



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152022-006 P&Z DATE 04/12/22 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" 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 # _____
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. MUS2022-006

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: East of Dowell Road and 2700' south of Hwy. 276

SUBDIVISION: Emerson Farms LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: 145.102 PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: 108

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]

<input type="checkbox"/> OWNER	<u>Harlan Properties, Inc.</u>	<input type="checkbox"/> APPLICANT	<u>Corwin Engineering, Inc.</u>
CONTACT PERSON	<u>Suresh Shridharani</u>	CONTACT PERSON	<u>Chase Finch</u>
ADDRESS	<u>2404 Texas Drive, Ste. 103</u>	ADDRESS	<u>200 W. Belmont, Ste. E</u>
CITY, STATE & ZIP	<u>Irving, Texas 75062</u>	CITY, STATE & ZIP	<u>Allen, Tx 75013</u>
PHONE	<u>972-659-0655 ext. 110</u>	PHONE	<u>972-396-1200</u>
E-MAIL	<u>sureshns@aol.com</u>	E-MAIL	<u>cfinch@corwinengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

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

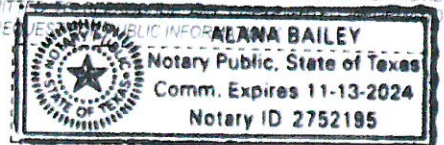
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3-17-22 DAY OF March. BY SIGNING THIS APPLICATION, 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 AND MAKE A COPY OF ANY 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 17th DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Suresh Shridharani
Alana Bailey



MY COMMISSION EXPIRES

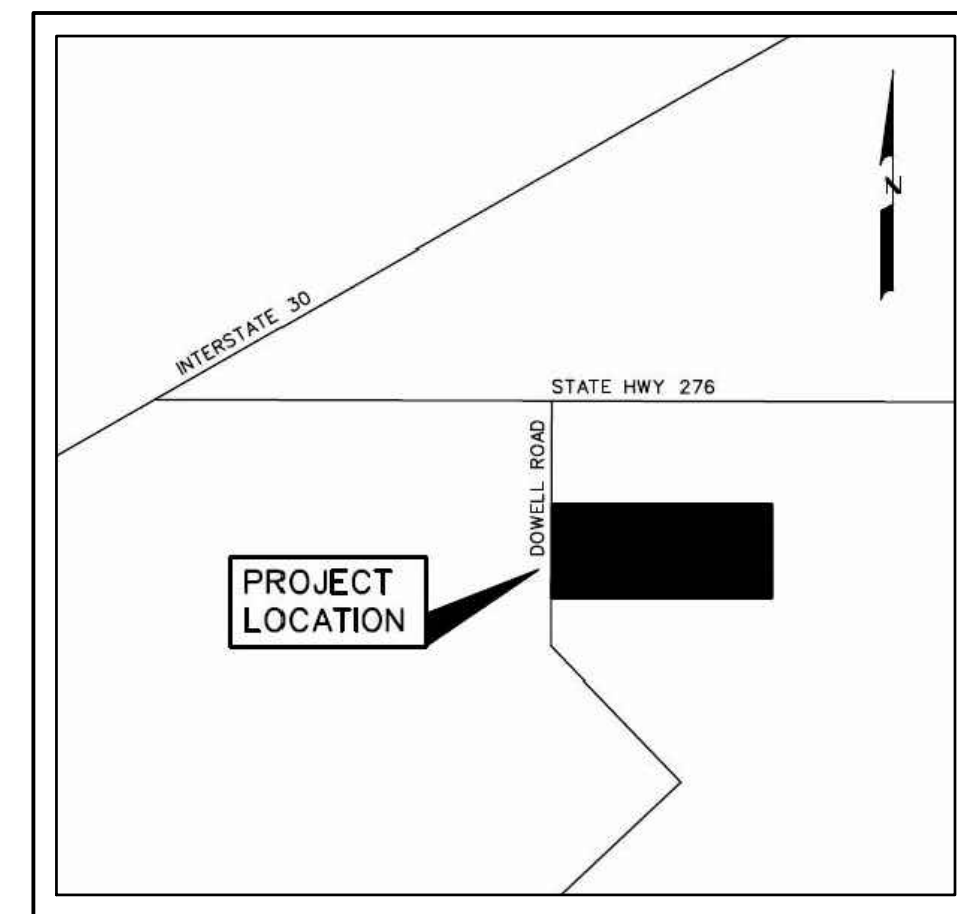
GENERAL CONSTRUCTION NOTES

- IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF ROCKWALL. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY OF ROCKWALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF ROCKWALL.
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF ROCKWALL. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
- ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF ROCKWALL WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
- THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE CITY OF ROCKWALL USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY OF ROCKWALL. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY OF ROCKWALL, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Emerson Farms~
 City of Rockwall
 Rockwall County, Texas



LOCATION MAP
NOT TO SCALE

SHEET INDEX

L1-L4	LANDSCAPE PLANS
L5	LANDSCAPE DETAILS

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

OWNER / DEVELOPER: HARLAN PROPERTIES, INC
 2404 TEXAS DRIVE
 ST. 103
 IRVING, TEXAS 75062

CIVIL ENGINEER: CORWIN ENGINEERING, INC
 200 W. BELMONT DRIVE
 ALLEN, TEXAS 75013
 PH. (972) 396-1200
 CONTACT: WARREN CORWIN, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
 386 WEST MAIN STREET
 LEWISVILLE, TEXAS 75057
 PH. (469) 635-1900
 CONTACT: LEONARD REEVES, ASLA, LI

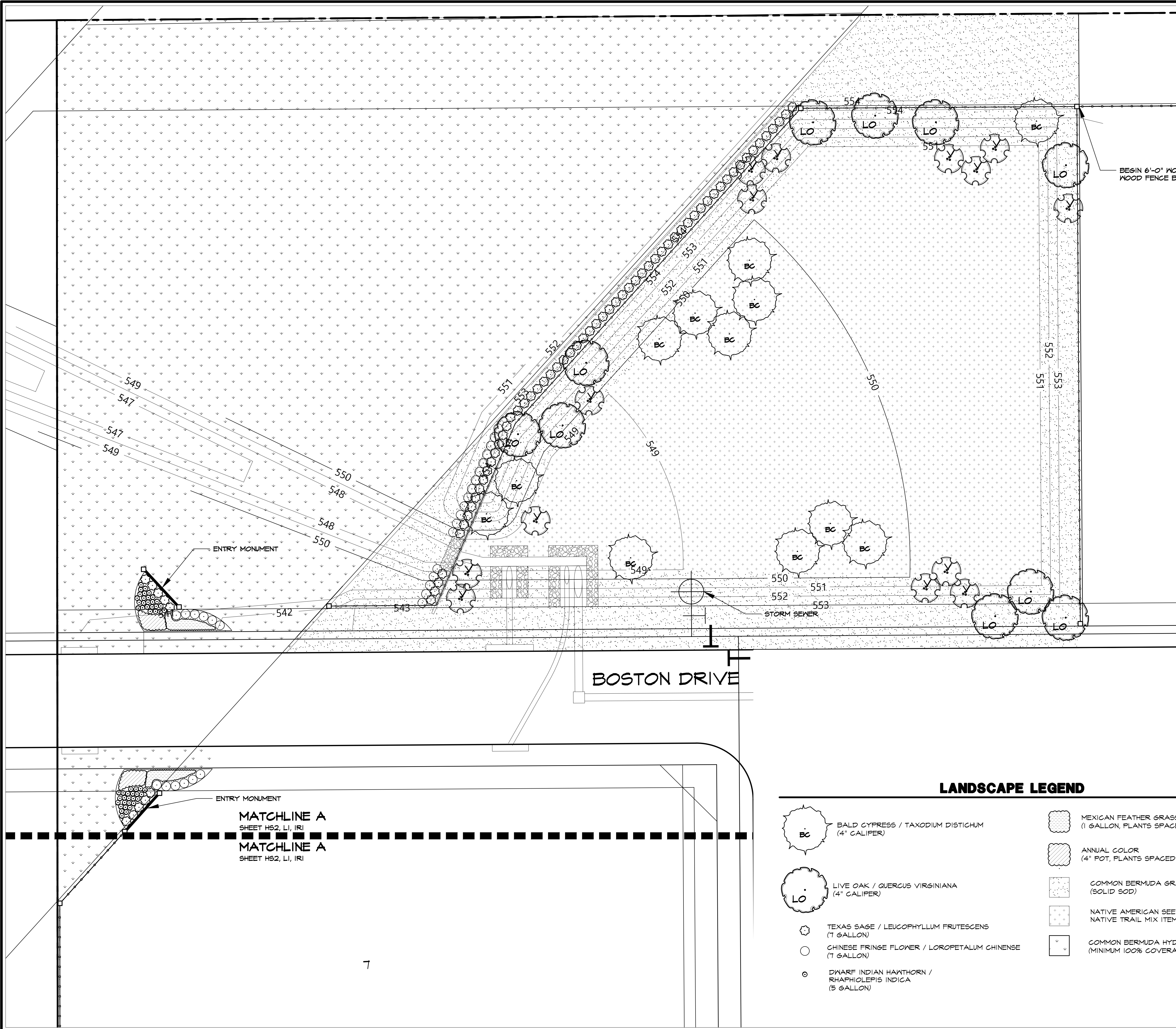
Submittal May 8, 2020



Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643

Drawing: W:\Shared With Me\shared\Projects\HAR002 - Emerson\DWG\HAR002-LS.dwg Saved By: Station13 Save Time: 9/22/2021 3:08 PM
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Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 27,763 sqft./750= 37 Required plantings
 Provided:
 Total: 72 Texas Sage
 18 Loropetalum
 90

BEGIN 6'-0" WOOD FENCE
 WOOD FENCE BY BUILDER

STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900
 TBAE Firm #BR643

Signature: *Demetrius W. News*
 May 8, 2020

NORTH

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING
 Landscape Plans
 Emerson Farms
 City of Rockwall, Rockwall County, Texas

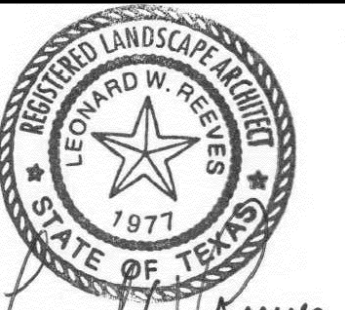
PLAN REVIEW REVISIONS	BY	DATE
1 Revised Per Owner Comments	LWR	9-4-2019

PROJECT
HAR002
 SHEET
L1 of 5

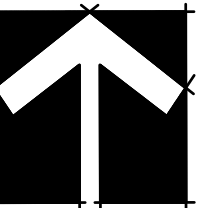
LANDSCAPE LEGEND

- BALD CYPRESS / TAXODIUM DISTICHUM (4" GALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (4" GALIPER)
- DWARF INDIAN HAWTHORN / RHAPHIOLEPIS INDICA (5 GALLON)
- MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 12" O.C.)
- ANNUAL COLOR (4" POT, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA GRASS (SOLID SOD)
- NATIVE AMERICAN SEEN NATIVE TRAIL MIX ITEM NUMBER #1811
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE @ 70% DENSITY)

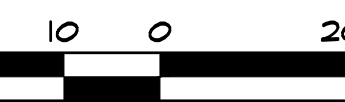
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 SHEET H52, LI, IRI
MATCHLINE A
 SHEET H52, LI, IRI



Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

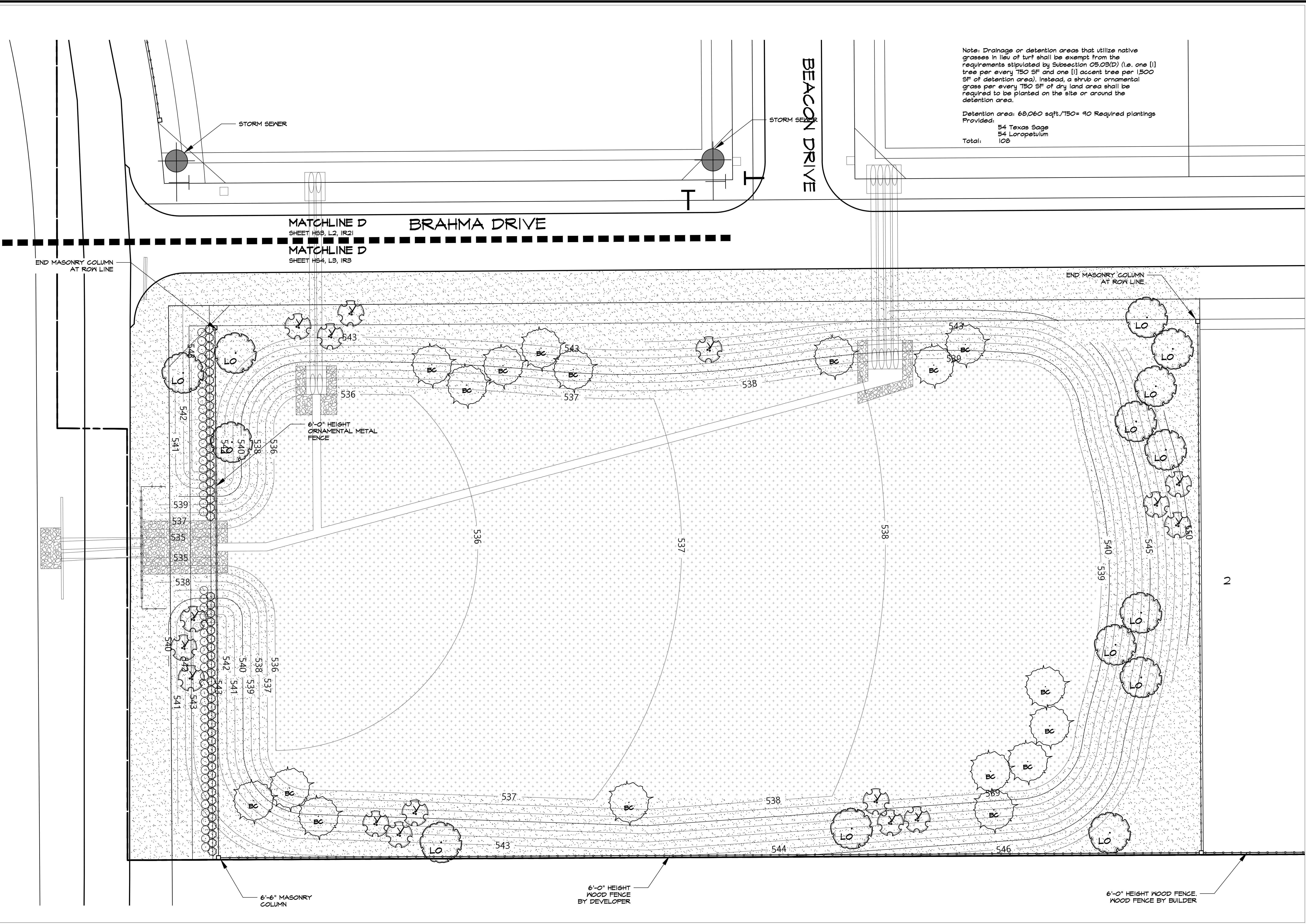
Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one (1) tree per every 750 SF and one (1) accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 68,060 sqft./750 = 90 Required plantings Provided:

- 54 Texas Sage
- 54 Loropetulum
- 108

Total:

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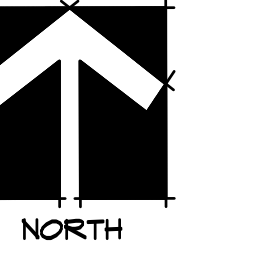
LANDSCAPE AND SCREENING

Landscape Plans
Emerson Farms
City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE
# 0		

PROJECT
HAR002

SHEET
L2 of 5



1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Plans
Emerson Farms
City of Rockwall, Rockwall County, Texas

