



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-037 P&Z DATE 08/30/2022 CC DATE 09/19/2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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. 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 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

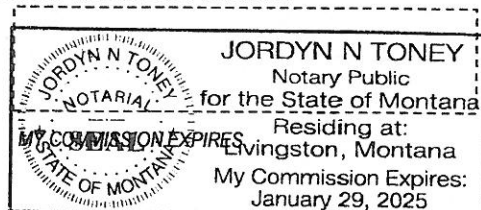
NOTARY VERIFICATION [REQUIRED]

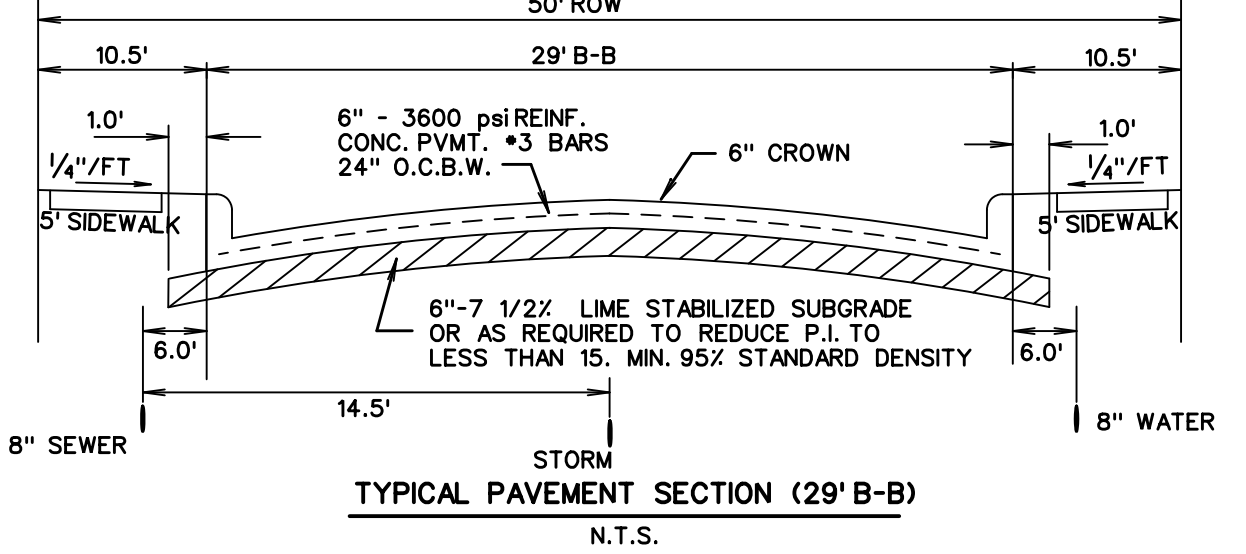
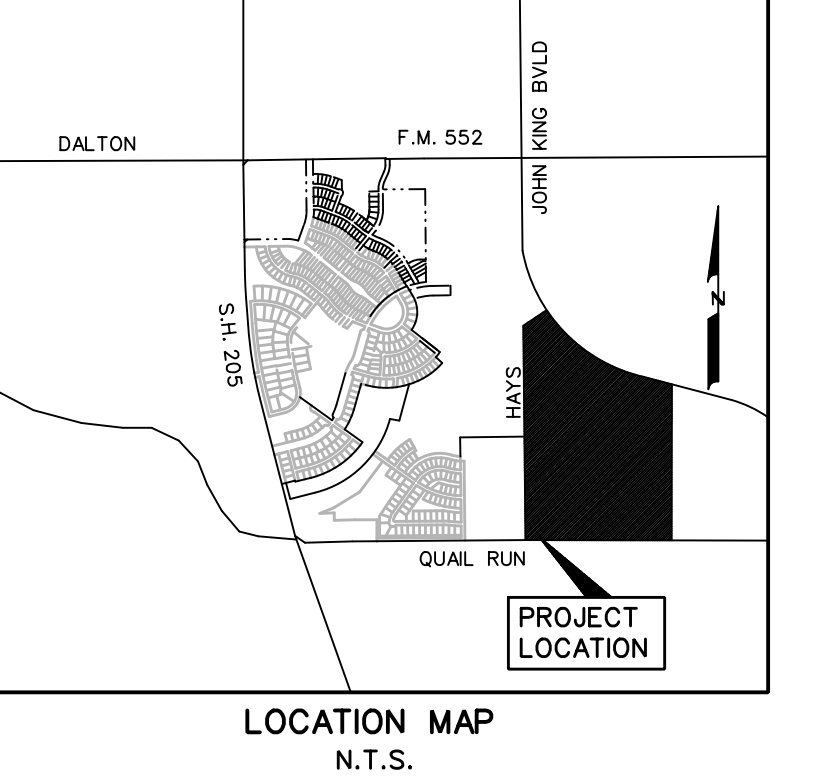
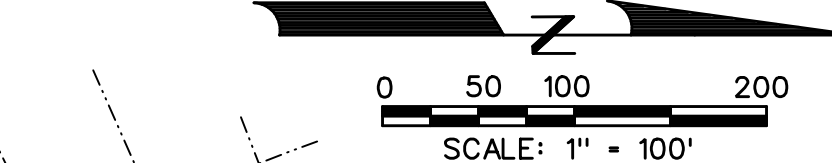
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





Reviewed for preliminary Approval: _____ Date _____

Planning & Zoning Commission Chairman

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.10'
5.	S 87° 00' 28" E	19.25'

PRELIMINARY PLAT OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17

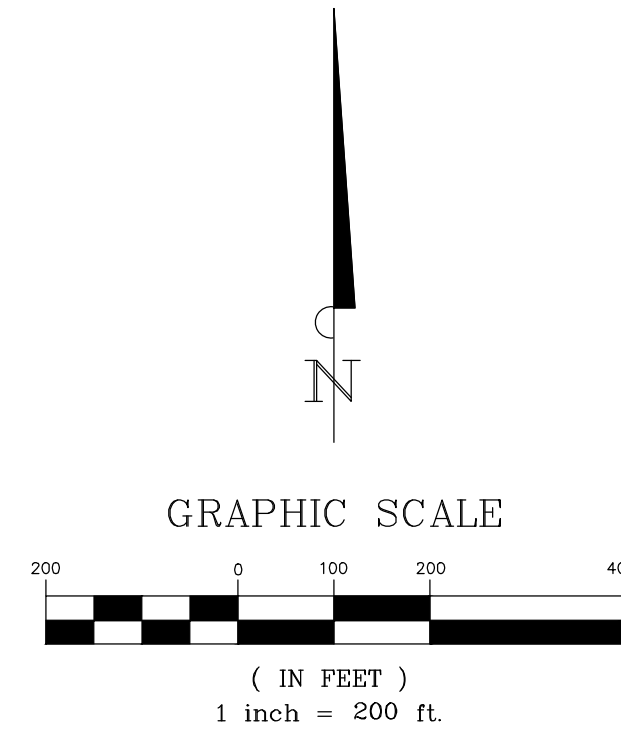
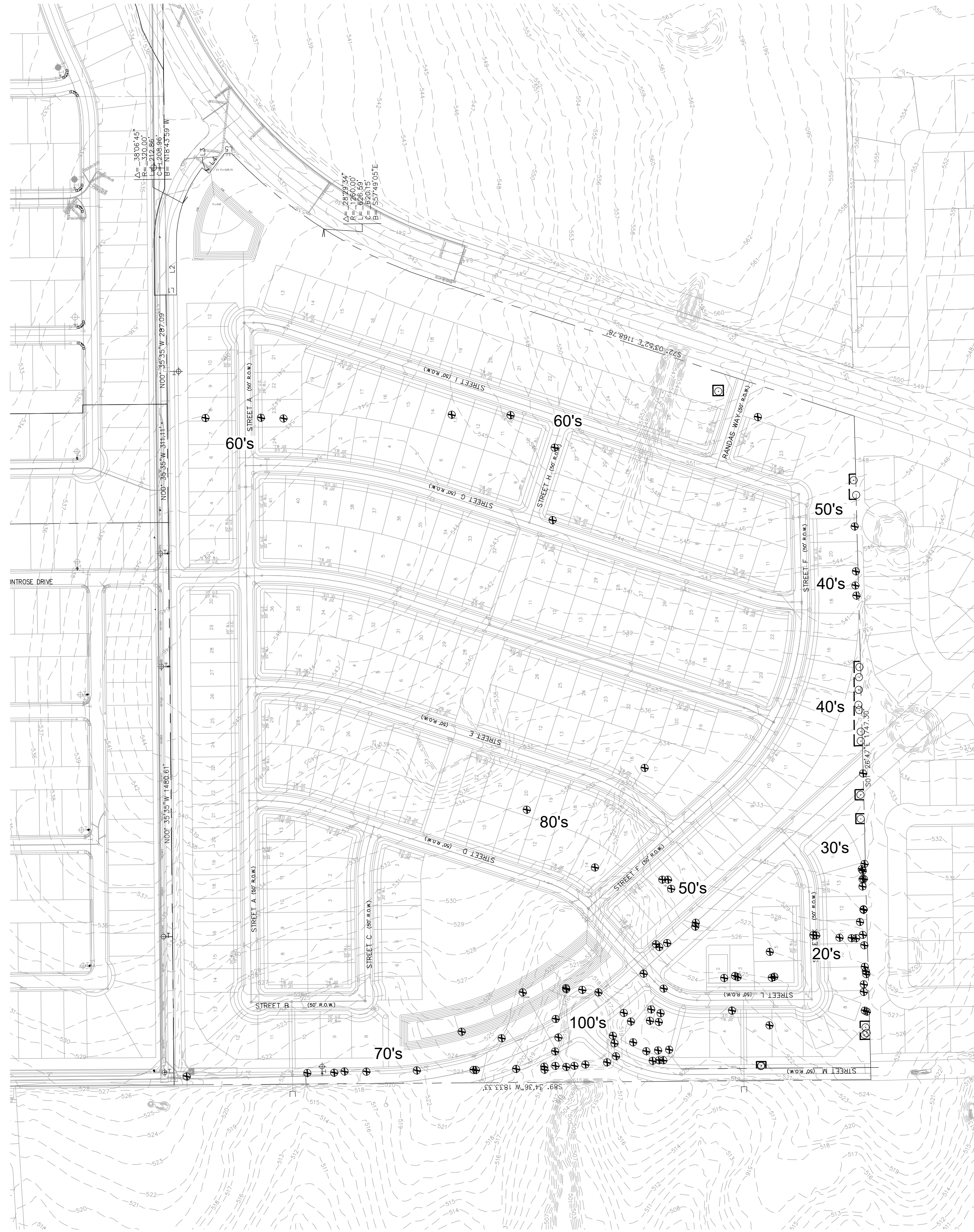
LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 SF - SQUARE FEET
 ↕ - STREET NAME CHANGE

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

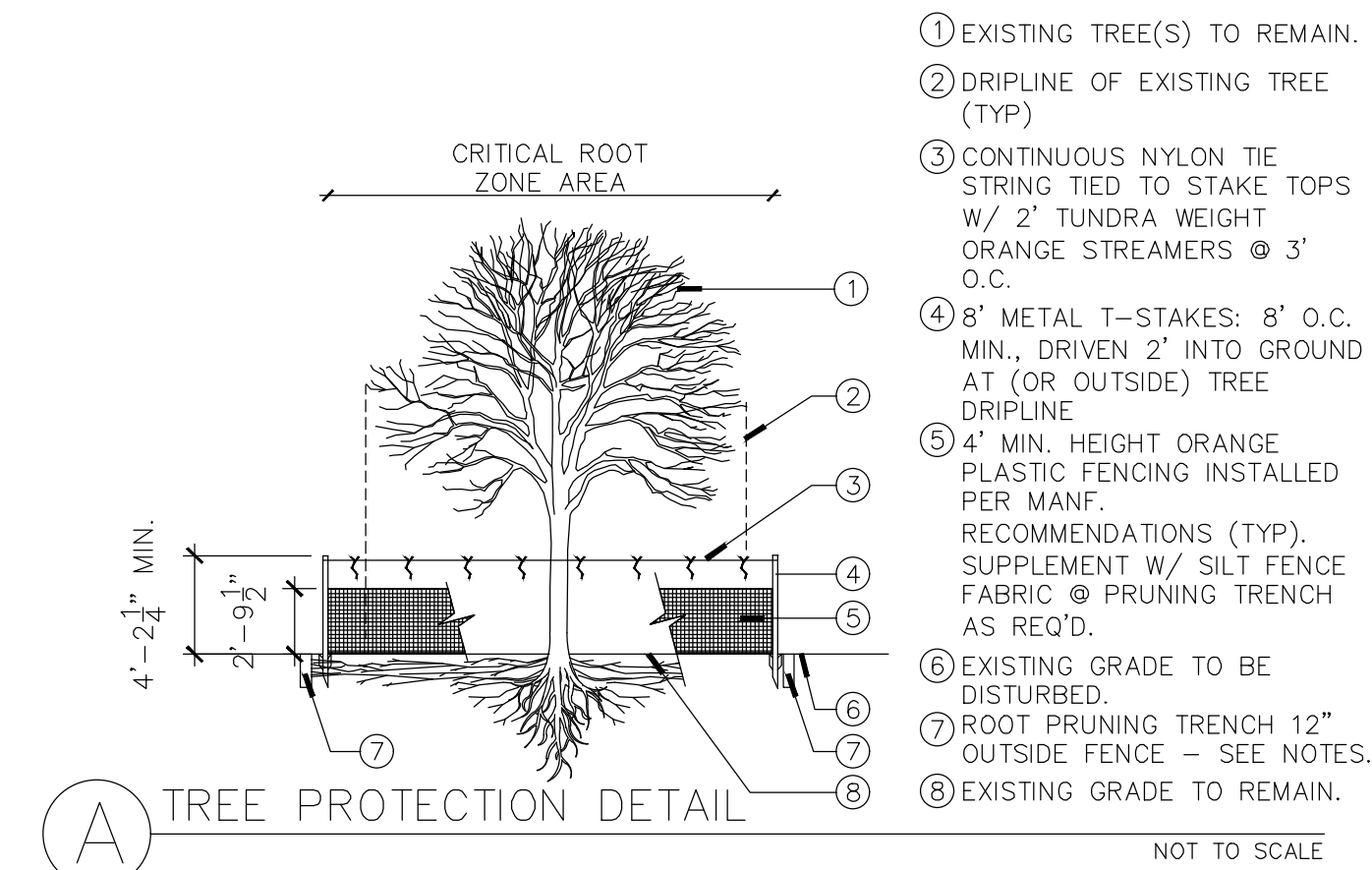
NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.8	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTENWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOCUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUJUBE		X	PRIMARY
92	8.4	JUJUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUJUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTENWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTENWOOD		X	NON PROTECTED
113	35.3	GOTTENWOOD		X	NON PROTECTED
114	45.7	GOTTENWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED

TOTAL CALIPER INCHES	1961.1
TOTAL NON PROTECTED CALIPER INCHES	333.3
TOTAL PROTECTED CALIPER INCHES	1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN	198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	1429.4
TOTAL MITIGATION REQUIRED	1689



NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

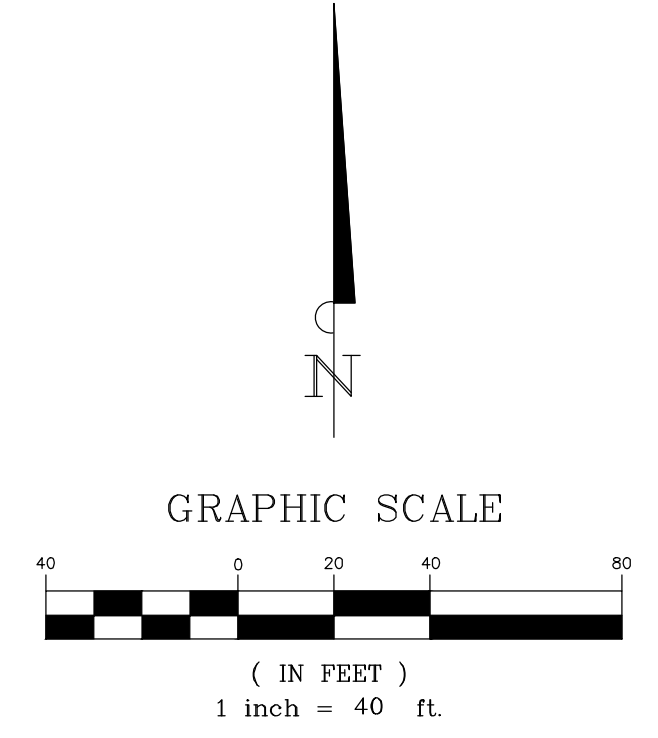
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS
OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

SHEET NO.
L-1.0

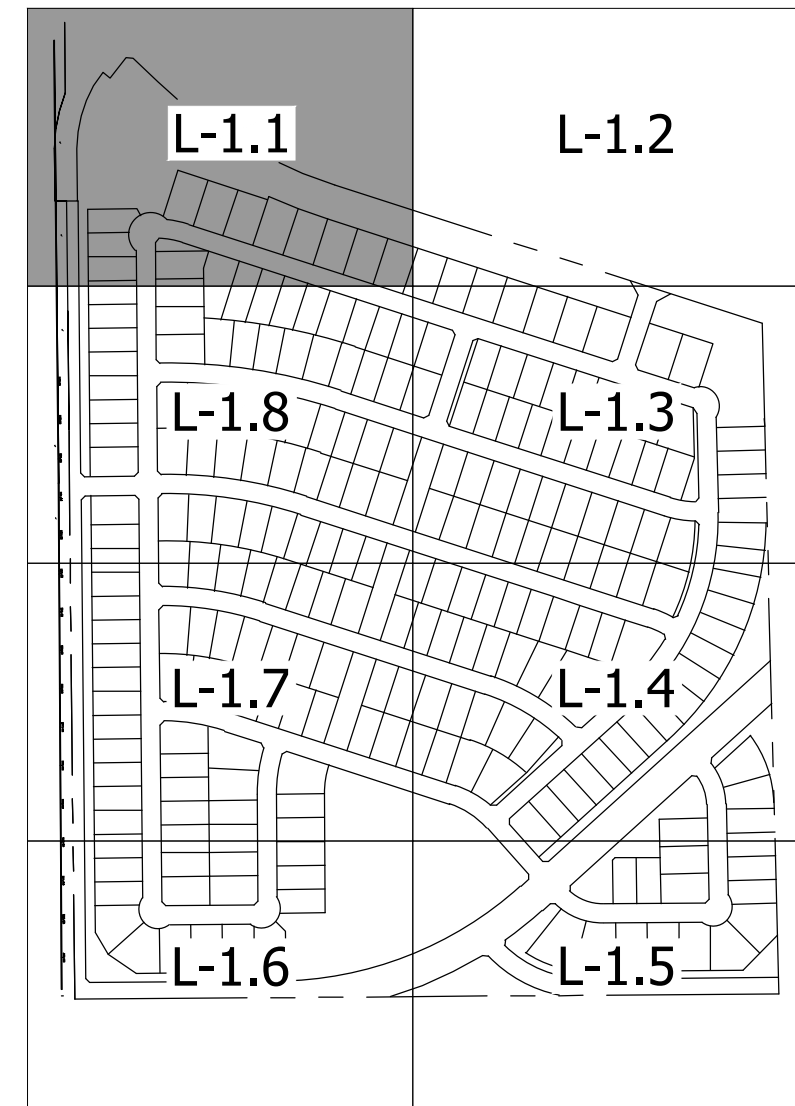
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



STOP!
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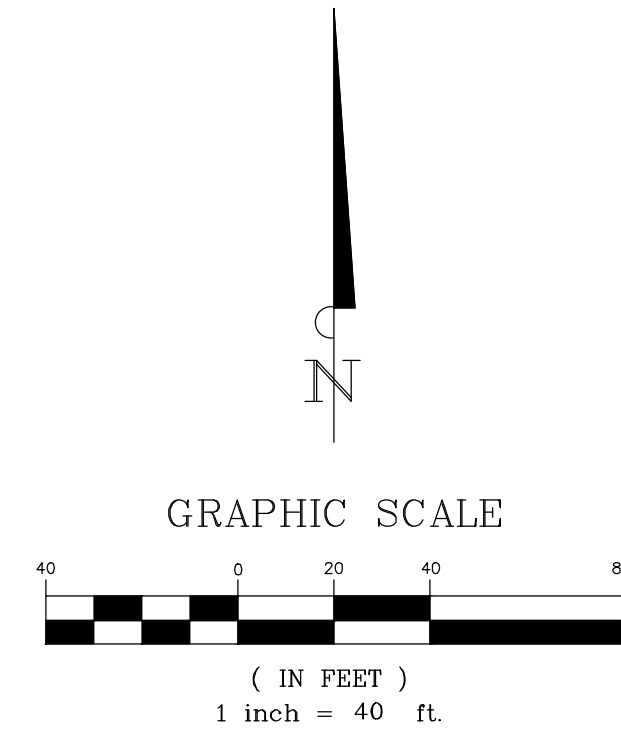
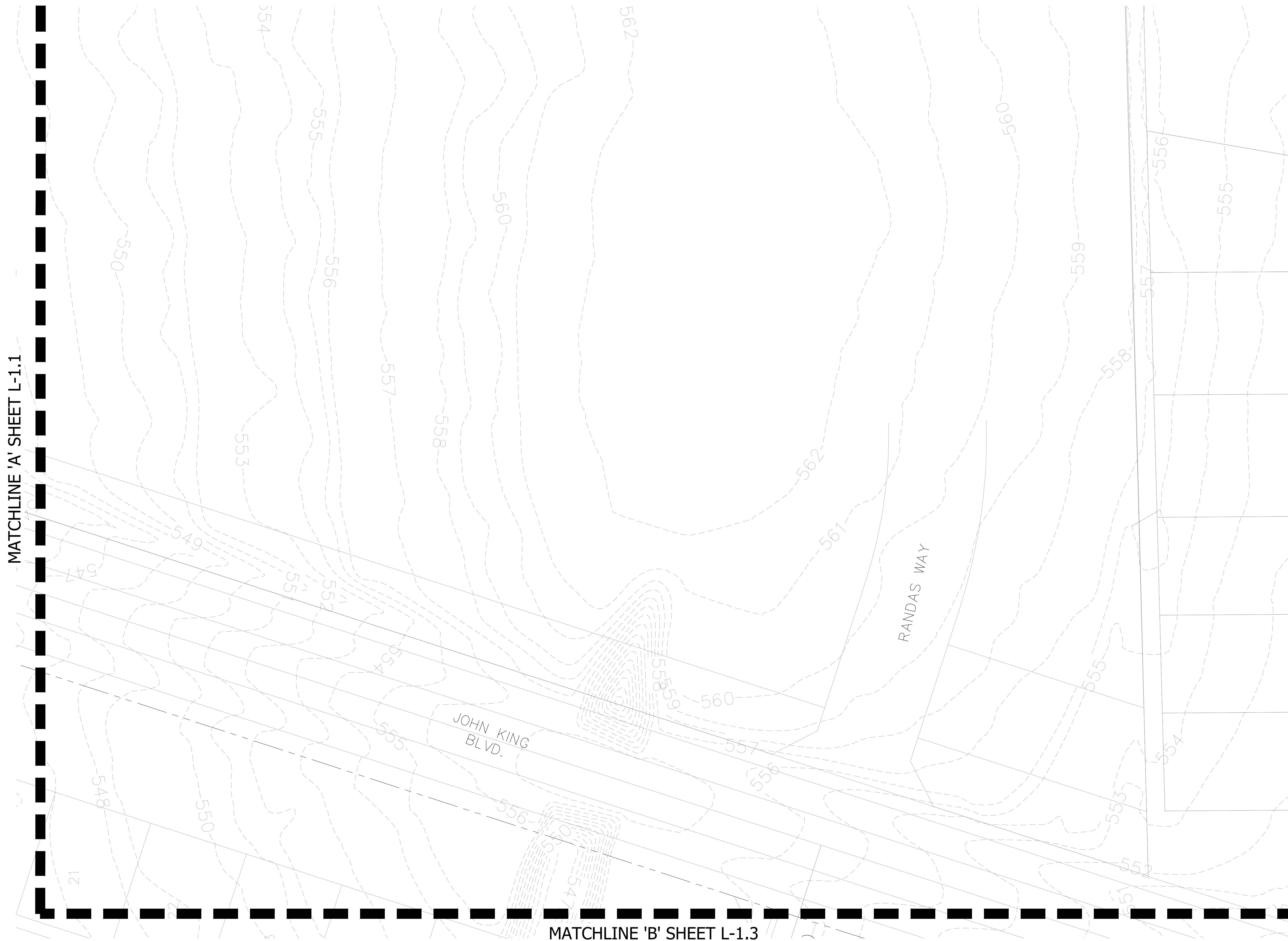
HANCE DEVELOPMENT
ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description

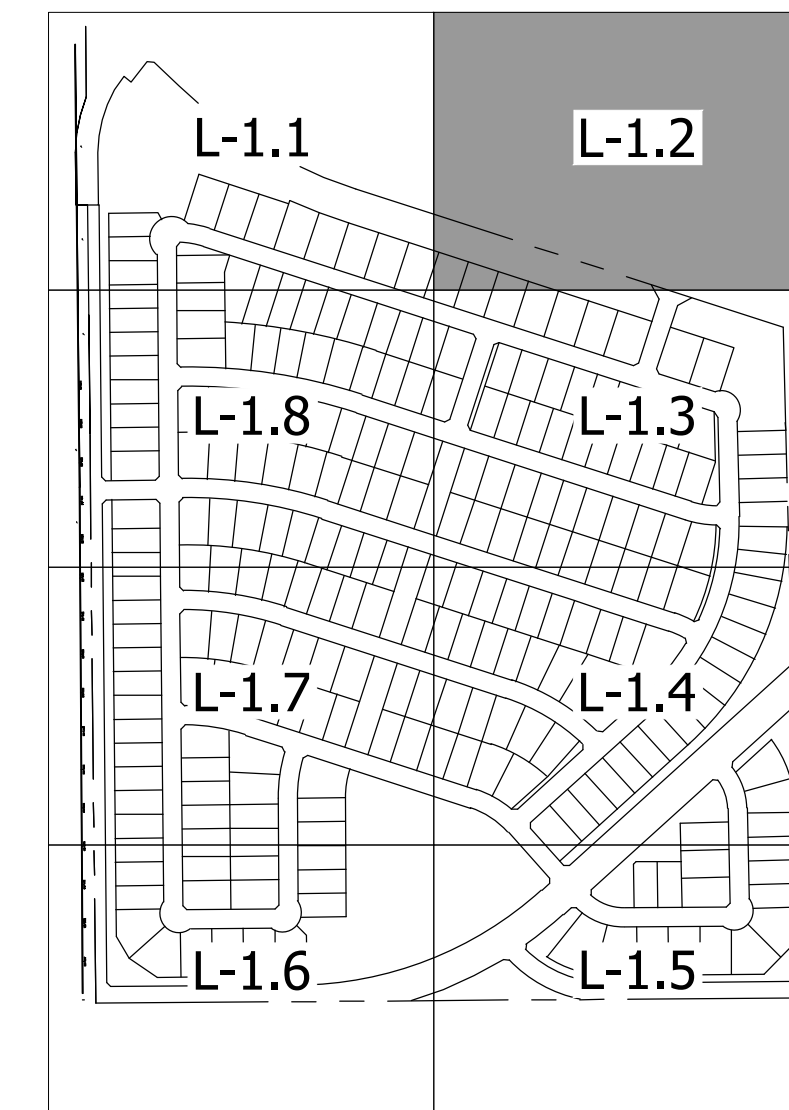


SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'

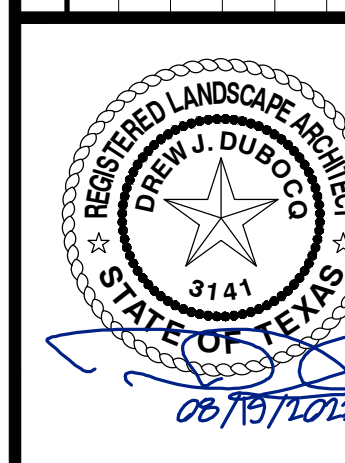


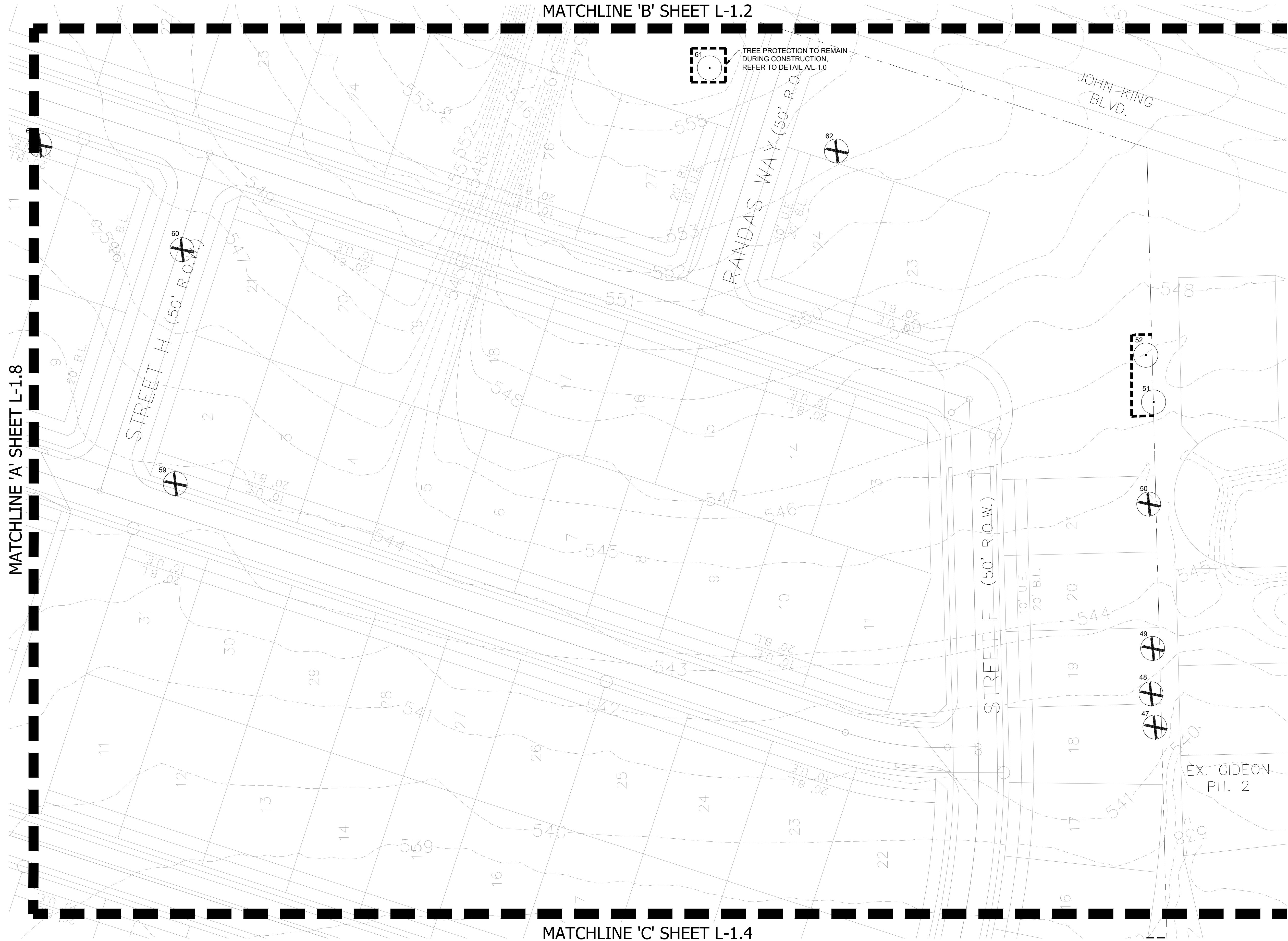
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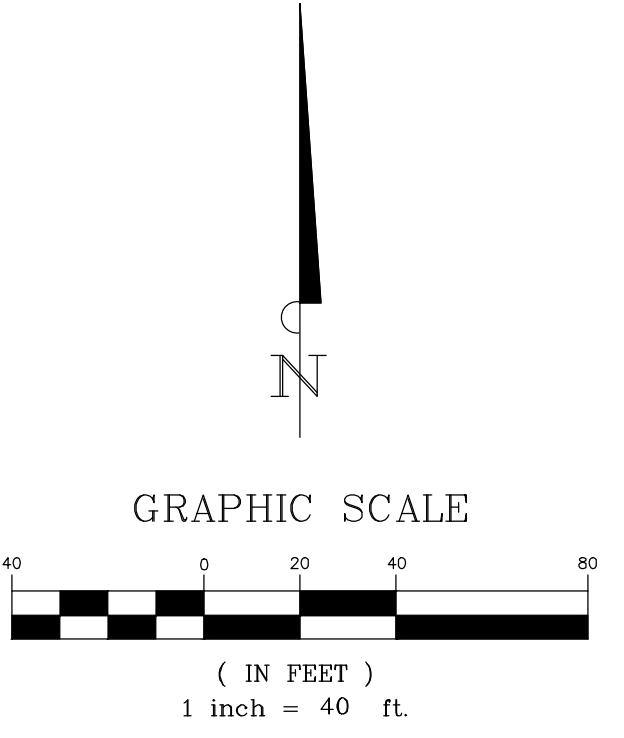
No.	Date	Revision Description

PROJECT NO.: 090-22-009

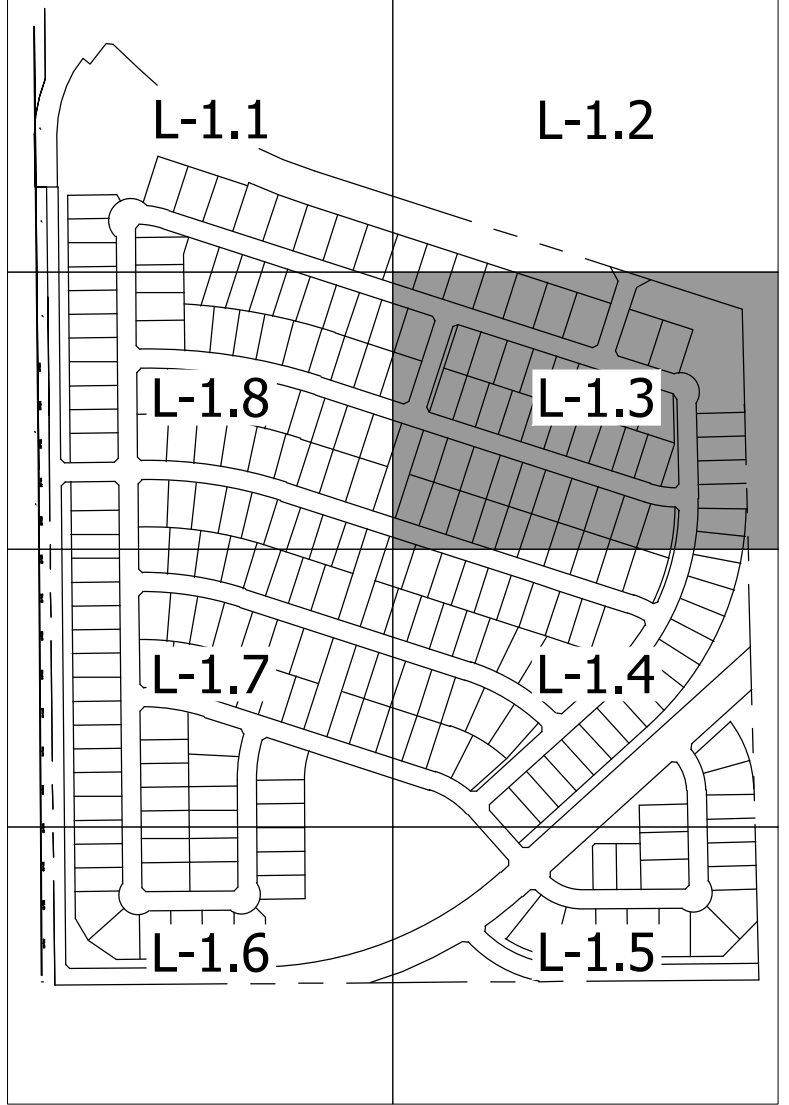




61
TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



STOP!
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TEXAS ONE CALL SYSTEM
1-800-245-4545
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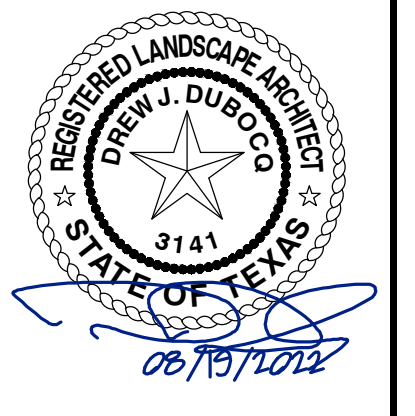
BANNISTER
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1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



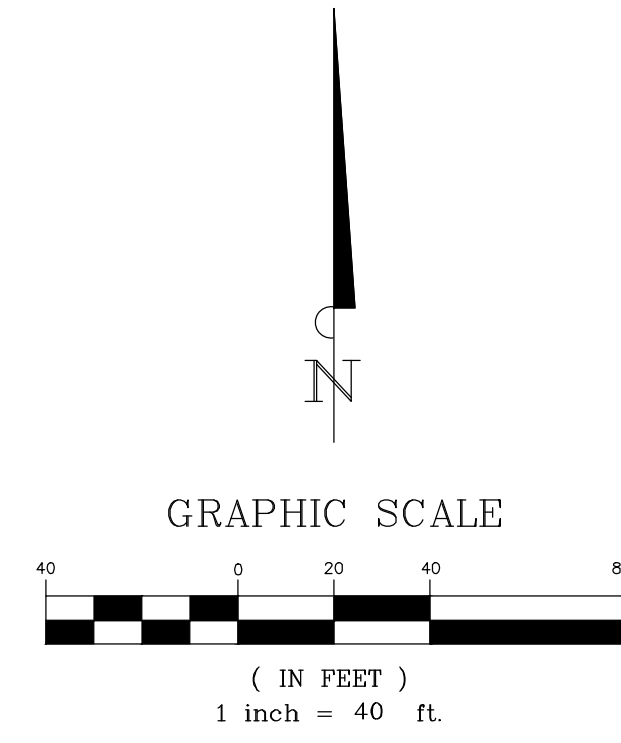
SHEET NO.
L-1.3

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP
SCALE: 1"=500'



STOP!
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TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



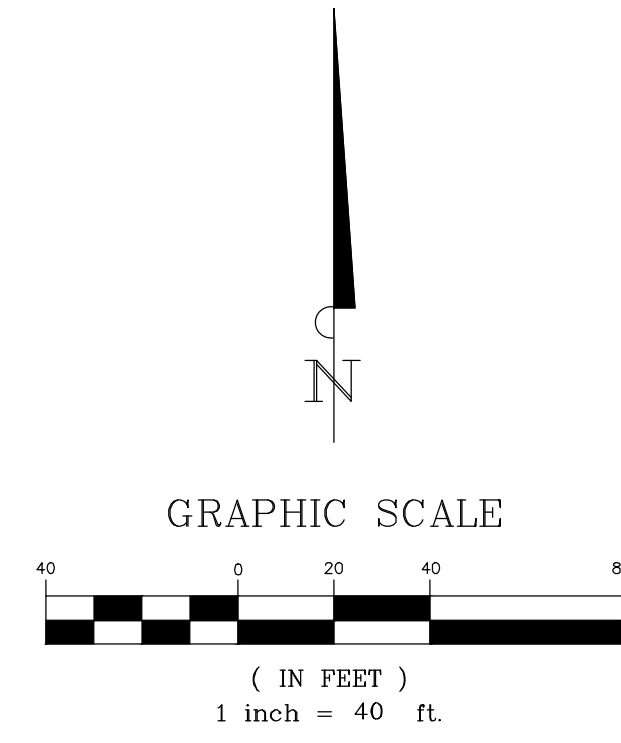
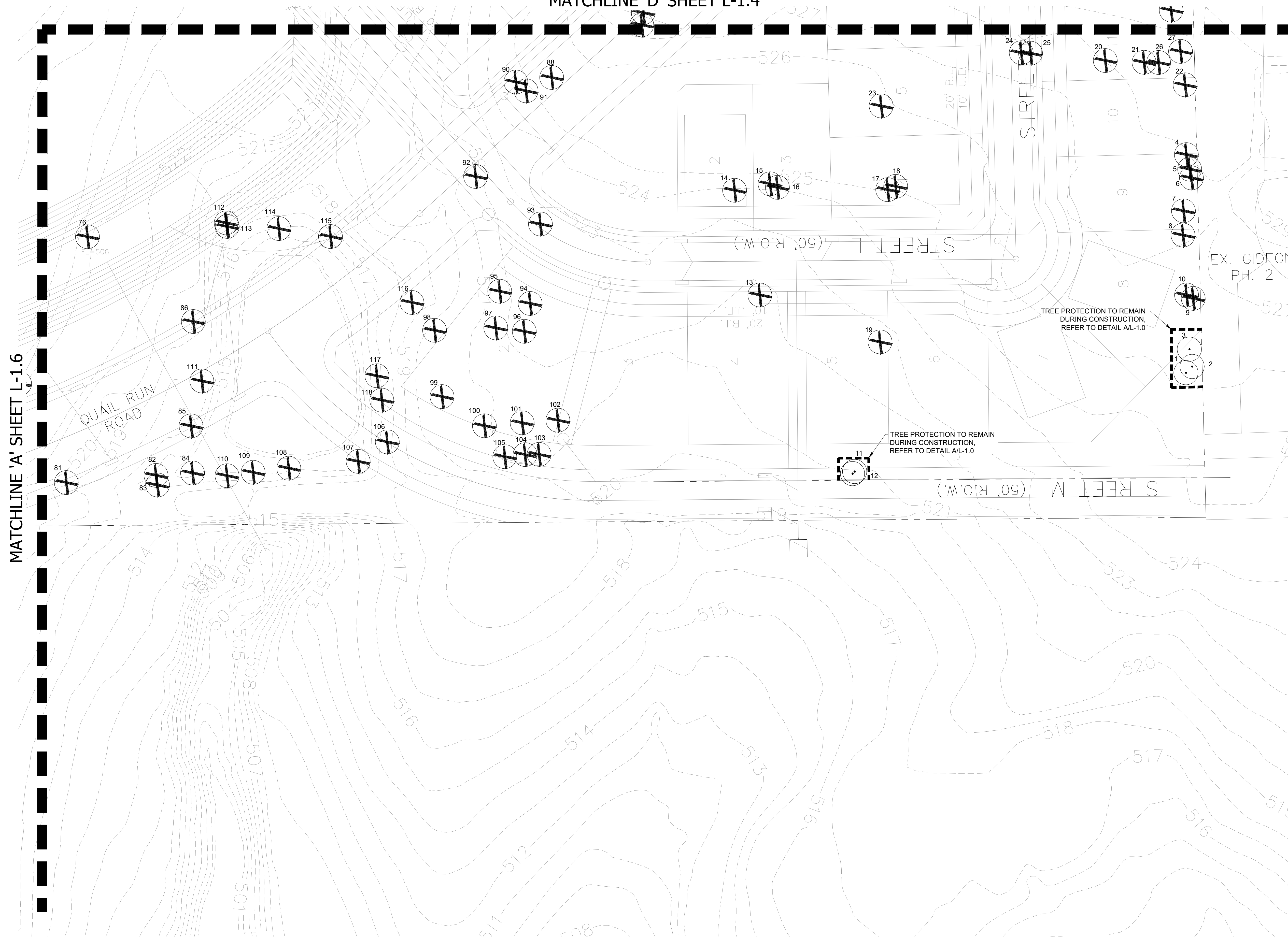
SHEET NO.

L-1.4

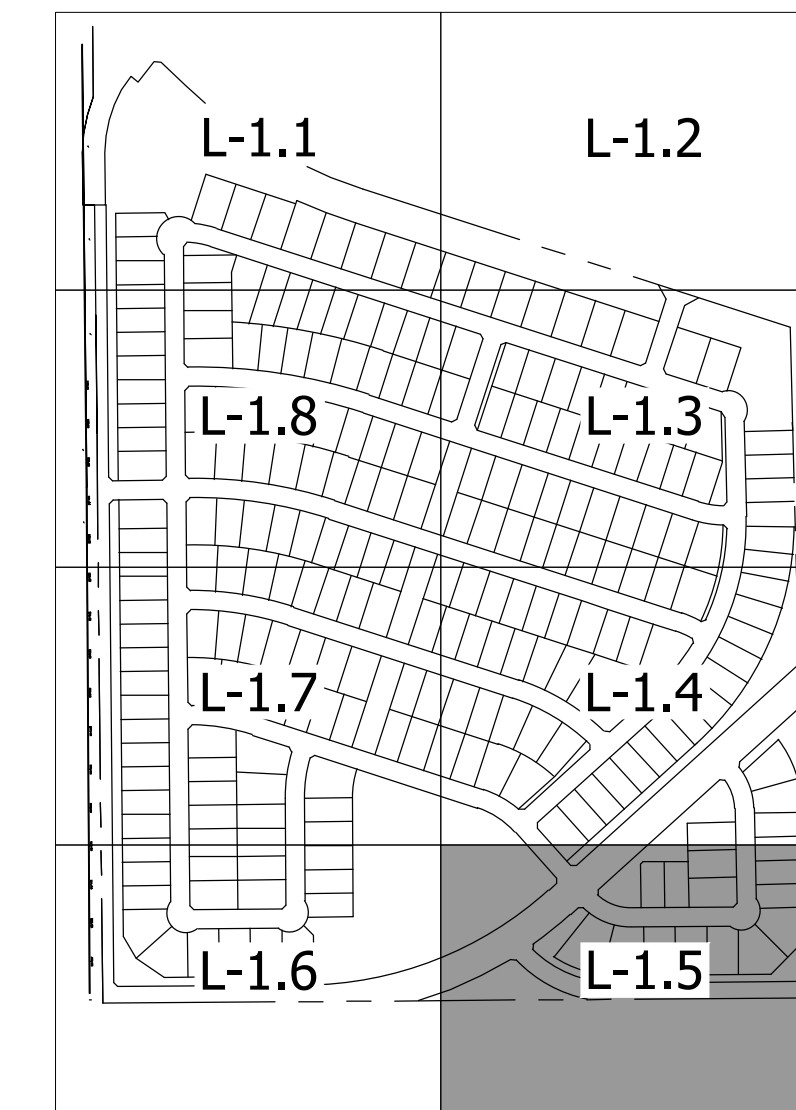
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

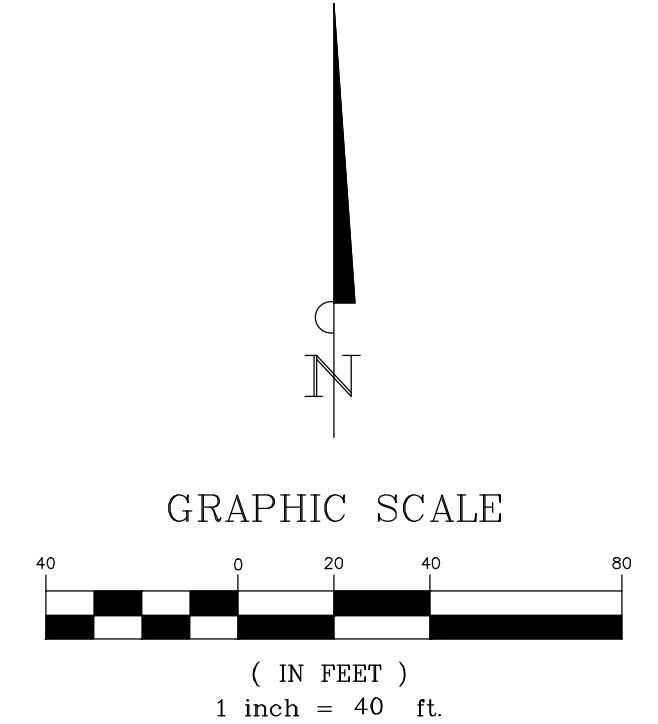
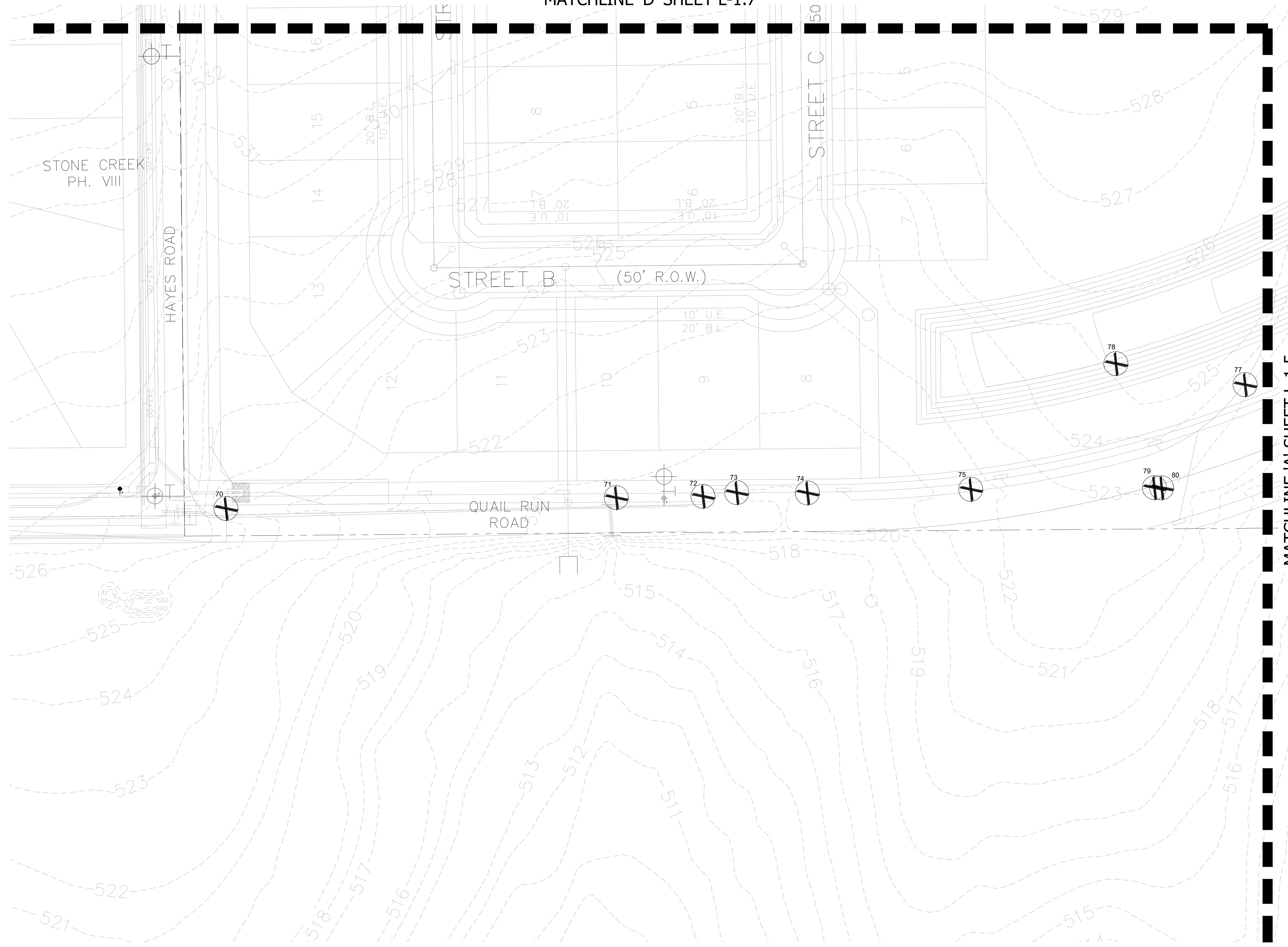
No.	Date	Revision Description

PROJECT NO.: 090-22-009



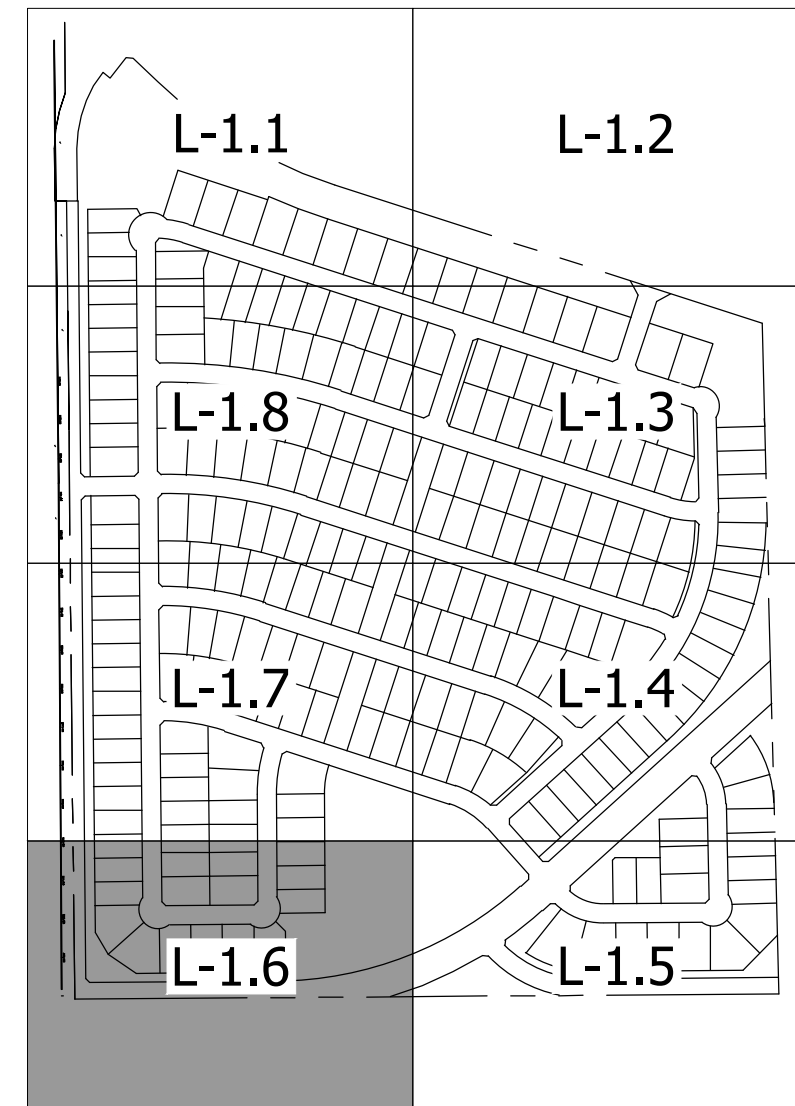
SHEET NO.
L-1.5

MATCHLINE 'D' SHEET L-1.7



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

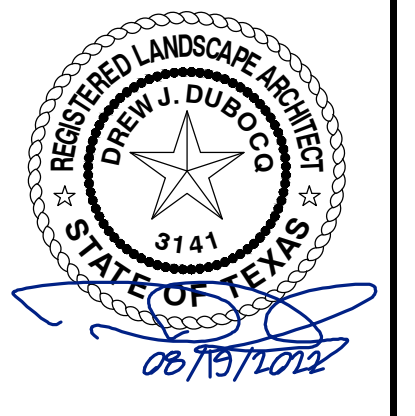
BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

