



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97

CURRENT USE Planned Development PD-97

PROPOSED ZONING

PROPOSED USE

ACREAGE 65.309

LOTS [CURRENT]

152

LOTS [PROPOSED]

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

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

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (469) 659-6150

PHONE 512-965-6280

E-MAIL John.Vick@qualico.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

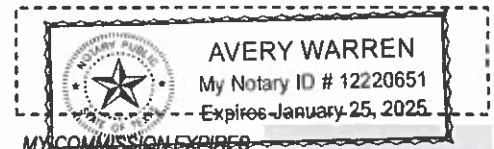
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2023

OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





767 Justin Road
Rockwall, TX 75087

February 16, 2023

Mr. Ryan Miller
Planning and Zoning
City of Rockwall
385 S Goliad
Rockwall, TX 75087

Dear Ryan Miller,

The development project, Park Hills, is a residential development venture by Qualico Developments (US), Inc. Complying with Rockwall's comprehensive plan, it consists of 144 residential lots on 65.309 acres of the property at the southwest corner of John King Blvd and Hwy 66. We request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD line as required to complete our engineering plans. The total mitigation required is 2490 caliper inches, while our plans will include 1860 caliper inches of builder trees on the lots and an additional 630 caliper inches of trees in landscape areas.

Sincerely,

Meredith Joyce

MEMO

To: Ryan Miller

From: Meredith Joyce, Michael Joyce Properties

Date: February 10, 2023

Subject: Park Hills, residential development, Rockwall, TX
Tree Mitigation Plan

Total inches removed – credit for secondary trees = Total mitigation required
 $2625 - 135 = 2490$

The builder to plant 3 – 4" caliper trees per lot.

Total Caliper Inches = 155 Lots x 3 trees x 4" cal. Inc. = 1860 caliper inches

Total caliper inches to mitigate = 2490

Total caliper inches for builder trees = 1860

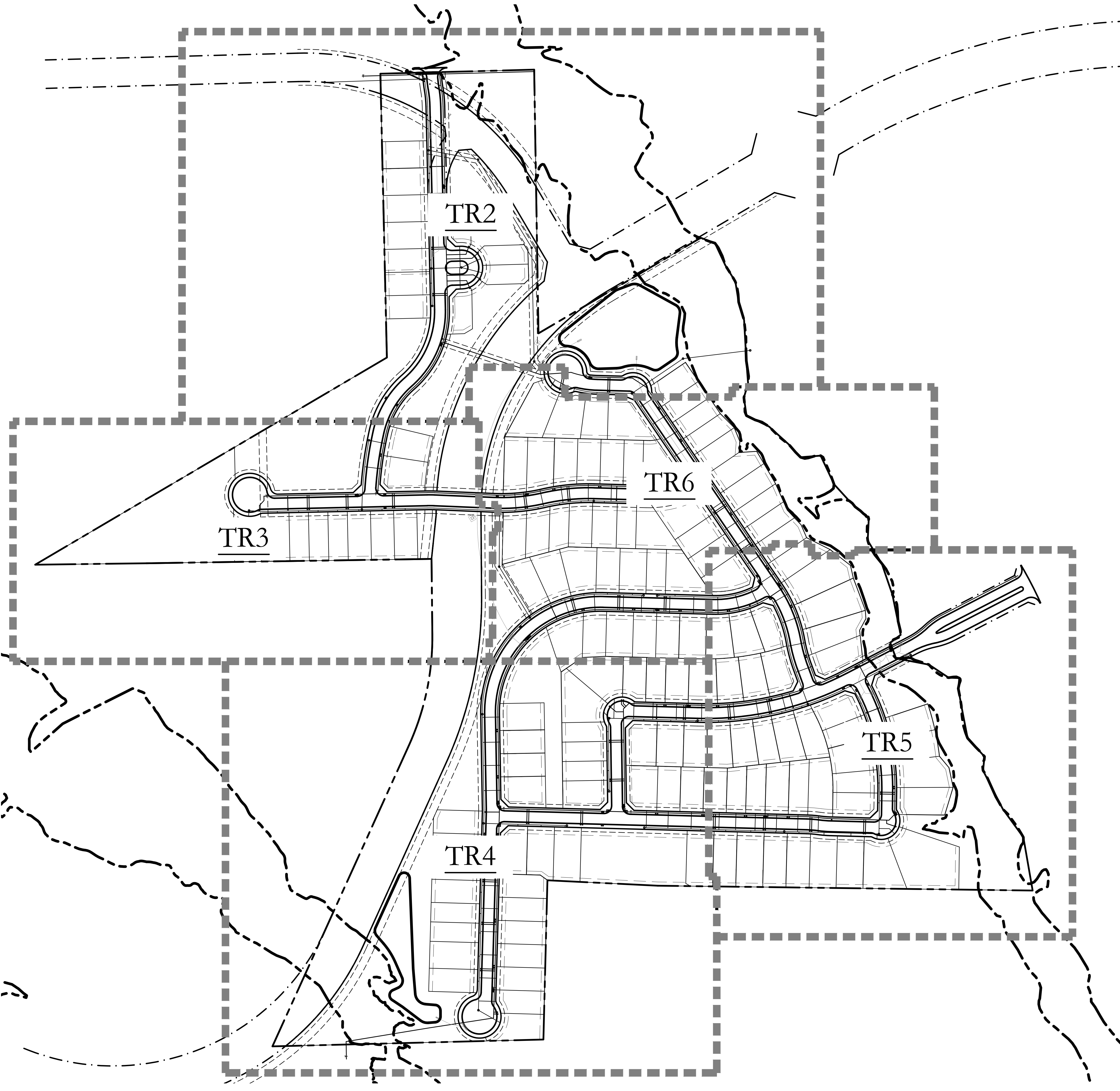
Total landscape trees = $2490 - 1860 = 630$ caliper inches

$630 / 4" = 158$ trees

We will include 158 trees in our landscape plans.

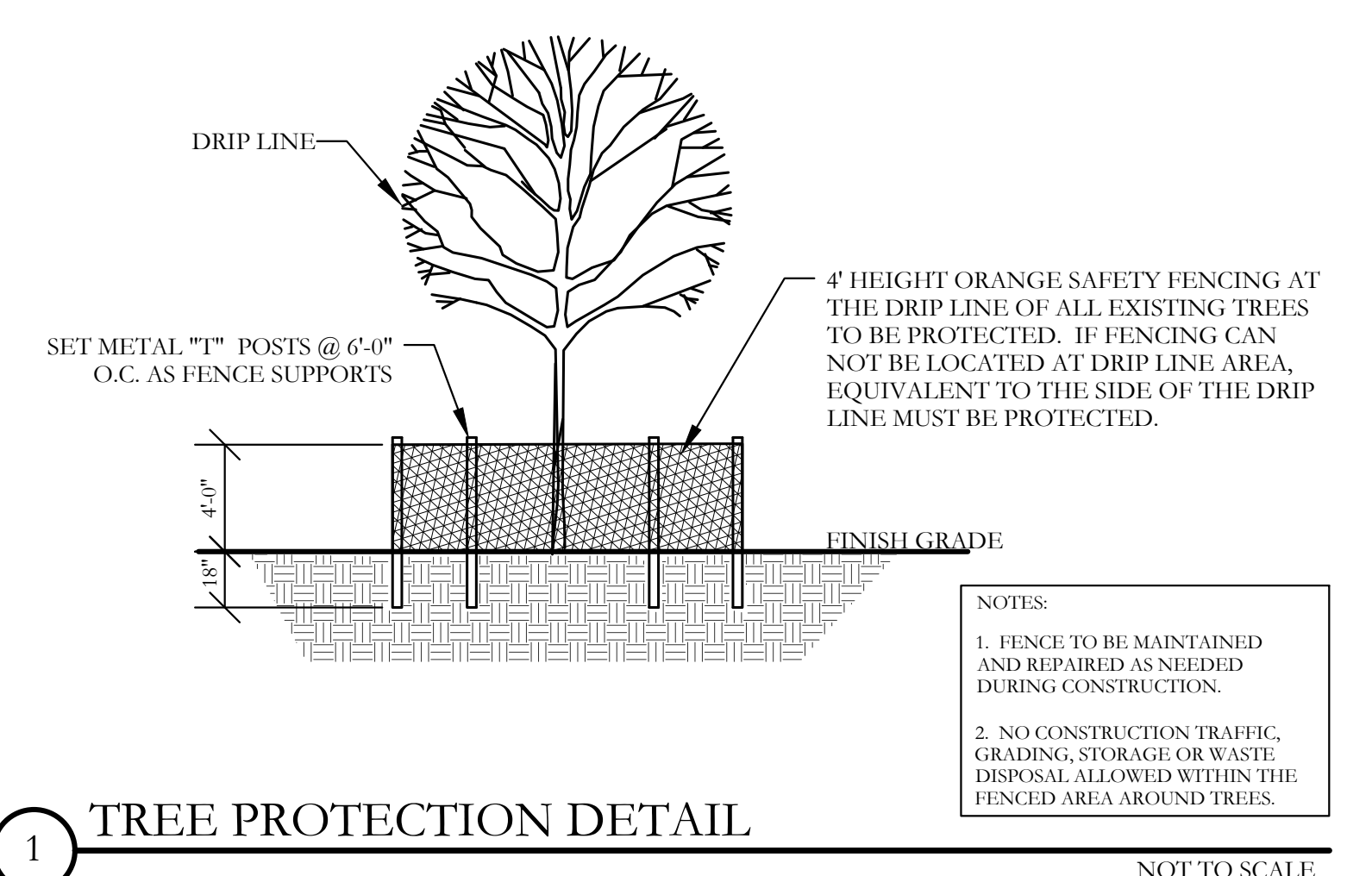
If this is acceptable, we request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD water line as required to complete our engineering plans.