BY	DATE
LWR	9-4-2019

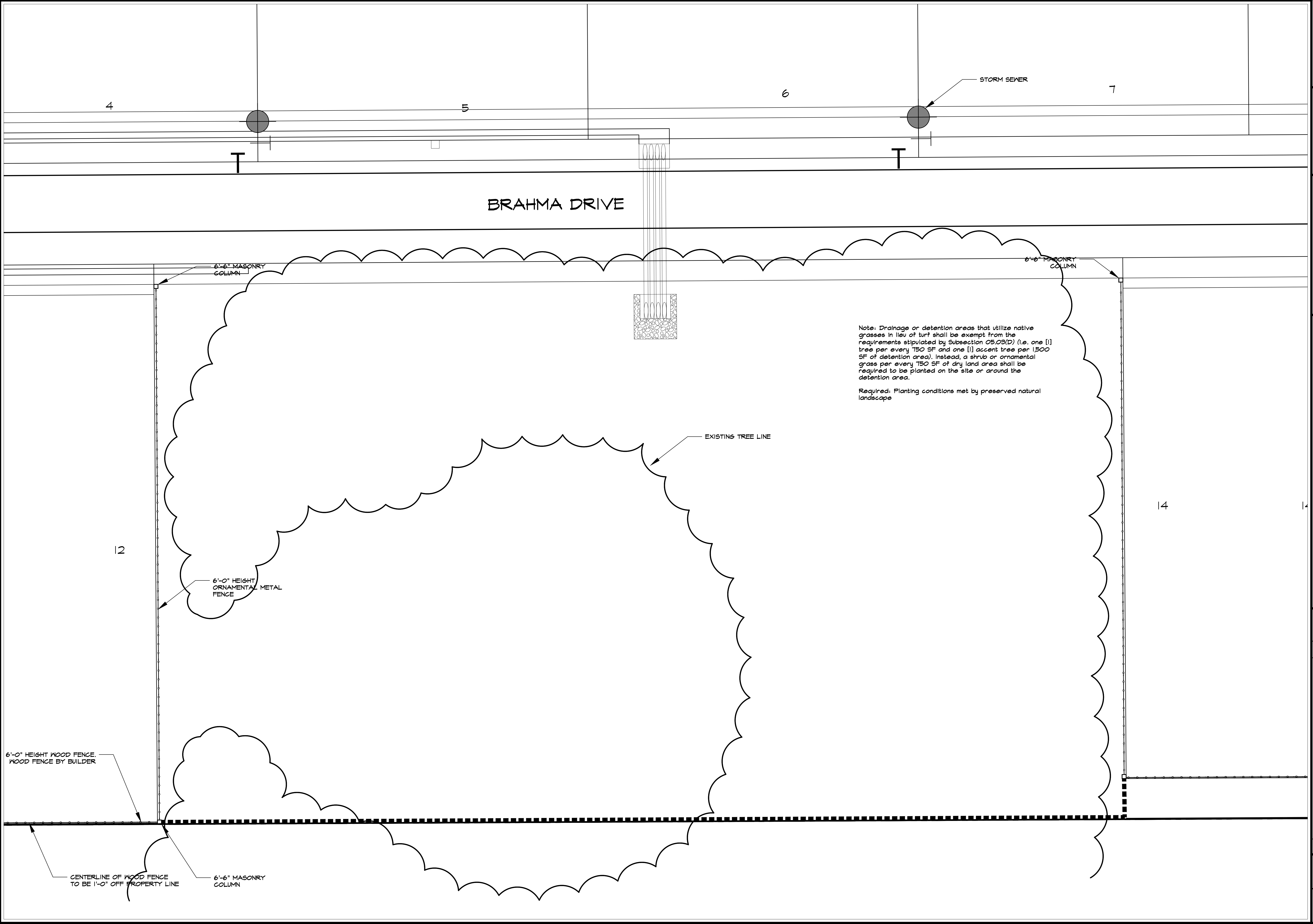
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1	Revised Per Owner Comments

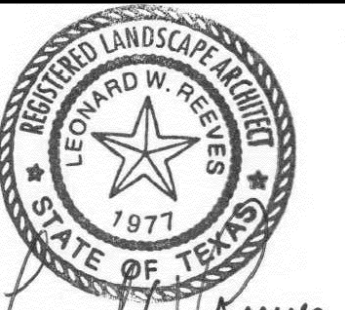
PROJECT
HAR002

SHEET
L3 of 5

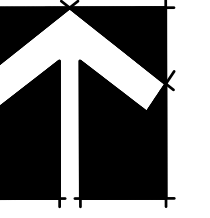
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Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"
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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Emerson Farms

City of Rockwall, Rockwall County, Texas

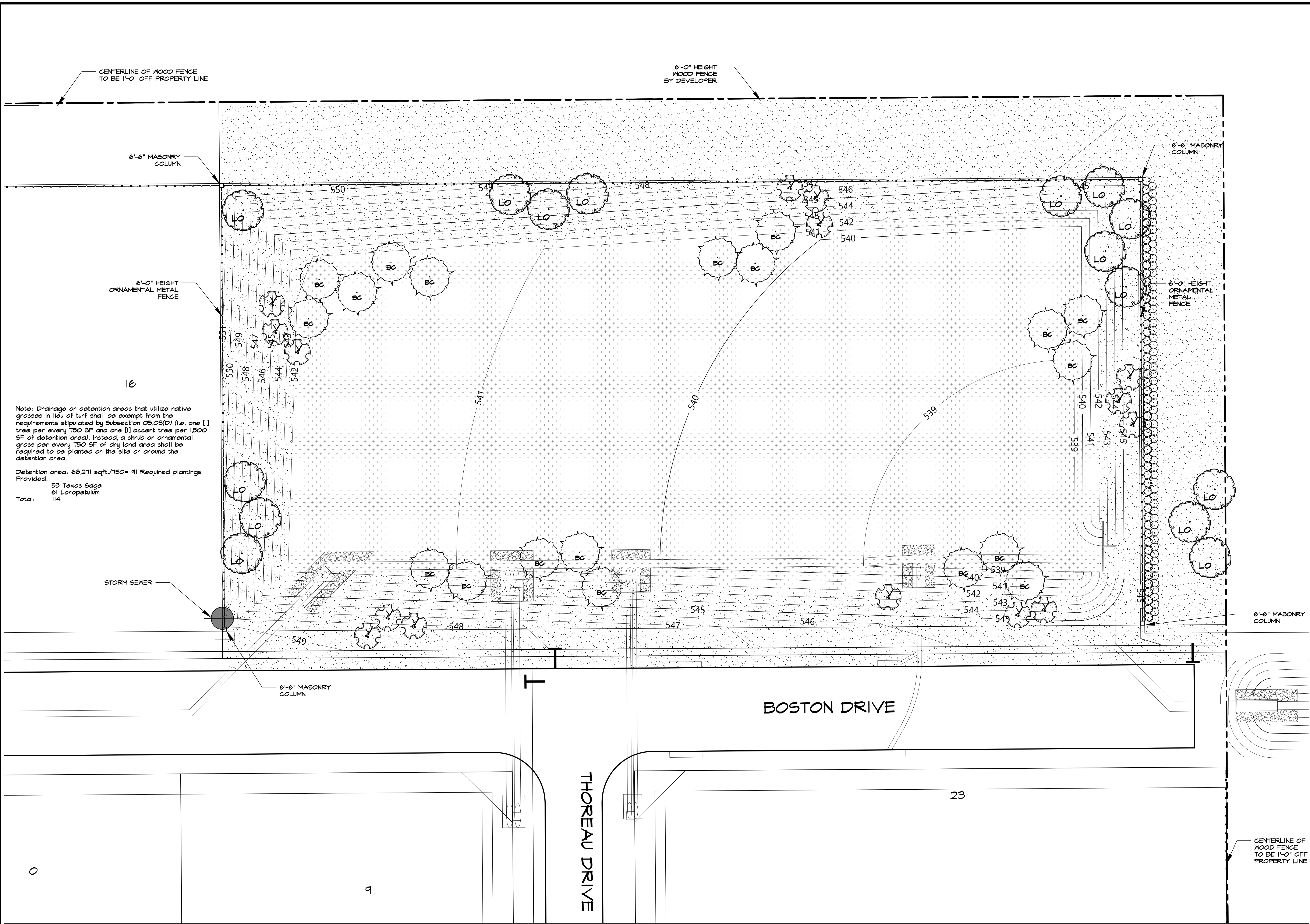
BY	DATE	PLAN REVIEW REVISIONS
LWR	9-4-2019	1 Revised Per Owner Comments

PROJECT
HAR002

SHEET
L4 of 5

Plotted by: ##### Plot Date: 9/22/2021 3:11 PM

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Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one (1) tree per every 750 SF and one (1) accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 69,271 sqft./750= 91 Required plantings Provided:
53 Texas Sage
61 Loropetalum
Total: 114

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	43	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
V	CHASTE TREE / VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	43	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 3 CANE MINIMUM, NURSERY GROWN,
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	141	FULL PLANTS
	CHINESE FRINGE FLOWER / LOROPETALUM CHINENSE	7 GALLON	AS SHOWN	145	FULL PLANTS
	DWARF INDIAN HAWTHORN / RAPHIOLEPIS INDICA	7 GALLON	AS SHOWN	94	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUSSIMA	1 GALLON	12" O.C.	184	FULL PLANTS
	ANNUAL COLOR - TBD	4" FLATS	12" O.C.	150	FULL PLANTS

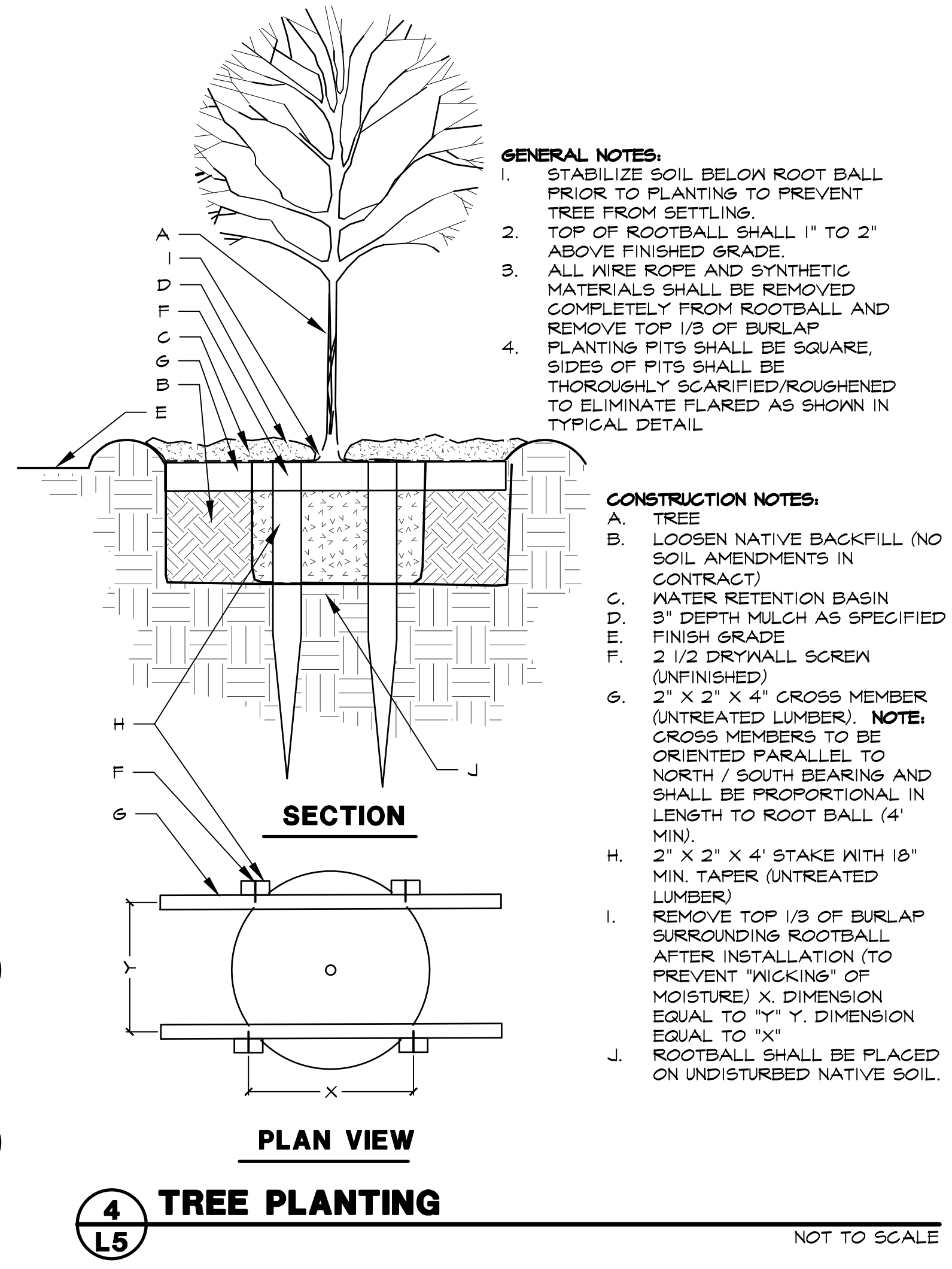
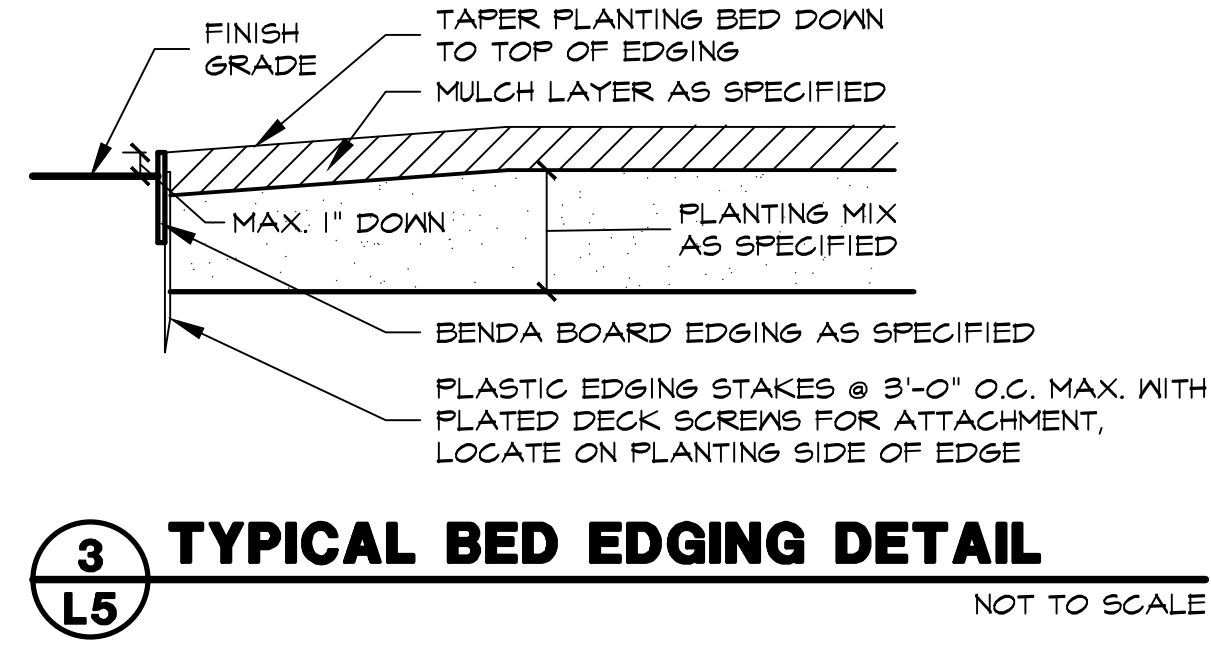
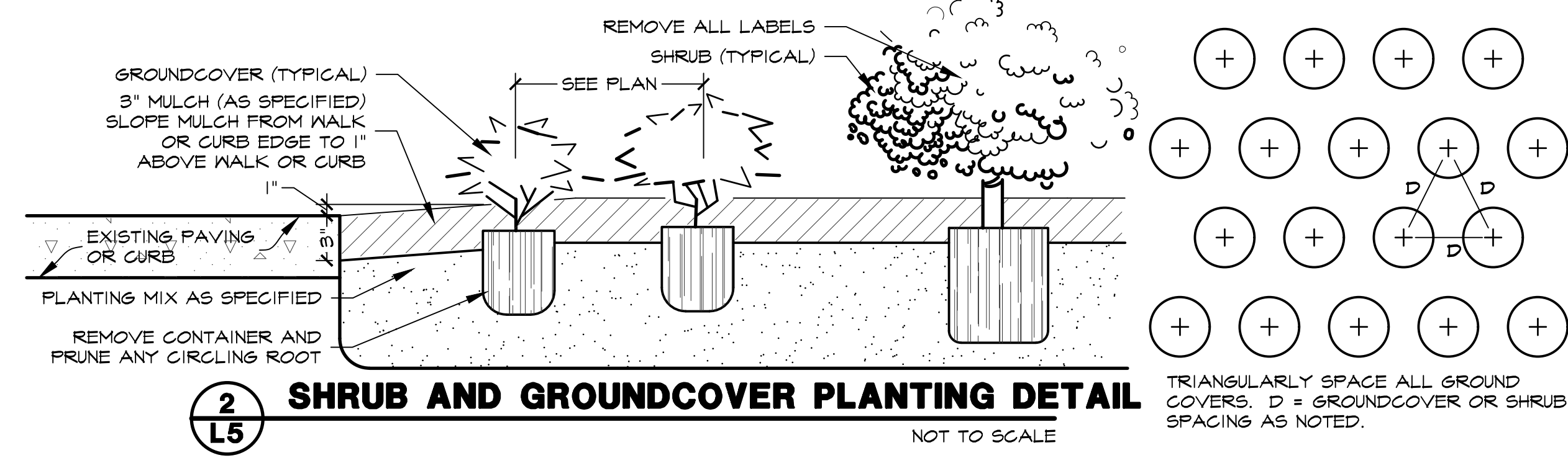
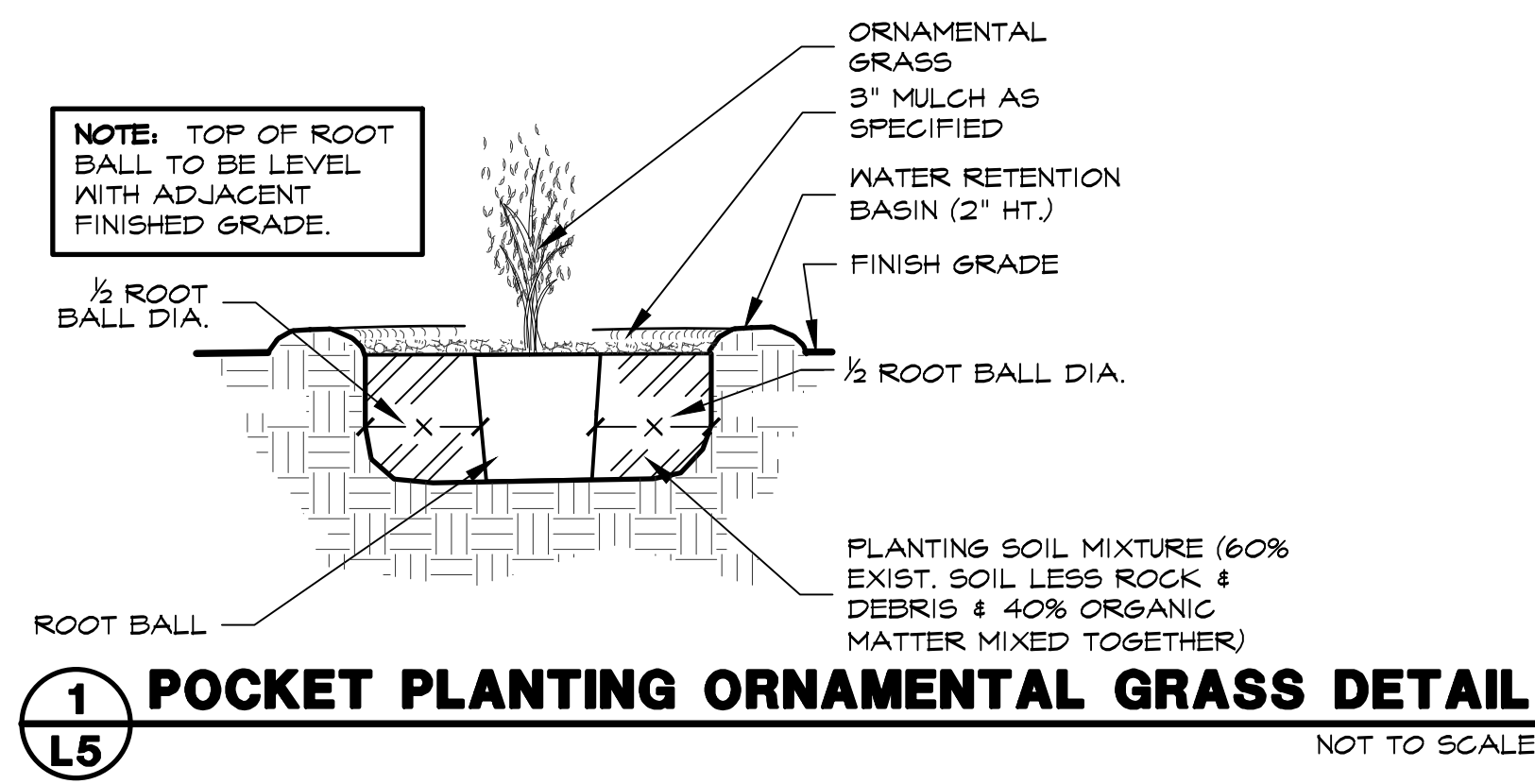


