



# PLANNING AND ZONING CASE CHECKLIST

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

*MIS208-010*

P&Z CASE # \_\_\_\_\_ P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

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**TO:** Planning and Zoning Commission

**FROM:** Korey Brooks

**CC:** Ryan Miller, *Director of Planning and Zoning*

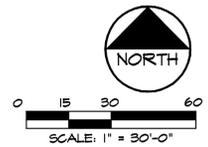
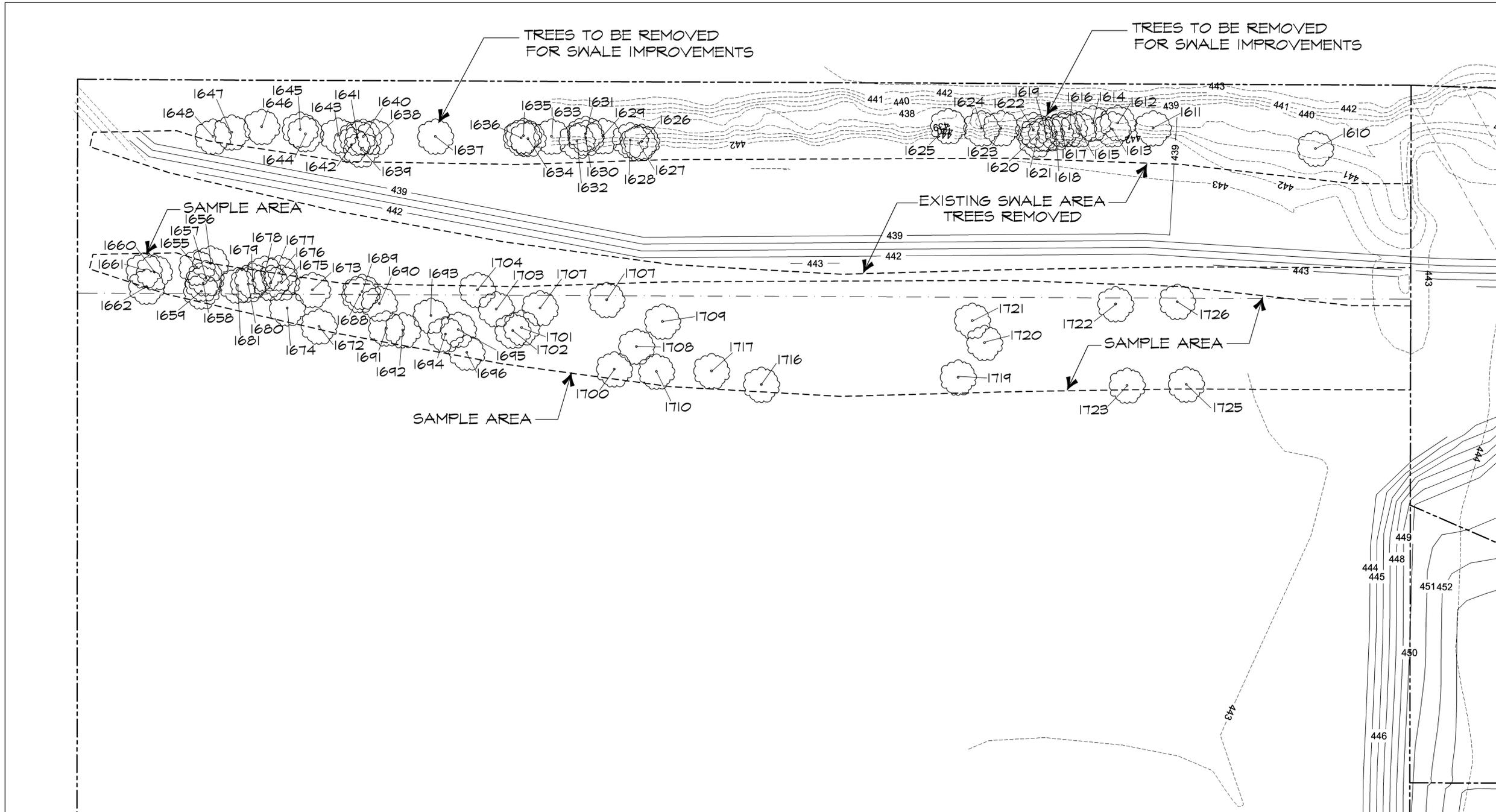
**DATE:** May 29, 2017

**SUBJECT:** MIS2018-010; *Breezy Hill Tree Mitigation Plan*

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The applicant, John Arnold of the Skorburg Company, has submitted a Tree Survey and Mitigation Plan for phases the Breezy Hill Subdivision for the purpose of removing trees to develop the these phases. The applicant has identified a total of 2,219.5 caliper-inches of trees being removed. Currently, the development has a credit from Breezy Hill, Phase VI of 226 caliper-inches. Additionally, subtracting the required landscaping for Phase X [*i.e. 468 caliper-inches being planted*], Phase XI [*i.e. 396 caliper-inches being planted*], and Phase XII [*i.e. 204 caliper-inches being planted*] the development has a mitigation balance of 925.5 caliper-inches. The Unified Development Code (UDC) allows for up to 20% [*i.e. 185.10 caliper-inches*] of the mitigation balance at \$200.00 per caliper-inch [*i.e. \$37,020.00*] to be paid to the Rockwall Tree Fund. Additionally, the Unified Development Code (UDC) states that since the applicant is planting at least one (1) tree in the development, the cash mitigation balance is reduced to ½ of the required payment due [*i.e. \$18,510*], leaving a balance of 740.4 caliper-inches required for mitigation. The applicant is proposing to provide the remaining mitigation balance to the Parks Department in the form of trees.

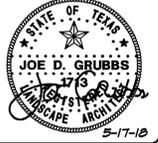
The removed trees contain several feature trees [*i.e. any Oak, Pecan, or Elm trees with a dbh over four (4) caliper inches or any trees with a dbh over 30 caliper-inches*] that are being removed. The Unified Development Code (UDC) requires approval from the Planning and Zoning Commission to remove feature trees. In this case, ~132 feature trees, totaling ~108 caliper inches of Pecan trees and ~1,558 caliper-inches of Cedar Elm trees, are being removed and require approval from the Planning and Zoning Commission. The remaining trees are not feature trees and do not require approval from the Planning and Zoning Commission.