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TREE PROTECTION NOTES

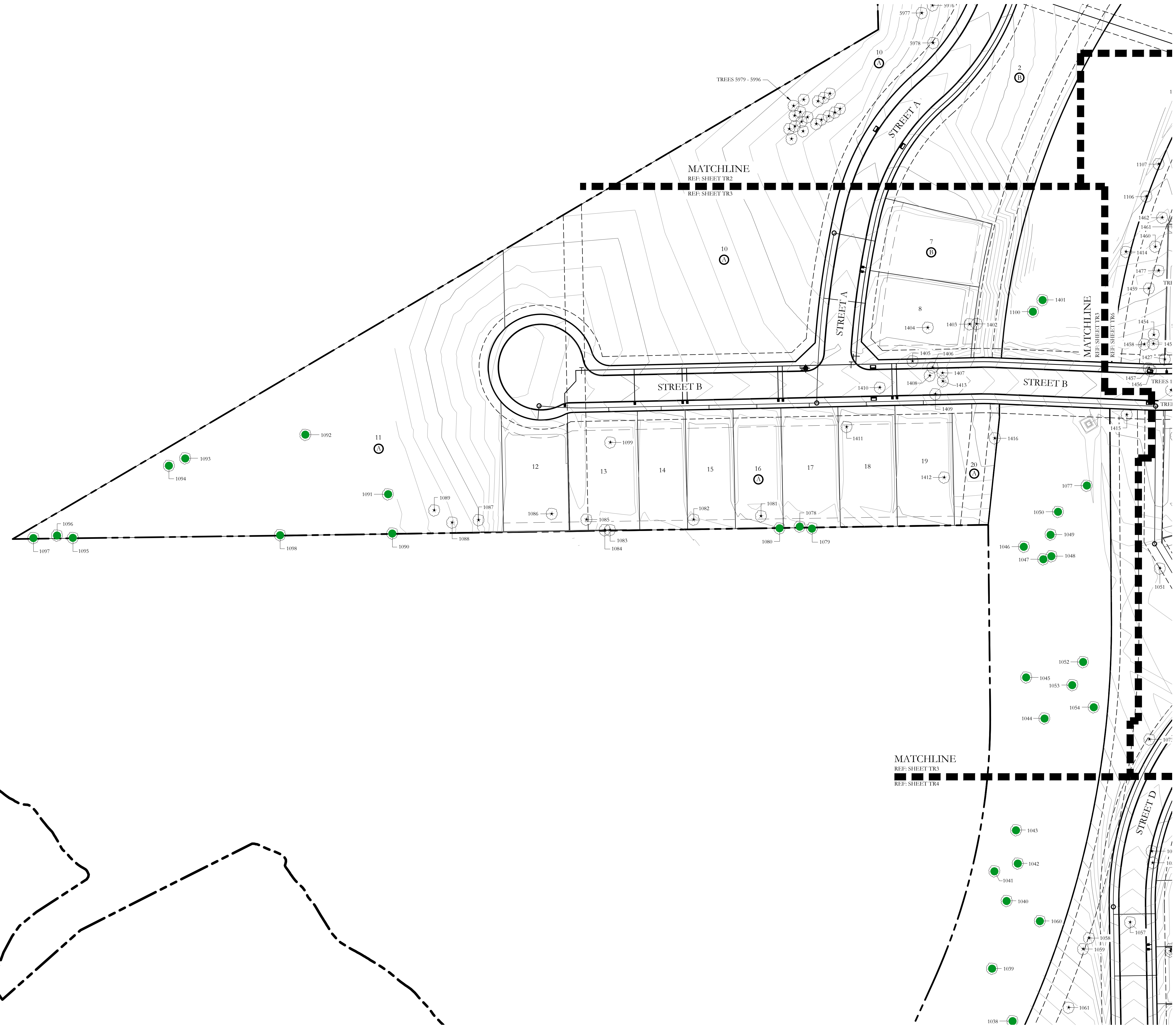
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



February 10, 2023

SCALE:
 1" = 130'
 One Inch
 JVC No. MJP502

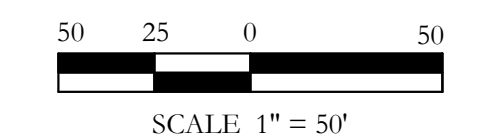
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LEGEND

- 55 EXISTING TREE TO REMAIN
- ★-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

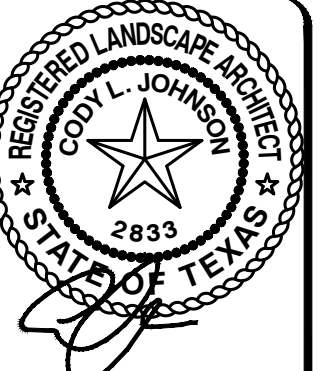
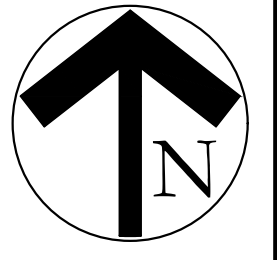
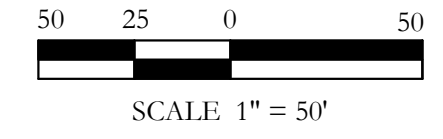
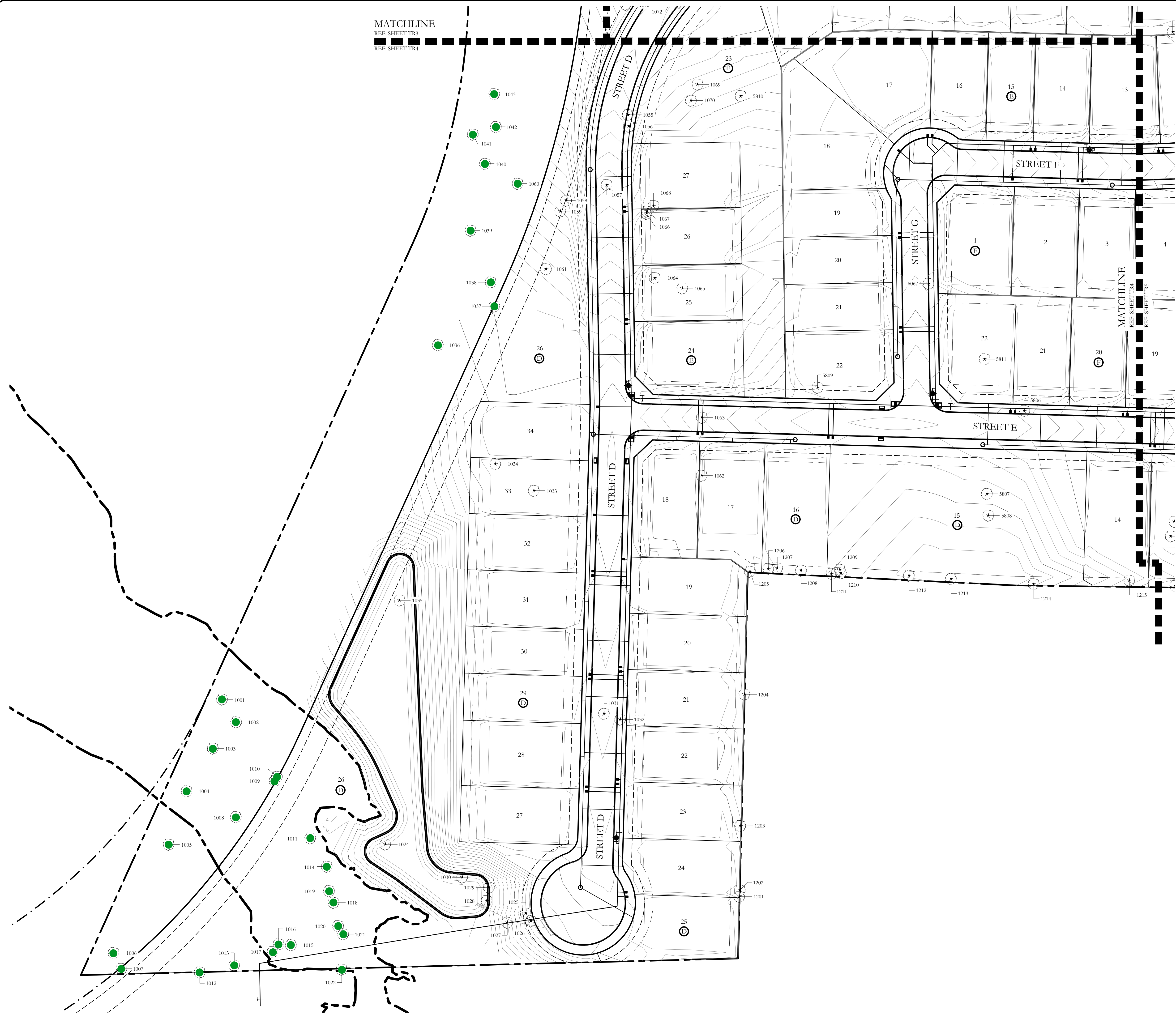


MATCHLINE
REF: SHEET TR3
REF: SHEET TR4

LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊙-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



February 10, 2023

SCALE:
 1" = 50'
 One Inch
 JVC No. MJP502

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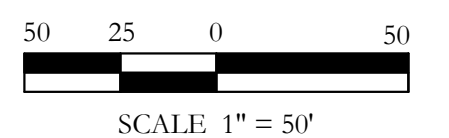
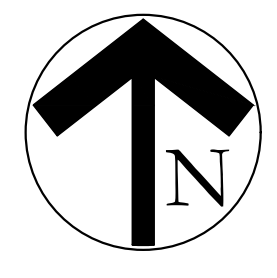
LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊗-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



SCALE: 1" = 50'
 One Inch
 JVC No. MJP502



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Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1295	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1296	21.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1297	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1298	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1299	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1300	6.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1301	11	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1302	11.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1303	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1304	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1305	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1306	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1307	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1308	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.50		0
1309	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1310	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1311	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1312	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1313	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	16.50		0
1314	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1315	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	12.00		0
1316	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1317	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1318	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1319	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1320	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1321	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.00		0
1322	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1323	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.50		0
1324	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1325	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1326	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1327	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1328	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1329	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	15.00		0
1330	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	14.00		0
1331	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1332	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1333	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1334	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1335	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1336	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1337	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1338	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1339	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1340	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1341	9	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1342	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1343	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1344	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1345	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1346	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1347	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1348	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1349	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1350	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1351	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1352	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1353	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1354	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1355	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1356	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1357	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1358	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1359	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1360	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1361	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1362	4	Gum Bumelia	Sideroxylon lanuginosum	Fair	Primary	Yes	Remain				0
1363	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1364	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1365	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1366	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1367	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1368	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1369	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1370	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1371	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1372	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1373	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1374	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1375	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1376	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1377	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1378	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1379	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1380	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1381	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1382	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1383	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1384	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1385	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1386	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1387	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1388	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1389	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1390	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1391	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1392	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1393	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1394	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1395	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1396	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1397	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1398	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1399	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1400	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1401	14.5	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remain				0
1402	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	5.00	1.00	0
1403	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00	1.00	0
1404	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	4.00	1.00	0
1405	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	7.50	1.00	0
1406	4	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	4.00	1.00	0
1407	7.5	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	7.50	1.00	0
1408	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1409	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1410	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0
1411	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1412	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1413	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1414	4	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1415	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1416	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1417	19	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1418	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1419	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1420	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1421	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1422	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1423	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1424	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1425	12	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Removc	0.00%	0.00		0
1426	18	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1427	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1428	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1429	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1430	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5875	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5876	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5877	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5878	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5879	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5880	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5881	13.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5882	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5883	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5884	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5885	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5886	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5887	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5888	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5889	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5890	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5891	12.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5892	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5893	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5894	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	18.00		
5895	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5896	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5897	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5898	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5899	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5900	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5901	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5902	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5903	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5904	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5905	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5906	17.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5907	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5908	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5909	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5910	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5911	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5912	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5913	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5914	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5915	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5916	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5917	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5918	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5919	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5920	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5921	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5922	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5923	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5924	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5925	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5926	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5927	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5928	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5929	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5930	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5931	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5932	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5933	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5934	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5935	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5936	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5937	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5938	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5939	12	Green Ash	Fraxinus pennsylvanica	Good	Primary	Yes	Remain				0
5940	9	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5941	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5942	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5943	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5944	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5945	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5946	10	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5947	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5948	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5949	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5950	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5951	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5952	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5953	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5954	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5955	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5956	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5957	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5958	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5959	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5960	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5961	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5962	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5963	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5964	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5965	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5966	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5967	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5968	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5969	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5970	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5971	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5972	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5973	12	Cedar Elm	Ulmus crassifolia	Very Poor	Primary	Yes	Remain				0
5974	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5975	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5976	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5977	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5978	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5979	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5980	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5981	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5982	53	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	53.00		
5983	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5984	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5985	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5986	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5987	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5988	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		
5989	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5990	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5991	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5992	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5993	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5994	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5995	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5996	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5997	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove				0
5998	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	8.00		
5999	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6000	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6001	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6002	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
6003	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6004	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6005	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
6006	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6007	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
6008	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	20.00		
6009	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6010	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
6011	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6012	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6013	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	13.00		
6014	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.50		
6015	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.0			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97