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING
Landscape Details
Emerson Farms
City of Rockwall, Rockwall County, Texas

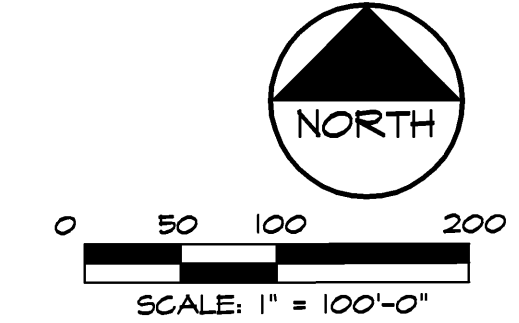
PLAN REVIEW REVISIONS	DATE	BY	REVISIONS
1	9-4-2019	LNR	Revised Per Owner Comments

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- GENERAL NOTES:**
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

- CONSTRUCTION NOTES:**
- A. TREE
 - B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - C. WATER RETENTION BASIN
 - D. 3" DEPTH MULCH AS SPECIFIED
 - E. FINISH GRADE
 - F. 2 1/2 DRYWALL SCREW (UNFINISHED)
 - G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - H. 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
 - I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT 'WICKING' OF MOISTURE) X DIMENSION EQUAL TO 'Y' Y. DIMENSION EQUAL TO 'X'
 - J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



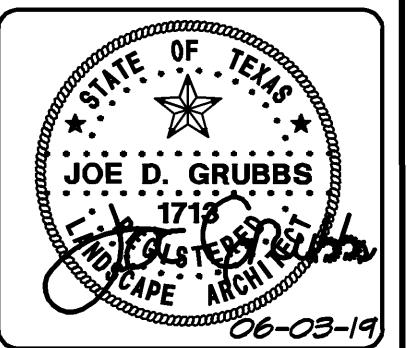
Revisions:

#	Date:

Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
 Drawn By:
 JDG
 Date
 06-03-2019

Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS1
 of TS3 Sheets



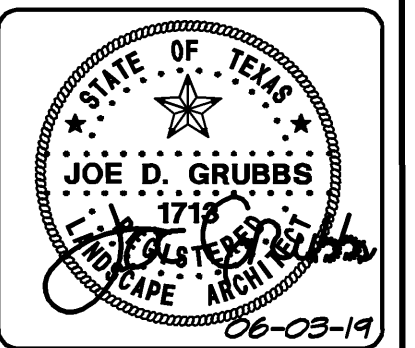
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Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
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 JDG
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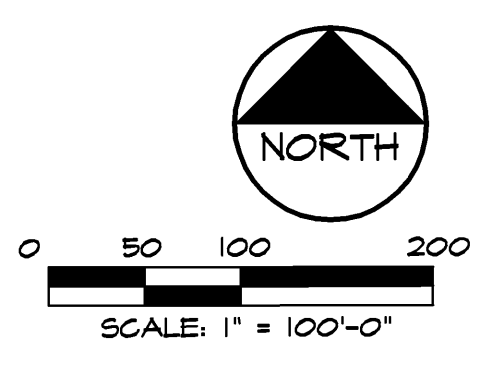
Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS2
 of TS3 Sheets



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1501	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1502	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1503	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1504	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1505	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1506	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1507	AMERICAN ELM	18 M.T.	GOOD	REMOVED	100%	18.0	
1508	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1509	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1510	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1511	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1512	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1513	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1514	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1515	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1516	HACKBERRY	15	POOR	REMOVED	0%	0	SLIT TRUNK
1517	HACKBERRY	12	POOR	REMOVED	0%	0	MAJOR DAMAGE
1518	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1519	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1520	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1521	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1522	HACKBERRY	16	GOOD	REMOVED	50%	8.0	
1523	HACKBERRY	17 M.T.	GOOD	PRESERVED	0%	0	
1524	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1525	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1526	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1527	HACKBERRY	26	GOOD	REMOVED	50%	13.0	
1528	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1529	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1530	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1531	HACKBERRY	24 M.T.	GOOD	PRESERVED	0%	0	
1532	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1533	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1534	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1535	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1536	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1537	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1538	CEDAR ELM	14	GOOD	PRESERVED	0%	0	
1539	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1540	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1541	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1542	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1543	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1544	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1545	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1546	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1547	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1548	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1549	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1550	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1551	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1552	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1553	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1554	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1555	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1556	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1557	AMERICAN ELM	22 M.T.	GOOD	REMOVED	100%	22.0	
1558	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1559	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1560	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1561	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1562	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1563	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
TOTAL COLUMN MITIGATION REQUIRED						357	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1564	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1565	HAWTHORN	8 M.T.	GOOD	REMOVED	100%	8.0	
1566	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1567	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1568	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1569	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1570	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1571	CEDAR ELM	11	GOOD	PRESERVED	0%	0	
1572	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1573	HAWTHORN	5	GOOD	PRESERVED	0%	0	
1574	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1575	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1576	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1577	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1578	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1579	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1580	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1581	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1582	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1583	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1584	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1585	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1586	HACKBERRY	15 M.T.	POOR	PRESERVED	0%	0	1/2 TOP GONE
1587	HACKBERRY	17	GOOD	PRESERVED	0%	0	
1588	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1589	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1590	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1591	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1592	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1593	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1594	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1595	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1596	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1597	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1598	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1599	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1600	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1601	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1602	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1603	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1604	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1605	HACKBERRY	22 M.T.	POOR	REMOVED	0%	0	MAJOR DAMAGE
1606	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1607	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1608	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1609	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1610	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1611	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1612	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1613	HACKBERRY	11	POOR	REMOVED	0%	0	MAJOR DAMAGE
1614	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1615	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1616	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1617	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1618	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1619	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1620	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1621	HACKBERRY	11	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1622	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1623	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1624	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1625	HACKBERRY	13	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1626	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						129.5	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1627	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1628	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1629	HACKBERRY	18	GOOD	PRESERVED	0%	0	
1630	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1631	HACKBERRY	21 M.T.	GOOD	PRESERVED	0%	0	
1632	HACKBERRY	23 M.T.	GOOD	PRESERVED	0%	0	
1633	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1634	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1635	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1636	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1637	HACKBERRY	19 M.T.	GOOD	PRESERVED	0%	0	
1638	HACKBERRY	18	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1639	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1640	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1641	HACKBERRY	20	GOOD	REMOVED	50%	10.0	
1642	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1643	HACKBERRY	22	GOOD	PRESERVED	0%	0	
1644	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1645	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1646	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1647	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1648	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1649	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1650	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1651	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1652	HACKBERRY	15	POOR	REMOVED	0%	0	TOP GONE
1653	HACKBERRY	23	GOOD	REMOVED	50%	11.5	
1654	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1655	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1656	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1657	HACKBERRY	21	GOOD	REMOVED	50%	10.5	
1658	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1659	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1660	HACKBERRY	18	POOR	PRESERVED	0%	0	SLIT TRUNK
1661	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1662	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1663	HACKBERRY	20	GOOD	PRESERVED	0%	0	
1664	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1665	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1666	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1667	HACKBERRY	26 M.T.	POOR	REMOVED	0%	0	TRUNK DAMAGE
1668	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1669	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1670	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1671	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1672	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1673	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1674	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1675	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1676	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1677	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1678	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1679	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1680	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1681	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1682	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1683	HACKBERRY	11	POOR	REMOVED	0%	0	TRUNK DAMAGE
1684	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1685	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1686	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1687	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1688	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						281.5	
TOTAL MITIGATION INCHES REQUIRED						768.0	

Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION

Job No.
19115

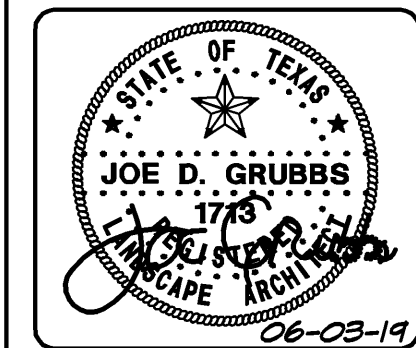
Scale
N.T.S.

Drawn By:
JDS

Date
06-03-2019

Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Number:
TS3
of TS3 Sheets



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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: **East of Dowell Road and 2700' south of Hwy. 276**

SUBDIVISION: **Emerson Farms** LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: **145.102** PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: **108**

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]

<input type="checkbox"/> OWNER	Harlan Properties, Inc.	<input type="checkbox"/> APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Suresh Shridharani	CONTACT PERSON	Chase Finch
ADDRESS	2404 Texas Drive, Ste. 103	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Irving, Texas 75062	CITY, STATE & ZIP	Allen, Tx 75013
PHONE	972-659-0655 ext. 110	PHONE	972-396-1200
E-MAIL	sureshns@aol.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SURESH SHRIDHARANI** [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

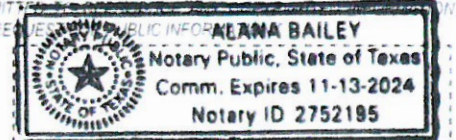
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3-17-22 DAY OF 20 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (IE, "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE THIS INFORMATION 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 17th DAY OF March, 2022

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Suresh Shridharani
Keana Bailey



MY COMMISSION EXPIRES

0 500 1,000 2,000 3,000 4,000 Feet

Case Location Map = 
MIS2022-006
Tree Mitigation Plan for Emerson Farms



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.





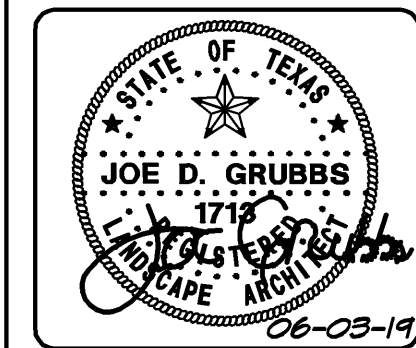
Revisions:

#	Date:

Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
 Drawn By:
 JDG
 Date
 06-03-2019

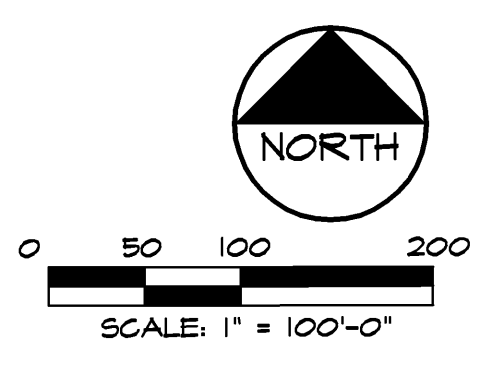
Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS1
 of TS3 Sheets





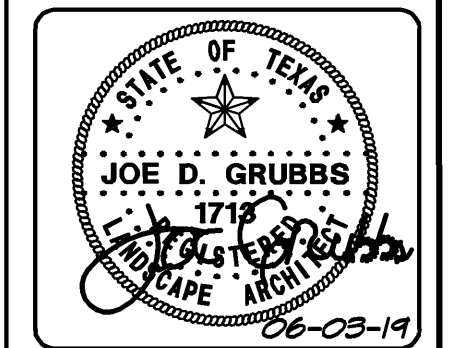
Matchline See Sheet TS1

#	Revisions:	Date:

Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
 Drawn By:
 JDG
 Date
 06-03-2019

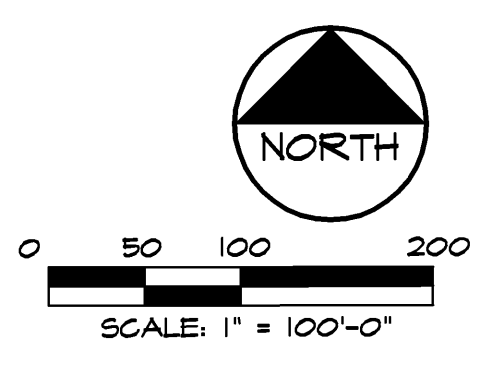
Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS2
 of TS3 Sheets



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1501	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1502	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1503	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1504	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1505	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1506	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1507	AMERICAN ELM	18 M.T.	GOOD	REMOVED	100%	18.0	
1508	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1509	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1510	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1511	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1512	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1513	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1514	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1515	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1516	HACKBERRY	15	POOR	REMOVED	0%	0	SLIT TRUNK
1517	HACKBERRY	12	POOR	REMOVED	0%	0	MAJOR DAMAGE
1518	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1519	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1520	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1521	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1522	HACKBERRY	16	GOOD	REMOVED	50%	8.0	
1523	HACKBERRY	17 M.T.	GOOD	PRESERVED	0%	0	
1524	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1525	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1526	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1527	HACKBERRY	26	GOOD	REMOVED	50%	13.0	
1528	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1529	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1530	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1531	HACKBERRY	24 M.T.	GOOD	PRESERVED	0%	0	
1532	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1533	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1534	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1535	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1536	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1537	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1538	CEDAR ELM	14	GOOD	PRESERVED	0%	0	
1539	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1540	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1541	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1542	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1543	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1544	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1545	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1546	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1547	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1548	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1549	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1550	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1551	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1552	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1553	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1554	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1555	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1556	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1557	AMERICAN ELM	22 M.T.	GOOD	REMOVED	100%	22.0	
1558	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1559	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1560	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1561	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1562	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1563	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
TOTAL COLUMN MITIGATION REQUIRED						357	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1564	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1565	HAWTHORN	8 M.T.	GOOD	REMOVED	100%	8.0	
1566	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1567	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1568	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1569	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1570	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1571	CEDAR ELM	11	GOOD	PRESERVED	0%	0	
1572	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1573	HAWTHORN	5	GOOD	PRESERVED	0%	0	
1574	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1575	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1576	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1577	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1578	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1579	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1580	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1581	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1582	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1583	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1584	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1585	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1586	HACKBERRY	15 M.T.	POOR	PRESERVED	0%	0	1/2 TOP GONE
1587	HACKBERRY	17	GOOD	PRESERVED	0%	0	
1588	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1589	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1590	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1591	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1592	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1593	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1594	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1595	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1596	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1597	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1598	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1599	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1600	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1601	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1602	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1603	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1604	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1605	HACKBERRY	22 M.T.	POOR	REMOVED	0%	0	MAJOR DAMAGE
1606	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1607	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1608	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1609	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1610	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1611	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1612	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1613	HACKBERRY	11	POOR	REMOVED	0%	0	MAJOR DAMAGE
1614	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1615	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1616	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1617	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1618	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1619	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1620	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1621	HACKBERRY	11	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1622	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1623	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1624	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1625	HACKBERRY	13	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1626	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						129.5	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1627	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1628	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1629	HACKBERRY	18	GOOD	PRESERVED	0%	0	
1630	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1631	HACKBERRY	21 M.T.	GOOD	PRESERVED	0%	0	
1632	HACKBERRY	23 M.T.	GOOD	PRESERVED	0%	0	
1633	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1634	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1635	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1636	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1637	HACKBERRY	19 M.T.	GOOD	PRESERVED	0%	0	
1638	HACKBERRY	18	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1639	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1640	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1641	HACKBERRY	20	GOOD	REMOVED	50%	10.0	
1642	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1643	HACKBERRY	22	GOOD	PRESERVED	0%	0	
1644	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1645	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1646	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1647	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1648	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1649	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1650	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1651	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1652	HACKBERRY	15	POOR	REMOVED	0%	0	TOP GONE
1653	HACKBERRY	23	GOOD	REMOVED	50%	11.5	
1654	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1655	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1656	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1657	HACKBERRY	21	GOOD	REMOVED	50%	10.5	
1658	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1659	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1660	HACKBERRY	18	POOR	PRESERVED	0%	0	SLIT TRUNK
1661	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1662	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1663	HACKBERRY	20	GOOD	PRESERVED	0%	0	
1664	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1665	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1666	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1667	HACKBERRY	26 M.T.	POOR	REMOVED	0%	0	TRUNK DAMAGE
1668	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1669	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1670	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1671	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1672	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1673	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1674	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1675	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1676	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1677	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1678	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1679	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1680	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1681	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1682	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1683	HACKBERRY	11	POOR	REMOVED	0%	0	TRUNK DAMAGE
1684	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1685	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1686	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1687	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1688	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						281.5	
TOTAL MITIGATION INCHES REQUIRED						768.0	

Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION

Job No.
19115

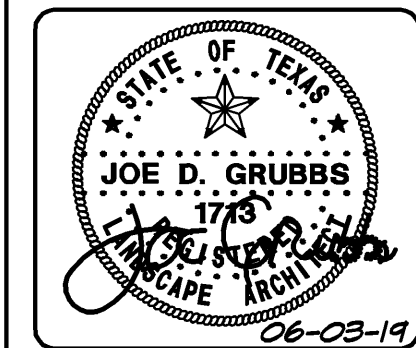
Scale
N.T.S.