Revisions:	Date:
#	

Issued For:  
**CONSTRUCTION**  
 Job No.  
 18115  
 Scale  
 1" = 30'-0"  
 Drawn By:  
 JDG  
 Date  
 5-17-2018

**Breezy Hill**  
 Phase 6 - Church Property  
 Rockwall Texas



Sheet Title:  
**Tree Survey &  
 Tree Mitigation**

Sheet Number:  
**TM1**  
 of TM2 Sheets

TREES STILL TO BE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1610	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1611	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1612	ASH	7	GOOD	REMOVED	100%	7	
1613	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1614	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1615	CEDAR ELM	5	GOOD	REMOVED	100%	5	
1616	ASH	6	GOOD	REMOVED	100%	6	
1617	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1618	ASH	6	GOOD	REMOVED	100%	6	
1619	ASH	5	GOOD	REMOVED	100%	5	
1620	ASH	9	GOOD	REMOVED	100%	9	
1621	CEDAR ELM	7	GOOD	REMOVED	100%	7	
1622	CEDAR ELM	5	GOOD	REMOVED	100%	5	
1623	CEDAR ELM	7	GOOD	REMOVED	100%	7	
1624	ASH	14	GOOD	REMOVED	100%	14	
1625	ASH	6	GOOD	REMOVED	100%	6	
1626	ASH	10	GOOD	REMOVED	100%	10	
1627	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1628	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1629	AMERICAN ELM	5	GOOD	REMOVED	100%	5	
1630	ASH	10	GOOD	REMOVED	100%	10	
1631	AMERICAN ELM	7	GOOD	REMOVED	100%	7	
1632	CEDAR ELM	7	GOOD	REMOVED	100%	7	
1633	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1634	AMERICAN ELM	10	GOOD	REMOVED	100%	10	
1635	ASH	11	GOOD	REMOVED	100%	11	
1636	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1637	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1638	AMERICAN ELM	7	GOOD	REMOVED	100%	7	
1639	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1640	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1641	CEDAR ELM	8	GOOD	REMOVED	100%	8	
1642	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1643	ASH	5	GOOD	REMOVED	100%	5	
1644	AMERICAN ELM	13	GOOD	REMOVED	100%	13	
1645	AMERICAN ELM	6	GOOD	REMOVED	100%	6	
1646	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1647	ASH	8	GOOD	REMOVED	100%	8	
1648	CEDAR ELM	5	GOOD	REMOVED	100%	5	

TREES TO BE REMOVED - MITIGATION REQUIRED 290

SAMPLE AREA OF TREES REMOVED PRIOR TO TREE SURVEY

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1655	AMERICAN ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1656	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1657	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1658	ASH	8' M.T.	GOOD	PRESERVED	100%	8	SAMPLE
1659	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1660	AMERICAN ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1661	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1662	AMERICAN ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1672	ASH	14	GOOD	PRESERVED	100%	14	SAMPLE
1673	CEDAR ELM	8	GOOD	PRESERVED	100%	8	SAMPLE
1674	AMERICAN ELM	9	GOOD	PRESERVED	100%	9	SAMPLE
1675	AMERICAN ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1676	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1677	AMERICAN ELM	9	GOOD	PRESERVED	100%	9	SAMPLE
1678	AMERICAN ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1679	AMERICAN ELM	9	GOOD	PRESERVED	100%	9	SAMPLE
1680	AMERICAN ELM	8	GOOD	PRESERVED	100%	8	SAMPLE
1681	AMERICAN ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1689	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1690	AMERICAN ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1691	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1692	AMERICAN ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1693	AMERICAN ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1694	AMERICAN ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1695	CEDAR ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1696	CEDAR ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1700	CEDAR ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1701	CEDAR ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1702	CEDAR ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1703	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1706	CEDAR ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1707	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1708	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1709	AMERICAN ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1710	AMERICAN ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1716	HACKBERRY	12	GOOD	PRESERVED	50%	6	SAMPLE
1717	AMERICAN ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1719	CEDAR ELM	6	GOOD	PRESERVED	100%	6	SAMPLE
1720	CEDAR ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1721	CEDAR ELM	4	GOOD	PRESERVED	100%	4	SAMPLE
1722	CEDAR ELM	9	DAMAGED TOP GONE	PRESERVED	100%	0	WIND DAMAGE
1723	CEDAR ELM	7	GOOD	PRESERVED	100%	7	SAMPLE
1725	CEDAR ELM	5	GOOD	PRESERVED	100%	5	SAMPLE
1726	CEDAR ELM	10	GOOD	PRESERVED	100%	10	SAMPLE