CURRENT USE Planned Development PD-97

PROPOSED ZONING

PROPOSED USE

ACREAGE 65.309

LOTS [CURRENT]

152

LOTS [PROPOSED]

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

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

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (469) 659-6150

PHONE 512-965-6280

E-MAIL John.Vick@qualico.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

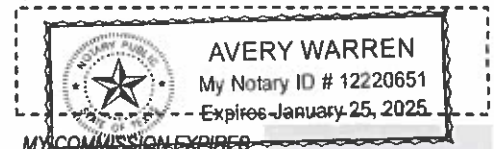
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2023

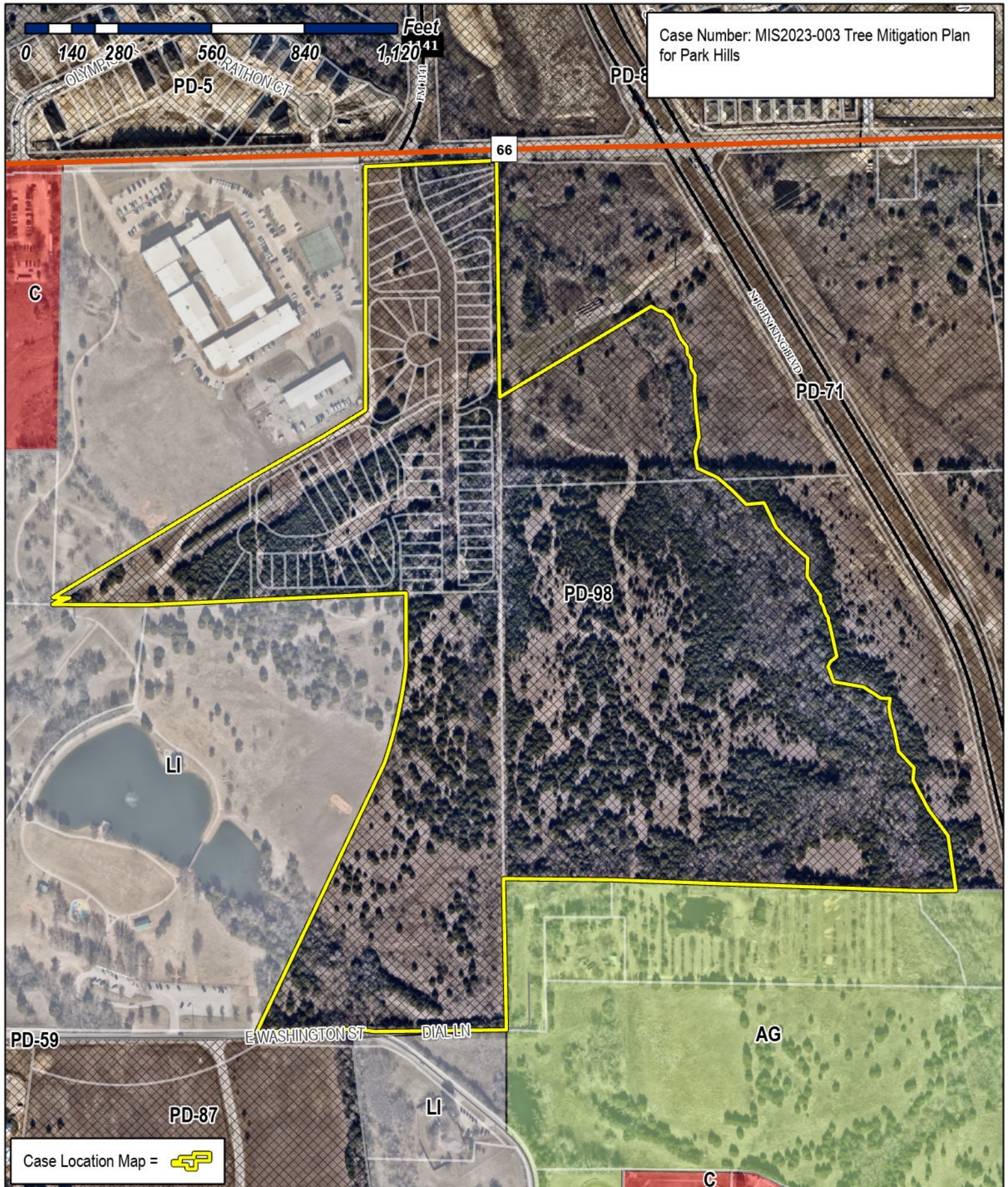
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





767 Justin Road
Rockwall, TX 75087

February 16, 2023

Mr. Ryan Miller
Planning and Zoning
City of Rockwall
385 S Goliad
Rockwall, TX 75087

Dear Ryan Miller,

The development project, Park Hills, is a residential development venture by Qualico Developments (US), Inc. Complying with Rockwall's comprehensive plan, it consists of 144 residential lots on 65.309 acres of the property at the southwest corner of John King Blvd and Hwy 66. We request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD line as required to complete our engineering plans. The total mitigation required is 2490 caliper inches, while our plans will include 1860 caliper inches of builder trees on the lots and an additional 630 caliper inches of trees in landscape areas.

Sincerely,

Meredith Joyce

MEMO

To: Ryan Miller

From: Meredith Joyce, Michael Joyce Properties

Date: February 10, 2023

Subject: Park Hills, residential development, Rockwall, TX
Tree Mitigation Plan

Total inches removed – credit for secondary trees = Total mitigation required
 $2625 - 135 = 2490$

The builder to plant 3 – 4" caliper trees per lot.

Total Caliper Inches = 155 Lots x 3 trees x 4" cal. Inc. = 1860 caliper inches

Total caliper inches to mitigate = 2490

Total caliper inches for builder trees = 1860

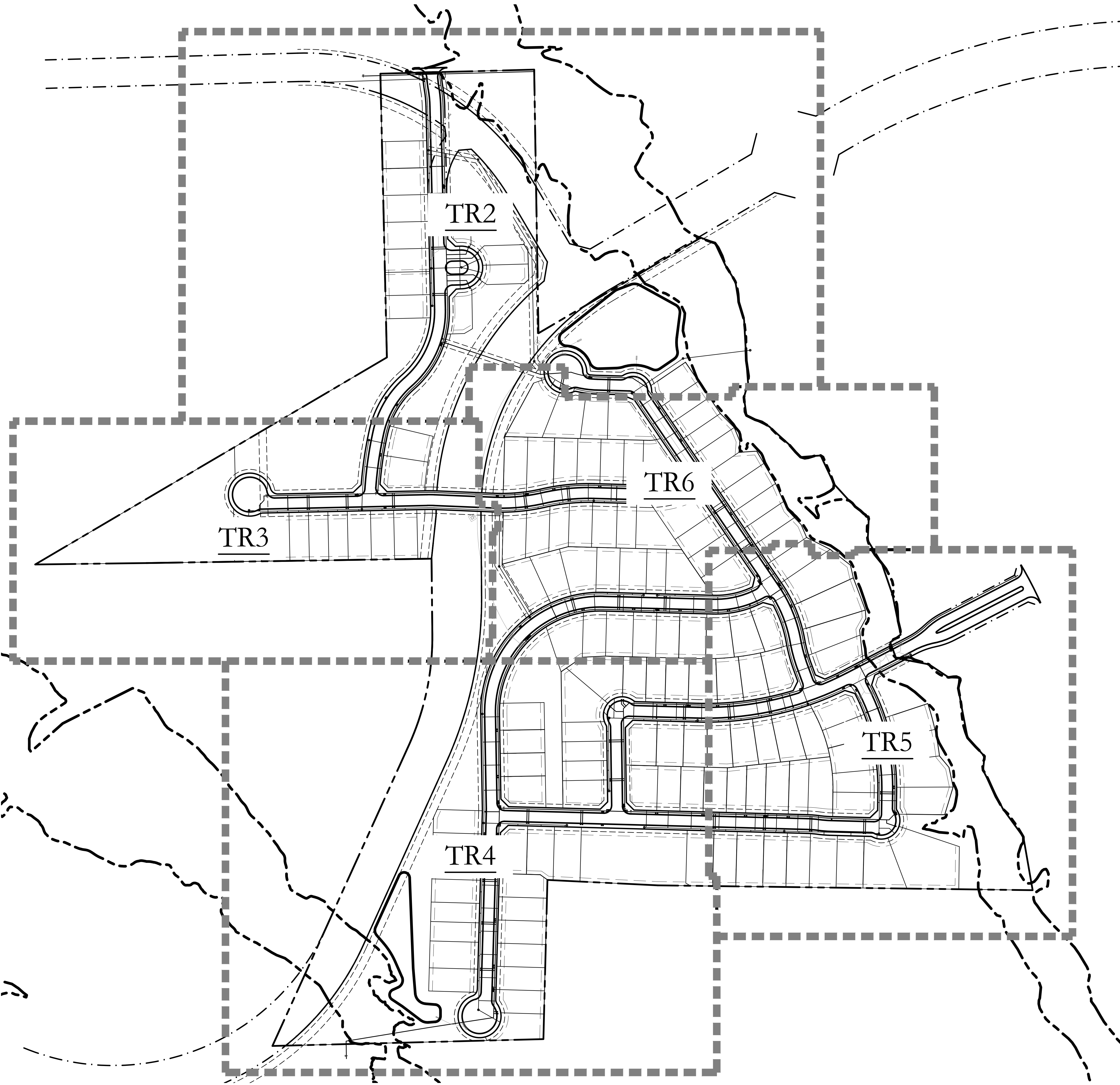
Total landscape trees = $2490 - 1860 = 630$ caliper inches

$630 / 4" = 158$ trees

We will include 158 trees in our landscape plans.

