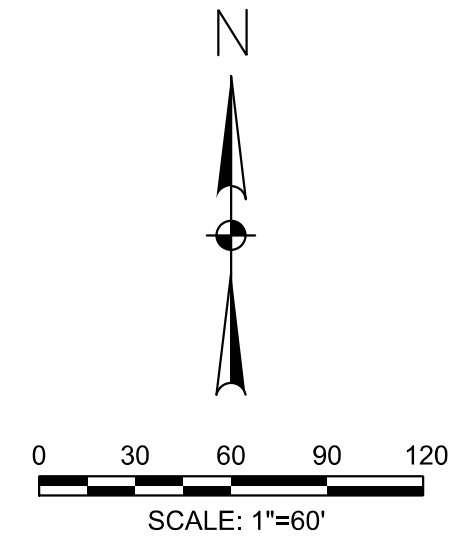
DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)
VOL. 6169, PG. 198
O.P.R.R.C.T.

POINT OF BEGINNING



LOCATION MAP
(NOT TO SCALE)



LOT 1
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB D, SLD 221
P.R.R.C.T.
FALCON FINE WIRE & WIRE PRODUCTS
VOL. 1714, PG. 63

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220
VARIABLE WIDTH FIRE LANE
EASEMENT D--220

LOT 2
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB H, SLD 221
P.R.R.C.T.

LINE TABLE	
LINE NO.	BEARING DIST.
L1	S 65°23'20" E 13.91'
L2	S 30°46'48" E 17.30'
L3	N 59°20'10" E 14.69'
L4	N 89°13'10" E 7.17'
L5	S 03°06'22" W 1.50'
L6	S 30°42'06" E 34.47'
L7	N 89°28'57" E 35.31'
L8	N 29°28'57" E 34.60'
L8	N 00°55'38" W 16.68'

CURVE TABLE					
CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	05°23'06"(LT)	657.50'	61.79'	S87°22'29"E	61.77'
C2	16°36'36"(LT)	657.50'	190.61'	S80°21'07"E	189.94'

PRELIMINARY PLAT
OF
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
BY

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

STATE HIGHWAY 276
(VARIABLE WIDTH R.O.W.)

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

OWNER
BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

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

1/2

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 2022000006659
O.P.R.R.C.T.

OWNER
BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

LOT 1, BLOCK 1
GROSS AREA
18.480 ACRES
(804,976 SQ. FT.)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 2016000008889
O.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 2016000008889
O.P.R.R.C.T.

BSKJ DEVELOPMENT INC.
A TEXAS CORPORATION
INST. NO. 20180000007191
O.P.R.R.C.T.

S 89° 10' 54" W
515.20'

S 89° 10' 54" W
314.25'

S 45° 48' 51" E
20.54'

S 89° 09' 21" W
133.46'

N 44° 11' 09" E
20.63'