Drawn By:
JDS

Date
06-03-2019

Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Number:
TS3
of TS3 Sheets

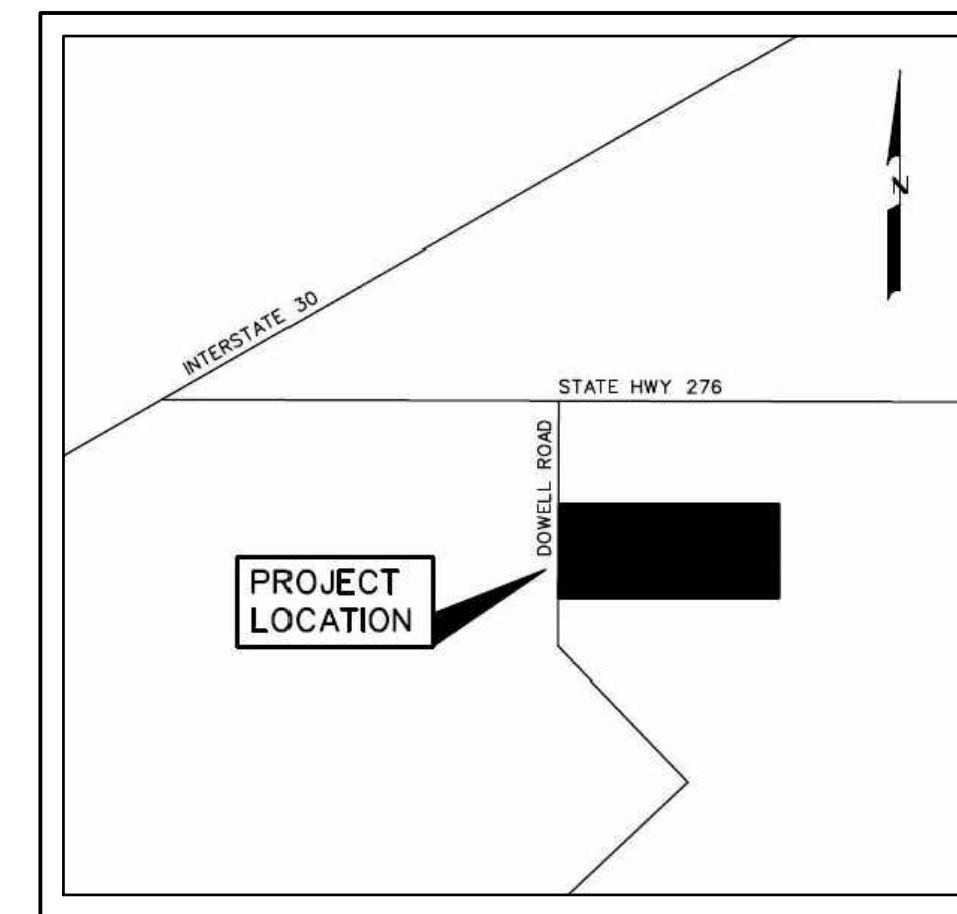
GENERAL CONSTRUCTION NOTES

- IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF ROCKWALL. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY OF ROCKWALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF ROCKWALL.
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF ROCKWALL. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
- ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF ROCKWALL WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
- THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE CITY OF ROCKWALL USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY OF ROCKWALL. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY OF ROCKWALL, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Emerson Farms~
 City of Rockwall
 Rockwall County, Texas



LOCATION MAP
NOT TO SCALE

SHEET INDEX

L1-L4	LANDSCAPE PLANS
L5	LANDSCAPE DETAILS

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
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- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
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- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

OWNER / DEVELOPER: HARLAN PROPERTIES, INC
 2404 TEXAS DRIVE
 ST. 103
 IRVING, TEXAS 75062

CIVIL ENGINEER: CORWIN ENGINEERING, INC
 200 W. BELMONT DRIVE
 ALLEN, TEXAS 75013
 PH. (972) 396-1200
 CONTACT: WARREN CORWIN, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
 386 WEST MAIN STREET
 LEWISVILLE, TEXAS 75057
 PH. (469) 635-1900
 CONTACT: LEONARD REEVES, ASLA, LI

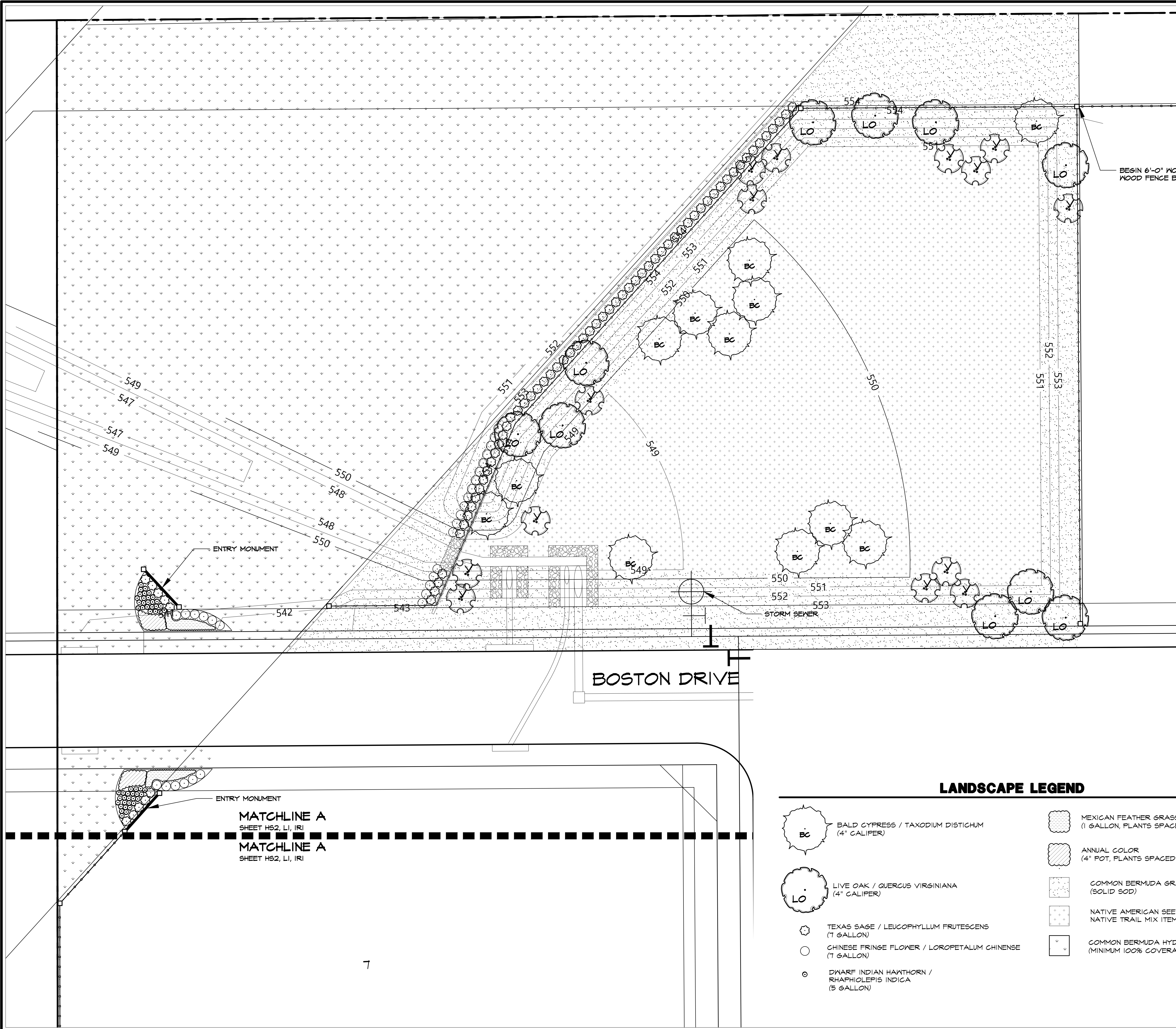
Submission May 8, 2020



Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643

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Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 27,763 sqft./750= 37 Required plantings
 Provided:
 Total: 72 Texas Sage
 18 Loropetalum
 90

BEGIN 6'-0" WOOD FENCE
 WOOD FENCE BY BUILDER

STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900
 TBAE Firm #BR643

Signature: *Demetrius W. News*
 May 8, 2020

NORTH

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING
 Landscape Plans
 Emerson Farms
 City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1 Revised Per Owner Comments	LWR	9-4-2019

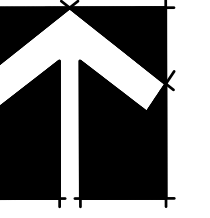
PROJECT
HAR002
 SHEET
L1 of 5

LANDSCAPE LEGEND

- BALD CYPRESS / TAXODIUM DISTICHUM (4" GALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (4" GALIPER)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
- CHINESE FRINGE FLOWER / LOROPETALUM CHINENSE (7 GALLON)
- DWARF INDIAN HAWTHORN / RHAPHIOLEPIS INDICA (5 GALLON)
- MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 12" O.C.)
- ANNUAL COLOR (4" POT, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA GRASS (SOLID SOD)
- NATIVE AMERICAN SEEN NATIVE TRAIL MIX ITEM NUMBER #1811
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE @ 70% DENSITY)



Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"

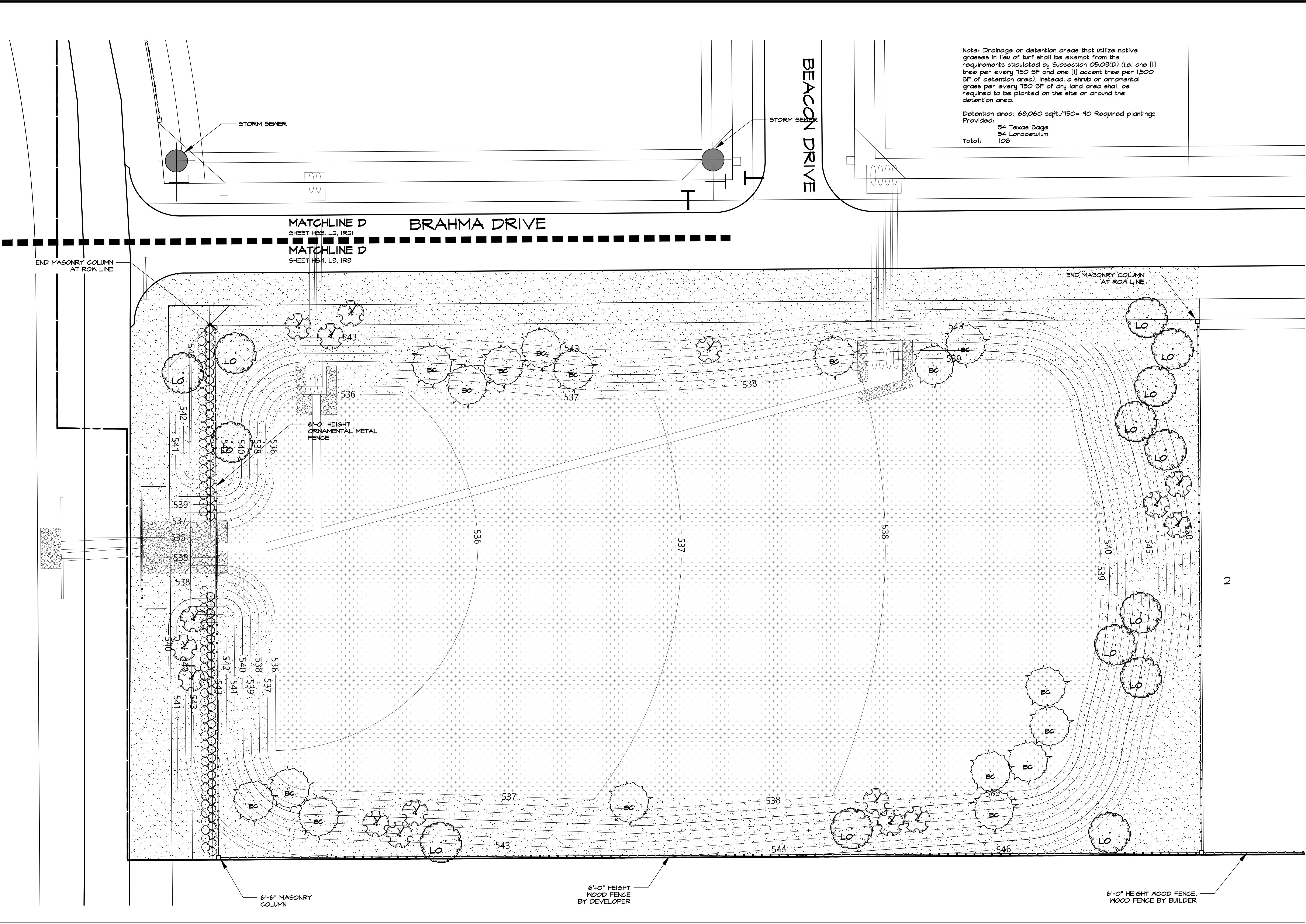
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One Inch

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Detention area: 68,060 sqft./750 = 90 Required plantings
Provided:
54 Texas Sage
54 Loropetulum
108
Total:

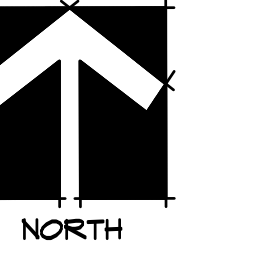
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LANDSCAPE AND SCREENING	
Landscape Plans	
Emerson Farms	
City of Rockwall, Rockwall County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
#		
0		

PROJECT
HAR002
SHEET
L2 of 5



1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING
Landscape Plans
Emerson Farms
City of Rockwall, Rockwall County, Texas

BY	DATE
LWR	9-4-2019

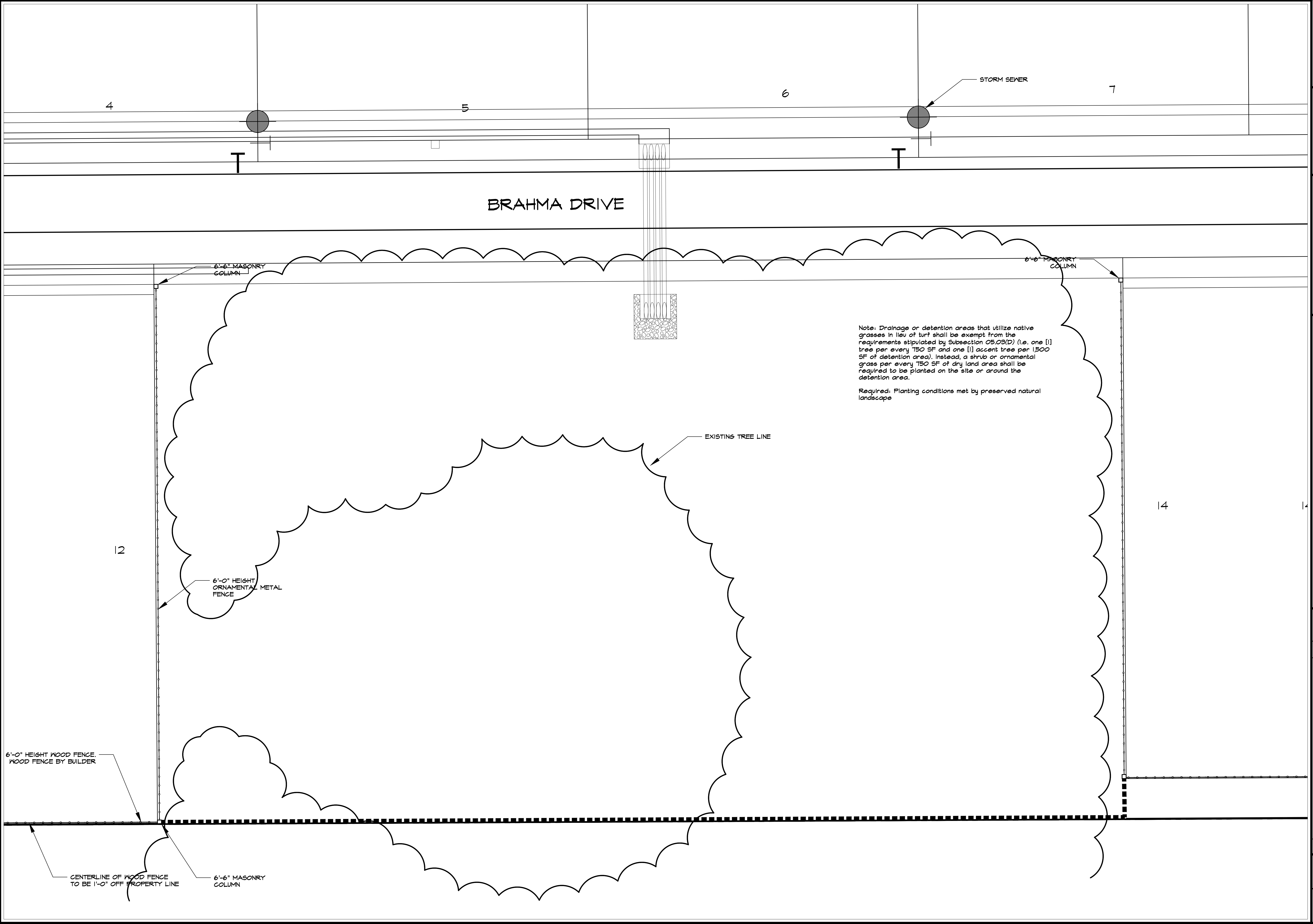
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1	Revised Per Owner Comments