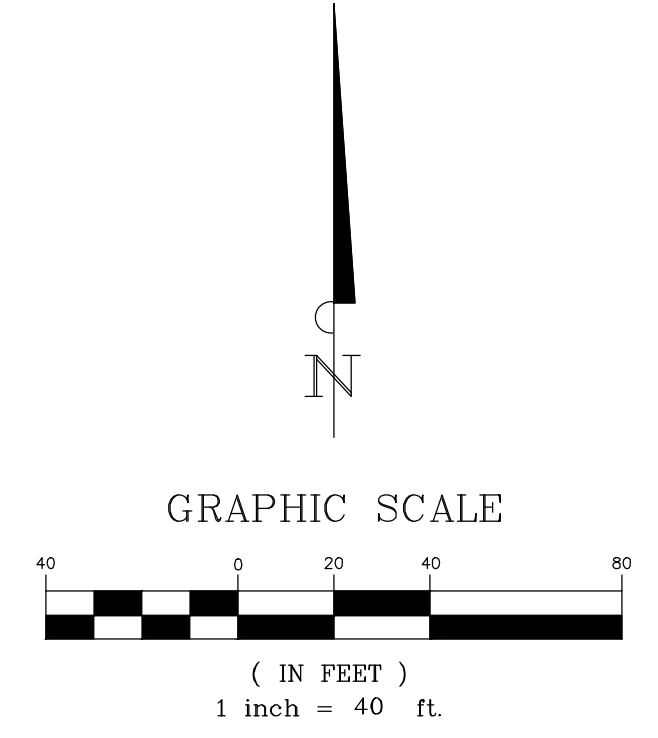
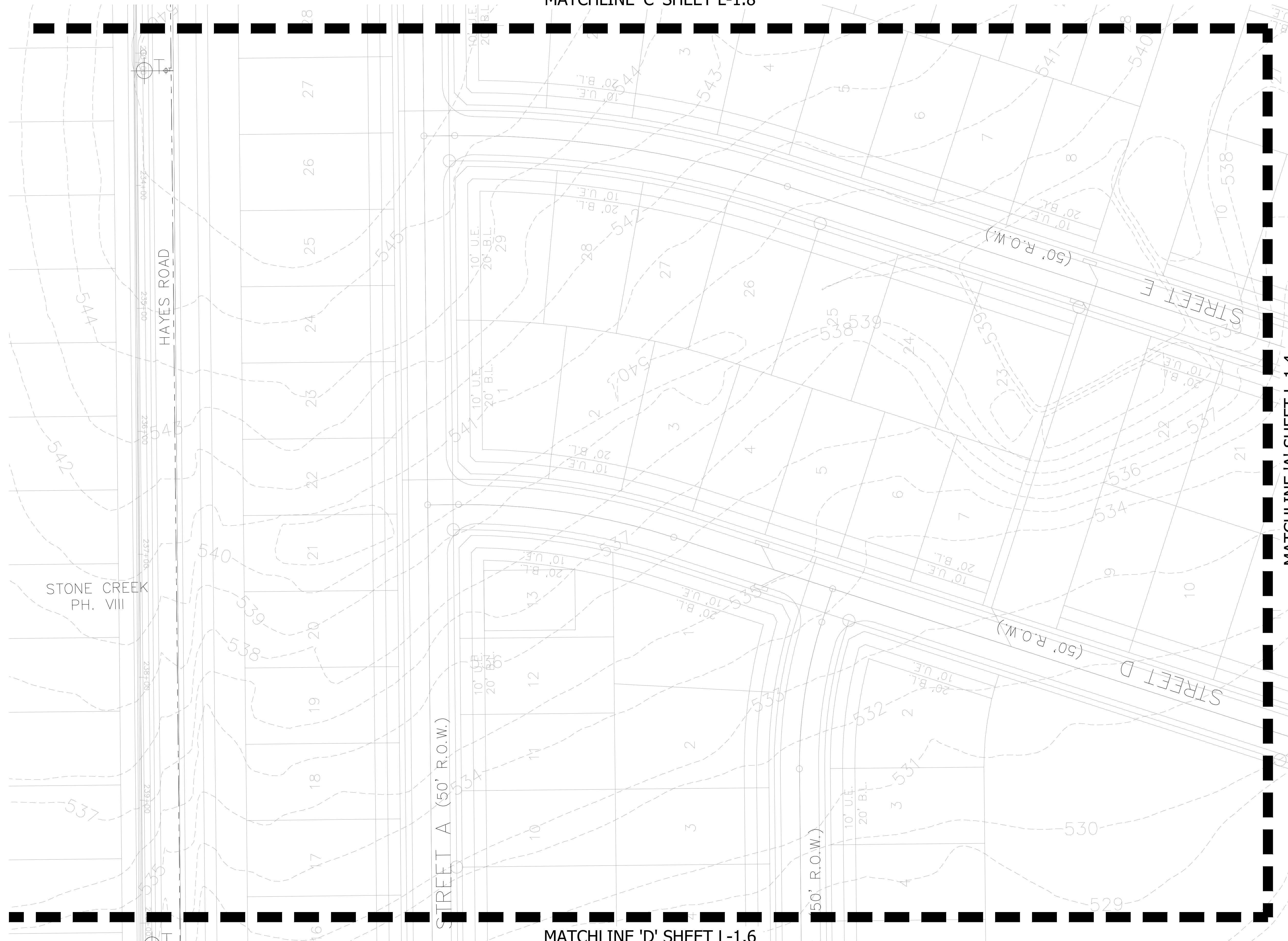
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.6

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

MATCHLINE 'D' SHEET L-1.6

KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

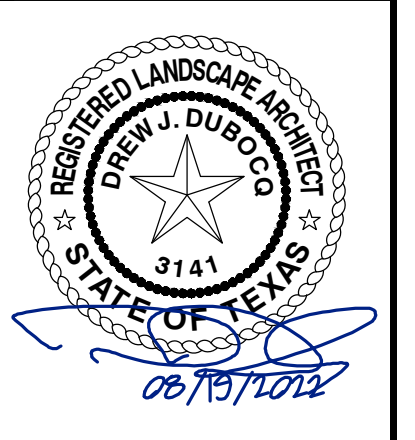
BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

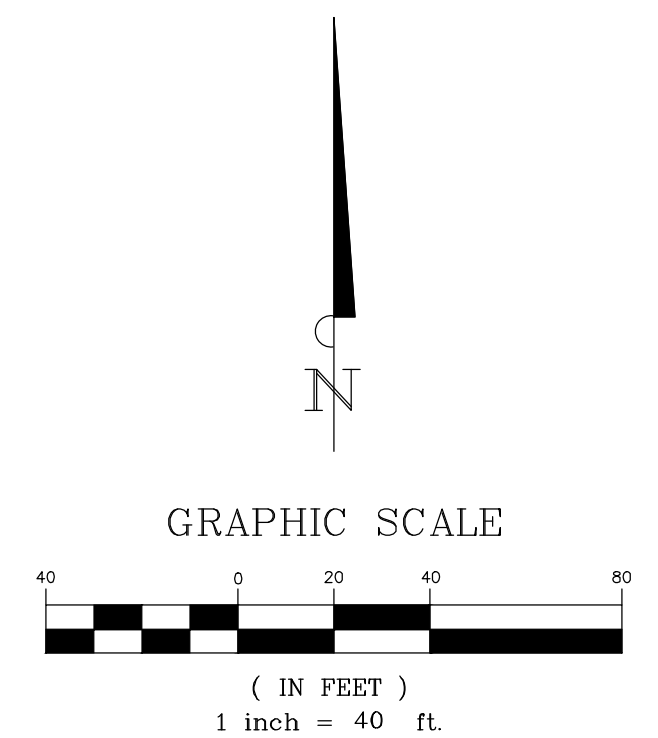
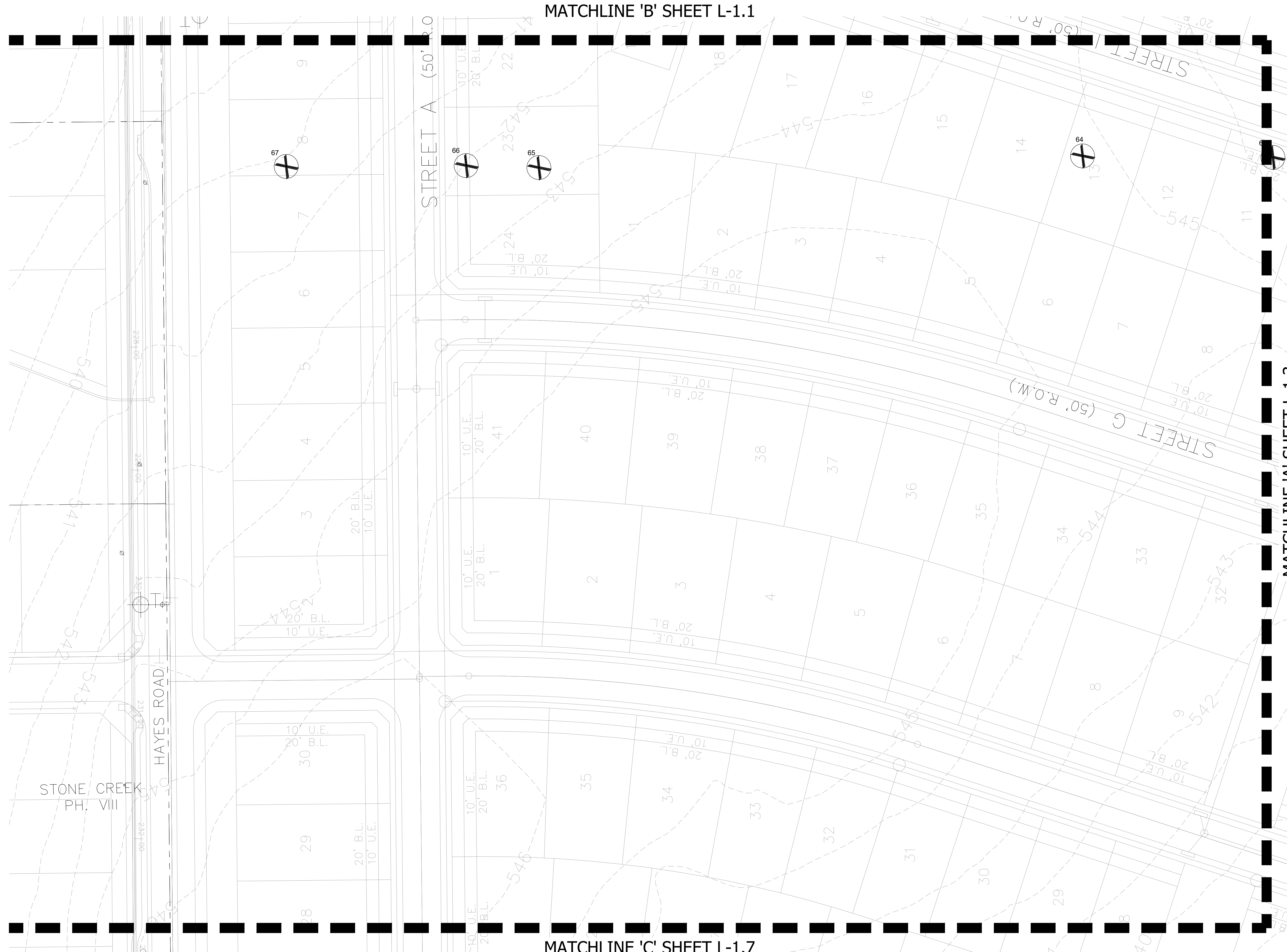
No.	Date	Revision Description

PROJECT NO.: 090-22-009



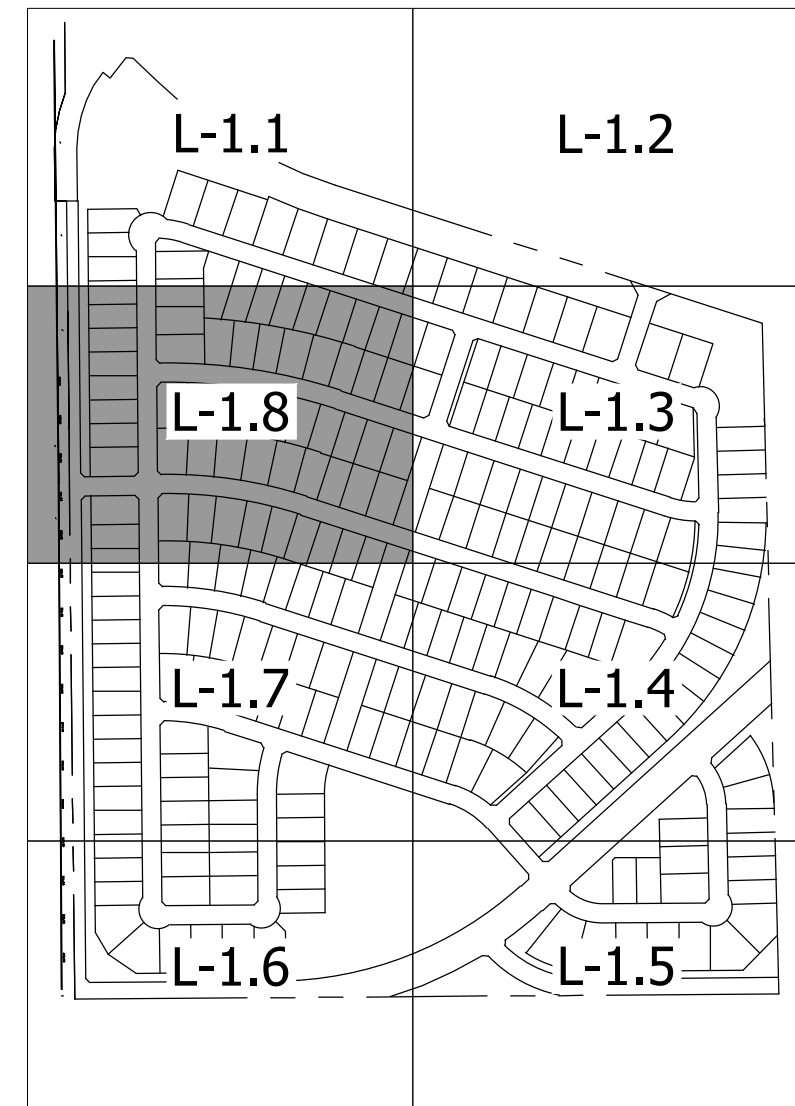
SHEET NO.

L-1.7



MATCHLINE 'A' SHEET L-1.3

KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

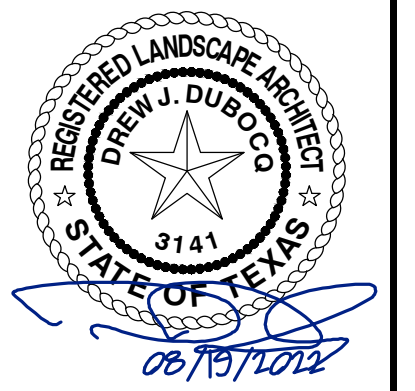
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

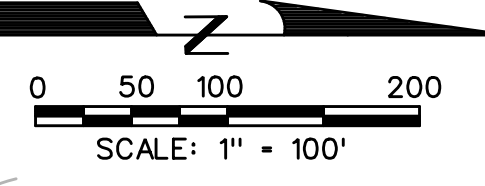
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

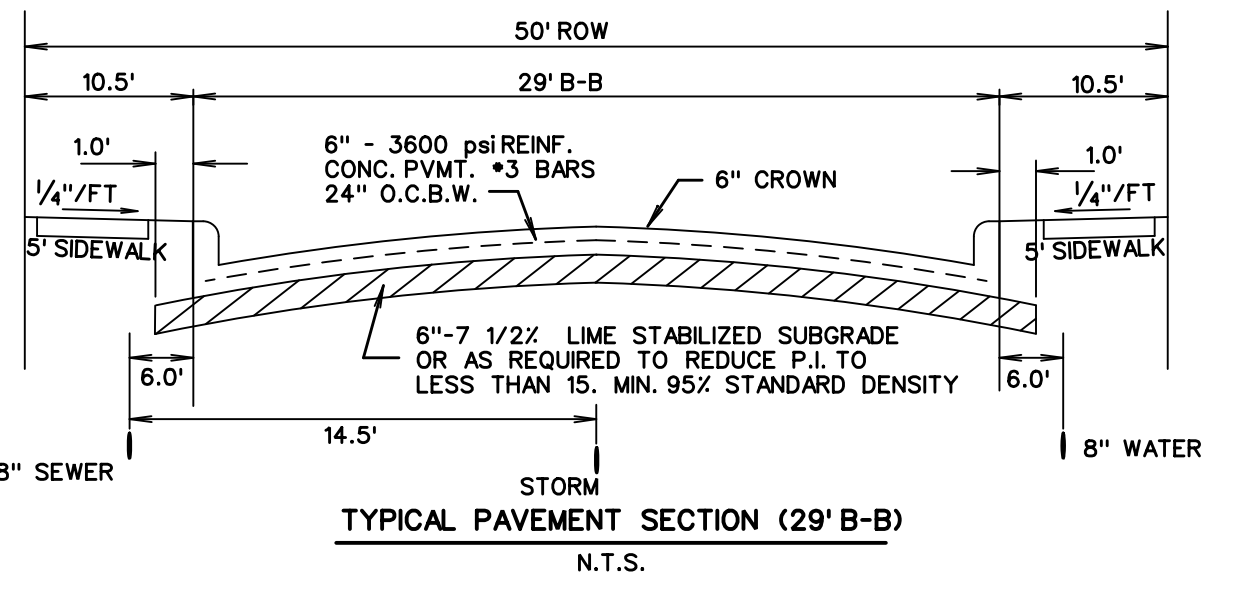
L-1.8



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	Q(100)	Q(cfs)
1	193803	4.45	0.50	2.22	10	9.80	21.8
2	113265	2.60	0.50	1.30	10	9.80	12.7
3	97397	2.24	0.50	1.12	10	9.80	11.0
4	71206	1.63	0.50	0.82	10	9.80	8.0
5	196648	4.51	0.50	2.26	10	9.80	22.1
6	106800	2.45	0.50	1.23	10	9.80	12.0
7	135902	3.12	0.50	1.56	10	9.80	15.3
8	211032	4.84	0.50	2.42	10	9.80	23.7
9	69165	1.59	0.50	0.79	10	9.80	7.8
10	41427	0.95	0.50	0.48	10	9.80	4.7
11	140794	3.23	0.50	1.62	10	9.80	15.8
12	85700	1.97	0.50	0.98	10	9.80	9.6
13	127081	2.92	0.50	1.46	10	9.80	14.3
14	114943	2.64	0.50	1.32	10	9.80	12.9
15	172385	3.96	0.50	1.98	10	9.80	19.4
16	62824	1.44	0.50	0.72	10	9.80	7.1
17	209177	4.80	0.50	2.40	10	9.80	23.5
19	119519	2.74	0.50	1.37	10	9.80	13.4
20	209829	4.82	0.50	2.41	10	9.80	23.6
21	70757	1.62	0.50	0.81	10	9.80	8.0
22	114490	2.63	0.50	1.31	10	9.80	12.9
23	127118	2.92	0.50	1.46	10	9.80	14.3
24	98571	2.26	0.50	1.13	10	9.80	11.1
25	29583	0.68	0.50	0.34	10	9.80	3.0
26	16200	0.37	0.50	0.19	10	9.80	1.3
27	16200	0.37	0.50	0.19	10	9.80	1.3
28	16200	0.37	0.50	0.19	10	9.80	1.3
29	19575	0.45	0.50	0.23	10	9.80	1.4
31	22494	0.52	0.50	0.26	10	9.80	1.5
32	22412	0.51	0.50	0.26	10	9.80	1.5
33	12879	0.30	0.50	0.15	10	9.80	0.8
34	14397	0.33	0.50	0.17	10	9.80	0.9
35	11649	0.27	0.50	0.14	10	9.80	0.7
36	9106	0.21	0.50	0.11	10	9.80	0.5
37	6484	0.15	0.50	0.08	10	9.80	0.4
38	8046	0.18	0.50	0.09	10	9.80	0.5
39	8004	0.18	0.50	0.09	10	9.80	0.5
40	11620	0.27	0.50	0.14	10	9.80	0.7
41	28382	0.65	0.50	0.33	10	9.80	1.6
42	150906	3.46	0.50	1.73	10	9.80	17.0
43	92024	2.11	0.50	1.06	10	9.80	10.4
44	48030	1.10	0.50	0.55	10	9.80	4.7
45	30874	0.71	0.50	0.36	10	9.80	3.3
46	190638	4.38	0.50	2.19	10	9.80	21.4
47	20254	0.46	0.50	0.23	10	9.80	2.3

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
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 LOTS 1-21, BLOCK I
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 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157

TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
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OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
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PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LEGEND

	PROP. WATER LINE
	PROP. FIRE HYDRANT AND VALVE
	PROP. GATE VALVE
	PROP. FLUSH VALVE
	EXIST. WATER LINE
	EXIST. FIRE HYDRANT AND VALVE
	PROP. SANITARY SEWER
	PROP. MANHOLE
	PROP. CLEANOUT
	EXIST. SANITARY SEWER
	EXIST. MANHOLE
	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

- 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.
- 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 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

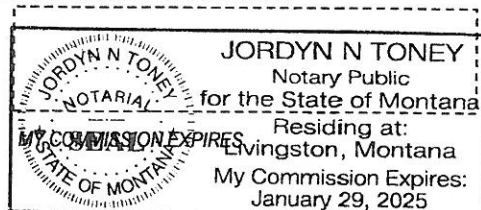
NOTARY VERIFICATION [REQUIRED]

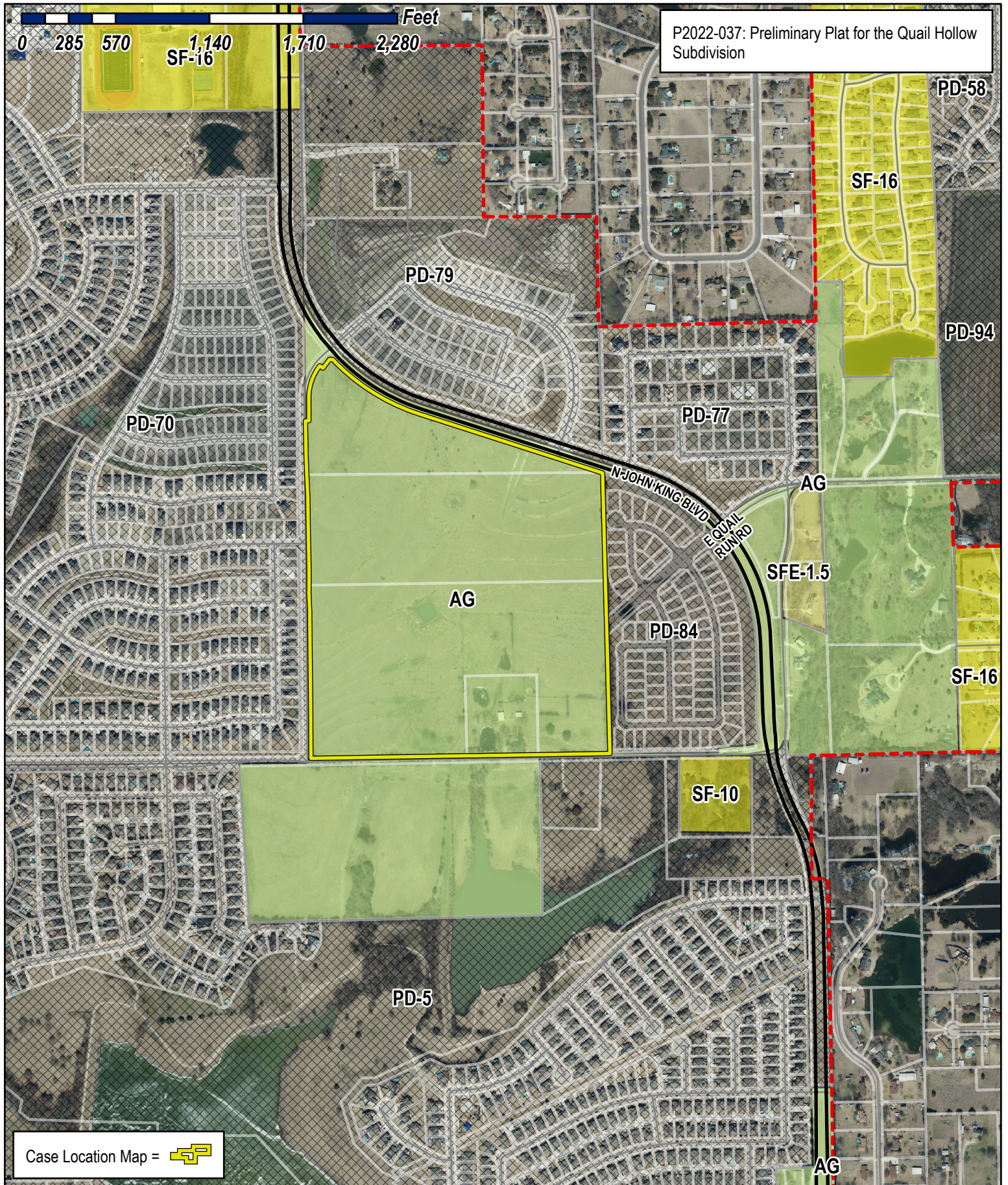
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





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.



QUAIL RUN VALLEY NO. 2
CAB. E. SLD. 185

WANETA DRIVE (50' R.O.W.)

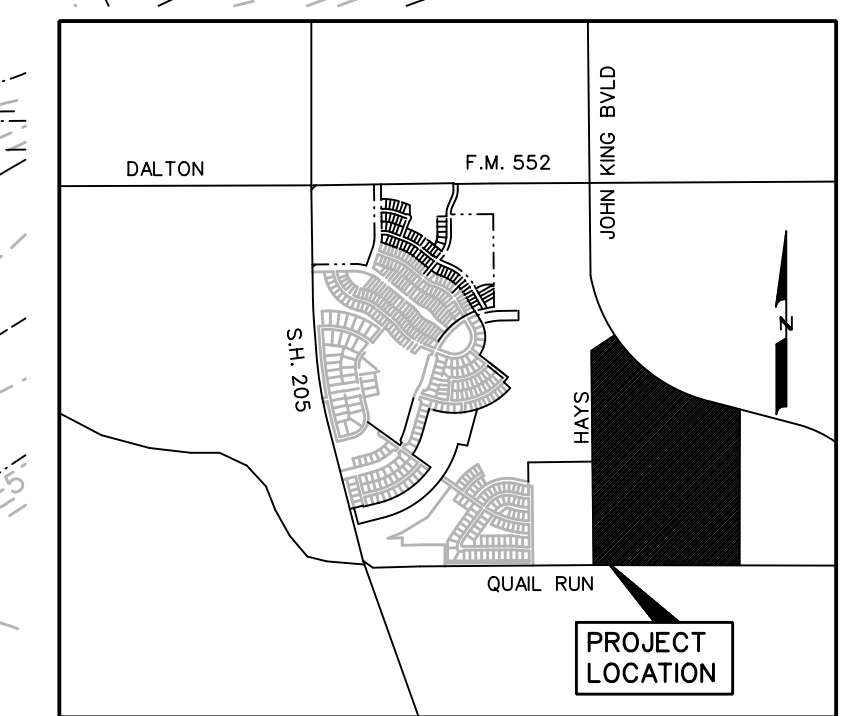
STONE CREEK PHASE VIII
DOC. NO. 20190000004513

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X
2598335.719 7037154.253
ELEV = 538.7

STONE CREEK PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'

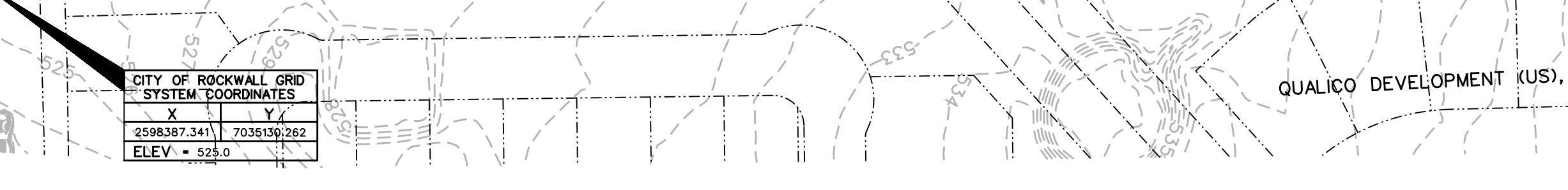
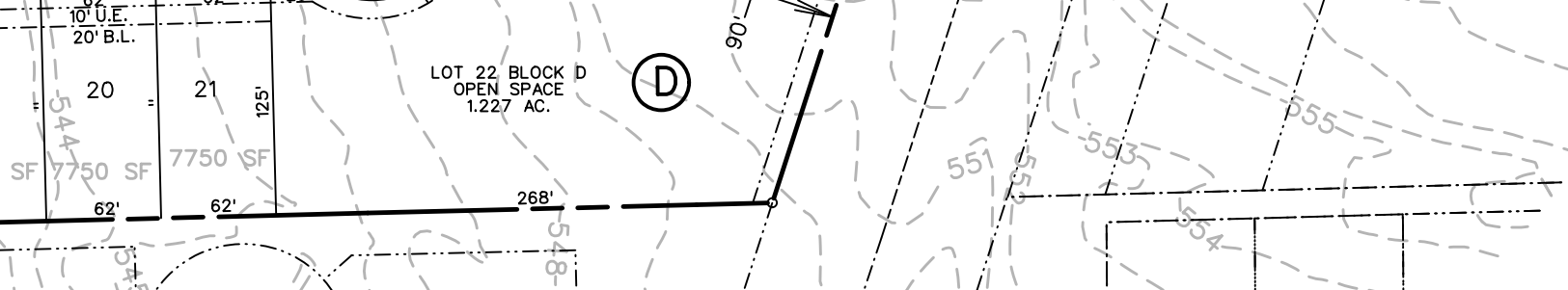
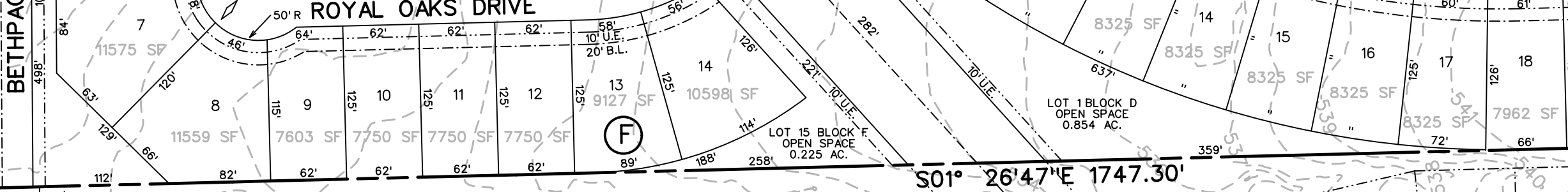
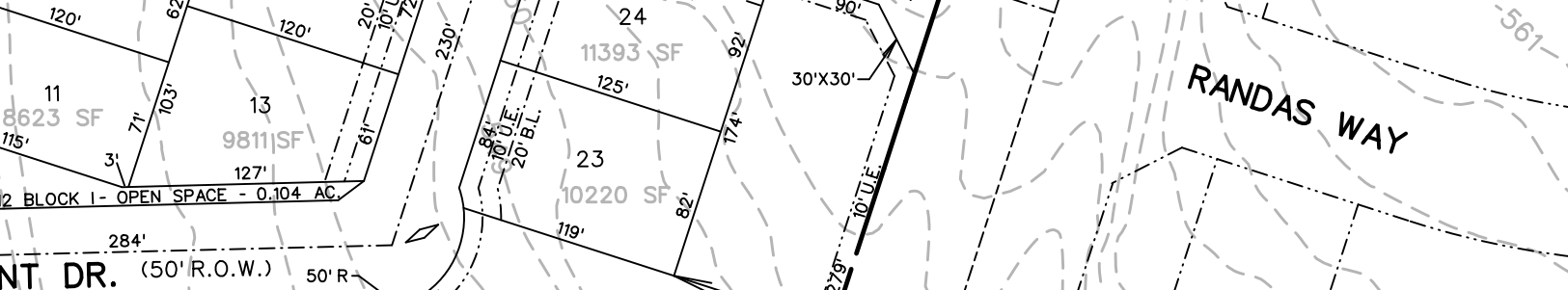
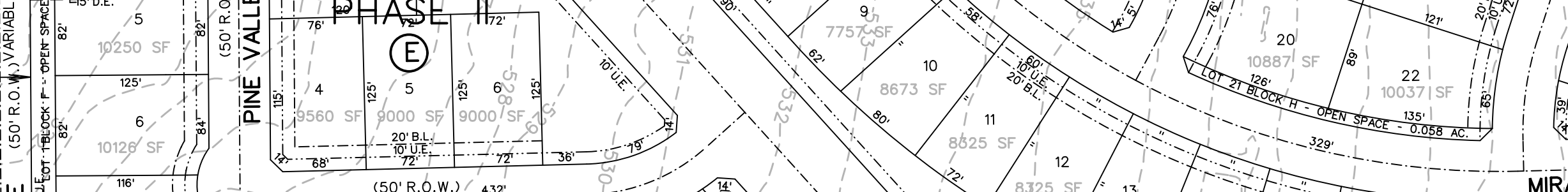
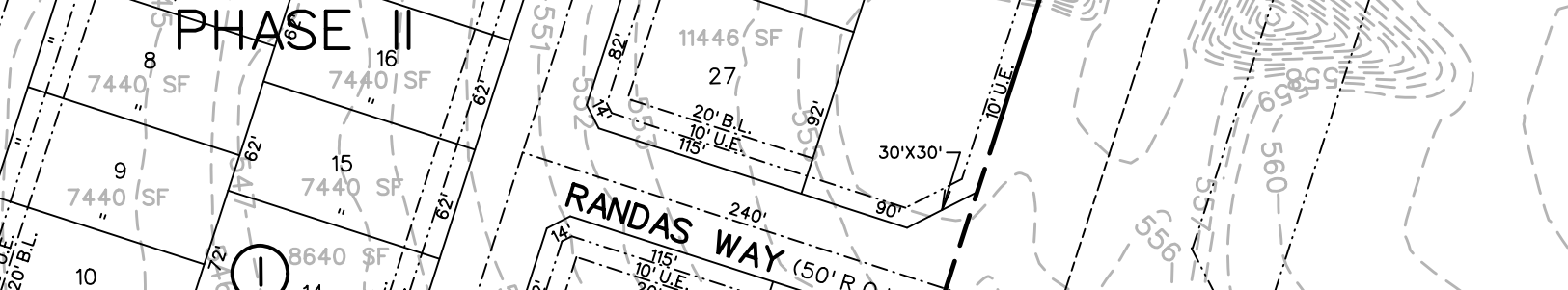
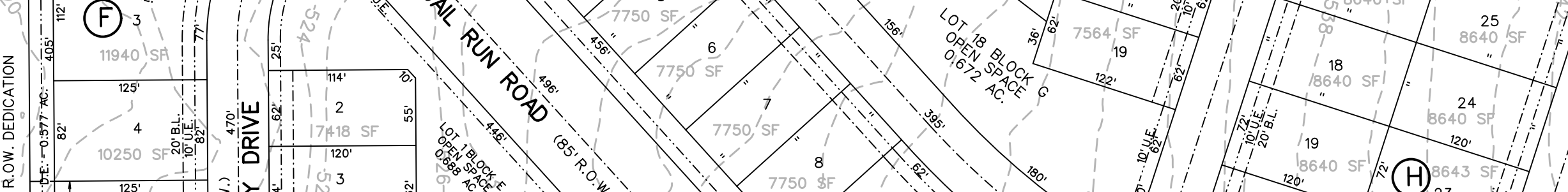
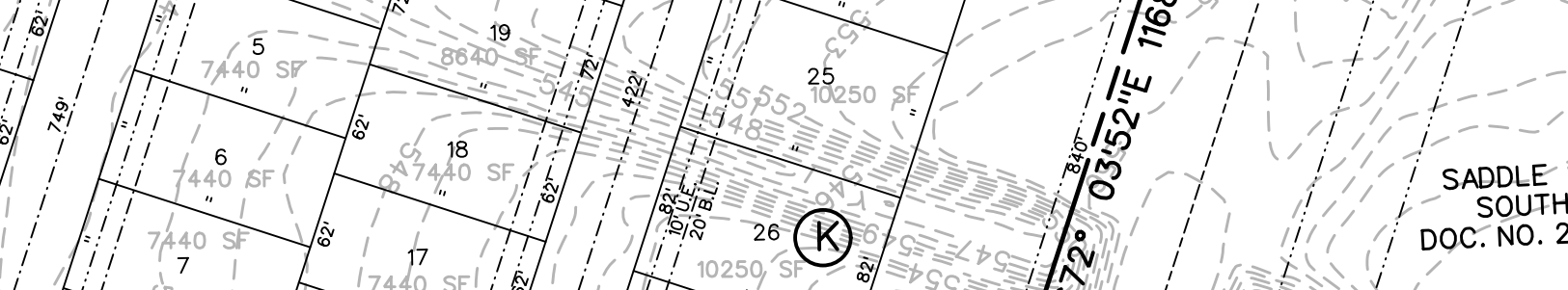
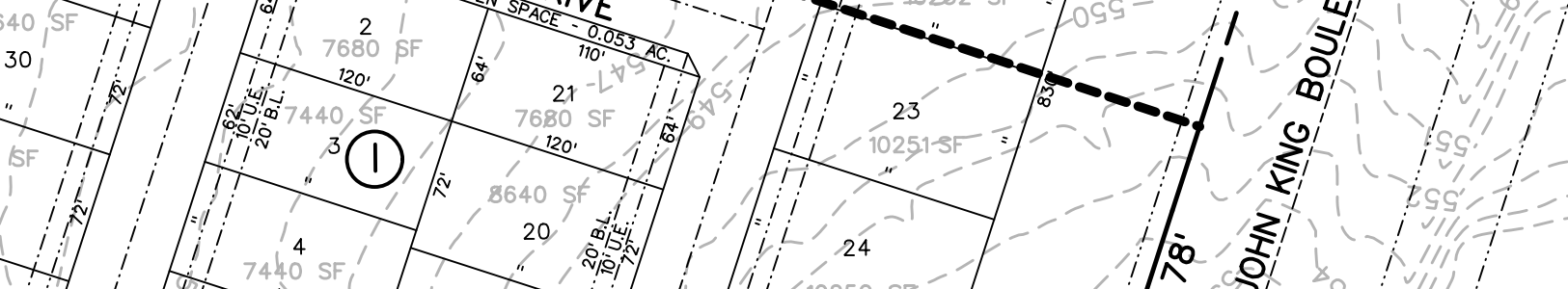
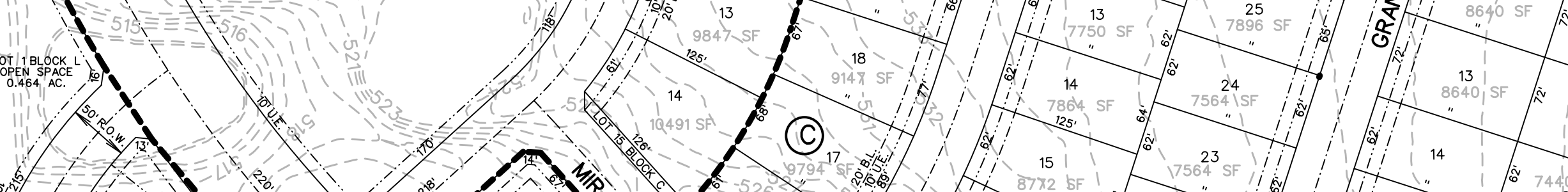
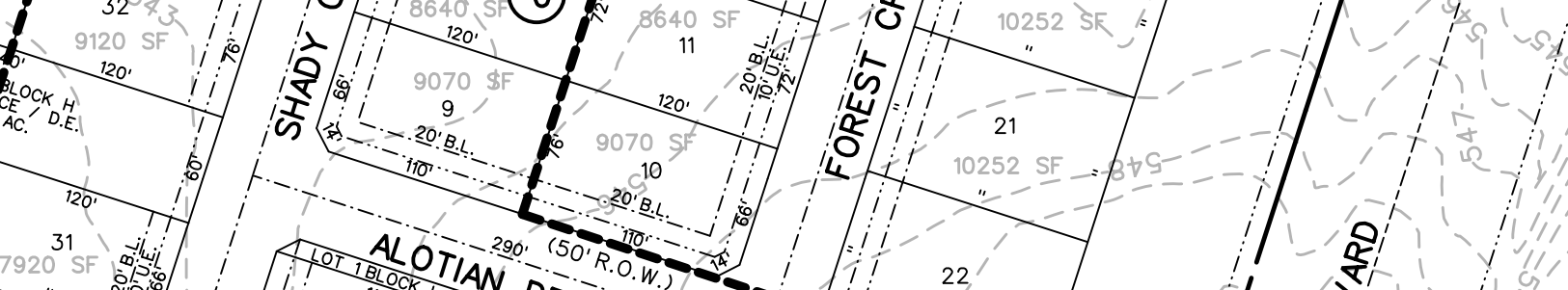
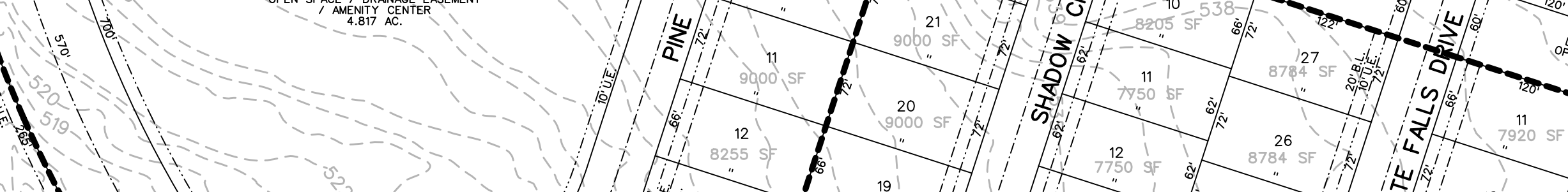
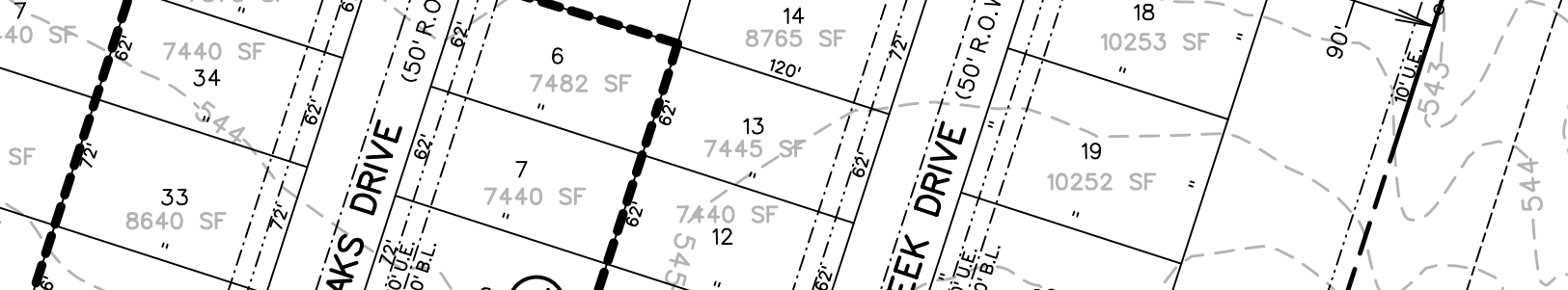
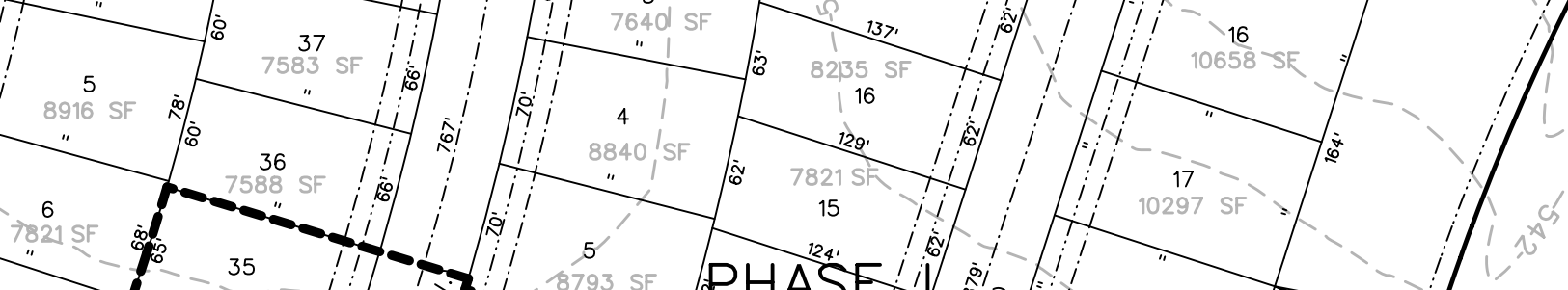
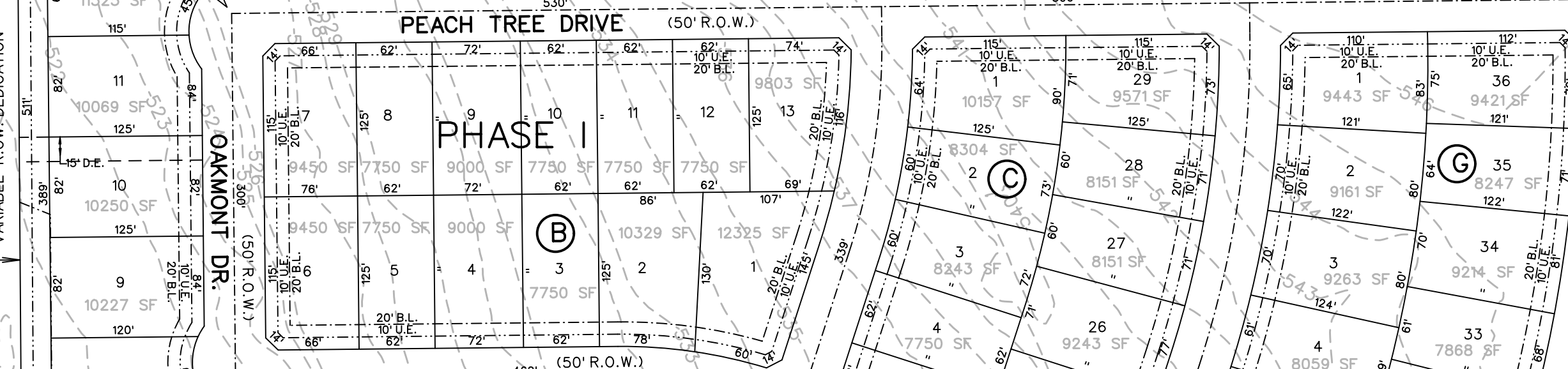
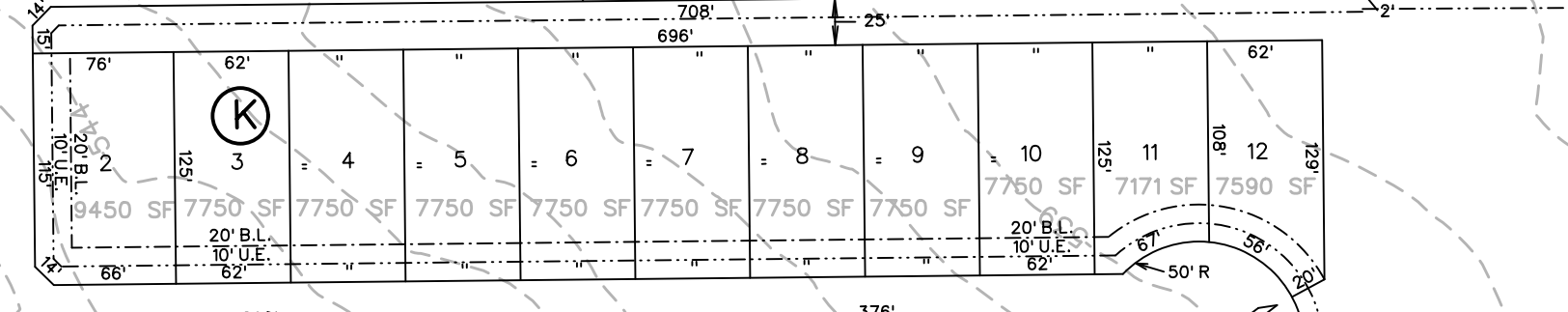
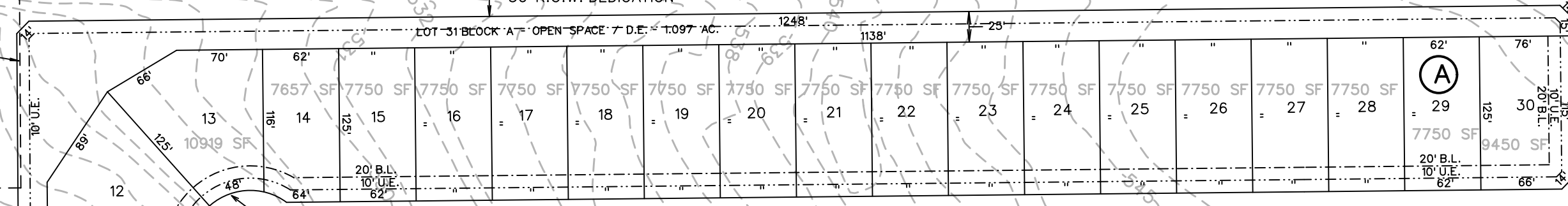
Δ = 38° 06' 45"
R = 320.00'
L = 212.86'
C = 208.96'
B = N18° 43' 59" W



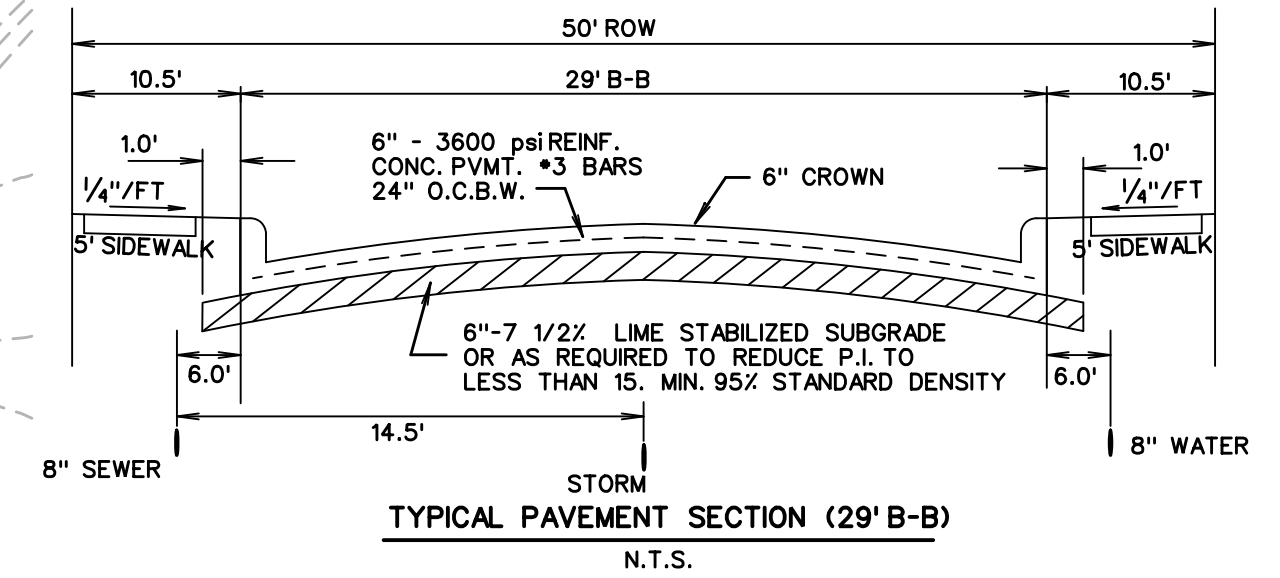
N00° 35' 35" W 1480.61'

HAYS LANE (50' R.O.W.)

