PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-021 **P&Z DATE** 05/10/22 **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

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

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

ZONING MAP UPDATED_____

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	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert E. Lamberth [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 _____ 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. Lamberth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English

KATHRYN DIANE ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 6276665

MY COMMISSION EXPIRES 6-2-24

CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
- ☐ Final Plat
- ☐ Master Plat
- ☐ Replat
- ☒ Preliminary Plat
- ☐ Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	☑	☐	*[Final Plat, Preliminary Plat & Master Plat]*
✓ Treescape Plan	☑	☐	*If Applicable [Final Plat & Preliminary Plat]*
✓ Landscape Plan	☑	☐	*If Applicable [Final Plat & Preliminary Plat]*
✓ Plat Reinstatement Request	☐	☑	*Check w/ Planning Staff*
Submittal Requirements *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Four (4) large (18" x 24") **folded** copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information *[Final Plat]*	☐	☑	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. **ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.**
Title Block: Type of Plat *[Master, Preliminary, Final or Replat]* Subdivision Name (Proposed or Approved) Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County	☑	☐	Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) *[Final Plat & Preliminary Plat]*	☑	☐	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates *[Final Plat]*	☐	☑	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map *[Final Plat & Preliminary Plat]*	☑	☐	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point *[Final Plat & Preliminary Plat]*	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale *[Final Plat & Preliminary Plat]*	☑	☐	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) *[Final Plat & Preliminary Plat]*	☑	☐	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density *[Master Plat]*	☐	☑	Indicate the proposed number of dwelling units and population densities.
Building Setbacks *[Final Plat & Preliminary Plat]*	☑	☐	Label the building lines where adjacent to a street.
Easements *[Final Plat & Preliminary Plat]*	☑	☐	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits *[Final Plat, Preliminary Plat & Master Plat]*	☐	☑	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	☑	☐	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Provide all the proposed and platted property lines.
Streets ***[Final Plat, Preliminary Plat & Master Plat]***	☑	☐	**Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.**
Right-Of-Way and Centerline *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way ***[Final Plat & Preliminary Plat]***	☐	☑	**Indicate the location and dimensions of any proposed right-of-way dedication.**
Corner Clips *[Final Plat & Preliminary Plat]*	☐	☑	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings ***[Preliminary Plat]***	☐	☑	**Locate and identify existing and/or proposed median openings and left turn channelization.**
Topographical Contours *[Preliminary Plat & Master Plat]*	☑	☐	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations ***[Preliminary Plat & Master Plat]***	☐	☑	**Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).**
Drainage Areas *[Preliminary Plat & Master Plat]*	☑	☐	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas ***[Preliminary Plat & Master Plat]***	☐	☑	**Indicate the boundaries of all adjacent wooded areas.**
Zoning and Land Use Information *[Preliminary Plat & Master Plat]*	☑	☐	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features ***[Master Plat]***	☐	☑	**Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.**
Parks and Open Space *[Preliminary Plat & Master Plat]*	☐	☑	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements ***[Preliminary Plat]***	☑	☐	**Indicate how the proposed improvements would relate to those in the surrounding area.**
Water Sources *[Preliminary Plat]*	☑	☐	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal ***[Preliminary Plat]***	☑	☐	**Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).**
Adjacent Properties *[Final Plat & Preliminary Plat]*	☑	☐	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan ***[Master Plat]***	☐	☑	**Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.**
Dedication *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service ***[Master Plat]***	☐	☑	**Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.**
Standard Plat Wording *[Final Plat]*	☐	☑	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description ***[Final Plat]***	☐	☑	**Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.**
Storm Drainage Improvements Statement *[Final Plat]*	☐	☑	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language ***[Final Plat]***	☐	☑	**Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.**
Seal/Signature *[Final Plat]*	☐	☑	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement ***[Final Plat]***	☐	☑	**Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.**
Plat Approval Signatures *[Final Plat]*	☐	☑	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat *[Final Plat]*		☑	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Review the proposed plans and plat with electric, gas, cable and phone companies.

DISCOVERY BLVD.

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

POINT OF BEGINNING

5/8" FIR W/ "MS" CAP (C.M.)

N 89° 12' 06" E 714.07'

5/8" FIR W/ "MS" CAP

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

TRAFFIC GUARD RAIL

DRAINAGE STRUCTURE

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

C1 L1 L2 L3 C2 L4 L5 L6 L7 L8 L9

842.47'
N 00° 31' 37" W

511.33'
S 01° 32' 40" E

25' BUILDING SETBACK
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

15' BUILDING SETBACK
(BY THIS PLAT)

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

15' BUILDING SETBACK
(BY THIS PLAT)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 20160000008889
O.P.R.R.C.T.

ZONE "X"
(UNSHADED)

POND

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 20160000008889
O.P.R.R.C.T.

BARN

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

VARIABLE WIDTH FIRE LANE
EASEMENT D--220

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' DRAINAGE EASEMNT
CAB. D, SLD. 221
P.R.R.C.T.

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

1/2" FIR

S 89° 42' 05" W
148.89'

1/2" FIR

DRAINAGE EASEMENT
CAB. I, SLD. 183

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

274.54'
S 01° 32' 38" E

DRAINAGE STRUCTURE

LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE
CAB. I, SLD 183
O.P.R.R.C.T.

GRATE INLET

24' ACCESS AND DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD 183

BARN

1-STORY
BRICK AND FRAME

BASKETBALL-GOAL

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.

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

GRAVEL DRIVE

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

50' BUILDING SETBACK
(BY THIS PLAT)

BARN

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

UTILITY EASMENET
CAB. I, SLD. 183

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'**

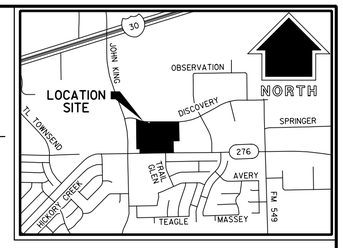
N 44° 11' 09" E **20.63'**

APPROXIMATE
ABSTRACT LINE

STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25



LOCATION MAP
(NOT TO SCALE)

N

0 30 60 90 120

SCALE: 1"=60'

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

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'	S67°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

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

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

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

1/2

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

PDF_2D_MON_FW_MR_600.plt I:\46000s\46587\001\CADD\Sheets\RCHV-PP-01-46587-001.dgn Sheet
4/14/2022 1:26:34 PM ah3835 HALFF

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 20220000006659, 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 O.P.R.R.C.T.;

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 A, 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 20160000008889, 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**

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 **Date**

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].

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**

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

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

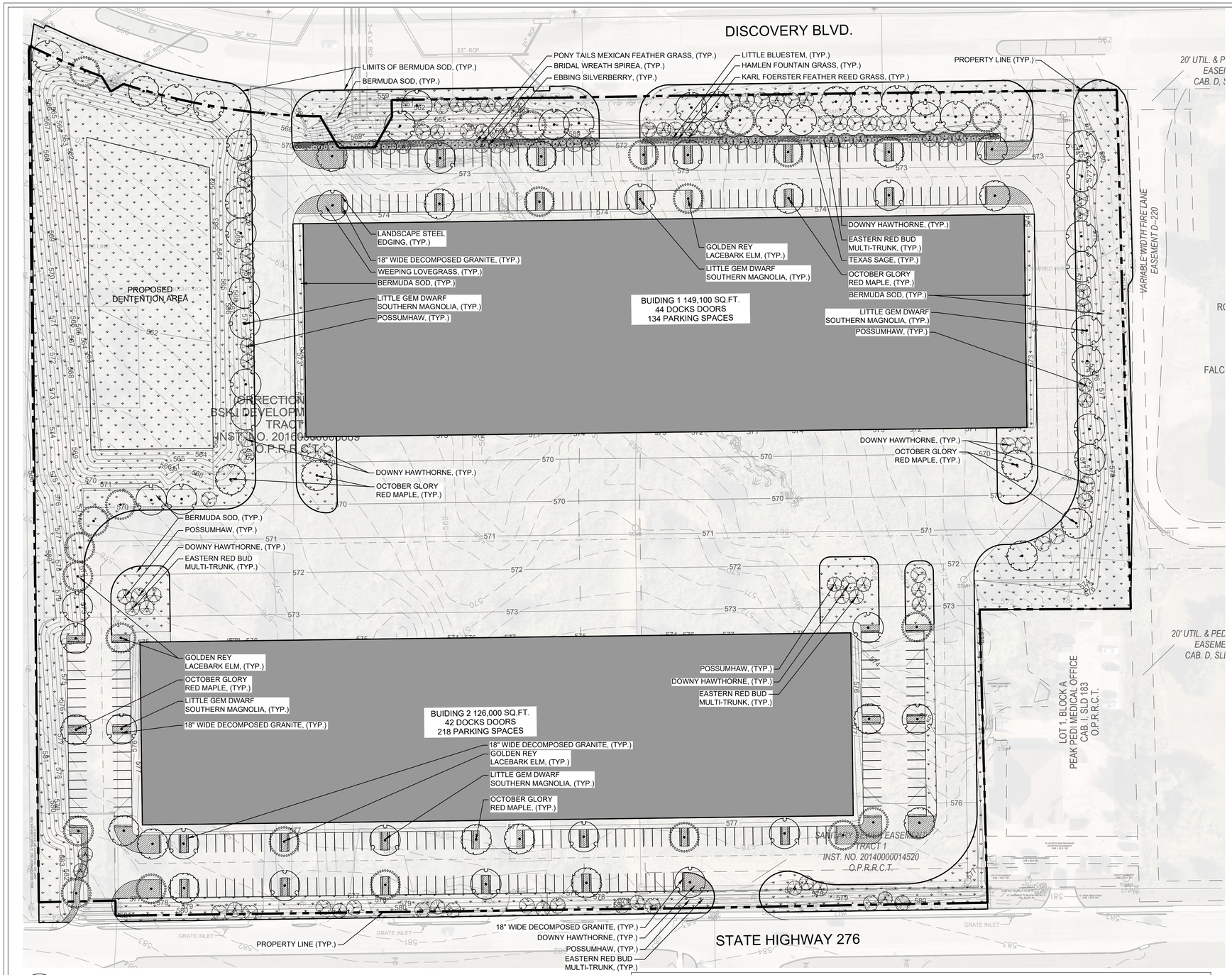
SURVEYOR

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

PRELIMINARY PLAT
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

PDF_2D_MON_FW_MR_600.plt
4/13/2022 3:39:52 PM ah3835 HALFF I:\46000s\46587\001\CADD\Sheets\RCHV-PP-02-46587-001.dgn Sheet



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

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:	Minumum 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

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 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 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 areas.

(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 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.
(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.

LEGEND

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

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

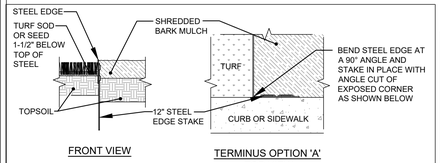
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

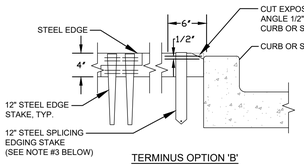
L1.00

Sheet Number



FRONT VIEW

TERMINUS OPTION 'A'
TOP VIEW

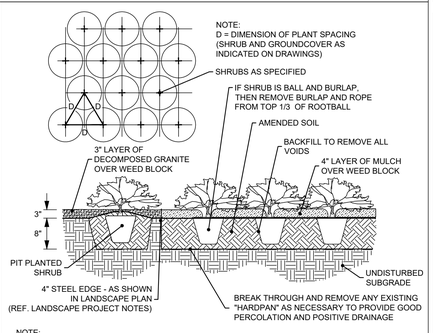


TERMINUS OPTION 'B'
SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.

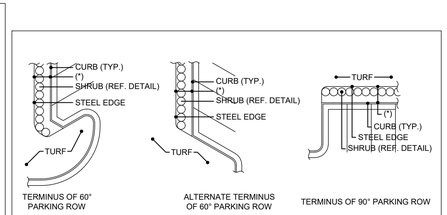


NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.

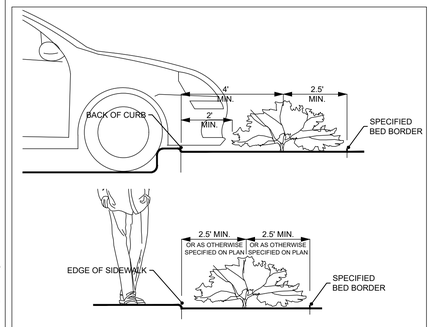
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



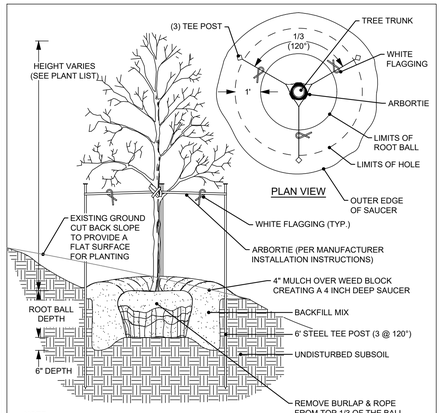
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* 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:

(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) *Conventional System.* 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) *Temporary and Aboveground Watering.* 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) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, 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.

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, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good 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, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good 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	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	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		
	1,986 LF	Landscape Steel Edging			

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/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" 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

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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:

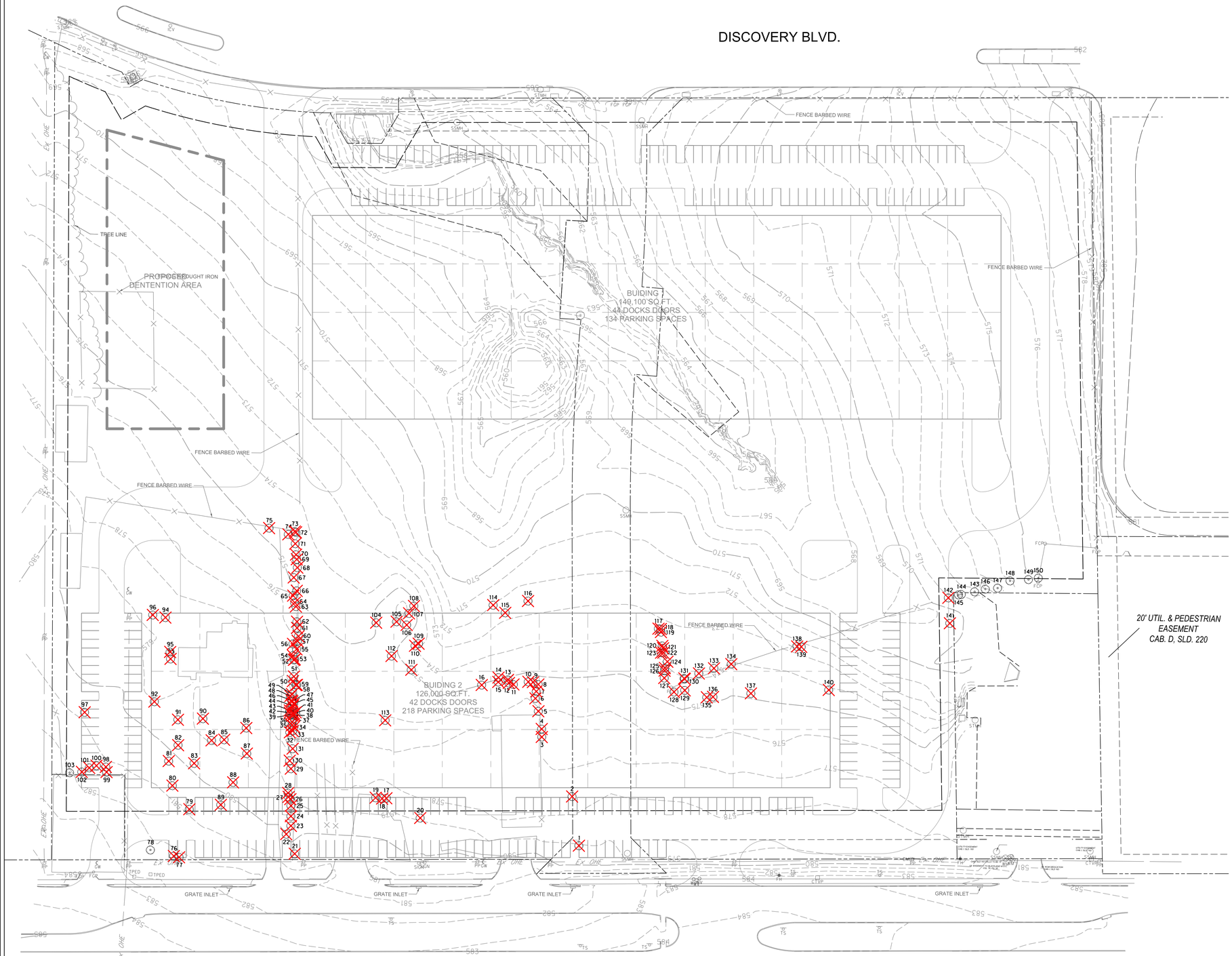
JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

DISCOVERY BLVD.