PROJECT
HAR002

SHEET
L3 of 5

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Required: Planting conditions met by preserved natural landscape

BRAHMA DRIVE

6'-6" MASONRY COLUMN

6'-6" MASONRY COLUMN

6'-0" HEIGHT ORNAMENTAL METAL FENCE

EXISTING TREE LINE

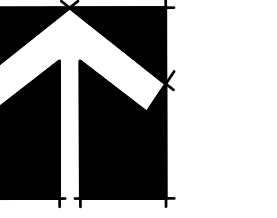
6'-0" HEIGHT WOOD FENCE, WOOD FENCE BY BUILDER

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

6'-6" MASONRY COLUMN



Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Emerson Farms

City of Rockwall, Rockwall County, Texas

BY	DATE
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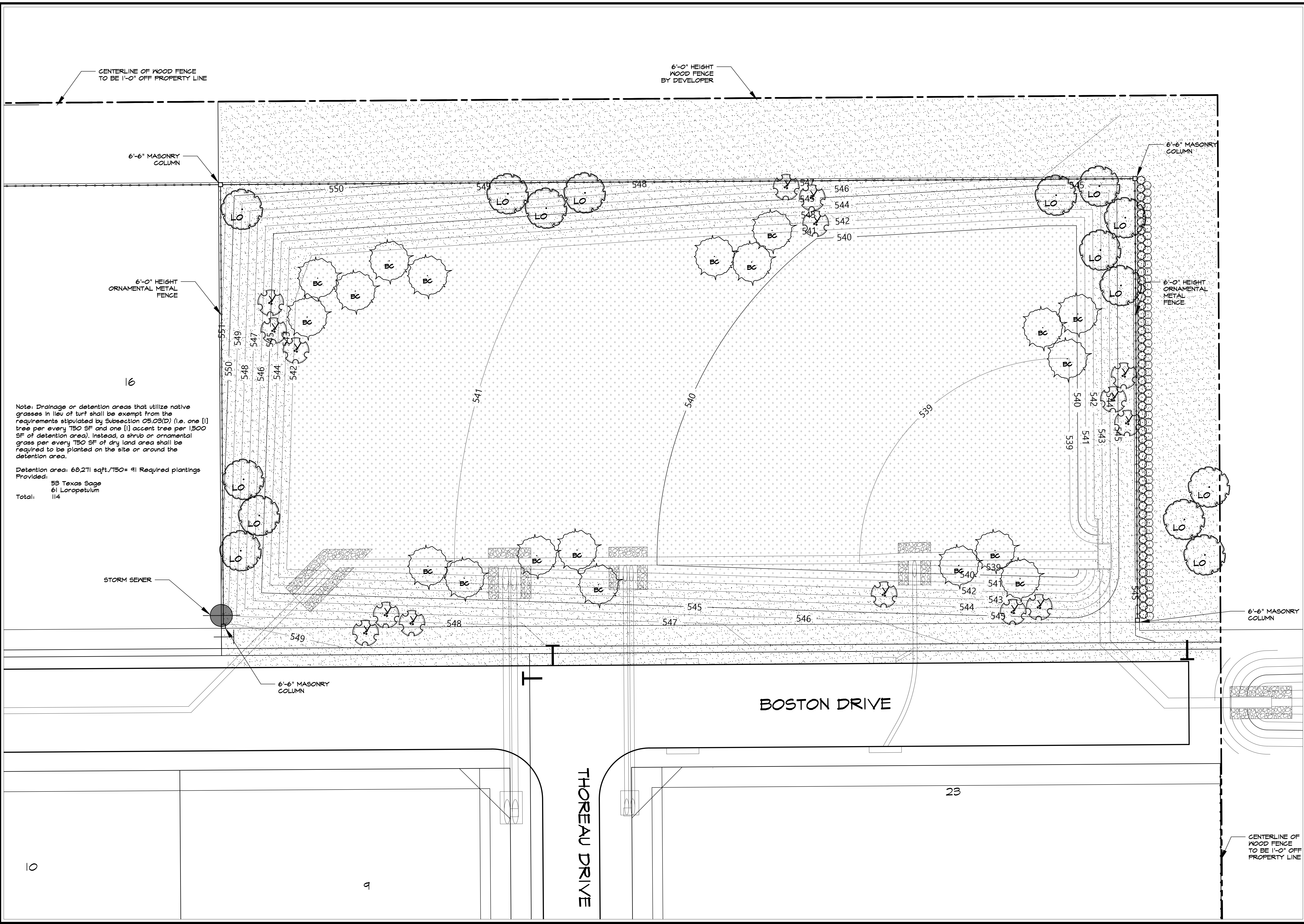
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PROJECT
HAR002

SHEET
L4 of 5

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CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

6'-0" HEIGHT WOOD FENCE BY DEVELOPER

6'-6" MASONRY COLUMN

6'-6" MASONRY COLUMN

6'-0" HEIGHT ORNAMENTAL METAL FENCE

6'-0" HEIGHT ORNAMENTAL METAL FENCE

STORM SEWER

6'-6" MASONRY COLUMN

6'-6" MASONRY COLUMN

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

BOSTON DRIVE

THOREAU DRIVE

16

23

10

9

Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one (1) tree per every 750 SF and one (1) accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 69,271 sqft./750= 91 Required plantings Provided:
53 Texas Sage
61 Loropetalum
Total: 114

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- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	43	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
V	CHASTE TREE / VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	43	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 3 CANE MINIMUM, NURSERY GROWN,
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	141	FULL PLANTS
	CHINESE FRINGE FLOWER / LOROPETALUM CHINENSE	7 GALLON	AS SHOWN	145	FULL PLANTS
	DWARF INDIAN HAWTHORN / RAPHIOLEPIS INDICA	7 GALLON	AS SHOWN	94	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUSSIMA	1 GALLON	12" O.C.	184	FULL PLANTS
	ANNUAL COLOR - TBD	4" FLATS	12" O.C.	150	FULL PLANTS



Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
469-655-1900

TBAE Firm #BR643



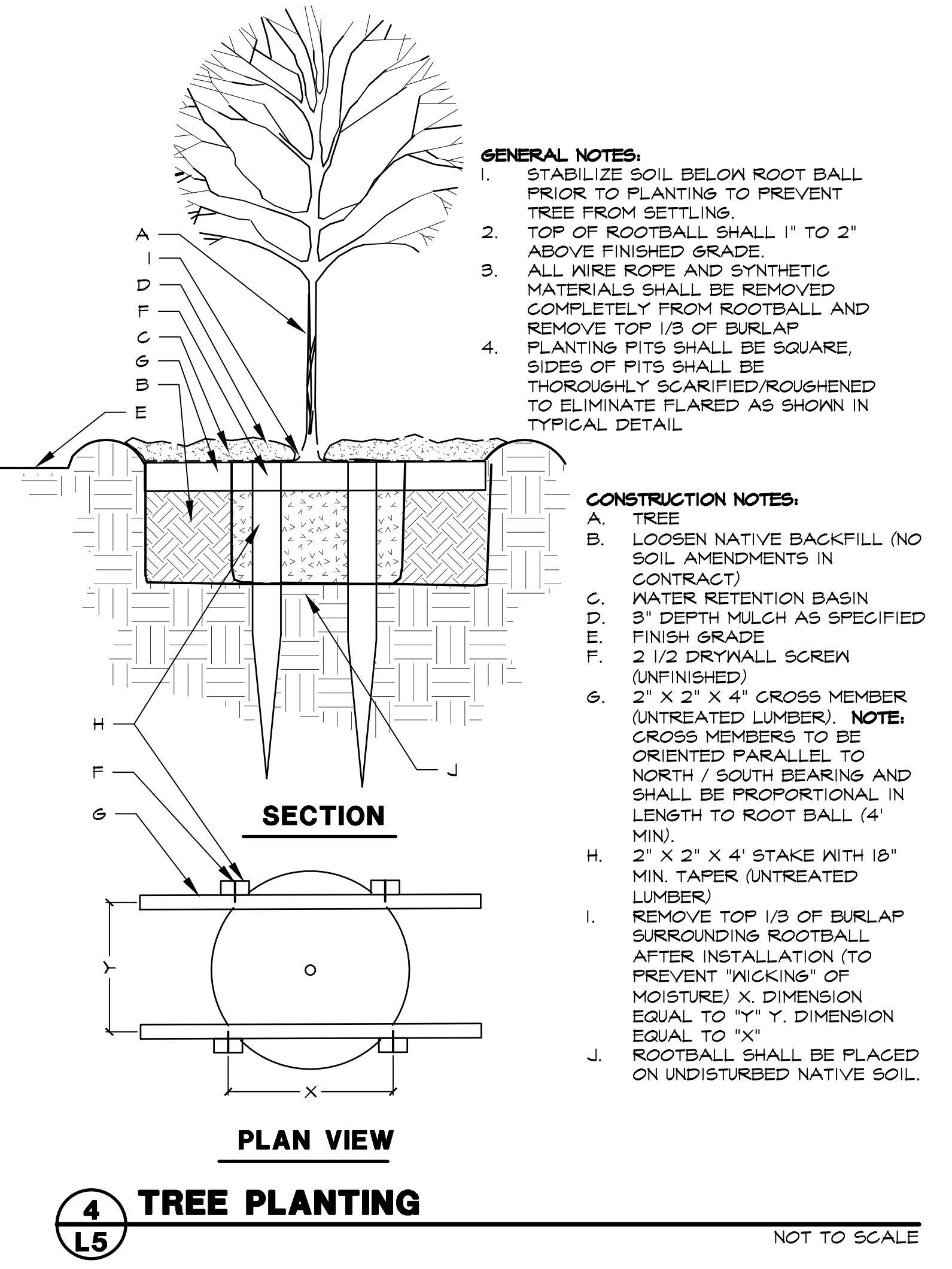
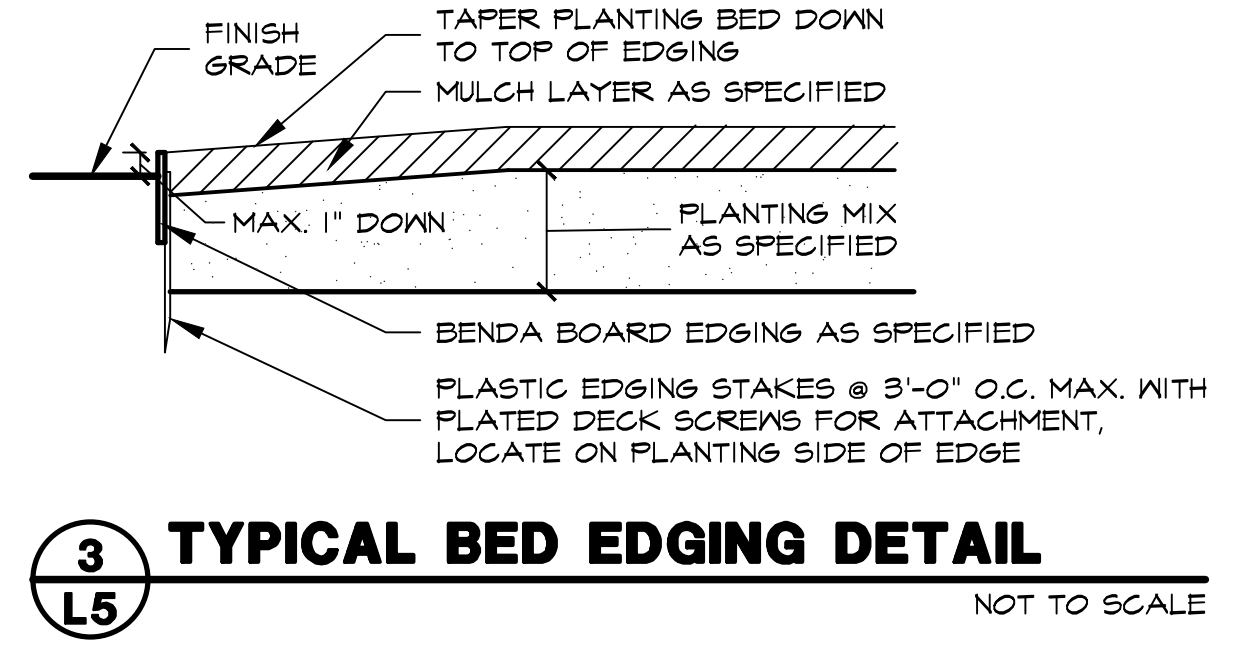
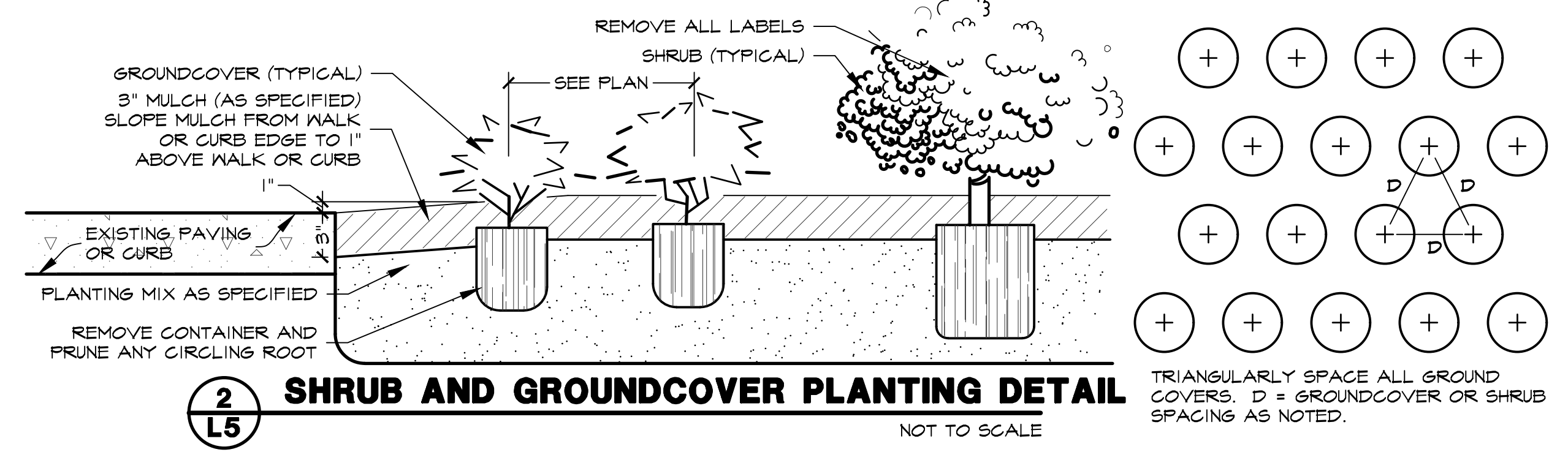
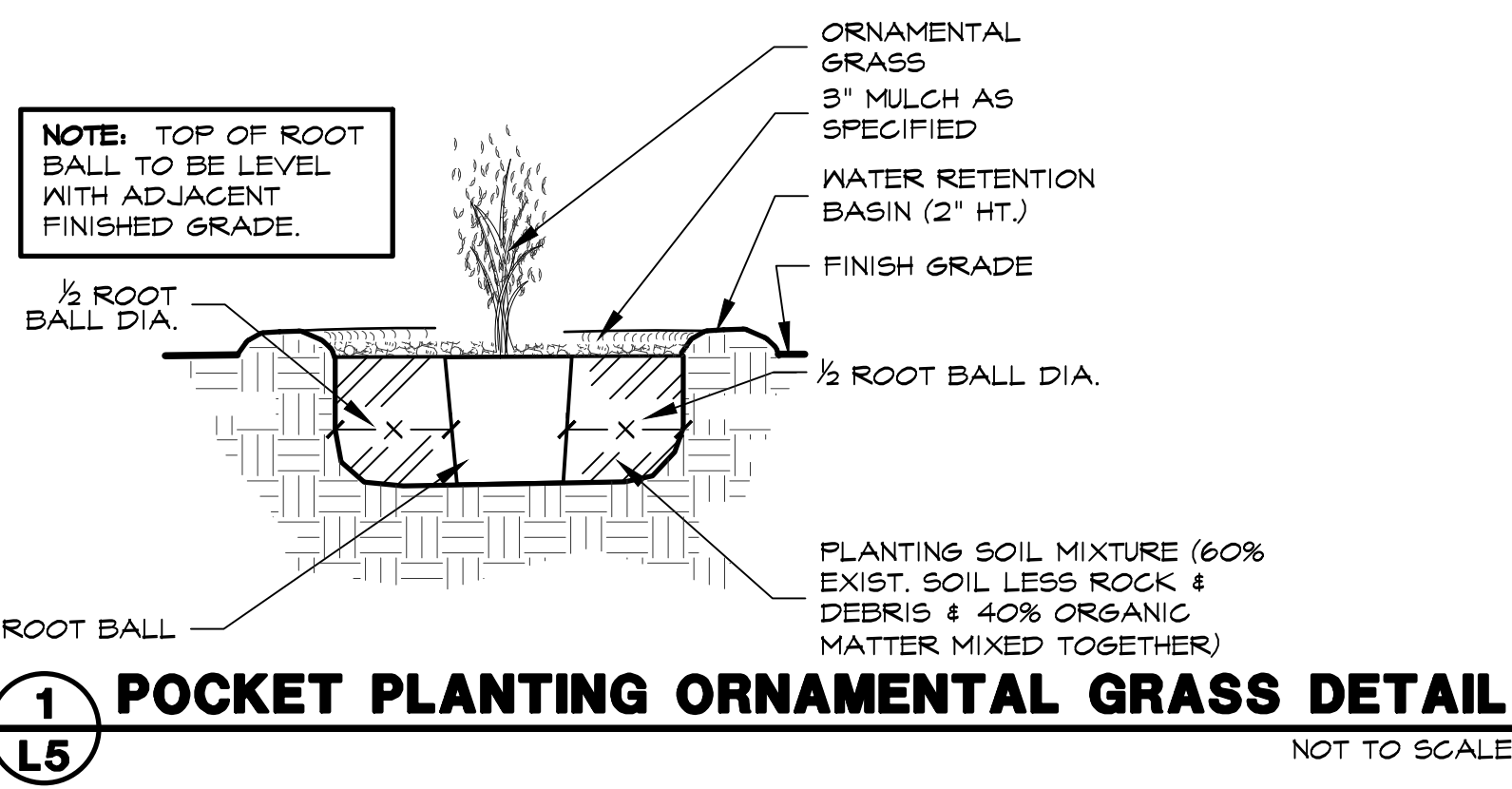
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING
Landscape Details
Emerson Farms
City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	LMR	9-4-2019