N00° 35' 35" W 311.11' N00° 35' 35" W 287.09'



Δ = 28° 29' 34"
R = 1260.00'
L = 626.59'
C = 620.15'
B = S57° 49' 05" E



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.10'
5.	S 87° 00' 28" E	19.25'

PRELIMINARY PLAT OF

QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
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OWNER
R & R HANCE INVESTMENTS, L.P.

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'

CASE #P2022-xxx

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X
2598387.341 7036150.262
ELEV = 523.0

QUALICO DEVELOPMENT (US), INC.

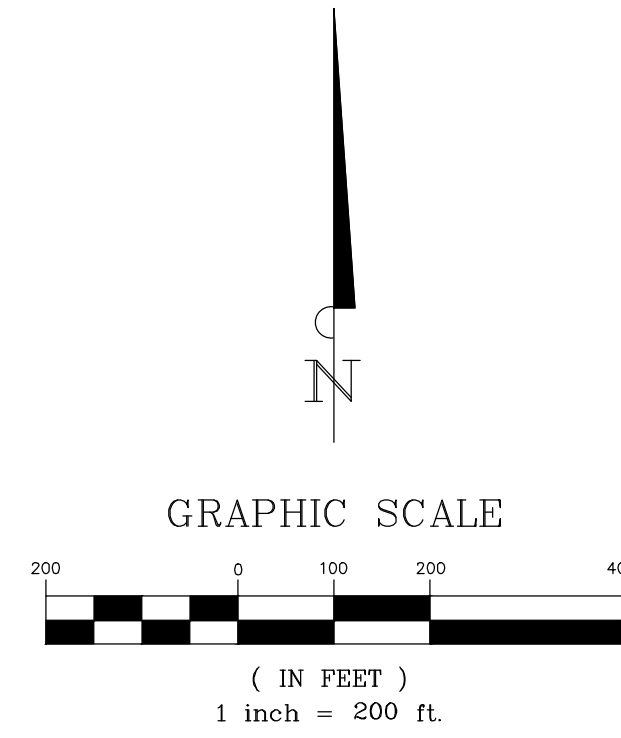
GIDEON GROVE NORTH
DOC. NO. 20190000006883

R & R HANCE INVESTMENTS, L.P.
VOL. 5-433, PG. 53

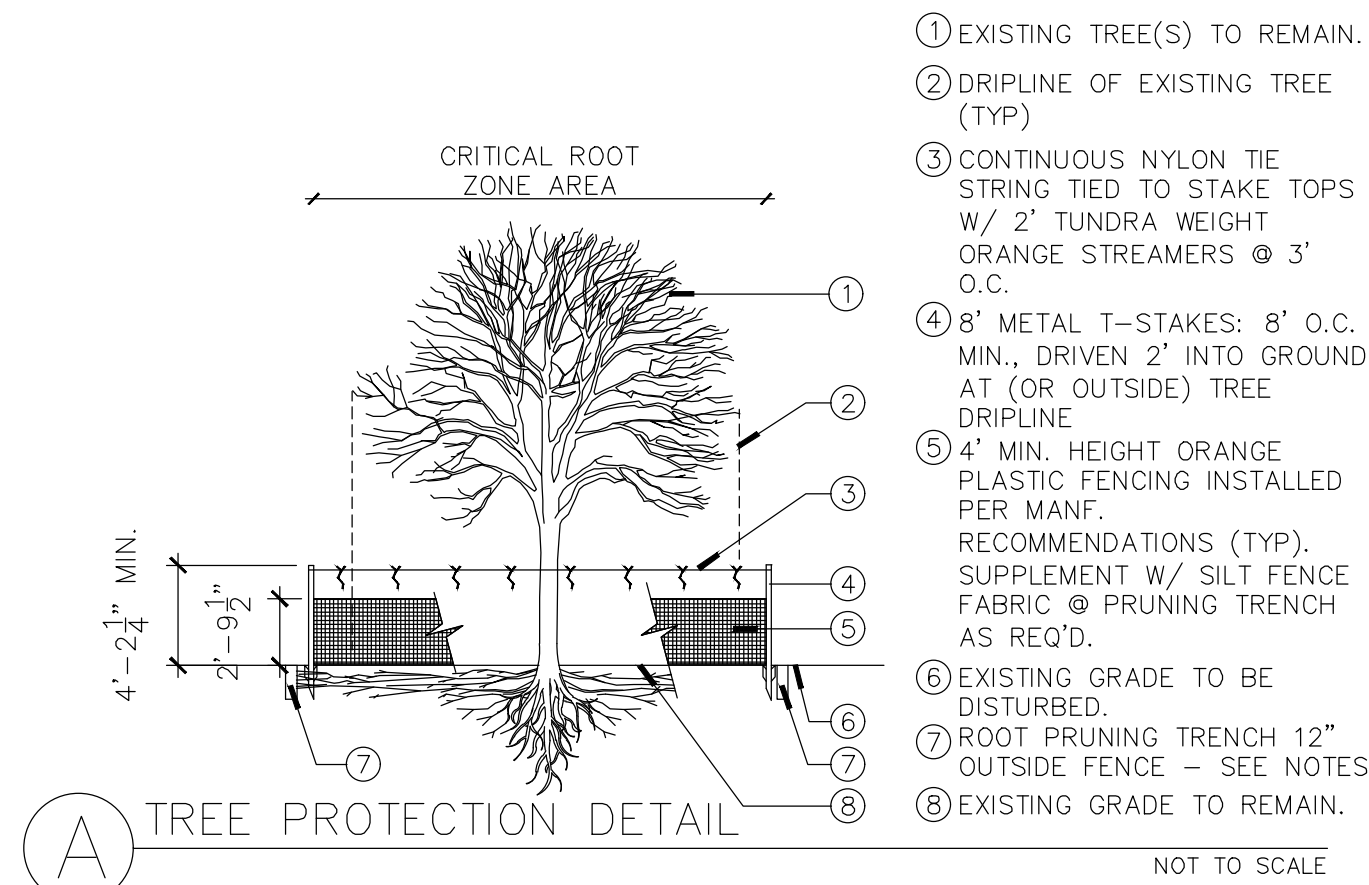
MICHEL & JENNIFER WILKINSON
Doc. No. 2020-0000003578

NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.8	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTONWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUIUBE		X	PRIMARY
92	8.4	JUIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTONWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTONWOOD		X	NON PROTECTED
113	35.3	GOTTONWOOD		X	NON PROTECTED
114	45.7	GOTTONWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED

TOTAL CALIPER INCHES	1961.1
TOTAL NON PROTECTED CALIPER INCHES	333.3
TOTAL PROTECTED CALIPER INCHES	1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN	198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	1429.4
TOTAL MITIGATION REQUIRED	1689



NOTES:
 1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
 ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

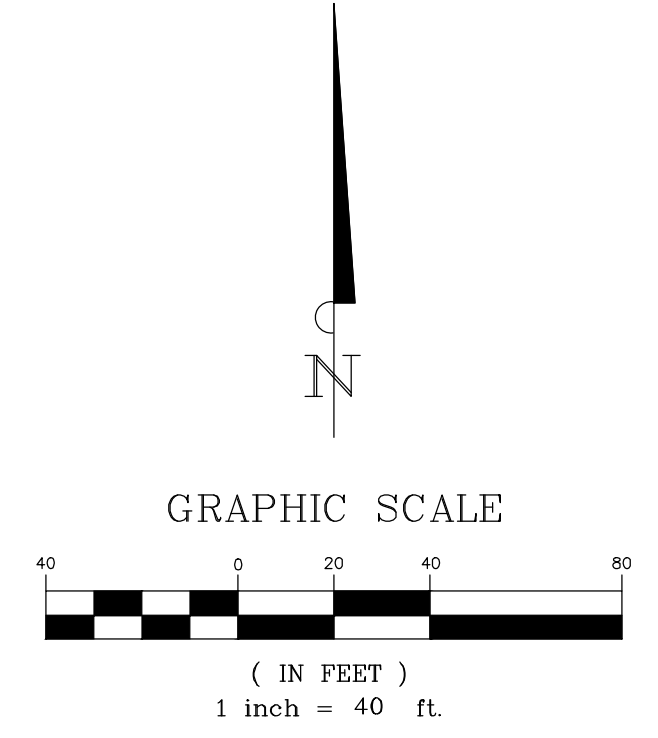
HANCE DEVELOPMENT
 ROCKWALL, TEXAS
 OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.0

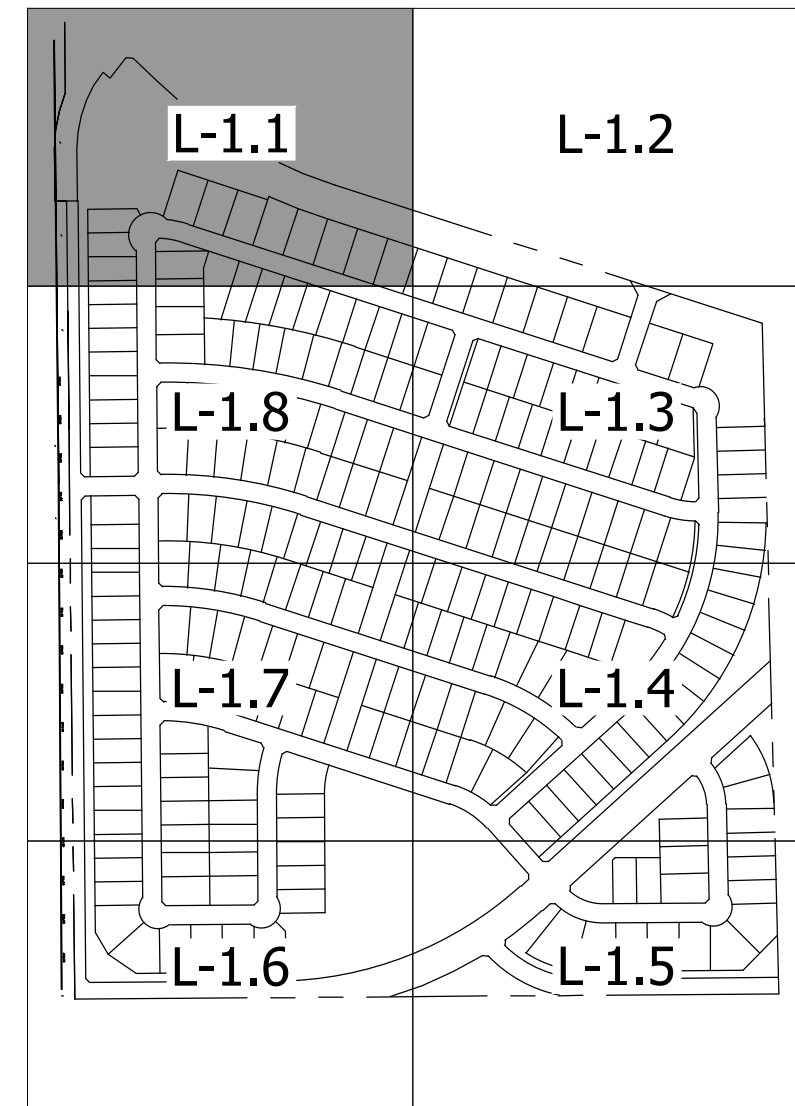
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



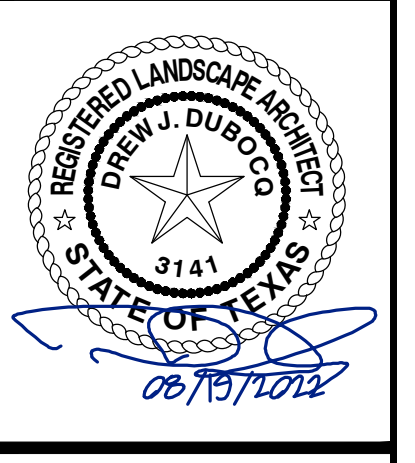
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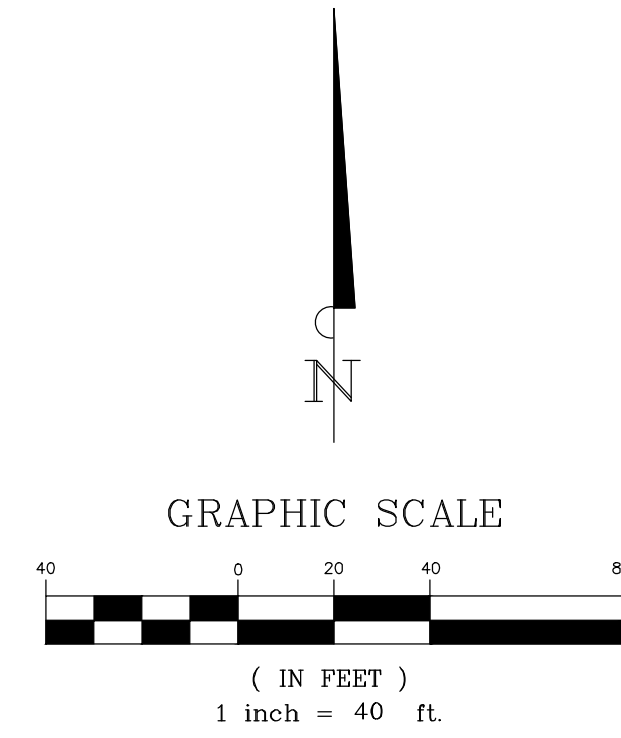
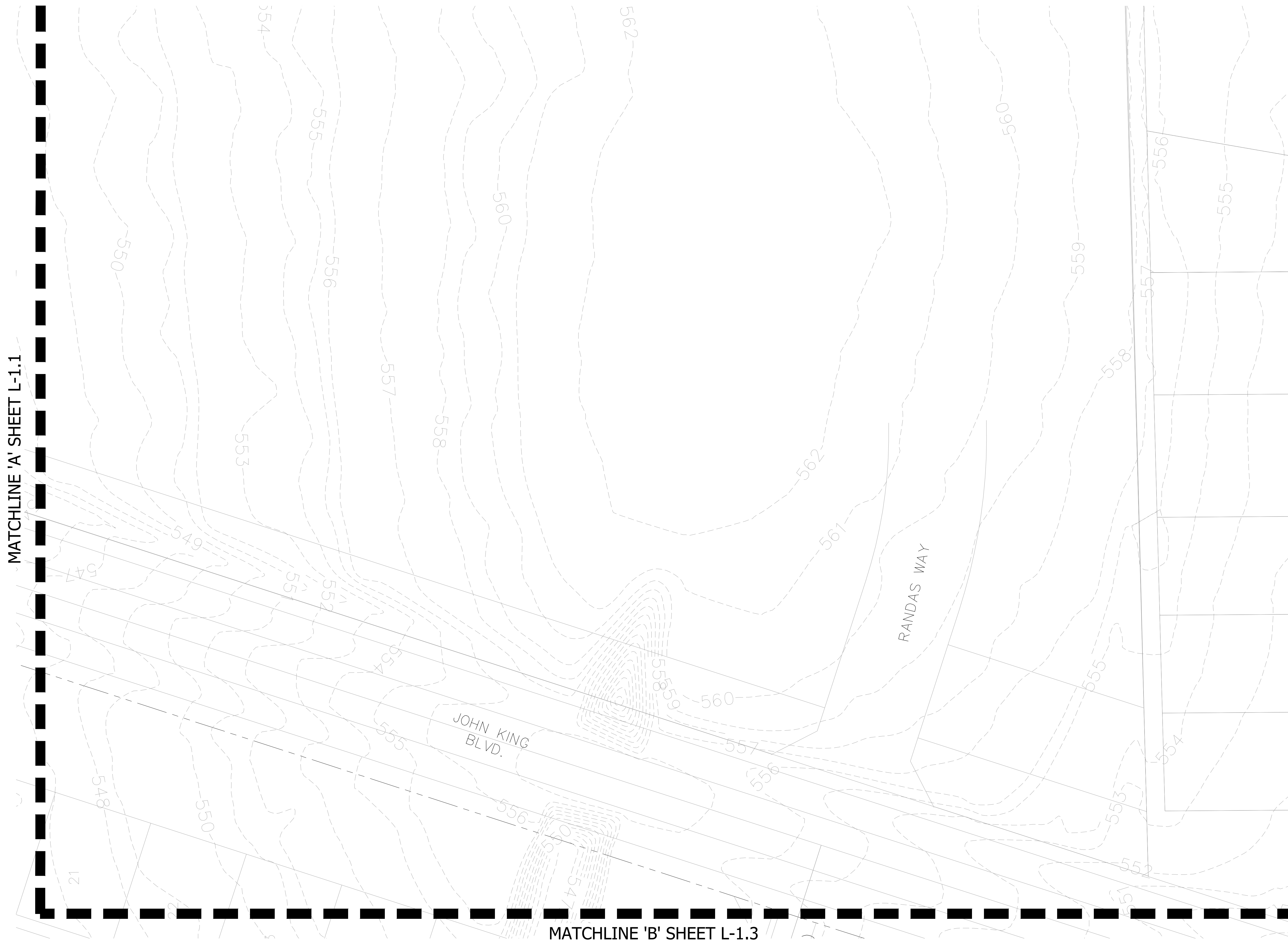
HANCE DEVELOPMENT
ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



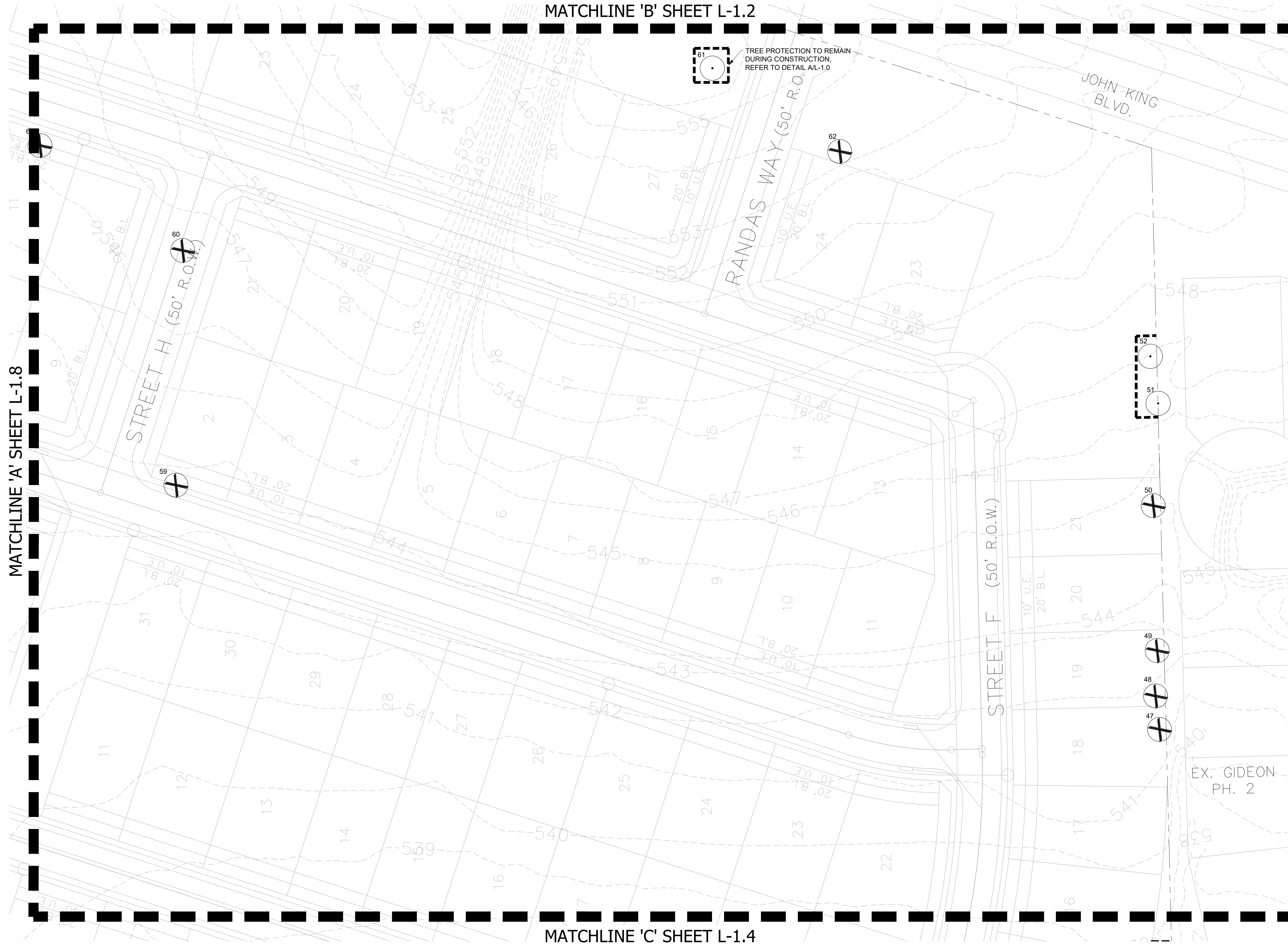
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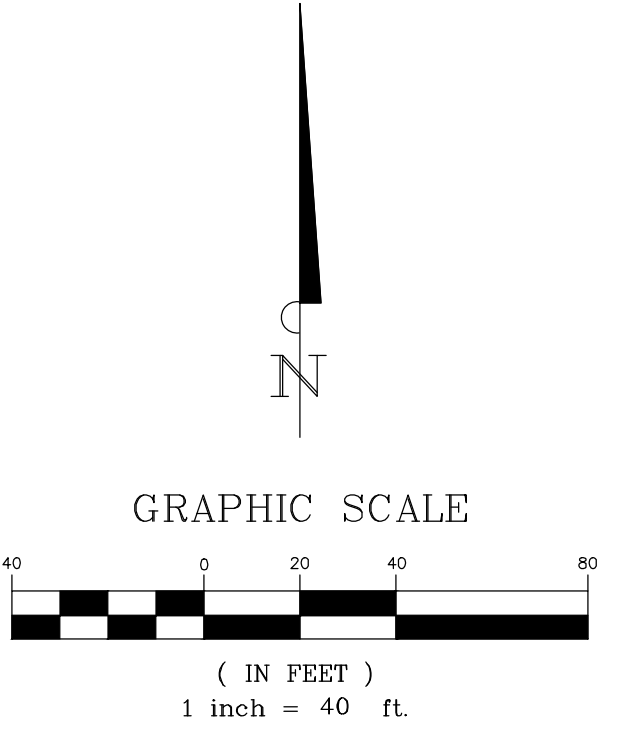
No.	Date	Revision Description

PROJECT NO.: 090-22-009

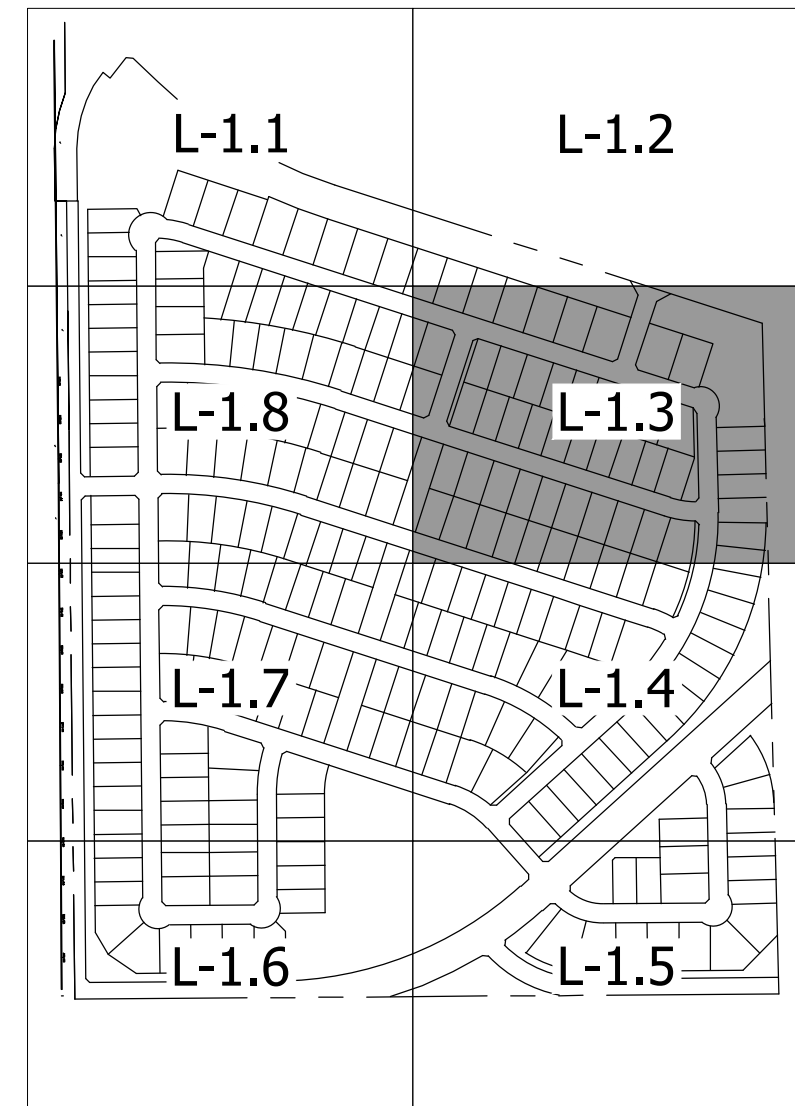




61
TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
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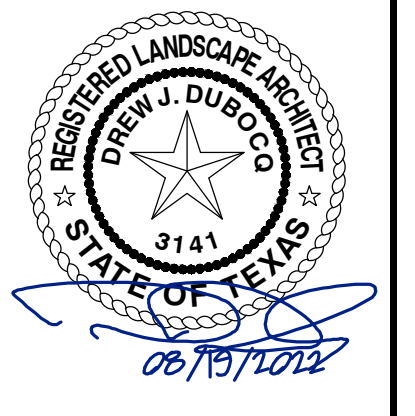
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REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.3

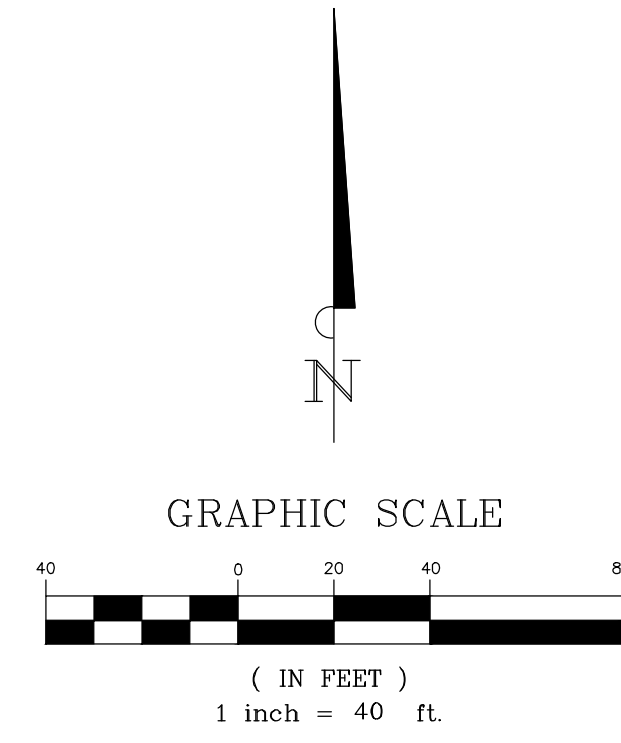
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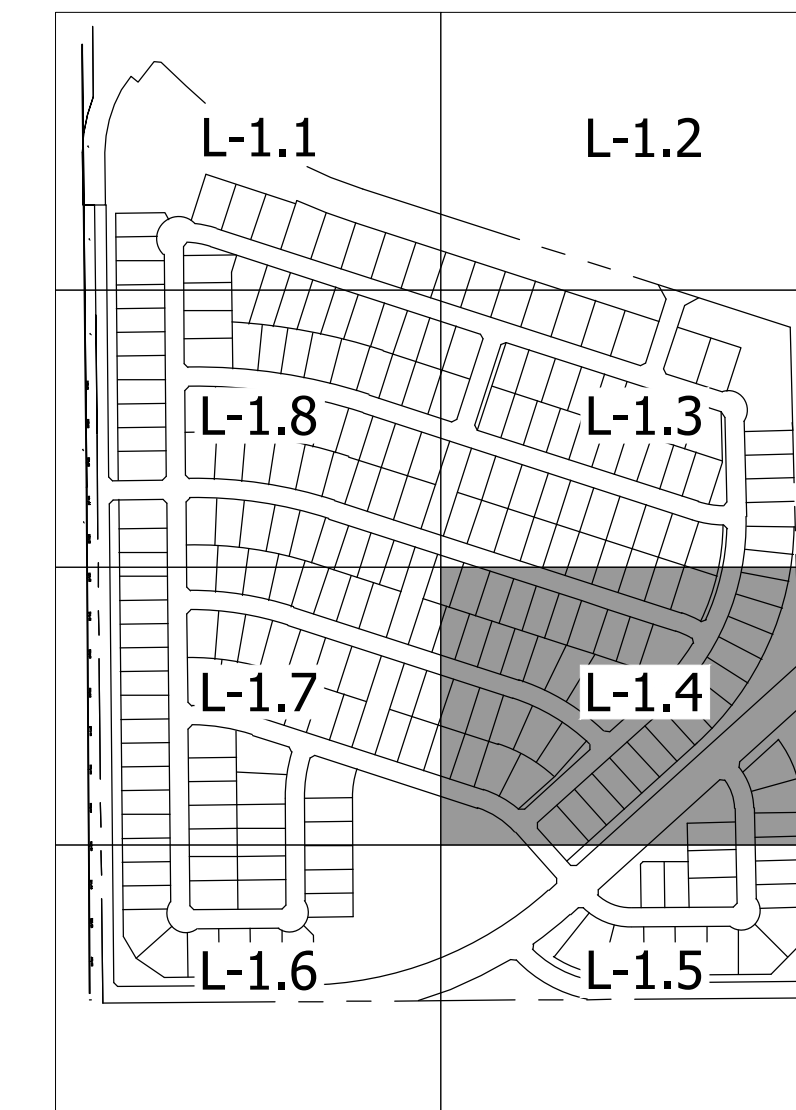
MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP
SCALE: 1"=500'



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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



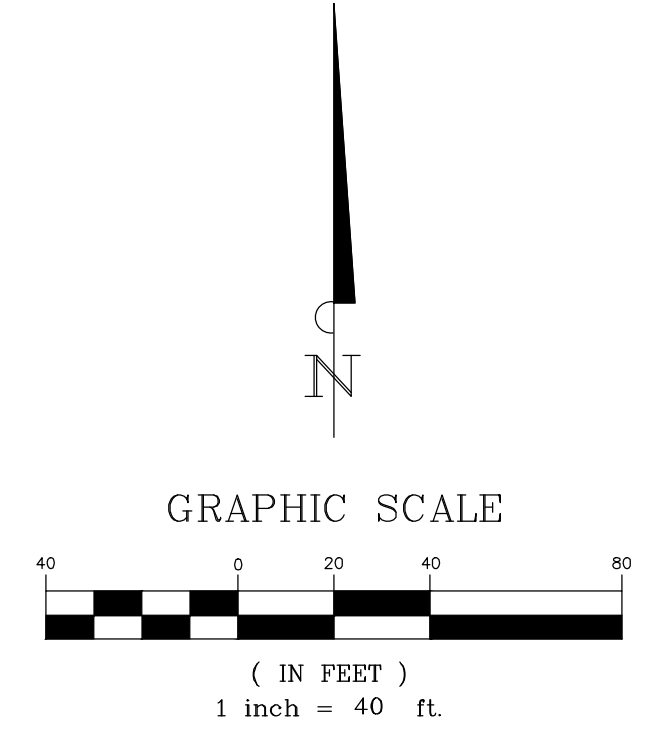
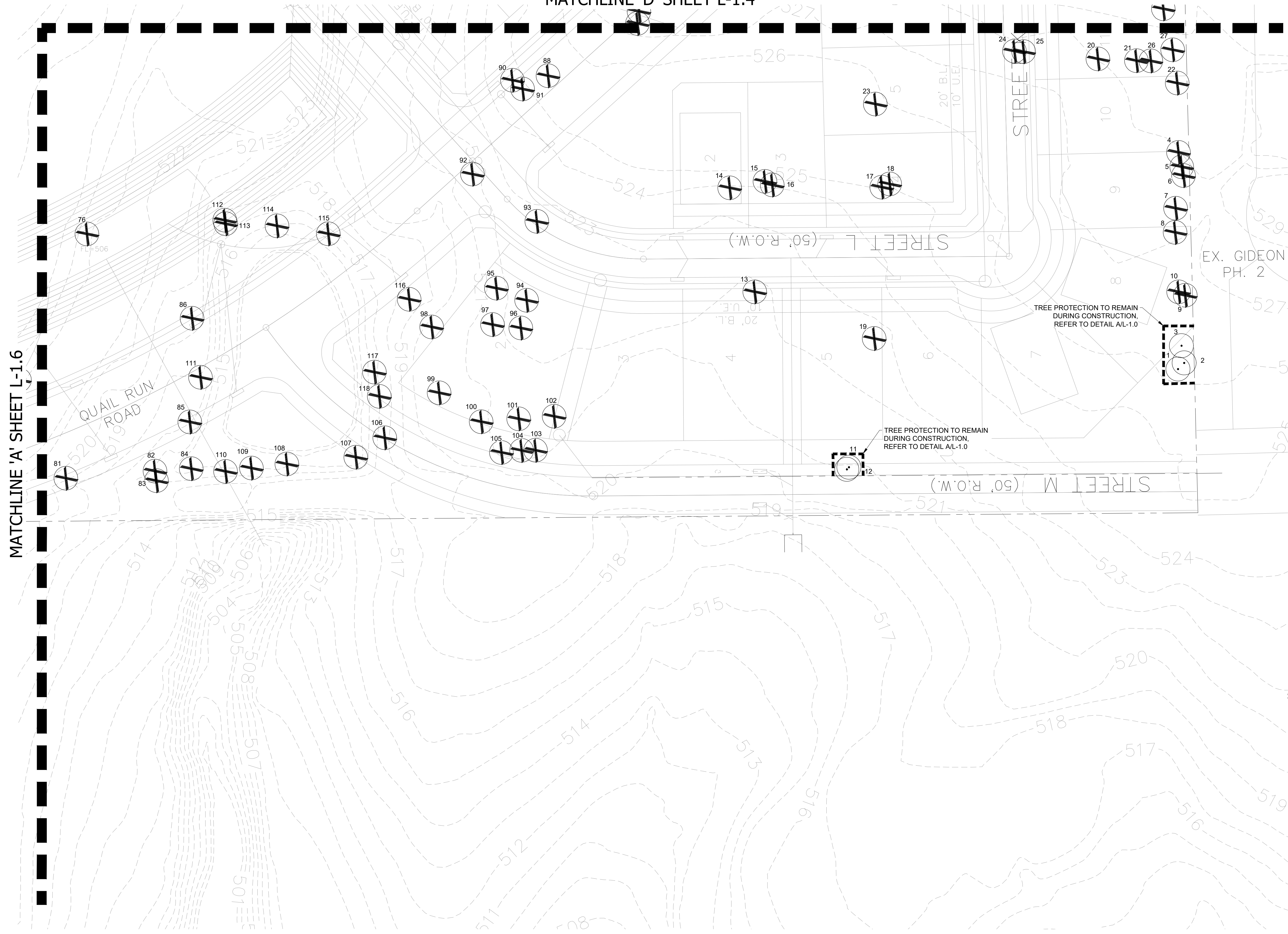
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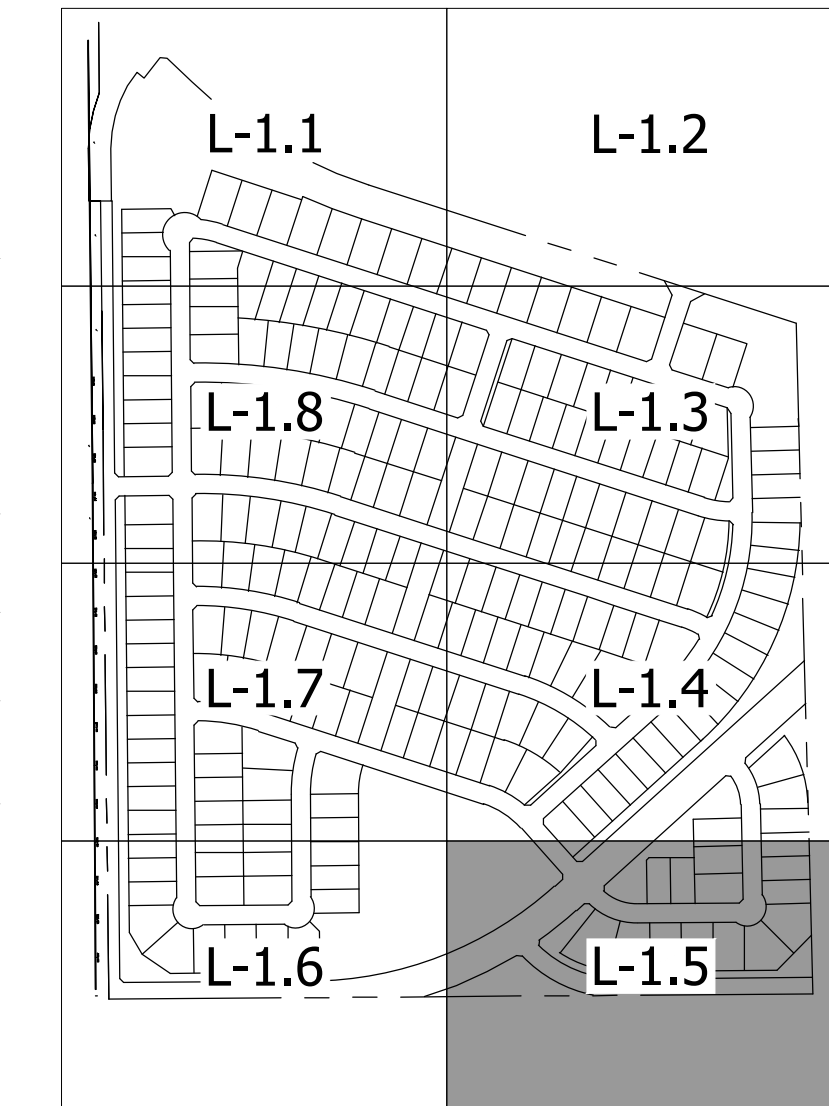
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP SCALE: 1"=500'



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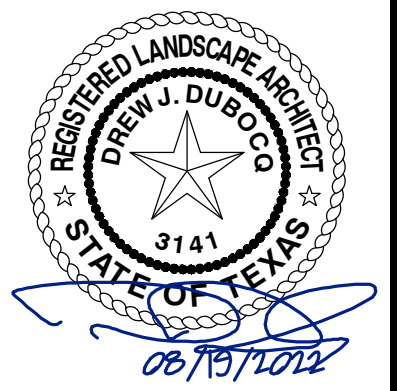
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

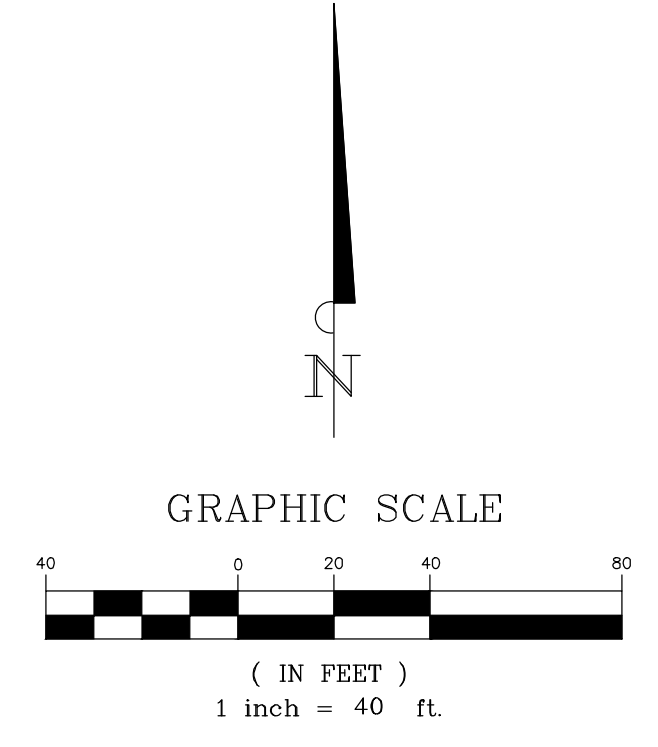
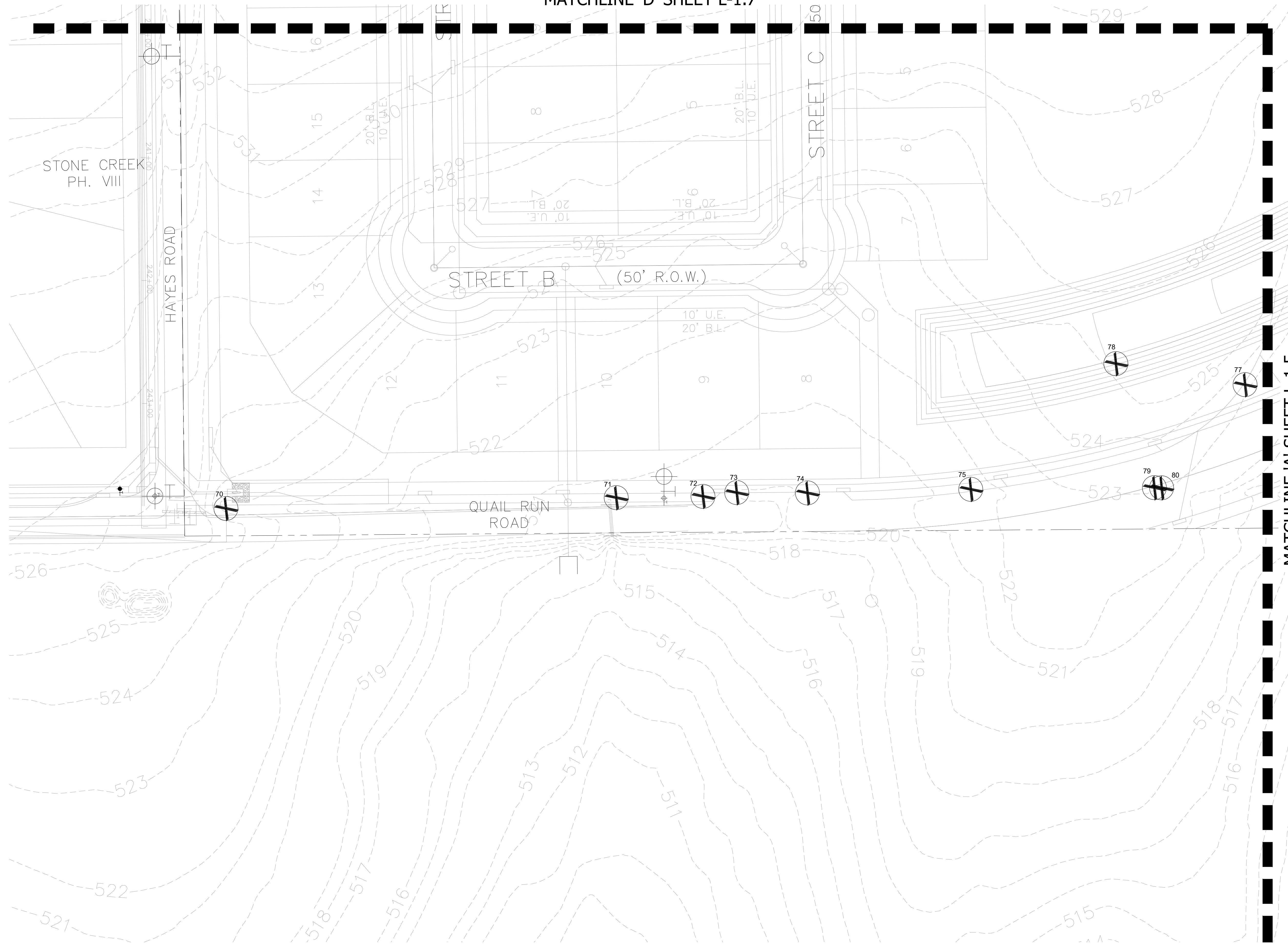
No.	Date	Revision Description

PROJECT NO.: 090-22-009



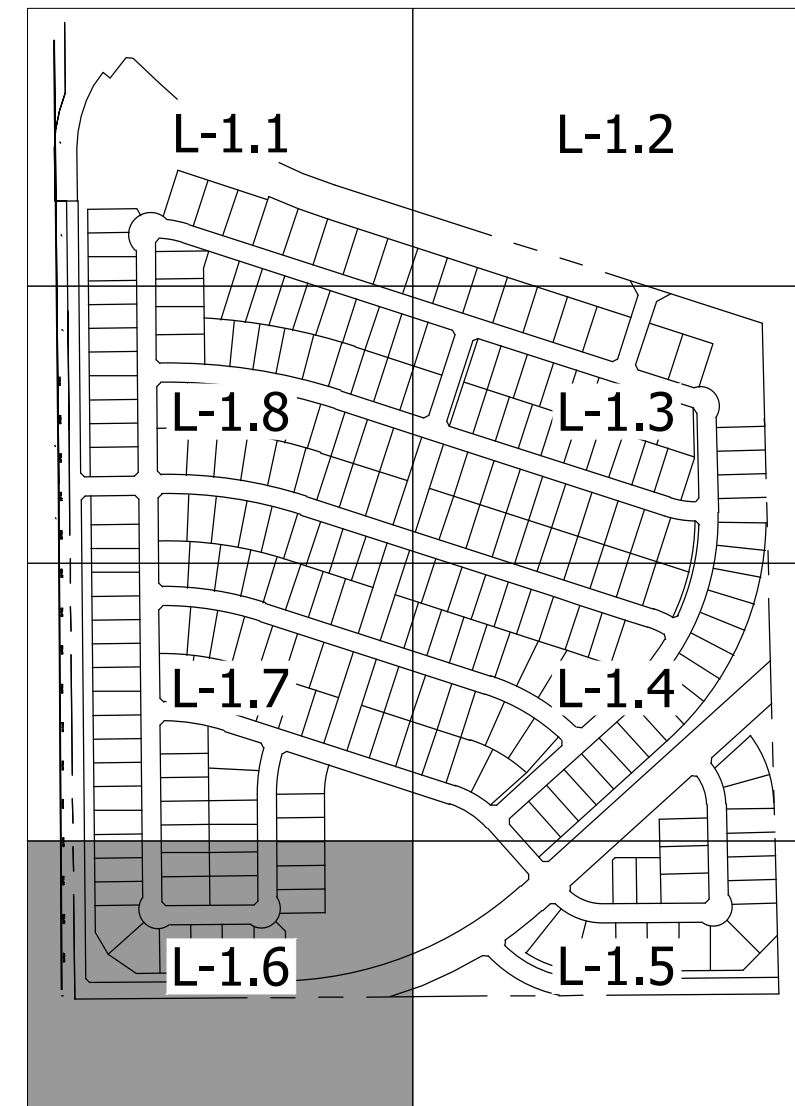
SHEET NO.
L-1.5

MATCHLINE 'D' SHEET L-1.7



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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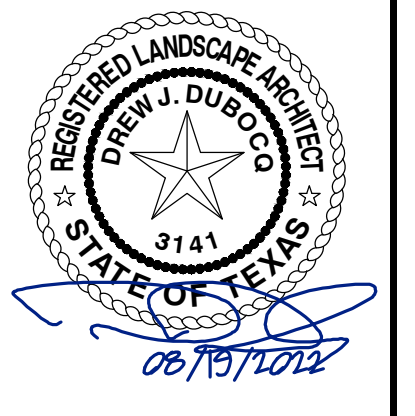
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

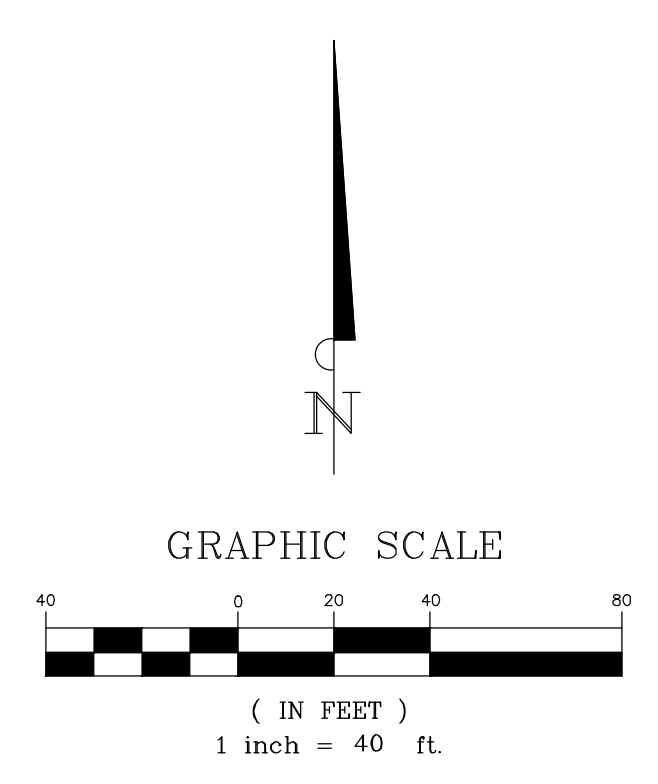
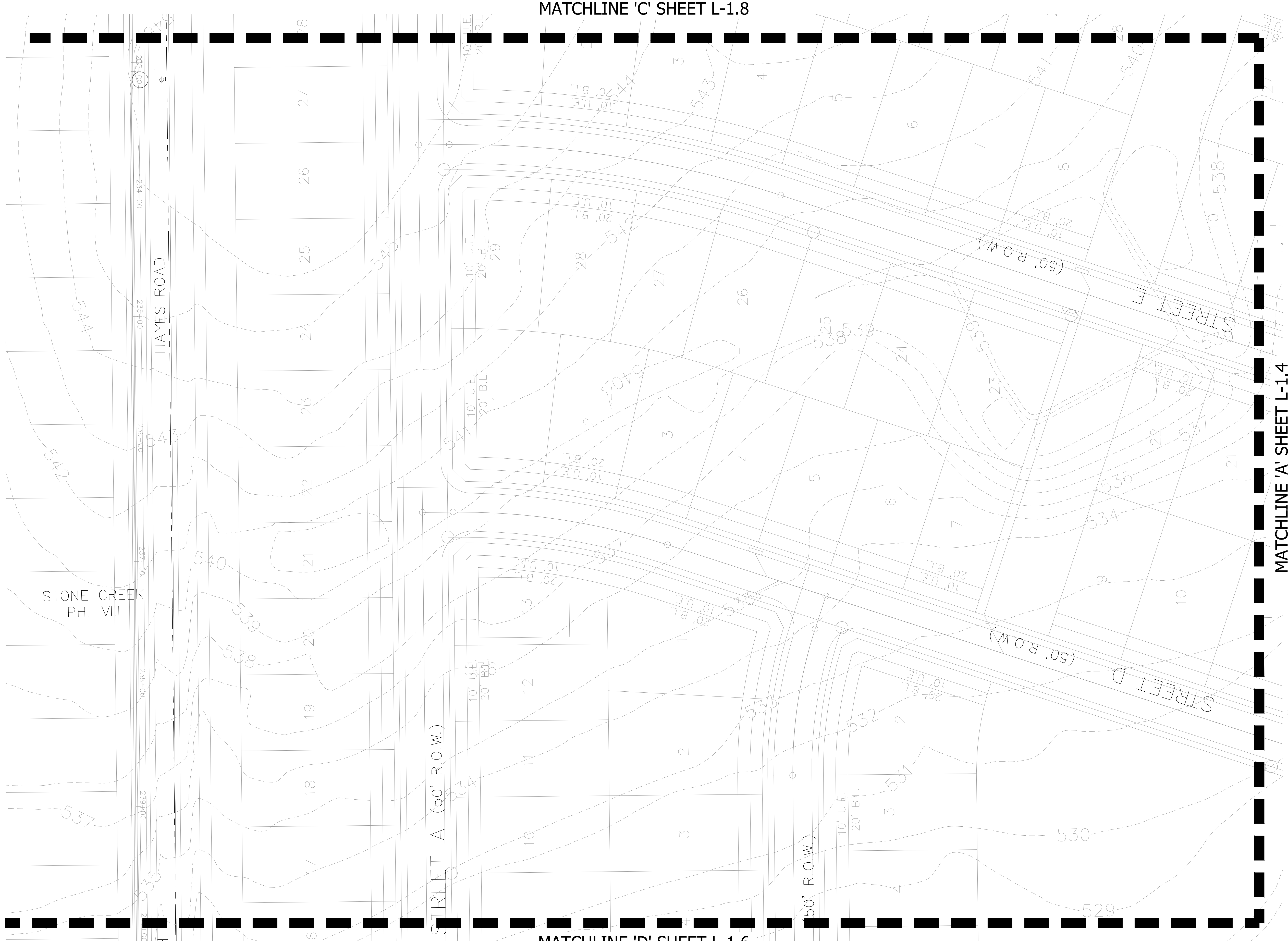
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.6

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

KEY MAP
SCALE: 1"=500'



MATCHLINE 'D' SHEET L-1.6

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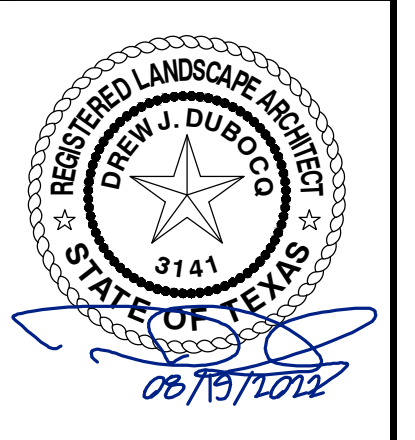
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 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

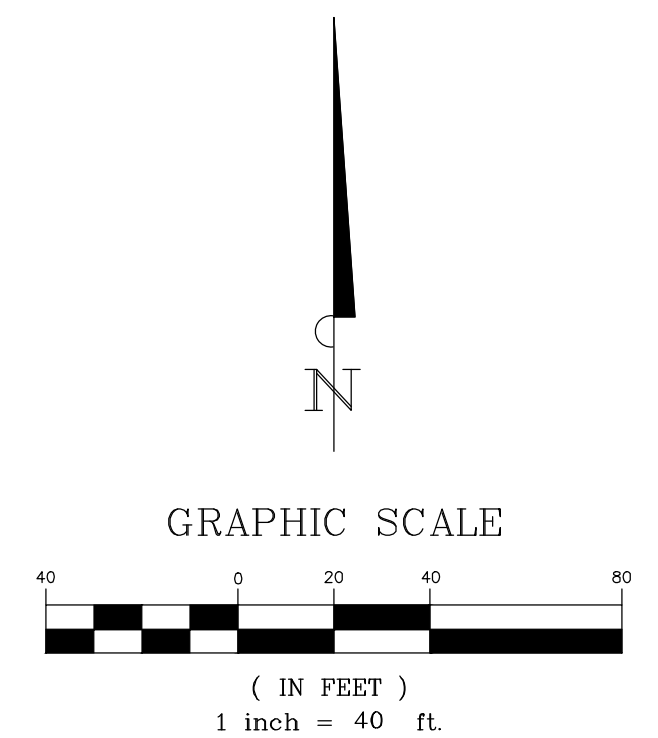
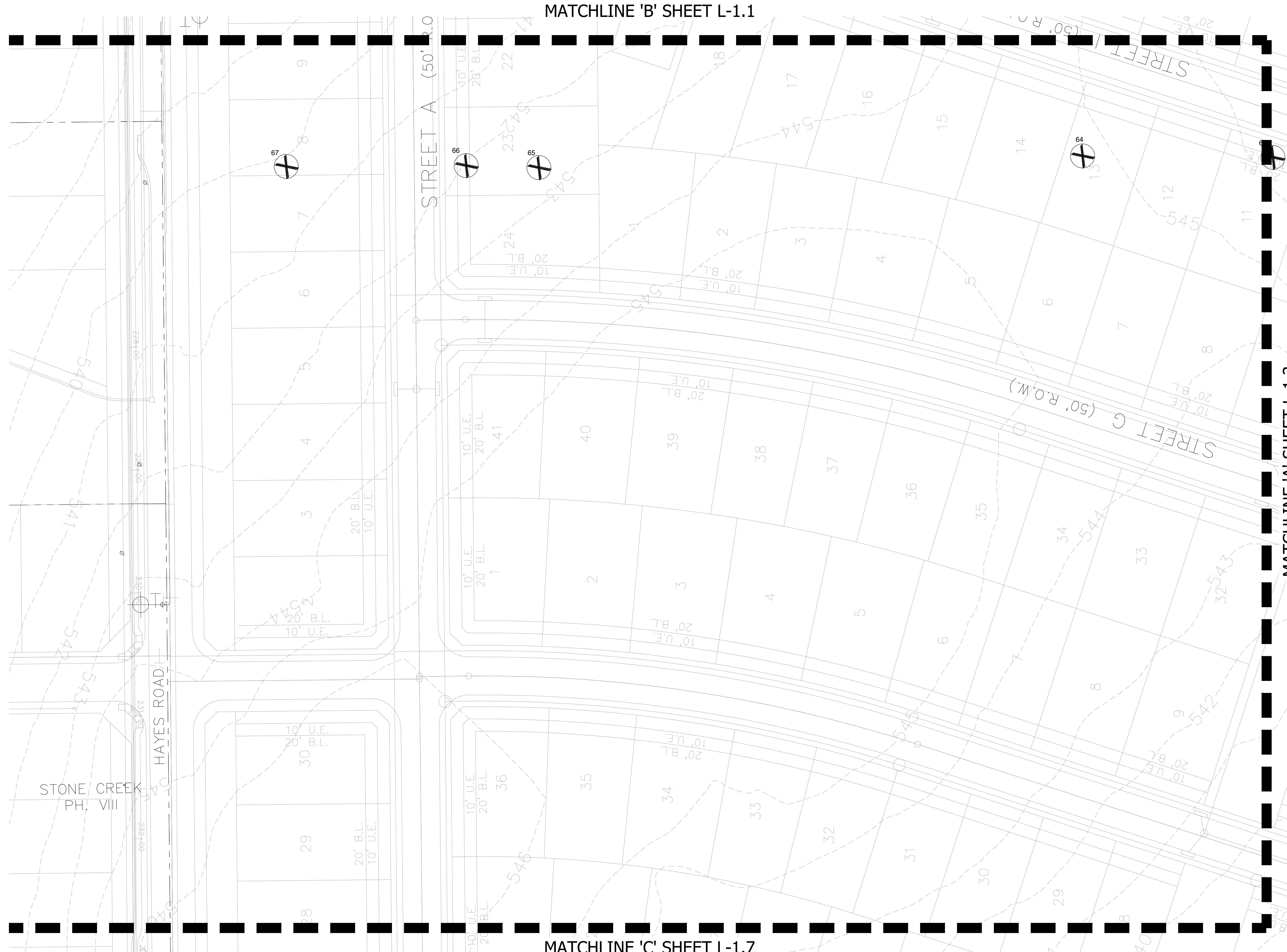
No.	Date	Revision Description

PROJECT NO.: 090-22-009



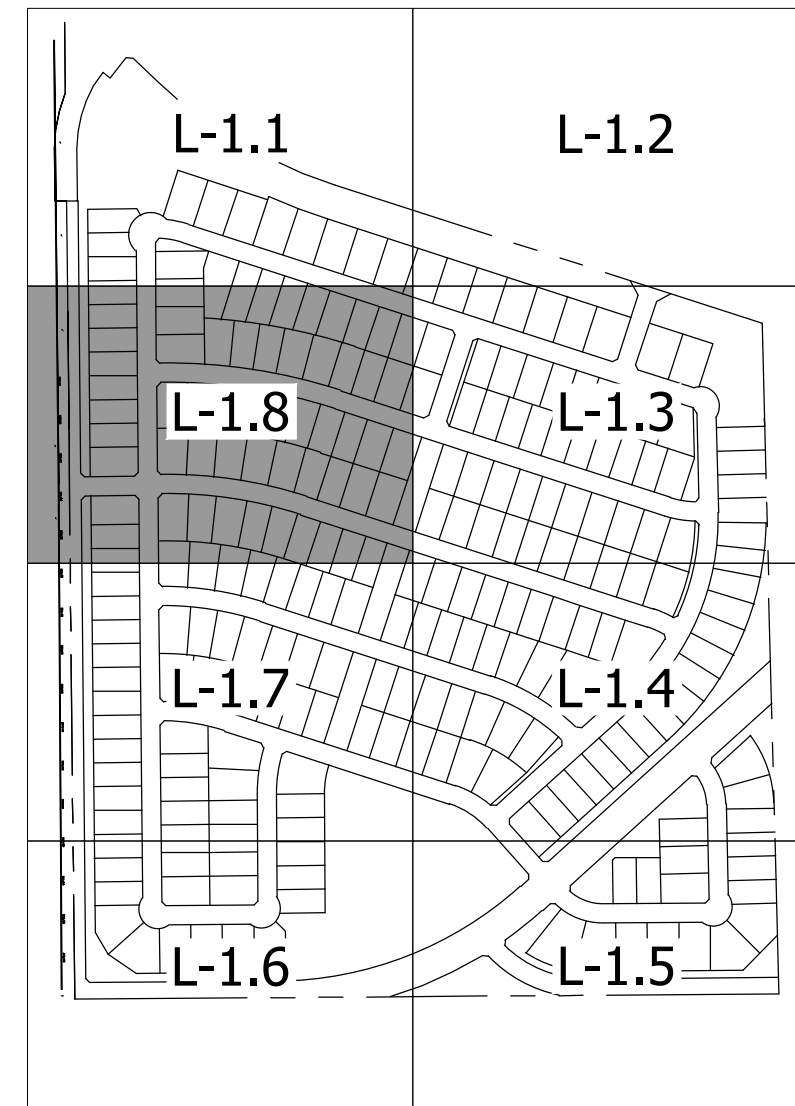
SHEET NO.