511.33'
S 01° 32' 40" E

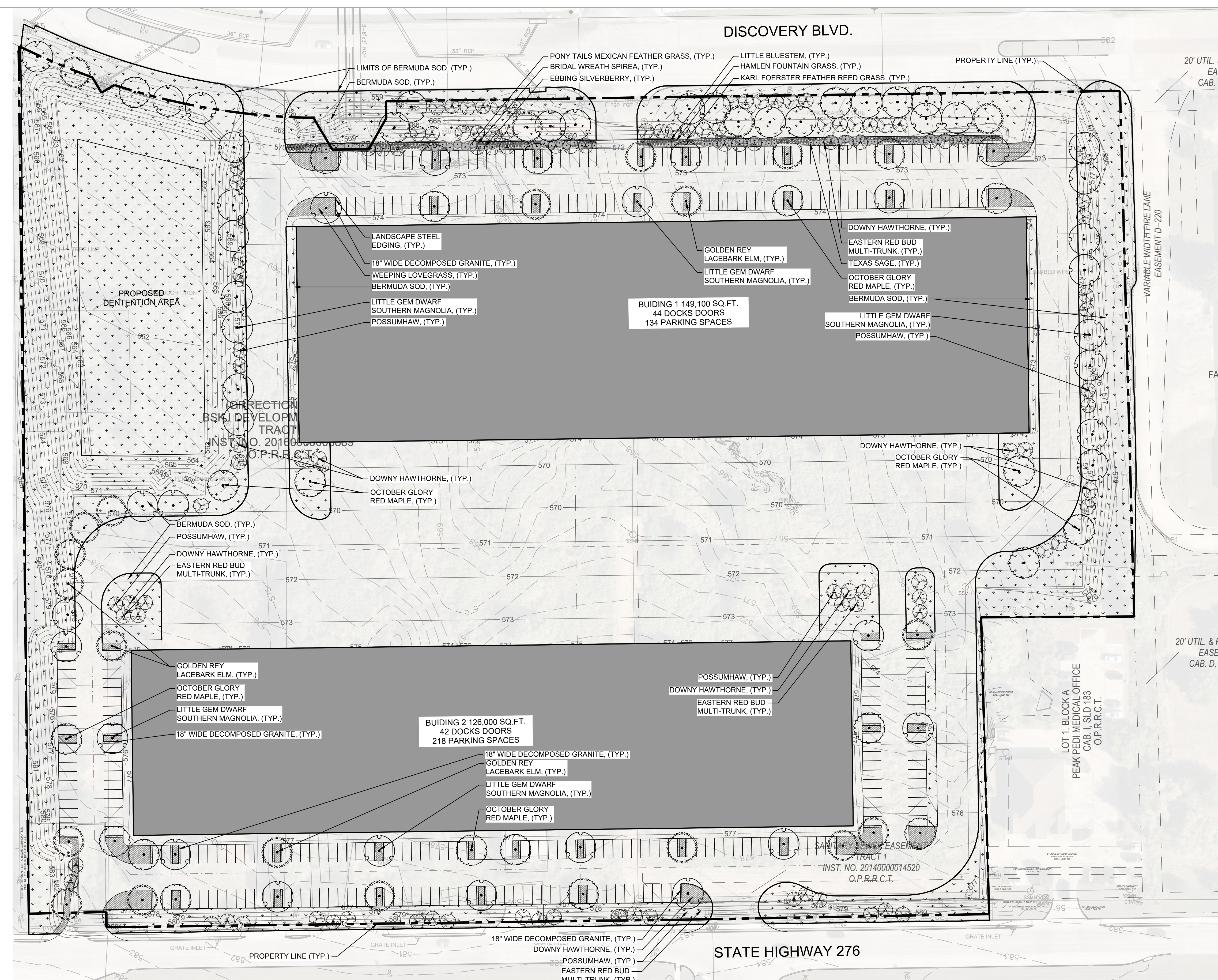
842.47'
N 00° 31' 37" W

N 89° 12' 06" E
714.07'

LEGEND

- 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
- FIR FOUND IRON ROD
- 1/2" FIR W/ "MS" CAP 5/8" FIR W/ "MADDOX SURVEYING RPLS 5430" CAP
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS OF DENTON COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

4/14/2022 1:28:34 PM ah3835 HALFF L:\16000\46587\001\CADD\Sheets\CHV-PP-01-46587-001.dgn Sheet



LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) **Non-Residential Landscape Buffers** (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 street (regardless of the size of the street). All landscape buffers 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 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.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) **Loading Docks and Outside Storage Areas**. Off-street loading docks and outside storage areas shall be 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) **Headlight Screening**. 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:

(1) **Alternative #1**. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking area.

(2) **Alternative #2**. 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.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) **Amount of Landscaping**. The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%**.

(B) **Location of Landscaping**. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) **Parking Lot Landscaping**. 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 aisle with rows of parking on either side) shall have a minimum of 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.

(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) **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.e. sod - hydro mulch shall be prohibited in these areas) 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.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

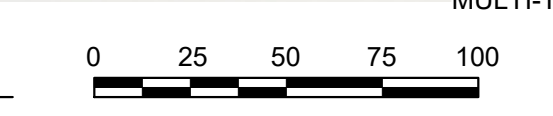
10000 W. BEAUREGARD ROAD, SUITE 200
ROCKWALL, TEXAS 75087-2275
(214) 346-6000

LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / <i>Cercis canadensis</i>
	Downy Hawthorne / <i>Crataegus mollis</i>
	Possumhaw / <i>Ilex decidua</i>
SHADE TREE	COMMON / BOTANICAL NAME
	October Glory Red Maple / <i>Acer rubrum</i> 'October Glory'
	Little Gem Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'
	Golden Rey Lacebark Elm / <i>Ulmus parvifolia</i> 'Golden Rey'
SHRUBS	COMMON / BOTANICAL NAME
	Ebbing Silverberry / <i>Elaeagnus x ebbingei</i>
	Texas Sage / <i>Leucophyllum frutescens</i>
	Bridal Wreath Spirea / <i>Spiraea prunifolia</i> 'Bridalwreath'
ORNAMENTAL GRASSES	COMMON / BOTANICAL NAME
	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'
	Hamel Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hamel'
	Little Bluestem / <i>Schizachyrium scoparium</i>
	Pony Tails Mexican Feather Grass / <i>Stipa tenuissima</i> 'Pony Tails'
GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / <i>Cynodon dactylon</i>
	Weeping Lovegrass / <i>Eragrostis curvula</i>
MISCELLANEOUS	COMMON / BOTANICAL NAME
	Decomposed Granite / -Native decompsd granite
	Landscape Steel Edging

1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	275,000 S.F.			
Vehicular Paving Area	327,915 S.F.			