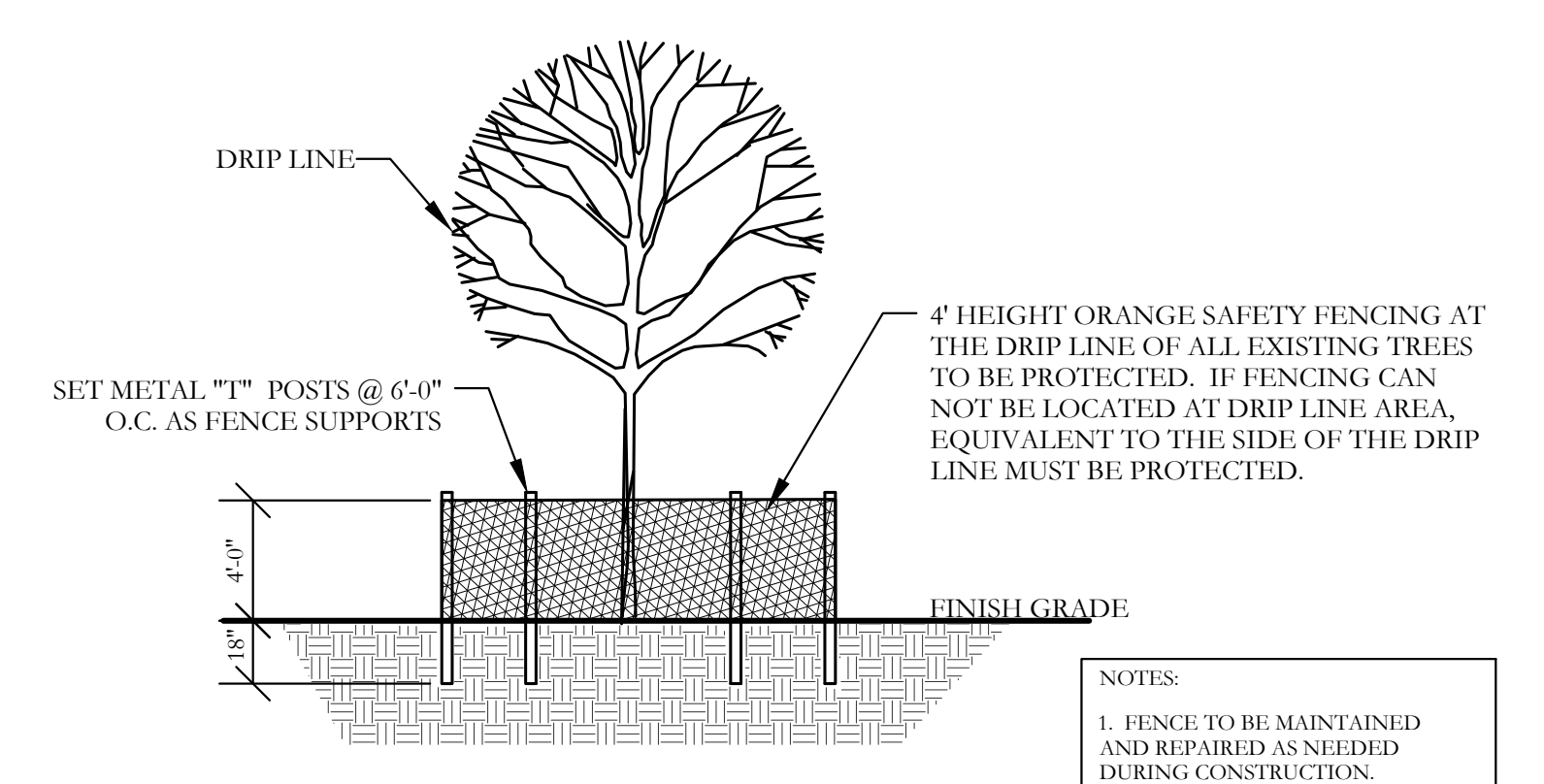
If this is acceptable, we request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD water line as required to complete our engineering plans.

F:\civil_3\projects\imp - michael jover\properties\imp502 - park hills\landscape\dwg\imp502_tree.pwg



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TREE PROTECTION DETAIL

NOT TO SCALE

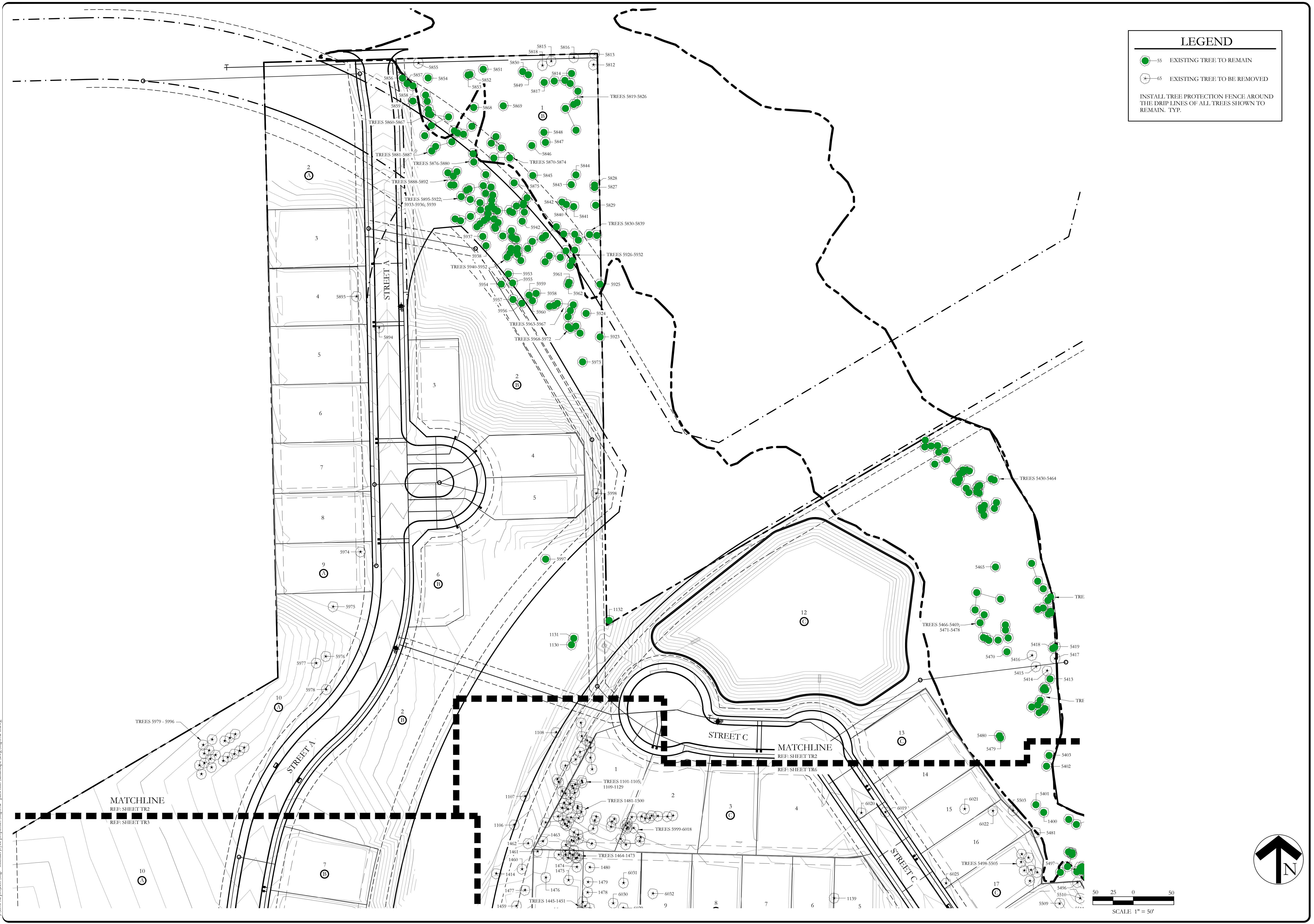


February 10, 2023

SCALE: 1" = 130'

One Inch

JVC No. MJP502



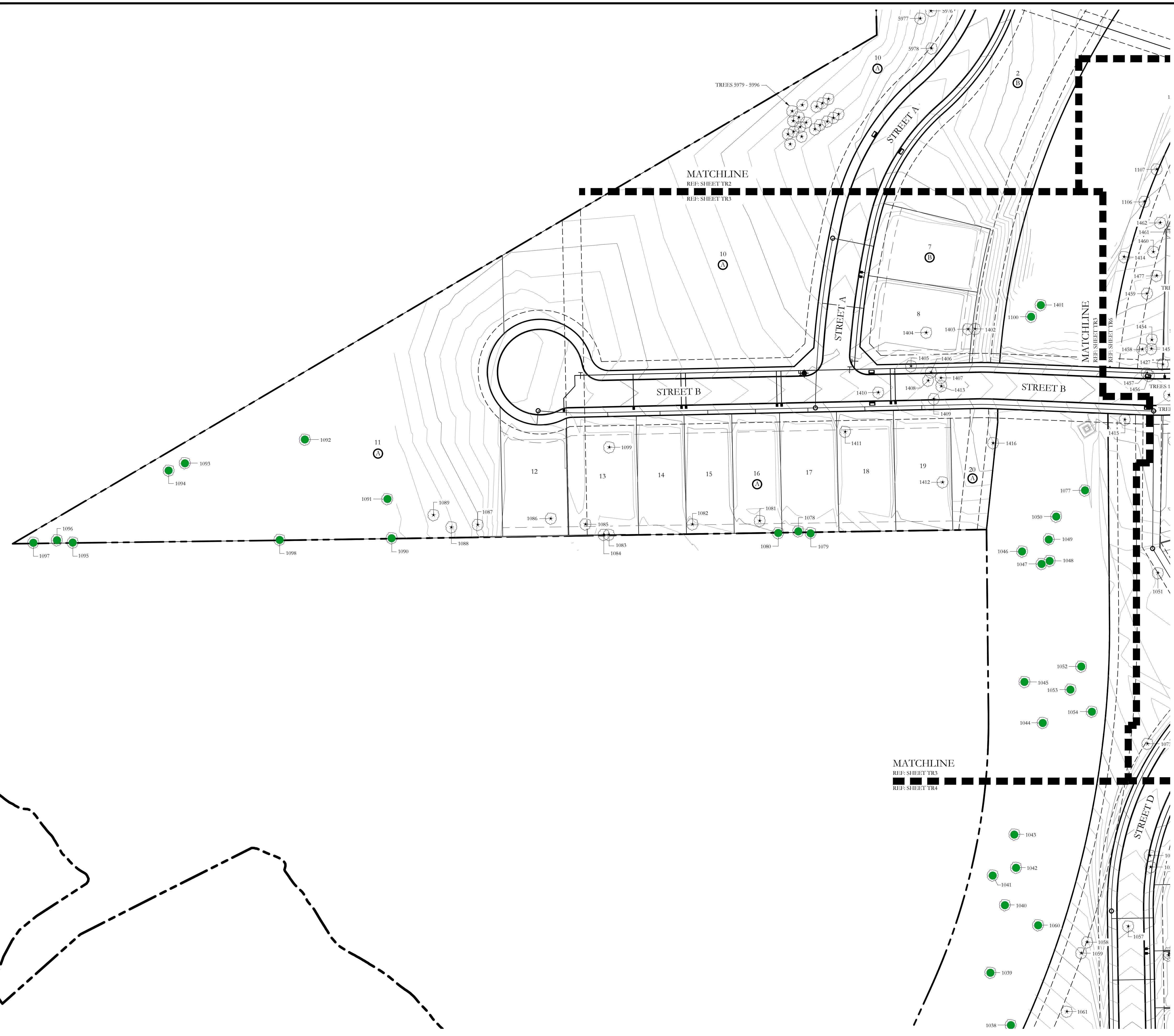
LEGEND

- 55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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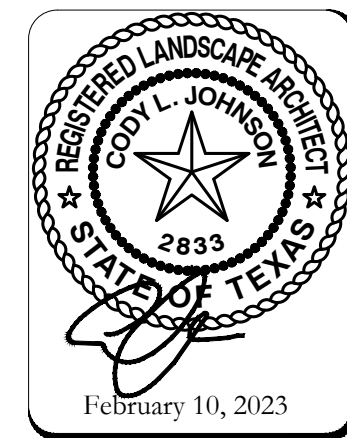
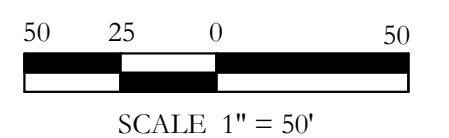
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LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊗-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