L-1.7



MATCHLINE 'A' SHEET L-1.3

KEY MAP
SCALE: 1"=500'



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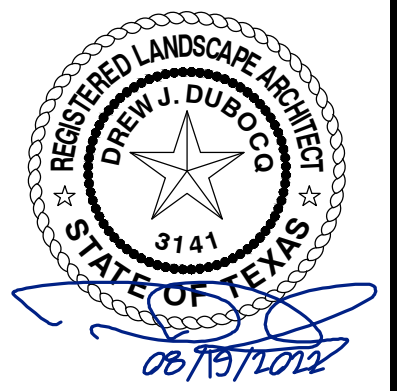
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

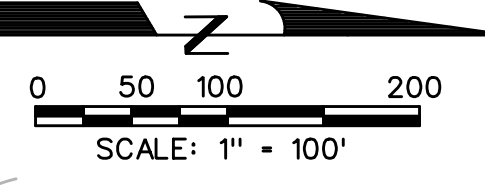
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

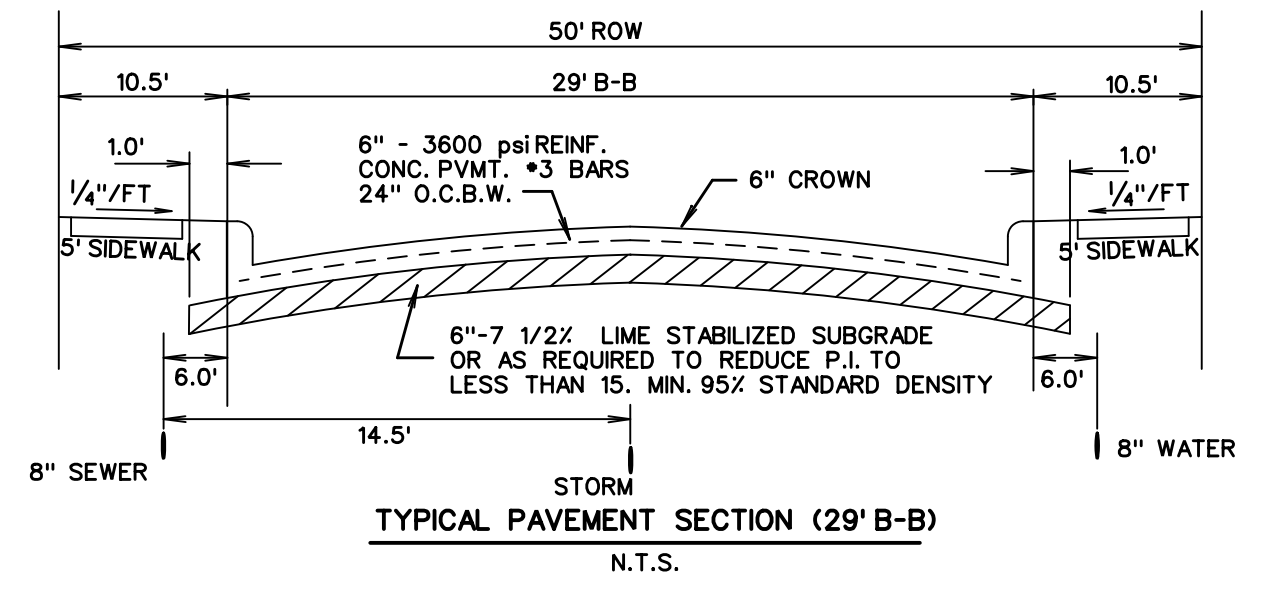
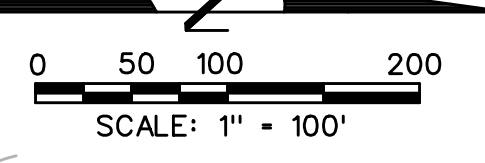
L-1.8



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA (mm)	Tc (100)	Q (cfs)
1	193803	4.45	0.50	2.22	10	9.80
2	113265	2.60	0.50	1.30	10	9.80
3	97397	2.24	0.50	1.12	10	9.80
4	71206	1.63	0.50	0.82	10	9.80
5	196648	4.51	0.50	2.26	10	9.80
6	106800	2.45	0.50	1.23	10	9.80
7	135902	3.12	0.50	1.56	10	9.80
8	211032	4.84	0.50	2.42	10	9.80
9	69165	1.59	0.50	0.79	10	9.80
10	41427	0.95	0.50	0.48	10	9.80
11	140794	3.23	0.50	1.62	10	9.80
12	85700	1.97	0.50	0.98	10	9.80
13	127081	2.92	0.50	1.46	10	9.80
14	114943	2.64	0.50	1.32	10	9.80
15	172385	3.96	0.50	1.98	10	9.80
16	62824	1.44	0.50	0.72	10	9.80
17	209177	4.80	0.50	2.40	10	9.80
19	119519	2.74	0.50	1.37	10	9.80
20	209929	4.82	0.50	2.41	10	9.80
21	70757	1.62	0.50	0.81	10	9.80
22	114490	2.63	0.50	1.31	10	9.80
23	127118	2.92	0.50	1.46	10	9.80
24	98571	2.26	0.50	1.13	10	9.80
25	29583	0.68	0.50	0.34	10	9.80
26	16200	0.37	0.90	0.33	10	9.80
27	16200	0.37	0.90	0.33	10	9.80
28	16200	0.37	0.90	0.33	10	9.80
29	19575	0.45	0.90	0.40	10	9.80
31	22494	0.52	0.90	0.46	10	9.80
32	22412	0.51	0.90	0.46	10	9.80
33	12879	0.30	0.90	0.27	10	9.80
34	14397	0.33	0.90	0.30	10	9.80
35	11649	0.27	0.90	0.24	10	9.80
36	9106	0.21	0.90	0.19	10	9.80
37	6484	0.15	0.90	0.13	10	9.80
38	8046	0.18	0.90	0.17	10	9.80
39	8004	0.18	0.90	0.17	10	9.80
40	11620	0.27	0.90	0.24	10	9.80
41	28382	0.65	0.90	0.59	10	9.80
42	150906	3.46	0.50	1.73	10	9.80
43	92024	2.11	0.50	1.06	10	9.80
44	48030	1.10	0.90	0.99	10	9.80
45	30874	0.71	0.90	0.64	10	9.80
46	190638	4.38	0.50	2.19	10	9.80
47	20254	0.46	0.50	0.23	10	9.80

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
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AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

QUAIL RUN VALLEY NO. 2
 CAB. E. SLD. 185

DRAINAGE EASEMENT
 DOC. NO. 2017000005568

R & R HANCE INVESTMENTS, L.P.
 VOL. 5-433, PG. 53

MICHEL & JENNIFER WUJASTER
 Doc. No. 2020-000003578

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
 DOC. NO. 2019000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 2020000028575

STONE CREEK PHASE VIII
 DOC. NO. 2019000004513

STONE CREEK PHASE X
 DOC. NO. 2020000028492

LOT 1 BLOCK A OPEN SPACE
 AMENITY CENTER
 4.817 AC.

LOT 8 BLOCK G OPEN SPACE
 0.340 AC.

LOT 18 BLOCK G OPEN SPACE
 0.672 AC.

LOT 18 BLOCK D OPEN SPACE
 0.225 AC.

LOT 19 BLOCK I OPEN SPACE
 0.884 AC.

LOT 22 BLOCK D OPEN SPACE
 1.227 AC.

LOT BLOCK I OPEN SPACE
 5.263 AC.

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-037
PROJECT NAME: Preliminary Plat for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Preliminary Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/26/2022	Approved w/ Comments

08/26/2022: P2022-037: Preliminary Plat for the Quail Hollow Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Preliminary Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2022-037) in the lower right-hand corner of all pages on future submittals.

M.4 Provide the lot frontage of the lots below that front onto curvilinear streets, cul-de-sacs, and eyebrows measured at the Front Yard Building Setback. (Planned Development 96)

- Lots 12 & 13, Block B
- Lots 2, 3 & 14, Block C
- Lots 7,8,13, & 14, Block F
- Lots 4 & 28, Block G
- Lot 14, Block H
- Lots 2 & 3, Block J
- Lot 12, Block K

M.5 Requests to change E. Quail Run Road to Bethpage Road will require approval from City Council pending a recommendation from the City's Street Naming Committee (SNC).

M.6 Based on the current Preliminary Plat, the lot mix totals are below (see attached exhibit). The current lot mix does not conform to the requirements of Planned Development District 96 (PD-96). Please revise to meet the standards set forth by the Planned Development and shown in M.7.

Lot Type	Lot Dimensions	Minimum Lot Size	Dwelling Units	Dwelling Units %
A	62'X120' 7,440 SF	173	69%	
B	72'X120' 8,640 SF	55	22%	
C	82'X125' 10,250 SF	22	9%	
Totals:	250	100%		

M.7 According to the Planned Development District 96 (PD-96), the approved lot mix is:

Lot Type	Lot Dimensions	Minimum Lot Size	Dwelling Units	Dwelling Units %
A	62'X120' 7,440 SF	157	62%	
B	72'X120' 8,640 SF	78	31%	
C	82'X125' 10,250 SF	17	7%	
Totals:	252	100%		

M.8 The current tree mitigation table shows 1,686 inches. The correct mitigation is 2,072.80 inches. Please review excel table attached and Section 05, Article 09, of the UDC.

I.9 The current plat as presented requires 2,072.80-inches of trees and the Planned Development District ordinance requires a minimum of 2,256-inches of lot trees. Based on this the tree mitigation balance will be satisfied.

M.10 Please review and correct all items listed by the Engineering Department.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on September 13, 2022.

I.12 The projected City Council Meeting date for this case will be September 19, 2022.

I.13 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: - I believe Granite Hills Dr is not aligned in this location. Please align.

- Hays Lane must have 60' ROW, not 50'.
- Additional easement width may be required for sewer line along Quail Run dedication.
- Sewer must be centered in easement.

The following comments are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:

- Loop 8-inch Water Line on site
- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Gideon Grove Sewer Pro-rata \$361.54/acre

Roadway Paving Items:

- Sidewalk to be installed along all roadways.
- No dead-end parking.
- Must construct Hays Road 60' ROW total and 16.5' paving with sidewalk
- Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
- Internal streets to be 50' ROW with 29' B-B paving min.
- Must build the left turn lane on John King.
- 10' trail along John King

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved w/ Comments

08/22/2022: Peach Tree Dr. is too similar to an existing street name (Pecan Tree Dr. is available). Please submit alternative.

The street name Bethpage will have to be approved by City Council as a separate action since it is part of an existing street.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved

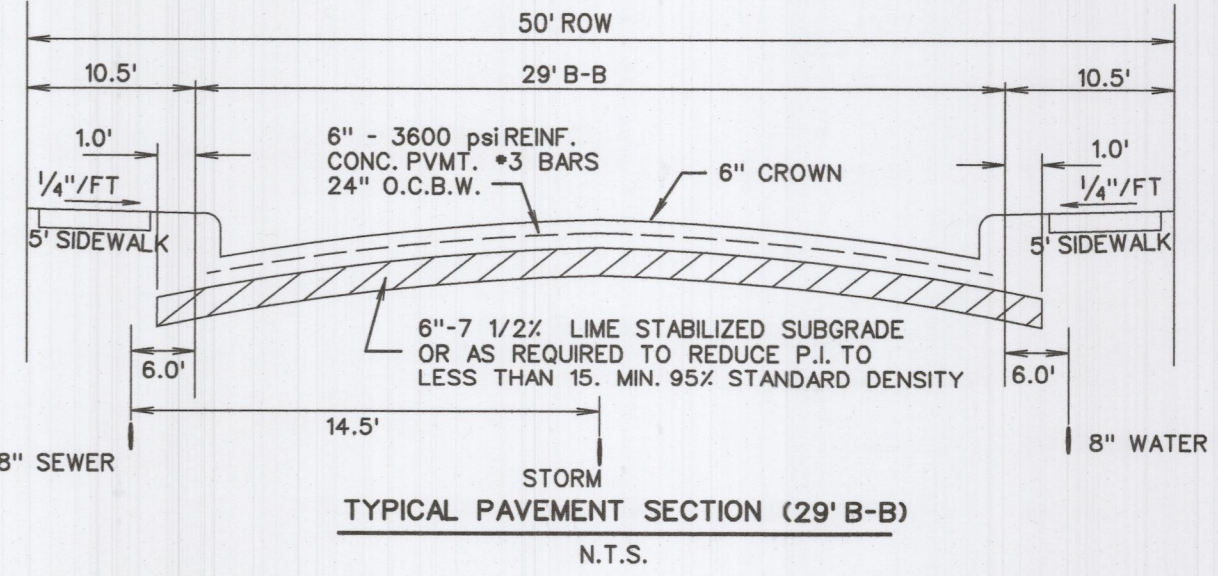
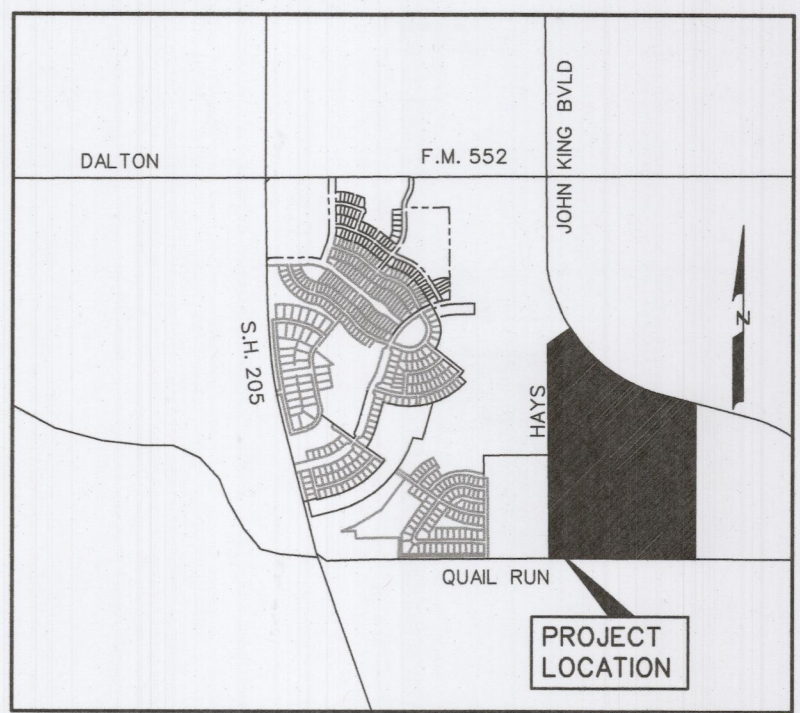
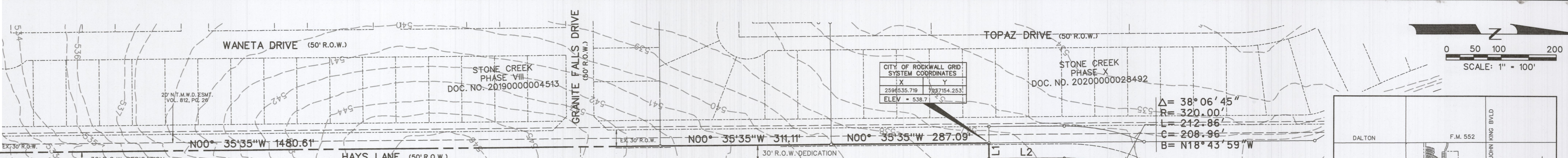
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: Park District 5

Cash in Lieu of Land $\$516.00 \times 250 \text{ lots} = \$129,000.00$
Pro Rata Equipment Fees $\$489.00 \times 250 \text{ lots} = \$122,250.00$
Total per lot (1) Lot $\$1,005.00 \times 250 \text{ lots} = \$251,250.00$

- 62' 7440 SF
- 72' 8640 SF
- 82' 10,250 SF
- Green Space
- n/a



$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$

Reviewed for preliminary Approval: _____ Date _____

Planning & Zoning Commission Chairman _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°12'38" E	24.00'
4.	N 37°47'22" E	66.65'
5.	S 87°00'28" E	19.25'

PRELIMINARY PLAT OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.

- LEGEND**
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - - STREET NAME CHANGE
 - - - MATCH LINE

NOTES:

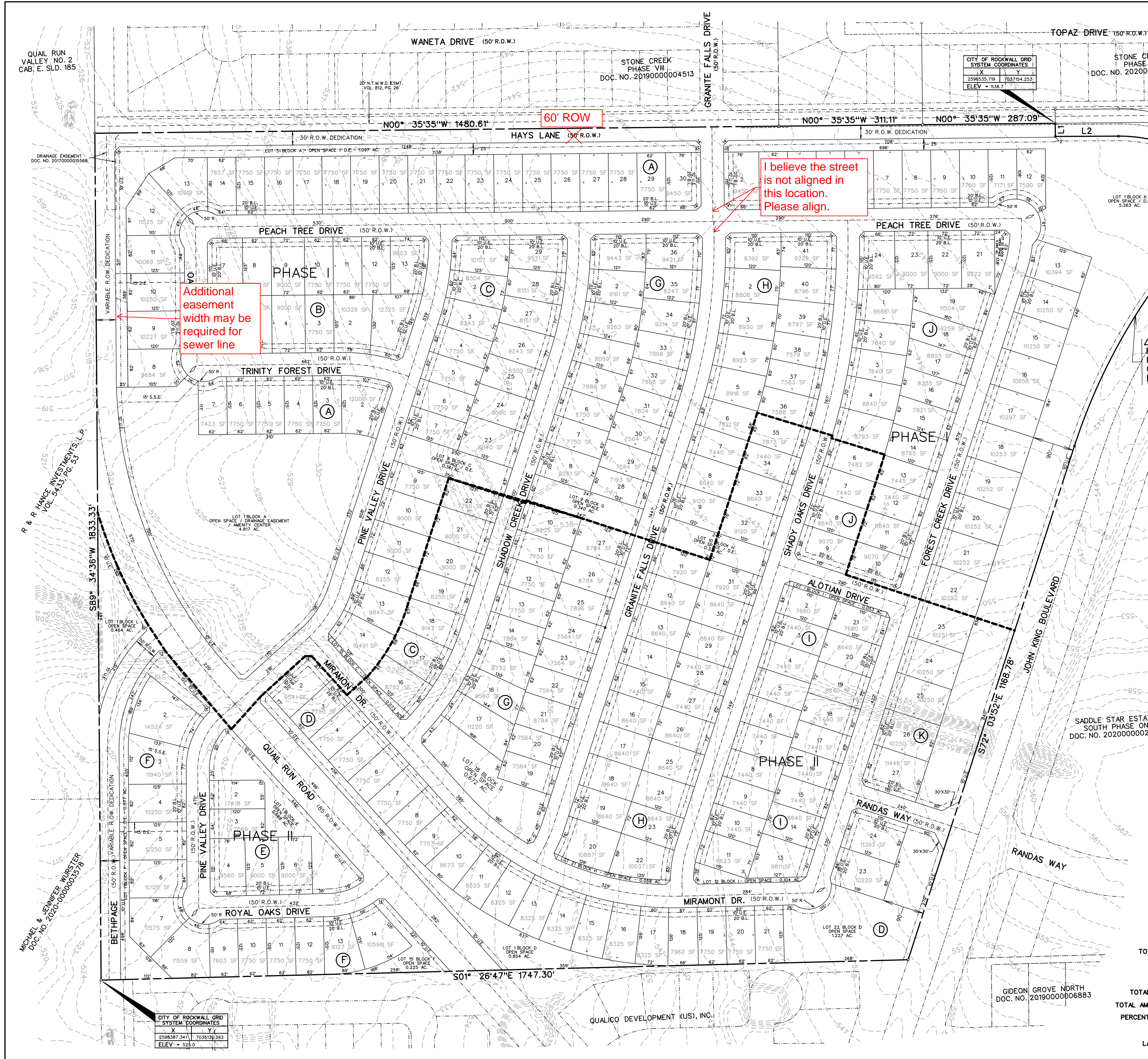
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx



- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
- Drainage Items:**
- Flood and Detention Study required (must pay retainer to City before review).
 - Waters of the US and Wetlands Determination for all creeks and ponds.
 - Erosion setback required along creeks.
 - No detention in 100yr flood plain.
 - Detention is required.
 - Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
 - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- Water and Wastewater Items:**
- Loop 8-inch Water Line on site
 - Public sewer to be 8" minimum.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Gideon Grove Sewer Pro-rata \$361.54/acre
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- Sidewalk to be installed along all roadways.
 - No dead-end parking.
 - Must construct Hays Road 60' ROW total and 16.5' paving with sidewalk
 - Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
 - Internal streets to be 50' ROW with 29' B-B paving min.
 - Must build the left turn lane on John King.
 - 10' trail along John King
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

0 50 100 200
SCALE: 1" = 100'

LOCATION MAP
N.T.S.

CROSS SECTION (29' B-B)
N.T.S.

to the City of Rockwall, TX, on the _____ of _____, 2022.
Addition is recorded in the office of the County Clerk of Rockwall County, Texas (180) days from said date of final recording.

Engineer _____

PRELIMINARY PLAT OF
HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
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ZONING	PD
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PERCENTAGE OF OPEN SPACE	20.28%

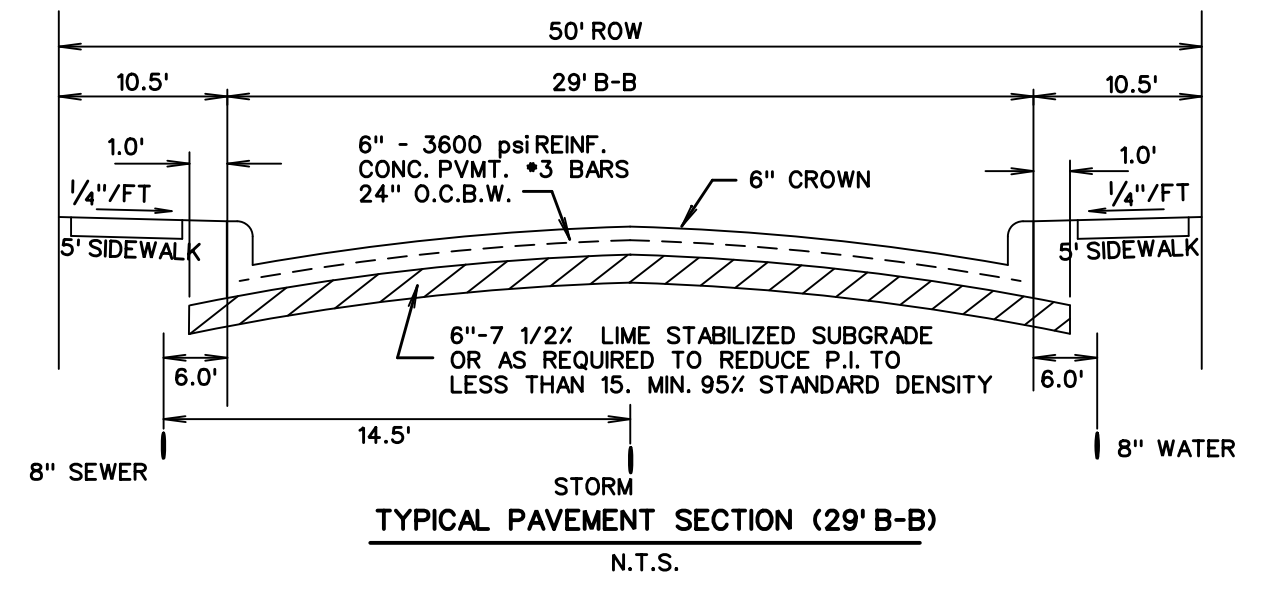
LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
CASE #P2022-xxx



Additional easement width may be required.

Sewer must be centered in easement.



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
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	EXIST. WATER LINE
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	PROP. CLEANOUT
	EXIST. SANITARY SEWER
	EXIST. MANHOLE
	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

- 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.
- 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 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

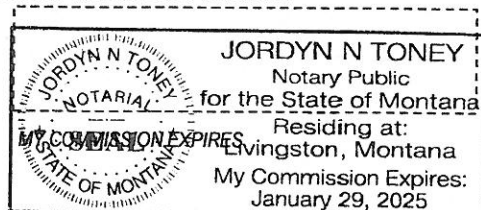
NOTARY VERIFICATION [REQUIRED]

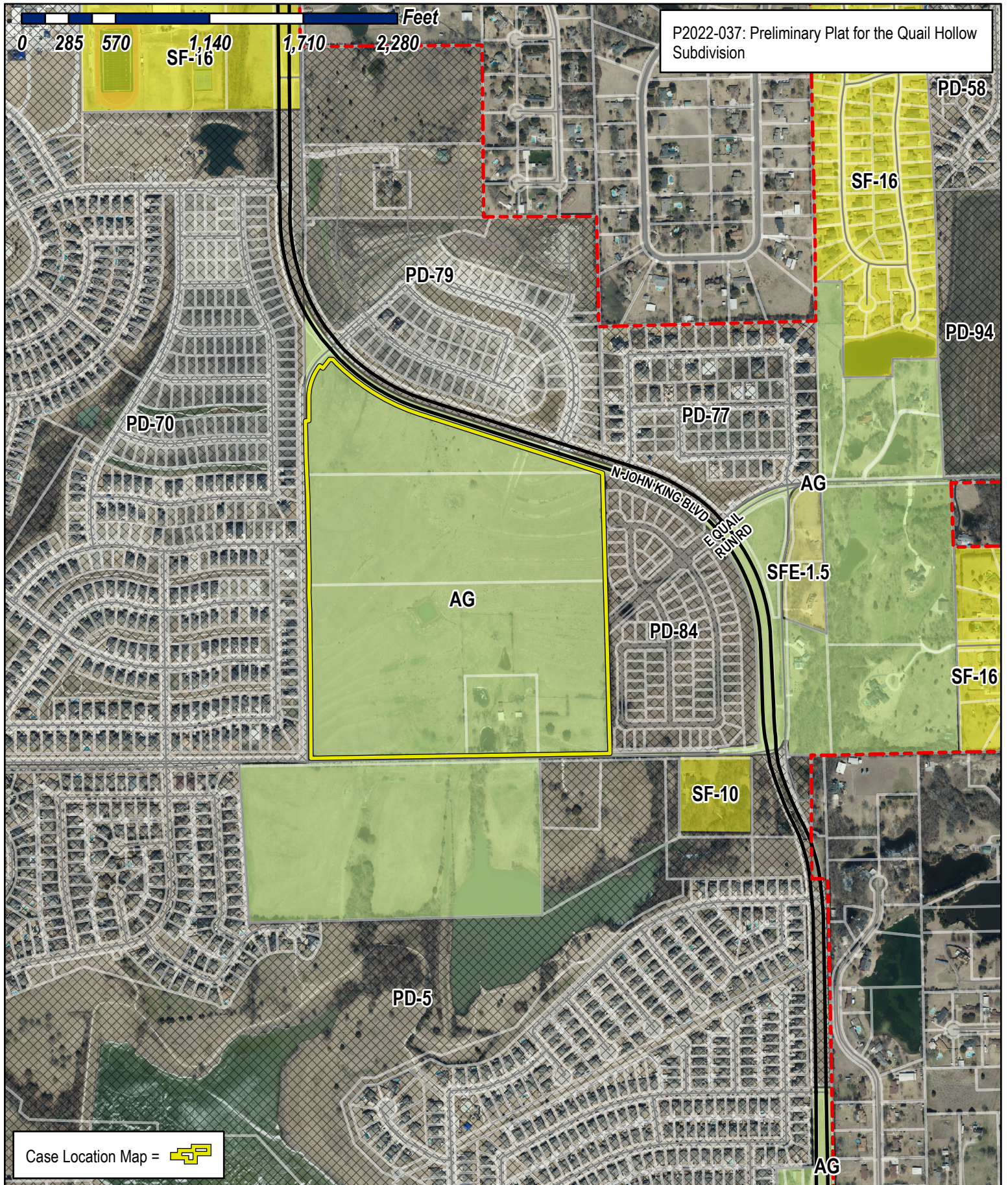
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





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.



QUAIL RUN VALLEY NO. 2
CAB. E. SLD. 185

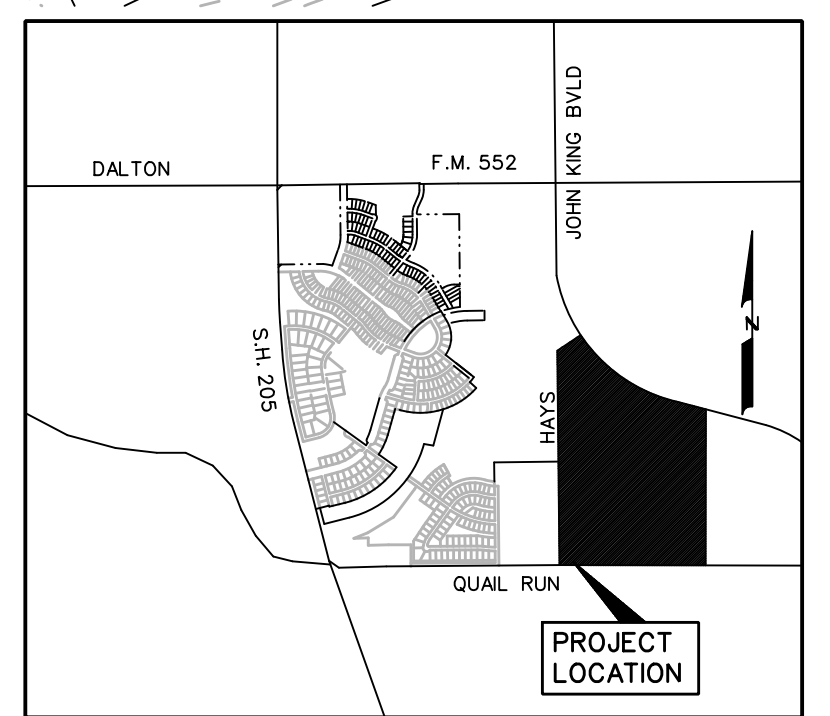
WANETA DRIVE (50' R.O.W.)

STONE CREEK PHASE VIII
DOC. NO. 20190000004513

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X
2598335.719 7037154.253
ELEV = 538.7

STONE CREEK PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'

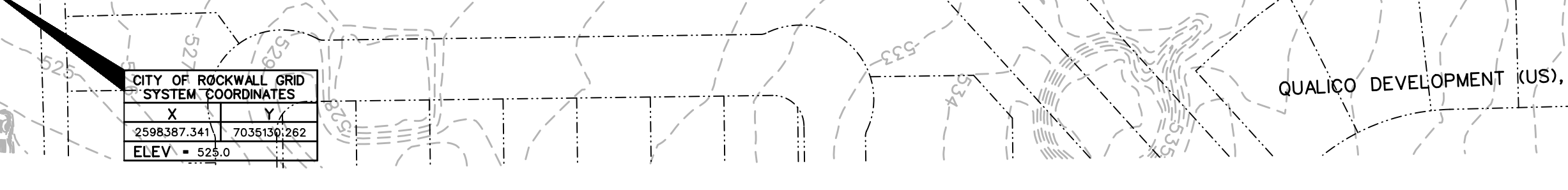
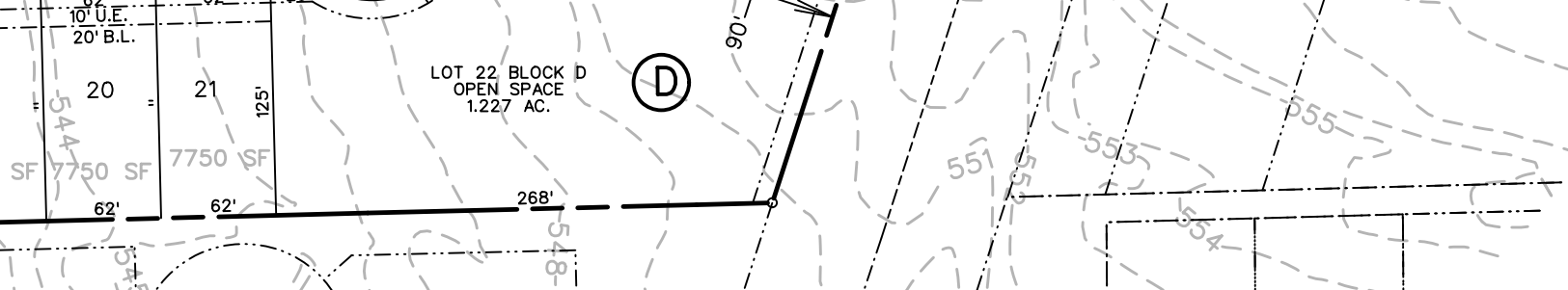
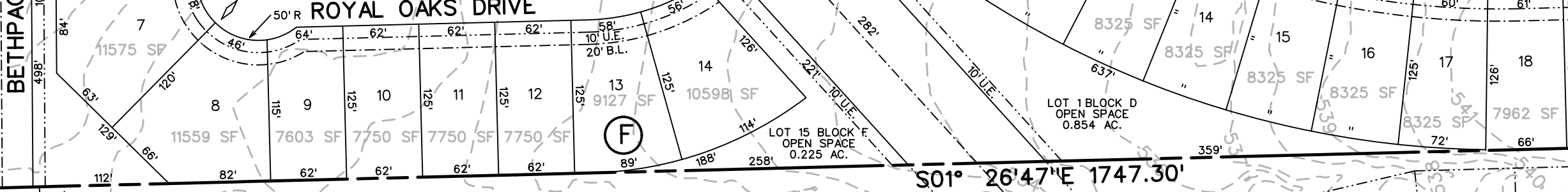
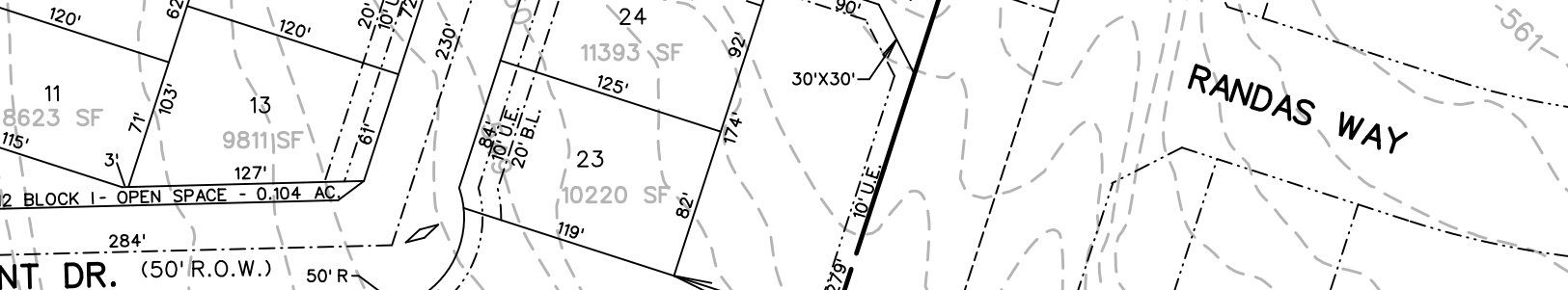
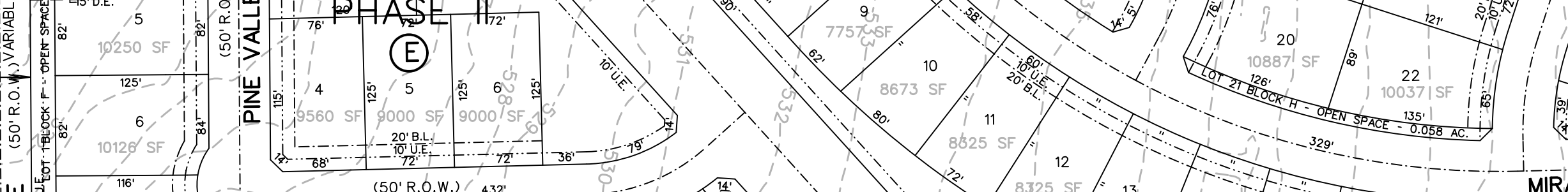
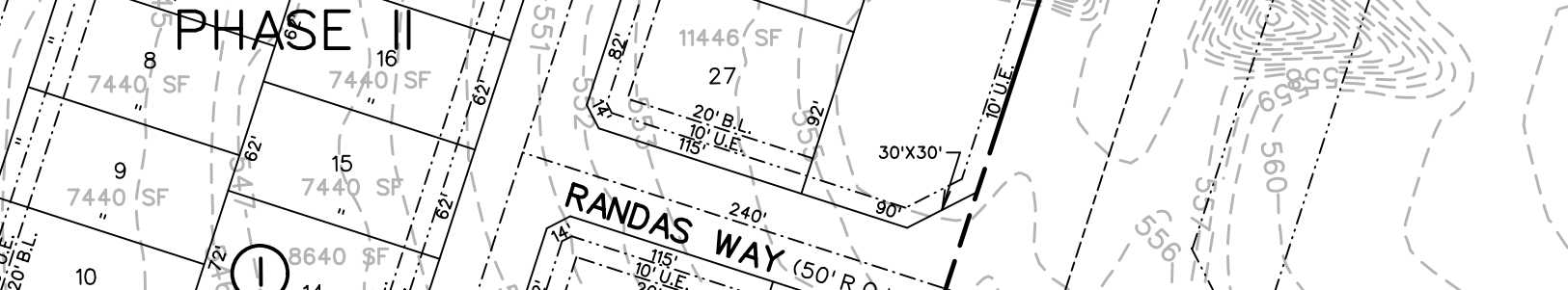
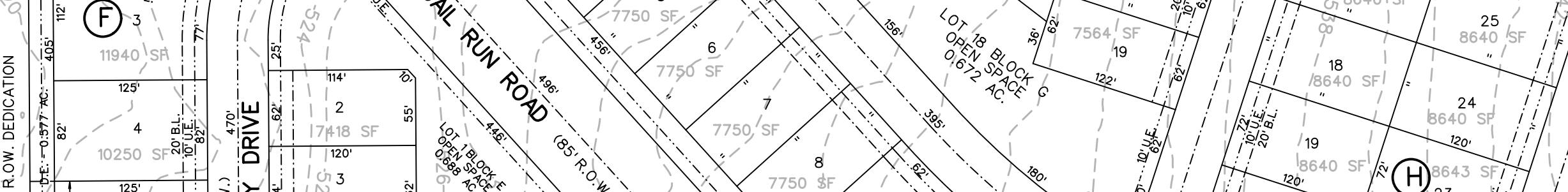
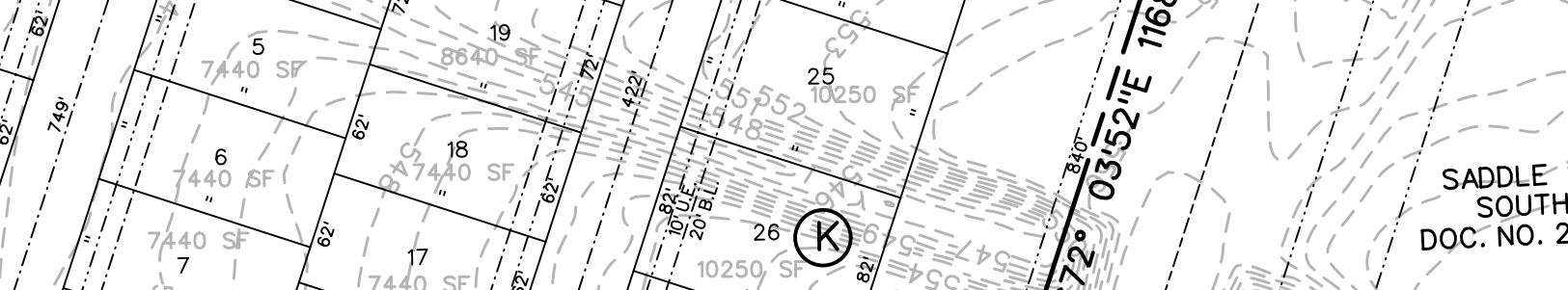
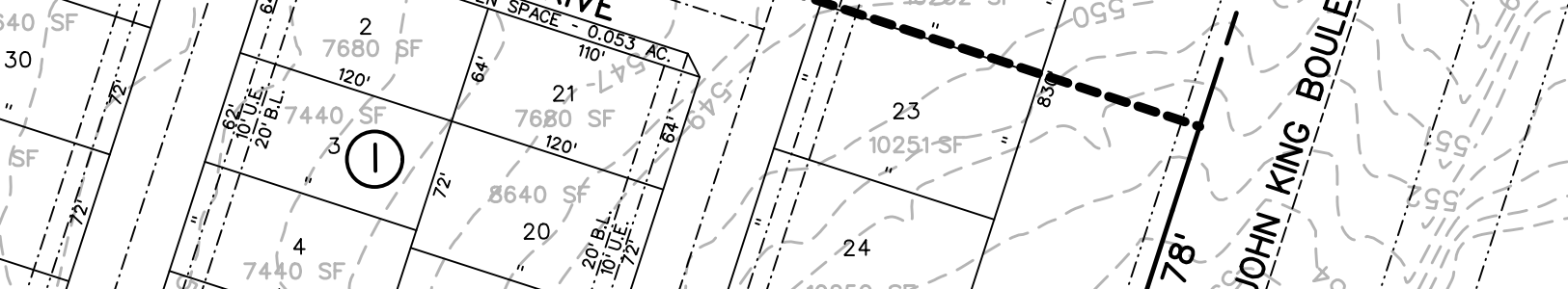
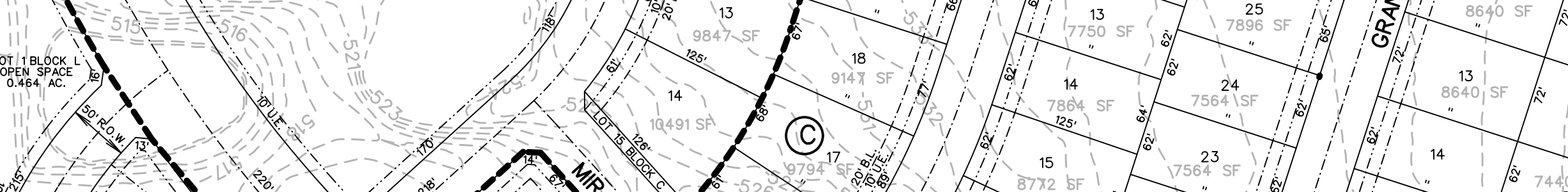
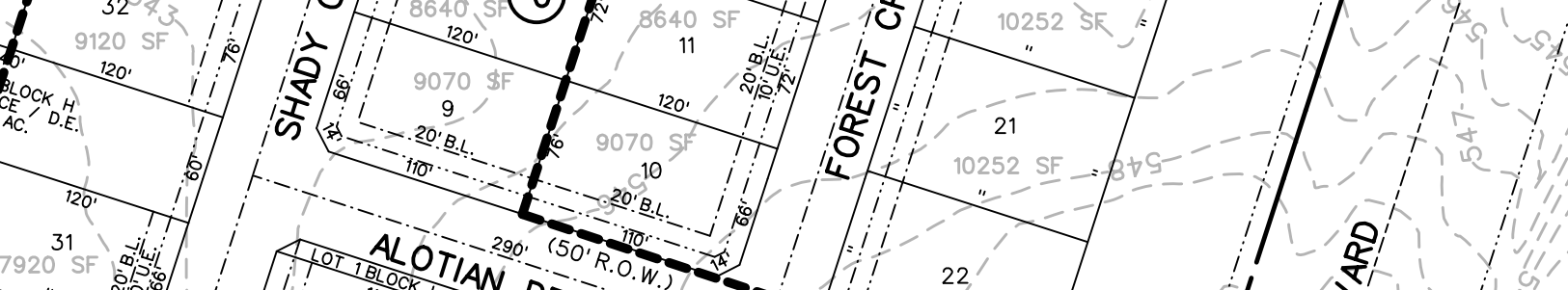
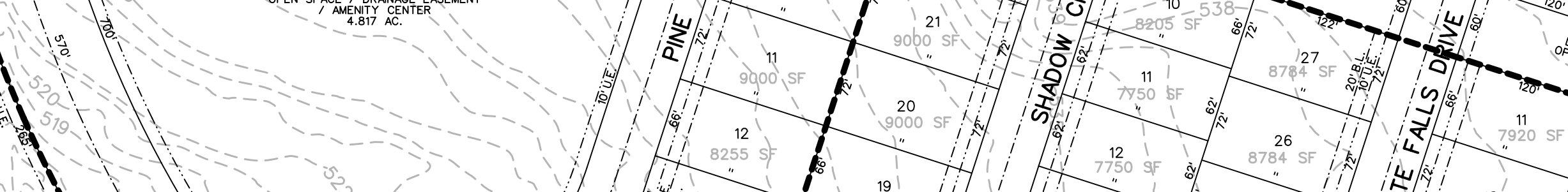
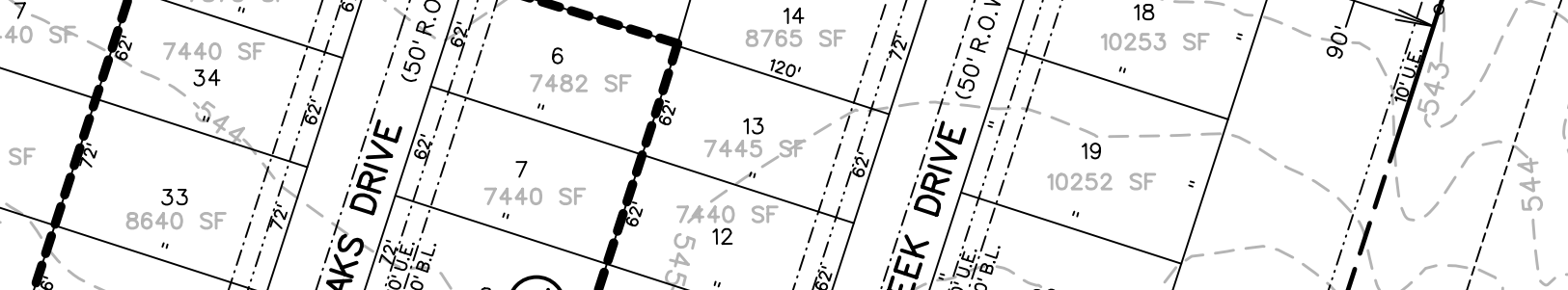
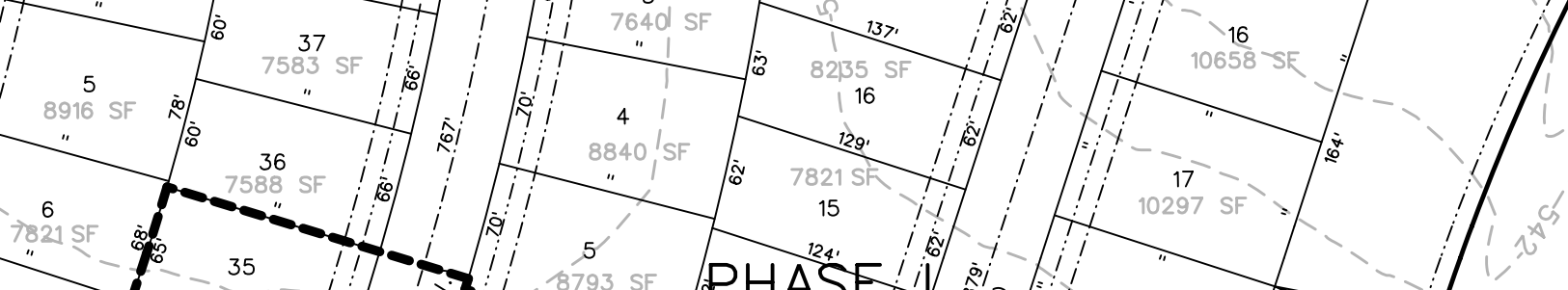
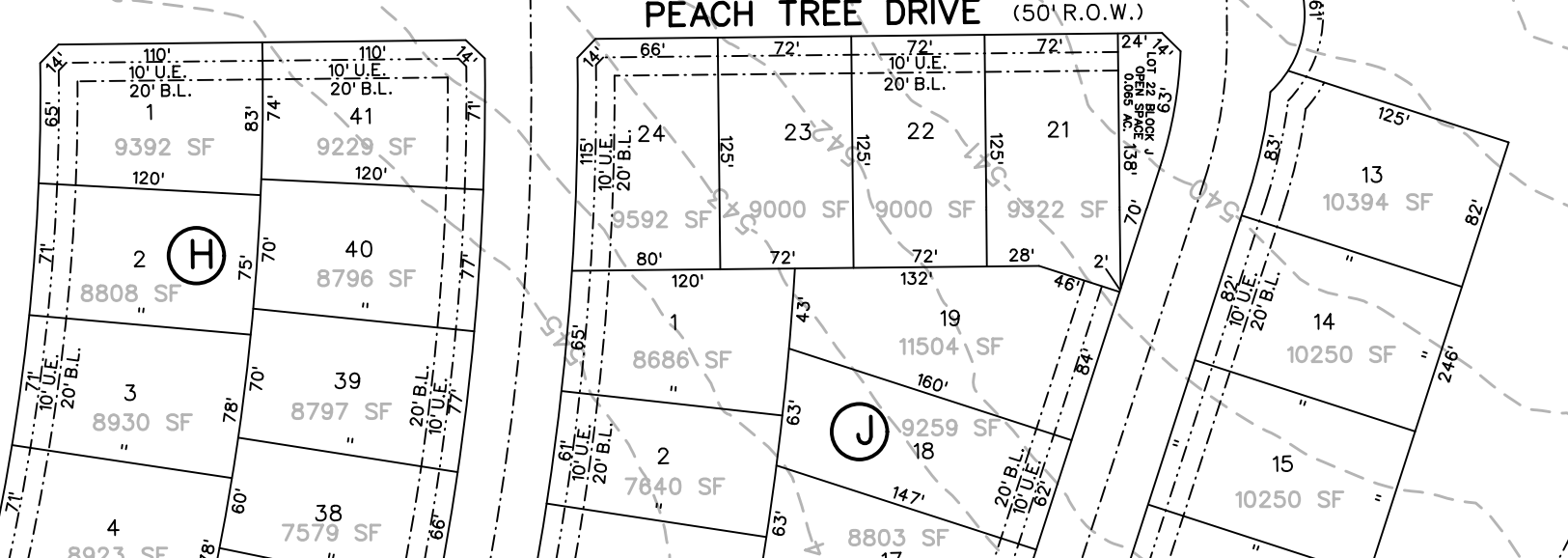
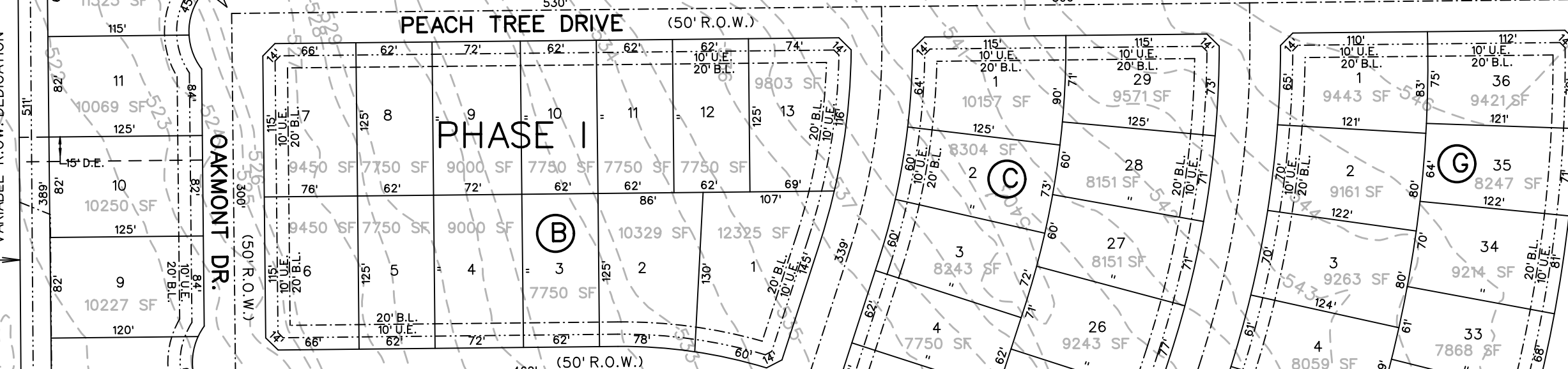
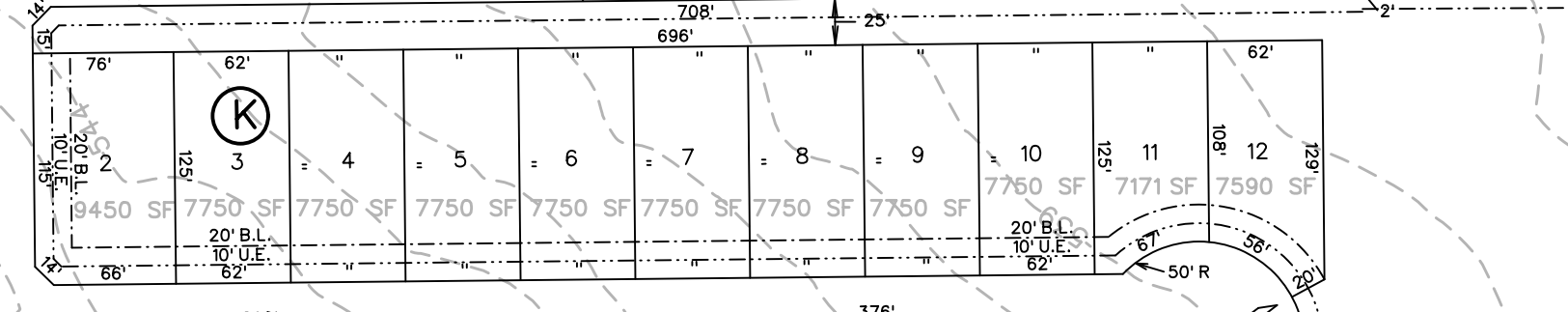
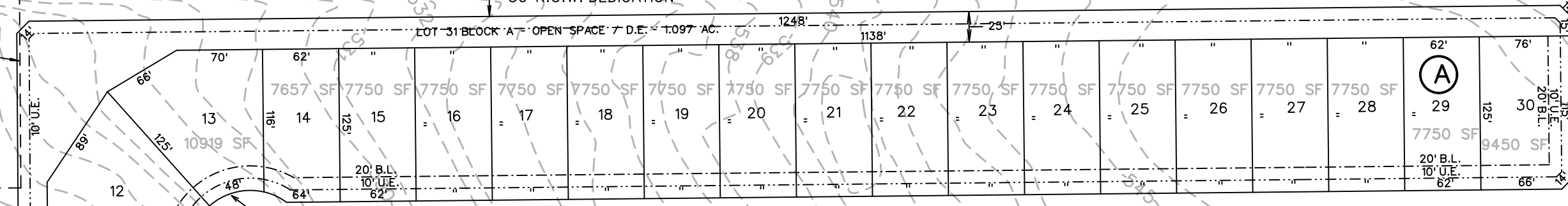