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

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

N

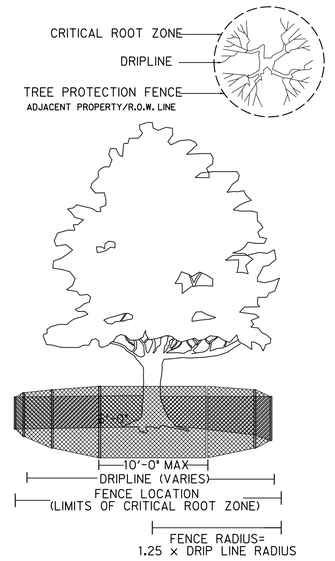
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. 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.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. 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.
4. 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.
5. 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:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. 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;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. 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;
   B. 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 minimized root damage);
   C. 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;
   D. 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 silting of stock piling of material or dirt is allowed around trees.
7. 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.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. 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.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. 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.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11,5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13,5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22,5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13,5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8,5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4,5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7,5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7,5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22,5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21,5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22,5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

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		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	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		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 Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
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 Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
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 Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

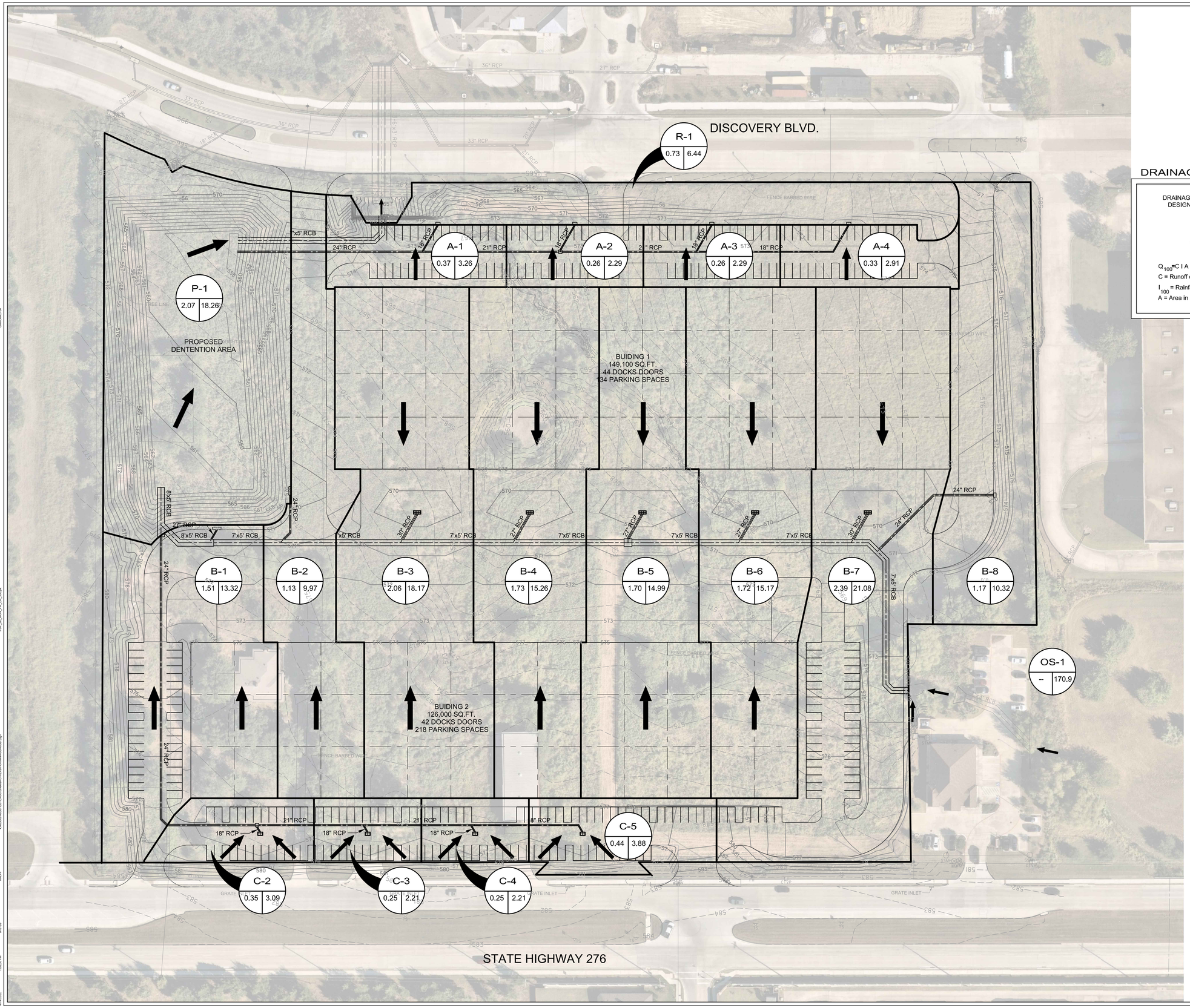
Sheet Title

TREESCAPE PLAN

C0.06

Sheet Number

RICH
K:\MKA\46587\03
...\HALFF_ARCH_PRINTABLE.TBL
PDF_2D_ARCH_FM_CR_COLR
Sheet
K:\MKA\46587\03\CAD\Sheets\RICH\C0.06-TS-46587.dgn
HALFF
ARTIST
12:24:51 PM
4/14/2022

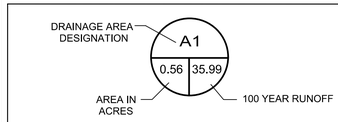


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



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) 346-6200

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

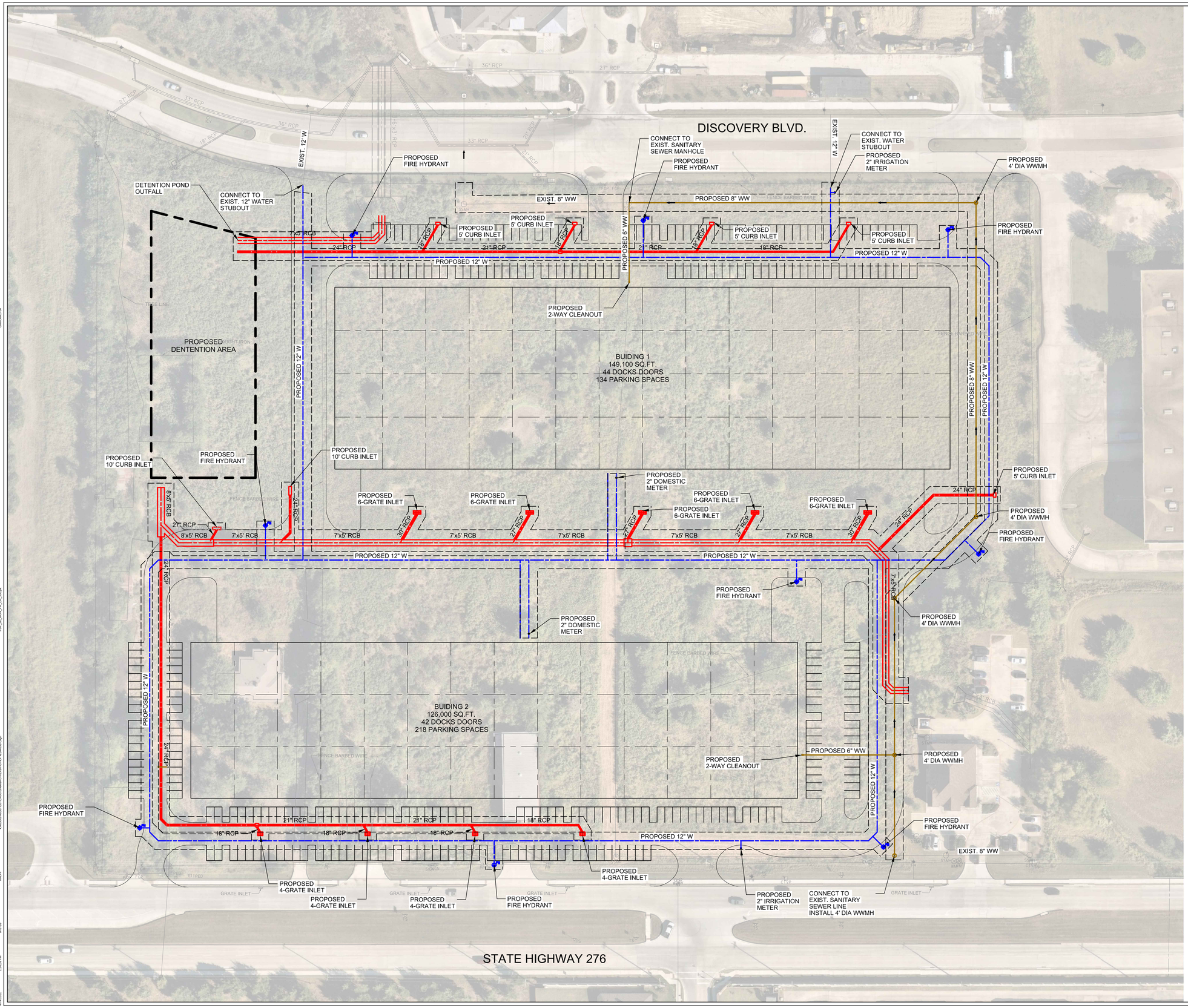
Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



N

0 25 50 75 100

SCALE: 1"=50'

LEGEND

- STORM LINE
- WATER LINE
- SANITARY SEWER LINE

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

101 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

1

Sheet Number

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	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert E. Lamberth [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 _____ 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."*

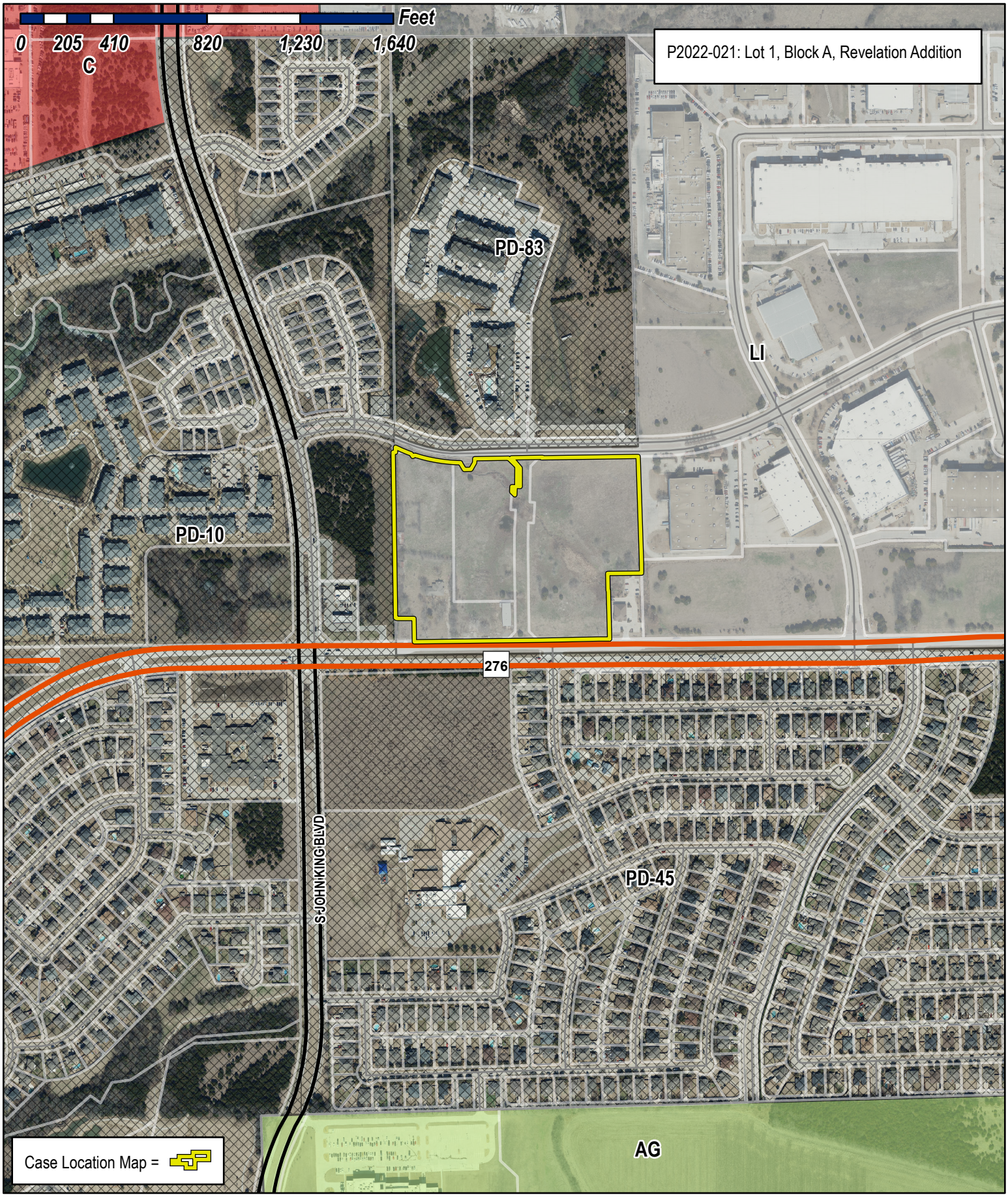
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* April, 2022.

OWNER'S SIGNATURE Robert E. Lamberth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English

KATHRYN DIANE ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 6276665

MY COMMISSION EXPIRES 6-2-24



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

5/8" FIR W/ "MS" CAP (C.M.)

N 89° 12' 06" E 714.07'

5/8" FIR W/ "MS" CAP

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

TRAFFIC GUARD RAIL

DRAINAGE STRUCTURE

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

C1 L1 L2 L3 C2 L4 L5 L6 L7 L8 L9

842.47'
N 00° 31' 37" W

511.33'
S 01° 32' 40" E

25' BUILDING SETBACK
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

15' BUILDING SETBACK
(BY THIS PLAT)

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

15' BUILDING SETBACK
(BY THIS PLAT)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 20160000008889
O.P.R.R.C.T.

ZONE "X"
(UNSHADED)

POND

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 20160000008889
O.P.R.R.C.T.

BARN

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

VARIABLE WIDTH FIRE LANE
EASEMENT D--220

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' DRAINAGE EASEMNT
CAB. D, SLD. 221
P.R.R.C.T.

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

1/2" FIR

S 89° 42' 05" W
148.89'

1/2" FIR

DRAINAGE EASEMENT
CAB. I, SLD. 183

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

274.54'
S 01° 32' 38" E

DRAINAGE STRUCTURE

LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE
CAB. I, SLD 183
O.P.R.R.C.T.

GRATE INLET

24' ACCESS AND DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD 183

BARN

1-STORY
BRICK AND FRAME

BASKETBALL-GOAL

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.

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

GRAVEL DRIVE

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

50' BUILDING SETBACK
(BY THIS PLAT)

BARN

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

UTILITY EASMENET
CAB. I, SLD. 183

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'**

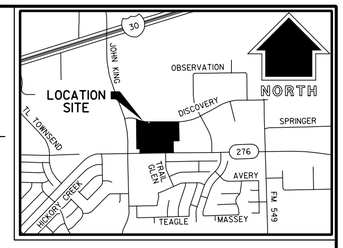
N 44° 11' 09" E **20.63'**

APPROXIMATE
ABSTRACT LINE

STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25



LOCATION MAP
(NOT TO SCALE)

N

0 30 60 90 120

SCALE: 1"=60'

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

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'	S67°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

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

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

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

1/2

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

PDF_2D_MON_FW_MR_600.plt I:\46000s\46587\001\CADD\Sheets\RCHV-PP-01-46587-001.dgn Sheet
4/14/2022 1:26:34 PM ah3835 HALFF

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 20220000006659, 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 O.P.R.R.C.T.;

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 A, 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 20160000008889, 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**

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 **Date**

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].