Total Landscape Area	224,267 S.F.			
REQUIREMENTS	Required	Provided	Comments	
Required Landscape Areas:	Minimum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F. (15%)	224,267 S.F. (27.5%)	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	10'	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	36 Canopy Trees 69 Accent Trees	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (309 Spaces / 10 = 33 TREES)	31 Canopy Trees	45 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

Revision No.	Date	Description

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:

JAMES R. KINDRED 2255
NAME: R.L.A. NO.
DATE: 4/13/2022

Project No.: 46587
 Issued: APRIL, 2022
 Drawn By: CP
 Checked By: JRK
 Scale: AS SHOWN
 Sheet Title: LANDSCAPE PLAN
 L1.00
 Sheet Number

DISCOVERY BLVD.



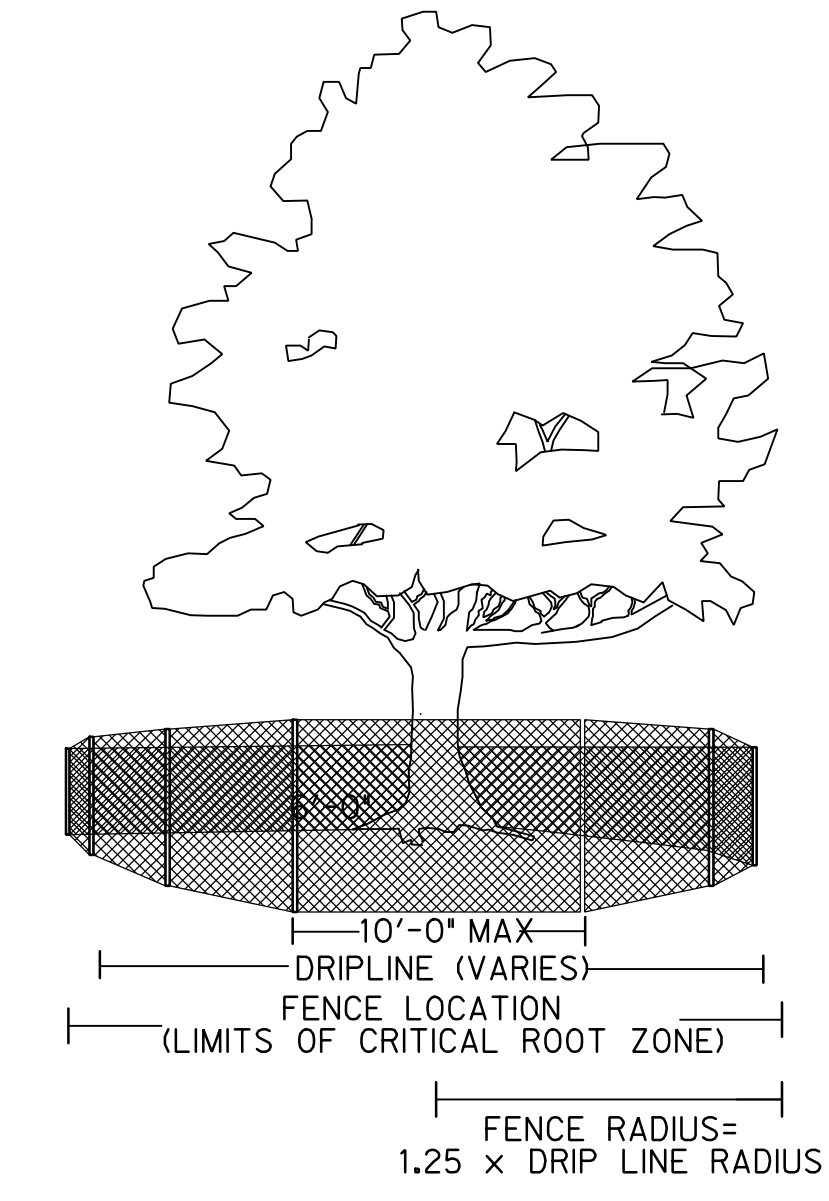
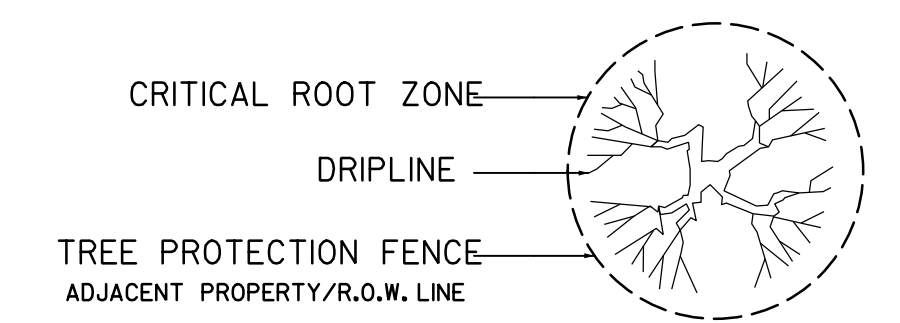
STANDARD PRESERVATION NOTES FOR TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
- Protective fences shall be erected according to City Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
 - Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no siting of stock piling of material or dirt is allowed around trees.

- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
- Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).

20' UTIL. & PEDESTRIAN EASEMENT CAB. D, SLD. 220

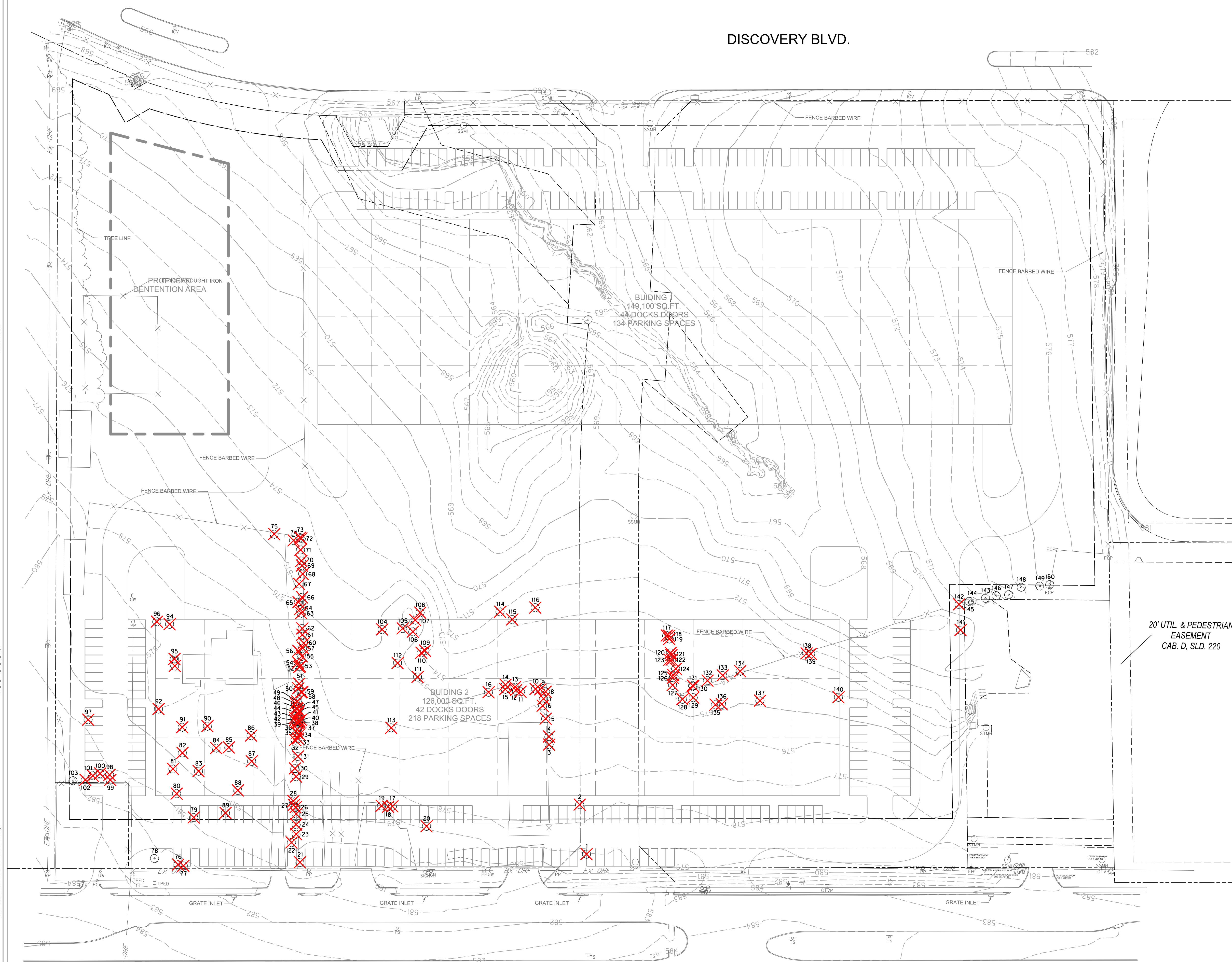


TREE PROTECTION DETAIL
N.T.S.

NOTE:
FULL SITE TREESCAPE PLAN WILL BE PROVIDED WITH THE NEXT SUBMITTAL.