$\Delta = 38^{\circ}06'45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^{\circ}43'59''W$

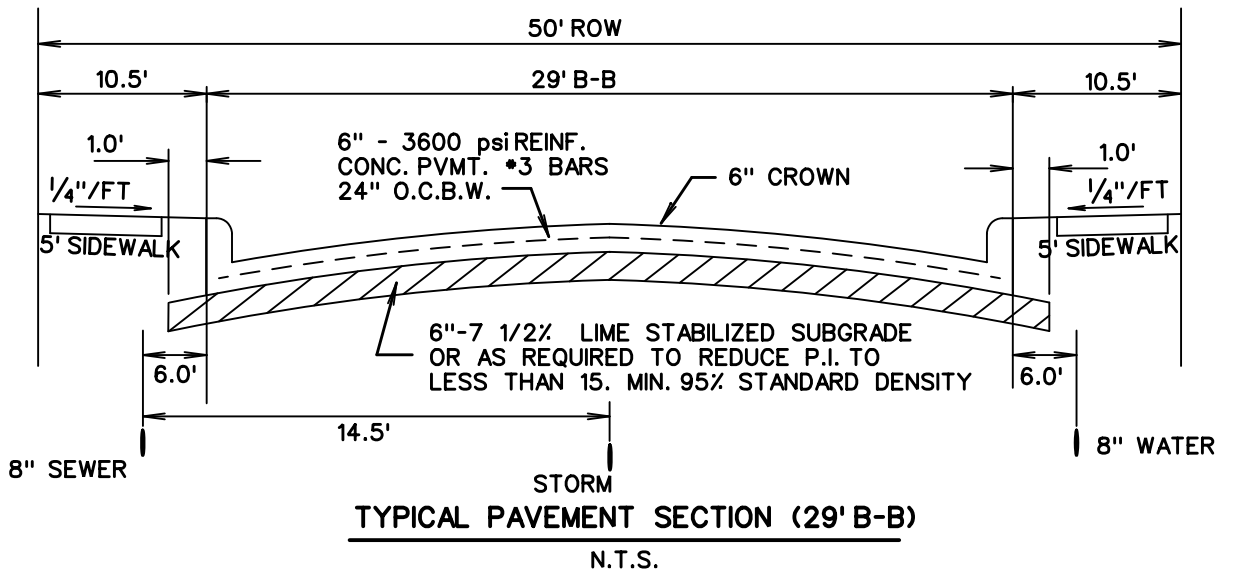
N00° 35'35"W 1480.61'

HAYS LANE (50' R.O.W.)

N00° 35'35"W 311.11' N00° 35'35"W 287.09'



$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.10'
5.	S 87° 00' 28" E	19.25'

PRELIMINARY PLAT OF

QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - ↕ - STREET NAME CHANGE

- NOTES:
- ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 - HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
CASE #P2022-xxx

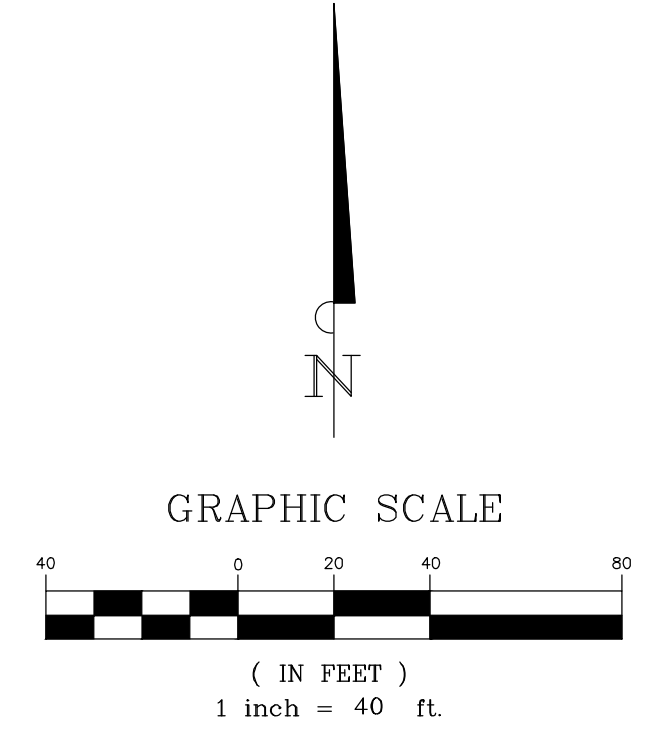
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X
2598387.341 7036150.262
ELEV = 523.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883

R & R HANCE INVESTMENTS, L.P.
VOL. 5-433, PG. 53

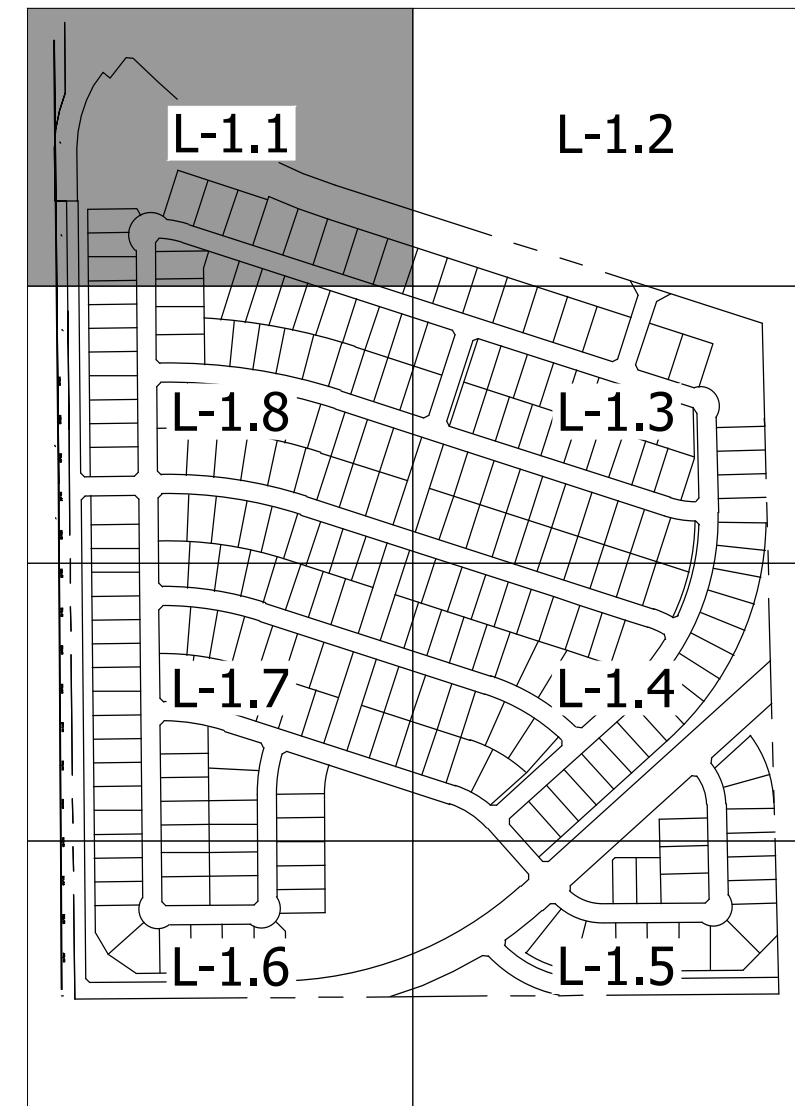
MICHEL & JENNIFER WILKINSON
Doc. No. 2020-0000003578



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
 SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

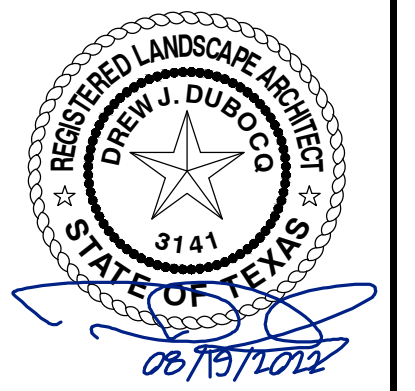
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

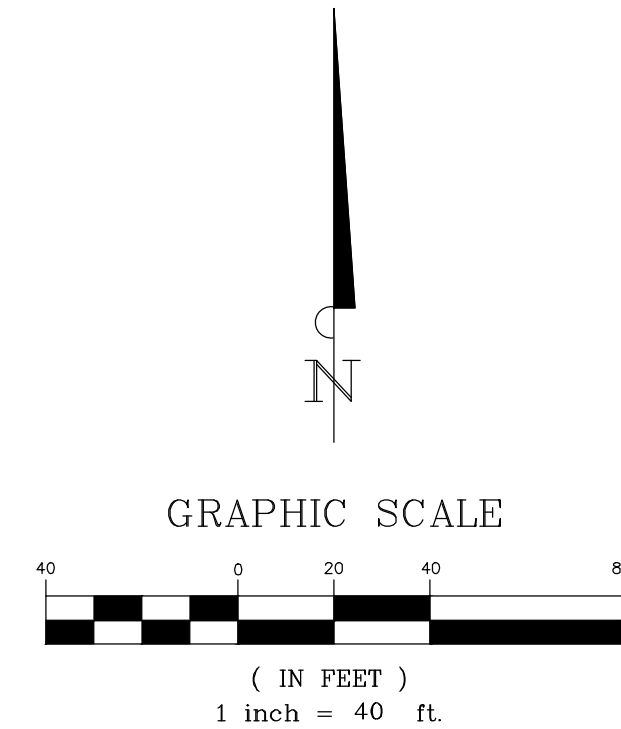
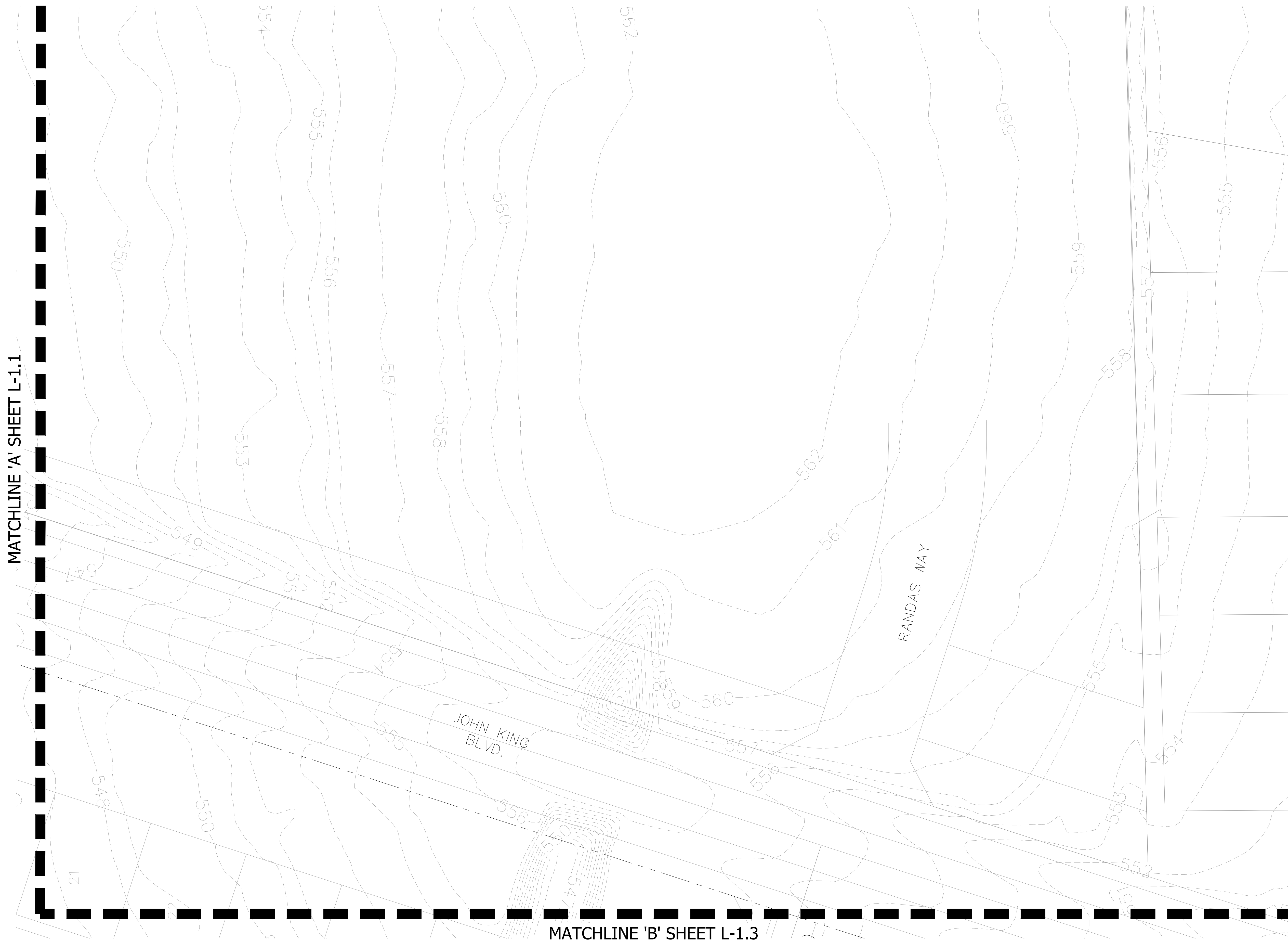
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-1.1



KEY MAP
SCALE: 1"=500'

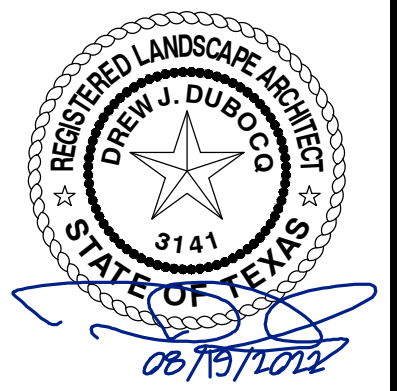


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No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

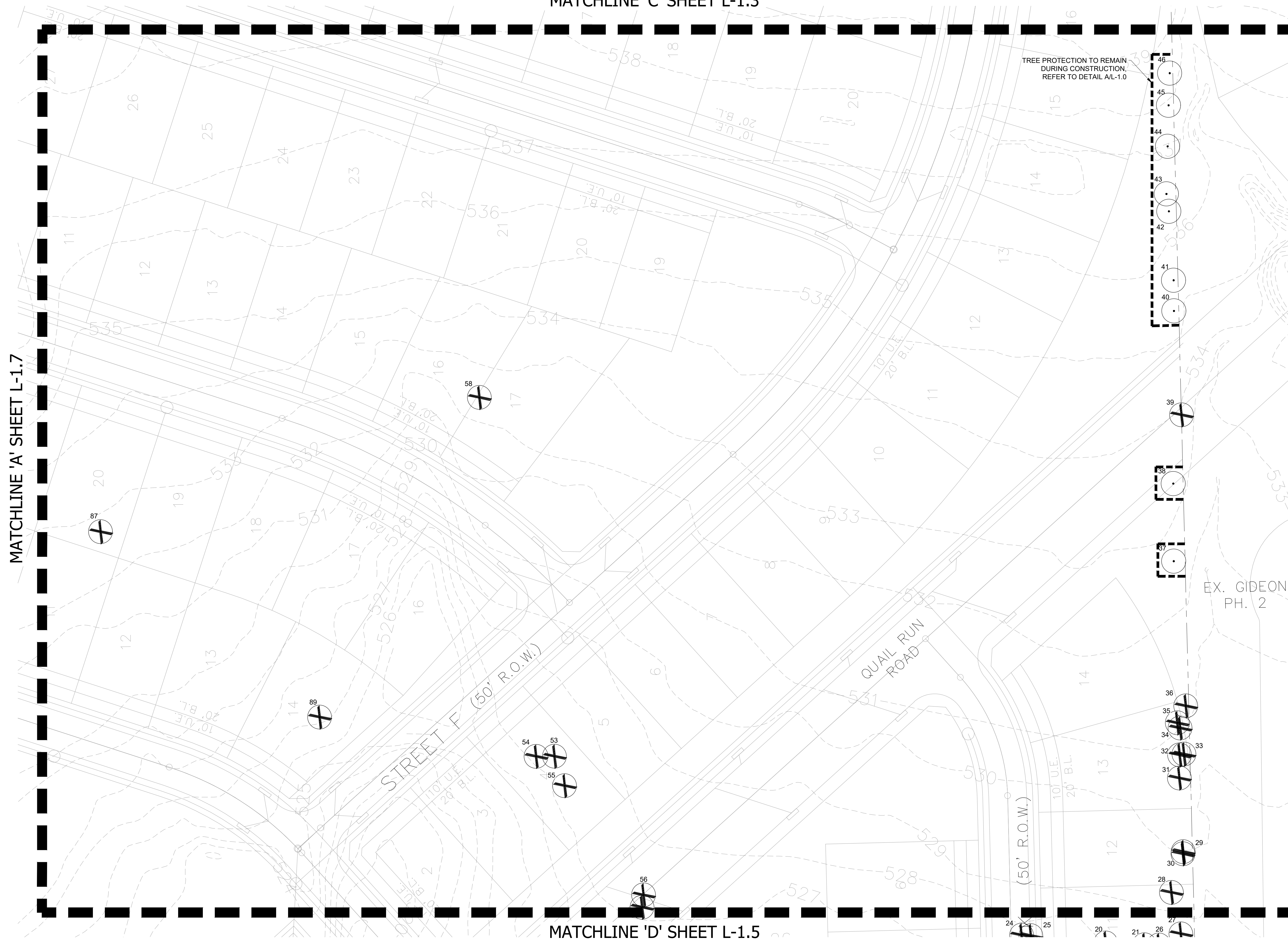
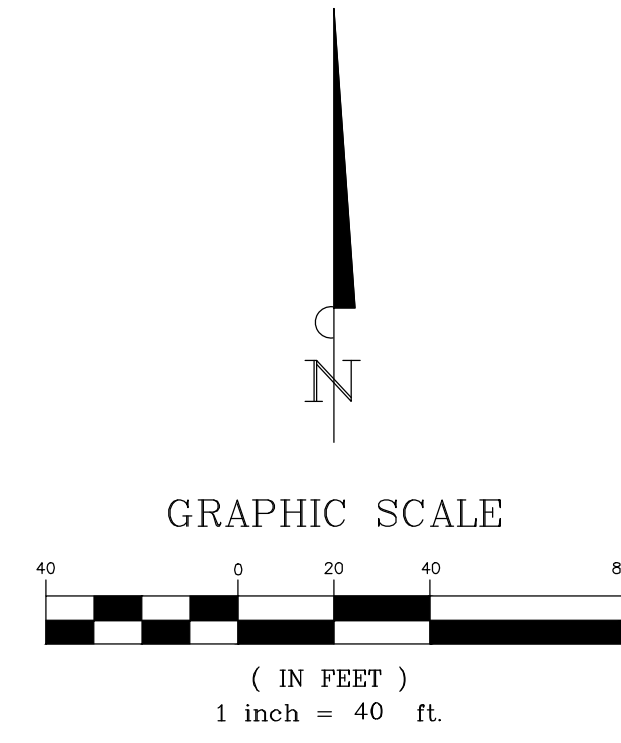
L-1.2

MATCHLINE 'C' SHEET L-1.3

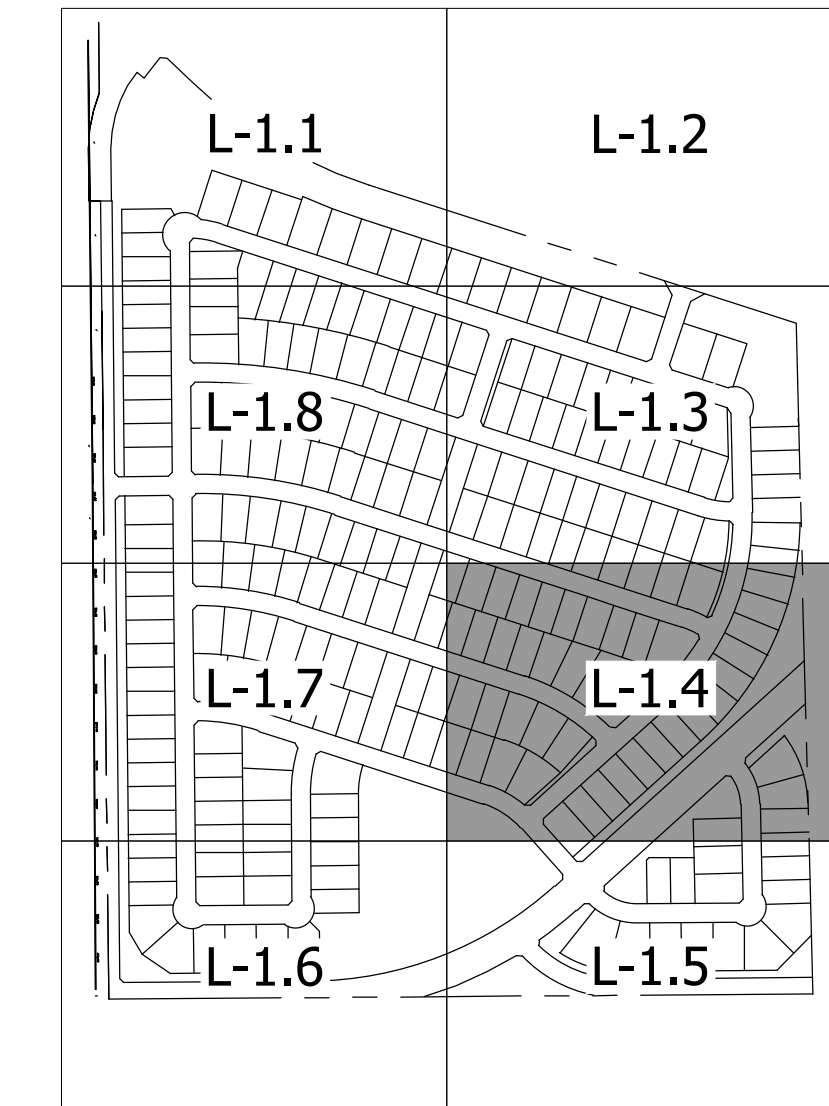
MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP
SCALE: 1"=500'



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TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

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1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description

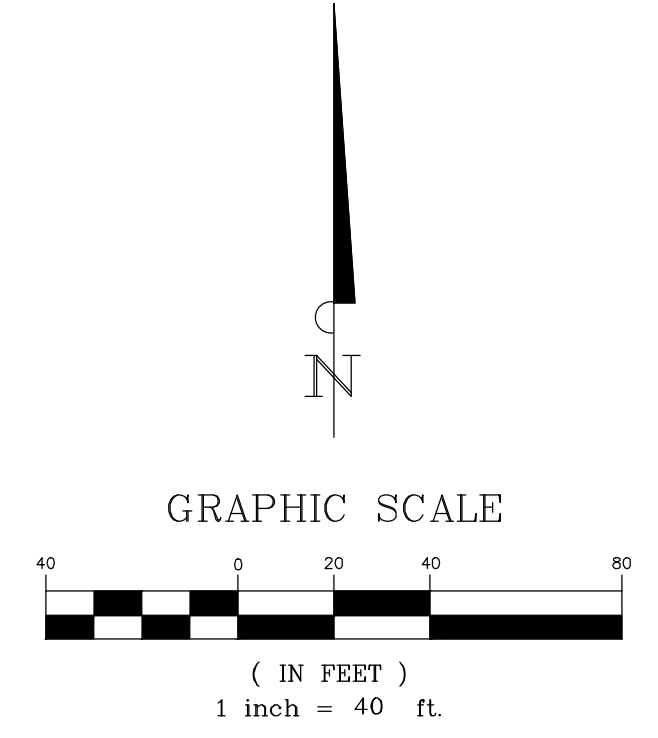
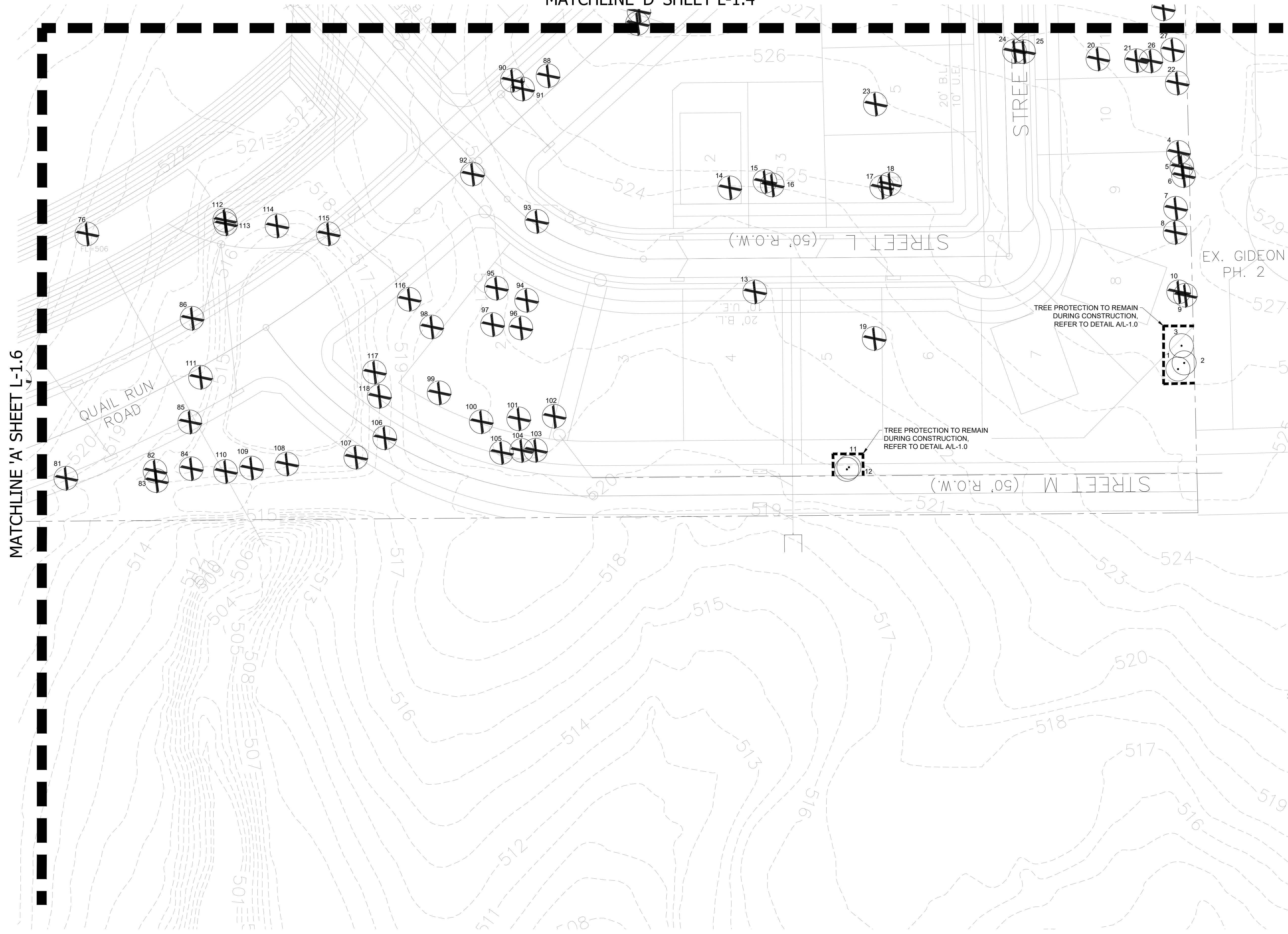
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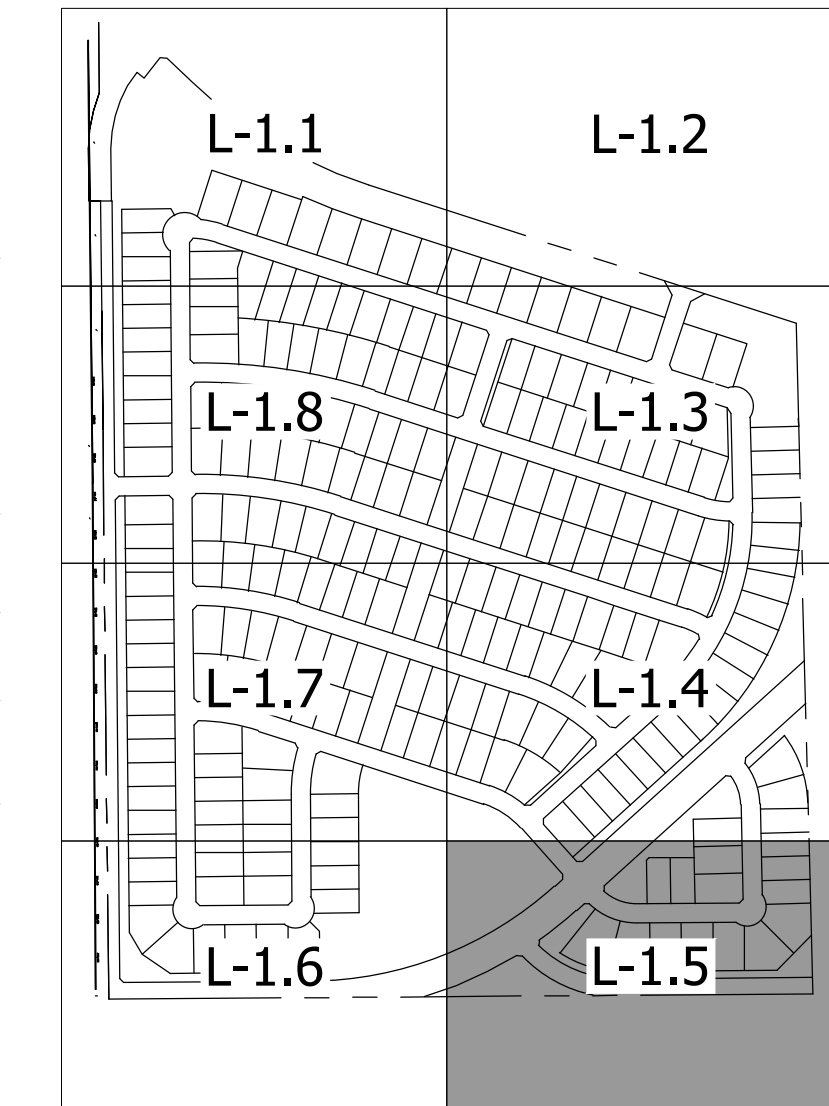
SHEET NO.
L-1.4

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



STOP!
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TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

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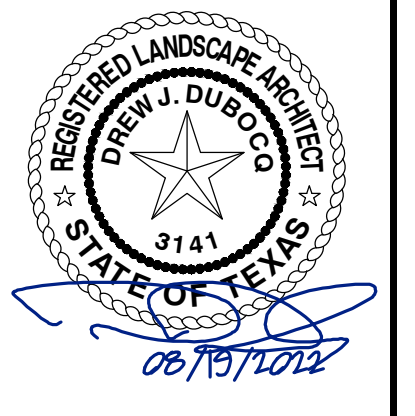
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 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

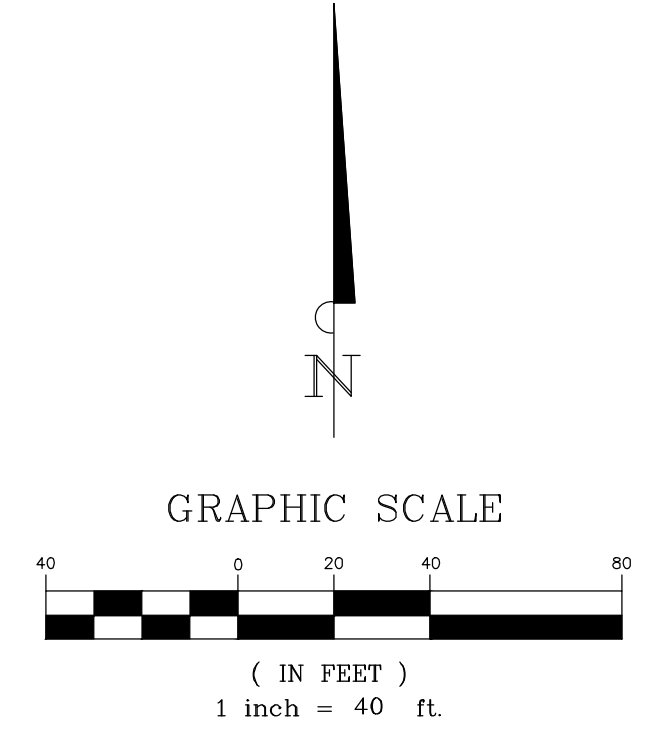
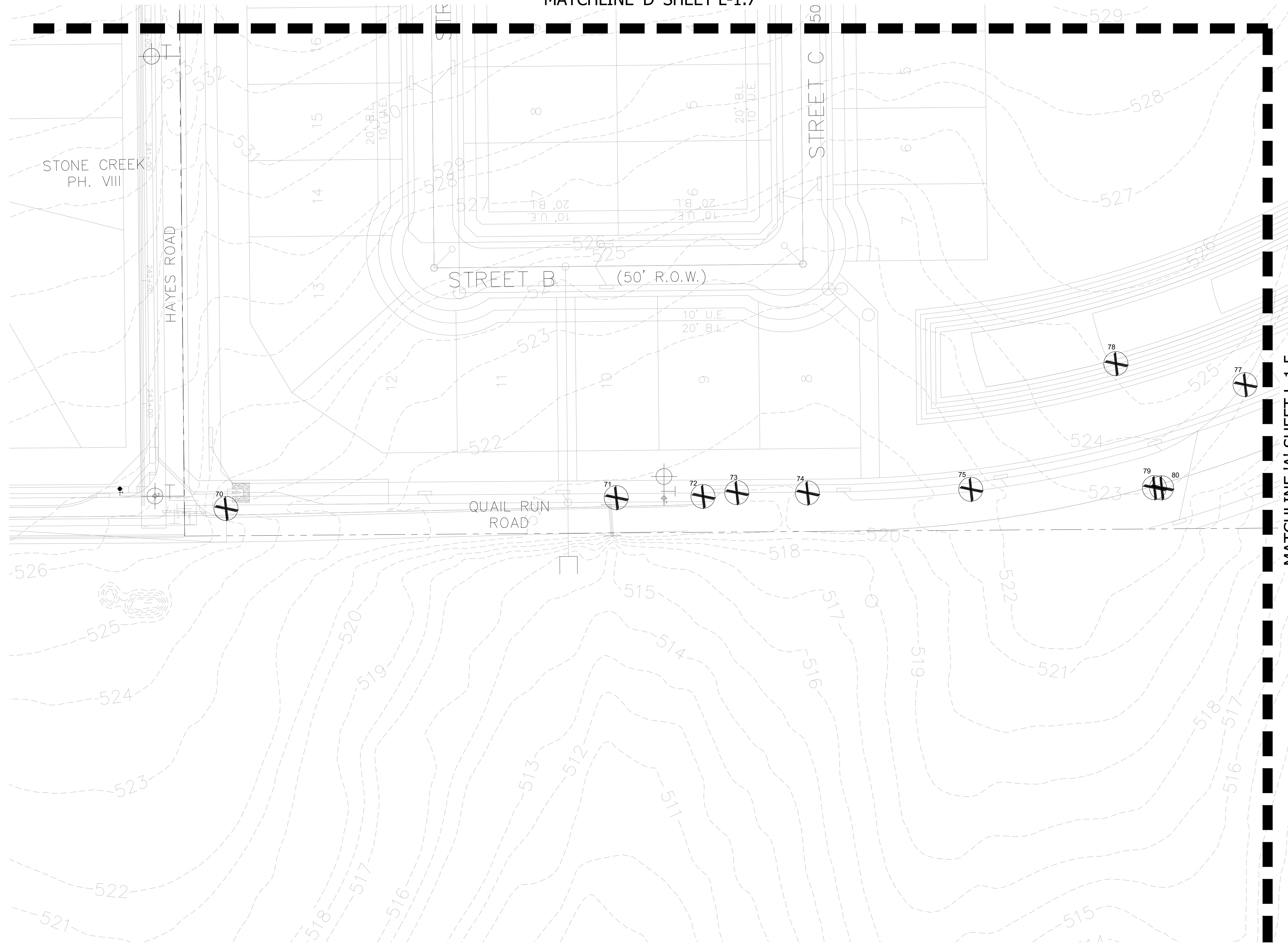
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.5

MATCHLINE 'D' SHEET L-1.7



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



STOP!
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1-800-245-4545
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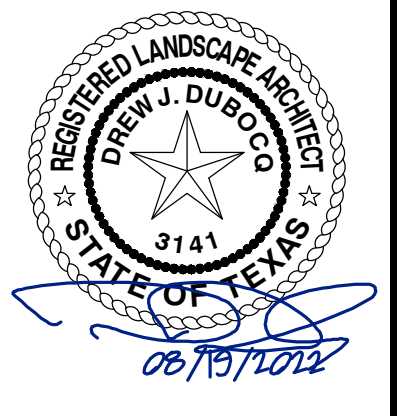
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TREE PRESERVATION PLAN

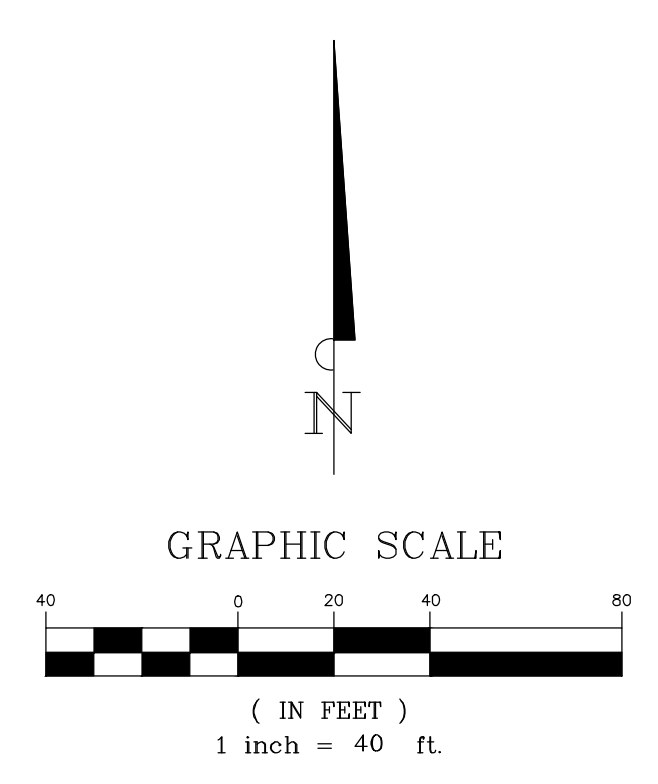
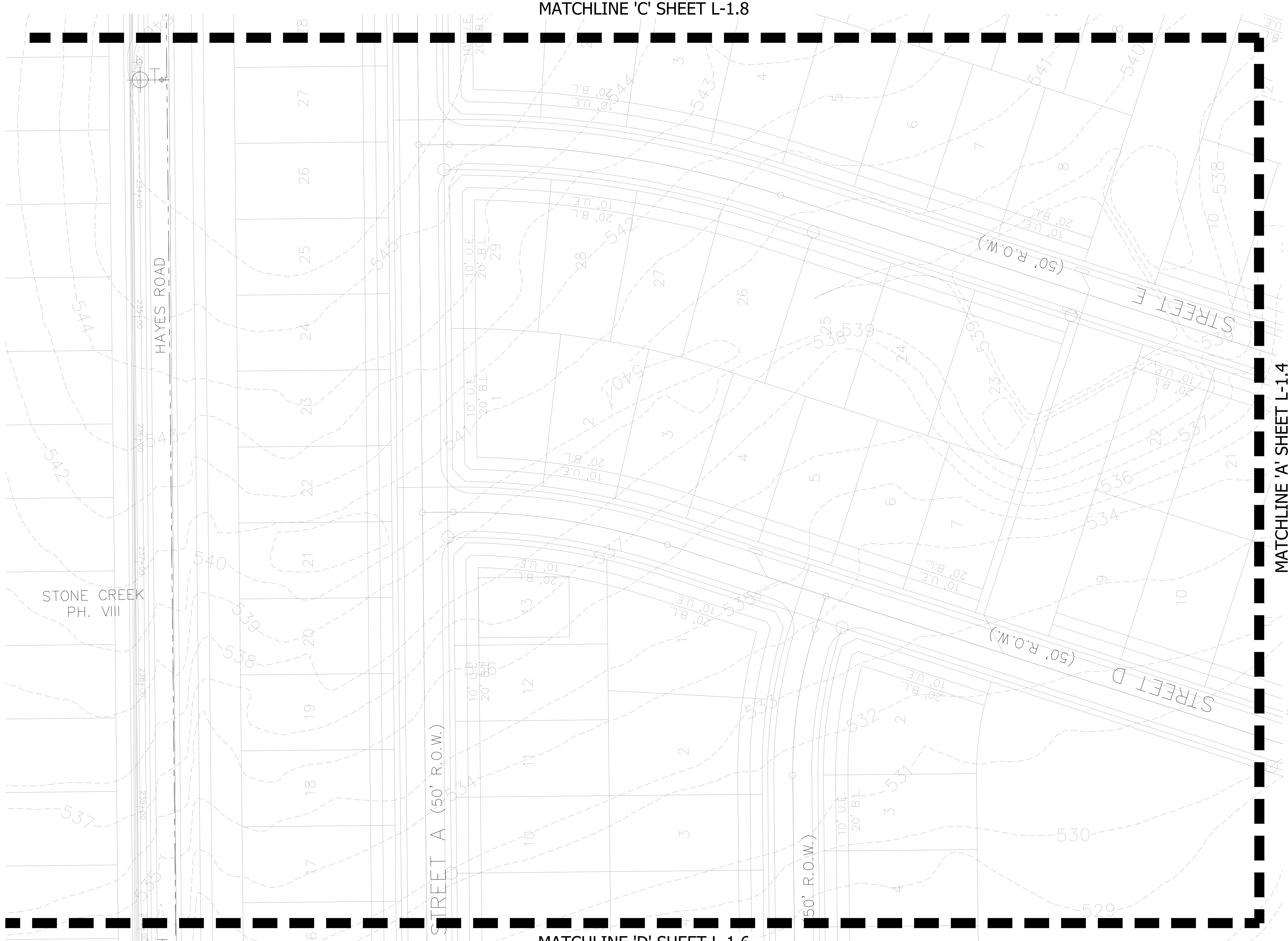
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.6

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

KEY MAP
SCALE: 1"=500'