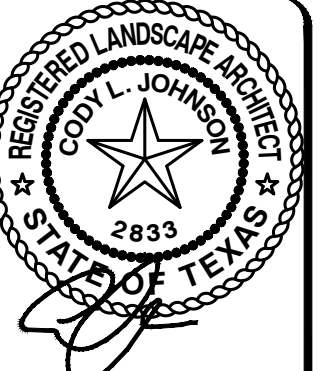
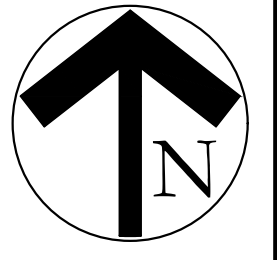
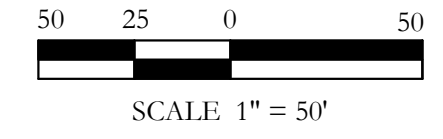
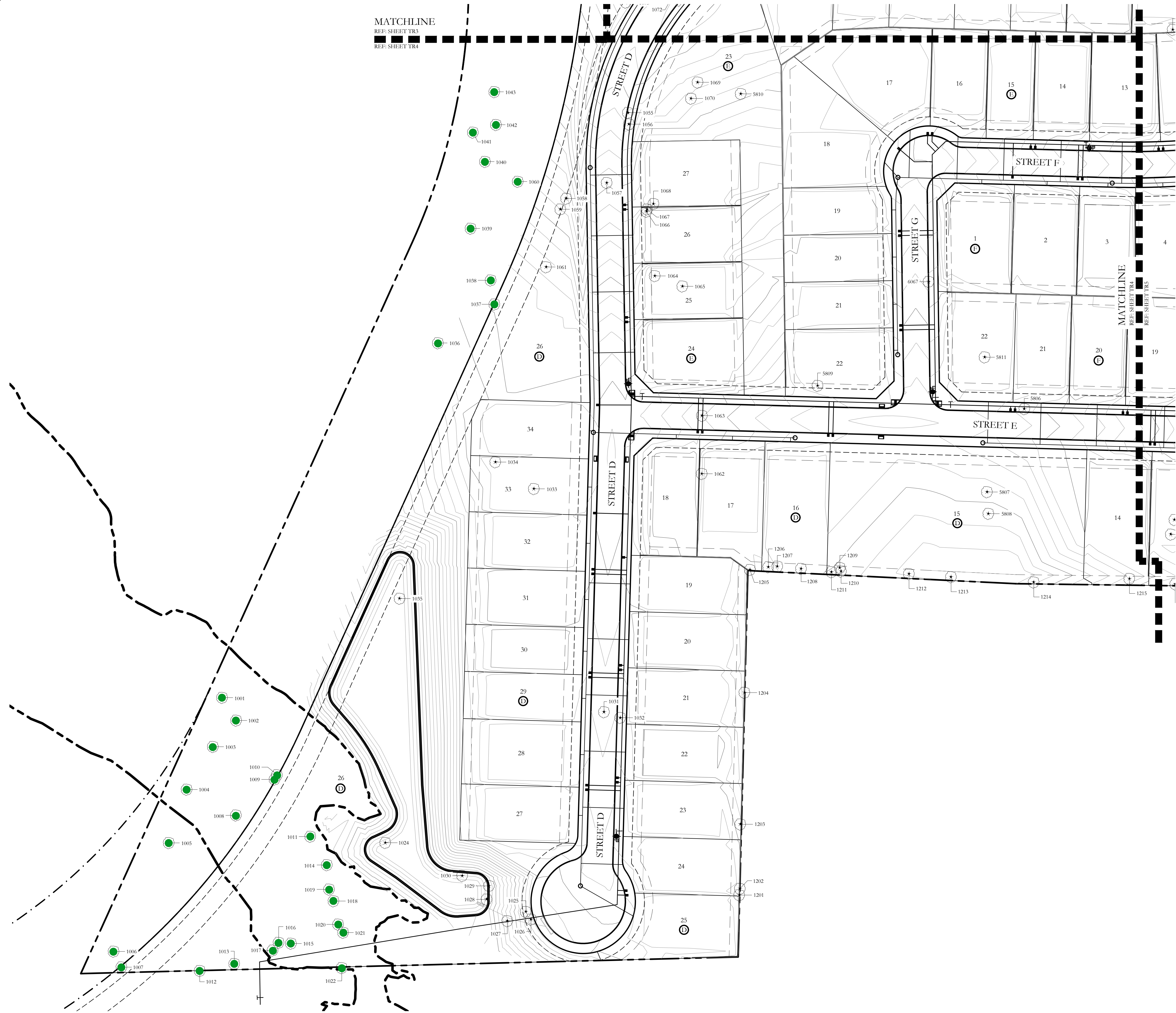


MATCHLINE
 REF: SHEET TR3
 REF: SHEET TR4

LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊙-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



February 10, 2023

SCALE:
 1" = 50'
 One Inch
 JVC No. MJP502

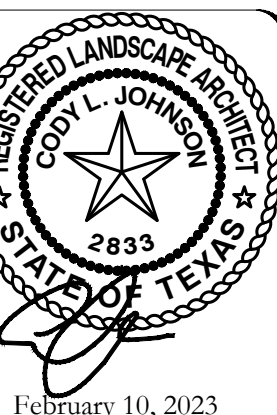
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LEGEND

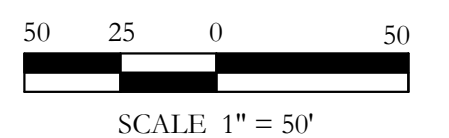
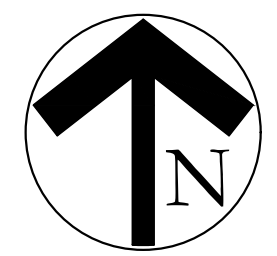
- 55 EXISTING TREE TO REMAIN
- ⊗-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



February 10, 2023

SCALE: 1" = 50'
 One Inch
 JVC No. MJP502



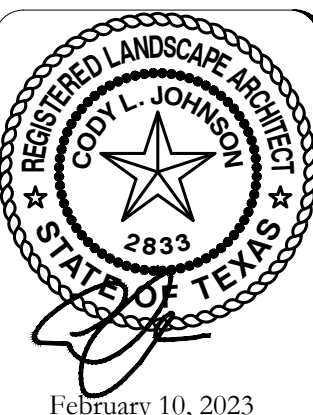
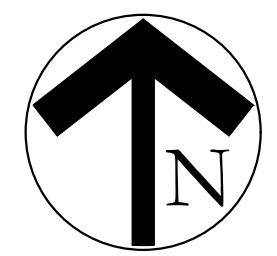
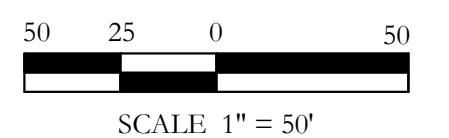
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LEGEND

- - 55 EXISTING TREE TO REMAIN
- X - 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



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Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1295	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1296	21.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1297	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1298	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1299	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1300	6.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1301	11	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1302	11.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1303	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1304	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1305	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1306	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1307	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1308	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.50		0
1309	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1310	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1311	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1312	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1313	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	16.50		0
1314	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1315	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	12.00		0
1316	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1317	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1318	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1319	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1320	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1321	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.00		0
1322	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1323	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.50		0
1324	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1325	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1326	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1327	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1328	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1329	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	15.00		0
1330	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	14.00		0
1331	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1332	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1333	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1334	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1335	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1336	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1337	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1338	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1339	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1340	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1341	9	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1342	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1343	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1344	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1345	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1346	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1347	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1348	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1349	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1350	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1351	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1352	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1353	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1354	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1355	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1356	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1357	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1358	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1359	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1360	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1361	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1362	4	Gum Bumelia	Sideroxylon lanuginosum	Fair	Primary	Yes	Remain				0
1363	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1364	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1365	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1366	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1367	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1368	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1369	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1370	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1371	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1372	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1373	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1374	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1375	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1376	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1377	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1378	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1379	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1380	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1381	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1382	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1383	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1384	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1385	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1386	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1387	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1388	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1389	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1390	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1391	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1392	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1393	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1394	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1395	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1396	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1397	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1398	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1399	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1400	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1401	14.5	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remain				0
1402	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	5.00	1.00	0
1403	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00	1.00	0
1404	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	4.00	1.00	0
1405	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	7.50	1.00	0
1406	4	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	4.00	1.00	0
1407	7.5	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	7.50	1.00	0
1408	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1409	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1410	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0
1411	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1412	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1413	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1414	4	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1415	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1416	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1417	19	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1418	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1419	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1420	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1421	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1422	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1423	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1424	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1425	12	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Removc	0.00%	0.00		0
1426	18	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1427	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1428	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1429	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1430	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5875	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5876	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5877	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5878	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5879	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5880	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5881	13.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5882	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5883	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5884	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5885	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5886	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5887	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5888	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5889	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5890	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5891	12.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5892	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5893	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5894	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	18.00		0
5895	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5896	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5897	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5898	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5899	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5900	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5901	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5902	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5903	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5904	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5905	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5906	17.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5907	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5908	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5909	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5910	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5911	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5912	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5913	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5914	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5915	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5916	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5917	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5918	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5919	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5920	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5921	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5922	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5923	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5924	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5925	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5926	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5927	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5928	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5929	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5930	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5931	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5932	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5933	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5934	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5935	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5936	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5937	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5938	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5939	12	Green Ash	Fraxinus pennsylvanica	Good	Primary	Yes	Remain				0
5940	9	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5941	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5942	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5943	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5944	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5945	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5946	10	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5947	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5948	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5949	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5950	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5951	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5952	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5953	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5954	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5955	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5956	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5957	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5958	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5959	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5960	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5961	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5962	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5963	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5964	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5965	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5966	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5967	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5968	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5969	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5970	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5971	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5972	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5973	12	Cedar Elm	Ulmus crassifolia	Very Poor	Primary	Yes	Remain				0
5974	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5975	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5976	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5977	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5978	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5979	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		0
5980	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		0
5981	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5982	53	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	53.00		
5983	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5984	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5985	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5986	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5987	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5988	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		
5989	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5990	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5991	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5992	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5993	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5994	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5995	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5996	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5997	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove				0
5998	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	8.00		
5999	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6000	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6001	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6002	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
6003	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6004	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6005	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
6006	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6007	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
6008	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	20.00		
6009	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6010	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
6011	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6012	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6013	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	13.00		
6014	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.50		
6015	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary						



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: February 28, 2023
SUBJECT: MIS2023-003; *Tree Mitigation Plan for Park Hills*

The subject property is a 65.309-acre tract of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park. The applicant's Treescape Plan -- *complete by Johnson Volk Consulting* -- indicates that a total of 2,625 caliper inches will be removed from the subject property as part of grading process, and -- *of the 2,625 caliper inches of trees being removed* -- 2,490 caliper inches require mitigation. The applicant has indicated that in order to facilitate the future development of the subject property the trees are being removed and no trees will be replanted at this time; however, trees will be planted within the open space and on the residential lots when they are developed in the future.

After staff reviewed the proposed Treescape Plan it was determined that a total of 3,097 caliper inches were being removed, and 3,004 caliper inches must be mitigated for. The difference in mitigation between the applicant's total and staffs was due to the incorrect mitigation calculation for Eastern Red Cedars. The applicant indicated one (1) inch of mitigation per Eastern Red Cedar; however, according to Section 05 (C), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Eastern Red Cedars "measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree." Given this, staff multiplied the Eastern Red Cedar mitigation identified by the applicant by four (4). Staff should also note that there are six (6) *Feature Trees* associated with this request. According to Section 02, *Definitions*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) defines a *Feature Tree* as a tree "that has a DBH of greater than 25-inches." In this case, there are six (6) *Feature Trees* on the subject property; these trees are tagged as follows: 1080 Eastern Red Cedar 27", 5982 Red Oak 53", 5578 Cedar Elm 28.5", 5851 American Elm 38.5", 5866 American Elm 26", and 5869 Green Ash 45". Section 02 goes on to say that *Feature Trees* may not be removed without the approval of the Planning and Zoning Commission. In this case, the applicant is requesting to remove tree the 52-caliper inch Red Oak. That being said, staff did ask the applicant to save this tree; however, the applicant has not indicated whether this tree can be saved.