- EXISTING TREES**
- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

STATE HIGHWAY 276



DISCOVERY ROCKWALL

ROCKWALL, TEXAS



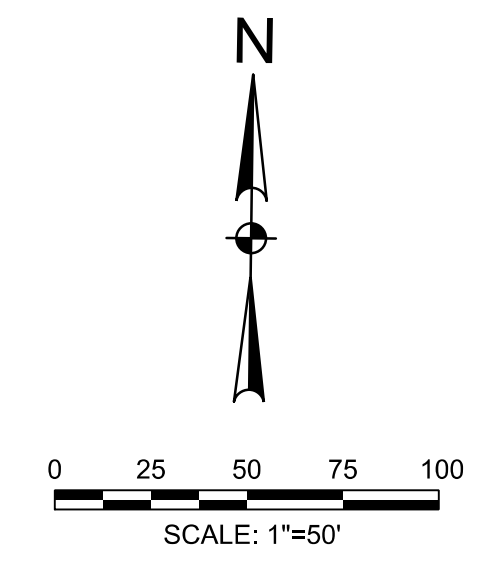
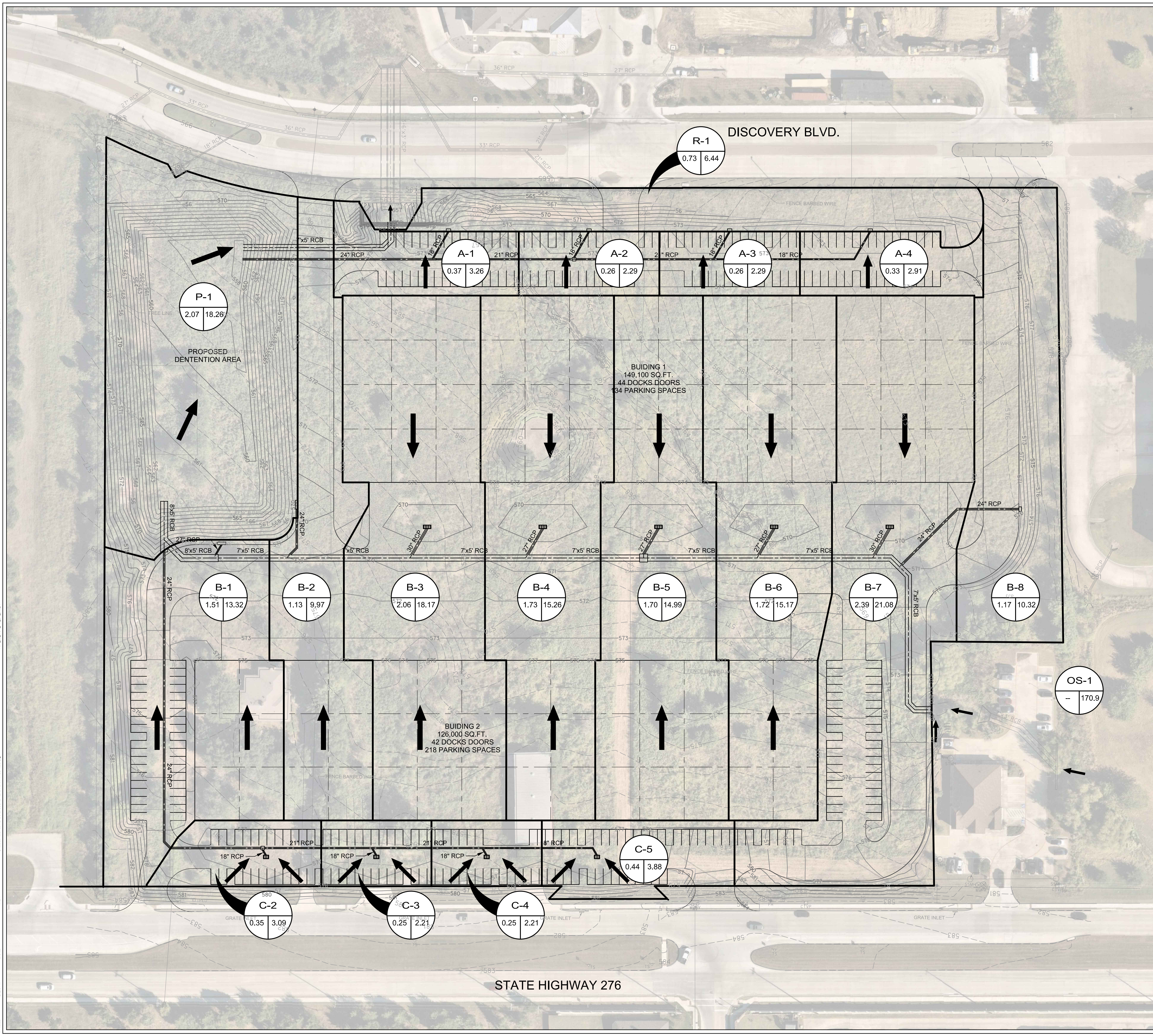
Revision No.	Date	Description

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 4/14/2022
TBPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN
Sheet Title	TREESCAPE PLAN
Sheet Number	C0.05



DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION: A1

AREA IN ACRES: 0.56, 35.99

100 YEAR RUNOFF

$Q_{100} = C I A$
 $C =$ Runoff coefficient = 0.9
 $I_{100} =$ Rainfall intensity = 9.80 in/hr
 $A =$ Area in acres