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**

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

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

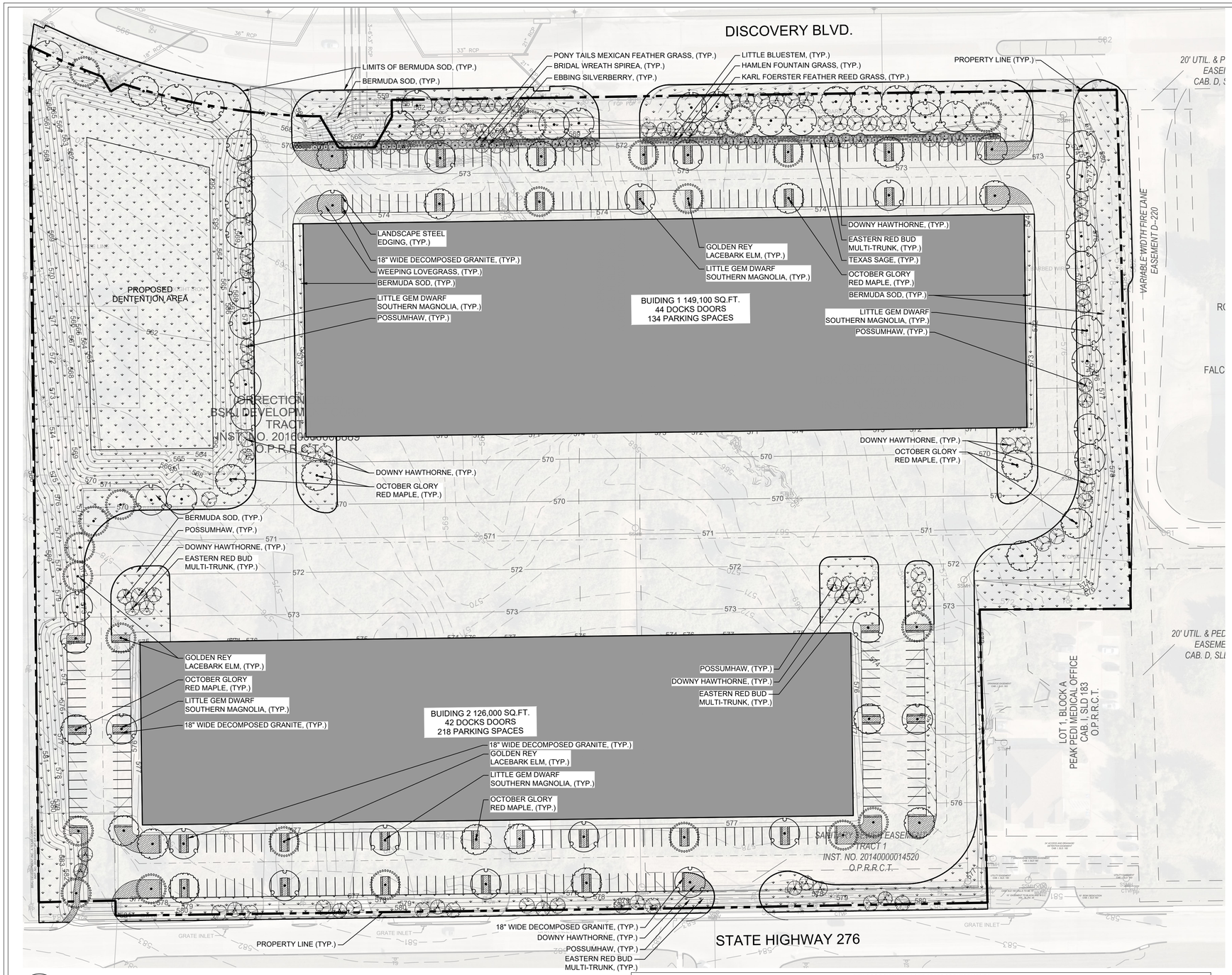
SURVEYOR

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

PRELIMINARY PLAT
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

PDF_2D_MON_FW_MR_600.plt
4/13/2022 3:39:52 PM ah3835 HALFF I:\46000s\46587\001\CADD\Sheets\RCHV-PP-02-46587-001.dgn Sheet



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

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:	Minumum 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

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 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 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 areas.

(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 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.
(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.

LEGEND

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

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

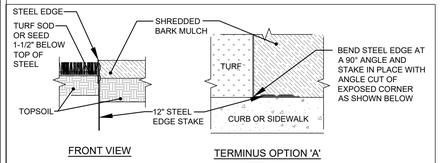
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

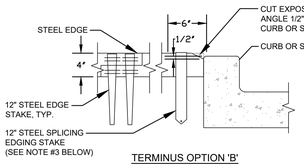
L1.00

Sheet Number



FRONT VIEW

TERMINUS OPTION 'A'
TOP VIEW

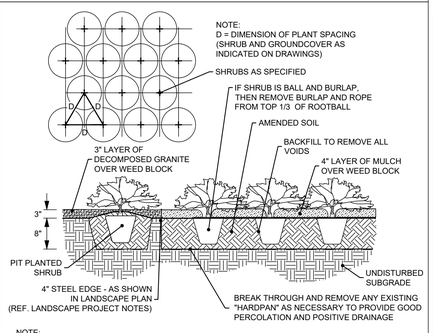


TERMINUS OPTION 'B'
SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.

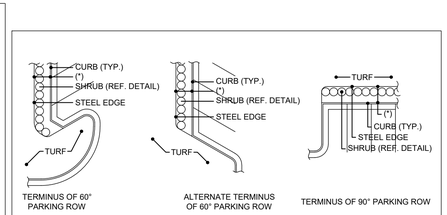


NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.

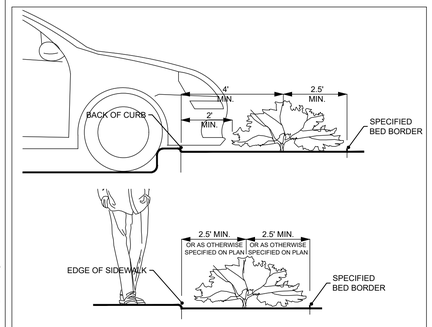
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



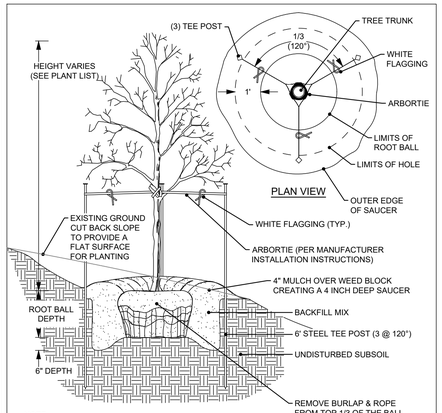
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* 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:

(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) *Conventional System.* 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) *Temporary and Aboveground Watering.* 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) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, 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.

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, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good 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, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good 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	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	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		
	1,986 LF	Landscape Steel Edging			

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/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" 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

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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:

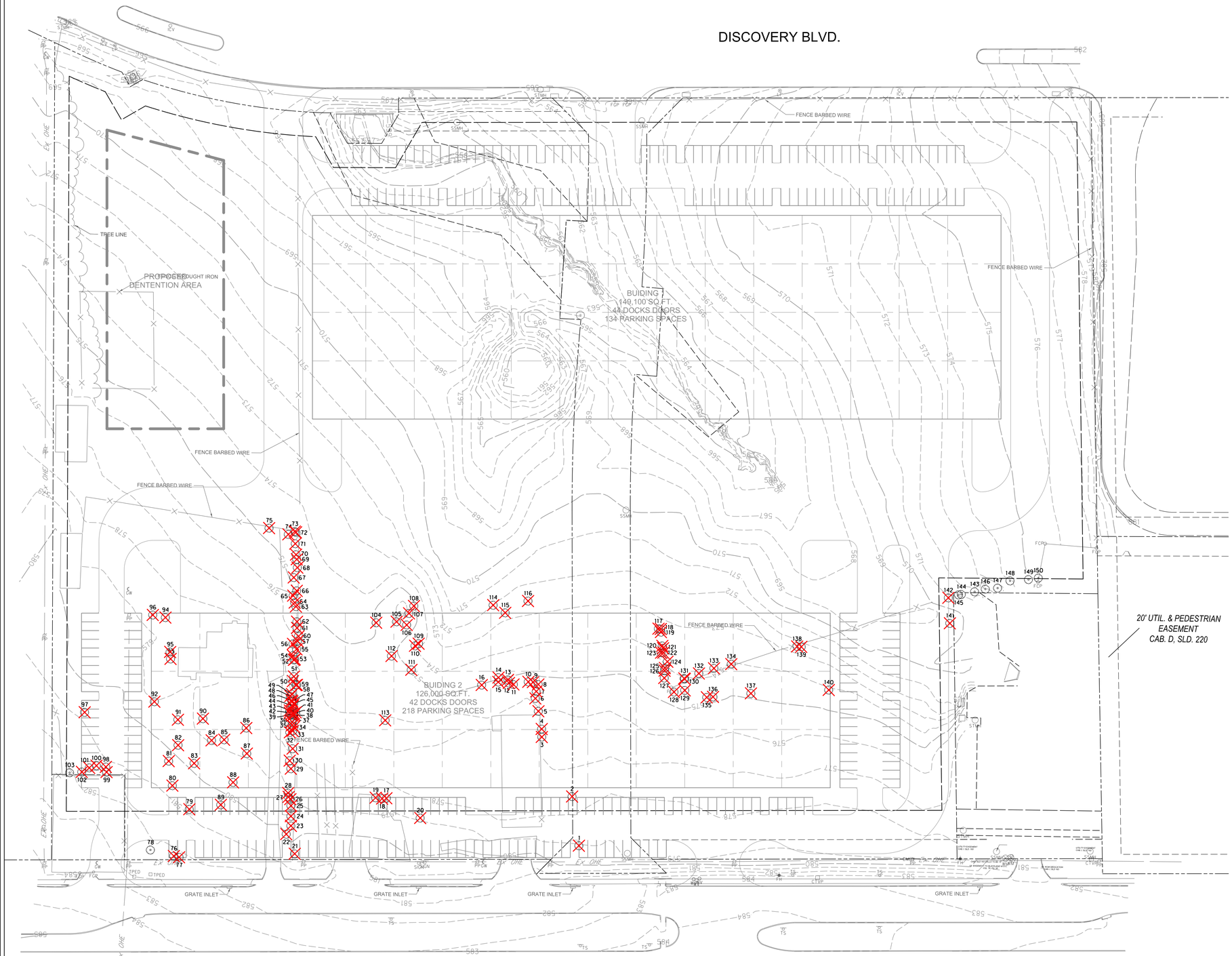
JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

DISCOVERY BLVD.



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

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

N

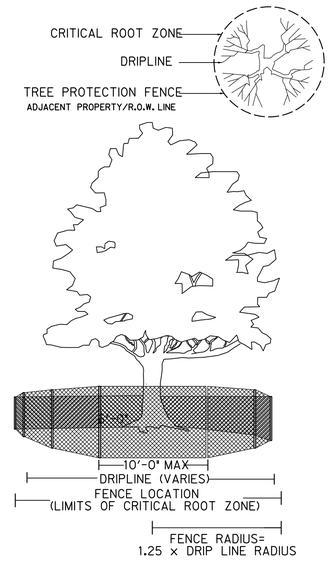
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. 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.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. 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.
4. 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.
5. 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:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. 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;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. 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;
   B. 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 minimized root damage);
   C. 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;
   D. 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 silting of stock piling of material or dirt is allowed around trees.
7. 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.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. 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.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. 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.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11,5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13,5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22,5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13,5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8,5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4,5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7,5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7,5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22,5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21,5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22,5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

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		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	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		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 Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
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 Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
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 Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

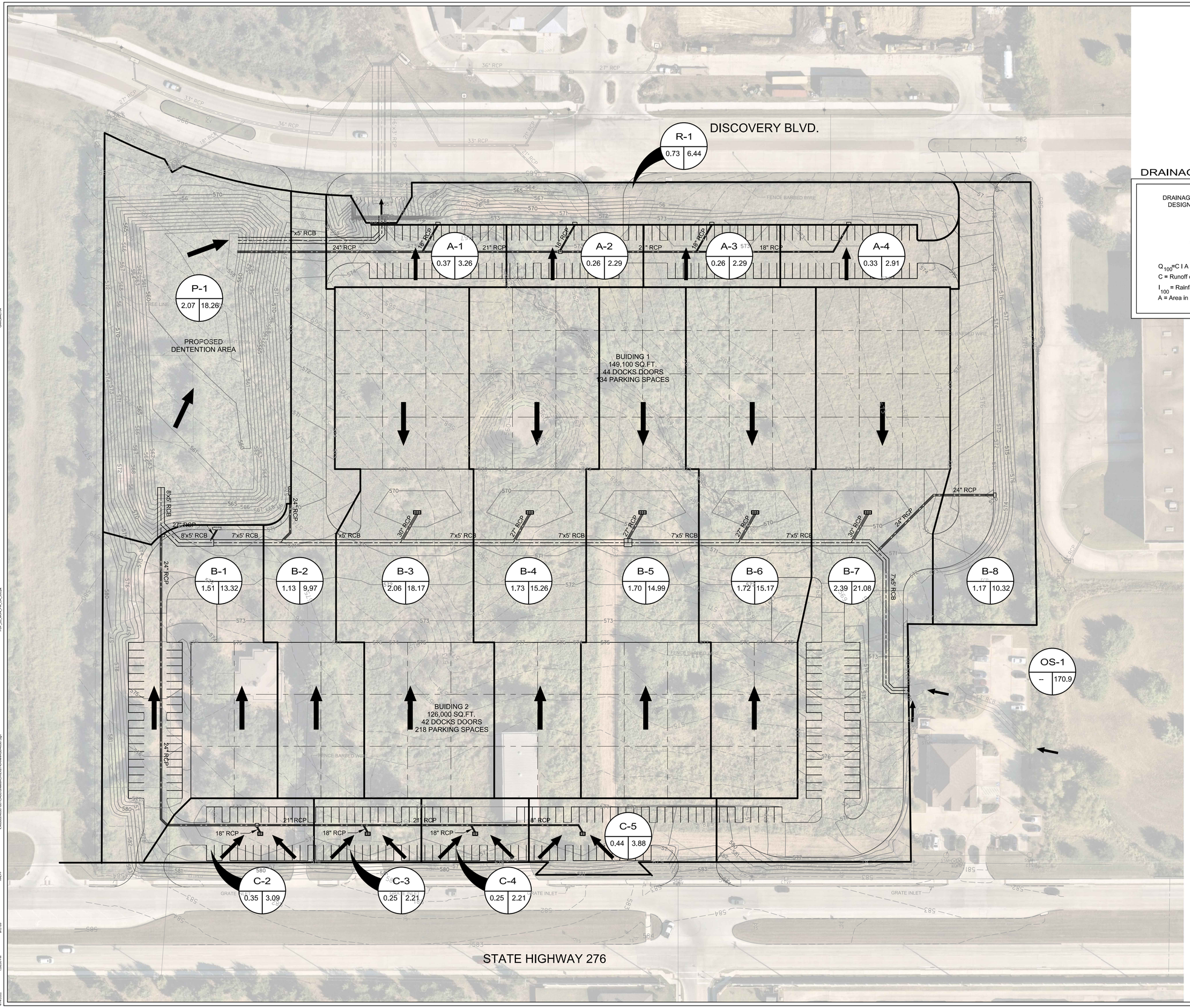
Sheet Title

TREESCAPE PLAN

C0.06

Sheet Number

RICH
K:\MKA\46587\03
...\HALFF_ARCH_PRINTABLE.TBL
PDF_2D_ARCH_FM_CR_COLR
Sheet
K:\MKA\46587\03\CAD\Sheets\RICH\C0.06-TS-46587.dgn
HALFF
ARTIST
12:24:51 PM
4/14/2022