SAMPLE OF TREES ALREADY REMOVED - MITIGATION REQUIRED 270

TOTAL COMBINED MITIGATION - MITIGATION REQUIRED 560

**OFFSITE MITIGATION REQUIREMENTS FOR PHASE 6**

NET MITIGATION REQUIRED PHASE 6 OFFSITE = -560 INCHES

LESS TREE CREDITS PER PHASE 6 TREE SURVEY +24 INCHES

LESS 2 - 3' CALIPER TREES PER LOT PHASE 8 - 12 LOTS (12 x 2 x 3 INCH CALIPER=) +432 INCHES

LESS 2 - 3' CALIPER TREES PER LOT PHASE 9 - 55 LOTS (55 x 2 x 3 INCH CALIPER=) +330 INCHES

MITIGATION REQUIRED = 0 INCHES

MITIGATION CREDIT FOR NEXT PHASE = +226 INCHES

Date:	
Revisions:	
#	

Issued For:  
**CONSTRUCTION**

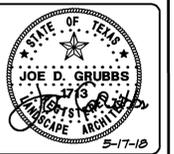
Job No.  
18115

Scale

Drawn By:  
JDG

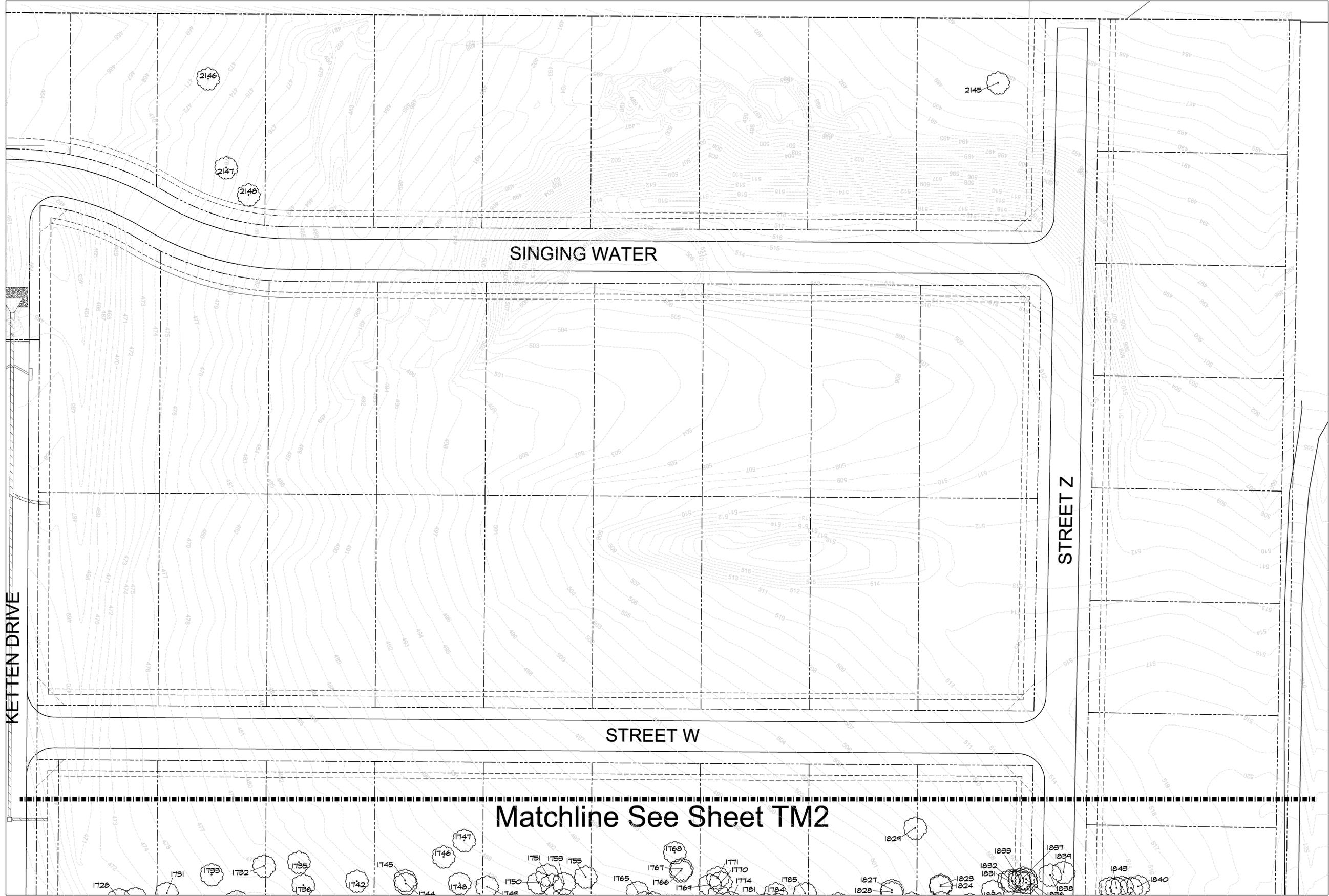
Date  
5-17-2018

**Breezy Hill**  
Phase 6 - Church Property  
Rockwall Texas



Sheet Title:  
**Tree Survey & Tree Mitigation**

Sheet Number:  
**TM2**  
of TM2 Sheets



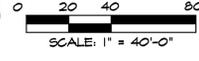
KETTEN DRIVE

SINGING WATER

STREET W

Matchline See Sheet TM2

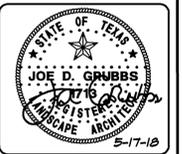
STREET Z



#	Revisions:	Date:

Issued For:  
**CONSTRUCTION**  
 Job No.  
 18116  
 Scale  
 1" = 40'-0"  
 Drawn By:  
 JDG  
 Date  
 5-17-2018

**Breezy Hill**  
 Phase 8 - Phase 11  
 Rockwall Texas



Sheet Title:  
**Tree Survey &  
 Tree Mitigation**

Sheet Number:  
**TM1**  
 of TM6 Sheets

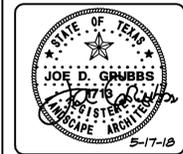




#	Revisions:	Date:

Issued For:  
**CONSTRUCTION**  
 Job No.  
 18116  
 Scale  
 1" = 40'-0"  
 Drawn By:  
 JDS  
 Date  
 5-17-2018