The applicant submit a tree mitigation memo, outlining that they intend on replanting the entire mitigation balance as calculated on the proposed Treescape Plan, which was 2,490 caliper inches. As mentioned previously, the mitigation balance was determined to be 3,004 caliper inches, and at this time the applicant has not indicated whether they are willing to plant the entire 3,004 mitigation balance. If the applicant chooses to pay a portion of the mitigation balance, Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), states that "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches ..." and if any trees are replanted on the subject property "(t)he developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50% ..." (*i.e. \$100.00 per caliper inch*). In this case, the applicant would be eligible to pay up to 20% of the total mitigation balance, for a total of 600.8 caliper inches, which translates to \$60,080.00 (*i.e. 600.8 caliper inches x \$100.00 per inch = \$60,080.00*). That being said, the landscape plans will be reviewed at the time of PD Site Plan; this will determine the percentage of the mitigation balance will be planted and/or paid.

This case remains a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning *Case No. MIS2023-003*, staff will be available at the meeting on February 28, 2023.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97

CURRENT USE Planned Development PD-97

PROPOSED ZONING

PROPOSED USE

ACREAGE 65.309

LOTS [CURRENT]

152

LOTS [PROPOSED]

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

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

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (469) 659-6150

PHONE 512-965-6280

E-MAIL John.Vick@qualico.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

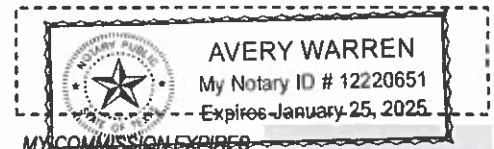
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2023

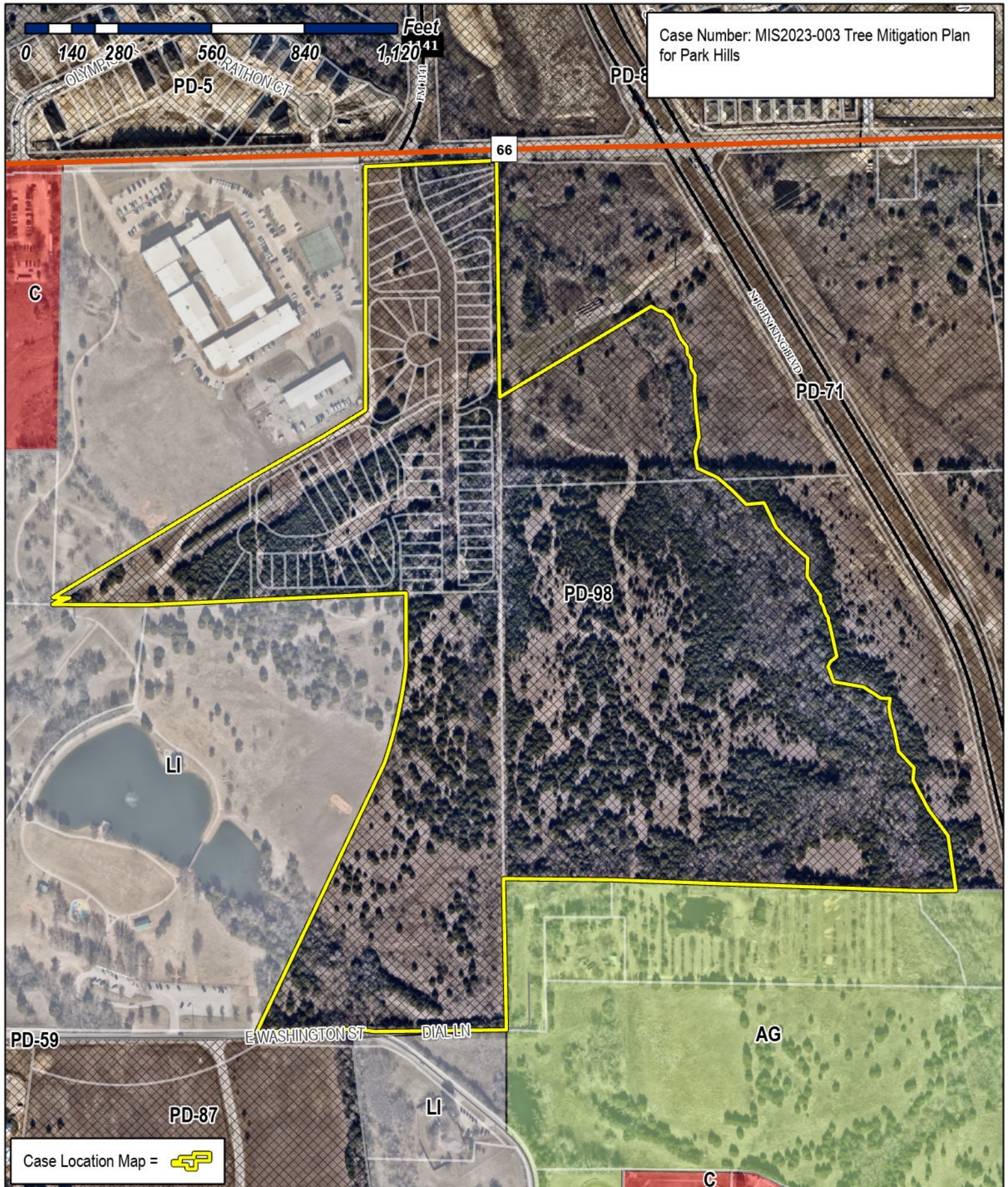
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





767 Justin Road
Rockwall, TX 75087

February 16, 2023

Mr. Ryan Miller
Planning and Zoning
City of Rockwall
385 S Goliad
Rockwall, TX 75087

Dear Ryan Miller,

The development project, Park Hills, is a residential development venture by Qualico Developments (US), Inc. Complying with Rockwall's comprehensive plan, it consists of 144 residential lots on 65.309 acres of the property at the southwest corner of John King Blvd and Hwy 66. We request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD line as required to complete our engineering plans. The total mitigation required is 2490 caliper inches, while our plans will include 1860 caliper inches of builder trees on the lots and an additional 630 caliper inches of trees in landscape areas.

Sincerely,

Meredith Joyce

MEMO

To: Ryan Miller

From: Meredith Joyce, Michael Joyce Properties

Date: February 10, 2023

Subject: Park Hills, residential development, Rockwall, TX
Tree Mitigation Plan

Total inches removed – credit for secondary trees = Total mitigation required
 $2625 - 135 = 2490$

The builder to plant 3 – 4" caliper trees per lot.

Total Caliper Inches = 155 Lots x 3 trees x 4" cal. Inc. = 1860 caliper inches

Total caliper inches to mitigate = 2490

Total caliper inches for builder trees = 1860

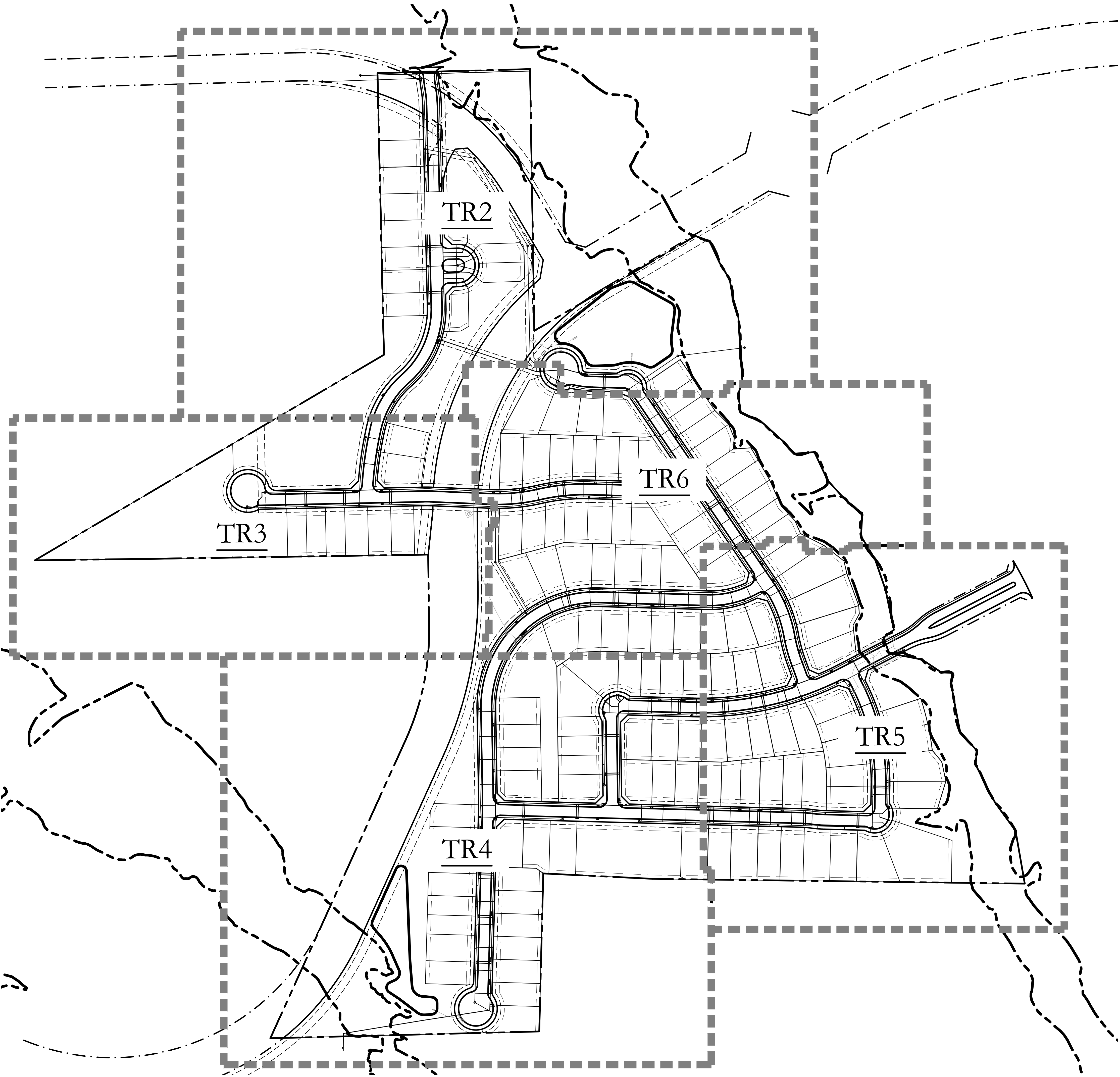
Total landscape trees = $2490 - 1860 = 630$ caliper inches

$630 / 4" = 158$ trees

We will include 158 trees in our landscape plans.