MATCHLINE 'D' SHEET L-1.6

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
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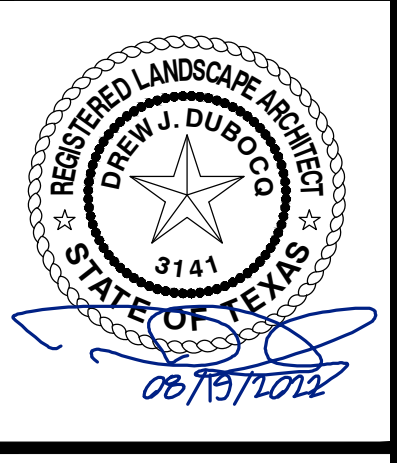
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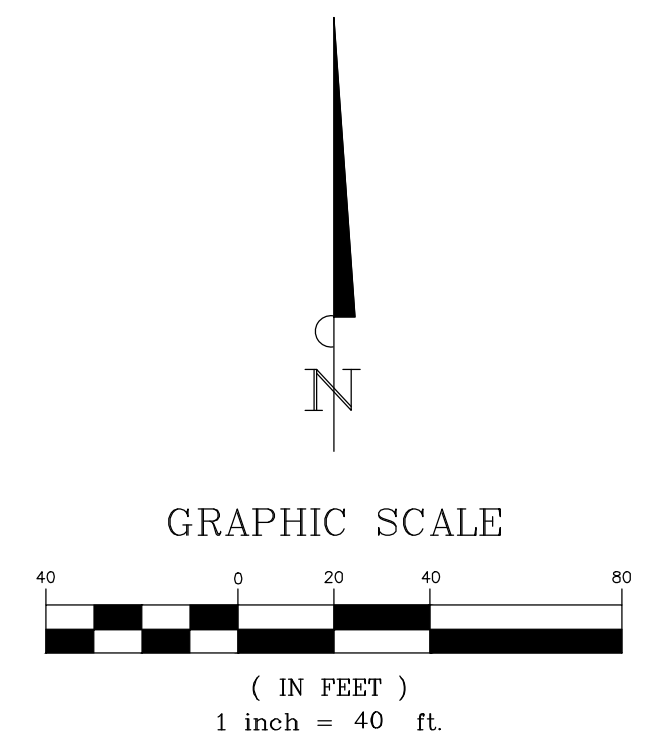
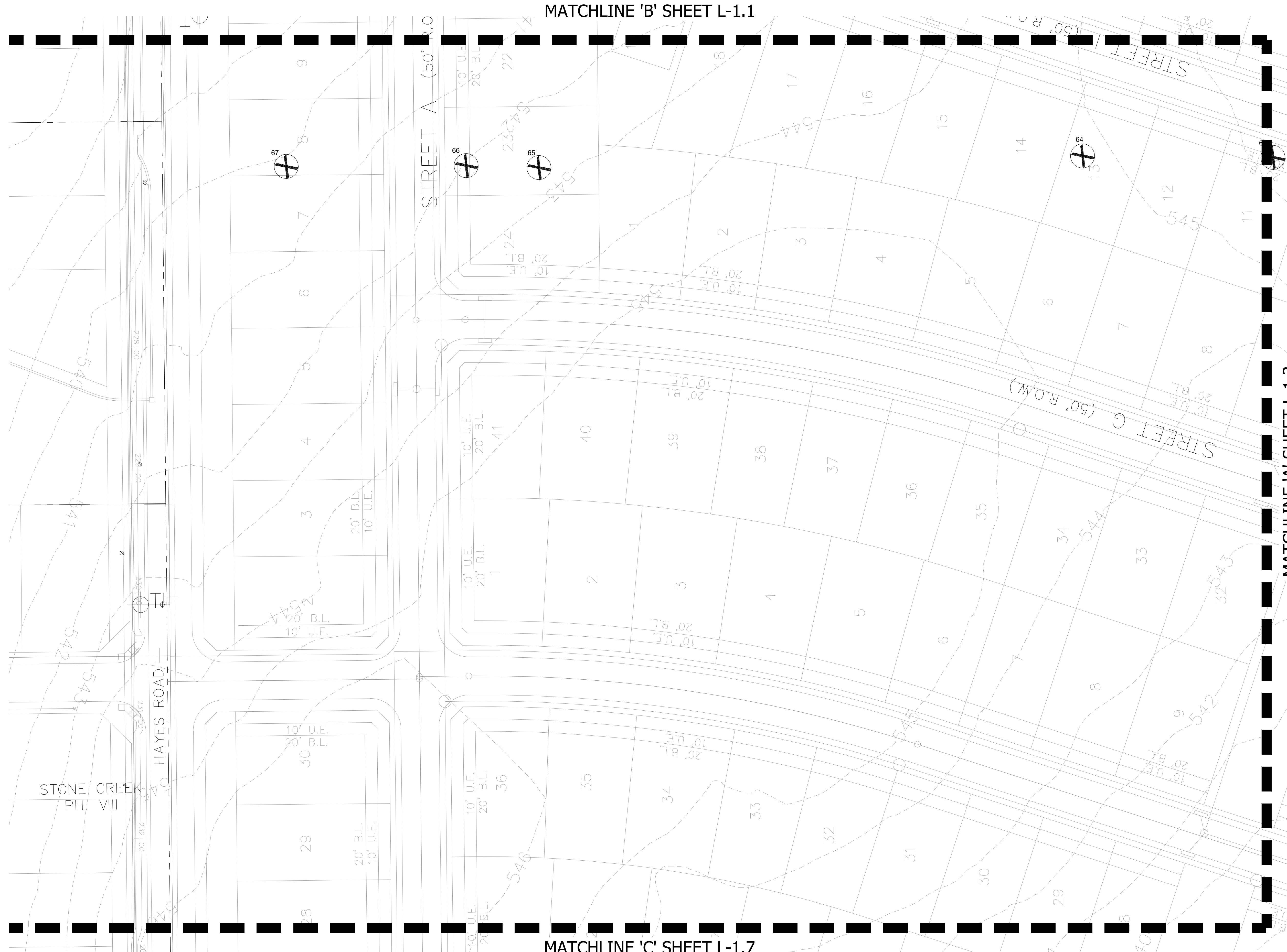
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.7

PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.3

KEY MAP
SCALE: 1"=500'



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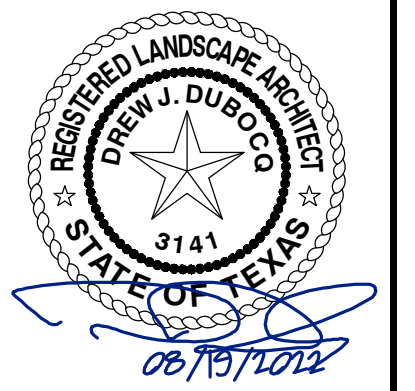
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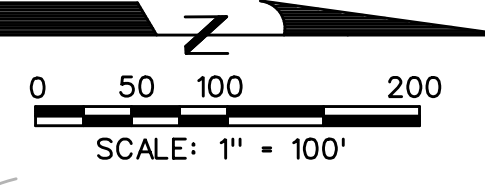
HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description

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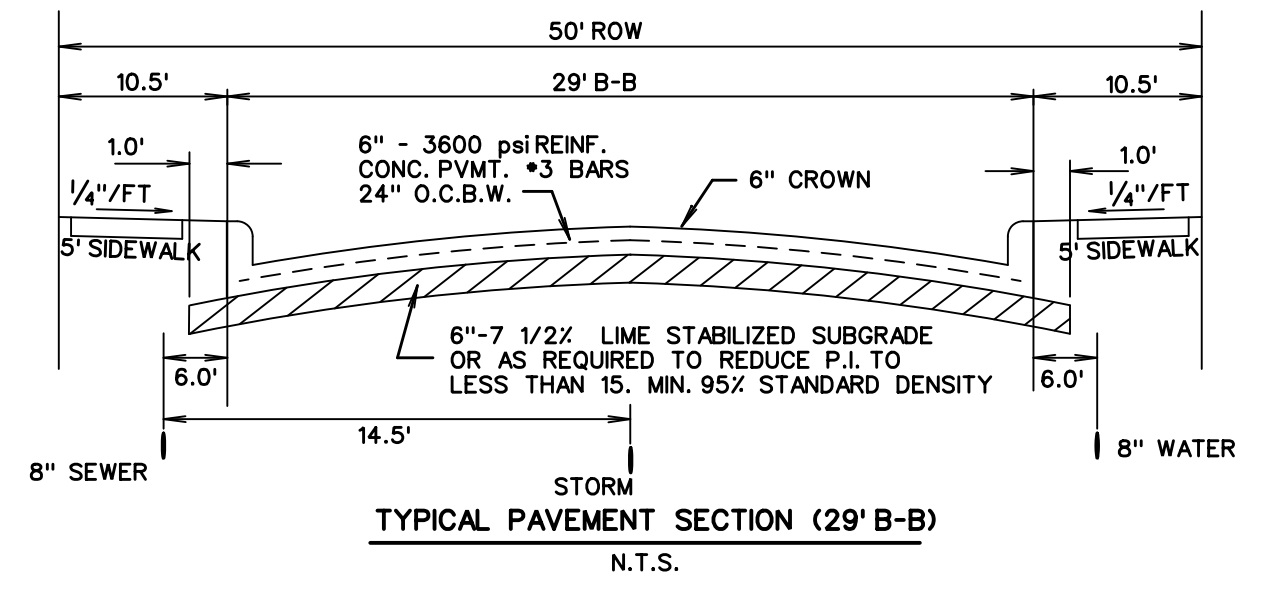
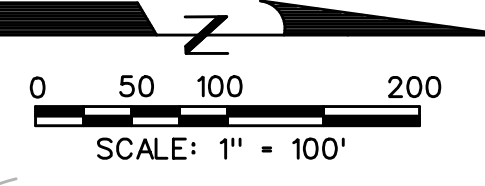
SHEET NO.
L-1.8



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100)	Q(100)
1	193803	4.45	0.50	2.22	10	9.80	21.8
2	113265	2.60	0.50	1.30	10	9.80	12.7
3	97397	2.24	0.50	1.12	10	9.80	11.0
4	71206	1.63	0.50	0.82	10	9.80	8.0
5	196648	4.51	0.50	2.26	10	9.80	22.1
6	106800	2.45	0.50	1.23	10	9.80	12.0
7	135902	3.12	0.50	1.56	10	9.80	15.3
8	211032	4.84	0.50	2.42	10	9.80	23.7
9	69165	1.59	0.50	0.79	10	9.80	7.8
10	41427	0.95	0.50	0.48	10	9.80	4.7
11	140794	3.23	0.50	1.62	10	9.80	15.8
12	85700	1.97	0.50	0.98	10	9.80	9.6
13	127081	2.92	0.50	1.46	10	9.80	14.3
14	114843	2.64	0.50	1.32	10	9.80	12.9
15	172385	3.96	0.50	1.98	10	9.80	19.4
16	62824	1.44	0.50	0.72	10	9.80	7.1
17	209177	4.80	0.50	2.40	10	9.80	23.5
19	119519	2.74	0.50	1.37	10	9.80	13.4
20	209829	4.82	0.50	2.41	10	9.80	23.8
21	70757	1.62	0.50	0.81	10	9.80	8.0
22	114490	2.63	0.50	1.31	10	9.80	12.9
23	127118	2.92	0.50	1.46	10	9.80	14.3
24	98571	2.26	0.50	1.13	10	9.80	11.1
25	29583	0.68	0.50	0.34	10	9.80	3.0
26	16200	0.37	0.90	0.33	10	9.80	3.3
27	16200	0.37	0.90	0.33	10	9.80	3.3
28	16200	0.37	0.90	0.33	10	9.80	3.3
29	19575	0.45	0.90	0.40	10	9.80	4.0
31	22494	0.52	0.90	0.46	10	9.80	4.6
32	22412	0.51	0.90	0.46	10	9.80	4.5
33	12879	0.30	0.90	0.27	10	9.80	2.6
34	14397	0.33	0.90	0.30	10	9.80	2.9
35	11649	0.27	0.90	0.24	10	9.80	2.4
36	9106	0.21	0.90	0.19	10	9.80	1.8
37	6484	0.15	0.90	0.13	10	9.80	1.3
38	8046	0.18	0.90	0.17	10	9.80	1.6
39	8004	0.18	0.90	0.17	10	9.80	1.6
40	11620	0.27	0.90	0.24	10	9.80	2.4
41	28382	0.65	0.90	0.59	10	9.80	5.7
42	150906	3.46	0.50	1.73	10	9.80	17.0
43	92024	2.11	0.50	1.06	10	9.80	10.4
44	48030	1.10	0.90	0.99	10	9.80	9.7
45	30874	0.71	0.90	0.64	10	9.80	6.3
46	190638	4.38	0.50	2.19	10	9.80	21.4
47	20254	0.46	0.50	0.23	10	9.80	2.3

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
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 TOTAL ACRES 86.157

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 DALLAS, TEXAS 75225

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

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

DRAINAGE EASEMENT DOC. NO. 2017000005568

R & R HANCE INVESTMENTS, L.P. VOL. 5-433, PG. 53

MICHEL & JENNIFER WUJASTER Doc. No. 2020-000003578

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH Doc. No. 2019000006883

SADDLE STAR ESTATES SOUTH PHASE ONE Doc. No. 2020000028575

STONE CREEK PHASE VIII Doc. No. 2019000004513

STONE CREEK PHASE X Doc. No. 2020000028492

LOT 1 BLOCK A OPEN SPACE AMENITY CENTER 4.817 AC.

LOT 8 BLOCK G OPEN SPACE 0.340 AC.

LOT 19 BLOCK G OPEN SPACE 0.672 AC.

LOT 18 BLOCK D OPEN SPACE 0.884 AC.

LOT 22 BLOCK D OPEN SPACE 1.227 AC.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Humberto Johnson Jr PE; *Skorburg Company*
CASE NUMBER: P2022-037; *Preliminary Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Preliminary Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to *Preliminary Plat* an 85.63-acre parcel of land (*i.e. Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of 250 single-family residential lots and 17 open space lots. The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-039*] concurrently with this *Preliminary Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the Planned Development District 96 (PD-96) and the SH-205 By-Pass Overlay (SH-205 BY OV) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.
- On September 7, 2022, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision.
 - The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e. \$489.00 x 250 Lots*).
 - The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e. \$516.00 x 250 Lots*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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.
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 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

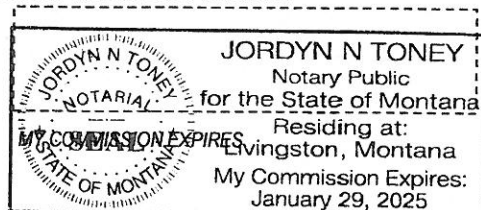
NOTARY VERIFICATION [REQUIRED]

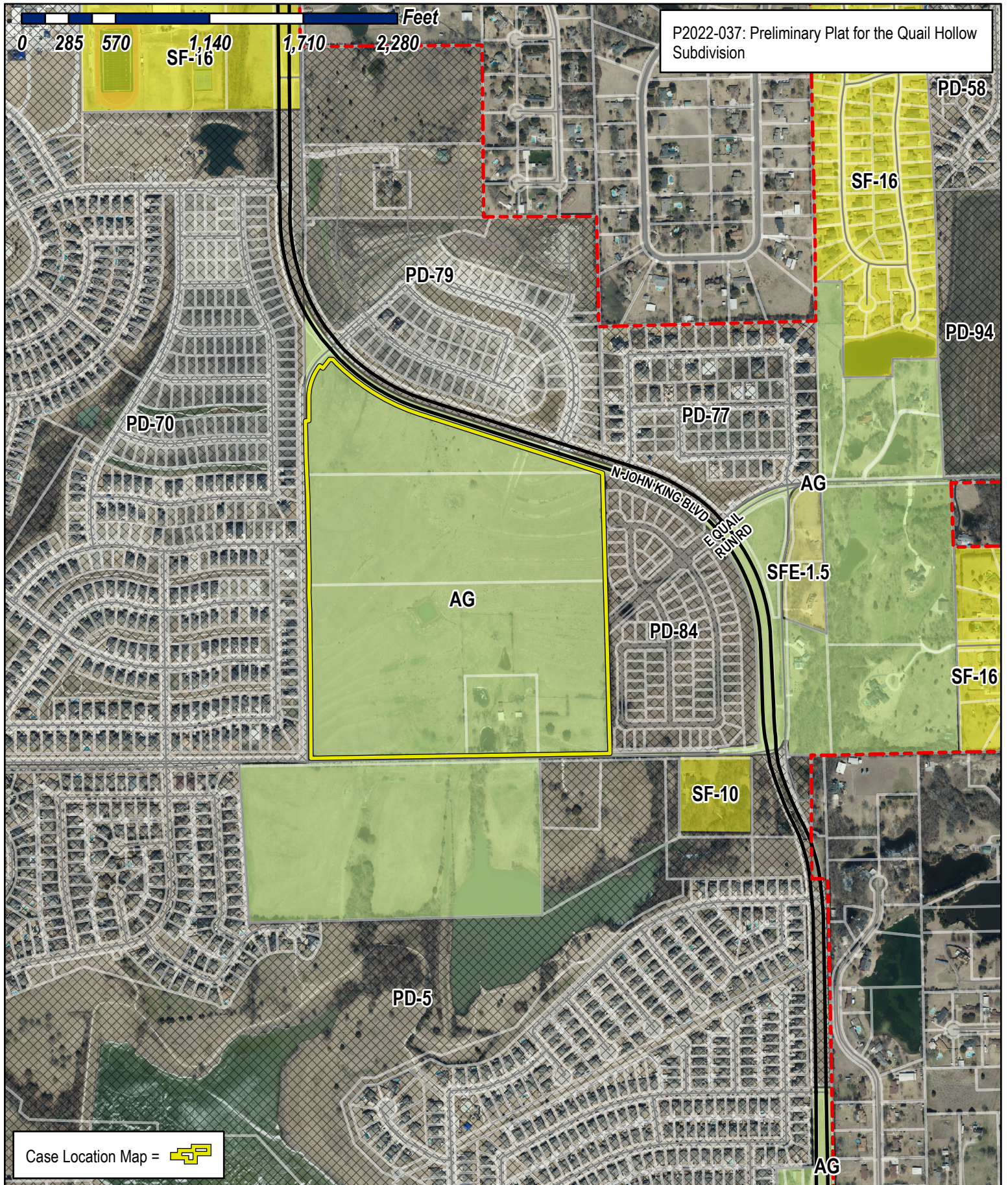
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





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.



QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

WANETA DRIVE (50' R.O.W.)

STONE CREEK PHASE VIII DOC. NO. 20190000004513

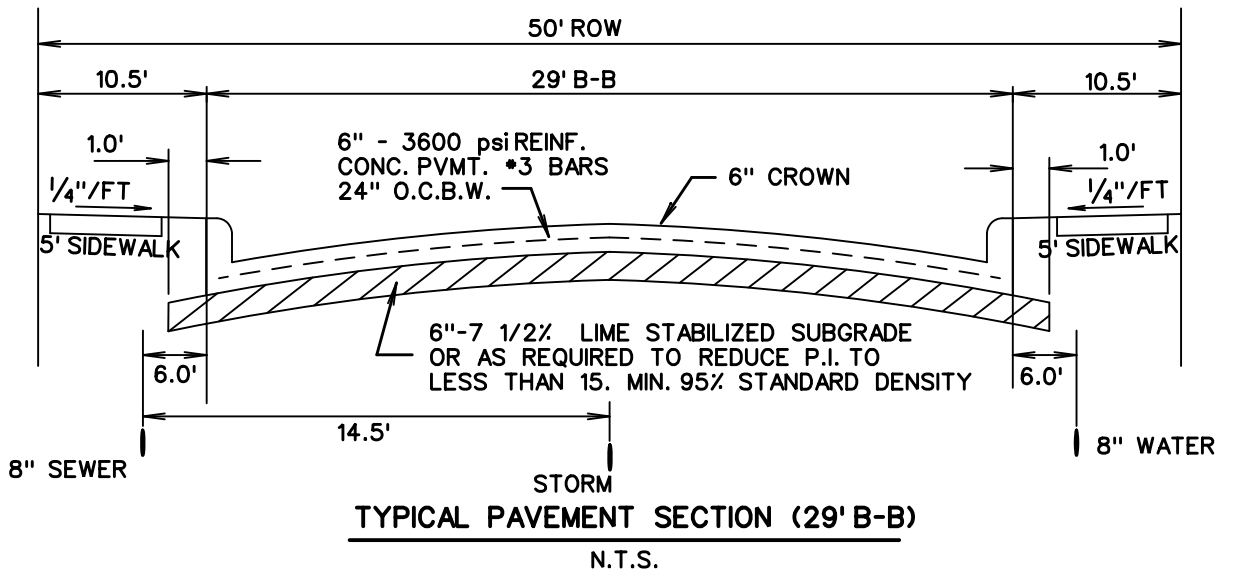
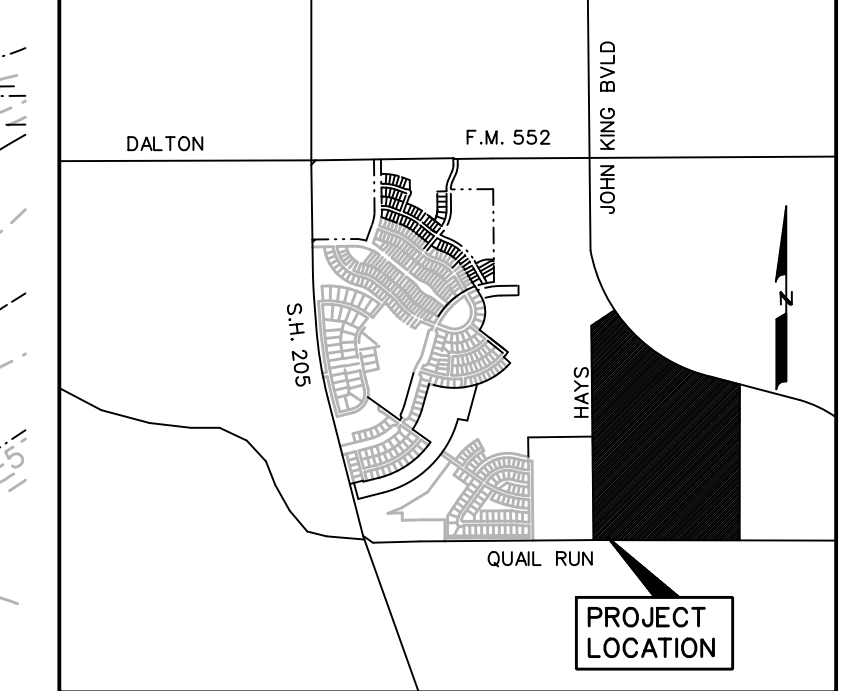
TOPAZ DRIVE (50' R.O.W.)

STONE CREEK PHASE X DOC. NO. 20200000028492

0 50 100 200 SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598335.719	7037154.253
Y		
ELEV.	538.7	

$\Delta = 38^{\circ}06'45''$
 $R = 320.00'$
 $L = 212.86'$
 $C = 208.96'$
 $B = N18^{\circ}43'59''W$



$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

PRELIMINARY PLAT OF QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17

PHASE I LOTS 116
 PHASE II LOTS 134

OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 R & R HANCE INVESTMENTS, L.P.
 6946 SPERRY STREET
 DALLAS, TEXAS 75214

DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°47'38" E	24.00'
4.	N 37°47'22" E	66.65'
5.	S 87°00'28" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- - STREET NAME CHANGE
- - MATCH LINE

NOTES:

- ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
- HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'

CASE #P2022-037

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598387.341	7036150.262
Y		
ELEV.	523.0	

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH DOC. NO. 20190000006883

SADDLE STAR ESTATES SOUTH PHASE ONE DOC. NO. 20200000028575

R & R HANCE INVESTMENTS, L.P. VOL. 5-433, PG. 53

77.5x150 DRAINAGE EASEMENT

77.5x40 DRAINAGE EASEMENT

77.5x40 DRAINAGE EASEMENT

MICHEL & JENNIFER WILKINSON Doc. No. 2020-000003578

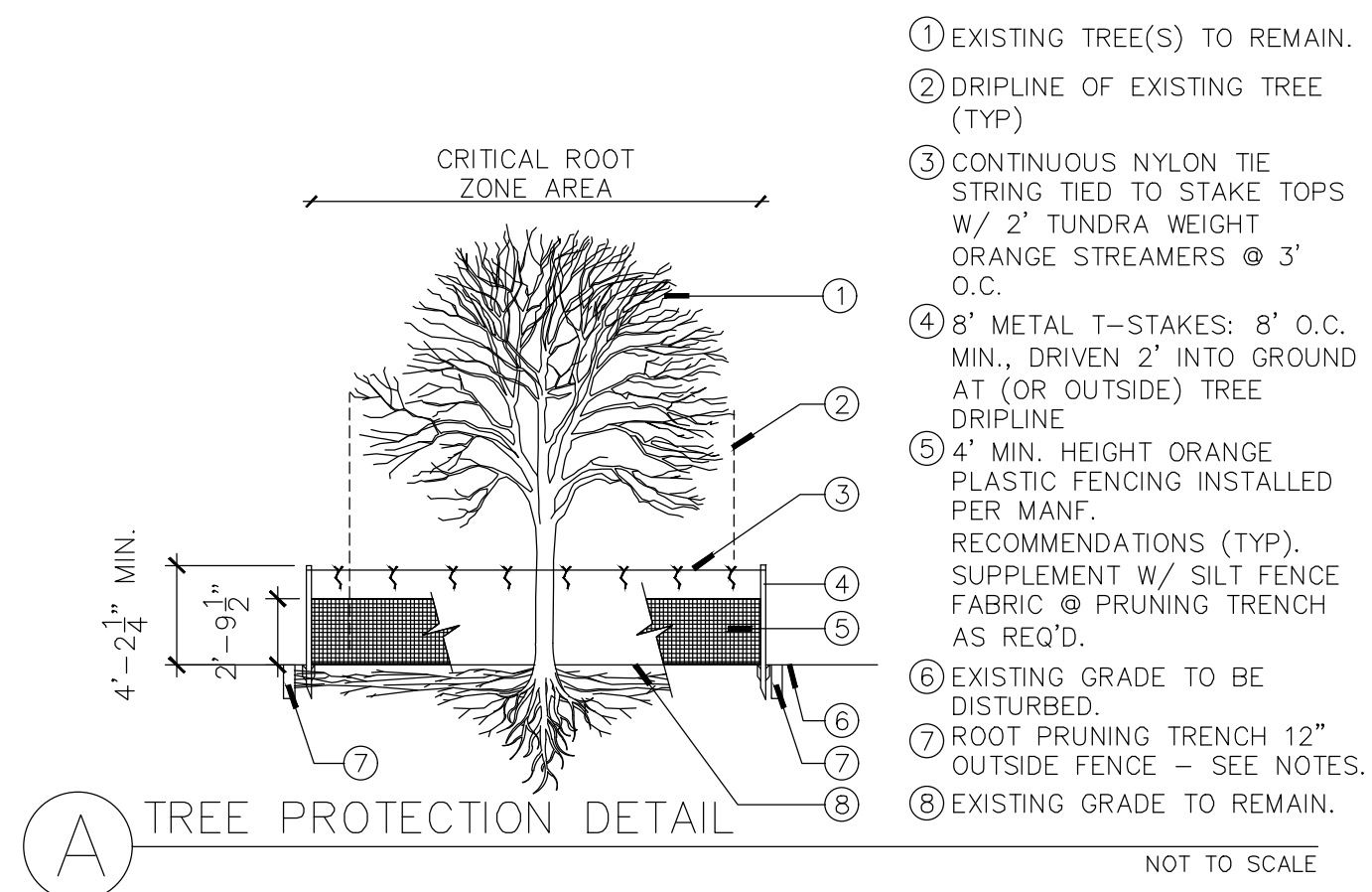
CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598387.341	7036150.262
Y		
ELEV.	523.0	

NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.6	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTENWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUIUBE		X	PRIMARY
92	8.4	JUIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTENWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTENWOOD		X	NON PROTECTED
113	35.3	GOTTENWOOD		X	NON PROTECTED
114	45.7	GOTTENWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED

TOTAL CALIPER INCHES	1961.1
TOTAL NON PROTECTED CALIPER INCHES	333.3
TOTAL PROTECTED CALIPER INCHES	1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN	198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	1429.4
TOTAL MITIGATION REQUIRED	1686



NOTES:
 1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
 SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (@ least 48 hours prior to digging)

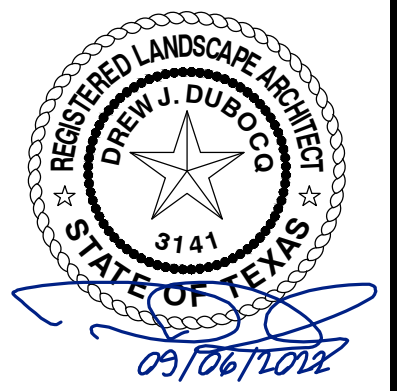
CASE NO. P2022-037

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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

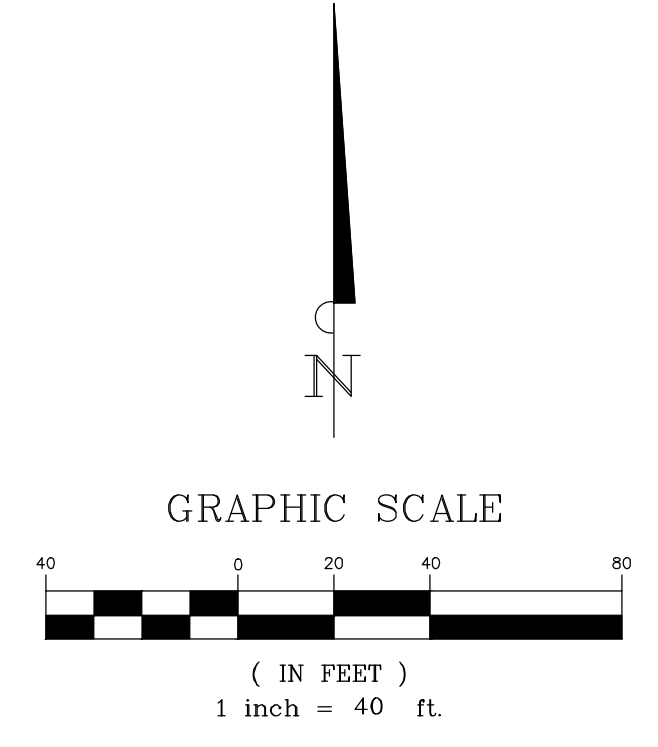


SHEET NO.

L-1.0

BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

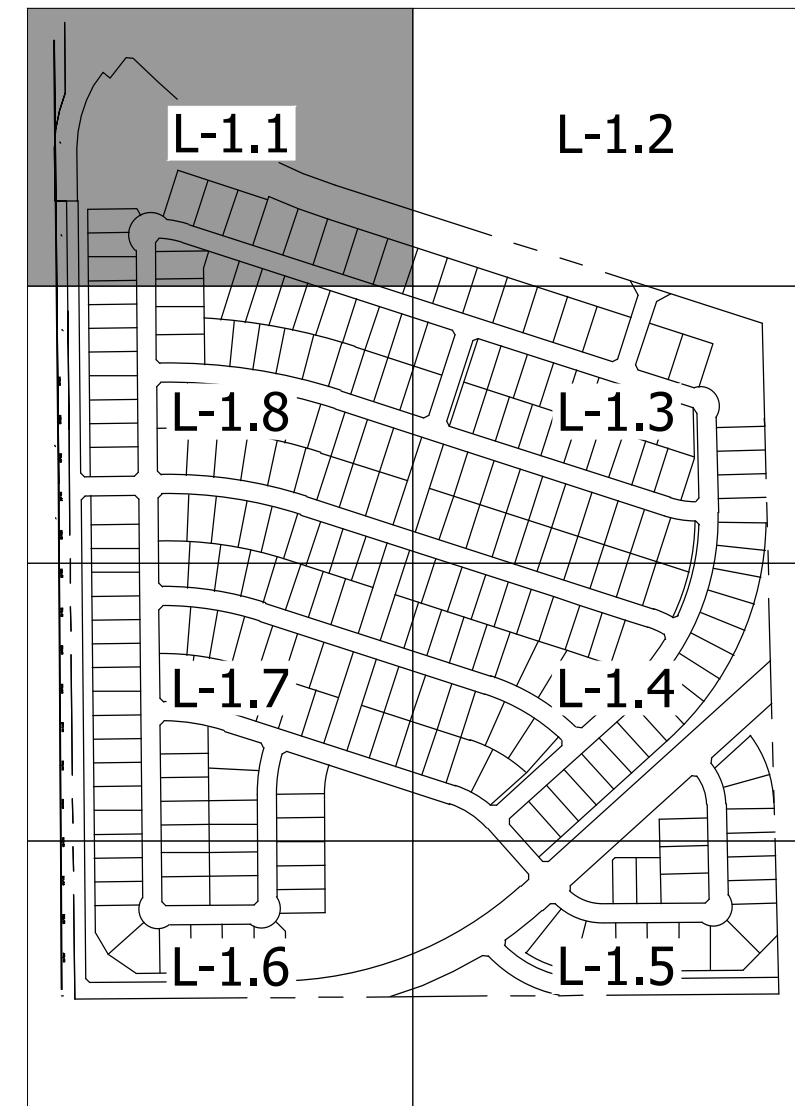
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
 SCALE: 1"=500'



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CASE NO. P2022-037

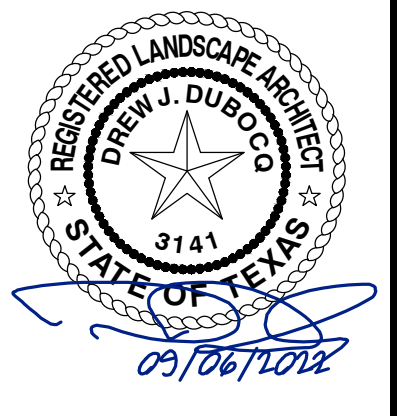
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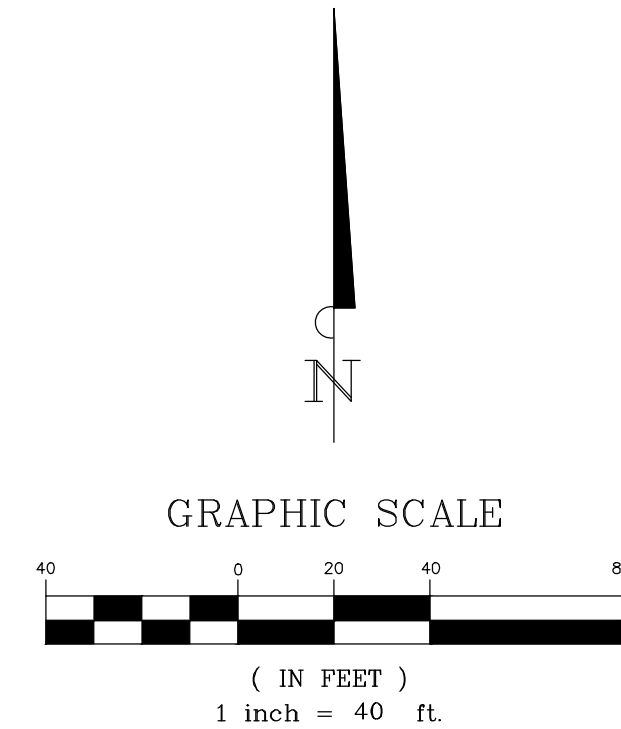
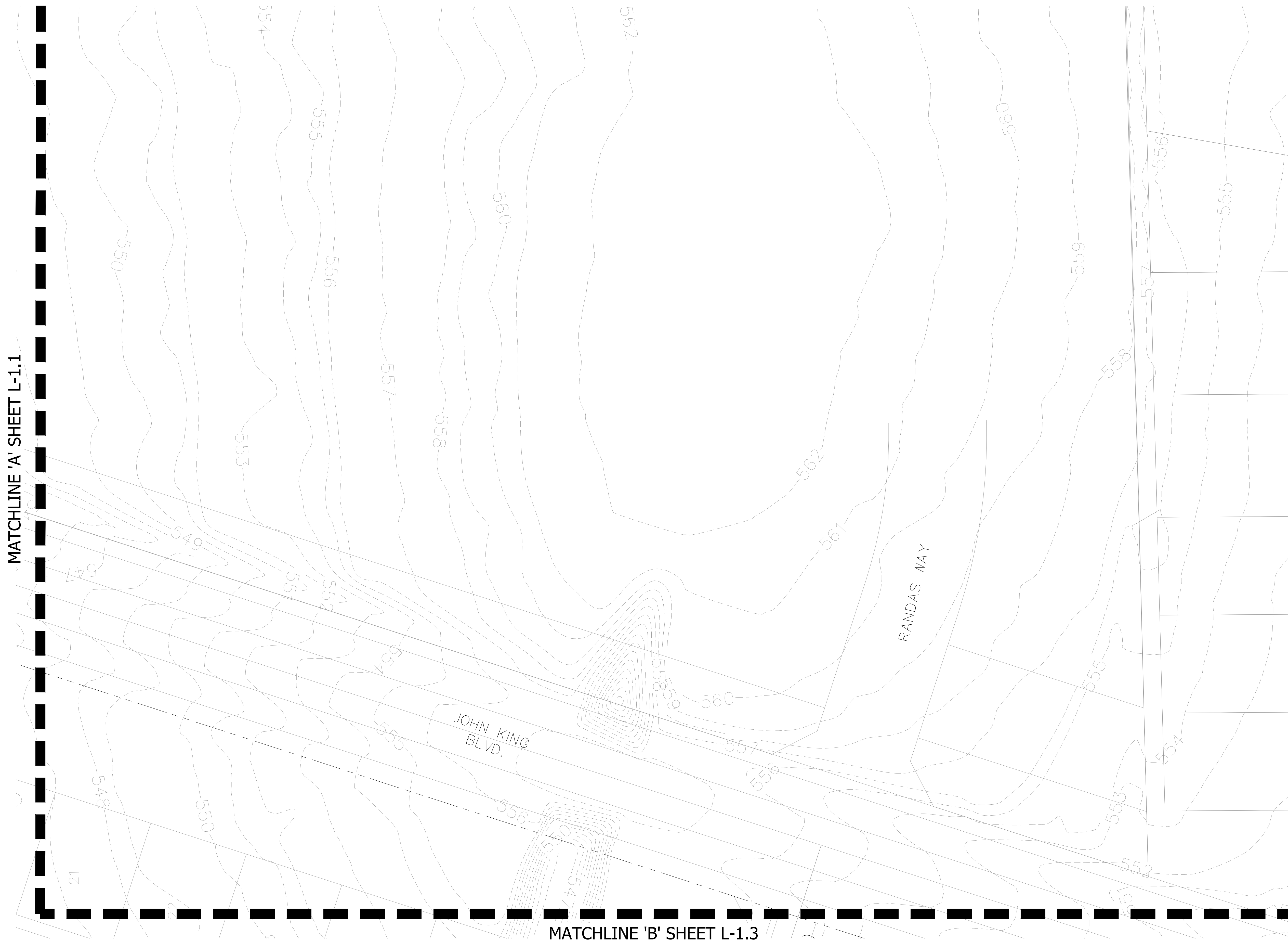
HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.1



KEY MAP
SCALE: 1"=500'



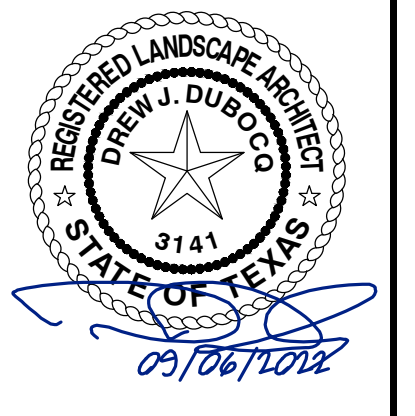
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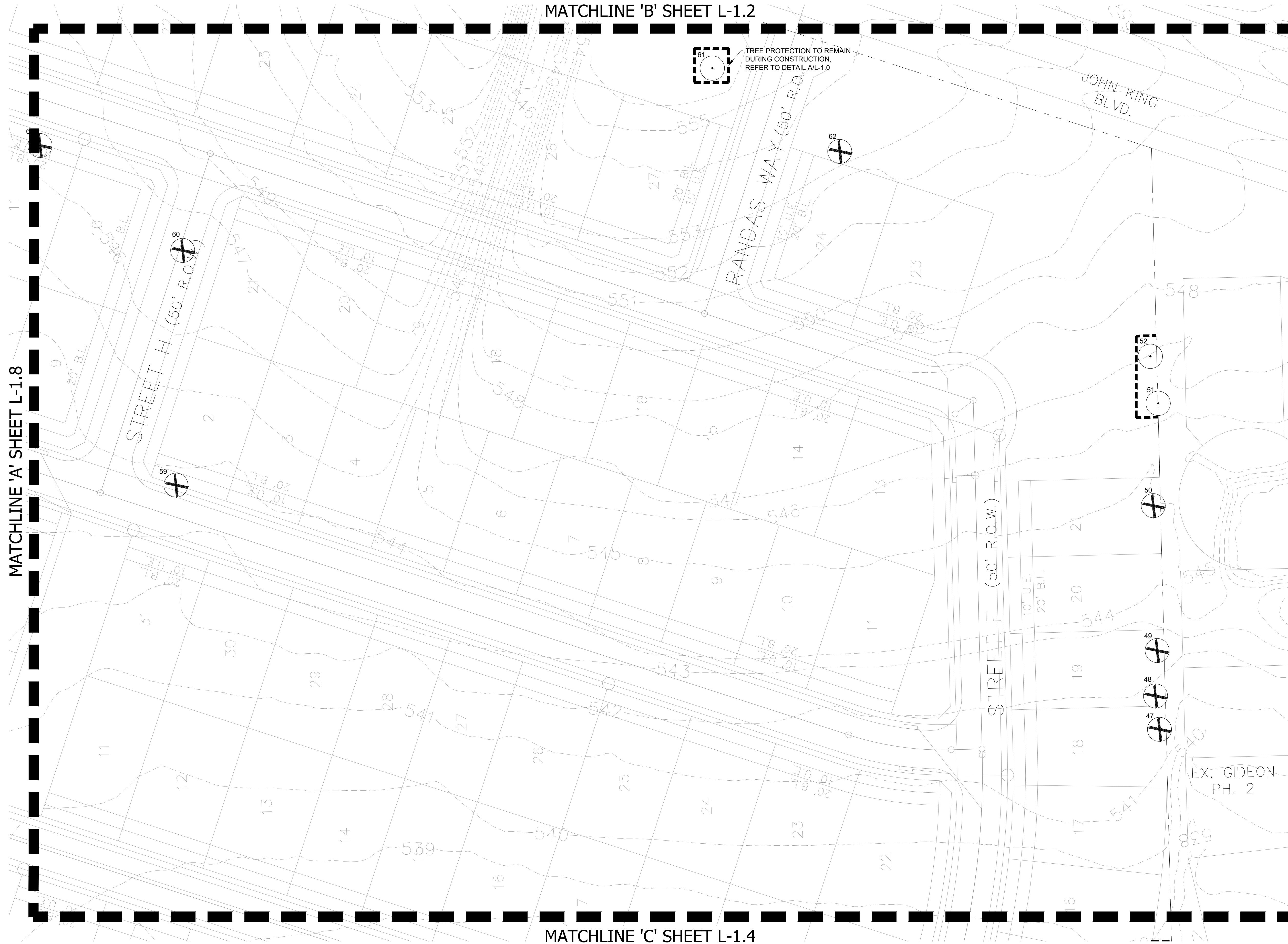
No.	Date	Revision Description

PROJECT NO.: 090-22-009

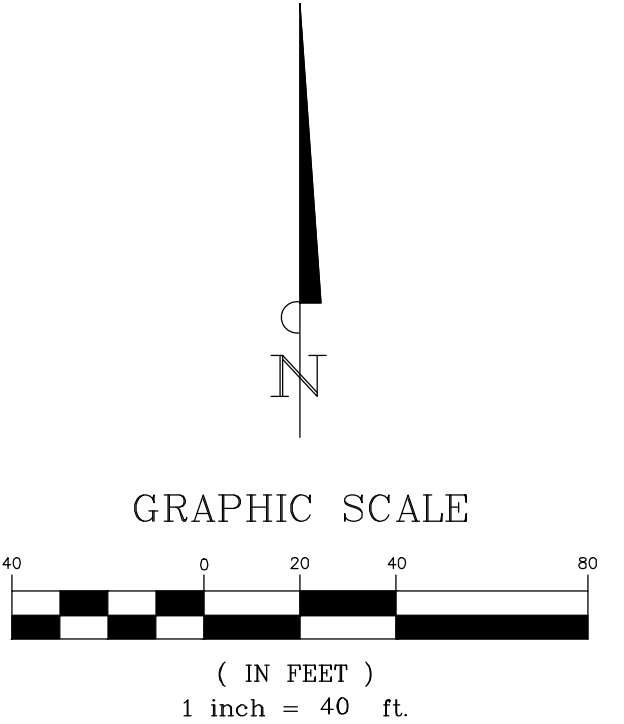


SHEET NO.

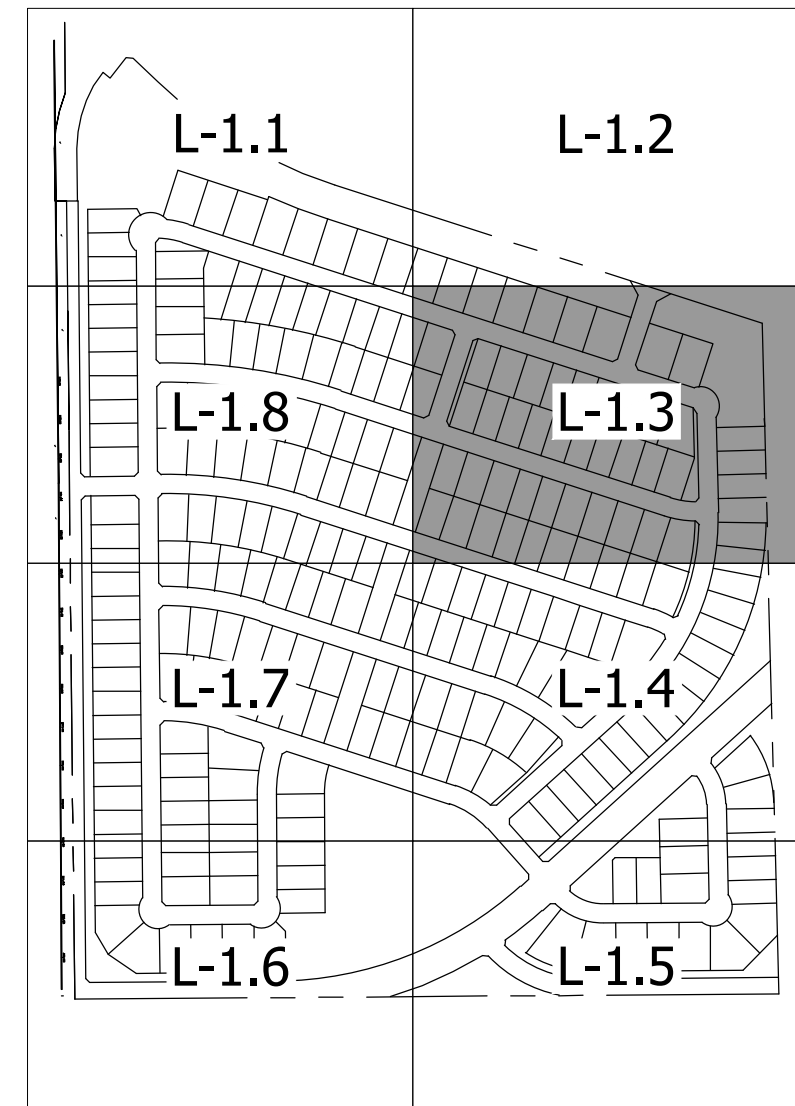
L-1.2



61
TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



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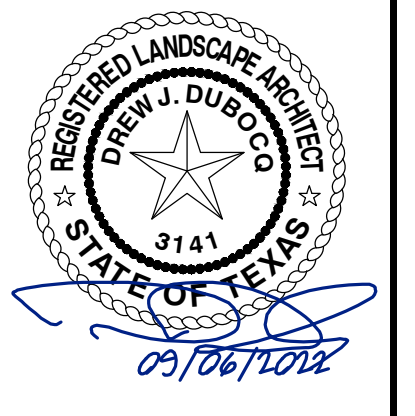
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



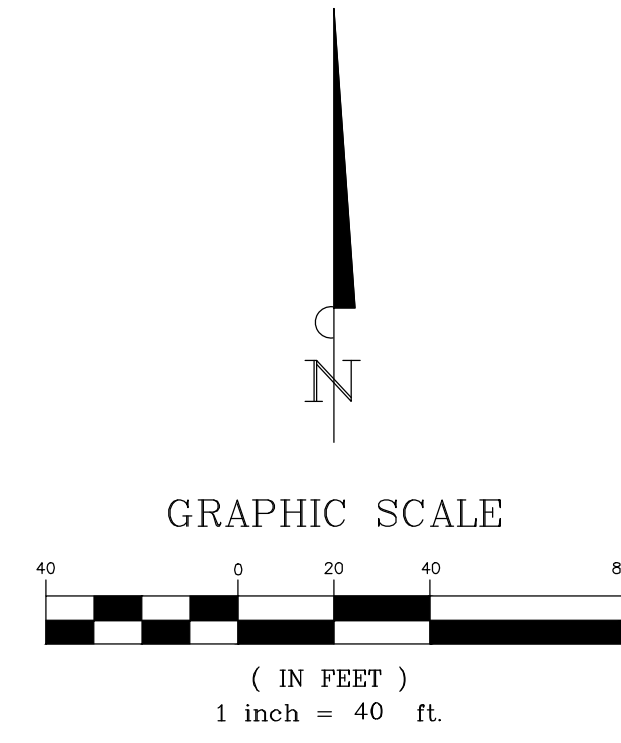
SHEET NO.
L-1.3

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP
SCALE: 1"=500'

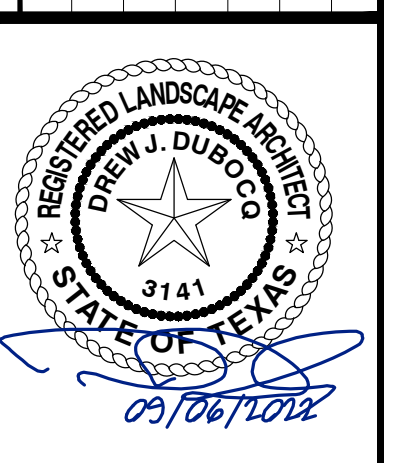


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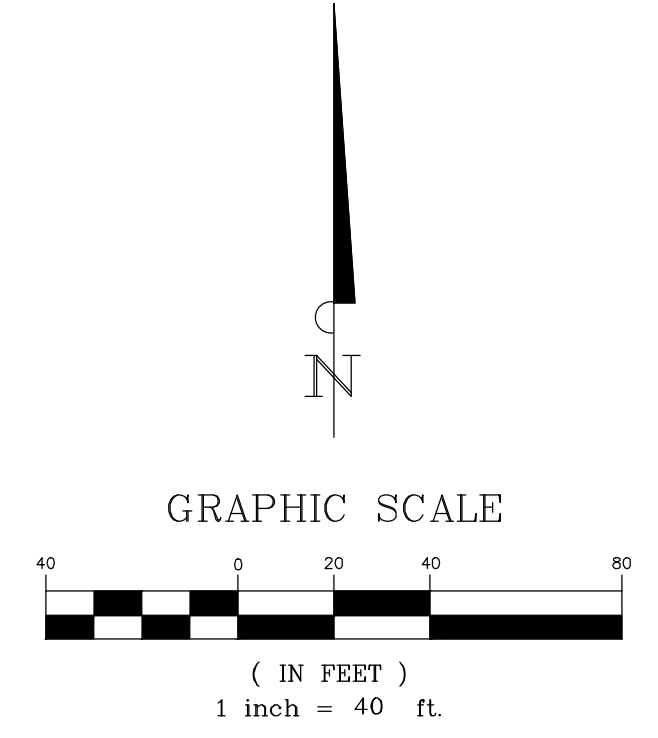
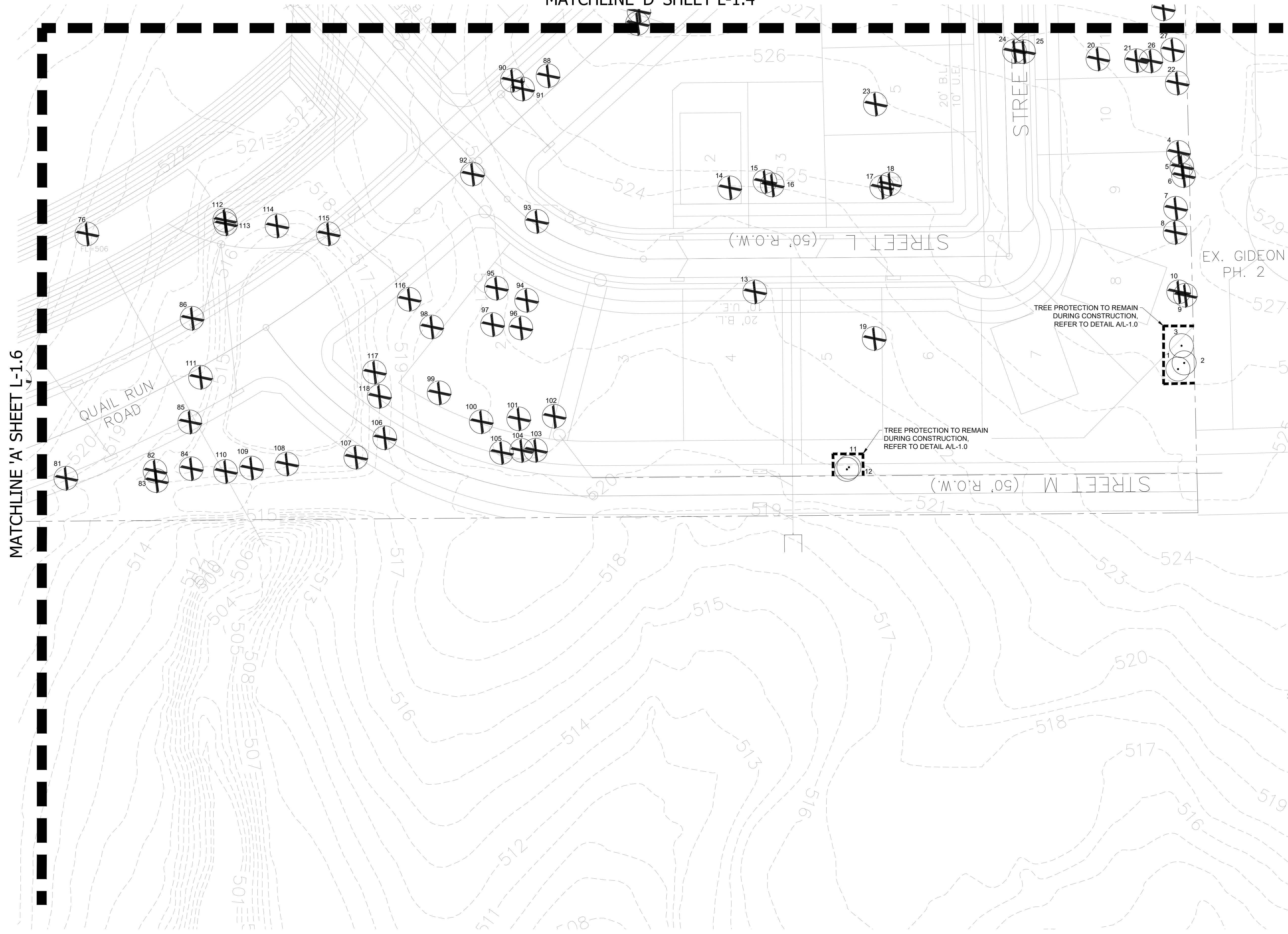
No.	Date	Revision Description