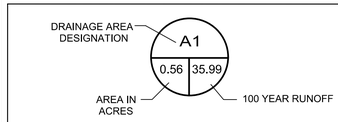


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



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) 346-6200

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

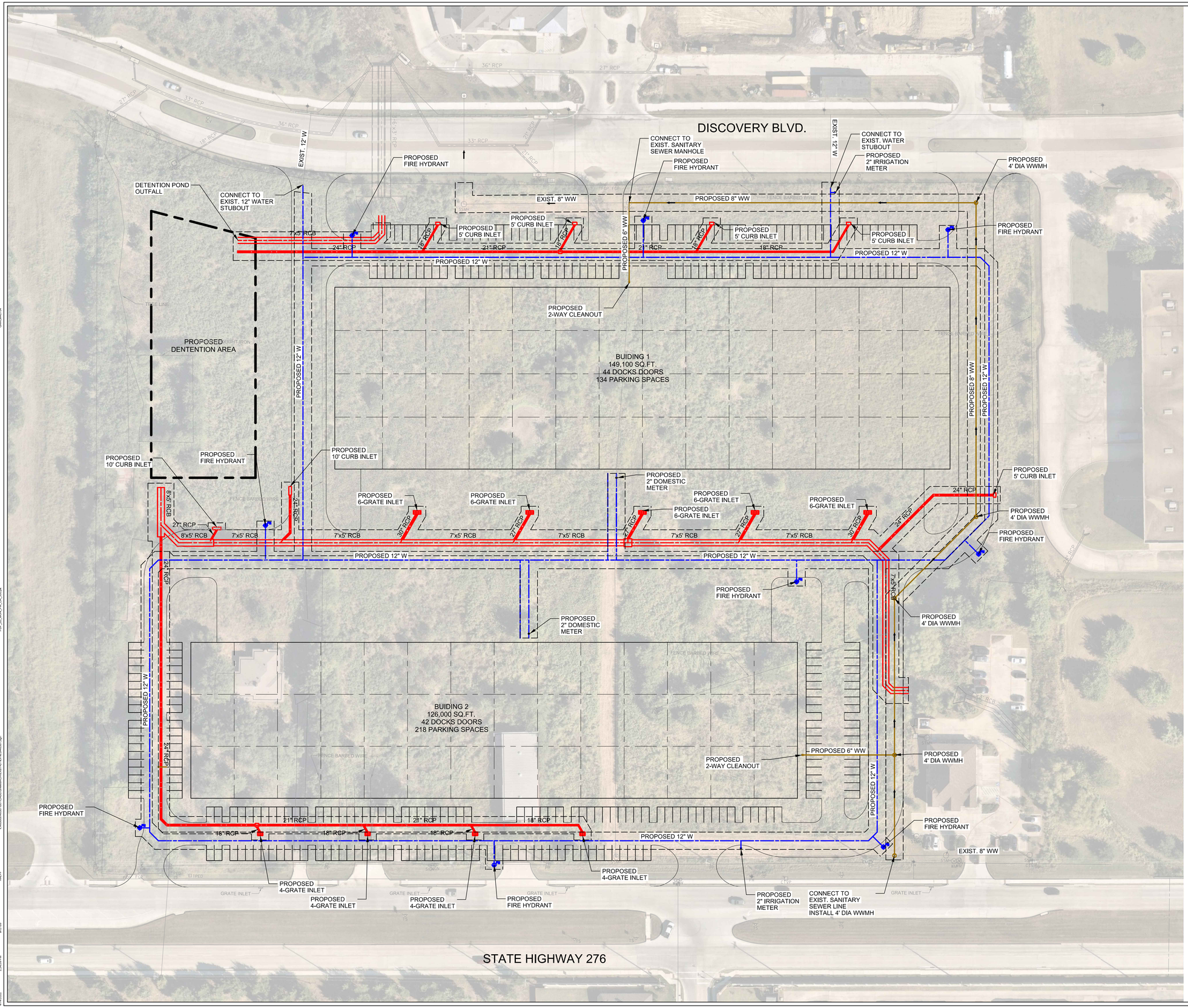
Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



N

0 25 50 75 100

SCALE: 1"=50'

LEGEND

- STORM LINE
- WATER LINE
- SANITARY SEWER LINE

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

101 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

1

Sheet Number

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION WORK SESSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 26, 2022
APPLICANT:	David Shipman; *Triten Real Estate Partners*
CASE NUMBER:	P2022-021; *Preliminary Plat for Lot 1, Block A, Revelation Addition*

SUMMARY

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Preliminary Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* an 18.480-acre tract of land (*i.e. Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Revelation Addition*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of two (2) warehouse/distribution buildings.

☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018.

☑ The purpose of a *Preliminary Plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances. The proposed *Preliminary Plat* appear to meet this intent.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Preliminary Plat*** for *Lot 1, Block A, Revelation Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	P2022-021	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Preliminary Plat for Triten Rockwall	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1725 STATE HIGHWAY 276	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tract 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-021; Lot 1, Block A, Revelation Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tract 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-021) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
I.5 Please note that this property is situated within an established overlay district and will be subject to meeting the General Overlay District Standards of the Unified Development Code (UDC).
M.6 Please indicate the right-of-way widths and centerlines of all roadways. For variable width roadways indicate the right-of-way width at all property corners of the subject property.
I.7 The Landscape Plan and Treescape Plan will be reviewed for conformance with the codes at the time of site plan.
I.8 Please note a minimum of a 20-foot landscape buffer is required along SH-276, and a minimum of a ten (10) foot landscape buffer is required along Discovery Boulevard. Please also note that no parking is permitted within an established landscape buffer.
I.9 Wing walls connected to the building will need to be incorporated adjacent to the loading docks in accordance with Article 05, District Development Standards, of the Unified Development Code (UDC).
I.10 Please remove the side yard setbacks from the preliminary plat. The Light Industrial (LI) District has a scaled side yard setback.
M.10 Please note that once the preliminary plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the preliminary plat being submitted for signatures.
I.11 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

(1) Planning and Zoning Meeting will be held on April 26, 2022.
(2) City Council meeting will be held on May 10, 2022.

I.12 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Driveway spacing to be 425' per TxDOT Requirements. Label removal "excess" driveways. Must build a left turn lane into the property.
- Remove all grate inlets. Only curb or wye/drop inlets allowed.
- Existing sewer to be abandoned.
- Need to show and label ex. water and sewer including lines in SH 276.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum.
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.
Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

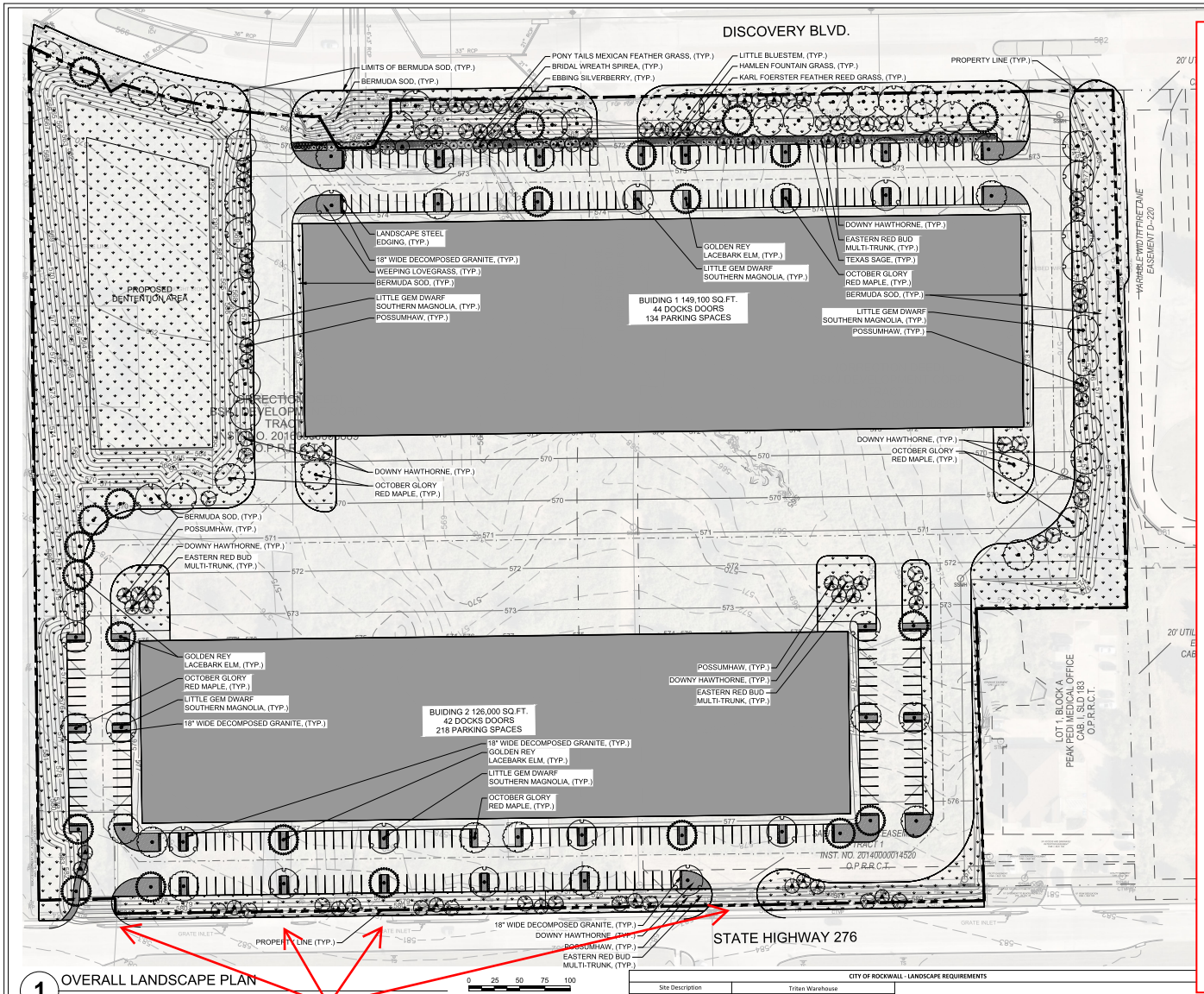
04/19/2022: Tie two corners to the State Plane Coordinate System (SPC - TX NAD83 North Central 4202 Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

Driveway spacing to be 425' per TxDOT Requirements. Label removal "excess" driveways. Must build a left turn lane into the property.

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:	Minumum 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

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:
- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum.
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.

Drainage Items:
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Weeping Lovegrass / Eragrostis curvula
MISCELLANEOUS	COMMON / BOTANICAL NAME
	Decomposed Granite / -Native decompsed granite
	Landscape Steel Edging

N NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

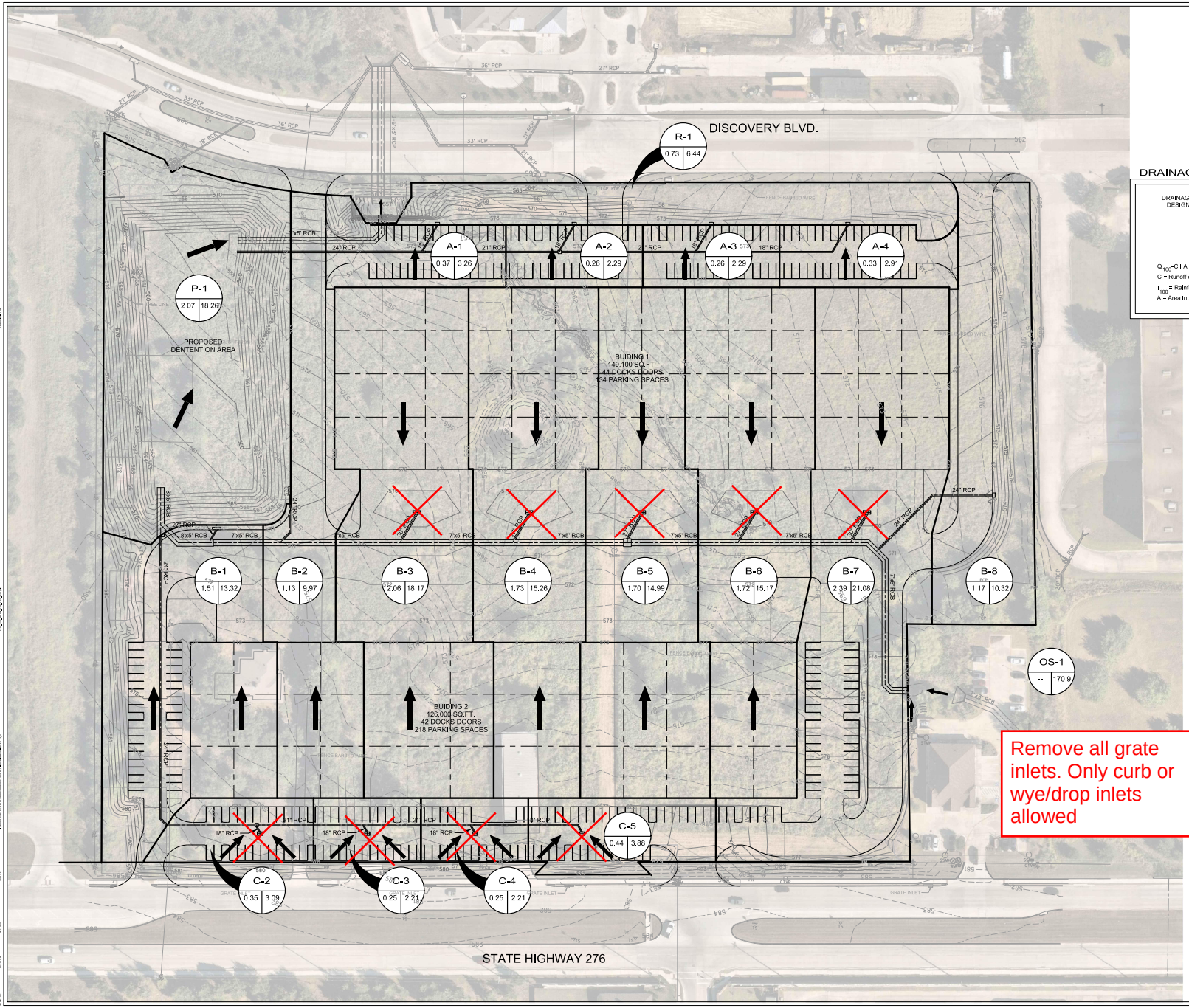
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L1.00

Sheet Number

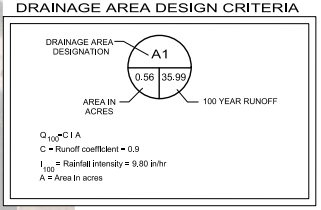


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



Remove all grate inlets. Only curb or wye/drop inlets allowed

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

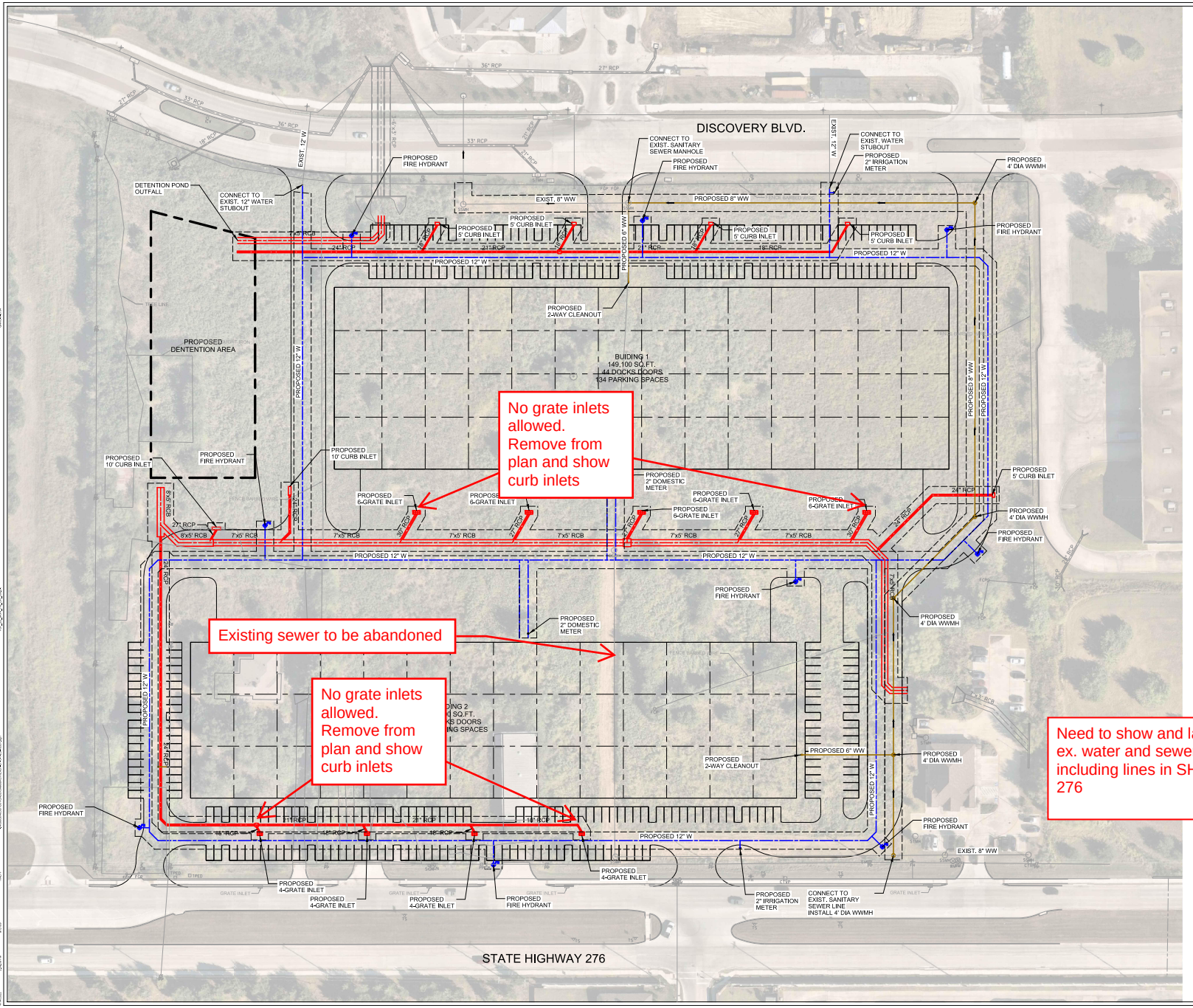
Project No.:	48587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200