PROJECT
HAR002
SHEET
L5 of 5

Plotted by: ##### Plot Date: 9/22/2021 3:11 PM
Drawing: W:\Shared With Me\shared\Projects\HAR002 - Emerson\DWG\HAR002-L5.dwg Saved By: Station13 Save Time: 9/22/2021 3:08 PM



- GENERAL NOTES:**
- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 - ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 - PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

- CONSTRUCTION NOTES:**
- A. TREE
 - LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - WATER RETENTION BASIN
 - 3" DEPTH MULCH AS SPECIFIED
 - FINISH GRADE
 - 1/2 DRYWALL SCREW
 - 2" x 2" x 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - 2" x 2" x 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
 - REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
 - ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Angelica Gamez
DATE: March 29, 2022
SUBJECT: MIS2022-006; *Treescape Plan for Emerson Farms*

The applicant, Chase Finch of Corwin Engineering, Inc., is requesting the approval of a *Treescape Plan*. The subject property is located on a 145.02-acre tract of land (*i.e. Tracts 1 of the J. Lockhart Survey, Abstract No. 137 and Tract 1 of the J.H. Robenett Survey, Abstract No. 182*), which is generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276. The property is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses.

Planned Development District 76 (PD-76) was approved by City Council on November 17, 2014 [Case No. Z2014-030] and allows the development of 107 single-family residential lots. Under this Planned Development District ordinance, each lot is required to plant two (2), three (3) inch caliper trees with an additional two (2), three (3) inch caliper trees being required for all corner lots. In addition, the applicant is required to provide trees within the detention areas of the development. These additional trees were depicted on the PD site plan, which was approved by the Planning and Zoning Commission on August 27, 2019 [Case No. SP2019-034]. On March 18, 2022, the applicant submitted a request for a *Treescape Plan* for the development. The *Treescape Plan* indicates that there is a total of 2,658 inches (*i.e. 187 trees*) of trees within the development. The applicant is proposing to remove a total of 768 inches (*i.e. 97 trees*), which are primarily secondary protected trees (*i.e. Hackberry trees*). Based on this plan the total tree mitigation balance after tree removal would be 768 caliper inches. As stated above the applicant is proposing to mitigate for the removed trees by planting two (2), three (3) inch caliper trees per lot with an additional two (2), three (3) inch caliper trees being required on corner lots. This equates to 756-caliper inches being provided on the residential lots (*i.e. 88 lots with two [2], three [3] inch caliper trees and 19 lots with four [4], three [3] inch caliper trees*). In addition, the approved site plan (Case No. SP2019-034) shows that 49, three (3) inch caliper trees or 147 caliper inches of tree will be planted within the detention ponds. The total number of caliper inches of tree to be planted within the lots and the detention area (*i.e. 903 caliper inches of trees*) will exceed the mitigation balance of 756-caliper inches and the tree mitigation is considered to be satisfied.

The Planning and Zoning Commission is charged with approving, approving with conditions, or denying the proposed *Treescape Plan*. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on March 29, 2022.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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: **East of Dowell Road and 2700' south of Hwy. 276**

SUBDIVISION: **Emerson Farms** LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: **145.102** PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: **108**

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]

<input type="checkbox"/> OWNER	Harlan Properties, Inc.	<input type="checkbox"/> APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Suresh Shridharani	CONTACT PERSON	Chase Finch
ADDRESS	2404 Texas Drive, Ste. 103	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Irving, Texas 75062	CITY, STATE & ZIP	Allen, Tx 75013
PHONE	972-659-0655 ext. 110	PHONE	972-396-1200
E-MAIL	sureshns@aol.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SURESH SHRIDHARANI** [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

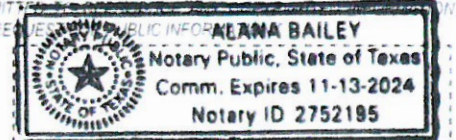
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3-17-22 DAY OF 20 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (IE, "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE THIS INFORMATION 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 17th DAY OF March, 2022

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Suresh Shridharani
Keana Bailey



MY COMMISSION EXPIRES

0 500 1,000 2,000 3,000 4,000 Feet

Case Location Map = 
MIS2022-006
Tree Mitigation Plan for Emerson Farms

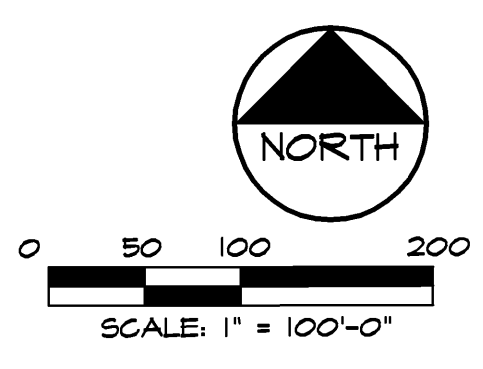


City of Rockwall

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.





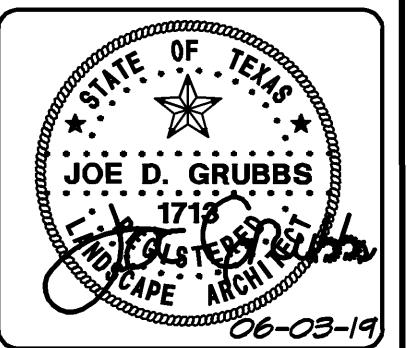
Revisions:

#	Date:

Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
 Drawn By:
 JDG
 Date
 06-03-2019

Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS1
 of TS3 Sheets



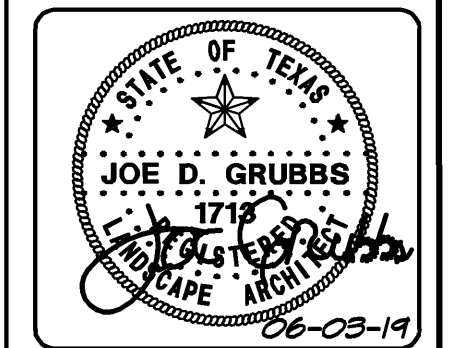
Matchline See Sheet TS1

#	Revisions:	Date:

Issued For:
CONSTRUCTION
 Job No.
 19115
 Scale
 1" = 100'-0"
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 06-03-2019

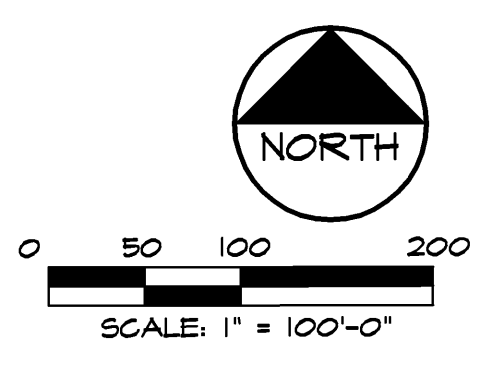
Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
TS2
 of TS3 Sheets



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1501	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1502	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1503	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1504	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1505	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1506	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1507	AMERICAN ELM	18 M.T.	GOOD	REMOVED	100%	18.0	
1508	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1509	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1510	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1511	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1512	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1513	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1514	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1515	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1516	HACKBERRY	15	POOR	REMOVED	0%	0	SLIT TRUNK
1517	HACKBERRY	12	POOR	REMOVED	0%	0	MAJOR DAMAGE
1518	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1519	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1520	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1521	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1522	HACKBERRY	16	GOOD	REMOVED	50%	8.0	
1523	HACKBERRY	17 M.T.	GOOD	PRESERVED	0%	0	
1524	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1525	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1526	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1527	HACKBERRY	26	GOOD	REMOVED	50%	13.0	
1528	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1529	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1530	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1531	HACKBERRY	24 M.T.	GOOD	PRESERVED	0%	0	
1532	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1533	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1534	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1535	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1536	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1537	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1538	CEDAR ELM	14	GOOD	PRESERVED	0%	0	
1539	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1540	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1541	HACKBERRY	18 M.T.	GOOD	REMOVED	50%	9.0	
1542	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1543	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1544	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1545	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1546	HACKBERRY	19 M.T.	GOOD	REMOVED	50%	9.5	
1547	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1548	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1549	HACKBERRY	16 M.T.	GOOD	PRESERVED	0%	0	
1550	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1551	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1552	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1553	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1554	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1555	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1556	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1557	AMERICAN ELM	22 M.T.	GOOD	REMOVED	100%	22.0	
1558	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1559	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1560	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1561	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1562	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1563	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
TOTAL COLUMN MITIGATION REQUIRED						357	

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1564	HACKBERRY	23 M.T.	GOOD	REMOVED	50%	11.5	
1565	HAWTHORN	8 M.T.	GOOD	REMOVED	100%	8.0	
1566	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1567	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1568	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1569	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1570	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1571	CEDAR ELM	11	GOOD	PRESERVED	0%	0	
1572	HACKBERRY	12 M.T.	GOOD	PRESERVED	0%	0	
1573	HAWTHORN	5	GOOD	PRESERVED	0%	0	
1574	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1575	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1576	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1577	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1578	HACKBERRY	14 M.T.	GOOD	REMOVED	50%	7.0	
1579	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1580	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1581	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1582	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1583	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
1584	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1585	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1586	HACKBERRY	15 M.T.	POOR	PRESERVED	0%	0	1/2 TOP GONE
1587	HACKBERRY	17	GOOD	PRESERVED	0%	0	
1588	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1589	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1590	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1591	HAWTHORN	6	GOOD	PRESERVED	0%	0	
1592	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1593	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1594	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1595	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1596	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1597	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1598	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1599	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1600	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1601	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1602	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1603	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1604	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1605	HACKBERRY	22 M.T.	POOR	REMOVED	0%	0	MAJOR DAMAGE
1606	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1607	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1608	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1609	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1610	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1611	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1612	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1613	HACKBERRY	11	POOR	REMOVED	0%	0	MAJOR DAMAGE
1614	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1615	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1616	HACKBERRY	15	GOOD	PRESERVED	0%	0	
1617	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1618	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1619	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1620	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1621	HACKBERRY	11	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1622	HACKBERRY	15 M.T.	GOOD	PRESERVED	0%	0	
1623	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1624	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1625	HACKBERRY	13	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1626	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						129.5	

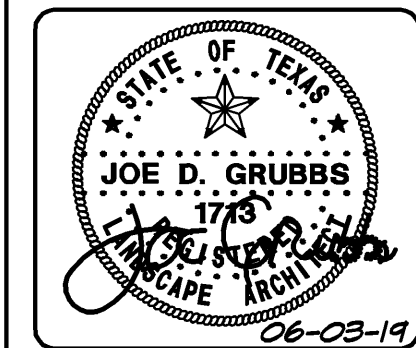
TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION PERCENTAGE	MITIGATION REQUIRED	NOTES
1627	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1628	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1629	HACKBERRY	18	GOOD	PRESERVED	0%	0	
1630	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1631	HACKBERRY	21 M.T.	GOOD	PRESERVED	0%	0	
1632	HACKBERRY	23 M.T.	GOOD	PRESERVED	0%	0	
1633	HACKBERRY	16 M.T.	GOOD	REMOVED	50%	8.0	
1634	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1635	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1636	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1637	HACKBERRY	19 M.T.	GOOD	PRESERVED	0%	0	
1638	HACKBERRY	18	POOR	PRESERVED	0%	0	TRUNK DAMAGE
1639	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1640	HACKBERRY	18	GOOD	REMOVED	50%	9.0	
1641	HACKBERRY	20	GOOD	REMOVED	50%	10.0	
1642	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1643	HACKBERRY	22	GOOD	PRESERVED	0%	0	
1644	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1645	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1646	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1647	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1648	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1649	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1650	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1651	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1652	HACKBERRY	15	POOR	REMOVED	0%	0	TOP GONE
1653	HACKBERRY	23	GOOD	REMOVED	50%	11.5	
1654	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1655	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1656	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1657	HACKBERRY	21	GOOD	REMOVED	50%	10.5	
1658	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1659	HACKBERRY	13	GOOD	PRESERVED	0%	0	
1660	HACKBERRY	18	POOR	PRESERVED	0%	0	SLIT TRUNK
1661	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1662	HACKBERRY	19	GOOD	PRESERVED	0%	0	
1663	HACKBERRY	20	GOOD	PRESERVED	0%	0	
1664	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1665	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1666	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1667	HACKBERRY	26 M.T.	POOR	REMOVED	0%	0	TRUNK DAMAGE
1668	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1669	HACKBERRY	16	GOOD	PRESERVED	0%	0	
1670	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1671	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1672	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1673	HACKBERRY	13	GOOD	REMOVED	50%	6.5	
1674	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1675	HACKBERRY	14	GOOD	PRESERVED	0%	0	
1676	HACKBERRY	14	GOOD	REMOVED	50%	7.0	
1677	HACKBERRY	17	GOOD	REMOVED	50%	8.5	
1678	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1679	HACKBERRY	12	POOR	REMOVED	0%	0	TRUNK DAMAGE
1680	HACKBERRY	15 M.T.	GOOD	REMOVED	50%	7.5	
1681	HACKBERRY	15	GOOD	REMOVED	50%	7.5	
1682	HACKBERRY	11	GOOD	REMOVED	50%	5.5	
1683	HACKBERRY	11	POOR	REMOVED	0%	0	TRUNK DAMAGE
1684	HACKBERRY	12	GOOD	REMOVED	50%	6.0	
1685	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1686	HACKBERRY	12	GOOD	PRESERVED	0%	0	
1687	HACKBERRY	11	GOOD	PRESERVED	0%	0	
1688	HACKBERRY	13 M.T.	GOOD	PRESERVED	0%	0	
TOTAL COLUMN MITIGATION REQUIRED						281.5	
TOTAL MITIGATION INCHES REQUIRED						768.0	

Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION
Job No.
19115
Scale
N.T.S.
Drawn By:
JDS
Date
06-03-2019

Emerson Tract

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Number:
TS3
of TS3 Sheets

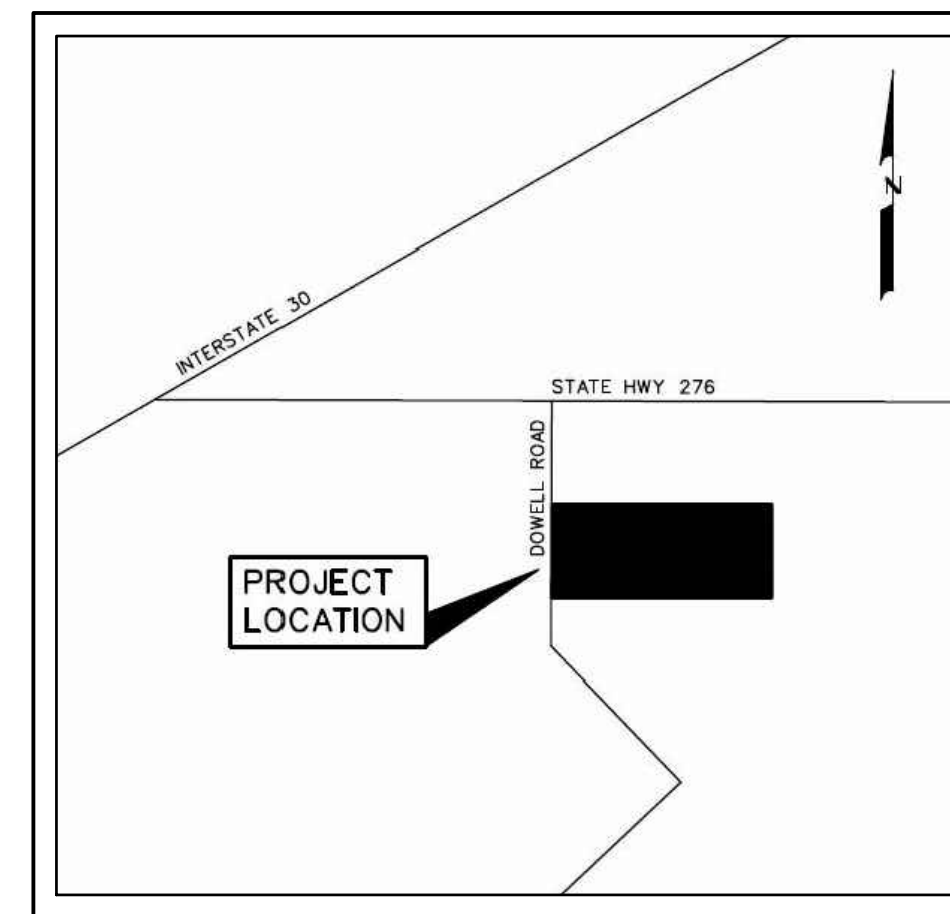
GENERAL CONSTRUCTION NOTES

- IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF ROCKWALL. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY OF ROCKWALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF ROCKWALL.
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF ROCKWALL. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
- ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF ROCKWALL WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
- THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE CITY OF ROCKWALL USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY OF ROCKWALL. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY OF ROCKWALL, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Emerson Farms~
 City of Rockwall
 Rockwall County, Texas



LOCATION MAP
 NOT TO SCALE

SHEET INDEX

L1-L4	LANDSCAPE PLANS
L5	LANDSCAPE DETAILS

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

OWNER / DEVELOPER: HARLAN PROPERTIES, INC
 2404 TEXAS DRIVE
 ST. 103
 IRVING, TEXAS 75062

CIVIL ENGINEER: CORWIN ENGINEERING, INC
 200 W. BELMONT DRIVE
 ALLEN, TEXAS 75013
 PH. (972) 396-1200
 CONTACT: WARREN CORWIN, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
 386 WEST MAIN STREET
 LEWISVILLE, TEXAS 75057
 PH. (469) 635-1900
 CONTACT: LEONARD REEVES, ASLA, LI

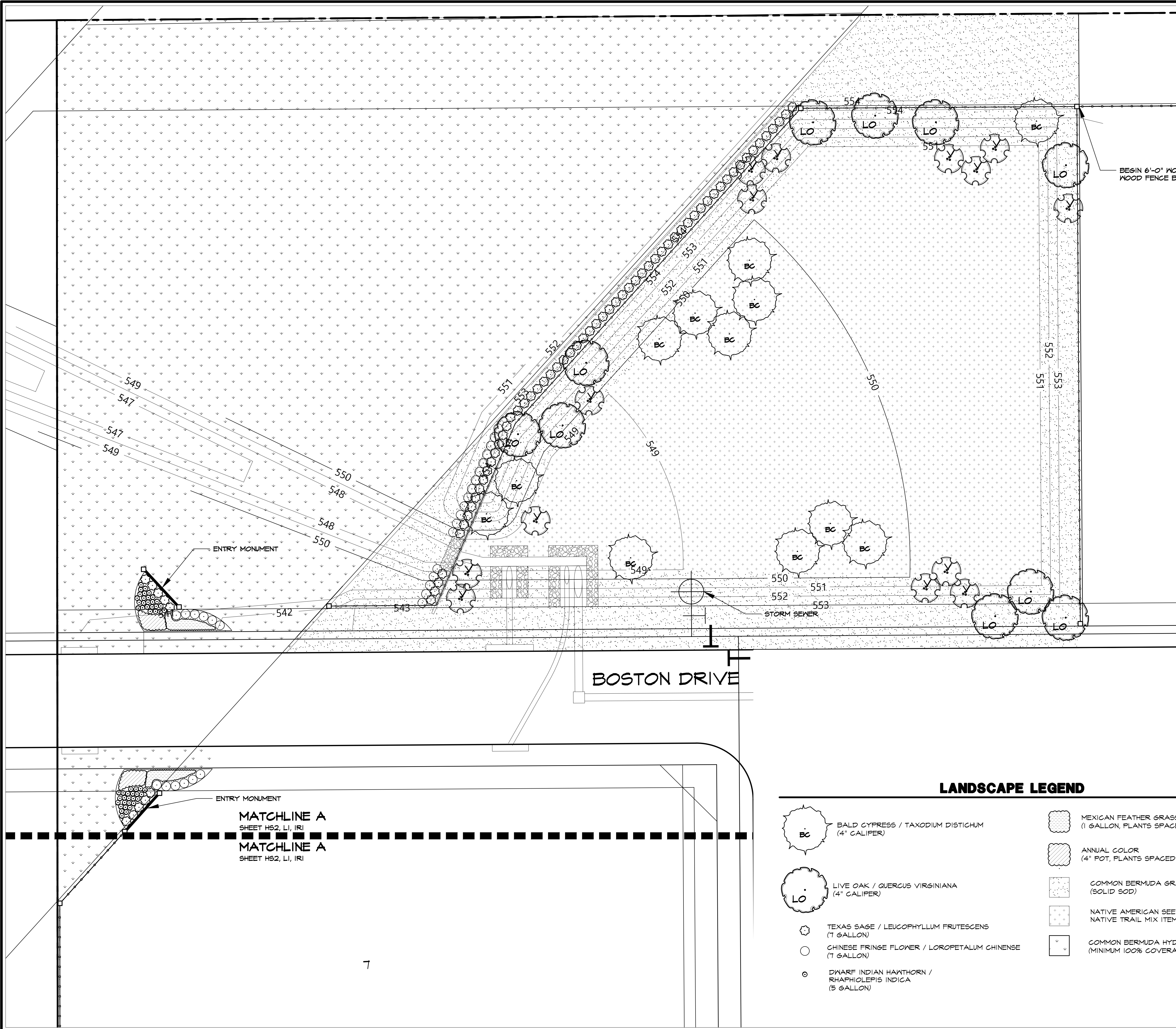
Submittal May 8, 2020



Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643

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Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 27,763 sqft./750= 37 Required plantings
 Provided:
 Total: 72 Texas Sage
 18 Loropetalum
 90

BEGIN 6'-0" WOOD FENCE
 WOOD FENCE BY BUILDER

STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900
 TBAE Firm #BR643

LANDSCAPE AND SCREENING
 Landscape Plans
 Emerson Farms
 City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1 Revised Per Owner Comments	LWR	9-4-2019

PROJECT
HAR002
 SHEET
L1 of 5

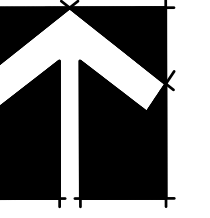
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 SHEET HS2, LI, IRI
MATCHLINE A
 SHEET HS2, LI, IRI

LANDSCAPE LEGEND

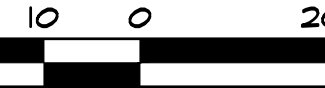
- BALD CYPRESS / TAXODIUM DISTICHUM (4" GALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (4" GALIPER)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
- CHINESE FRINGE FLOWER / LOROPETALUM CHINENSE (7 GALLON)
- DWARF INDIAN HAWTHORN / RHAPHIOLEPIS INDICA (5 GALLON)
- MEXICAN FEATHER GRASS / STIPA TENNUSSIMA (1 GALLON, PLANTS SPACED 12" O.C.)
- ANNUAL COLOR (4" POT, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA GRASS (SOLID SOD)
- NATIVE AMERICAN SEEN NATIVE TRAIL MIX ITEM NUMBER #1811
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE @ 70% DENSITY)



Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"

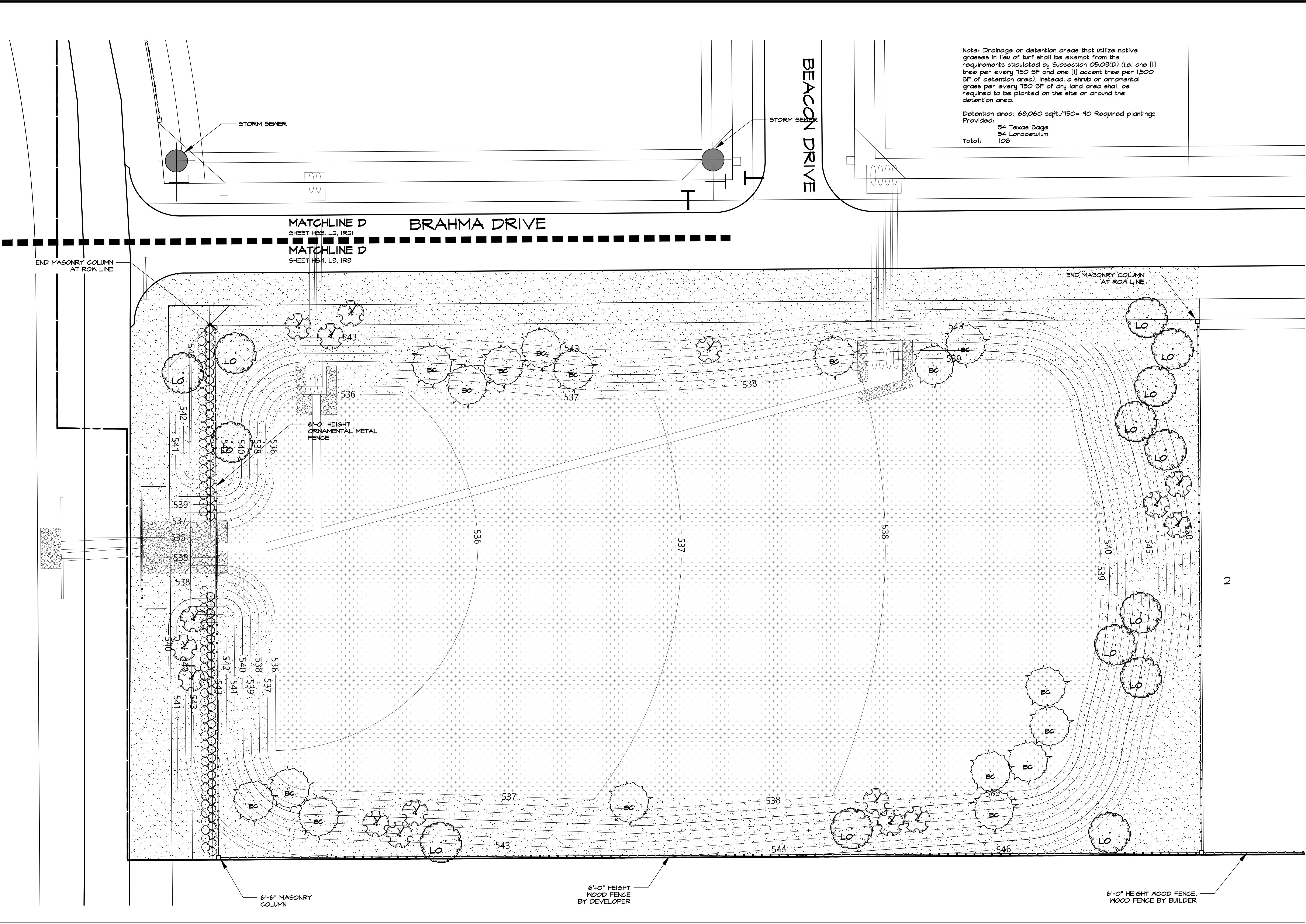
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One Inch

Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one (1) tree per every 750 SF and one (1) accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 68,060 sqft./750 = 90 Required plantings
Provided:
54 Texas Sage
54 Loropetalum
108
Total:

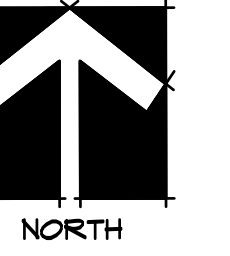
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LANDSCAPE AND SCREENING	
Landscape Plans	
Emerson Farms	
City of Rockwall, Rockwall County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
#		
0		

PROJECT
HAR002
SHEET
L2 of 5



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Emerson Farms

City of Rockwall, Rockwall County, Texas

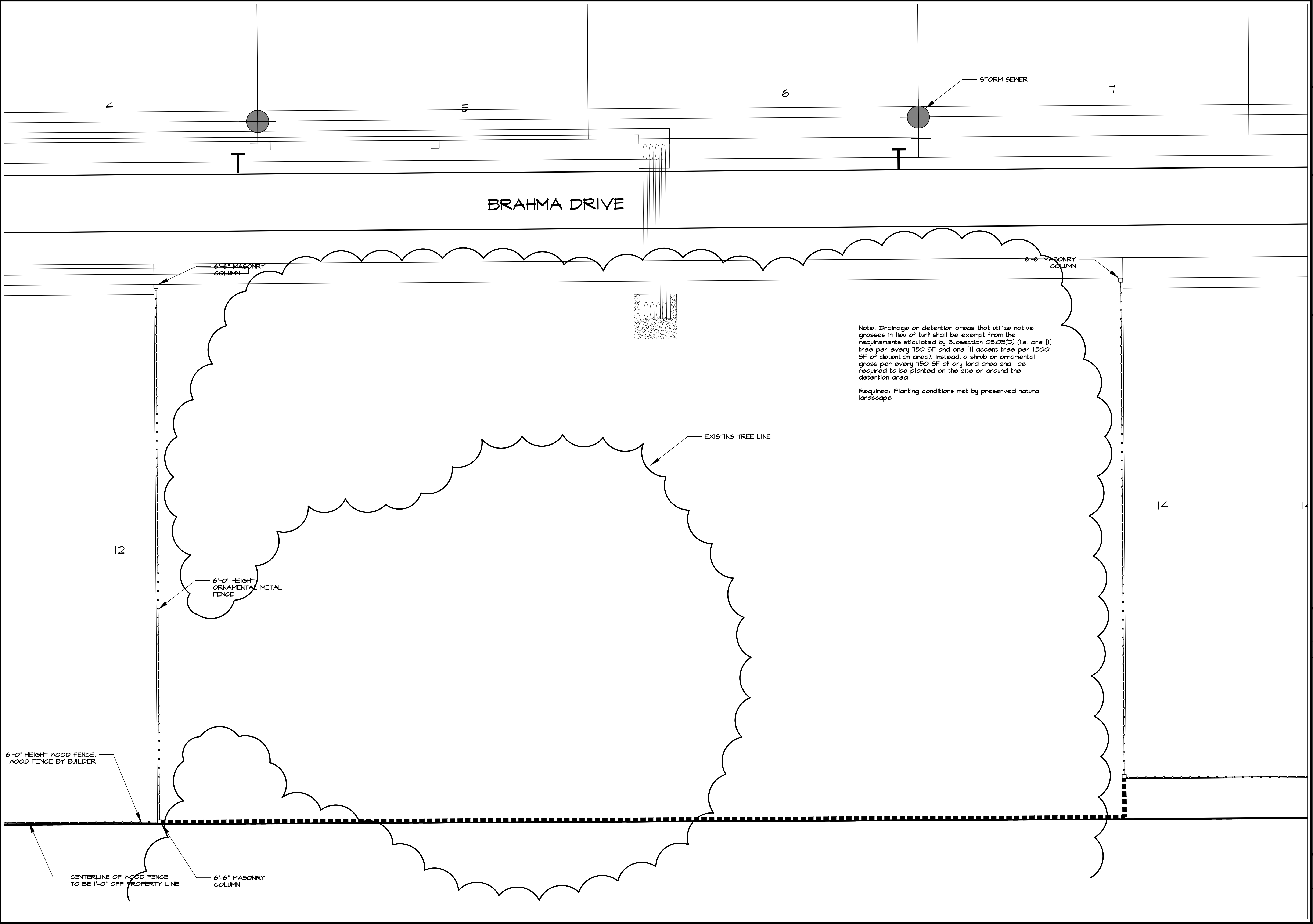
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1	Revised Per Owner Comments	LWR	9-4-2019

PROJECT
HAR002

SHEET
L3 of 5

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BRAHMA DRIVE

STORM SEWER

6'-6" MASONRY COLUMN

6'-6" MASONRY COLUMN

6'-0" HEIGHT ORNAMENTAL METAL FENCE

EXISTING TREE LINE

6'-0" HEIGHT WOOD FENCE. WOOD FENCE BY BUILDER

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

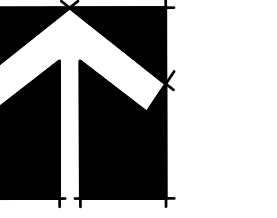
6'-6" MASONRY COLUMN

Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Required: Planting conditions met by preserved natural landscape