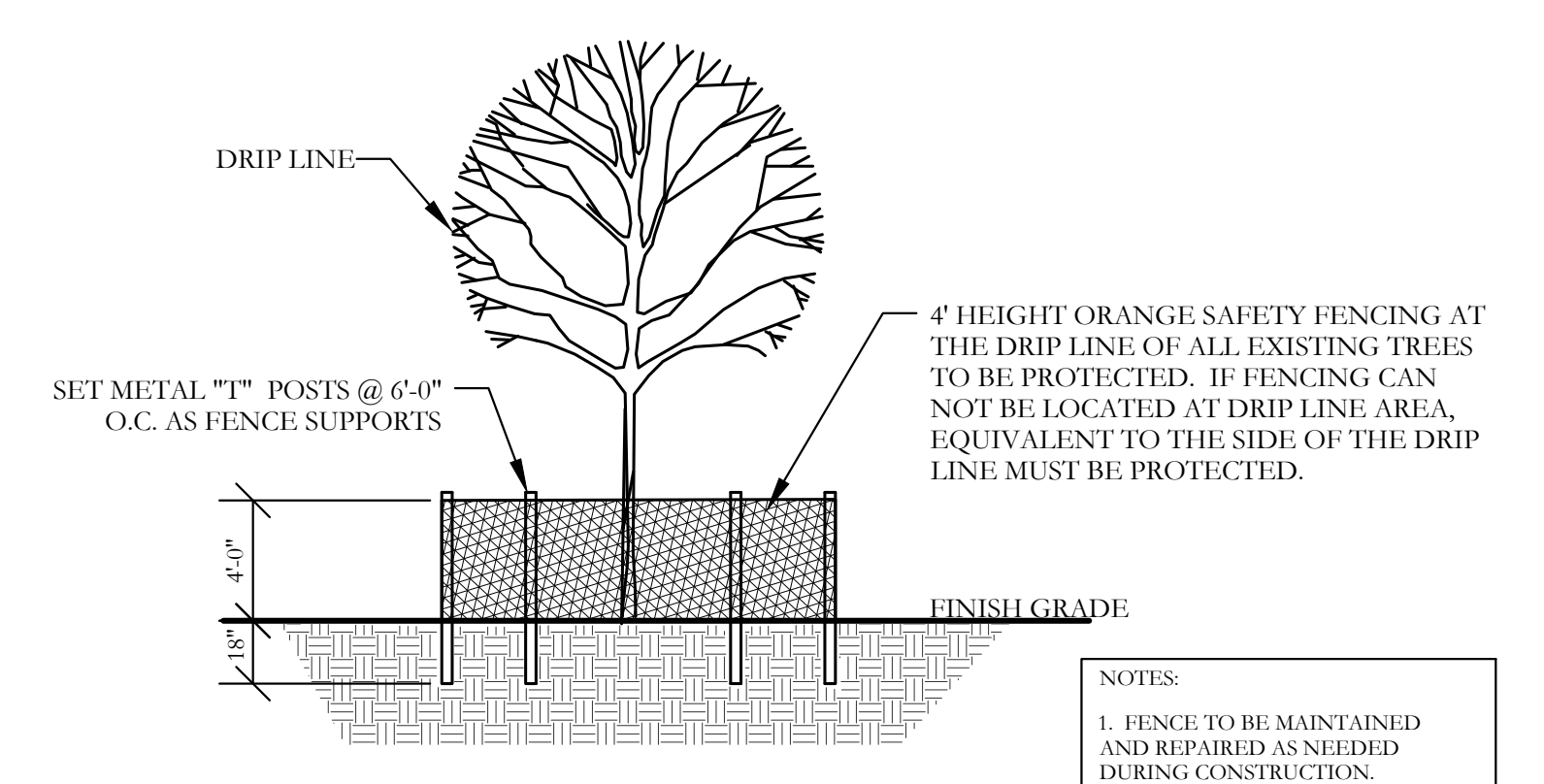
If this is acceptable, we request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD water line as required to complete our engineering plans.

\\jvc\jvc_projects\mp - michael jover\projects\mp502 - park hills\landscape\dwg\mp502_tree.pwg



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 TREE PROTECTION DETAIL

- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

NOT TO SCALE

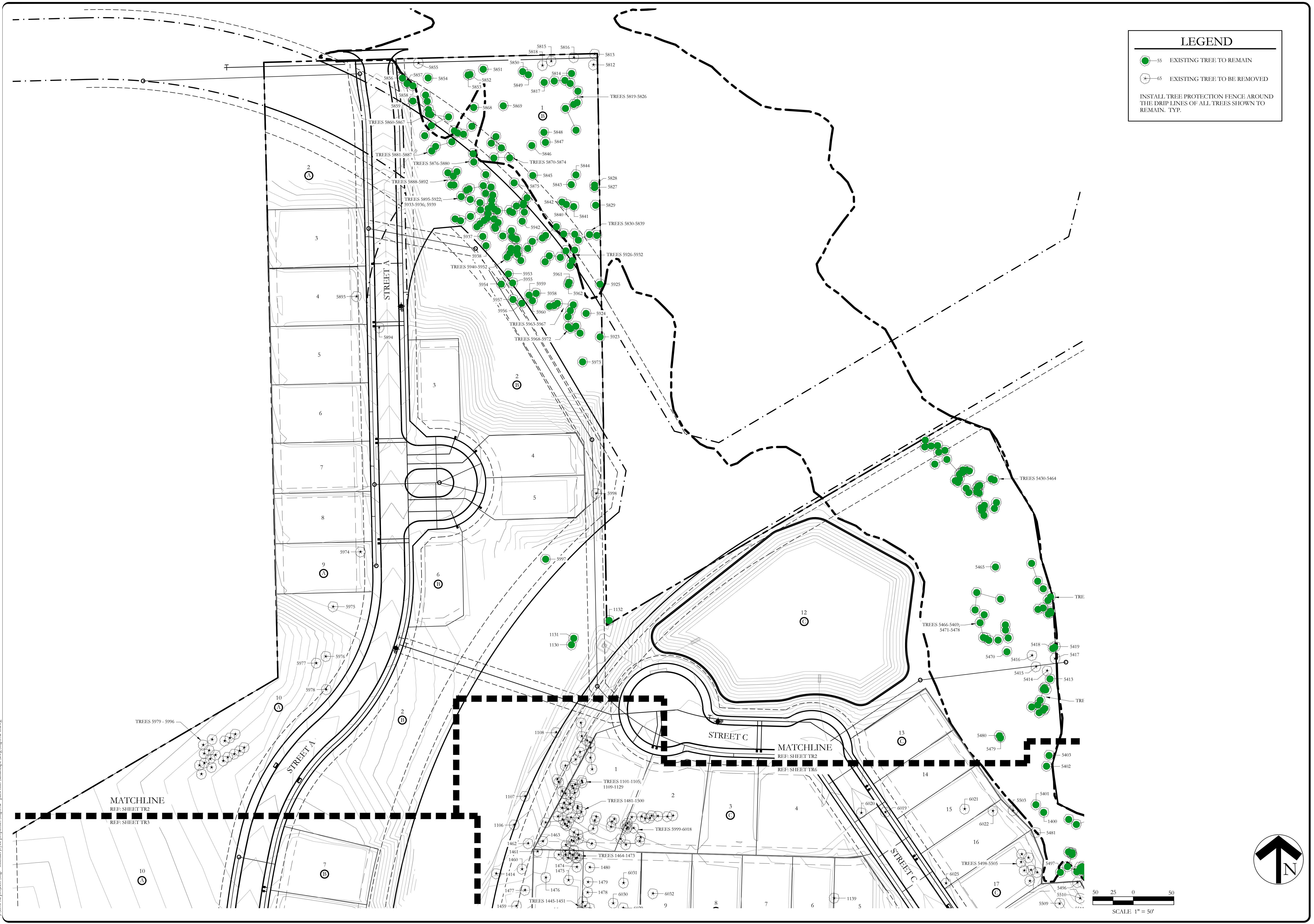


February 10, 2023

SCALE: 1" = 130'

One Inch

JVC No. MJP502



LEGEND

- 55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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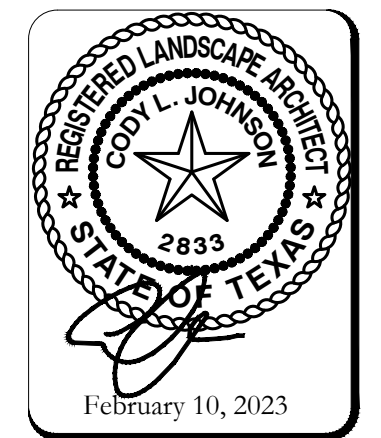
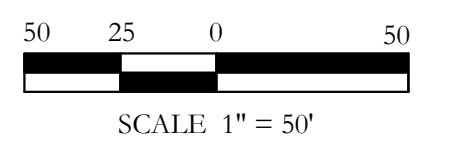
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LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊗-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

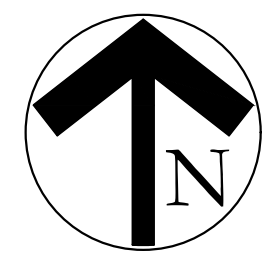
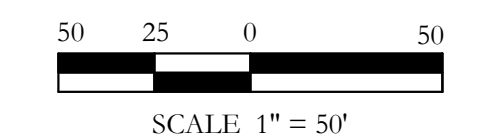
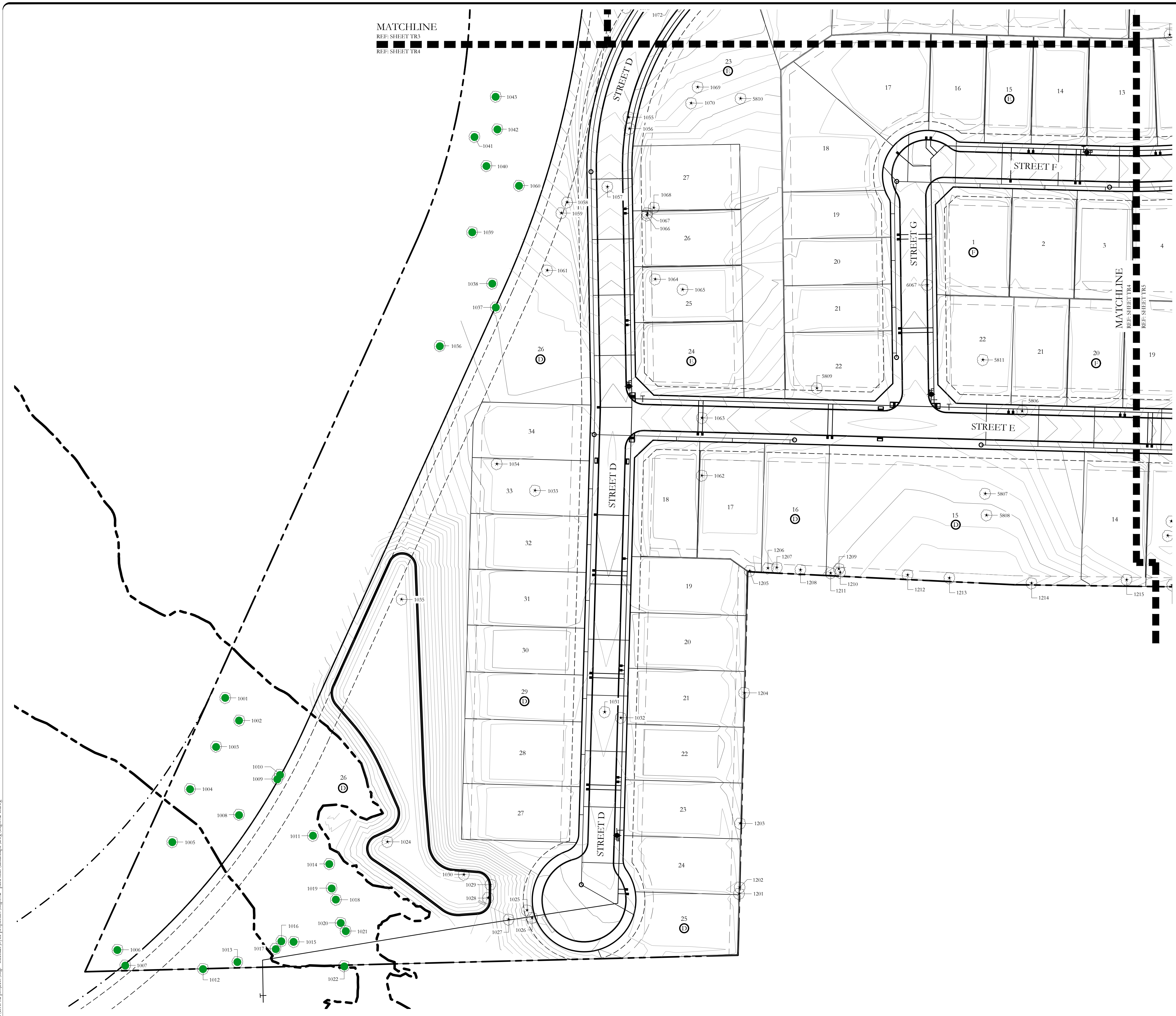