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.:	48587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
UTILITIES

1

Sheet Number

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-024

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	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

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

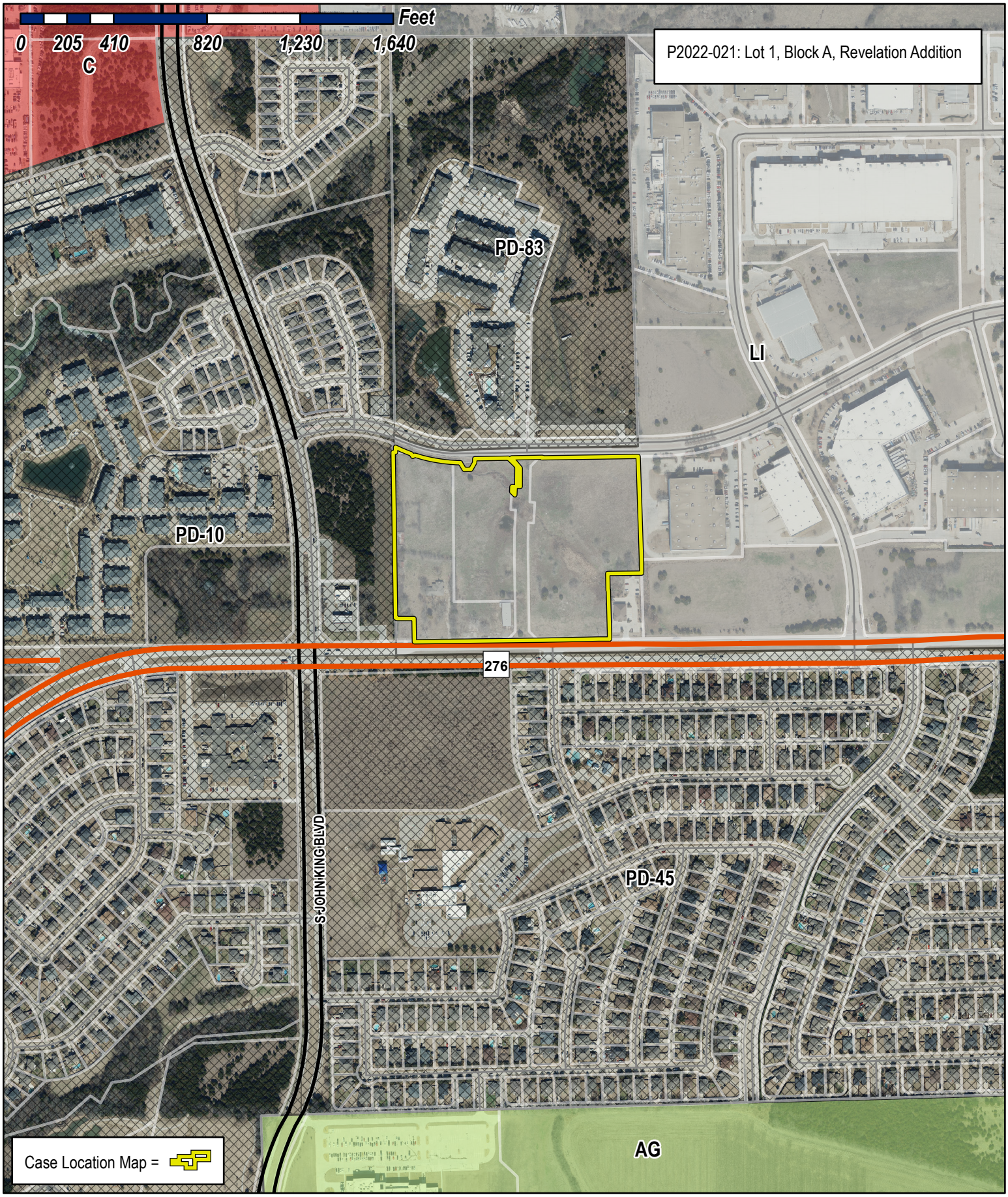
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 477.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* April, 2022. *BY SIGNING THIS 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. Lamberth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English *MY COMMISSION EXPIRES* 6-2-24

KATHRYN DIANE ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 6276665



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

5/8" FIR W/ "MS" CAP (C.M.)

N 89° 12' 06" E 714.07'

5/8" FIR W/ "MS" CAP

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

TRAFFIC GUARD RAIL

DRAINAGE STRUCTURE

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

C1 L1 L2 L3 C2 L4 L5 L6 L7 L8 L9

842.47'
N 00° 31' 37" W

511.33'
S 01° 32' 40" E

25' BUILDING SETBACK
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

15' BUILDING SETBACK
(BY THIS PLAT)

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

15' BUILDING SETBACK
(BY THIS PLAT)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 20160000008889
O.P.R.R.C.T.

ZONE "X"
(UNSHADED)

POND

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 20160000008889
O.P.R.R.C.T.

BARN

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

VARIABLE WIDTH FIRE LANE
EASEMENT D--220

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' DRAINAGE EASEMNT
CAB. D, SLD. 221
P.R.R.C.T.

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

1/2" FIR

S 89° 42' 05" W
148.89'

1/2" FIR

DRAINAGE EASEMENT
CAB. I, SLD. 183

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

274.54'
S 01° 32' 38" E

DRAINAGE STRUCTURE

LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE
CAB. I, SLD 183
O.P.R.R.C.T.

GRATE INLET

24' ACCESS AND DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD 183

BARN

1-STORY
BRICK AND FRAME

BASKETBALL-GOAL

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.

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

GRAVEL DRIVE

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

50' BUILDING SETBACK
(BY THIS PLAT)

BARN

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

UTILITY EASMENET
CAB. I, SLD. 183

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'**

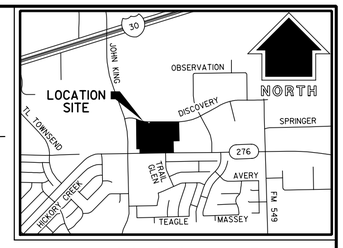
N 44° 11' 09" E **20.63'**

APPROXIMATE
ABSTRACT LINE

STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25



LOCATION MAP
(NOT TO SCALE)

N

0 30 60 90 120

SCALE: 1"=60'

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

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'	S67°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

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

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

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

1/2

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

PDF_2D_MON_FW_MR_600.plt I:\46000s\46587\001\CADD\Sheets\RCHV-PP-01-46587-001.dgn Sheet
4/14/2022 1:26:34 PM ah3835 HALFF

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 20220000006659, 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 O.P.R.R.C.T.;

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 A, 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 20160000008889, 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**

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 **Date**

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].

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**

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

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

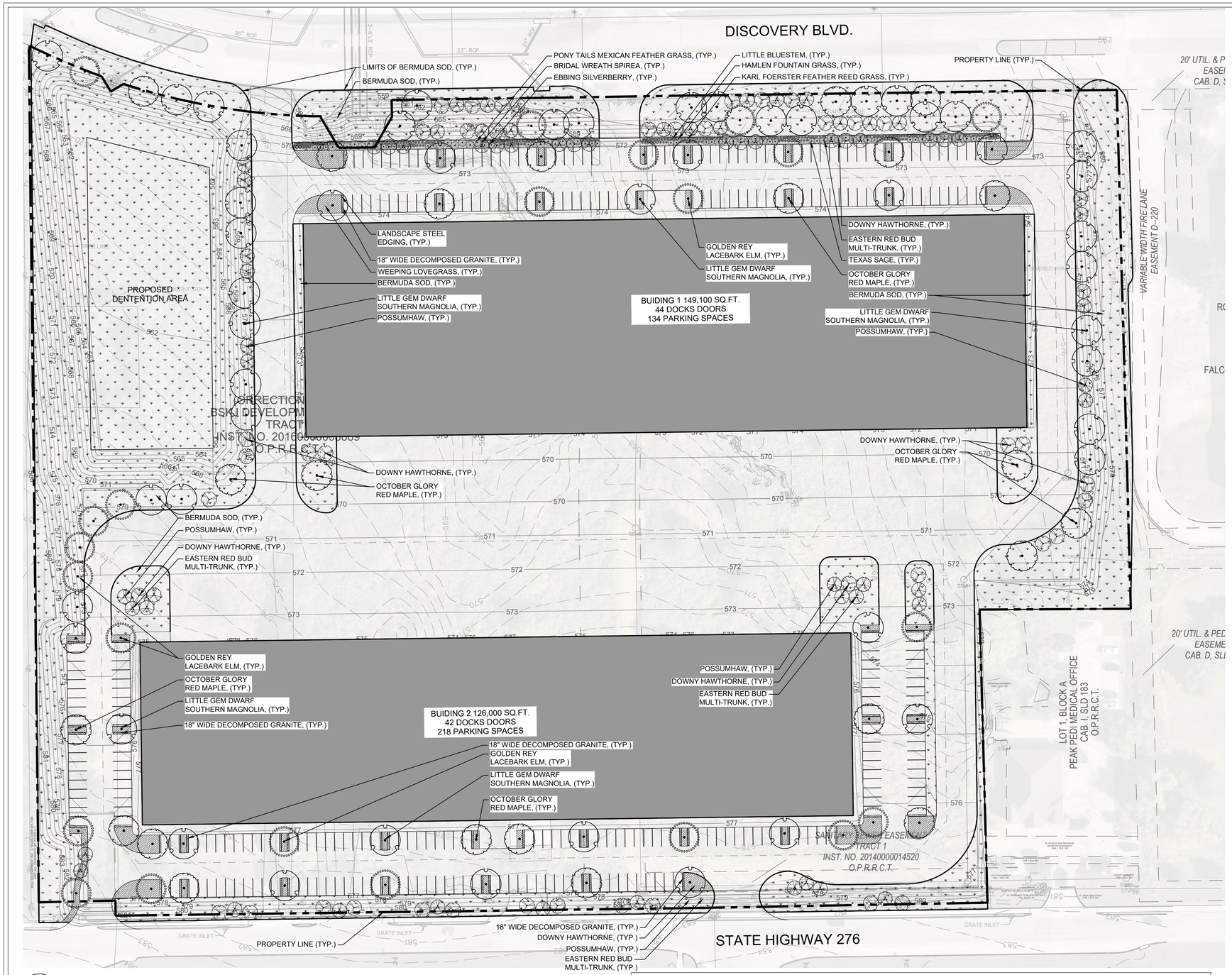
SURVEYOR

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

PRELIMINARY PLAT
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

PDF_2D_MON_FW_MR_600.plt
4/13/2022 3:39:52 PM ah3835 HALFF I:\46000s\46587\001\CADD\Sheets\RCHV-PP-02-46587-001.dgn Sheet



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

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:	Minumum 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

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 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 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 areas.

(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 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.
(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.

LEGEND

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

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

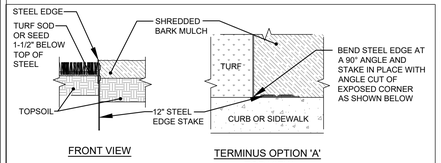
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

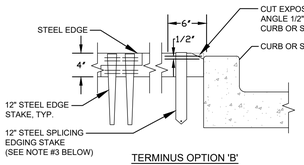
L1.00

Sheet Number



FRONT VIEW

TERMINUS OPTION 'A'
TOP VIEW

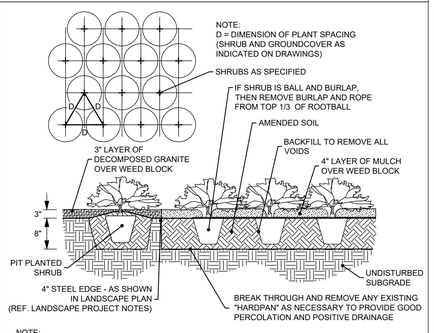


TERMINUS OPTION 'B'
SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.

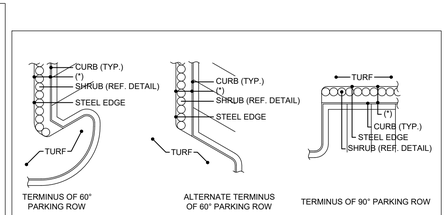


NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.

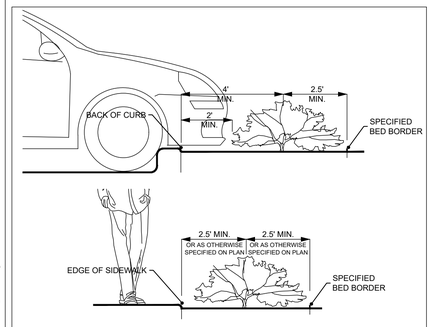
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



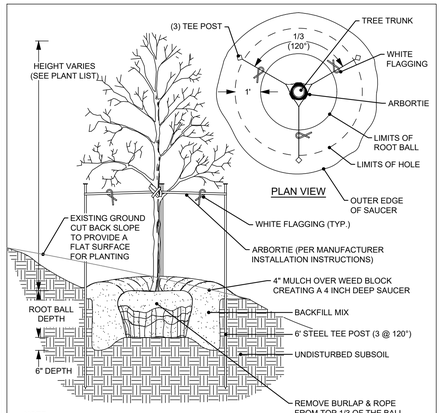
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* 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:

(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) *Conventional System.* 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) *Temporary and Aboveground Watering.* 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) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, 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.