**Breezy Hill**  
 Phase 8 - Phase 11  
 Rockwall Texas



**Tree Survey &  
 Tree Mitigation**

Sheet Number:  
**TM3**  
 of TM6 Sheets



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1728	PECAN	22	GOOD	REMOVED	100%	22	
1729	PECAN	11	GOOD	REMOVED	100%	11	
1730	PECAN	25	GOOD	REMOVED	100%	25	
1731	PECAN	21	GOOD	REMOVED	100%	21	
1732	PECAN	7	GOOD	REMOVED	100%	7	
1733	CEDAR ELM	15	GOOD	REMOVED	100%	15	
1734	CEDAR ELM	5	GOOD	REMOVED	100%	5	
1735	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1736	HACKBERRY	20	GOOD	REMOVED	50%	10	
1737	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1738	CEDAR ELM	5	GOOD	REMOVED	100%	5	
1739	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1740	CEDAR ELM	4	GOOD	REMOVED	100%	4	
1741	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1742	ASH	22	GOOD	REMOVED	100%	22	
1743	CEDAR ELM	19	GOOD	REMOVED	100%	19	
1744	HACKBERRY	19	GOOD	REMOVED	50%	9.5	
1745	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1746	HACKBERRY	20	GOOD	REMOVED	50%	10	
1747	HERCULES CLUB	5	GOOD	REMOVED	100%	5	
1748	CEDAR ELM	23	TOP GONE	REMOVED	0%	0	TOP GONE
1749	CEDAR ELM	19	GOOD	REMOVED	100%	19	
1750	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1751	ASH	7	GOOD	REMOVED	100%	7	
1752	ASH	4	GOOD	REMOVED	100%	4	
1753	ASH	4	GOOD	REMOVED	100%	4	
1754	ASH	4	GOOD	REMOVED	100%	4	
1755	CEDAR ELM	17	GOOD	REMOVED	100%	17	
1756	CEDAR ELM	16	GOOD	REMOVED	100%	16	
1757	CEDAR ELM	19	GOOD	REMOVED	100%	19	
1758	CEDAR ELM	18' M.T.	GOOD	REMOVED	100%	18	
1759	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1760	CEDAR ELM	16	GOOD	REMOVED	100%	16	
1761	ASH	17	GOOD	REMOVED	100%	17	
1762	CEDAR ELM	8	GOOD	REMOVED	100%	8	
1763	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1764	CEDAR ELM	17	GOOD	REMOVED	100%	17	
1765	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1766	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1767	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1768	ASH	38' M.T.	GOOD	REMOVED	200%	16	
1769	CEDAR ELM	16	GOOD	REMOVED	100%	16	
1770	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1771	CEDAR ELM	7	GOOD	REMOVED	100%	7	
1772	CEDAR ELM	8	GOOD	REMOVED	100%	8	
1773	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1774	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1775	CEDAR ELM	15	GOOD	REMOVED	100%	15	
1776	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1777	CEDAR ELM	18	GOOD	REMOVED	100%	18	
1778	CEDAR ELM	18	GOOD	REMOVED	100%	18	
1779	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1780	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1781	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1782	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1783	CEDAR ELM	15	GOOD	REMOVED	100%	15	
1784	CEDAR ELM	12	GOOD	REMOVED	100%	12	
TOTAL COLUMN MITIGATION REQUIRED						738.5	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1785	ASH	24	GOOD	REMOVED	100%	24	
1786	CEDAR ELM	18	GOOD	REMOVED	100%	18	
1787	CEDAR ELM	17	GOOD	REMOVED	100%	17	
1788	CEDAR ELM	17	GOOD	REMOVED	100%	17	
1789	ASH	8	GOOD	REMOVED	100%	8	
1790	ASH	20	GOOD	REMOVED	100%	20	
1791	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1792	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1793	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1794	CEDAR ELM	13	GOOD	SAVED			
1795	ASH	5	GOOD	SAVED			
1796	ASH	4	GOOD	SAVED			
1797	HERCULES CLUB	5	GOOD	SAVED			
1798	ASH	16	GOOD	SAVED			
1799	CEDAR ELM	15	GOOD	SAVED			
1800	ASH	14	GOOD	SAVED			
1801	ASH	7	GOOD	SAVED			
1802	ASH	8	GOOD	SAVED			
1803	ASH	4	GOOD	SAVED			
1804	ASH	5	GOOD	SAVED			
1805	CEDAR ELM	14	GOOD	SAVED			
1806	ASH	6	GOOD	SAVED			
1807	ASH	5	GOOD	SAVED			
1808	CEDAR ELM	16	GOOD	SAVED			
1809	CEDAR ELM	13	GOOD	SAVED			
1810	CEDAR ELM	16	GOOD	SAVED			
1811	ASH	5	GOOD	SAVED			
1812	ASH	8' M.T.	GOOD	SAVED			
1813	ASH	4	GOOD	SAVED			
1814	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1815	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1816	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1817	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1818	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1819	CEDAR ELM	16	GOOD	REMOVED	100%	16	
1820	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1821	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1822	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1823	ASH	16	GOOD	REMOVED	100%	16	
1824	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1825	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1826	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1827	ASH	18	GOOD	REMOVED	100%	18	
1828	CEDAR ELM	15' M.T.	GOOD	REMOVED	100%	15	
1829	PECAN	22	GOOD	REMOVED	100%	22	
1830	CEDAR ELM	8	GOOD	REMOVED	100%	8	
1831	CEDAR ELM	5	GOOD	REMOVED	100%	5	
1832	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1833	CEDAR ELM	6	GOOD	REMOVED	100%	6	
1834	CEDAR ELM	8	GOOD	REMOVED	100%	8	
1835	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1836	CEDAR ELM	6	TRUNK DAMAGE	REMOVED	0%	0	TRUNK DAMAGE
1837	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1838	HACKBERRY	18' M.T.	GOOD	REMOVED	50%	9	
1839	CEDAR ELM	20	GOOD	REMOVED	100%	20	
1840	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1841	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1842	CEDAR ELM	6	GOOD	REMOVED	100%	6	
TOTAL COLUMN MITIGATION REQUIRED						467	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1843	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1844	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1845	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1846	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1847	CEDAR ELM	15	GOOD	REMOVED	100%	15	
1848	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1849	CEDAR ELM	14	GOOD	SAVED			
1850	CEDAR ELM	10	GOOD	SAVED			
1851	CEDAR ELM	12	GOOD	SAVED			
1852	CEDAR ELM	15	GOOD	SAVED			
1853	ASH	17	GOOD	SAVED			
1854	CEDAR ELM	15	GOOD	SAVED			
1855	CEDAR ELM	13	GOOD	SAVED			
1856	ASH	5	GOOD	SAVED			
1857	CEDAR ELM	15	GOOD	SAVED			
1858	ASH	6	GOOD	SAVED			
1859	ASH	8' M.T.	GOOD	REMOVED	100%	8	
1860	ASH	6	GOOD	REMOVED	100%	6	
1861	ASH	7	GOOD	SAVED			
1862	ASH	16	GOOD	SAVED			
1863	CEDAR ELM	14	GOOD	SAVED			
1864	CEDAR ELM	13	GOOD	SAVED			
1865	CEDAR ELM	5	GOOD	SAVED			
1866	ASH	18	GOOD	SAVED			
1867	CEDAR ELM	8	GOOD	SAVED			
1868	CEDAR ELM	10	GOOD	SAVED			
1869	CEDAR ELM	10	GOOD	SAVED			
1870	CEDAR ELM	11	GOOD	SAVED			
1871	ASH	15	GOOD	SAVED			
1872	CEDAR ELM	13	GOOD	SAVED			
1873	CEDAR ELM	22	GOOD	SAVED			
1874	CEDAR ELM	17	GOOD	SAVED			
1875	CEDAR ELM	18' M.T.	GOOD	SAVED			
1876	ASH	18	GOOD	SAVED			
1877	CEDAR ELM	15	GOOD	SAVED			
1878	CEDAR ELM	11	GOOD	SAVED			
1879	ASH	8	GOOD	SAVED			
1880	CEDAR ELM	10	GOOD	REMOVED	100%	10	
1881	CEDAR ELM	12	GOOD	SAVED			
1882	ASH	6	GOOD	SAVED			
1883	ASH	5	GOOD	SAVED			
1884	ASH	7' M.T.	GOOD	SAVED			
1885	ASH	5	GOOD	SAVED			
1886	ASH	9	GOOD	REMOVED	100%	9	
1887	ASH	6	GOOD	REMOVED	100%	6	
1888	ASH	6	GOOD	SAVED			
1889	ASH	5	GOOD	REMOVED	100%	5	
1890	ASH	4	GOOD	REMOVED	100%	4	
1891	CEDAR ELM	7	GOOD	REMOVED	100%	7	
1892	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1893	ASH	6	GOOD	REMOVED	100%	6	
1894	ASH	10	GOOD	REMOVED	100%	10	
1895	CEDAR ELM	17' M.T.	GOOD	REMOVED	100%	17	
1896	HERCULES CLUB	6	GOOD	REMOVED	100%	6	
1897	ASH	8	GOOD	REMOVED	100%	8	
1898	ASH	8	GOOD	REMOVED	100%	8	
1899	ASH	5	GOOD	REMOVED	100%	5	
1900	ASH	7	GOOD	REMOVED	100%	7	
TOTAL COLUMN MITIGATION REQUIRED						203	