MATCHLINE
 REF: SHEET TR3
 REF: SHEET TR4

LEGEND

- 55 EXISTING TREE TO REMAIN
- ⊙-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



February 10, 2023

SCALE:
 1" = 50'
 One Inch
 JVC No. MJP502

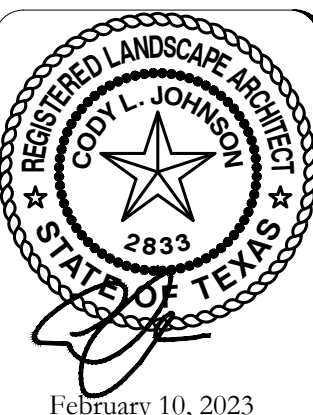
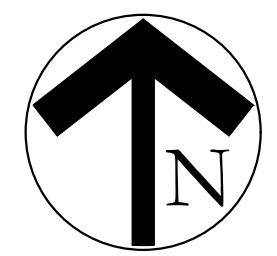
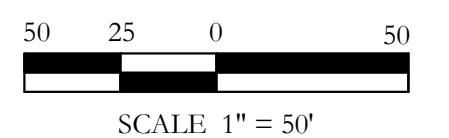
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LEGEND

- -55 EXISTING TREE TO REMAIN
- X -65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



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Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1295	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1296	21.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1297	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1298	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1299	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1300	6.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1301	11	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1302	11.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1303	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1304	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1305	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1306	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1307	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1308	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.50		0
1309	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1310	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1311	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1312	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1313	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	16.50		0
1314	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1315	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	12.00		0
1316	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1317	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1318	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1319	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1320	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1321	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.00		0
1322	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1323	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.50		0
1324	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1325	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1326	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1327	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1328	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1329	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	15.00		0
1330	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	14.00		0
1331	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		0
1332	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1333	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1334	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1335	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1336	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1337	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1338	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1339	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1340	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1341	9	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1342	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1343	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1344	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1345	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1346	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1347	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1348	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1349	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1350	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1351	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1352	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1353	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1354	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1355	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1356	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1357	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1358	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1359	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1360	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1361	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1362	4	Gum Bumelia	Sideroxylon lanuginosum	Fair	Primary	Yes	Remain				0
1363	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1364	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1365	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1366	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1367	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1368	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1369	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1370	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1371	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1372	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1373	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1374	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1375	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1376	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1377	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1378	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1379	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1380	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1381	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1382	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1383	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1384	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1385	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1386	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1387	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1388	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1389	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1390	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1391	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1392	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1393	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1394	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1395	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1396	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1397	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1398	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1399	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1400	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1401	14.5	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remain				0
1402	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	5.00	1.00	0
1403	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00	1.00	0
1404	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	4.00	1.00	0
1405	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	7.50	1.00	0
1406	4	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	4.00	1.00	0
1407	7.5	Persimmon	Dispyros kaki	Fair	Primary	Yes	Removc	100.00%	7.50	1.00	0
1408	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1409	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	8.00	1.00	0
1410	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0
1411	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc	100.00%	10.00	1.00	0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1412	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1413	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1414	4	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1415	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1416	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1417	19	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1418	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1419	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1420	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1421	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1422	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		0
1423	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1424	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1425	12	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Removc	0.00%	0.00		0
1426	18	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1427	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1428	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1429	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1430	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5875	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5876	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5877	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5878	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5879	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5880	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5881	13.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5882	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5883	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5884	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5885	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5886	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5887	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5888	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5889	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5890	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5891	12.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5892	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5893	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5894	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	18.00		0
5895	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5896	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5897	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5898	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5899	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5900	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5901	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5902	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5903	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5904	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5905	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5906	17.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5907	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5908	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5909	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5910	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5911	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5912	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5913	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5914	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5915	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5916	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5917	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5918	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5919	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5920	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5921	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5922	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5923	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5924	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5925	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5926	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5927	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5928	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5929	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5930	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5931	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5932	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5933	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5934	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5935	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5936	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5937	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5938	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5939	12	Green Ash	Fraxinus pennsylvanica	Good	Primary	Yes	Remain				0
5940	9	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5941	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5942	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5943	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5944	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5945	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5946	10	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5947	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5948	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5949	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5950	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5951	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5952	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5953	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5954	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5955	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5956	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5957	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5958	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5959	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5960	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5961	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5962	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5963	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5964	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5965	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5966	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5967	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5968	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5969	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5970	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5971	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5972	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5973	12	Cedar Elm	Ulmus crassifolia	Very Poor	Primary	Yes	Remain				0
5974	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5975	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5976	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5977	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5978	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5979	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		0
5980	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		0
5981	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5982	53	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	53.00		
5983	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5984	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5985	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5986	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5987	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5988	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		
5989	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5990	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5991	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5992	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5993	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5994	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5995	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5996	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5997	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove				0
5998	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	8.00		
5999	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6000	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6001	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6002	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
6003	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6004	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6005	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
6006	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6007	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
6008	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	20.00		
6009	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6010	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
6011	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6012	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6013	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	13.00		
6014	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.50		
6015	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary						



March 16, 2023

TO: Ryan Joyce
767 Justin Road
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2023-003; *Tree Mitigation Plan for Park Hills*

Ryan Joyce:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 28, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 28, 2023, the Planning and Zoning Commission approved a motion to approve the Treescape Plan by a vote of 5-0, with Commissioners Llewelyn and Hustings absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, AICP, Planner
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Miller, Ryan
Sent: Thursday, February 23, 2023 8:22 AM
To: Lee, Henry
Subject: FW: Park hills trees



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:

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- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Thursday, February 23, 2023 8:17 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Park hills trees

Ryan,
I think we can save that tree. I'm getting that exact tree marked on plan, and also reviewing the easements through there. That may be in our Oncor easement for the big transmission line, which would just mean we can't build a retaining wall there. But I'll know more once I hear back from the LA. Just wanted to follow up on that.
Thanks.
Meredith

Meredith Joyce, PE



Michael Joyce Properties
767 Justin Rd.
Rockwall, TX 75087
512-694-6394
www.michaeljoyceproperties.com

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Lee, Henry

From: Lee, Henry
Sent: Friday, February 24, 2023 2:56 PM
To: Ryan Joyce; 'john.vick@qualico.com'
Subject: Project Comments MIS2023-003
Attachments: Project Comments (02.23.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Miller, Ryan
Sent: Tuesday, February 28, 2023 12:00 PM
To: Lee, Henry
Subject: FW: Project Comments MIS2023-003
Attachments: MJP502-Tree Survey Plans 2-28-2023.pdf



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Tuesday, February 28, 2023 11:43 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: Fwd: Project Comments MIS2023-003

Hey Ryan ,

We've updated our tree plan based on saving those trees that we discussed and some addl comments from engineering about the sewer alignment. It was a add-subtract situation that ended up requiring a little more mitigation.

Let me know what else you need from me on this. We'll be at p&z tonight. Thanks!

Meredith

Meredith Joyce, PE
Michael Joyce Properties
512-694-6394
767 Justin Rd.
Rockwall, TX 75087

From: Cody Johnson <cody.johnson@johnsonvolk.com>
Sent: Tuesday, February 28, 2023 10:22:35 AM
To: Meredith Joyce <Meredith@michaeljoyceproperties.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: RE: Project Comments MIS2023-003

Meredith,

Please find the revised tree survey plans attached for your review.

This accounts for saving the large tree they wanted, however we had to remove more trees due to grading and the new easements. Our tree penalty went up 314 caliper inches.

Thanks,

Cody Johnson, RLA, ASLA LI | Executive Vice President
Registered Landscape Architect #2833, TX
LI 17,132



704 Central Parkway East | Suite 1200 | Plano | TX 75074
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From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Tuesday, February 28, 2023 8:23 AM
To: Cody Johnson <cody.johnson@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: RE: Project Comments MIS2023-003

Hey Tom,

We are going in for our tree removal tonight at P&Z. I'd like to send this drawing over to the city today. If we need to hold off on any specific areas, I'd guess we can just cloud those areas to hold off on removal for now. I just need to get the North Texas line potholed (so their easement) and the Geotech (so mostly just the lots) going.

Let me know what you think and can you send Cody anything to add to that plan?

Or if you think it's good to go, we can get it over to the city.

I'm also trying to send over that EC plan to the EC contractor to meet him out there to discuss the construction entry this week, if you've got that sheet updated and ready for me.

Thanks!

Meredith

Meredith Joyce, PE



Michael Joyce Properties
767 Justin Rd.
Rockwall, TX 75087
512-694-6394

From: Cody Johnson <cody.johnson@johnsonvolk.com>
Sent: Monday, February 27, 2023 3:04 PM
To: Meredith Joyce <Meredith@michaeljoyceproperties.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: RE: Project Comments MIS2023-003

Meredith,

Their numbers are correct and match ours.

Now I just need to true up the plans based on what Tom needs me to save vs. remove.

Cody Johnson, RLA, ASLA LI | Executive Vice President
Registered Landscape Architect #2833, TX
LI 17,132



704 Central Parkway East | Suite 1200 | Plano | TX 75074
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From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Monday, February 27, 2023 2:56 PM
To: Cody Johnson <cody.johnson@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: FW: Project Comments MIS2023-003

Hey Cody,

Here are city comments from Park Hills. Please confirm the mitigation numbers the planning dept noted. If we updated the plans to save those trees that we discussed (and that huge one is the only one we really need to save). I think we are good, but please just double check the numbers.

Tom,
Chime in here. Do we need to hold off on clearing any parts that are up in the air due to the engineering design for the alignments with TxDOT ROW? If yes, please let Cody know.
Can you send over the erosion control plan with updates from last comment from city?

I'll get the letter pulled together that Sarah asked for.
Thanks!
Meredith

Meredith Joyce, PE



Michael Joyce Properties

767 Justin Rd.

Rockwall, TX 75087

512-694-6394

www.michaeljoyceproperties.com

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Monday, February 27, 2023 2:04 PM

To: Meredith Joyce <Meredith@michaeljoyceproperties.com>

Subject: FW: Project Comments MIS2023-003



Ryan Joyce

767 Justin Rd

Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Lee, Henry <HLee@rockwall.com>

Sent: Friday, February 24, 2023 2:56 PM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; 'john.vick@qualico.com' <john.vick@qualico.com>

Subject: Project Comments MIS2023-003

Good Afternoon,

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Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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