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, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good 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, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good 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	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	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		
	1,986 LF	Landscape Steel Edging			

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/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" 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

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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:

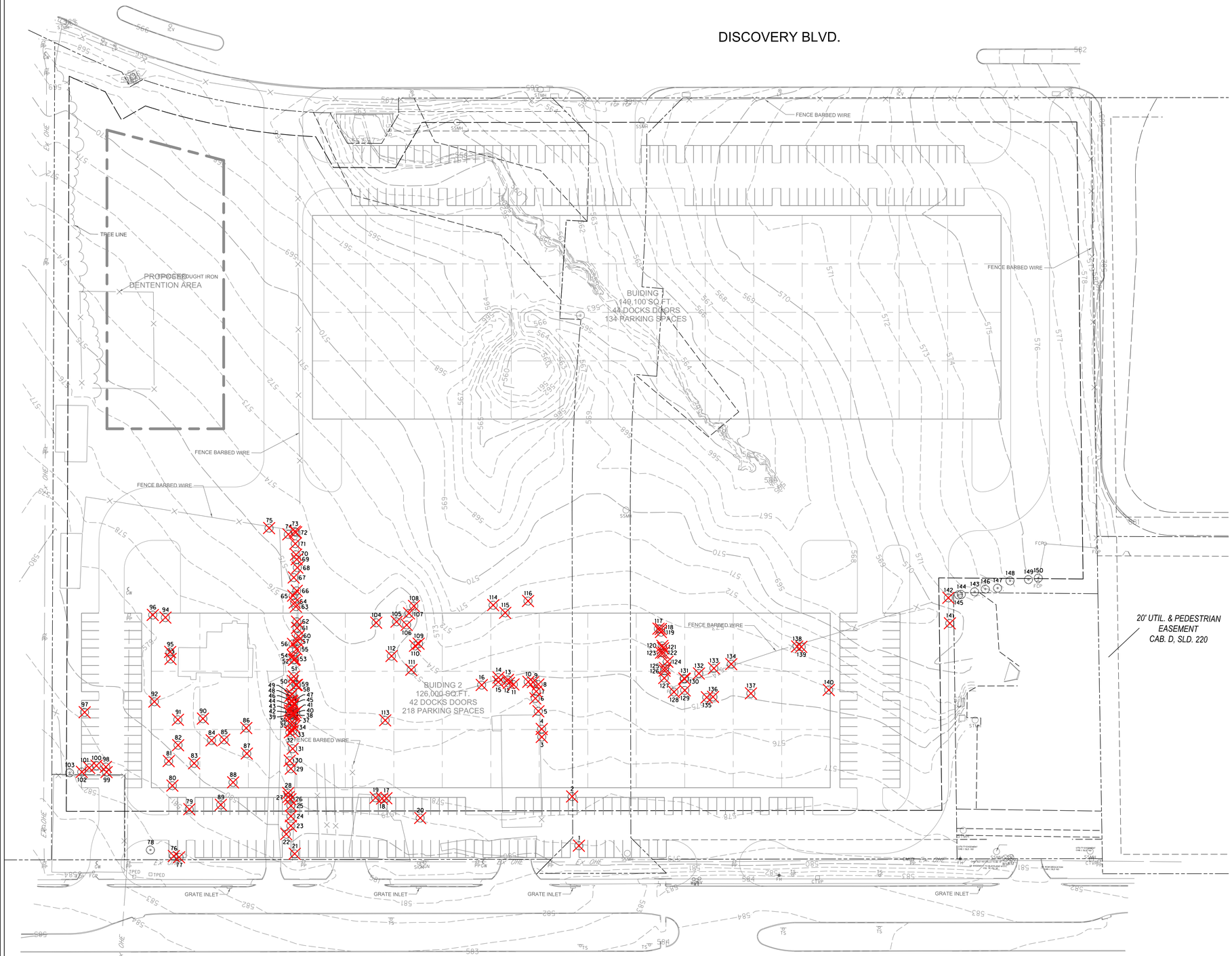
JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

DISCOVERY BLVD.



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

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

N

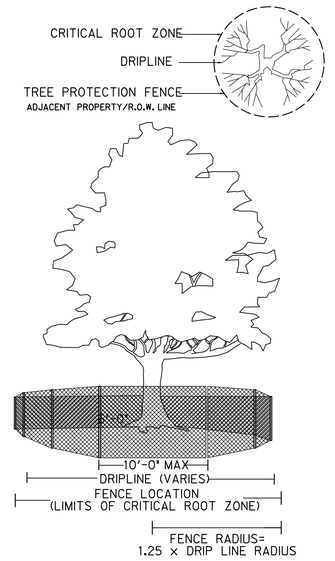
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. 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.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. 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.
4. 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.
5. 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:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. 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;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. 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;
   B. 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 minimized root damage);
   C. 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;
   D. 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 silting of stock piling of material or dirt is allowed around trees.
7. 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.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. 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.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. 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.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11,5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13,5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22,5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13,5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8,5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4,5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7,5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7,5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22,5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21,5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22,5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

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		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	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		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 Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
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 Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
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 Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

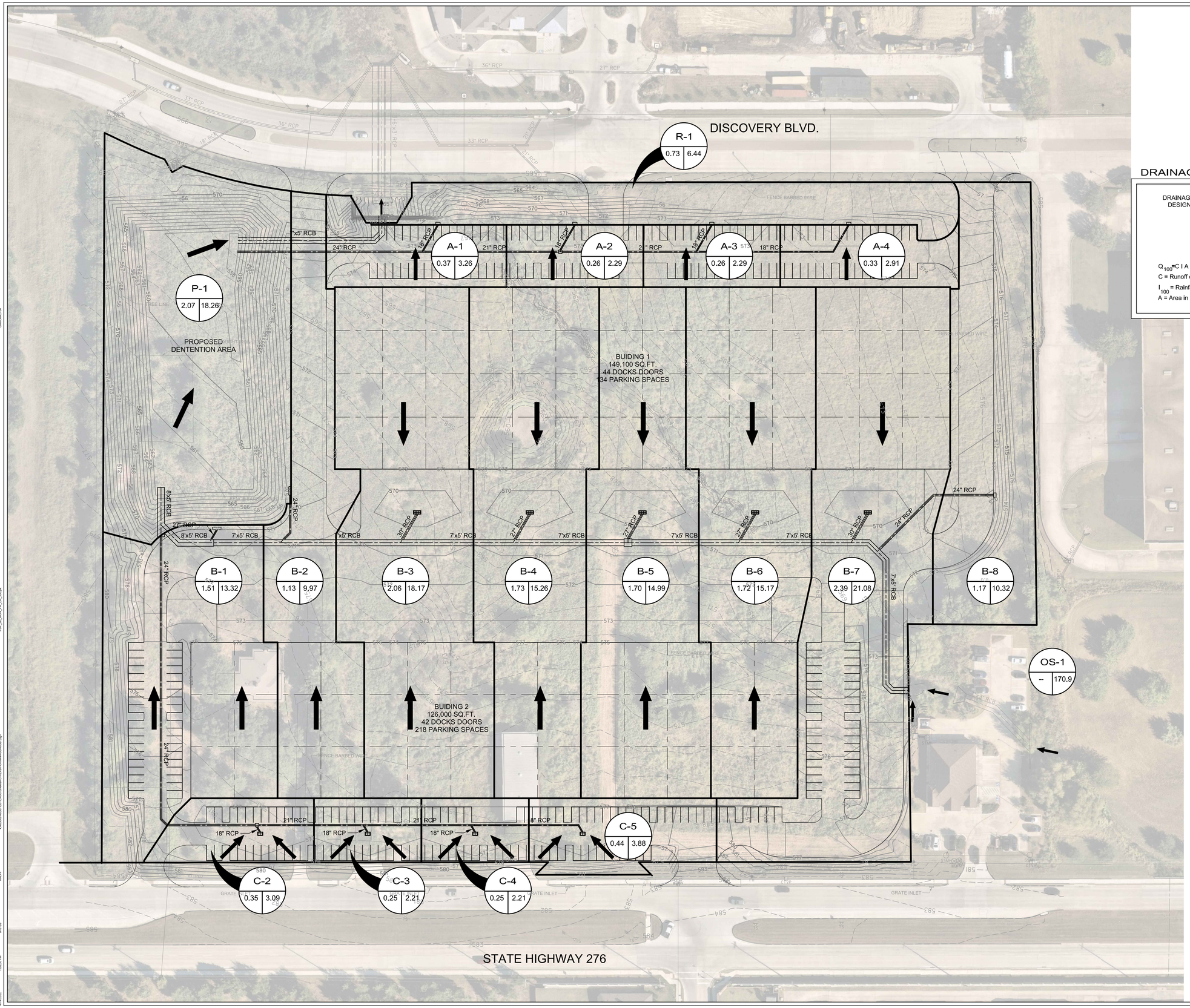
Sheet Title

TREESCAPE PLAN

C0.06

Sheet Number

RICH
K:\MKA\46587\03
...\HALFF_ARCH_PRINTABLE.TBL
PDF_2D_ARCH_FM_CR_COLR
Sheet
K:\MKA\46587\03\CAD\Sheets\RICH\C0.06-TS-46587.dgn
HALFF
ARTIST
12:24:51 PM
4/14/2022

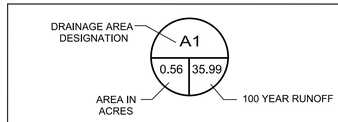


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



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) 346-6200

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

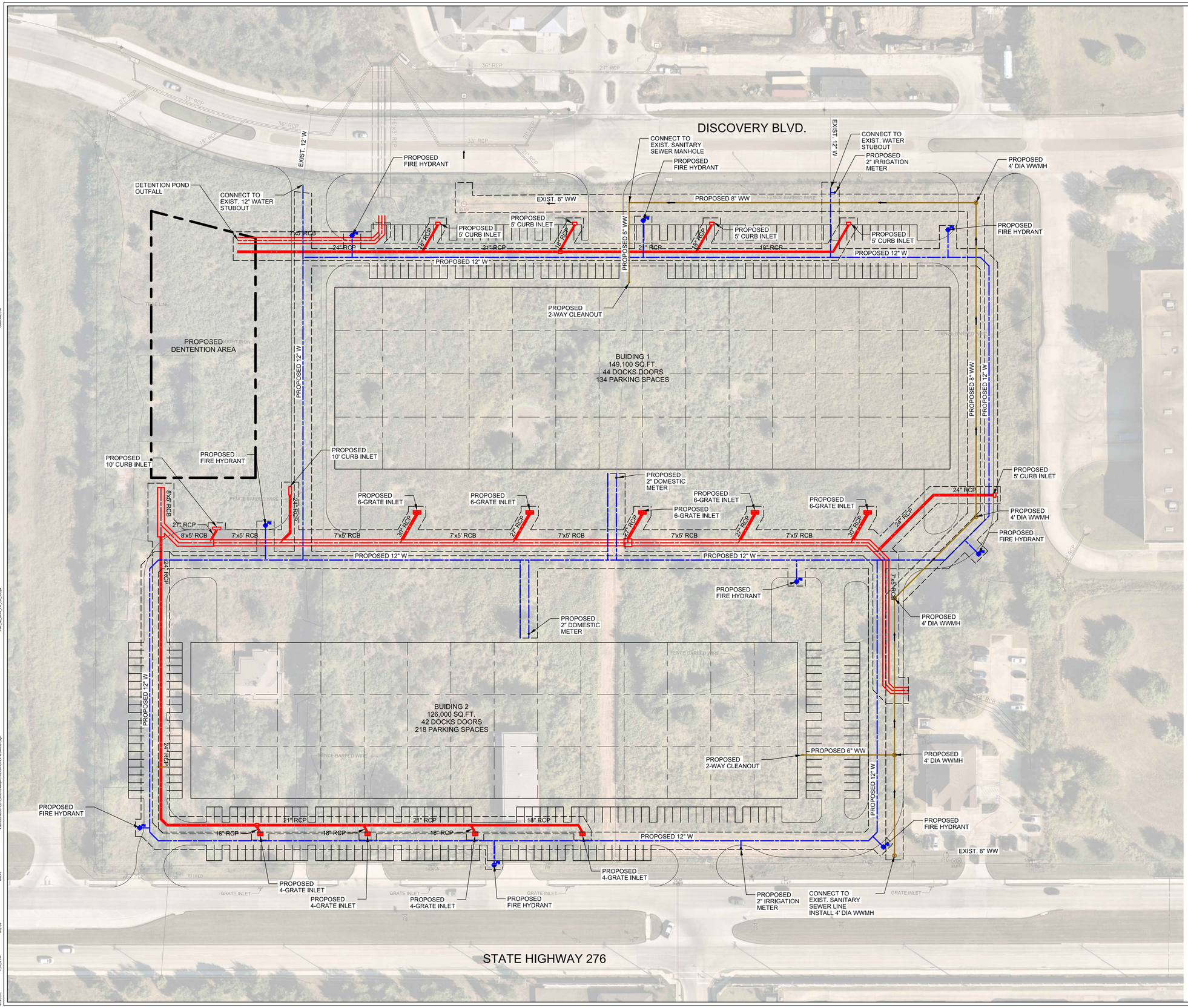
Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



N

0 25 50 75 100

SCALE: 1"=50'

LEGEND

- STORM LINE
- WATER LINE
- SANITARY SEWER LINE

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

101 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

1

Sheet Number

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	May 2, 2022
APPLICANT:	David Shipman; *Triten Real Estate Partners*
CASE NUMBER:	P2022-021; *Preliminary Plat for Lot 1, Block A, Revelation Addition*

SUMMARY

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Preliminary Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to *Preliminary Plat* an 18.480-acre tract of land (*i.e. Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Revelation Addition*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of two (2) warehouse/distribution buildings.

- ☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018.

- ☑ The purpose of a *Preliminary Plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances. The proposed *Preliminary Plat* appear to meet this intent.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Preliminary Plat* for *Lot 1, Block A, Revelation Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the *Preliminary Plat* with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-024

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	rglamberth@aol.com	E-MAIL	dshipman@triten.com

NOTARY VERIFICATION [REQUIRED]

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

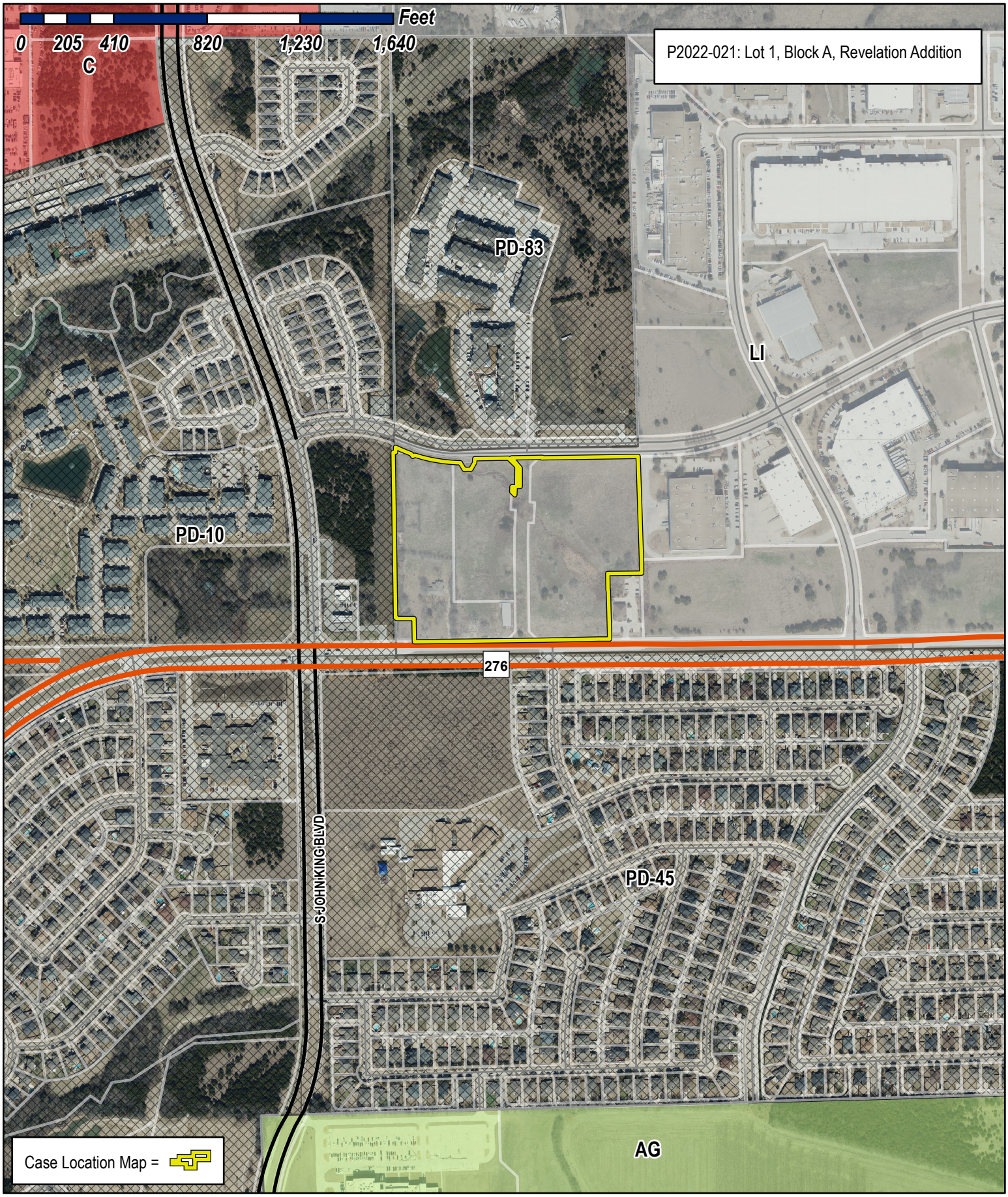
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 477.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* April, 2022. *BY SIGNING THIS 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. Lamberth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English *MY COMMISSION EXPIRES* 6-2-24

KATHRYN DIANE ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2024
Notary ID 6276665



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

5/8" FIR W/ "MS" CAP (C.M.)