Date:	
Revisions:	
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**CONSTRUCTION**

Job No.  
18116

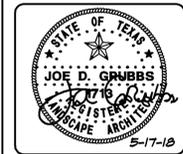
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Drawn By:  
JDS

Date  
5-17-2018

# Breezy Hill

Phase 8 - Phase 11  
Rockwall Texas



## Tree Survey & Tree Mitigation

Sheet Number:  
**TM4**  
of TM6 Sheets

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1901	ASH	5	GOOD	REMOVED	100%	5	
1902	ASH	5	GOOD	REMOVED	100%	5	
1903	ASH	5	GOOD	REMOVED	100%	5	
1904	ASH	6	GOOD	REMOVED	100%	6	
1905	ASH	8	GOOD	REMOVED	100%	8	
1906	ASH	7	GOOD	REMOVED	100%	7	
1907	ASH	6	GOOD	REMOVED	100%	6	
1908	CEDAR ELM	10	GOOD	SAVED			
1909	CEDAR ELM	9	GOOD	SAVED			
1910	CEDAR ELM	11	GOOD	SAVED			
1911	CEDAR ELM	11	GOOD	SAVED			
1912	ASH	20	GOOD	SAVED			
1913	CEDAR ELM	7	GOOD	SAVED			
1914	CEDAR ELM	14	GOOD	SAVED			
1915	CEDAR ELM	13	GOOD	SAVED			
1916	CEDAR ELM	13	GOOD	SAVED			
1917	CEDAR ELM	10	GOOD	SAVED			
1918	CEDAR ELM	11	GOOD	SAVED			
1919	CEDAR ELM	17' M.T.	GOOD	SAVED			
1920	CEDAR ELM	14	GOOD	SAVED			
1921	CEDAR ELM	20	GOOD	SAVED			
1922	ASH	26	GOOD	SAVED			
1923	CEDAR ELM	22	GOOD	SAVED			
1924	ASH	19	GOOD	SAVED			
1925	ASH	17	GOOD	SAVED			
1926	CEDAR ELM	12	GOOD	SAVED			
1927	ASH	13	GOOD	SAVED			
1928	ASH	12	GOOD	SAVED			
1929	CEDAR ELM	17	GOOD	SAVED			
1930	CEDAR ELM	10	GOOD	SAVED			
1931	ASH	16	GOOD	SAVED			
1932	ASH	18	GOOD	SAVED			
1933	ASH	19	GOOD	SAVED			
1934	CEDAR ELM	14	GOOD	SAVED			
1935	CEDAR ELM	7	GOOD	SAVED			
1936	CEDAR ELM	6	GOOD	SAVED			
1937	CEDAR ELM	14	GOOD	SAVED			
1938	CEDAR ELM	9	GOOD	SAVED			
1939	CEDAR ELM	12	GOOD	SAVED			
1940	CEDAR ELM	10	GOOD	SAVED			
1941	CEDAR ELM	12	GOOD	SAVED			
1942	CEDAR ELM	14	GOOD	SAVED			
1943	CEDAR ELM	16	GOOD	SAVED			
1944	CEDAR ELM	16	GOOD	SAVED			
1945	CEDAR ELM	7	GOOD	SAVED			
1946	CEDAR ELM	16	GOOD	SAVED			
1947	ASH	17	GOOD	SAVED			
1948	ASH	16	GOOD	SAVED			BEEES
1949	ASH	17	GOOD	SAVED			
1950	CEDAR ELM	14	GOOD	SAVED			
1951	ASH	14	GOOD	SAVED			
1952	ASH	27	GOOD	SAVED			
1953	CEDAR ELM	8	GOOD	SAVED			
1954	CEDAR ELM	8	GOOD	SAVED			
1955	CEDAR ELM	14	GOOD	SAVED			
1956	CEDAR ELM	12	GOOD	SAVED			
1957	CEDAR ELM	16	GOOD	SAVED			
1958	CEDAR ELM	17	GOOD	SAVED			
TOTAL COLUMN MITIGATION REQUIRED						42	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1959	CEDAR ELM	16	GOOD	SAVED			
1960	CEDAR ELM	17	GOOD	SAVED			
1961	CEDAR ELM	16	GOOD	SAVED			
1962	CEDAR ELM	14	GOOD	SAVED			
1963	CEDAR ELM	22	GOOD	SAVED			
1964	CEDAR ELM	17	GOOD	SAVED			
1965	HACKBERRY	12	GOOD	SAVED			
1966	CEDAR ELM	18	GOOD	SAVED			
1967	CEDAR ELM	17	GOOD	SAVED			
1968	ASH	18	GOOD	SAVED			
1969	ASH	15	GOOD	SAVED			
1970	ASH	14	GOOD	REMOVED	100%	14	
1971	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1972	CEDAR ELM	14	GOOD	SAVED			
1973	CEDAR ELM	14	GOOD	SAVED			
1974	CEDAR ELM	19	GOOD	SAVED			
1975	CEDAR ELM	12	GOOD	SAVED			
1976	CEDAR ELM	17	GOOD	SAVED			
1977	CEDAR ELM	18	GOOD	SAVED			
1978	CEDAR ELM	12	GOOD	SAVED			
1979	CEDAR ELM	16	GOOD	SAVED			
1980	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1981	CEDAR ELM	13	GOOD	SAVED			
1982	CEDAR ELM	16	GOOD	SAVED			
1983	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1984	CEDAR ELM	29	GOOD	REMOVED	200%	58	
1985	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1986	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1987	CEDAR ELM	15	GOOD	REMOVED	100%	15	