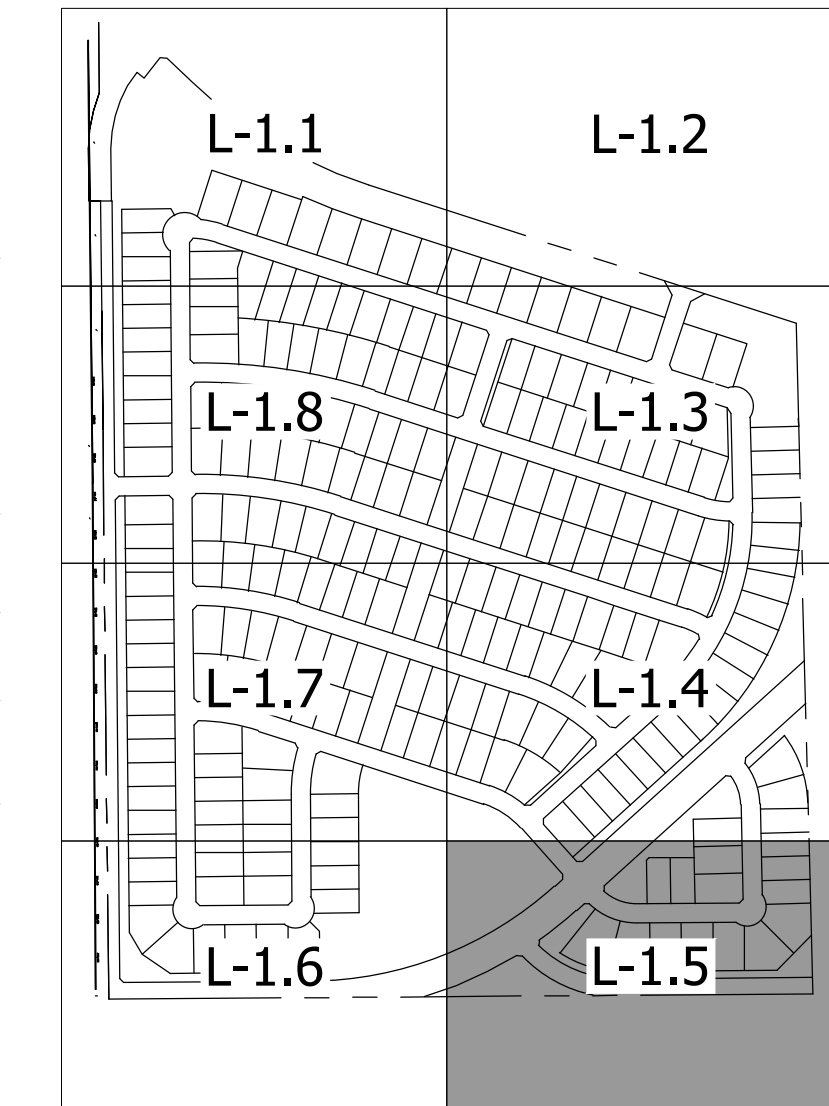
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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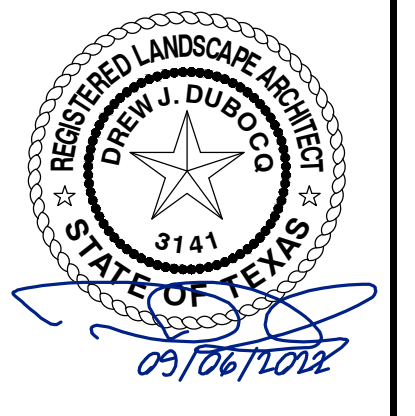
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

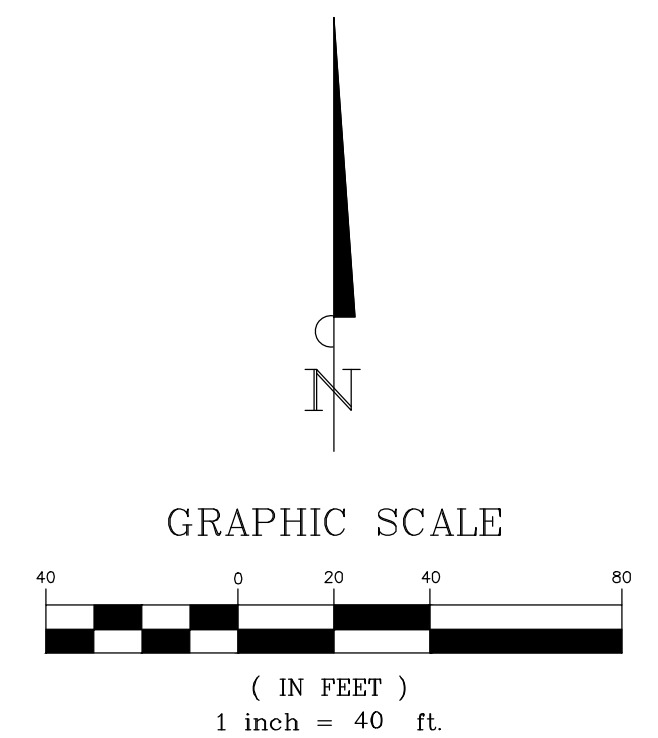
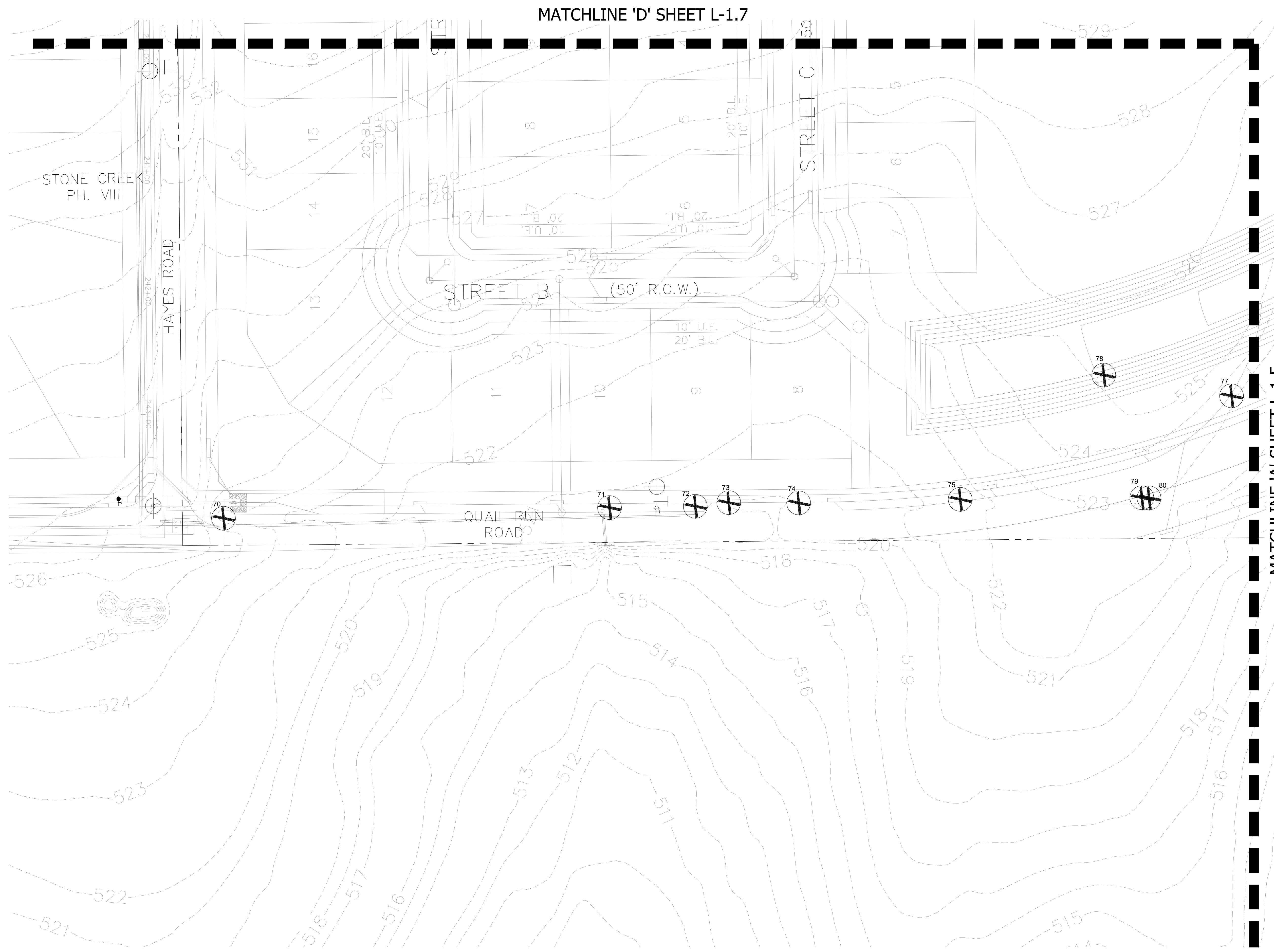
TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009

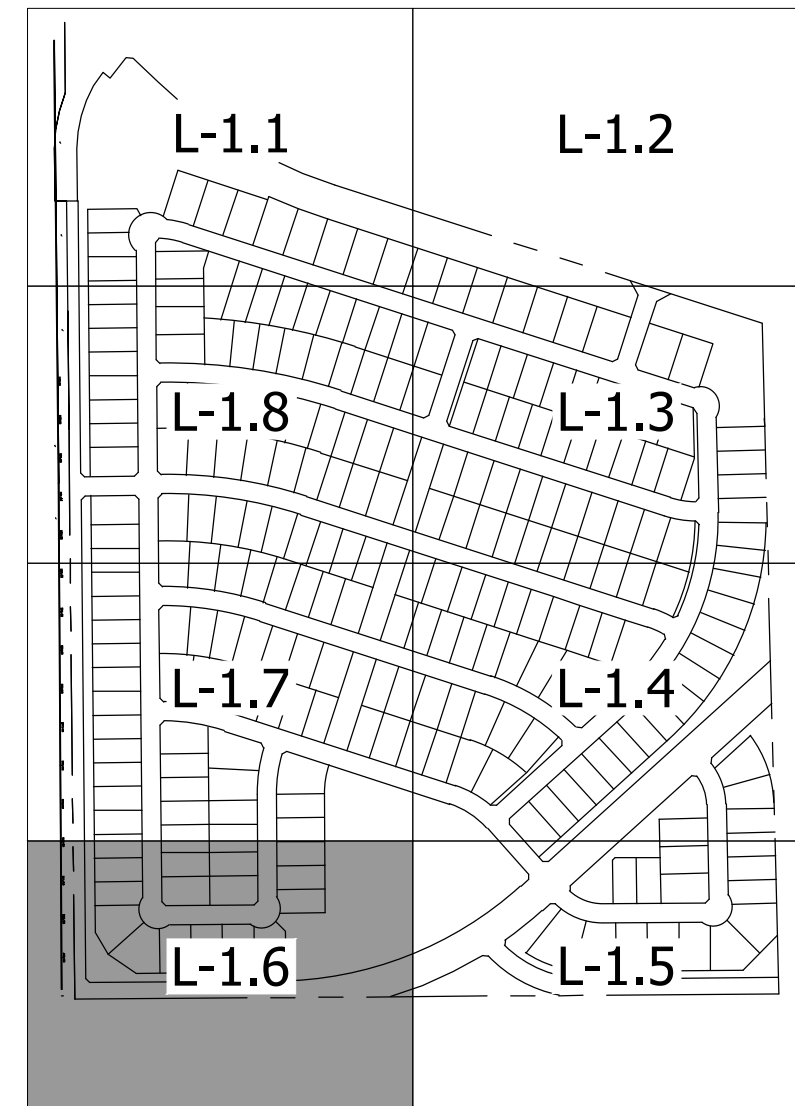


SHEET NO.
L-1.5



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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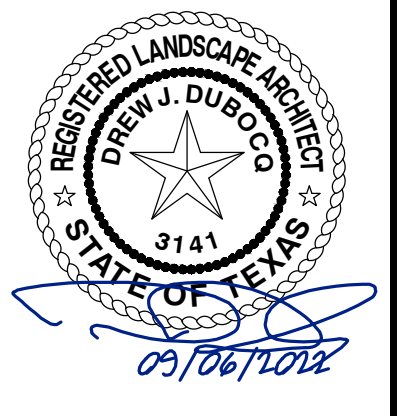
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REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009

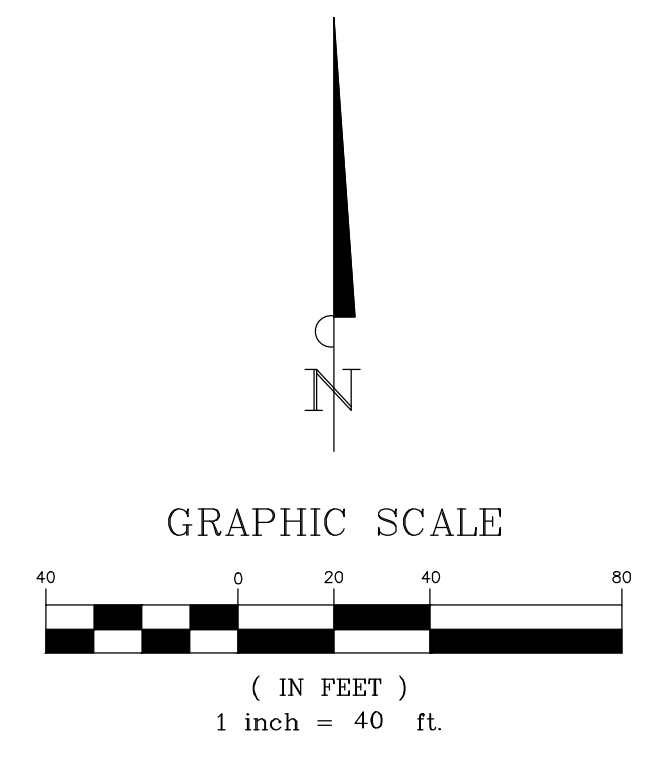


SHEET NO.
L-1.6

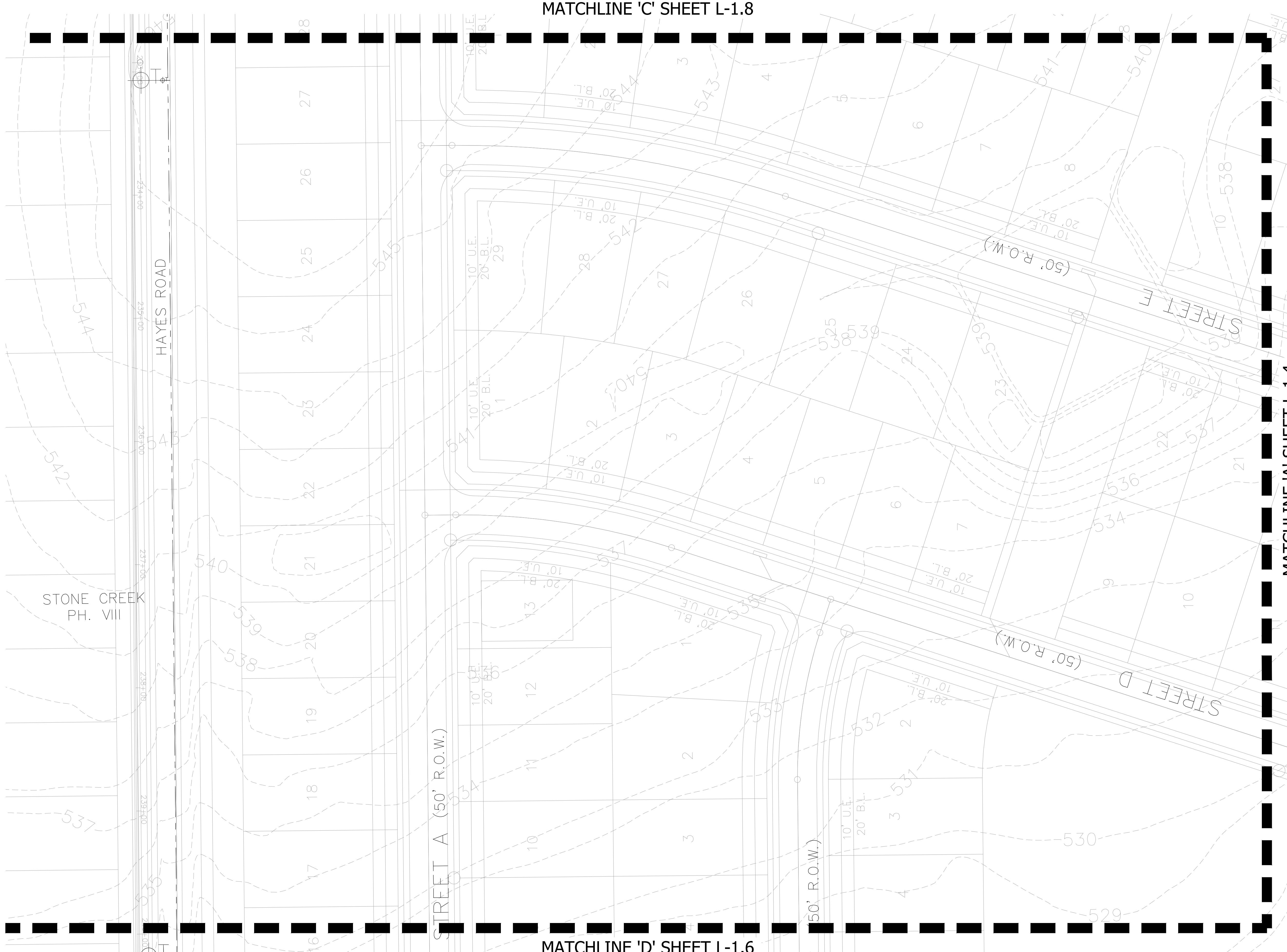
MATCHLINE 'C' SHEET L-1.8

MATCHLINE 'D' SHEET L-1.6

MATCHLINE 'A' SHEET L-1.4



KEY MAP
SCALE: 1"=500'



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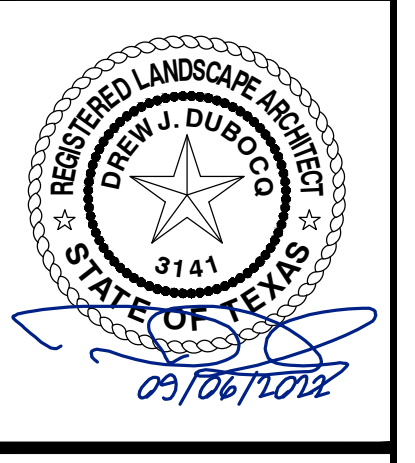
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 ROCKWALL, TEXAS

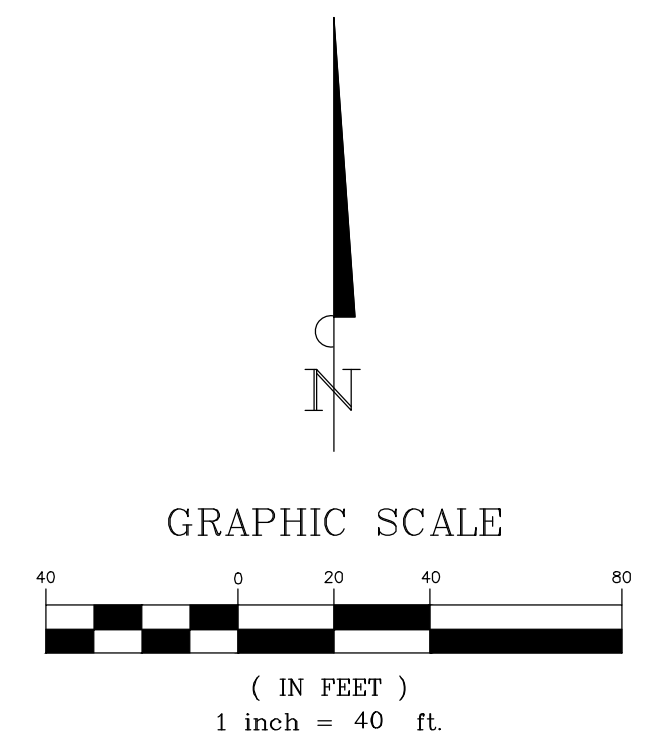
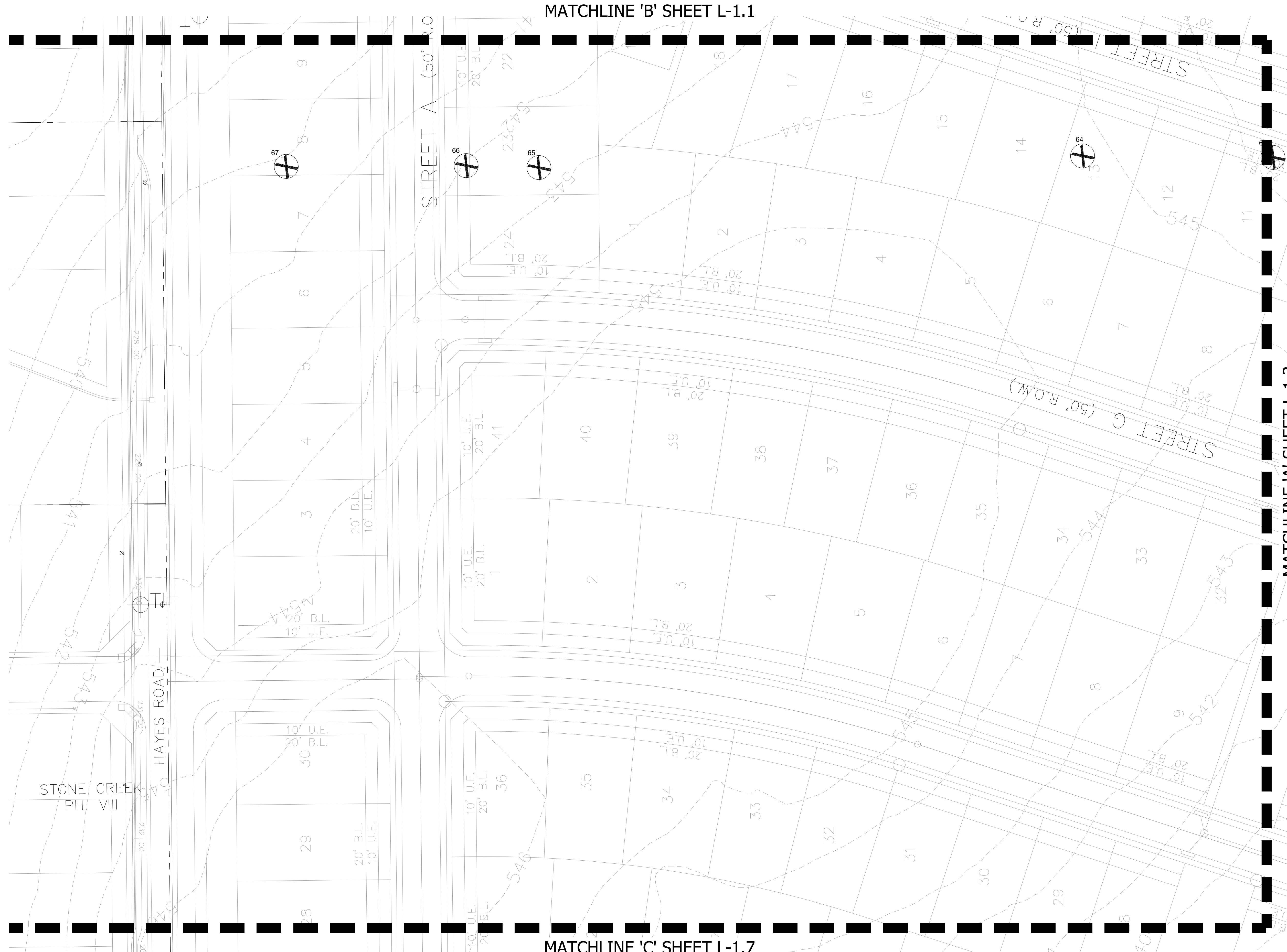
TREE PRESERVATION PLAN

No.	Date	Revision Description

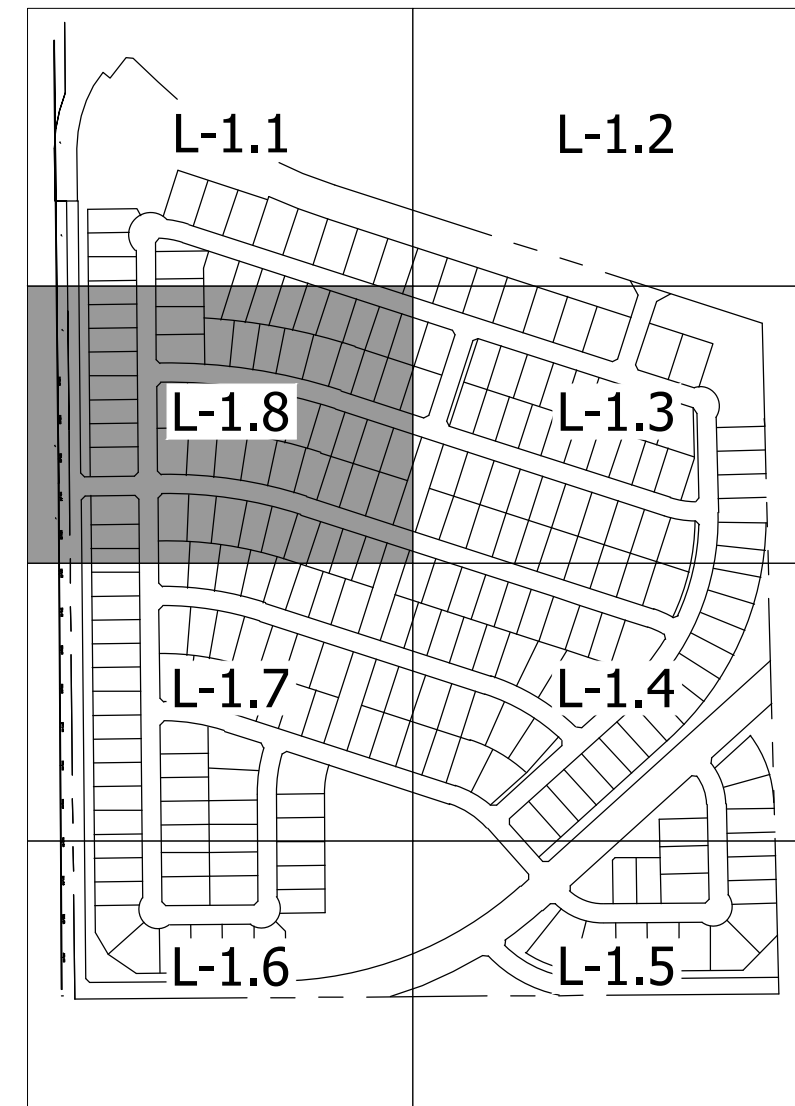


SHEET NO.
L-1.7

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



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CASE NO. P2022-037

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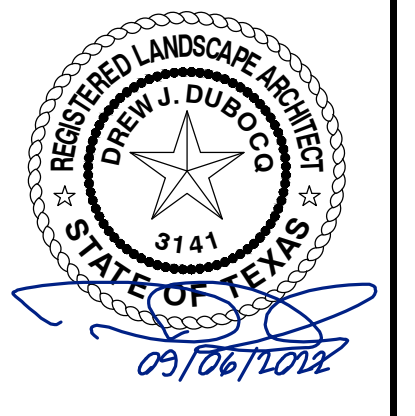
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

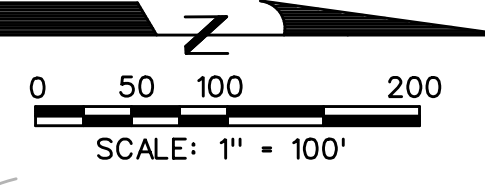
TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



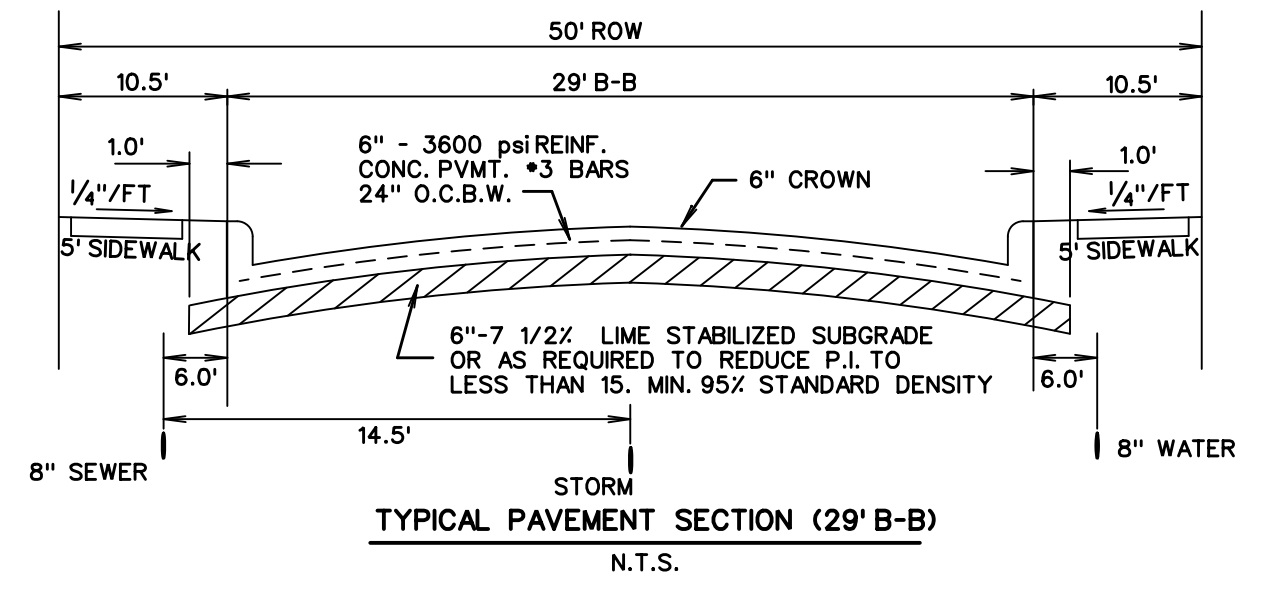
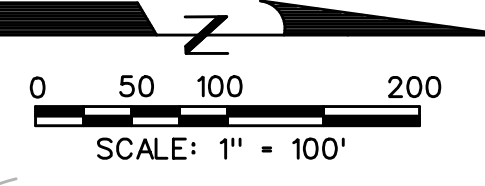
SHEET NO.
L-1.8



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA (mm)	Tc (min)	Q(100) (cfs)	Q(100) (cfs)
1	193803	4.45	0.50	2.22	10	9.80	21.8
2	113265	2.60	0.50	1.30	10	9.80	12.7
3	97397	2.24	0.50	1.12	10	9.80	11.0
4	71206	1.63	0.50	0.82	10	9.80	8.0
5	196648	4.51	0.50	2.26	10	9.80	22.1
6	106800	2.45	0.50	1.23	10	9.80	12.0
7	135902	3.12	0.50	1.56	10	9.80	15.3
8	211032	4.84	0.50	2.42	10	9.80	23.7
9	69165	1.59	0.50	0.79	10	9.80	7.8
10	41427	0.95	0.50	0.48	10	9.80	4.7
11	140794	3.23	0.50	1.62	10	9.80	15.8
12	85700	1.97	0.50	0.98	10	9.80	9.6
13	127081	2.92	0.50	1.46	10	9.80	14.3
14	114943	2.64	0.50	1.32	10	9.80	12.9
15	172385	3.96	0.50	1.98	10	9.80	19.4
16	62824	1.44	0.50	0.72	10	9.80	7.1
17	209177	4.80	0.50	2.40	10	9.80	23.5
19	119519	2.74	0.50	1.37	10	9.80	13.4
20	209829	4.82	0.50	2.41	10	9.80	23.8
21	70757	1.62	0.50	0.81	10	9.80	8.0
22	114490	2.63	0.50	1.31	10	9.80	12.9
23	127118	2.92	0.50	1.46	10	9.80	14.3
24	98571	2.26	0.50	1.13	10	9.80	11.1
25	29583	0.68	0.50	0.34	10	9.80	3.0
26	16200	0.37	0.50	0.19	10	9.80	1.3
27	16200	0.37	0.50	0.19	10	9.80	1.3
28	16200	0.37	0.50	0.19	10	9.80	1.3
29	19575	0.45	0.50	0.23	10	9.80	1.5
31	22494	0.52	0.50	0.26	10	9.80	1.6
32	22412	0.51	0.50	0.26	10	9.80	1.6
33	12879	0.30	0.50	0.15	10	9.80	0.8
34	14397	0.33	0.50	0.17	10	9.80	0.9
35	11649	0.27	0.50	0.14	10	9.80	0.7
36	9106	0.21	0.50	0.11	10	9.80	0.5
37	6484	0.15	0.50	0.08	10	9.80	0.4
38	8046	0.18	0.50	0.09	10	9.80	0.5
39	8004	0.18	0.50	0.09	10	9.80	0.5
40	11620	0.27	0.50	0.14	10	9.80	0.7
41	28382	0.65	0.50	0.33	10	9.80	1.8
42	150906	3.46	0.50	1.73	10	9.80	17.0
43	92024	2.11	0.50	1.06	10	9.80	10.4
44	48030	1.10	0.50	0.55	10	9.80	4.7
45	30874	0.71	0.50	0.36	10	9.80	3.3
46	190638	4.38	0.50	2.19	10	9.80	21.4
47	20254	0.46	0.50	0.23	10	9.80	2.3

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
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 TOTAL ACRES 86.157

TOTAL RESIDENTIAL LOTS 250
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OUT OF THE
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 DALLAS, TEXAS 75225

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

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Skorburg Company
8214 Westchester Dr., Ste. 710
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



City of Rockwall
385 S Goliad St
Rockwall, Texas 75087

September 6, 2022

To whom it may concern,

The Quail Hollow proposed water, sanitary sewer, drainage, and pavement facilities will be serviced by the City of Rockwall existing infrastructure facilities. These proposed facilities are within the City of Rockwall existing service basin.

Regards,

A handwritten signature in black ink, appearing to read "HJ", with a long, sweeping horizontal line extending to the right.

Humberto Johnson Jr. P.E.
Skorburg Company - Land Development Engineer



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: September 19, 2022
APPLICANT: Humberto Johnson Jr PE; *Skorburg Company*
CASE NUMBER: P2022-037; *Preliminary Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Preliminary Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to *Preliminary Plat* an 85.63-acre parcel of land (*i.e. Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of 250 single-family residential lots and 17 open space lots. The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-039*] concurrently with this *Preliminary Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the Planned Development District 96 (PD-96) and the SH-205 By-Pass Overlay (SH-205 BY OV) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.
- On September 7, 2022, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision.
 - The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e. \$489.00 x 250 Lots*).
 - The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e. \$516.00 x 250 Lots*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

PLANNING AND ZONING COMMISSION

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Preliminary Plat with a vote of 6-0, with Commissioner Welch absent.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

- 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.
- 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 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

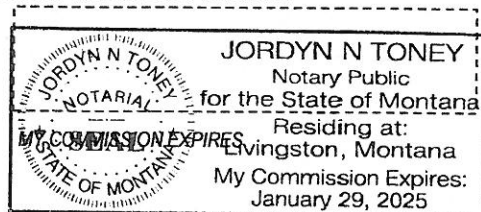
NOTARY VERIFICATION [REQUIRED]

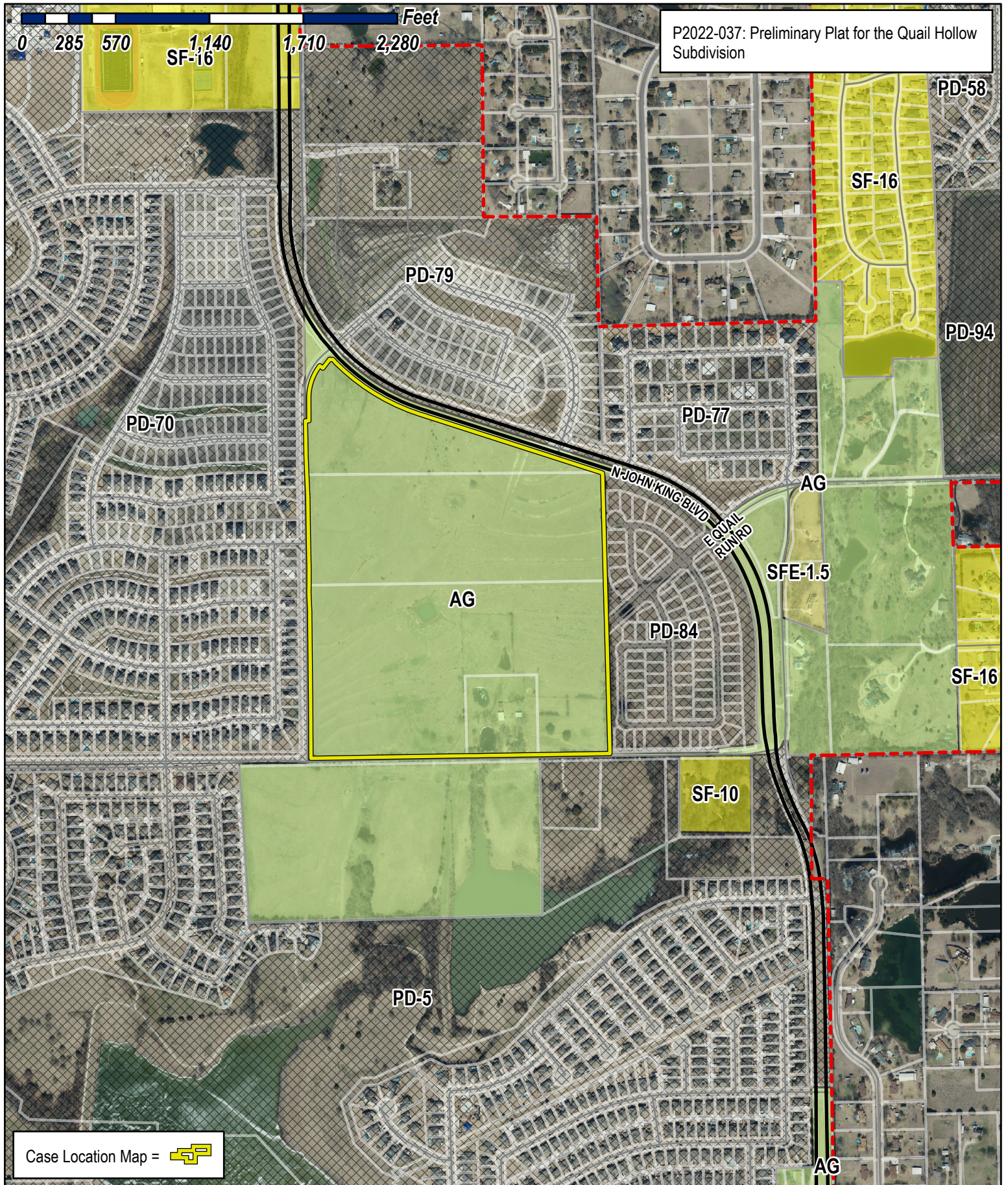
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





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.



QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

WANETA DRIVE (50' R.O.W.)

STONE CREEK PHASE VIII DOC. NO. 20190000004513

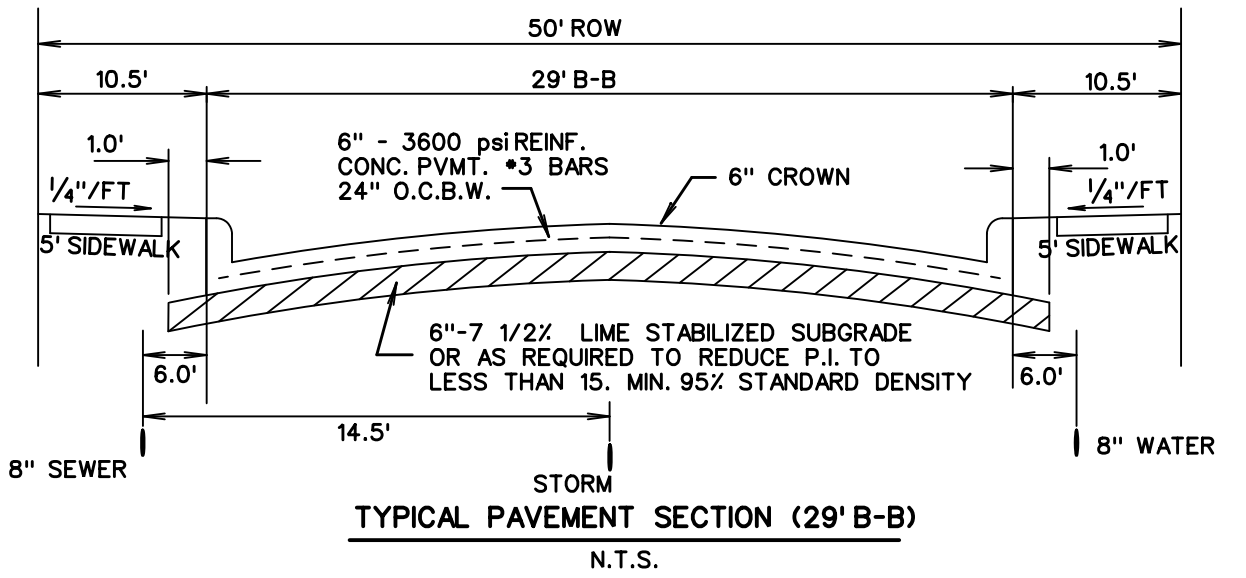
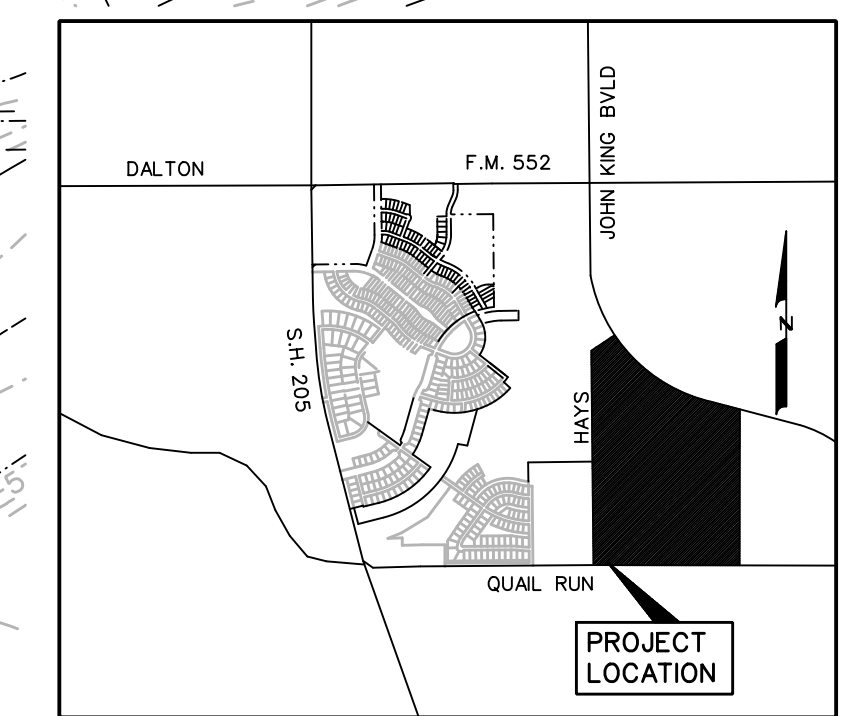
TOPAZ DRIVE (50' R.O.W.)

STONE CREEK PHASE X DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598335.719	7037154.253
Y		
ELEV.	538.7	

Δ = 38° 06' 45"
R = 320.00'
L = 212.86'
C = 208.96'
B = N18° 43' 59" W



Δ = 28° 29' 34"
R = 1260.00'
L = 626.59'
C = 620.15'
B = S57° 49' 05" E

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

PRELIMINARY PLAT OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 47' 22" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 28" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- - STREET NAME CHANGE
- - MATCH LINE

NOTES:

- ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
- HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'

CASE #P2022-037

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598387.341	7036150.262
Y		
ELEV.	523.0	

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH DOC. NO. 20190000006883

R & R HANCE INVESTMENTS, L.P. VOL. 5-433, PG. 53

77.5x150 DRAINAGE EASEMENT

77.5x40 DRAINAGE EASEMENT

77.5x40 DRAINAGE EASEMENT

MICHEL & JENNIFER WILKINSON Doc. No. 2020-0000003578

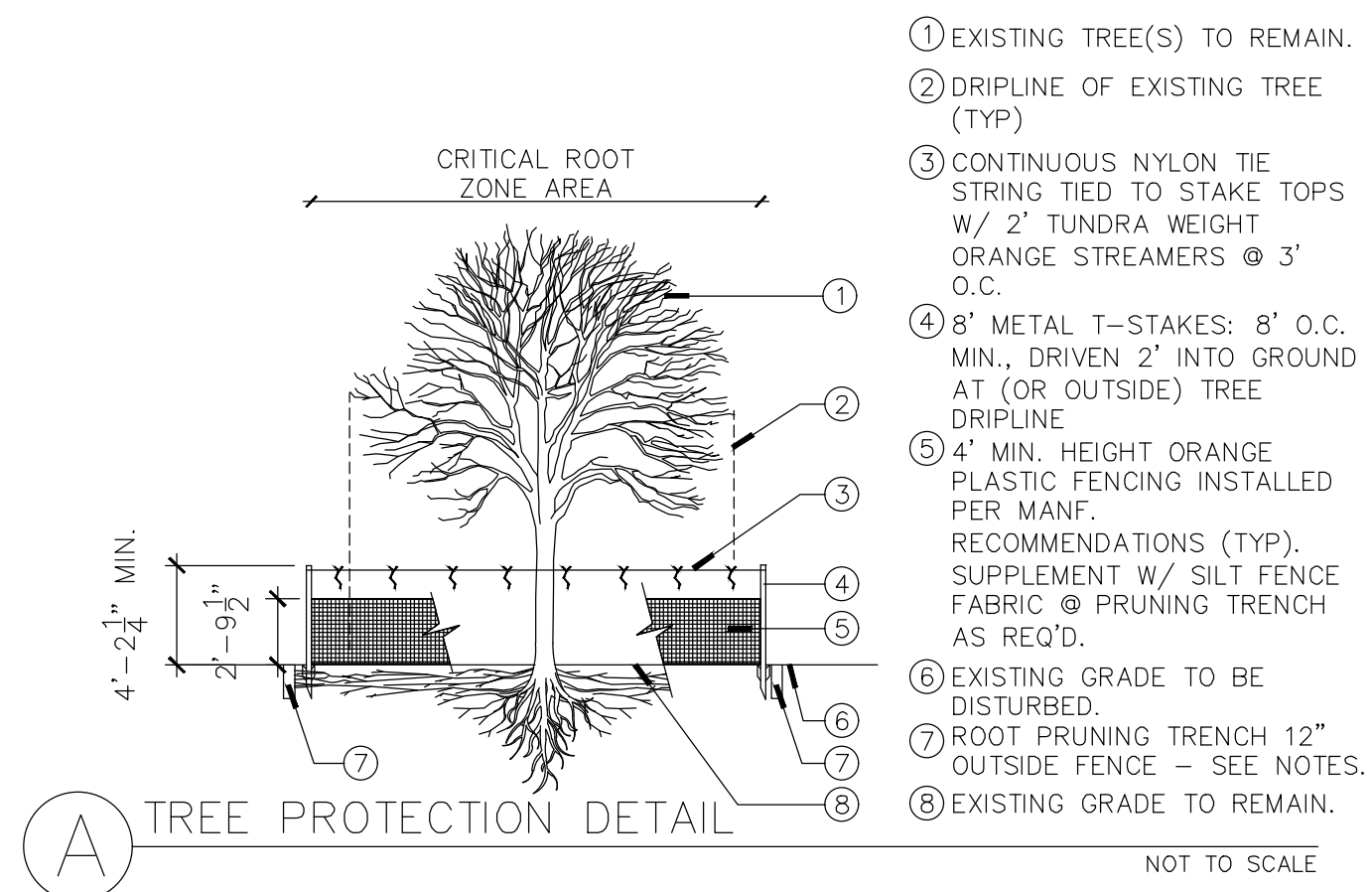
CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	2598387.341	7036150.262
Y		
ELEV.	523.0	

NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.6	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTENWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUIUBE		X	PRIMARY
92	8.4	JUIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTENWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTENWOOD		X	NON PROTECTED
113	35.3	GOTTENWOOD		X	NON PROTECTED
114	45.7	GOTTENWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED

TOTAL CALIPER INCHES	1961.1
TOTAL NON PROTECTED CALIPER INCHES	333.3
TOTAL PROTECTED CALIPER INCHES	1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN	198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	1429.4
TOTAL MITIGATION REQUIRED	1686



NOTES:
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

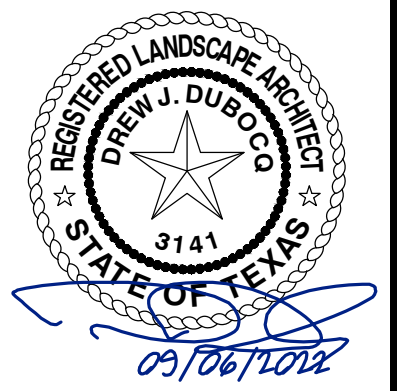
CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

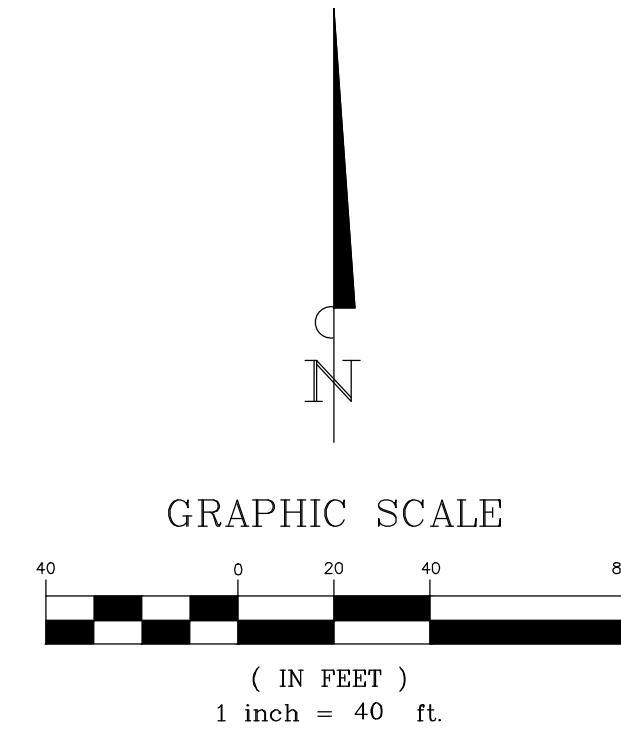


SHEET NO.