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6300

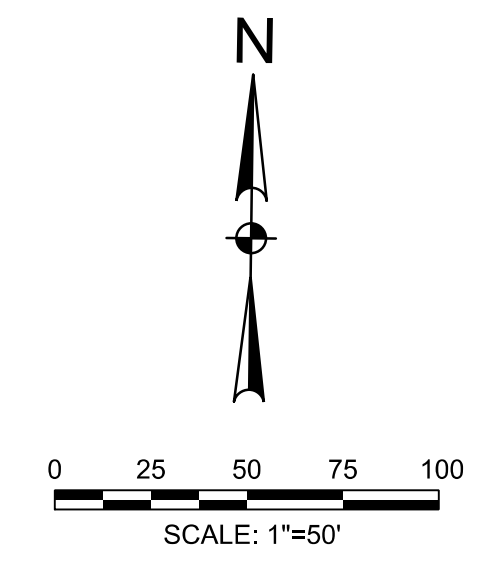
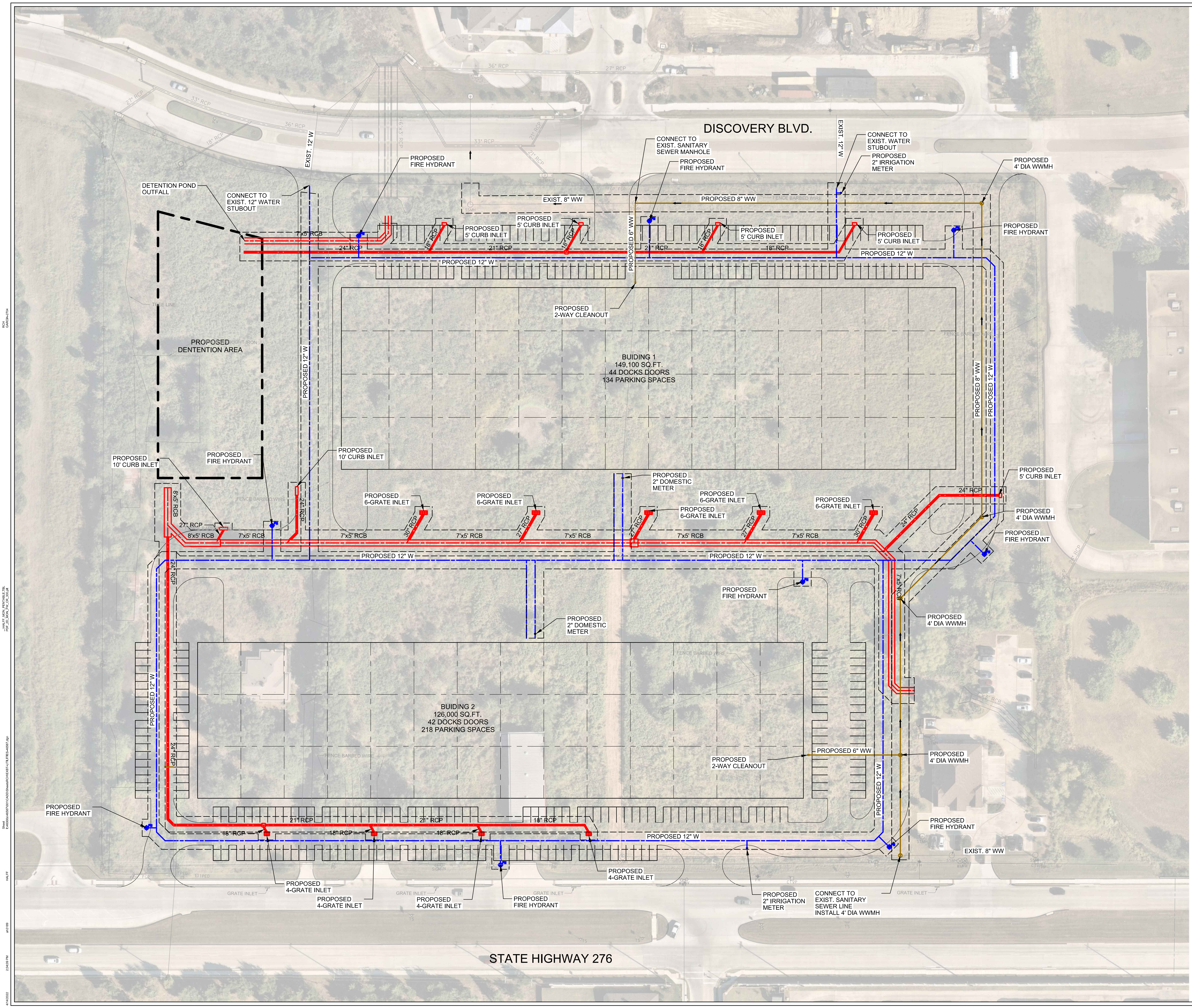
Revision No.	Date	Description

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
NAME: MARCH, 2022 P.E. NO.
DATE: 4/14/2022
TYPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN
Sheet Title:	EXHIBIT DRAINAGE AREAS
Sheet Number:	1



DISCOVERY ROCKWALL

ROCKWALL, TEXAS



LEGEND

	STORM LINE
	WATER LINE
	SANITARY SEWER LINE

Revision No.	Date	Description

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
NAME P.E. NO.
DATE 4/14/2022
TBPE FIRM # F-312

Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN
Sheet Title	EXHIBIT UTILITIES