1988	CEDAR ELM	14	GOOD	REMOVED	100%	14	
1989	CEDAR ELM	11	GOOD	REMOVED	100%	11	
1990	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1991	CEDAR ELM	12	GOOD	REMOVED	100%	12	
1992	CEDAR ELM	9	GOOD	REMOVED	100%	9	
1993	CEDAR ELM	13	GOOD	REMOVED	100%	13	
1994	CEDAR ELM	6' M.T.	GOOD	SAVED			
1995	CEDAR ELM	14	GOOD	SAVED			
1996	CEDAR ELM	13	GOOD	SAVED			
1997	CEDAR ELM	8	GOOD	SAVED			
1998	CEDAR ELM	6	GOOD	SAVED			
1999	CEDAR ELM	15	GOOD	SAVED			
2000	CEDAR ELM	16	GOOD	SAVED			
2001	CEDAR ELM	19' M.T.	GOOD	SAVED			
2002	ASH	9' M.T.	GOOD	SAVED			
2003	CEDAR ELM	17	GOOD	SAVED			
2004	ASH	6	GOOD	SAVED			
2005	CEDAR ELM	10	GOOD	SAVED			
2006	CEDAR ELM	15	GOOD	SAVED			
2007	ASH	8	GOOD	SAVED			
2008	CEDAR ELM	22	GOOD	SAVED			
2009	CEDAR ELM	7	GOOD	SAVED			
2010	CEDAR ELM	12	GOOD	SAVED			
2011	CEDAR ELM	6	GOOD	SAVED			
2012	CEDAR ELM	7	GOOD	SAVED			
2013	CEDAR ELM	9	GOOD	SAVED			
2014	CEDAR ELM	6	GOOD	SAVED			
2015	CEDAR ELM	21' M.T.	GOOD	SAVED			
2016	CEDAR ELM	15	GOOD	SAVED			
TOTAL COLUMN MITIGATION REQUIRED						212	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
2017	CEDAR ELM	6	GOOD	SAVED			
2018	ASH	5	GOOD	SAVED			
2019	CEDAR ELM	6	GOOD	SAVED			
2020	CEDAR ELM	12	GOOD	SAVED			
2021	CEDAR ELM	10	GOOD	SAVED			
2022	CEDAR ELM	7	GOOD	SAVED			
2023	CEDAR ELM	6	GOOD	SAVED			
2024	ASH	10	GOOD	SAVED			
2025	ASH	12	GOOD	SAVED			
2026	ASH	7	GOOD	SAVED			
2027	CEDAR ELM	10' M.T.	GOOD	SAVED			
2028	CEDAR ELM	9	GOOD	SAVED			
2029	CEDAR ELM	19	GOOD	SAVED			
2030	CEDAR ELM	7	GOOD	SAVED			
2031	ASH	5	GOOD	SAVED			
2032	CEDAR ELM	11	GOOD	SAVED			
2033	ASH	7	GOOD	SAVED			
2034	ASH	5	GOOD	SAVED			
2035	CEDAR ELM	10	GOOD	SAVED			
2036	CEDAR ELM	16	GOOD	SAVED			
2037	CEDAR ELM	18	GOOD	SAVED			
2038	CEDAR ELM	13	GOOD	SAVED			
2039	ASH	16' M.T.	GOOD	SAVED			
2040	CEDAR ELM	12' M.T.	GOOD	SAVED			
2041	ASH	7	GOOD	SAVED			
2042	CEDAR ELM	20	GOOD	SAVED			
2043	ASH	5	GOOD	SAVED			
2044	ASH	4	GOOD	SAVED			
2045	ASH	5	GOOD	SAVED			
2046	ASH	7	GOOD	SAVED			
2047	ASH	7	GOOD	SAVED			
2048	CEDAR ELM	13	GOOD	SAVED			
2049	CEDAR ELM	23	GOOD	SAVED			
2050	CEDAR ELM	13	GOOD	SAVED			
2051	CEDAR ELM	15	GOOD	SAVED			
2052	ASH	21	GOOD	SAVED			
2053	ASH	5	GOOD	SAVED			
2054	ASH	5	GOOD	SAVED			
2055	ASH	5	GOOD	SAVED			
2056	ASH	4	GOOD	SAVED			
2057	ASH	4	GOOD	SAVED			
2058	CEDAR ELM	16	GOOD	SAVED			
2059	ASH	6	GOOD	REMOVED	100%	6	
2060	CEDAR ELM	15	GOOD	REMOVED	100%	15	
2061	ASH	5	GOOD	REMOVED	100%	5	
2062	ASH	5	GOOD	REMOVED	100%	5	
2063	ASH	6	GOOD	REMOVED	100%	6	
2064	CEDAR ELM	16' M.T.	GOOD	REMOVED	100%	16	
2065	CEDAR ELM	15' M.T.	GOOD	REMOVED	100%	15	
2066	CEDAR ELM	13	GOOD	REMOVED	100%	13	
2067	CEDAR ELM	19' M.T.	GOOD	REMOVED	100%	19	
2068	CEDAR ELM	12	GOOD	REMOVED	100%	12	
2069	CEDAR ELM	11	GOOD	REMOVED	100%	11	
2070	CEDAR ELM	14' M.T.	GOOD	REMOVED	100%	14	
2071	CEDAR ELM	12	SPLIT TRUNK	REMOVED	0%		SPLIT TRUNK
2072	CEDAR ELM	14	GOOD	REMOVED	100%	14	
2073	CEDAR ELM	14	GOOD	REMOVED	100%	14	
2074	CEDAR ELM	21' M.T.	GOOD	REMOVED	100%	21	
TOTAL COLUMN MITIGATION REQUIRED						186	

TOTAL COLUMN MITIGATION REQUIRED 42

TOTAL COLUMN MITIGATION REQUIRED 212

TOTAL COLUMN MITIGATION REQUIRED 186

Date:	
Revisions:	
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**CONSTRUCTION**

Job No.  
18116

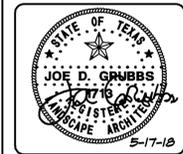
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Drawn By:  
JDS