N 89° 12' 06" E 714.07'

5/8" FIR W/ "MS" CAP

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

TRAFFIC GUARD RAIL

DRAINAGE STRUCTURE

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

5/8" FIR W/ "MS" CAP

C1 L1 L2 L3 C2 L4 L5 L6 L7 L8 L9

842.47'
N 00° 31' 37" W

511.33'
S 01° 32' 40" E

25' BUILDING SETBACK
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

15' BUILDING SETBACK
(BY THIS PLAT)

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

15' BUILDING SETBACK
(BY THIS PLAT)

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 1
INST. NO. 20160000008889
O.P.R.R.C.T.

ZONE "X"
(UNSHADED)

POND

DRAINAGE EASMENT
CAB. H, SLD. 137
R.P.R.R.C.T.

(CORRECTION DEED)
BSKJ DEVELOPMENT CORP.
TRACT 2
INST. NO. 20160000008889
O.P.R.R.C.T.

BARN

30' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

VARIABLE WIDTH FIRE LANE
EASEMENT D--220

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

20' PROPOSED SANITARY
SEWER EASEMENT
(BY THIS PLAT)

20' DRAINAGE EASEMNT
CAB. D, SLD. 221
P.R.R.C.T.

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

1/2" FIR

S 89° 42' 05" W
148.89'

1/2" FIR

DRAINAGE EASEMENT
CAB. I, SLD. 183

20' UTILITY AND
PEDESTRIAN EASEMENT
CAB. D, SLD. 220

274.54'
S 01° 32' 38" E

DRAINAGE STRUCTURE

LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE
CAB. I, SLD 183
O.P.R.R.C.T.

GRATE INLET

24' ACCESS AND DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/
DETENTION EASEMENT
CAB. I, SLD 183

BARN

1-STORY
BRICK AND FRAME

BASKETBALL-GOAL

JAMES M. ALLEN SURVEY,
ABSTRACT NUMBER 2

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.

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

GRAVEL DRIVE

20' PROPOSED STORM
SEWER EASEMENT
(BY THIS PLAT)

50' BUILDING SETBACK
(BY THIS PLAT)

BARN

20' PROPOSED WATER
EASEMENT
(BY THIS PLAT)

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

UTILITY EASMENET
CAB. I, SLD. 183

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'**

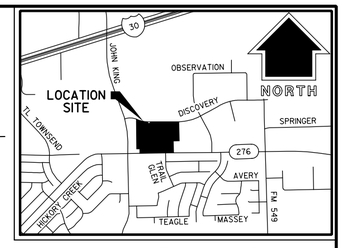
N 44° 11' 09" E **20.63'**

APPROXIMATE
ABSTRACT LINE

STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

WILLIAM H. BAIRD SURVEY,
ABSTRACT NUMBER 25



LOCATION MAP
(NOT TO SCALE)

N

0 30 60 90 120

SCALE: 1"=60'

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

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'	S67°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

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

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

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

1/2

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

PDF_2D_MON_FW_MR_600.plt I:\46000s\46587\001\CADD\Sheets\RCHV-PP-01-46587-001.dgn Sheet
4/14/2022 1:26:34 PM ah3835 HALFF

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 20220000006659, 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 O.P.R.R.C.T.;

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 A, 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 20160000008889, 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**

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 **Date**

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].

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**

OWNER

BSKJ DEVELOPMENT CORP.
714 SANCTUARY WAY
HEATH, TEXAS 75032

DEVELOPER

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

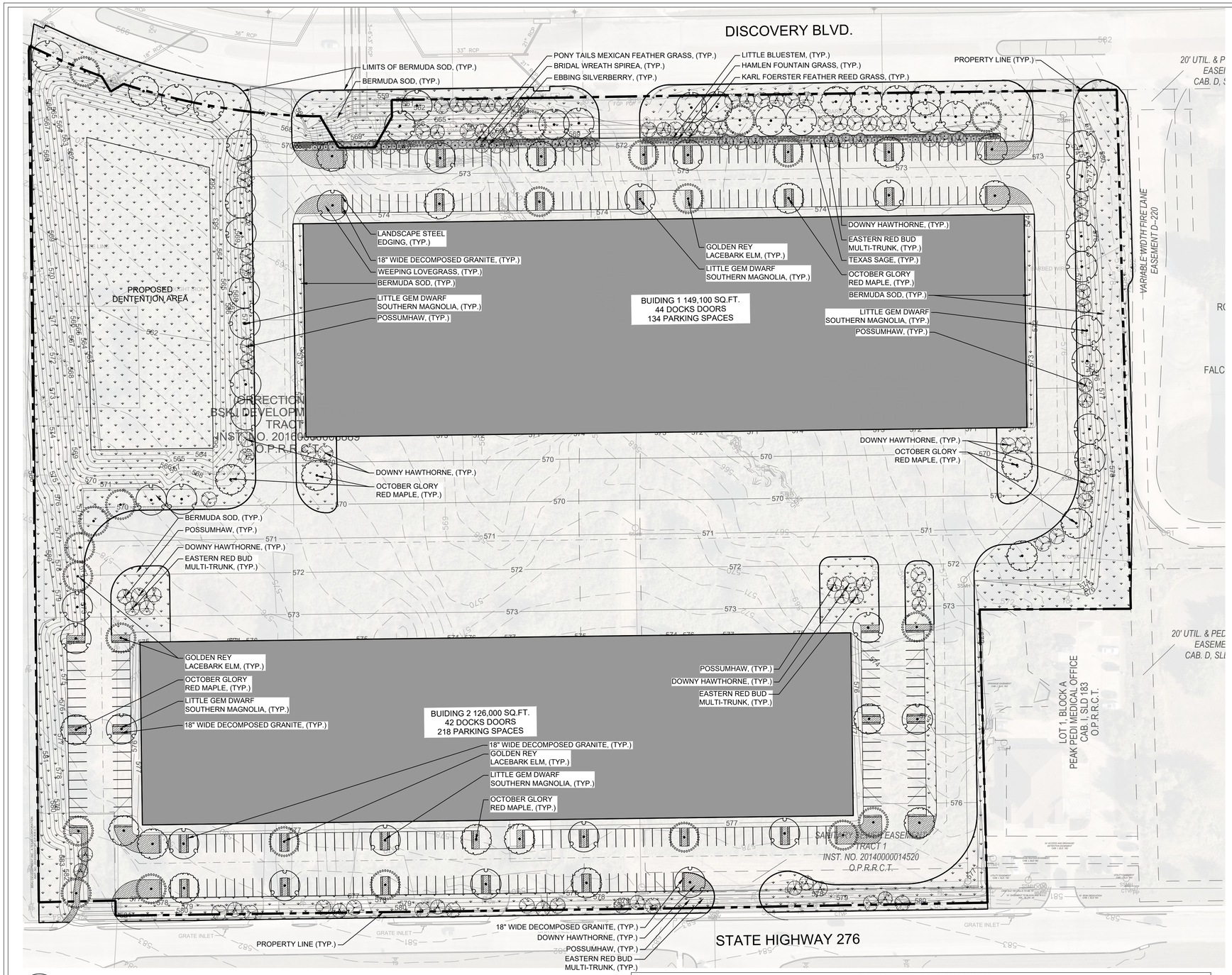
SURVEYOR

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

PRELIMINARY PLAT
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

PDF_2D_MON_FW_MR_600.plt
4/13/2022 3:39:52 PM ah3835 HALFF I:\46000s\46587\001\CADD\Sheets\RCHV-PP-02-46587-001.dgn Sheet



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 75 100

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:	Minumum 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

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 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 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 areas.

(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 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.
(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.

LEGEND

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

N
NORTH

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

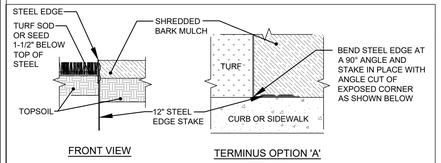
Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

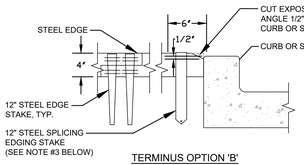
L1.00

Sheet Number



FRONT VIEW

TERMINUS OPTION 'A'
TOP VIEW

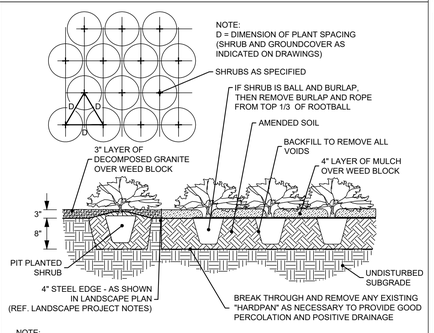


TERMINUS OPTION 'B'
SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.

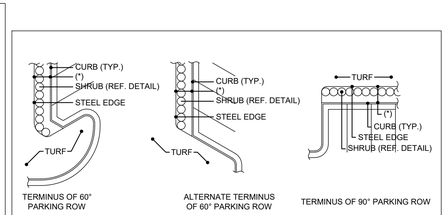


NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.

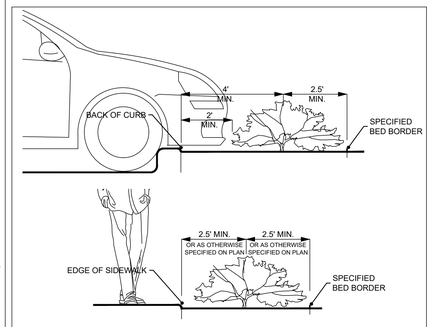
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



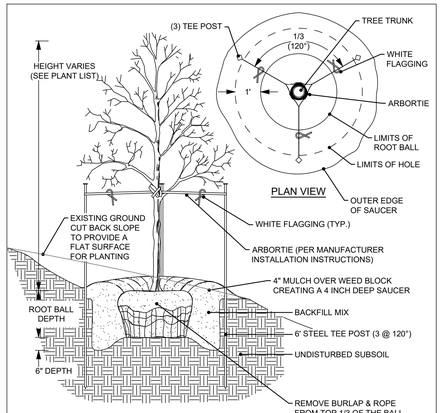
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE:
SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) *General Irrigation Requirements.* 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:

(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) *Conventional System.* 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) *Temporary and Aboveground Watering.* 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) *Natural and Undisturbed Areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law.* All irrigation systems shall comply with the irrigation code of Chapter 10, 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.

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, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good 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, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good 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	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	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		
	1,986 LF	Landscape Steel Edging			

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/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" 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

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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:

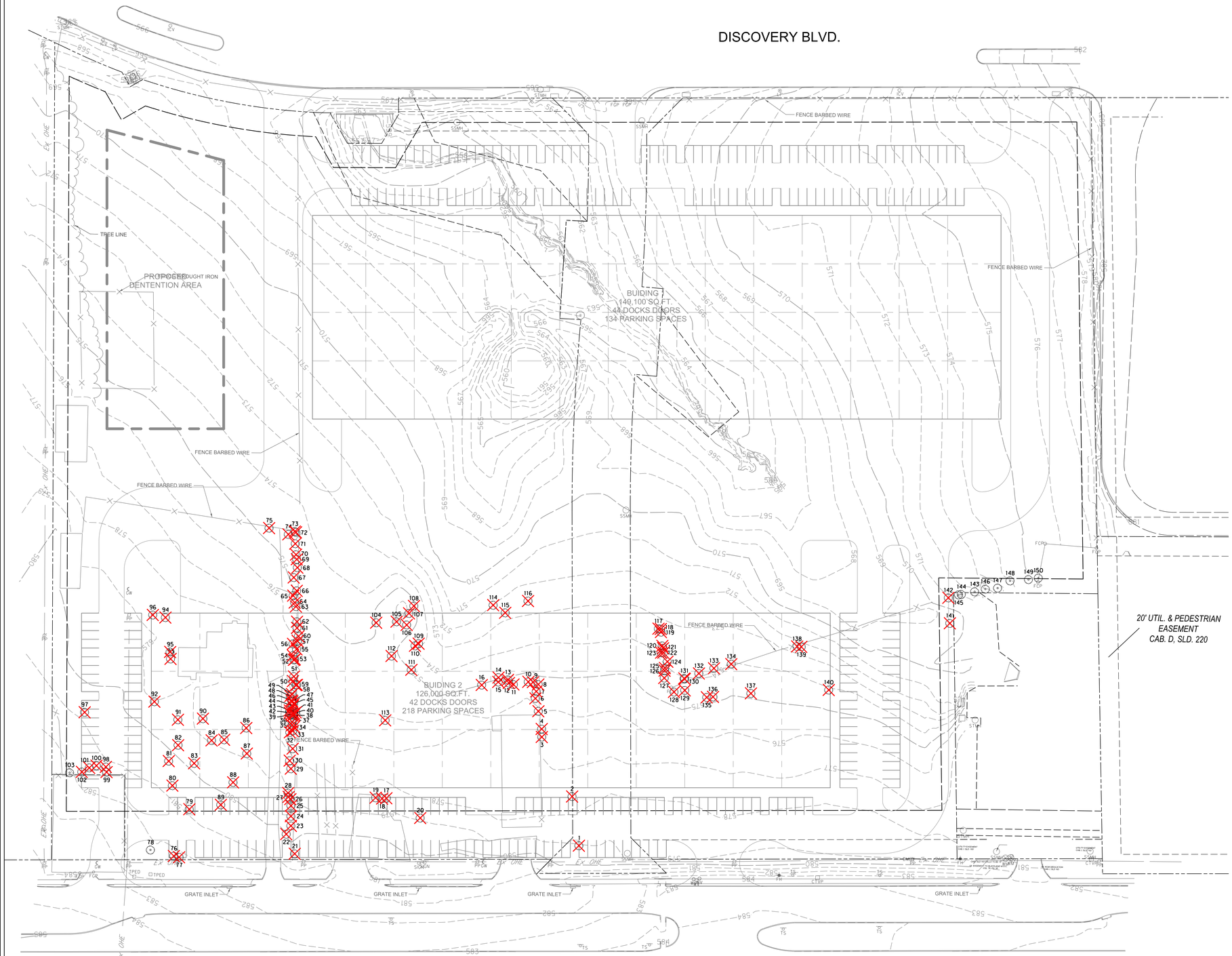
JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 4/13/2022

Project No.:	46587
Issued:	APRIL, 2022
Drawn By:	CP
Checked By:	JRK
Scale:	AS SHOWN

Sheet Title
LANDSCAPE NOTES AND DETAILS

L1.01
Sheet Number

DISCOVERY BLVD.



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

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

N

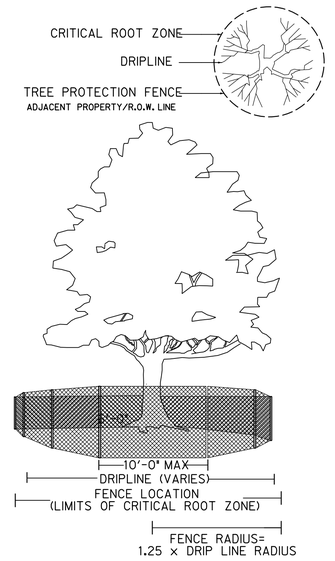
0 25 50 75 100

SCALE: 1"=50'

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. 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.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. 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.
4. 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.
5. 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:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. 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;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. 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;
   B. 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 minimized root damage);
   C. 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;
   D. 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 silting of stock piling of material or dirt is allowed around trees.
7. 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.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. 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.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. 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.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

TREESCAPE PLAN

C0.05

Sheet Number

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	*Juniperus virginiana*	11,5		Good	Secondary Protected
2	Black willow	*Salix nigra*	10	7X	Good	Non-protected
3	Sugar hackberry	*Celtis laevigata*	7	2X	Poor	Non-protected
4	Sugar hackberry	*Celtis laevigata*	4	3X	Good	Non-protected
5	Red mulberry	*Morus rubra*	6	7X	Poor	Primary Protected
6	Sugar hackberry	*Celtis laevigata*	11,5	2X	Good	Secondary Protected
7	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
8	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
9	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
10	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
11	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
12	Eastern red cedar	*Juniperus virginiana*	9		Good	Non-protected
13	Eastern red cedar	*Juniperus virginiana*	13,5	3X	Poor	Secondary Protected
14	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
15	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
16	Sugar hackberry	*Celtis laevigata*	10	3X	Good	Non-protected
17	Eastern cottonwood	*Populus deltoides*	22,5		Good	Non-protected
18	Eastern cottonwood	*Populus deltoides*	17		Good	Non-protected
19	Eastern cottonwood	*Populus deltoides*	15		Good	Non-protected
20	Red mulberry	*Morus rubra*	30	2X	Good	Feature Protection
21	Sugar hackberry	*Celtis laevigata*	18,5	3X	Good	Secondary Protected
22	Eastern redbud	*Cercis canadensis*	6,5	2X	Poor	Primary Protected
23	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
24	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
25	Sugar hackberry	*Celtis laevigata*	11		Good	Secondary Protected
26	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
27	Sugar hackberry	*Celtis laevigata*	22	3X	Good	Secondary Protected
28	Sugar hackberry	*Celtis laevigata*	10,5	2X	Good	Non-protected
29	Arizona ash	*Fraxinus velutina*	22	4X	Good	Primary Protected
30	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
31	Eastern red cedar	*Juniperus virginiana*	13,5	2X	Good	Secondary Protected
32	Sugar hackberry	*Celtis laevigata*	13,5	3X	Good	Secondary Protected
33	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
34	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
35	Sugar hackberry	*Celtis laevigata*	4	2X	Good	Non-protected
36	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
37	Eastern red cedar	*Juniperus virginiana*	7		Good	Non-protected
38	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
39	Eastern red cedar	*Juniperus virginiana*	8,5		Good	Non-protected
40	Hercules club	*Zanthoxylum clava-herculis*	7		Good	Primary Protected
41	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
42	Eastern red cedar	*Juniperus virginiana*	4,5		Good	Non-protected
43	Hercules club	*Zanthoxylum clava-herculis*	4		Poor	Primary Protected
44	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
45	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
46	Sugar hackberry	*Celtis laevigata*	8		Good	Non-protected
47	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
48	Sugar hackberry	*Celtis laevigata*	7	2X	Good	Non-protected
49	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
50	Sugar hackberry	*Celtis laevigata*	8,5		Good	Non-protected
51	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
52	Sugar hackberry	*Celtis laevigata*	12		Good	Secondary Protected
53	Sugar hackberry	*Celtis laevigata*	4		Good	Non-protected
54	Sugar hackberry	*Celtis laevigata*	19	3X	Good	Secondary Protected
55	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
56	Sugar hackberry	*Celtis laevigata*	16,5	2X	Good	Secondary Protected
57	Sugar hackberry	*Celtis laevigata*	5,5		Good	Non-protected
58	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
59	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
60	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
61	Sugar hackberry	*Celtis laevigata*	23	2X	Good	Secondary Protected
62	Sugar hackberry	*Celtis laevigata*	5		Good	Non-protected
63	Sugar hackberry	*Celtis laevigata*	6		Good	Non-protected
64	Sugar hackberry	*Celtis laevigata*	8,5	3X	Good	Non-protected
65	Western soapberry	*Sapindus saponaria*	7	2X	Good	Primary Protected
66	Sugar hackberry	*Celtis laevigata*	7		Good	Non-protected
67	Sugar hackberry	*Celtis laevigata*	9	3X	Good	Non-protected
68	Sugar hackberry	*Celtis laevigata*	7,5		Good	Non-protected
69	Sugar hackberry	*Celtis laevigata*	9,5	2X	Good	Non-protected
70	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
71	Sugar hackberry	*Celtis laevigata*	11,5	3X	Good	Secondary Protected
72	Sugar hackberry	*Celtis laevigata*	6	3X	Good	Non-protected
73	Sugar hackberry	*Celtis laevigata*	4,5		Good	Non-protected
74	Sugar hackberry	*Celtis laevigata*	7,5	2X	Good	Non-protected
75	Sugar hackberry	*Celtis laevigata*	7,5	3X	Good	Non-protected
76	Eastern cottonwood	*Populus deltoides*	22,5		Poor	Non-protected
77	Sugar hackberry	*Celtis laevigata*	6,5	4X	Good	Non-protected
78	Eastern redbud	*Cercis canadensis*	10	10X+	Good	Primary Protected
79	Pecan	*Carya illinoinensis*	12	2X	Poor	Primary Protected
80	Red mulberry	*Morus rubra*	22,5		Good	Primary Protected
81	Red mulberry	*Morus rubra*	19,5		Poor	Primary Protected
82	Red mulberry	*Morus rubra*	18,5		Poor	Primary Protected
83	Eastern red cedar	*Juniperus virginiana*	21,5		Good	Secondary Protected
84	Red mulberry	*Morus rubra*	34		Poor	Feature Protection
85	Arizona ash	*Fraxinus velutina*	14		Good	Primary Protected
86	Pecan	*Carya illinoinensis*	15,5		Good	Primary Protected
87	Red mulberry	*Morus rubra*	23		Poor	Primary Protected
88	Red mulberry	*Morus rubra*	25		Poor	Primary Protection
89	Pecan	*Carya illinoinensis*	10,5		Good	Primary Protected
90	Pecan	*Carya illinoinensis*	19		Good	Primary Protected
91	Pecan	*Carya illinoinensis*	14,5		Good	Primary Protected
92	Bradford pear	*Pyrus calleryana*	19,5	5X	Good	Primary Protected
93	Sugar hackberry	*Celtis laevigata*	25,5	3X	Good	Feature Protection
95	Sugar hackberry	*Celtis laevigata*	24,5		Good	Secondary Protected
94	Pecan	*Carya illinoinensis*	13	4X	Good	Primary Protected
96	Sugar hackberry	*Celtis laevigata*	10,5	3X	Good	Non-protected
97	Bois d'arc	*Maclura pomifera*	37	2X	Good	Non-protected
98	Sugar hackberry	*Celtis laevigata*	22,5		Good	Secondary Protected
99	Sugar hackberry	*Celtis laevigata*	6,5		Good	Non-protected
100	Bois d'arc	*Maclura pomifera*	10	2X	Good	Non-protected

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		Good	Secondary Protected
118	Honey locust	*Gleditsia triacanthos*	7		Good	Non-protected
119	Honey locust	*Gleditsia triacanthos*	5,5		Good	Non-protected
120	Sugar hackberry	*Celtis laevigata*	5,5	3X	Good	Non-protected
121	Sugar hackberry	*Celtis laevigata*	5,5	2X	Good	Non-protected
122	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		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 Protected
130	Eastern red cedar	*Juniperus virginiana*	14		Good	Secondary Protected
131	Eastern red cedar	*Juniperus virginiana*	13		Good	Secondary Protected
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 Protected
135	Sugar hackberry	*Celtis laevigata*	16,5	6X	Poor	Secondary Protected
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 Protected
149	Sugar hackberry	*Celtis laevigata*	9		Good	Non-protected
150	Sugar hackberry	*Celtis laevigata*	22,5	4X	Good	Non-protected

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

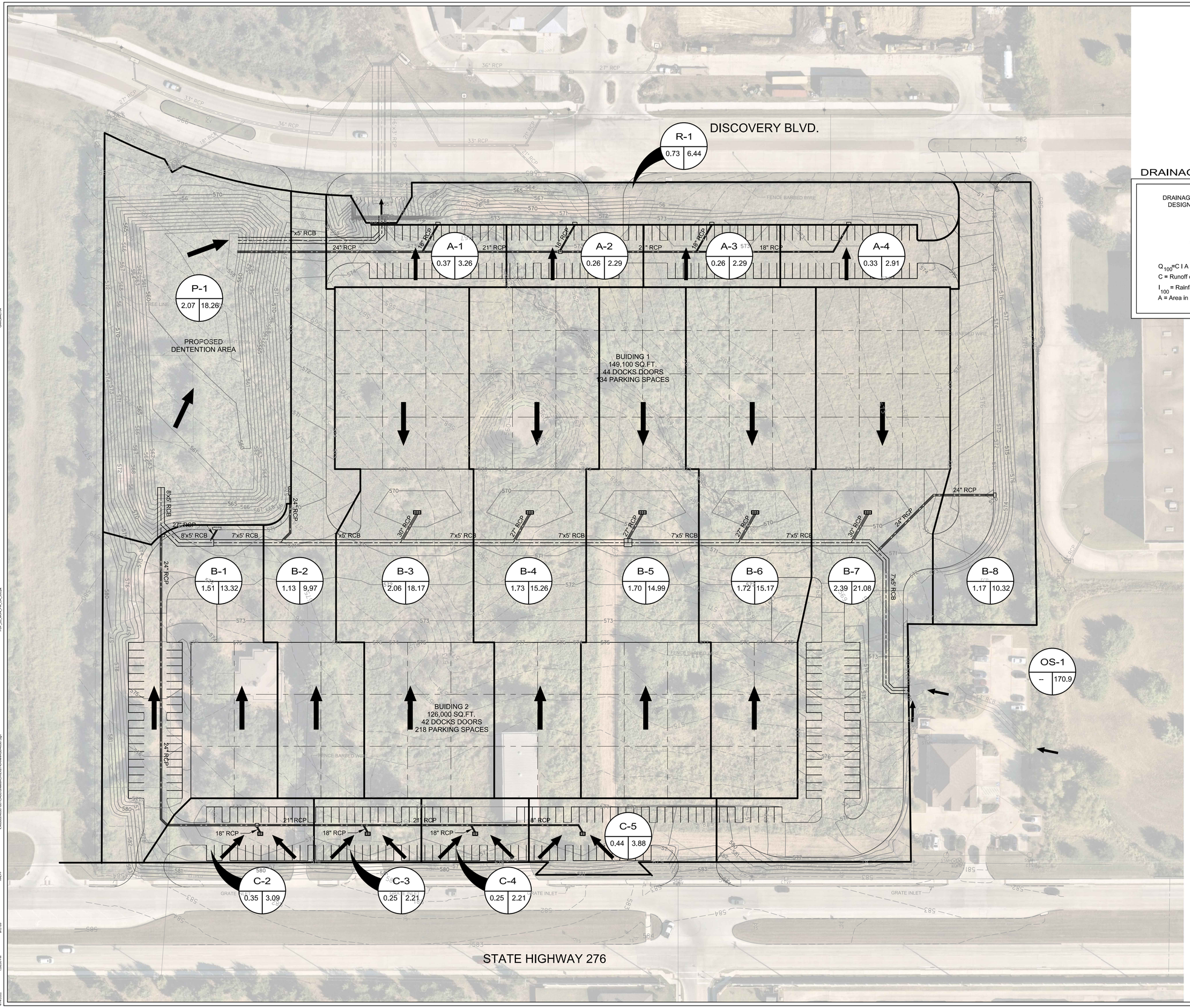
Sheet Title

TREESCAPE PLAN

C0.06

Sheet Number

RICH
K:\MKA\46587\03
...\HALFF_ARCH_PRINTABLE.TBL
PDF_2D_ARCH_FM_CR_COLR
Sheet
K:\MKA\46587\03\CAD\Sheets\RICH\C0.06-TS-46587.dgn
HALFF
ARTIST
12:24:51 PM
4/14/2022

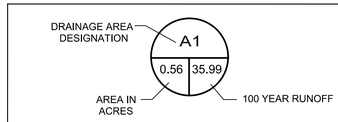


N

0 25 50 75 100

SCALE: 1"=50'

DRAINAGE AREA DESIGN CRITERIA



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) 346-6200

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

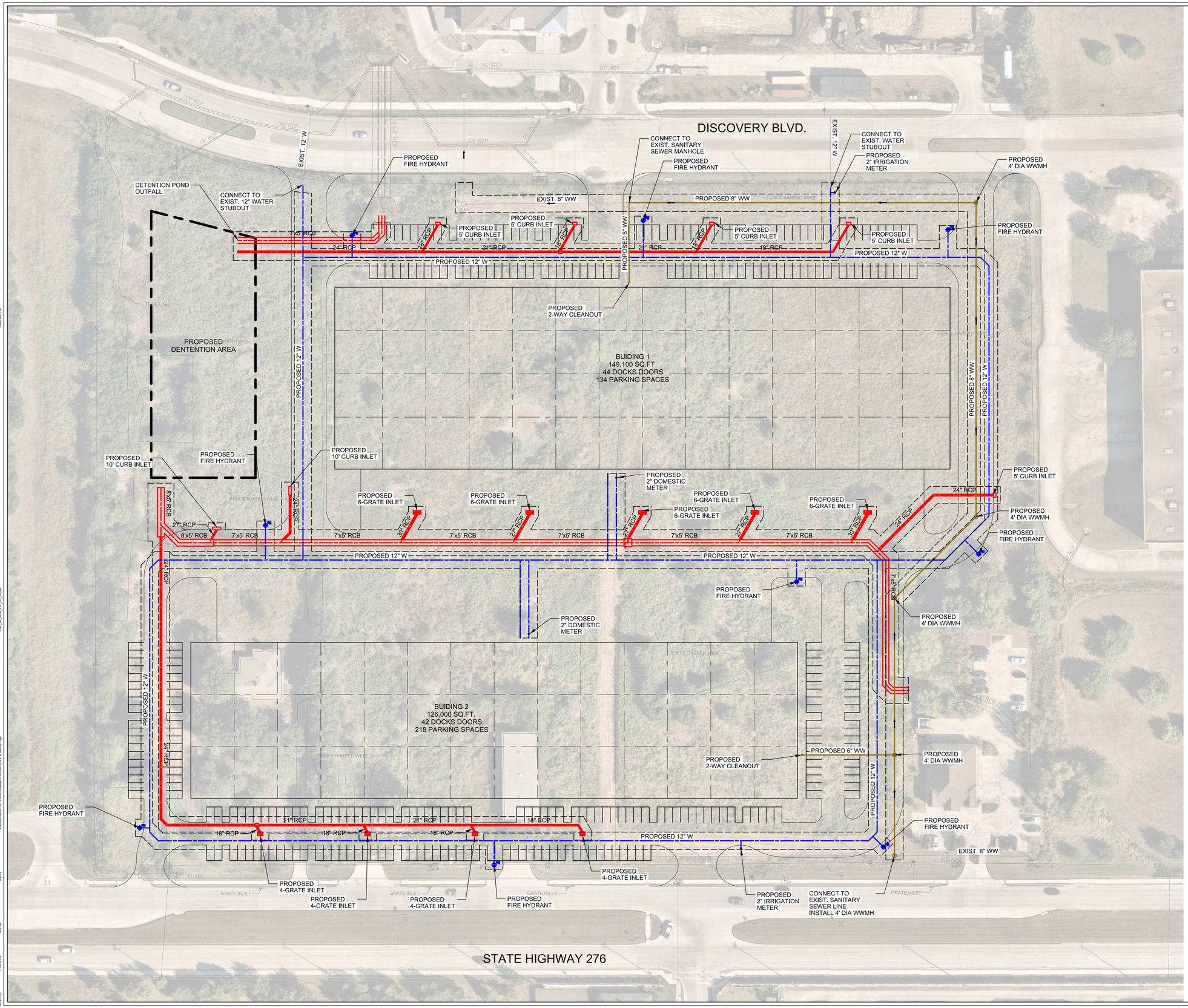
Project No.:	46587
Issued:	MARCH, 2022
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title

EXHIBIT
DRAINAGE AREAS

1

Sheet Number



N

0 25 50 75 100

SCALE: 1"=50'

LEGEND

- STORM LINE
- WATER LINE
- SANITARY SEWER LINE

DISCOVERY ROCKWALL

ROCKWALL, TEXAS

HALFF

101 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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

1

Sheet Number

May 5, 2022

TO: David Shipman
15110 N. Dallas Parkway
Suite 550
Dallas, TX 75248

CC: Robert E. Lamberth
714 Sancturary Way
Heath, TX 75032

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

SUBJECT: P2022-021; *Preliminary Plat for Lot 1, Block A, Revelation Addition*

David Shipman:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 2, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments
M - For reference, include the case number (P2022-021) in the lower right-hand corner of all pages on future submittals.
M - Please indicate the right-of-way widths and centerlines of all roadways. For variable width roadways indicate the right-of-way width at all property corners of the subject property.
M - Please note that once the preliminary plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the preliminary plat being submitted for signatures.

Engineering Staff Comments
M - Driveway spacing to be 425' per TxDOT Requirements. Label removal "excess" driveways. Must build a left turn lane into the property.
M- Remove all grate inlets. Only curb or wye/drop inlets allowed.
M- Existing sewer to be abandoned.
M- Need to show and label ex. water and sewer including lines in SH 276.

Staff Recommendations
(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.

City Council
On May 2, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Sincerely,

Bethany Ross
Planner