L-1.0

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

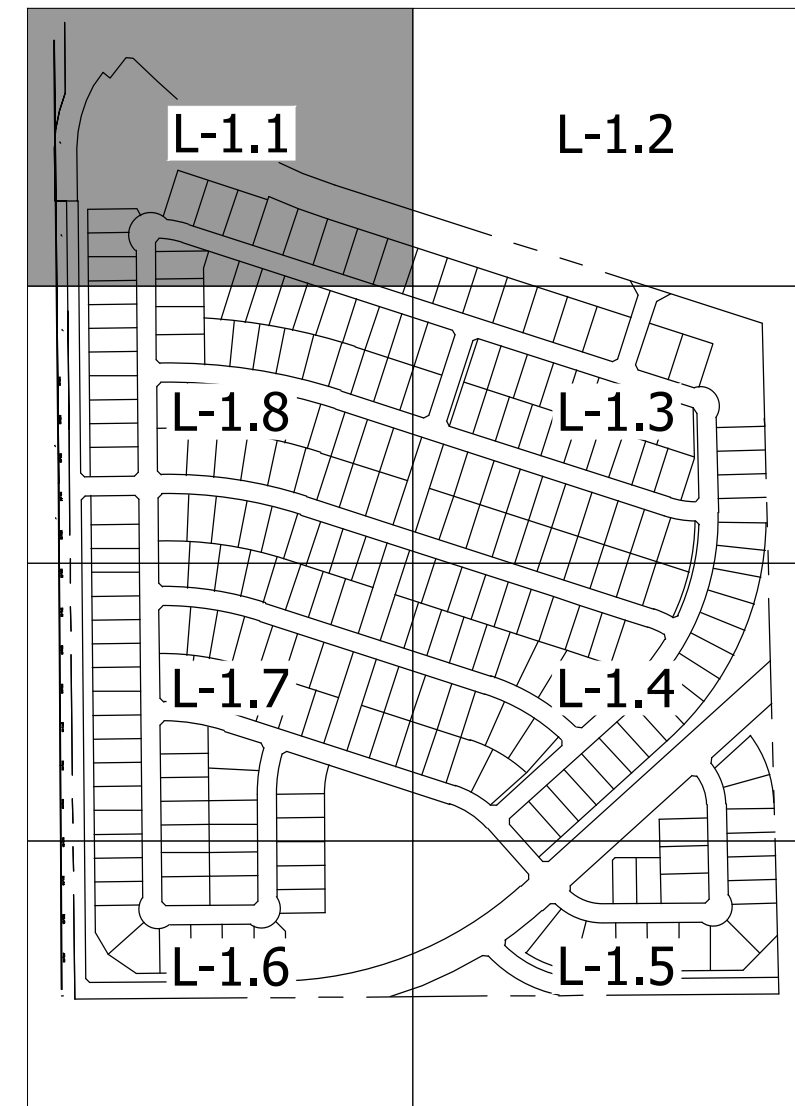
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

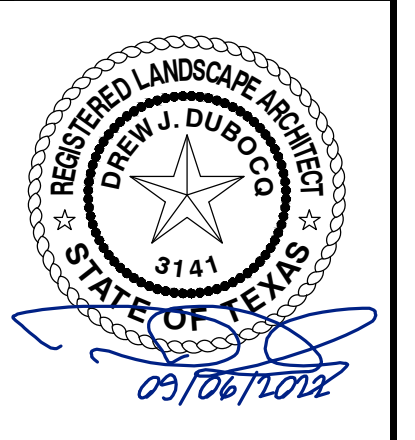
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BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

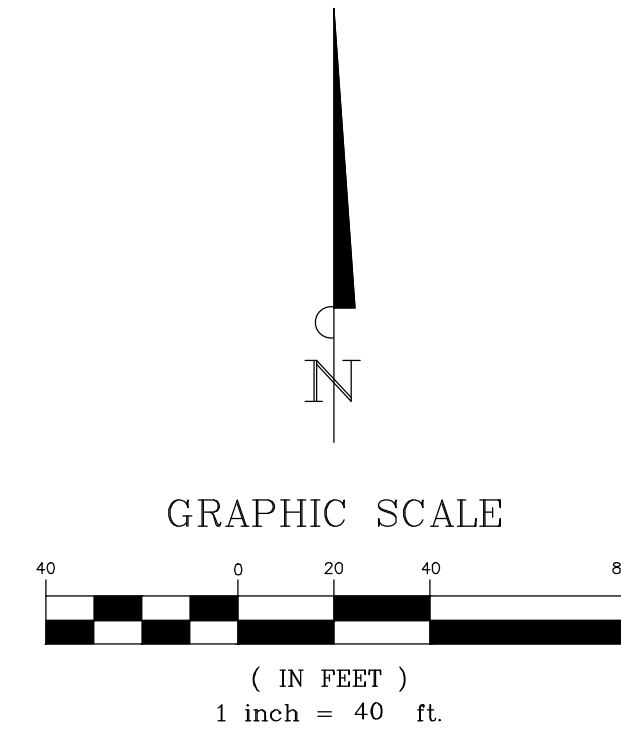
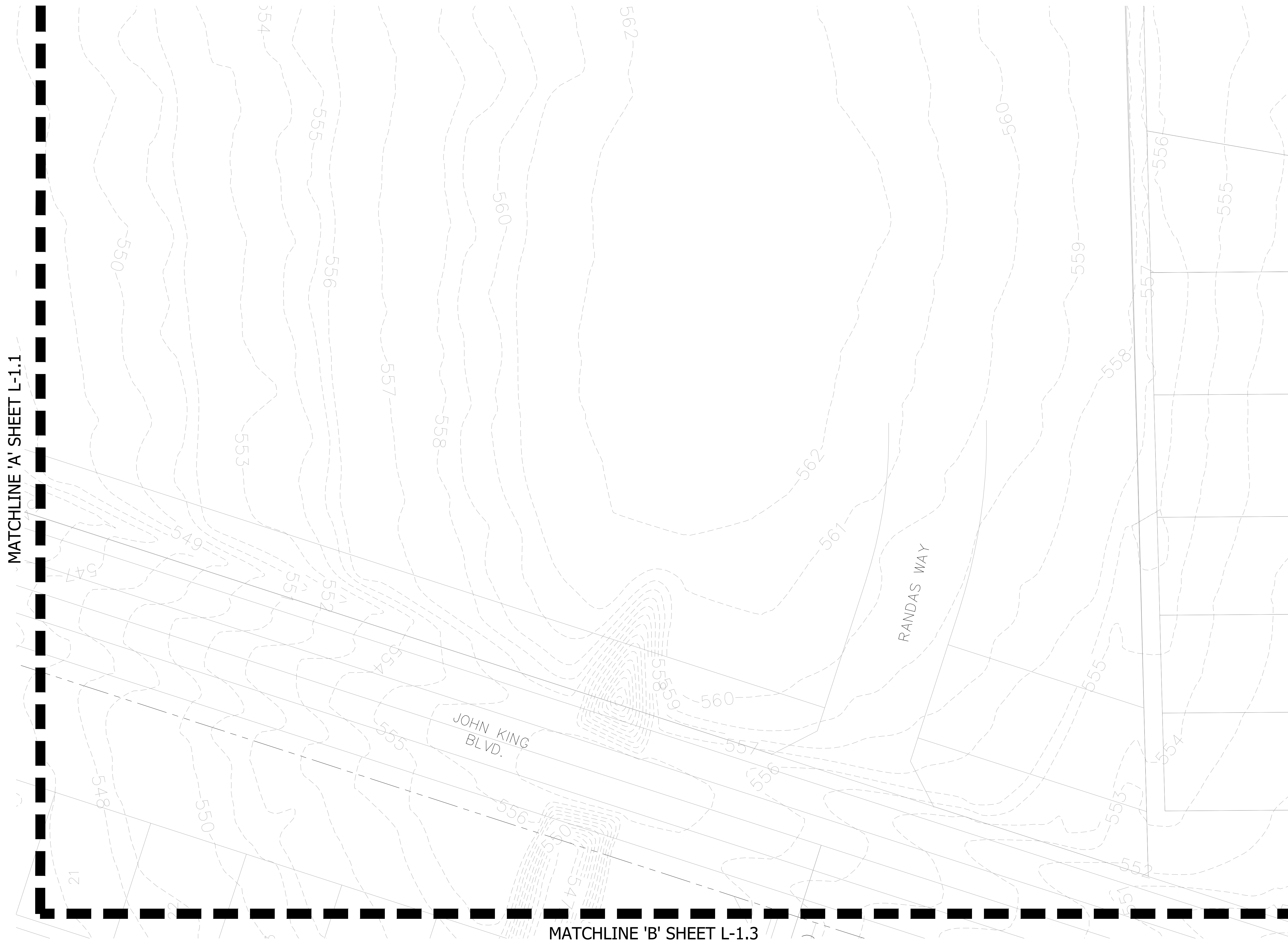
HANCE DEVELOPMENT
ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
 (@ least 48 hours prior to digging)

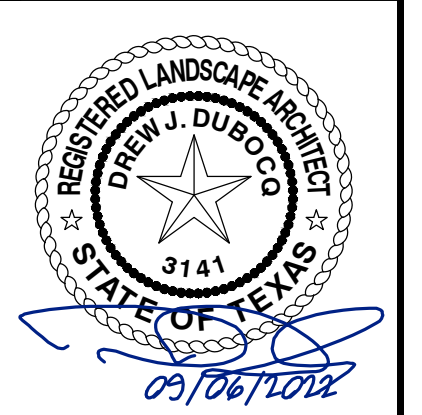
CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

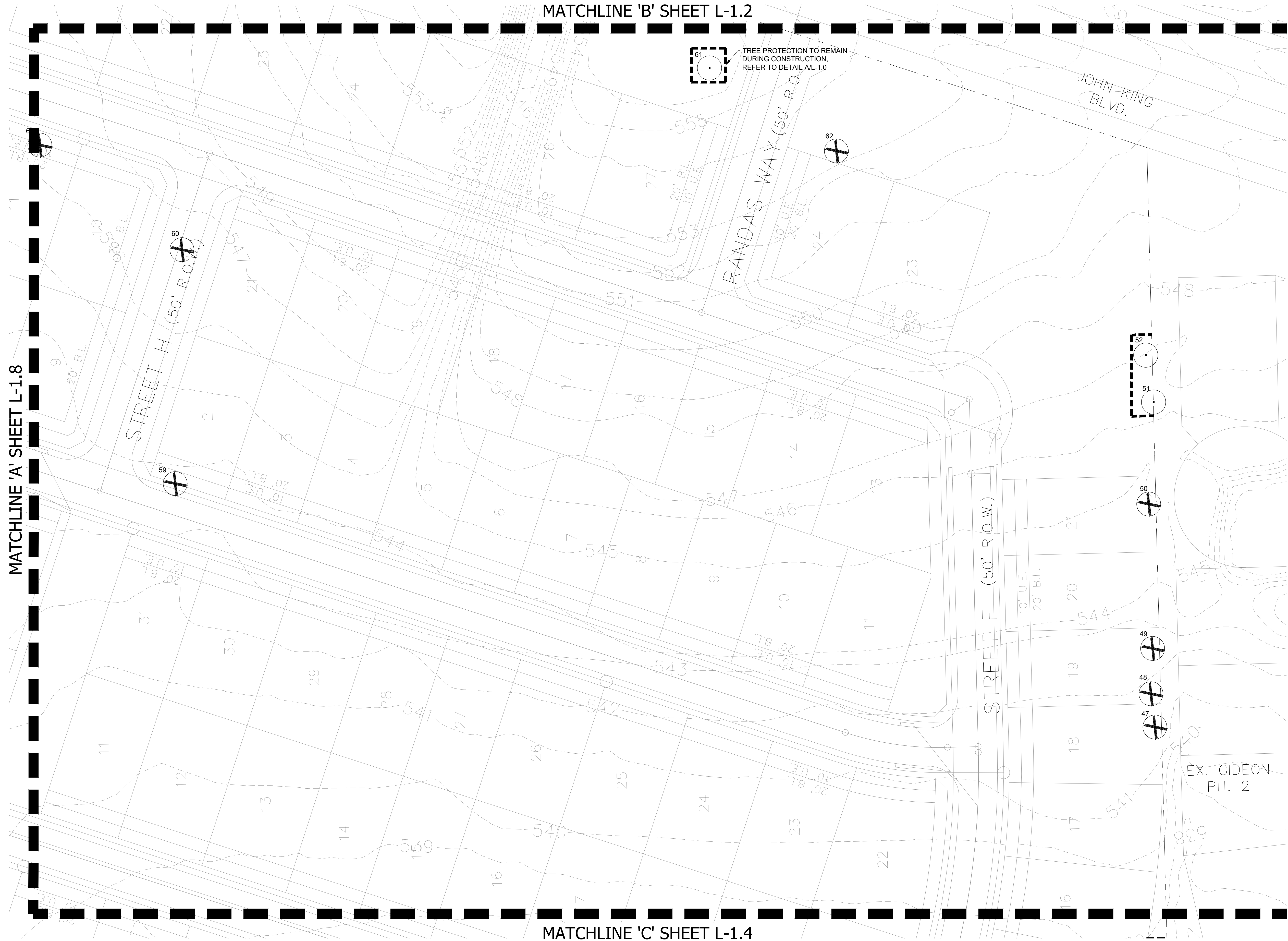
No.	Date	Revision Description



SHEET NO.

L-1.2

PROJECT NO.: 090-22-009

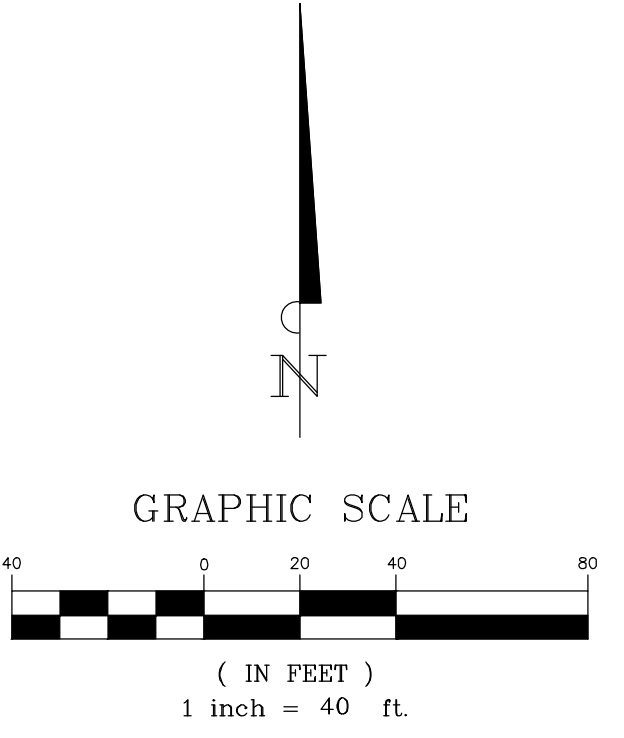


MATCHLINE 'A' SHEET L-1.8

MATCHLINE 'B' SHEET L-1.2

MATCHLINE 'C' SHEET L-1.4

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



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TEXAS ONE CALL SYSTEM
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 (@ least 48 hours prior to digging)

CASE NO. P2022-037

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No.	Date	Revision Description



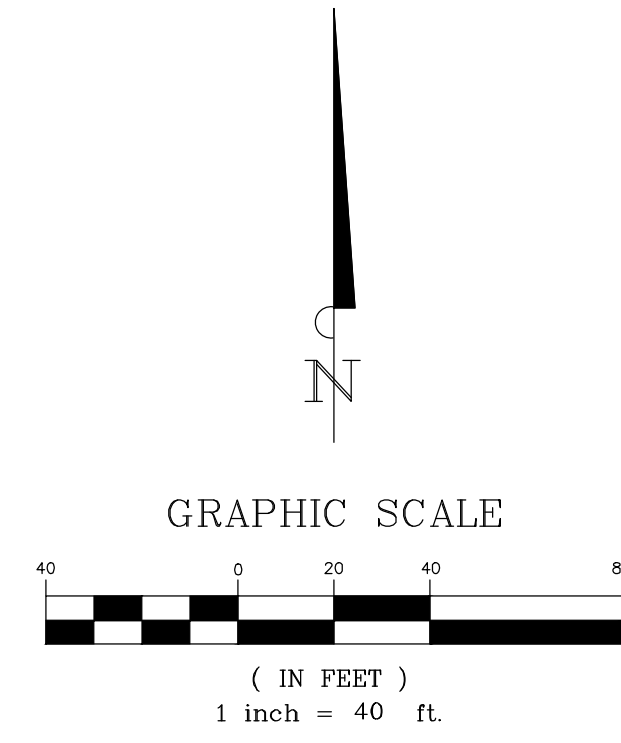
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

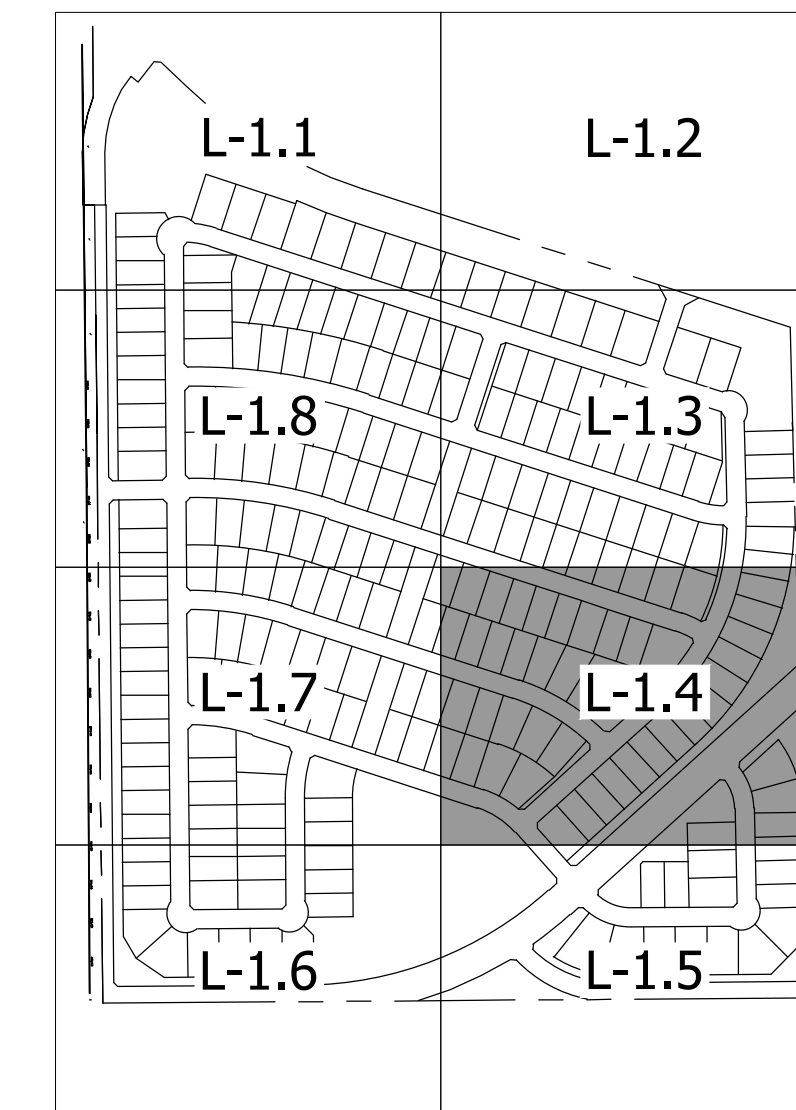
MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP
SCALE: 1"=500'

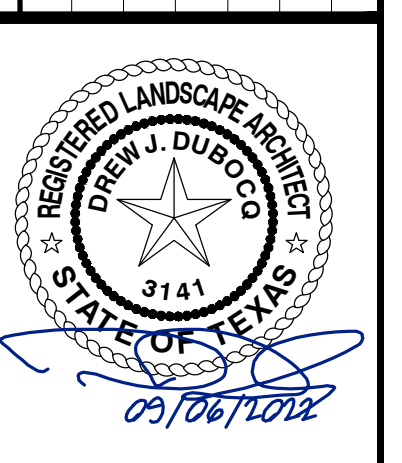


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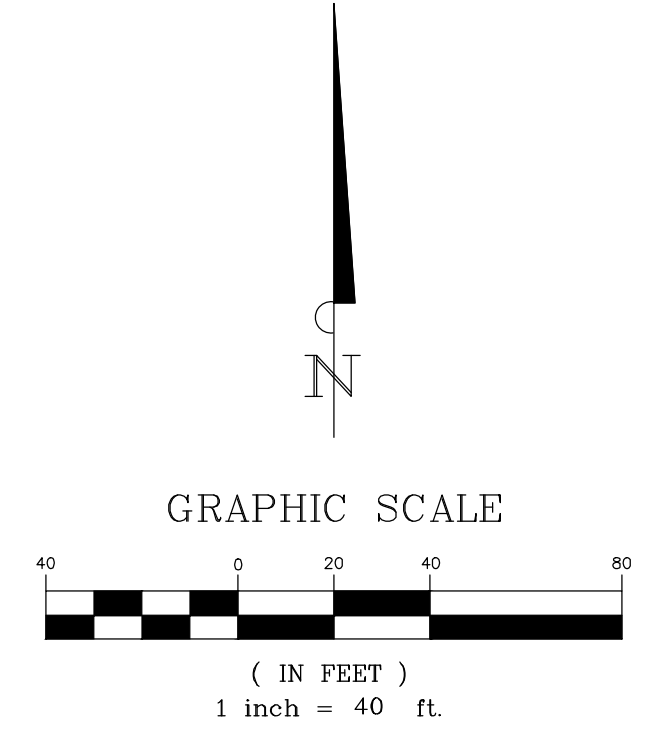
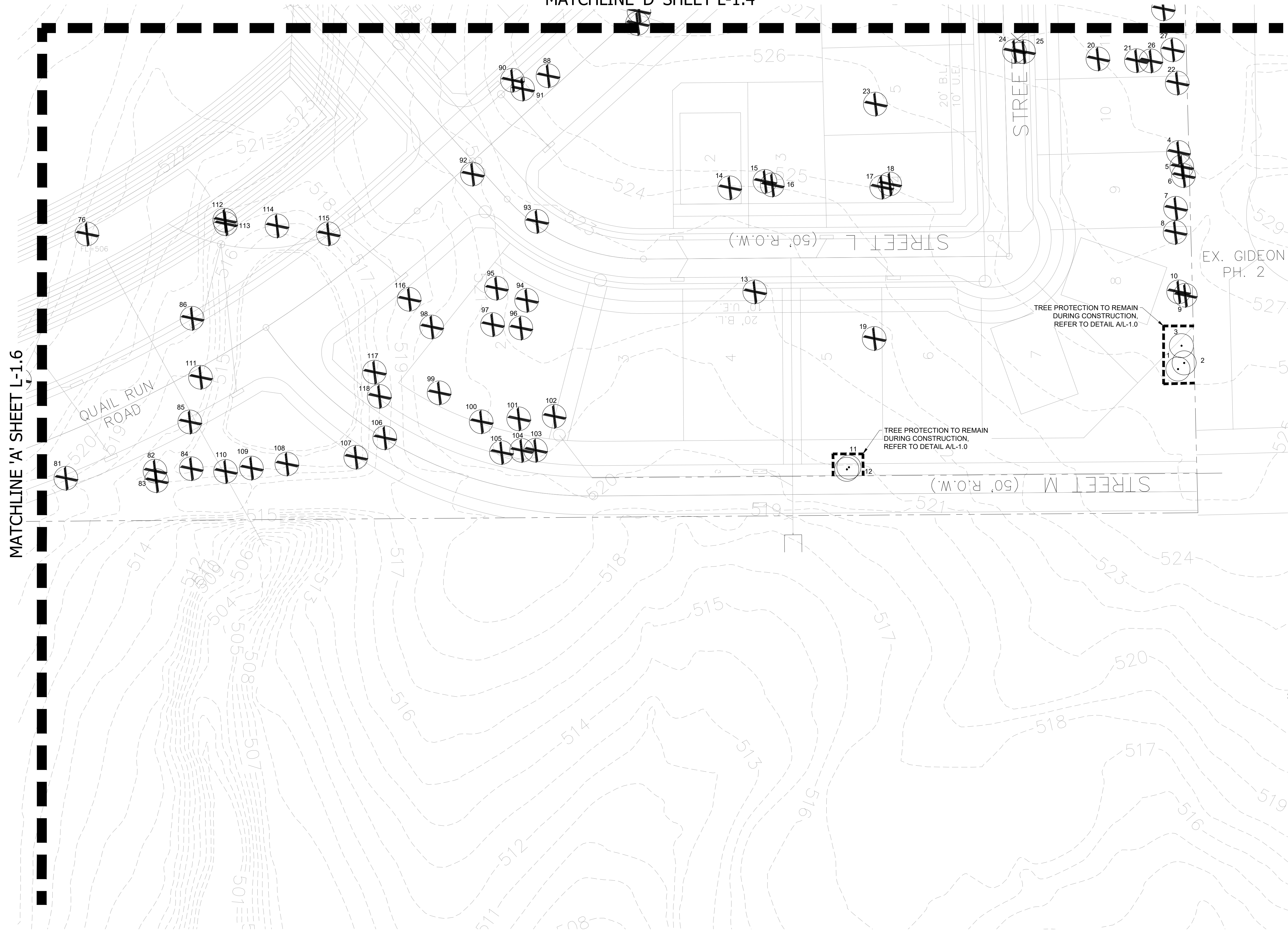
No.	Date	Revision Description



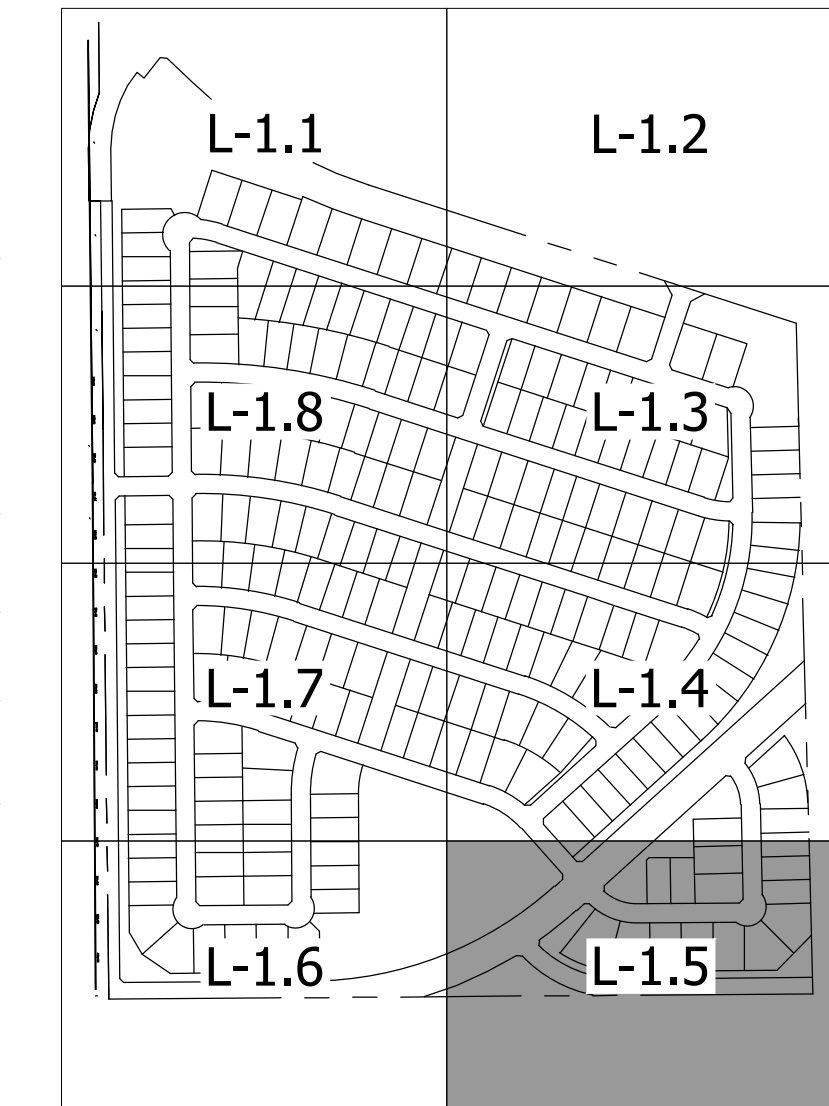
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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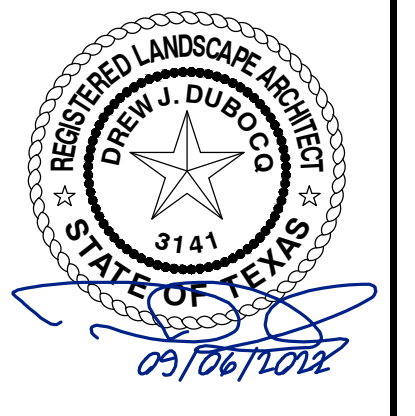
BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

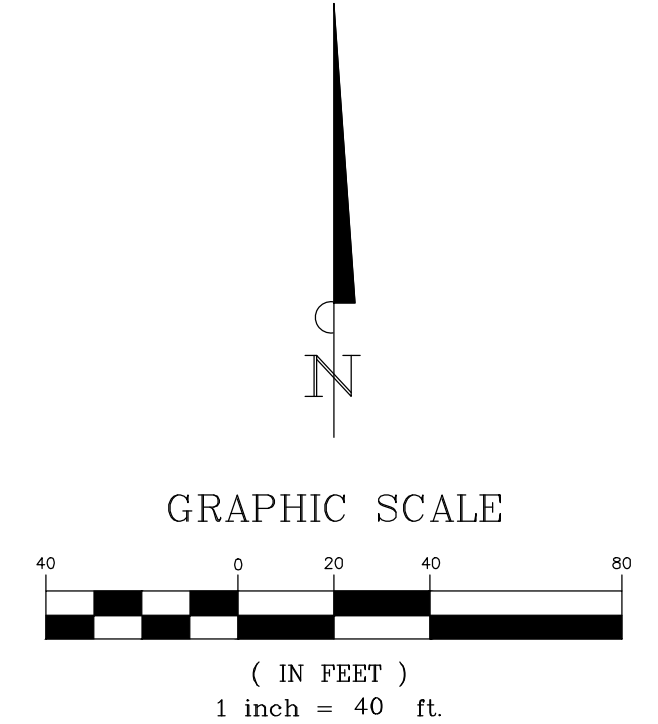
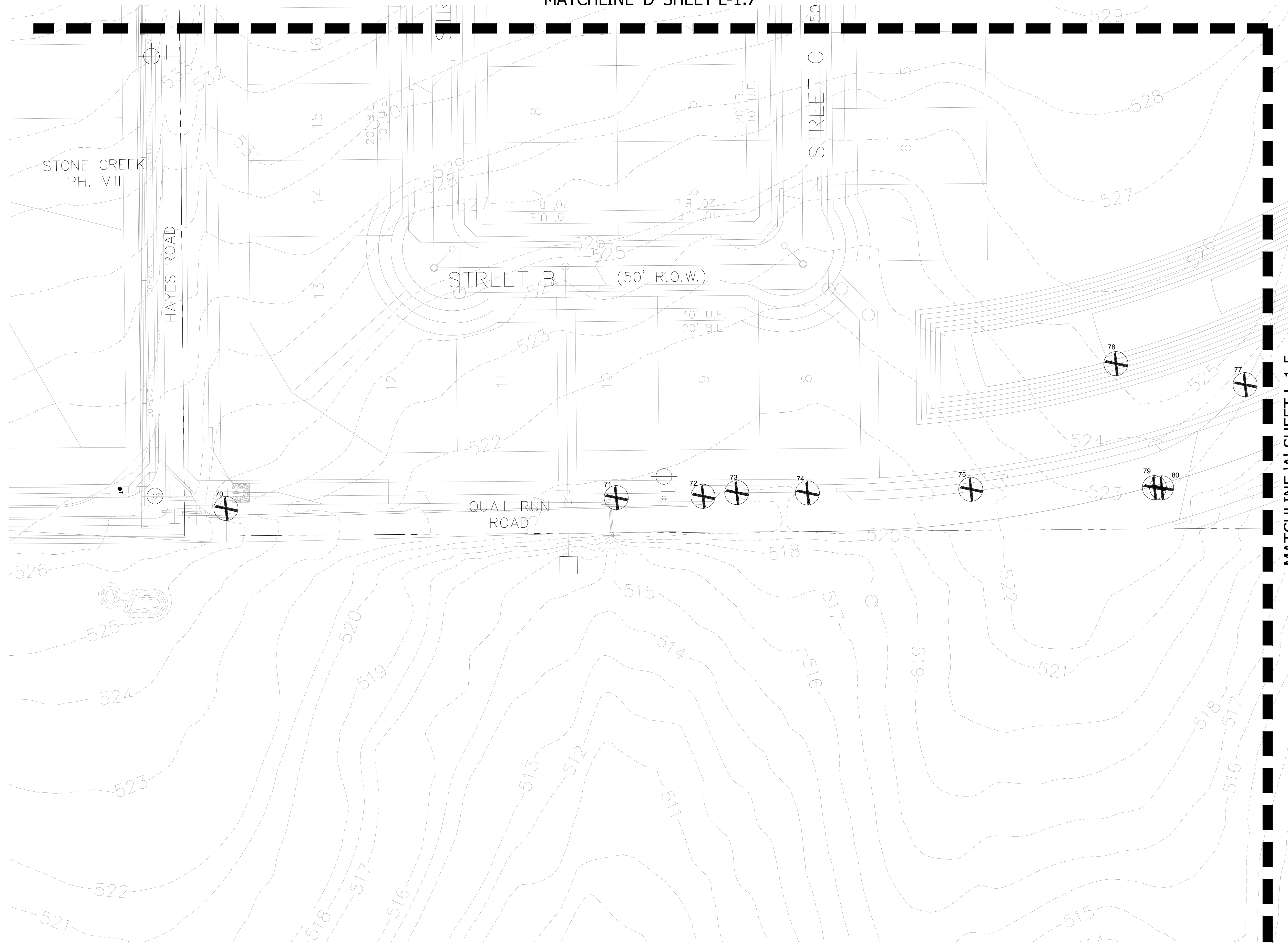
No.	Date	Revision Description

PROJECT NO.: 090-22-009



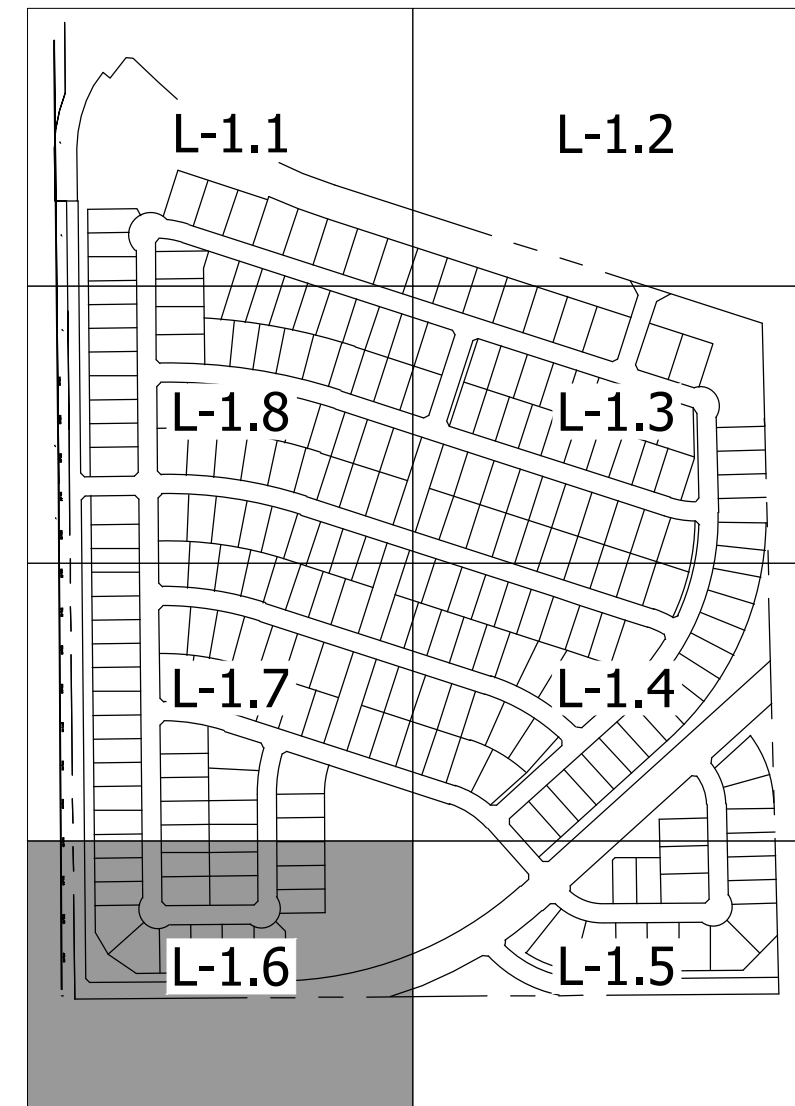
SHEET NO.
L-1.5

MATCHLINE 'D' SHEET L-1.7



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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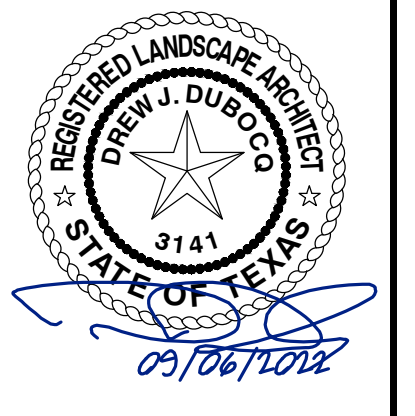
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



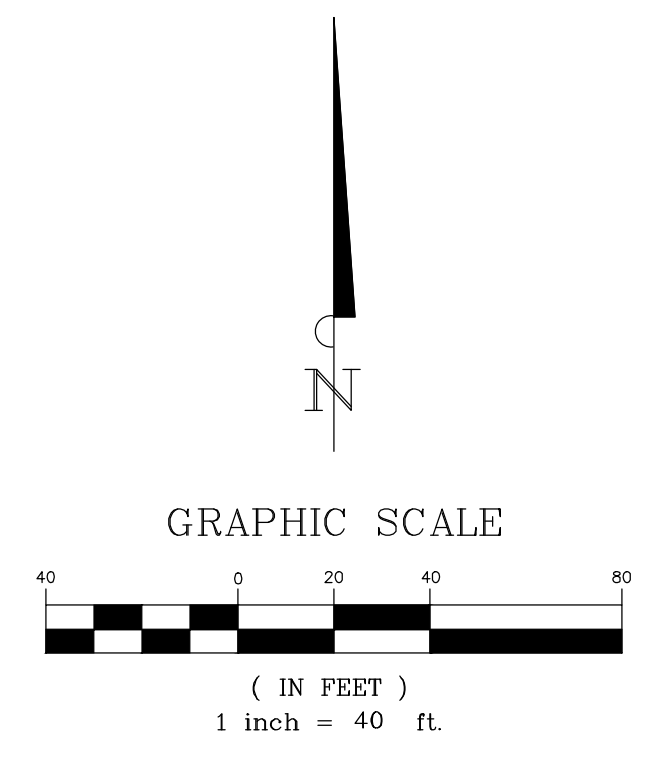
SHEET NO.

L-1.6

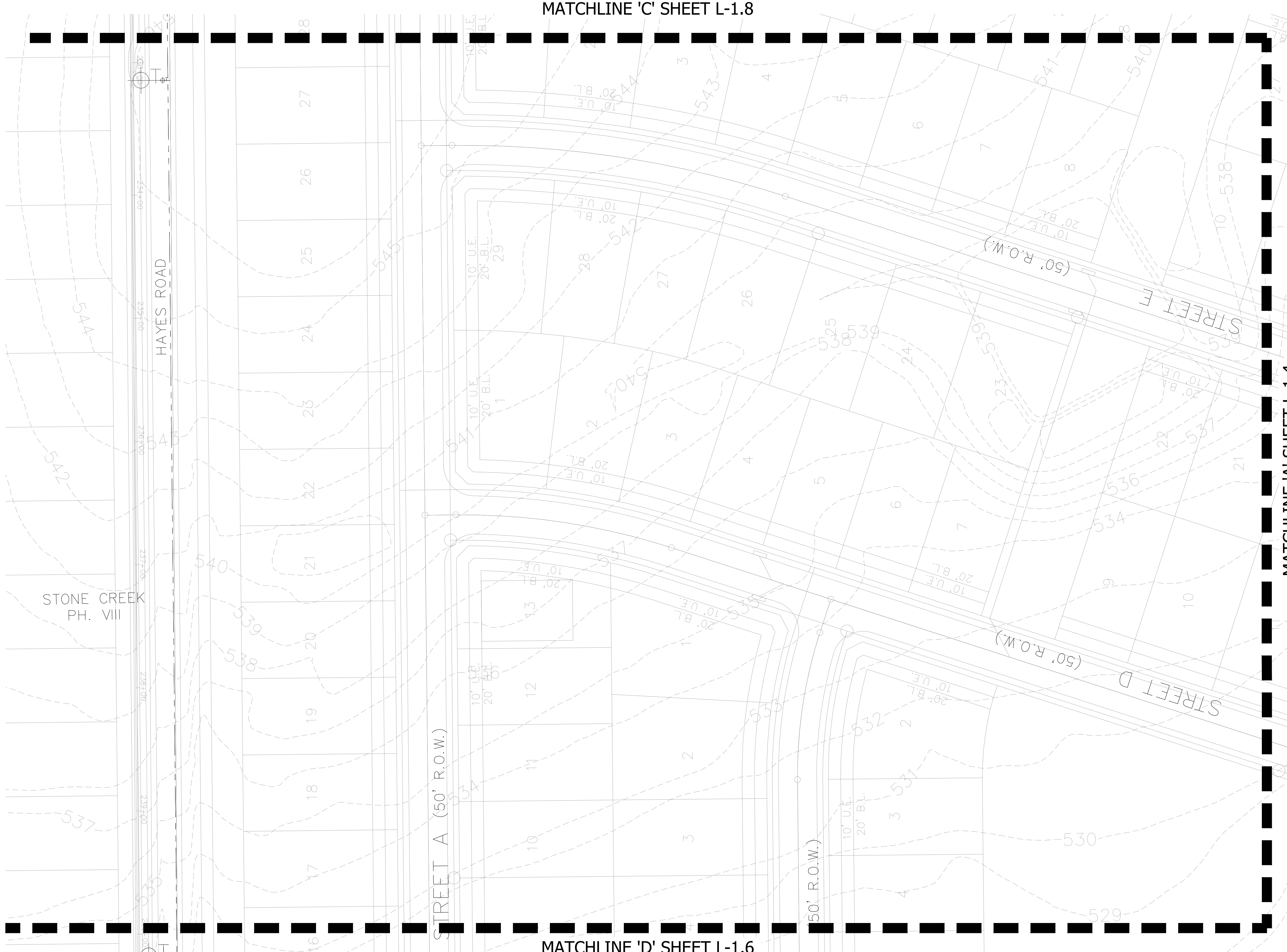
MATCHLINE 'C' SHEET L-1.8

MATCHLINE 'D' SHEET L-1.6

MATCHLINE 'A' SHEET L-1.4



KEY MAP SCALE: 1"=500'



STOP!
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CASE NO. P2022-037

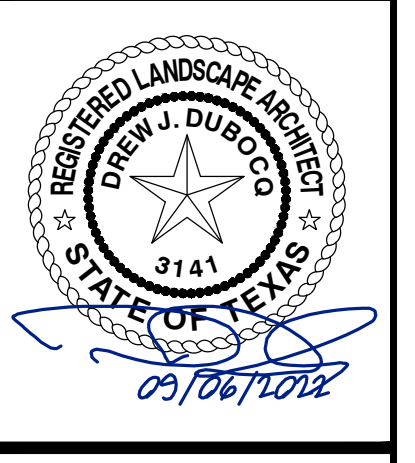
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

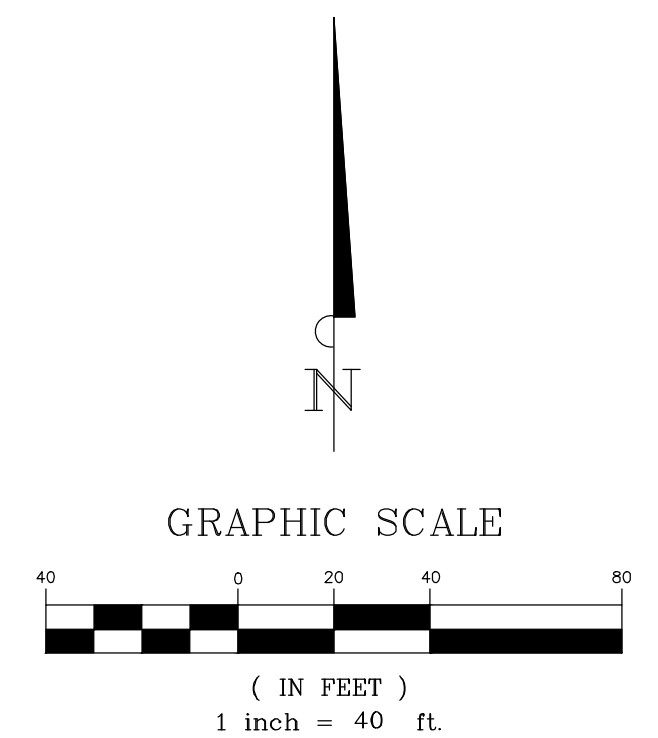
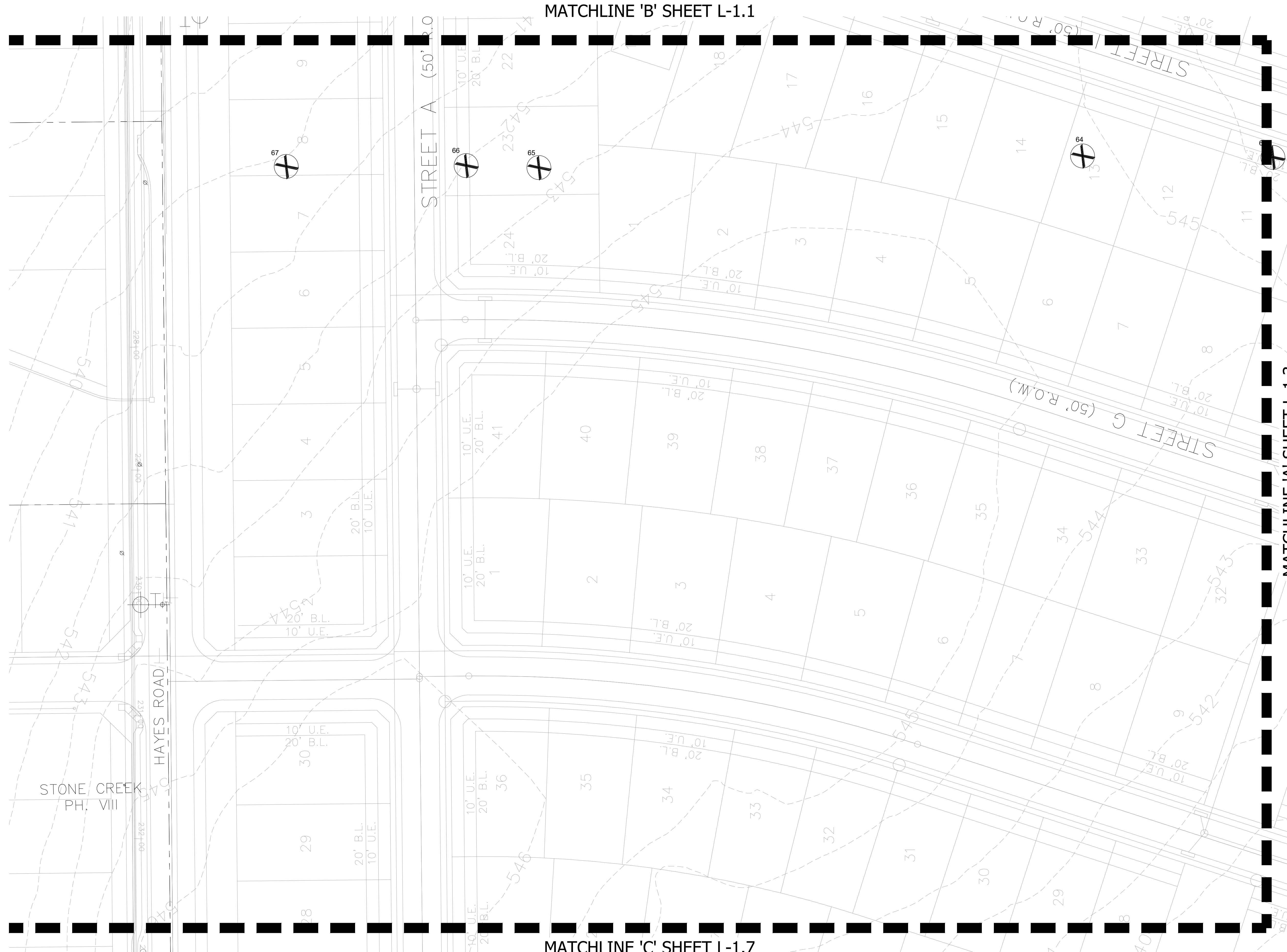
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.7

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



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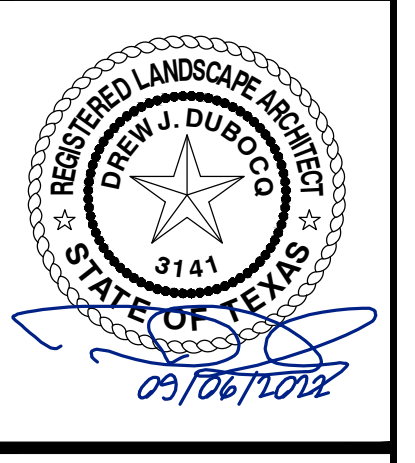
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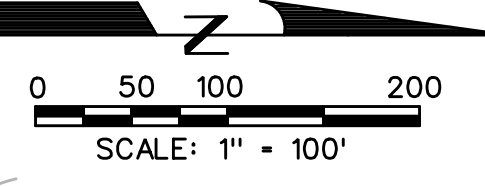
HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.8

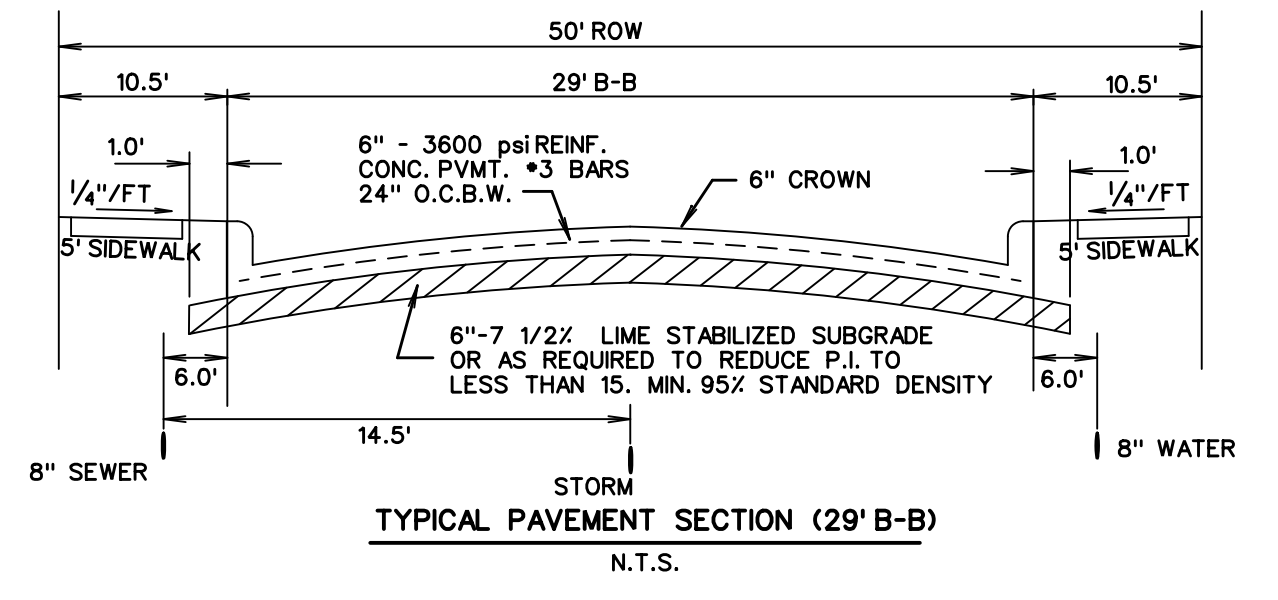
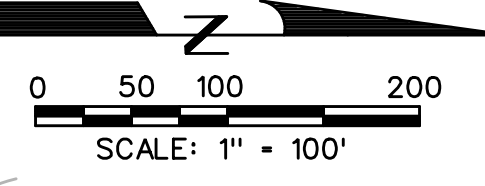
PROJECT NO.: 090-22-009



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	Q(100)	Q(cfs)
1	193803	4.45	0.50	2.22	10	9.80	21.8
2	113265	2.60	0.50	1.30	10	9.80	12.7
3	97397	2.24	0.50	1.12	10	9.80	11.0
4	71206	1.63	0.50	0.82	10	9.80	8.0
5	196648	4.51	0.50	2.26	10	9.80	22.1
6	106800	2.45	0.50	1.23	10	9.80	12.0
7	135902	3.12	0.50	1.56	10	9.80	15.3
8	211032	4.84	0.50	2.42	10	9.80	23.7
9	69165	1.59	0.50	0.79	10	9.80	7.8
10	41427	0.95	0.50	0.48	10	9.80	4.7
11	140794	3.23	0.50	1.62	10	9.80	15.8
12	85700	1.97	0.50	0.98	10	9.80	9.6
13	127081	2.92	0.50	1.46	10	9.80	14.3
14	114943	2.64	0.50	1.32	10	9.80	12.9
15	172385	3.96	0.50	1.98	10	9.80	19.4
16	62824	1.44	0.50	0.72	10	9.80	7.1
17	209177	4.80	0.50	2.40	10	9.80	23.5
19	119519	2.74	0.50	1.37	10	9.80	13.4
20	209829	4.82	0.50	2.41	10	9.80	23.6
21	70757	1.62	0.50	0.81	10	9.80	8.0
22	114490	2.63	0.50	1.31	10	9.80	12.9
23	127118	2.92	0.50	1.46	10	9.80	14.3
24	98571	2.26	0.50	1.13	10	9.80	11.1
25	29583	0.68	0.50	0.34	10	9.80	3.0
26	16200	0.37	0.50	0.19	10	9.80	1.8
27	16200	0.37	0.50	0.19	10	9.80	1.8
28	16200	0.37	0.50	0.19	10	9.80	1.8
29	19575	0.45	0.50	0.23	10	9.80	2.3
31	22494	0.52	0.50	0.26	10	9.80	2.6
32	22412	0.51	0.50	0.26	10	9.80	2.6
33	12879	0.30	0.50	0.15	10	9.80	1.5
34	14397	0.33	0.50	0.17	10	9.80	1.7
35	11649	0.27	0.50	0.14	10	9.80	1.4
36	9106	0.21	0.50	0.11	10	9.80	1.1
37	6484	0.15	0.50	0.08	10	9.80	0.8
38	8046	0.18	0.50	0.09	10	9.80	0.9
39	8004	0.18	0.50	0.09	10	9.80	0.9
40	11620	0.27	0.50	0.14	10	9.80	1.4
41	28382	0.65	0.50	0.33	10	9.80	3.3
42	150906	3.46	0.50	1.73	10	9.80	17.0
43	92024	2.11	0.50	1.06	10	9.80	10.4
44	48030	1.10	0.50	0.55	10	9.80	5.7
45	30874	0.71	0.50	0.36	10	9.80	3.6
46	190638	4.38	0.50	2.19	10	9.80	21.4
47	20254	0.46	0.50	0.23	10	9.80	2.3

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
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PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Skorburg Company
8214 Westchester Dr., Ste. 710
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



City of Rockwall
385 S Goliad St
Rockwall, Texas 75087

September 6, 2022

To whom it may concern,

The Quail Hollow proposed water, sanitary sewer, drainage, and pavement facilities will be serviced by the City of Rockwall existing infrastructure facilities. These proposed facilities are within the City of Rockwall existing service basin.

Regards,

A handwritten signature in black ink, appearing to read "HJ", with a long, sweeping horizontal line extending to the right.

Humberto Johnson Jr. P.E.
Skorburg Company - Land Development Engineer



September 20, 2022

TO: Humberto Johnson Jr., PE
8214 Westchester Drive STE 900
Dallas, TX 75225

CC: Larry Hance
6946 Sperry Street
Dallas, TX 75214

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

SUBJECT: P2022-037; Preliminary Plat for Quail Hollow

JR:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 19, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Preliminary Plat with a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved the Preliminary Plat with a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- one (1) bonded copy of the preliminary plat and all subsequent documents. All preliminary plats must be submitted to the City within 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,


Bethany Ross
Planner