Date  
5-17-2018

# Breezy Hill

Phase 8 - Phase 11  
Rockwall Texas



## Tree Survey & Tree Mitigation

Sheet Number:  
**TM5**  
of TM6 Sheets

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
2075	CEDAR ELM	14	GOOD	REMOVED	100%	14	
2076	CEDAR ELM	11	GOOD	REMOVED	100%	11	
2077	EYES NECKLACE	7	GOOD	REMOVED	100%	7	
2078	CEDAR ELM	15	GOOD	REMOVED	100%	15	
2079	ASH	6	GOOD	REMOVED	100%	6	
2080	ASH	7	GOOD	REMOVED	100%	7	
2081	ASH	9	GOOD	REMOVED	100%	9	
2082	ASH	4	GOOD	REMOVED	100%	4	
2083	CEDAR ELM	12	GOOD	REMOVED	100%	12	
2084	ASH	6	GOOD	REMOVED	100%	6	
2085	ASH	7	GOOD	REMOVED	100%	7	
2086	ASH	4	GOOD	REMOVED	100%	4	
2087	ASH	7' M.T.	GOOD	REMOVED	100%	7	
2088	ASH	5	GOOD	REMOVED	100%	5	
2089	ASH	5	GOOD	SAVED			
2090	ASH	4	GOOD	SAVED			
2091	ASH	5	GOOD	SAVED			
2092	ASH	5	GOOD	SAVED			
2093	ASH	6	GOOD	SAVED			
2094	ASH	6	GOOD	SAVED			
2095	ASH	8	GOOD	SAVED			
2096	ASH	8	GOOD	SAVED			
2097	ASH	10' M.T.	GOOD	SAVED			
2098	ASH	7	GOOD	SAVED			
2099	ASH	4	GOOD	SAVED			
2100	ASH	5	GOOD	SAVED			
2101	CEDAR ELM	9	GOOD	REMOVED	100%		
2102	ASH	7	GOOD	SAVED			
2103	ASH	6	GOOD	SAVED			
2104	ASH	6	GOOD	SAVED			
2105	ASH	4	GOOD	SAVED			
2106	ASH	4	GOOD	SAVED			
2107	ASH	5	GOOD	SAVED			
2108	ASH	4	GOOD	SAVED			
2109	ASH	5	GOOD	SAVED			
2110	ASH	5	GOOD	SAVED			
2111	ASH	6	GOOD	SAVED			
2112	ASH	4	GOOD	SAVED			
2113	ASH	4	GOOD	SAVED			
2114	CEDAR ELM	14	GOOD	REMOVED	100%	14	
2115	CEDAR ELM	13	GOOD	REMOVED	100%	13	
2116	ASH	7	GOOD	SAVED			
2117	ASH	8' M.T.	GOOD	SAVED			
2118	ASH	4	GOOD	SAVED			
2119	ASH	6	GOOD	SAVED			
2120	ASH	10' M.T.	GOOD	REMOVED	100%	10	
2121	CEDAR ELM	17	GOOD	REMOVED	100%	17	
2122	ASH	6	GOOD	REMOVED	100%	6	
2123	ASH	6	GOOD	REMOVED	100%	6	
2124	ASH	5	GOOD	REMOVED	100%	5	
2125	ASH	4	GOOD	REMOVED	100%	4	
2126	ASH	6	GOOD	REMOVED	100%	6	
2127	CEDAR ELM	13	GOOD	REMOVED	100%	13	
2128	CEDAR ELM	11	GOOD	SAVED			
2129	CEDAR ELM	14	GOOD	REMOVED	100%	14	
2130	CEDAR ELM	13	GOOD	REMOVED	100%	13	
2131	CEDAR ELM	11	GOOD	REMOVED	100%	11	
2132	CEDAR ELM	5	GOOD	REMOVED	100%	5	
TOTAL COLUMN MITIGATION REQUIRED						429	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
2133	CEDAR ELM	8	GOOD	REMOVED	100%	8	
2134	CEDAR ELM	5	GOOD	REMOVED	100%	5	
2135	CEDAR ELM	4	GOOD	REMOVED	100%	4	
2136	CEDAR ELM	4	GOOD	SAVED			
2137	CEDAR ELM	6	GOOD	REMOVED	100%	6	
2138	CEDAR ELM	4	GOOD	REMOVED	100%	4	
2139	ASH	7	GOOD	REMOVED	100%	7	
2140	CEDAR ELM	18	1/2 TOP GONE	REMOVED	0%		WIND OR LIGHTNING
2141	ASH	5	GOOD	REMOVED	100%	5	
2142	CEDAR ELM	10	GOOD	REMOVED	100%	10	
2143	CEDAR ELM	7	GOOD	REMOVED	100%	7	
2144	CEDAR ELM	6	GOOD	REMOVED	100%	6	
2145	PECAN	19	GOOD	REMOVED	100%	19	
2146	CEDAR ELM	6	GOOD	REMOVED	100%	6	
2147	CEDAR ELM	13	GOOD	REMOVED	100%	13	
2148	CEDAR ELM	11' M.T.	GOOD	REMOVED	100%	11	
TOTAL COLUMN MITIGATION REQUIRED						111	

TOTAL COMBINED MITIGATION - MITIGATION REQUIRED = 2,219.5  
TOTAL CALIPER OF INCHES PRESERVED = 2,033

MITIGATION REQUIREMENTS PHASE 8 THRU PHASE 12

GROSS MITIGATION REQUIRED -2,219.5 INCHES  
EARNED TREE CREDITS PHASE 8 / PHASE 11  
(2,676 x 20% = 535 / OR TREES OVER 25 INCHES =) +53 INCHES

NET MITIGATION REQUIRED = -2,166.5 INCHES

LESS TREE CREDITS PER TREE SURVEY PHASE 6 OFF SITE +226 INCHES

LESS 2 - 3' CALIPER TREES PER LOT PHASE 10 - 78 LOTS (78 x 2 x 3 INCH CALIPER =) +468 INCHES

LESS 2 - 3' CALIPER TREES PER LOT PHASE 11 - 66 LOTS (66 x 2 x 3 INCH CALIPER =) +396 INCHES

LESS 2 - 3' CALIPER TREES PER LOT PHASE 12 - 34 LOTS (34 x 2 x 3 INCH CALIPER =) +204 INCHES

MITIGATION REQUIRED = 872.5 INCHES

Date:	
Revisions:	
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CONSTRUCTION