Leonard W. Reeves
May 8, 2020



NORTH



1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Emerson Farms

City of Rockwall, Rockwall County, Texas

BY	DATE
LWR	9-4-2019

PLAN REVIEW REVISIONS
1 Revised Per Owner Comments

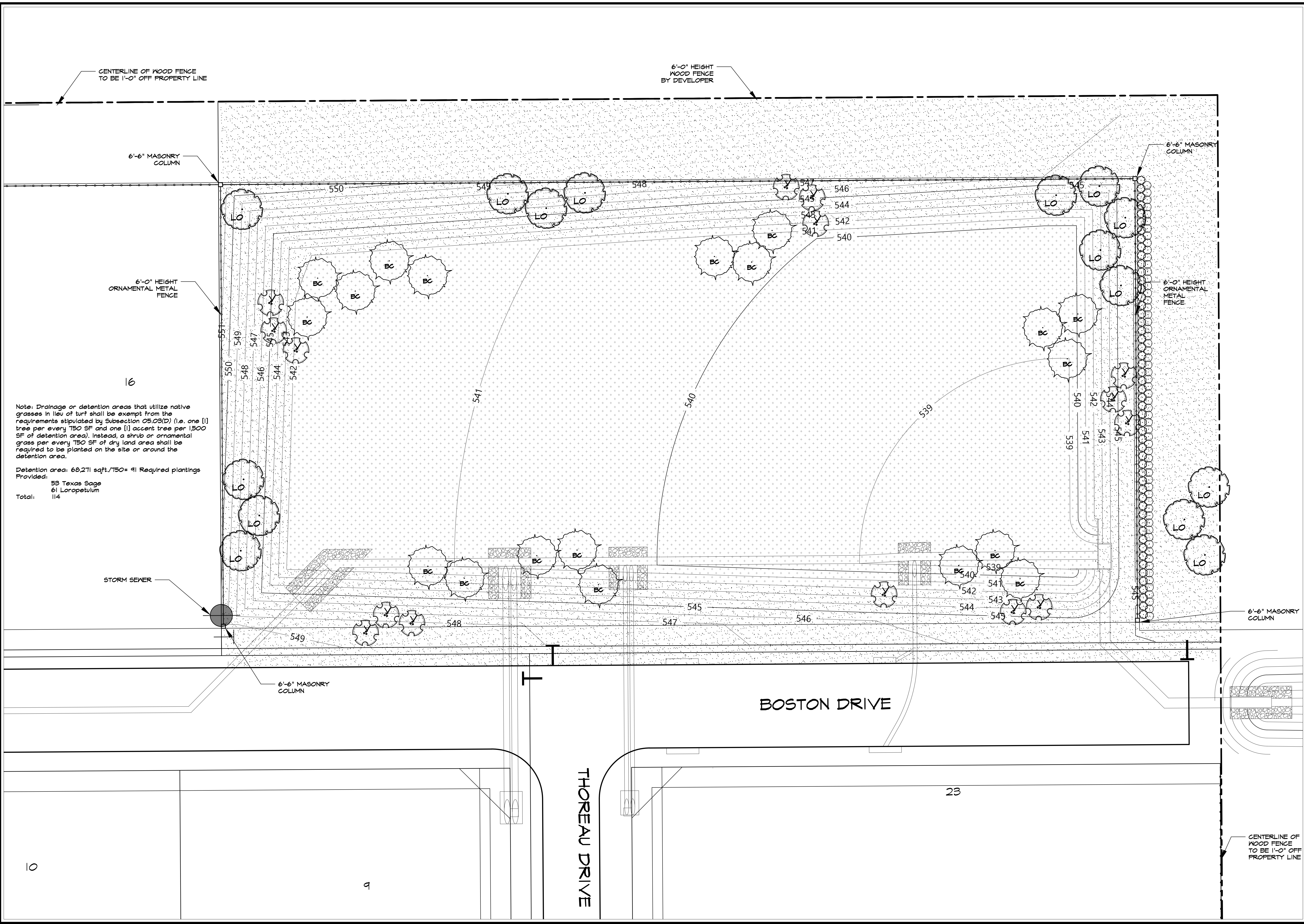
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1	HAR002

SHEET

L4 of 5

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Note: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one (1) tree per every 750 SF and one (1) accent tree per 1500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

Detention area: 69,271 sqft./750= 91 Required plantings Provided:
53 Texas Sage
61 Loropetalum
Total: 114

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

6'-0" HEIGHT WOOD FENCE BY DEVELOPER

6'-6" MASONRY COLUMN

6'-0" HEIGHT ORNAMENTAL METAL FENCE

6'-6" MASONRY COLUMN

6'-0" HEIGHT ORNAMENTAL METAL FENCE

STORM SEWER

6'-6" MASONRY COLUMN

6'-6" MASONRY COLUMN

CENTERLINE OF WOOD FENCE TO BE 1'-0" OFF PROPERTY LINE

BOSTON DRIVE

THOREAU DRIVE

16

10

9

23

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	43	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
V	CHASTE TREE / VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	43	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 3 CANE MINIMUM, NURSERY GROWN,
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	7 GALLON	AS SHOWN	141	FULL PLANTS
	CHINESE FRINGE FLOWER / LOROPETALUM CHINENSE	7 GALLON	AS SHOWN	145	FULL PLANTS
	DWARF INDIAN HAWTHORN / RAPHIOLEPIS INDICA	7 GALLON	AS SHOWN	94	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUSSIMA	1 GALLON	12" O.C.	184	FULL PLANTS
	ANNUAL COLOR - TBD	4" FLATS	12" O.C.	150	FULL PLANTS



May 8, 2020

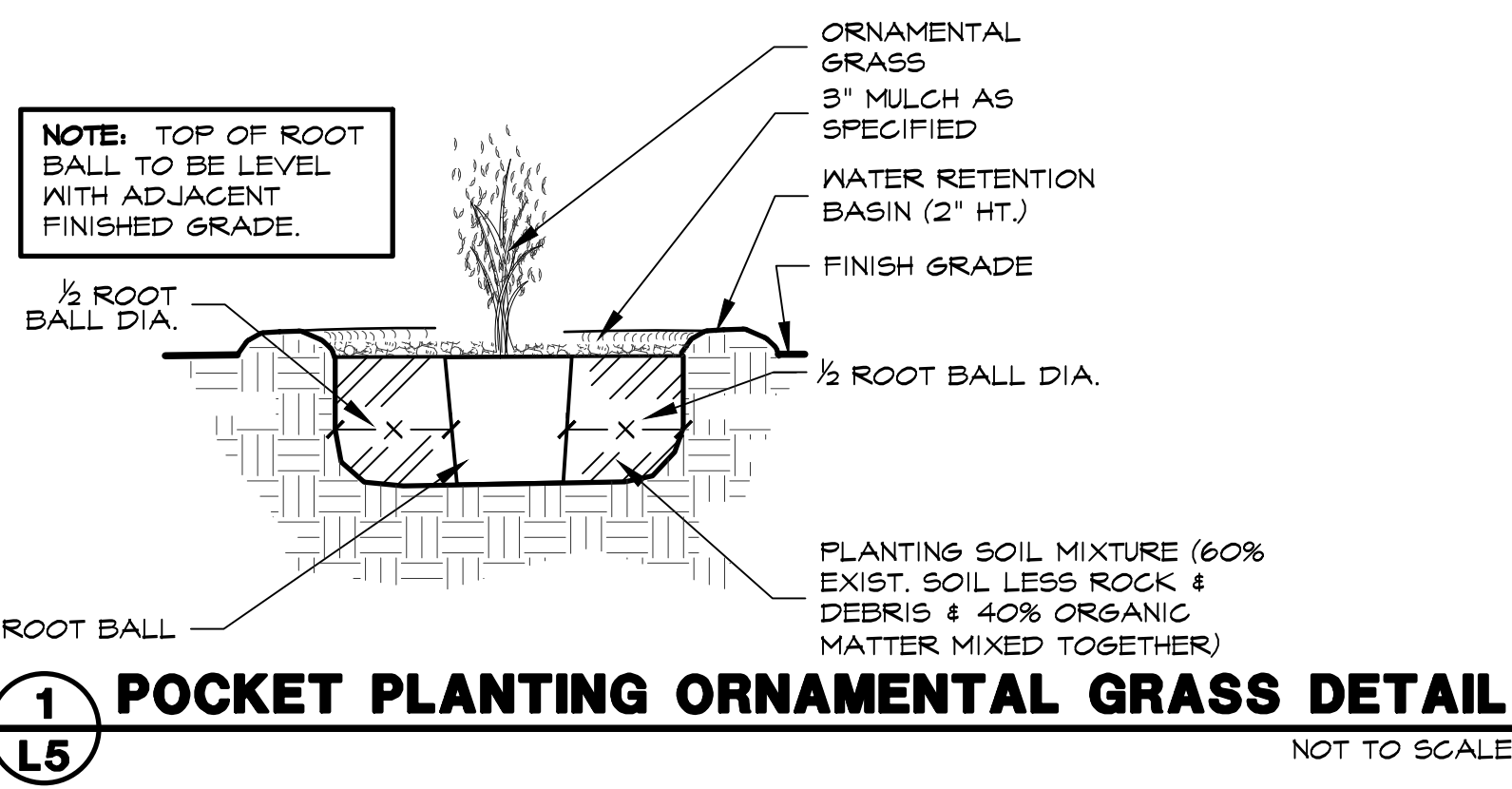
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING
Landscape Details
Emerson Farms
City of Rockwall, Rockwall County, Texas

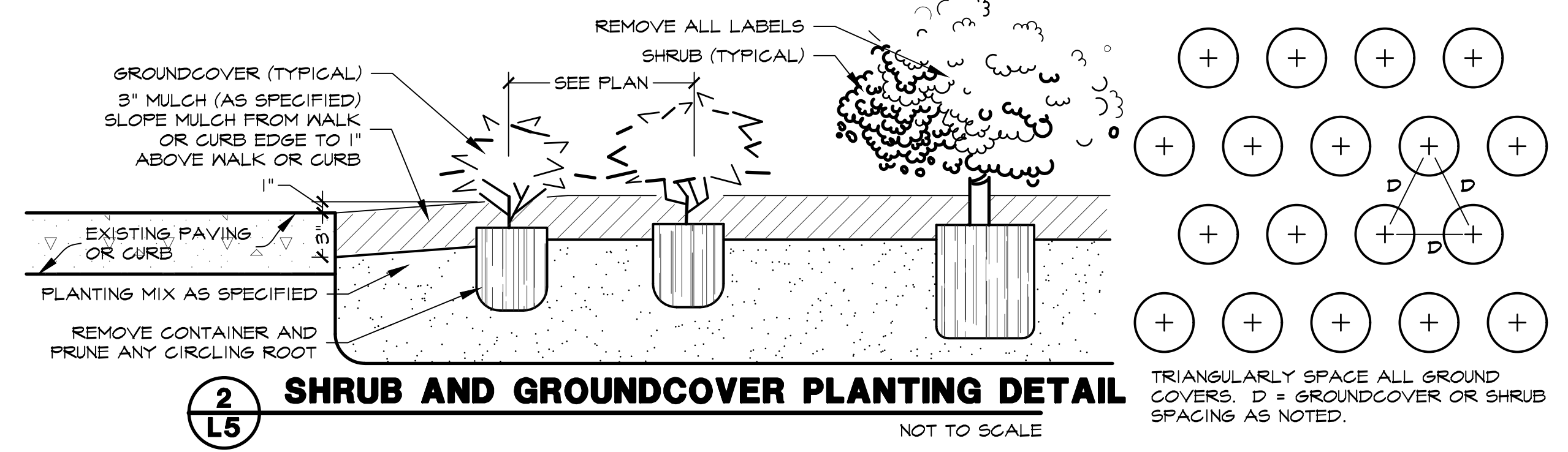
PLAN REVIEW REVISIONS	BY	DATE
1	LMR	9-4-2019

PROJECT
HAR002
SHEET
L5 of 5

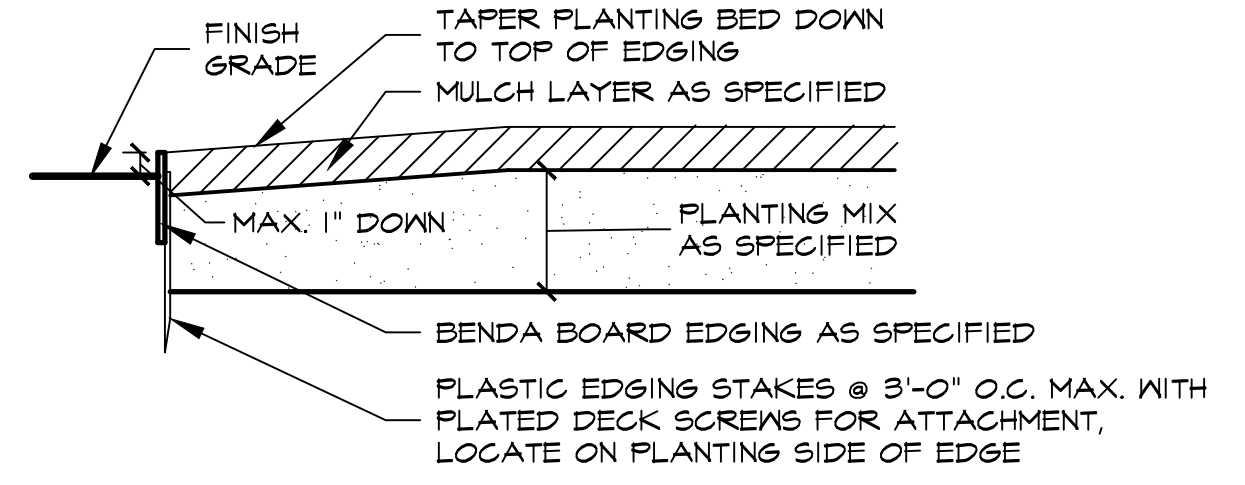
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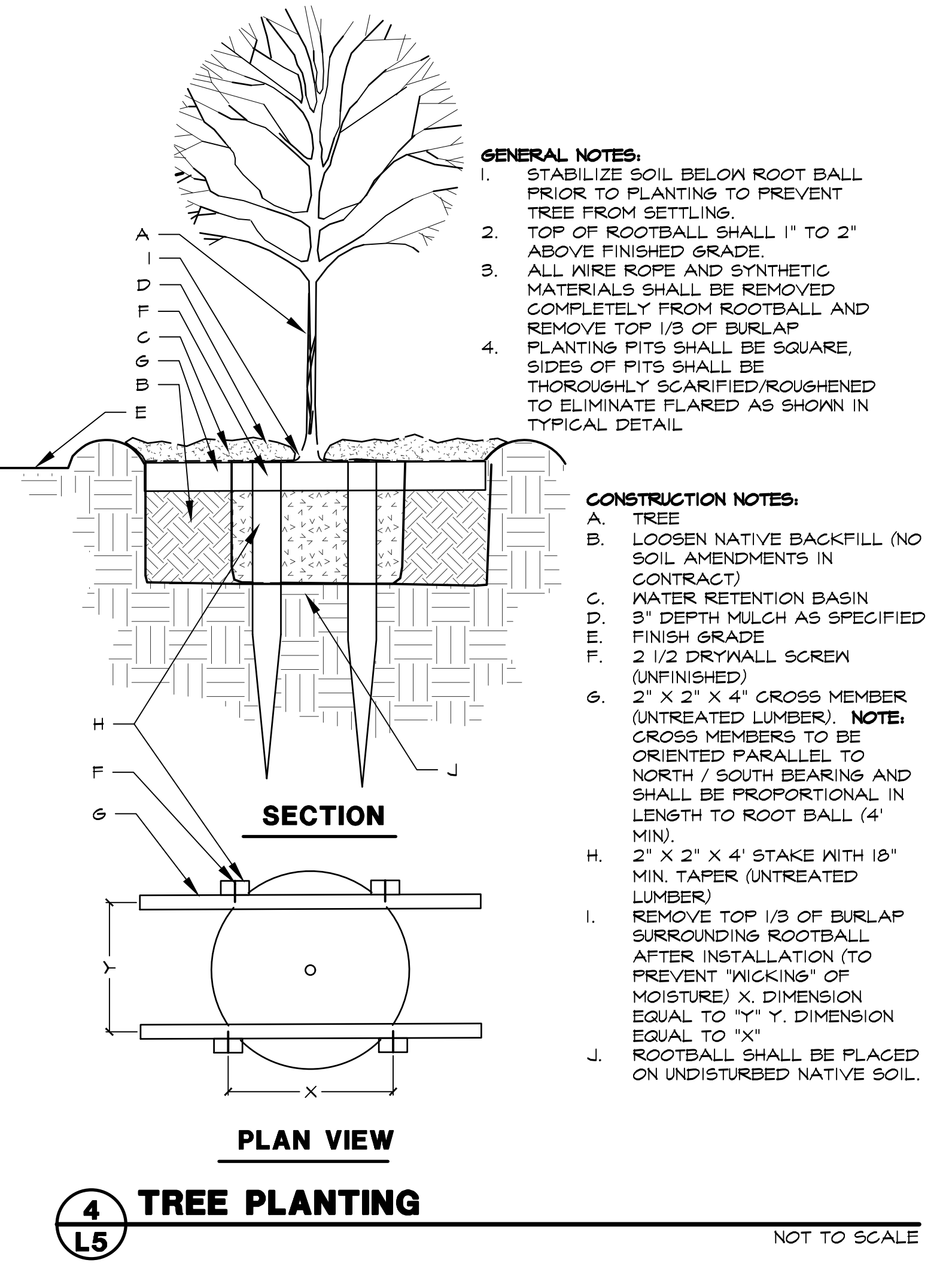
1 POCKET PLANTING ORNAMENTAL GRASS DETAIL
NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



3 TYPICAL BED EDGING DETAIL
NOT TO SCALE



4 TREE PLANTING
NOT TO SCALE

- GENERAL NOTES:**
- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 - ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 - PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

- CONSTRUCTION NOTES:**
- TREE
 - LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - WATER RETENTION BASIN
 - 3" DEPTH MULCH AS SPECIFIED
 - FINISH GRADE
 - 1/2 DRYWALL SCREW (UNFINISHED)
 - 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
 - REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
 - ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



April 6, 2022

TO: Chase Finch
Corwin Engineering, Inc.
200 W. Belmont, Suite E
Allen, TX 75013

CC: Suresh Shridharani
Harlan Properties, Inc.
2404 Texas Drive, Suite 103
Irving, TX 75062

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

SUBJECT: MIS2022-006; *Tree Mitigation Plan for Emerson Farms*

Mr. Finch:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 29, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case 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 March 29, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the miscellaneous case by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AGamez', is placed below the word 'Sincerely,'.

Angelica Gamez, *Planning Coordinator*
City of Rockwall Planning and Zoning Department