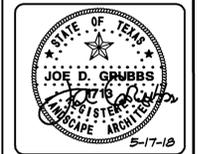
Job No.  
18116

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Drawn By:  
JDS

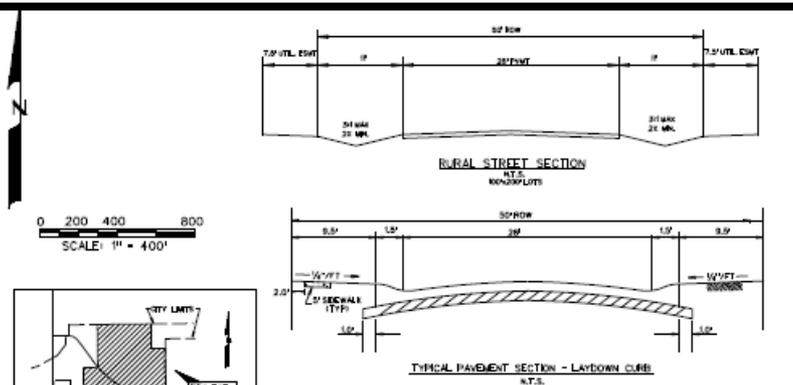
Date  
5-17-2018

**Breezy Hill**  
Phase 8 - Phase 11  
Rockwall Texas



Sheet Title:  
**Tree Survey &  
Tree Mitigation**

Sheet Number:  
**TM6**  
of TM6 Sheets



**RESIDENTIAL OPEN SPACE**

Number	Acres	OPEN SPACE (SQ.FT.)	Comments
1	11.5	11.5	Open Space
2	1.2	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
<b>TOTAL</b>	<b>105.4 AC.</b>	<b>97.0 AC.</b>	

**LEGEND**

**TYPICAL LOT SIZES**

- TYPE A - 166 LOTS (60's)
- TYPE B - 117 LOTS (70's)
- TYPE C - 326 LOTS (80's)
- TYPE D - 107 LOTS (100's)
- TYPE E - 40 LOTS (60's)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

\* Indicates 50% Credit for Flood Plan  
**TOTAL RESIDENTIAL ACRES - 381.20 AC.**  
 JOHN KING R.O.W. - 8.1 AC.  
 NET ACRES - 373.10 AC.  
 20% required Open Space - 74.62 AC.  
 per PD

**TOTAL RETAIL - 19.4 AC.**  
 JOHN KING R.O.W. - 4.45 AC.  
 NET RETAIL ACRES - 14.95 AC.  
 20% required Open Space - 3.2 AC.  
 per PD

**NOTE:**  
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C00030L

THE 19.4 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAN.

RETAIL TRACT	19.4 ac.
RESIDENTIAL TRACT	381.20 ac.
<b>TOTAL ACRES</b>	<b>405.15</b>
<b>TOTAL RESIDENTIAL LOTS</b>	<b>776</b>
<b>RESIDENTIAL DENSITY</b>	<b>1.92</b>

MASTER PLAT  
 OF  
**BREEZY HILL**  
 OUT OF THE  
 J. STRICKLAND SURVEY, ABSTRACT NO. 187  
 T.R. BAILEY SURVEY, ABSTRACT NO. 30  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNERS  
 BREEZY HILL 405, LTD.  
 8214 WESTCHESTER, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

**Infrastructure Statement**

**Drainage Facilities:**  
 There are natural drainage ways within the project and detention will be required.

**Sanitary Sewer Facilities:**  
 This site will utilize dry washers and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205.

**Water Facilities:**  
 There is an existing water line located in FM 552. A new 16" water line will be constructed along John King Boulevard north of FM 552 to service this tract.

LARRY HANCE  
 VOL. 769, PG. 166

SKYVIEW COUNTRY ESTATES  
 VOL. A, PG. 261

BRUCE CLARK  
 VOL. 102, PG. 1010

DONG WUN KANG  
 VOL. 4703, PG. 1402

HELEN JOY ROGGS  
 VOL. 94, PG. 406

HIDDEN VALLEY ESTATES NO. 2  
 VOL. A, PG. 579

(14.5 AC. IN R.O.W.)

FM 552



June 1, 2018

**ATTN:** JOHN ARNOLD  
BREEZY, HILL 405 LTD  
8214 WESTCHESTER DRIVE SUITE 7  
DALLAS, TX 75225

**RE: MISCELLANEOUS (MIS2018-010), Breezy Hill Tree Mitigation**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 05/29/2018. The following is a record of all recommendations, voting records and conditions of approval:

*The applicant, John Arnold of the Skorburg Company, has submitted a Tree Survey and Mitigation Plan for phases the Breezy Hill Subdivision for the purpose of removing trees to develop the these phases. The applicant has identified a total of 2,219.5 caliper-inches of trees being removed. Currently, the development has a credit from Breezy Hill, Phase VI of 226 caliper-inches. Additionally, subtracting the required landscaping for Phase X [i.e. 468 caliper-inches being planted], Phase XI [i.e. 396 caliper-inches being planted], and Phase XII [i.e. 204 caliper-inches being planted] the development has a mitigation balance of 925.5 caliper-inches. The Unified Development Code (UDC) allows for up to 20% [i.e. 185.10 caliper-inches] of the mitigation balance at \$200.00 per caliper-inch [i.e. \$37,020.00] to be paid to the Rockwall Tree Fund. Additionally, the Unified Development Code (UDC) states that since the applicant is planting at least one (1) tree in the development, the cash mitigation balance is reduced to ½ of the required payment due [i.e. \$18,510], leaving a balance of 740.4 caliper-inches required for mitigation. The applicant is proposing to provide the remaining mitigation balance to the Parks Department in the form of trees.*

*The removed trees contain several feature trees [i.e. any Oak, Pecan, or Elm trees with a dbh over four (4) caliper inches or any trees with a dbh over 30 caliper-inches] that are being removed. The Unified Development Code (UDC) requires approval from the Planning and Zoning Commission to remove feature trees. In this case, ~132 feature trees, totaling ~108 caliper inches of Pecan trees and ~1,558 caliper-inches of Cedar Elm trees, are being removed and require approval from the Planning and Zoning Commission. The remaining trees are not feature trees and do not require approval from the Planning and Zoning Commission.*

**PLANNING AND ZONING COMMISSION:**

*On May 29, 2018, the Planning and Zoning Commission's motion to approve the applicant's request passed by a vote of 5-0 with Chairman Lyons absent and one vacant seat.*

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely,

**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX