



**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

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

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

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

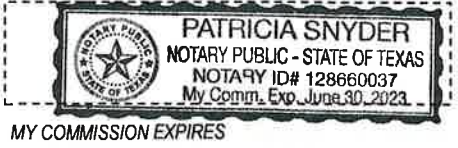
## NOTARY VERIFICATION [REQUIRED]

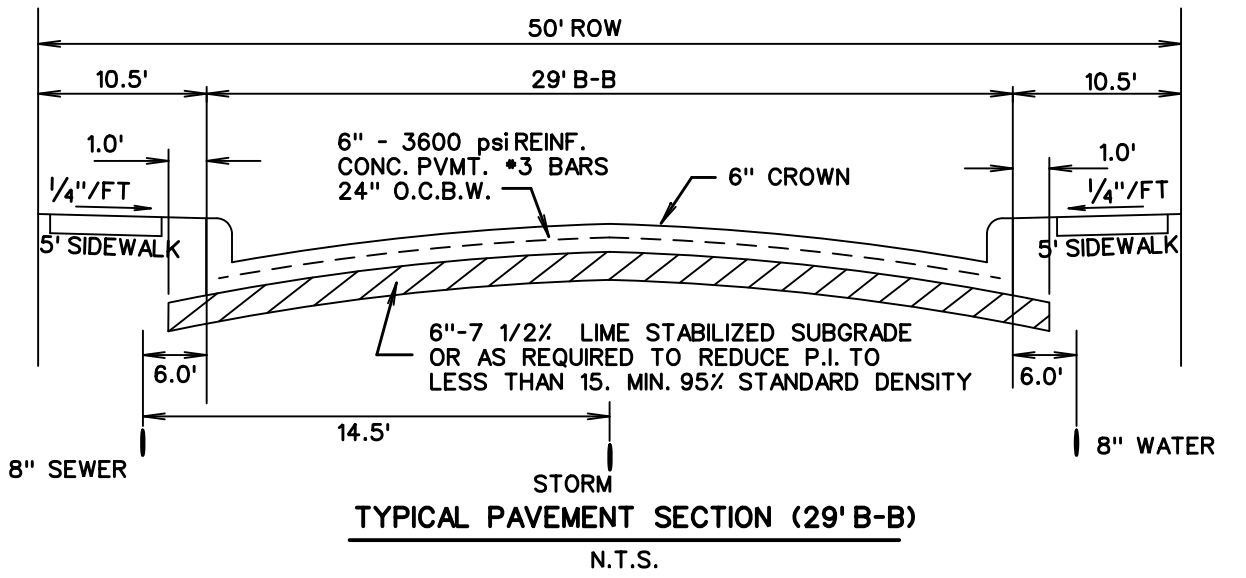
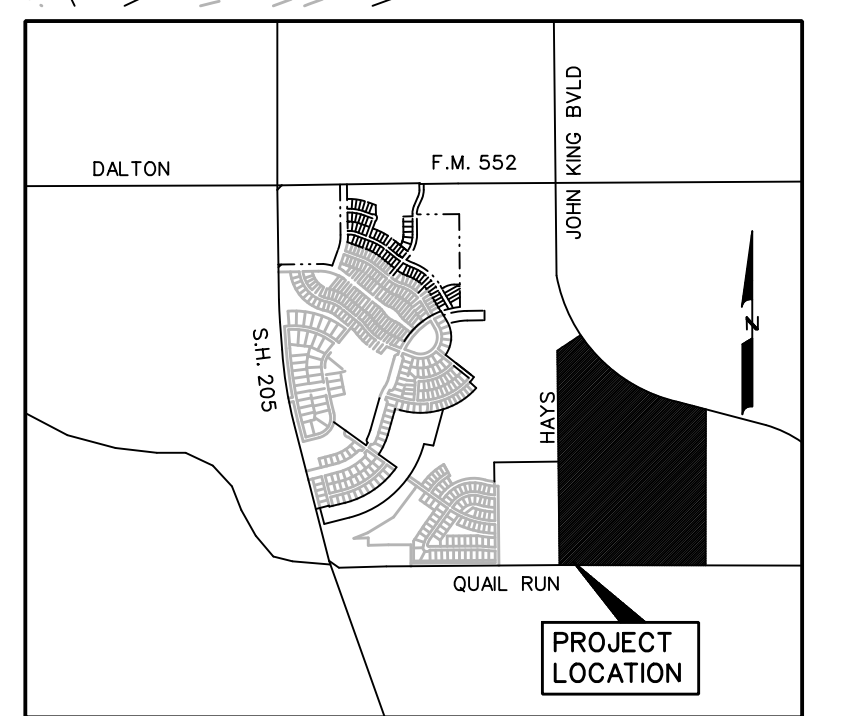
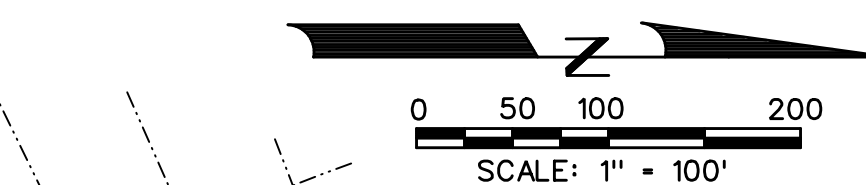
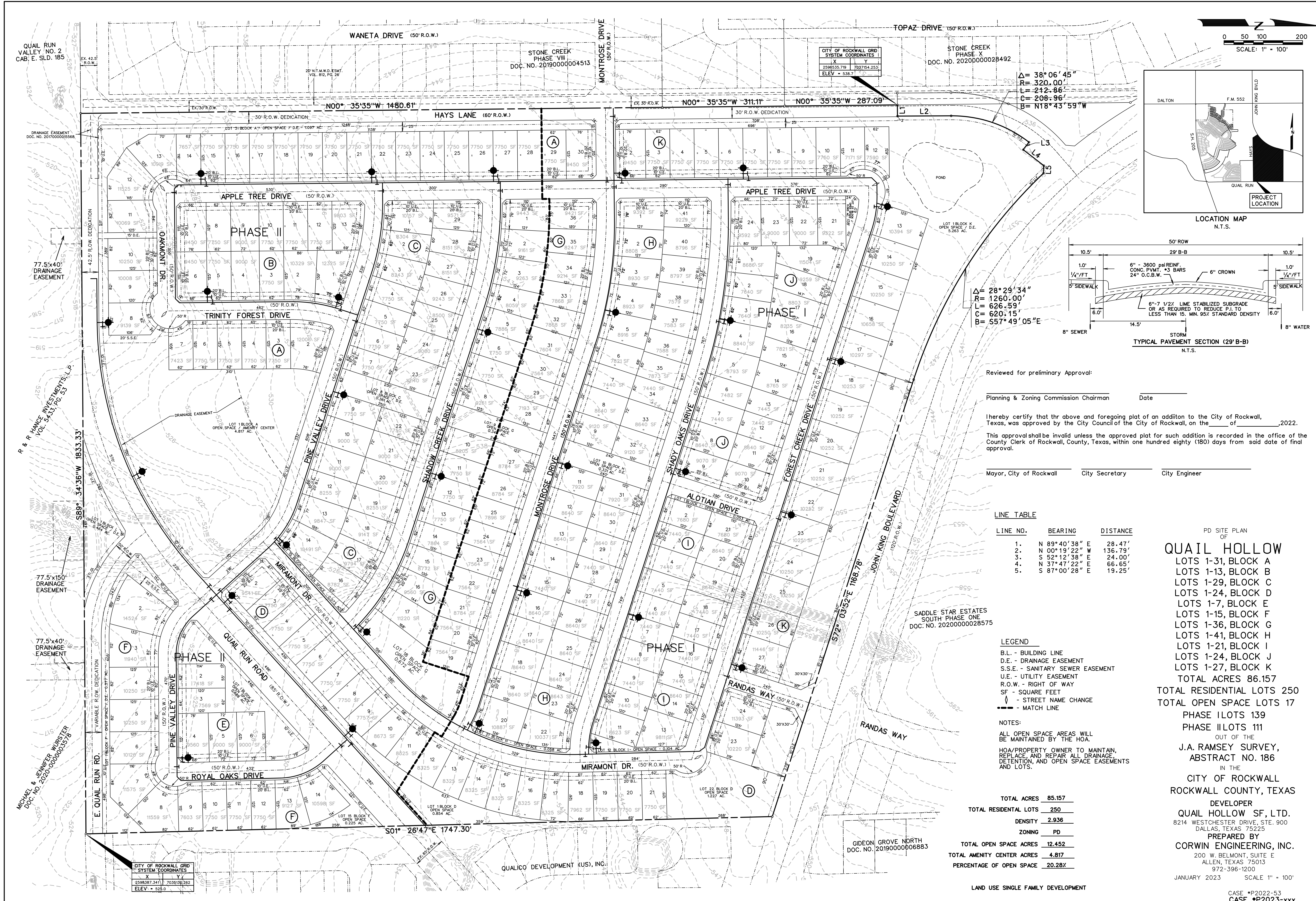
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**LINE TABLE**

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

**LEGEND**

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

**NOTES:**

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

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

PD SITE PLAN OF

## QUAIL HOLLOW

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

TOTAL ACRES 86.157  
 TOTAL RESIDENTIAL LOTS 250  
 TOTAL OPEN SPACE LOTS 17  
 PHASE I LOTS 139  
 PHASE II LOTS 111

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

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DEVELOPER  
 QUAIL HOLLOW SF, LTD.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

LAND USE SINGLE FAMILY DEVELOPMENT

CASE #P2022-53  
 CASE #P2023-xxx

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	2598387.341	7036150.262
Y	2598387.341	7036150.262
ELEV.	523.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	2598387.341	7036150.262
Y	2598387.341	7036150.262
ELEV.	538.7	

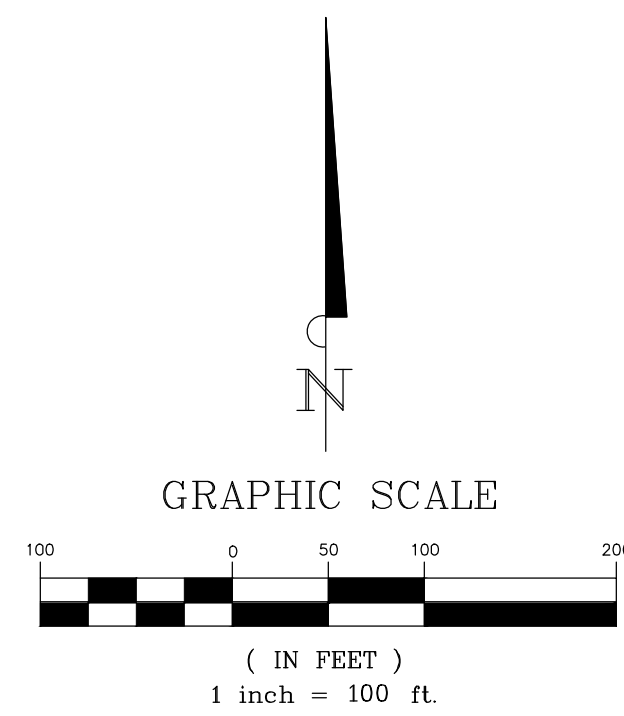
GIDEON GROVE NORTH DOC. NO. 2019000006883

X	2598387.341	7036150.262
Y	2598387.341	7036150.262
ELEV.	523.0	

QUALICO DEVELOPMENT (US), INC.



VICINITY MAP  
NTS



**LANDSCAPE TABULATIONS:**

JOHN KING BLVD REQUIRED:	1,795 L.F.
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD REQUIRED:	1,318 L.F.
1 CANOPY TREES PER 50 L.F.	26 TREES
1 ACCENT TREES PER 50 L.F.	26 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	30 TREES
ACCENT TREES	28 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD REQUIRED:	120 L.F.
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
BERMS AND SHRUBS	PROVIDED
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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

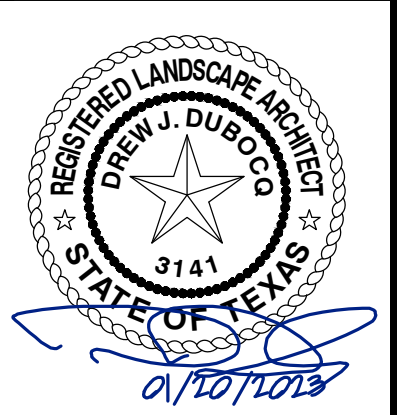
CASE NO. P2022-037

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

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**OVERALL LANDSCAPE PLAN**

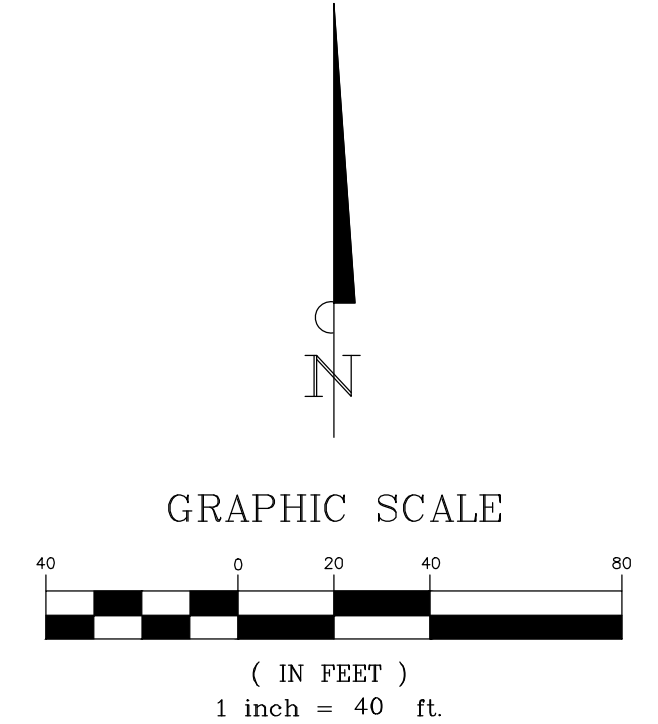
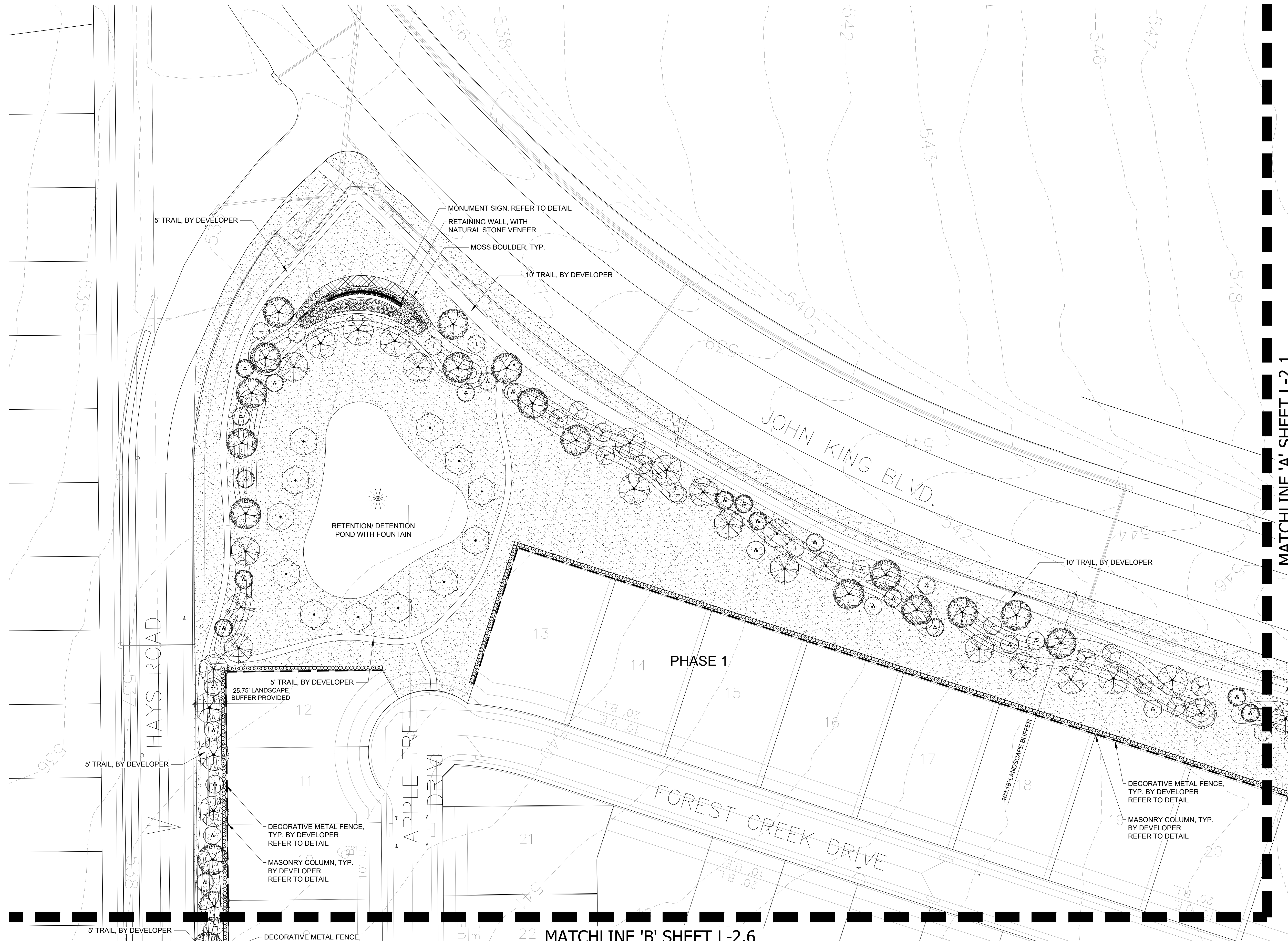
No.	Date	Revision Description



SHEET NO.

**L-2.0**

PROJECT NO.: 090-22-009



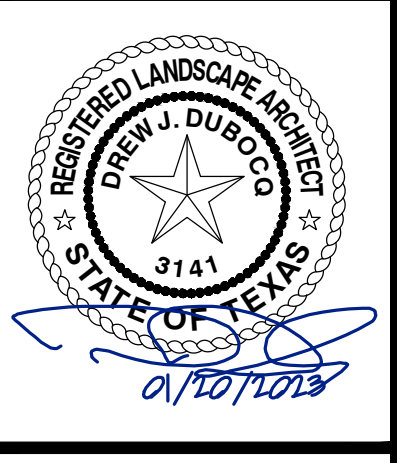
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

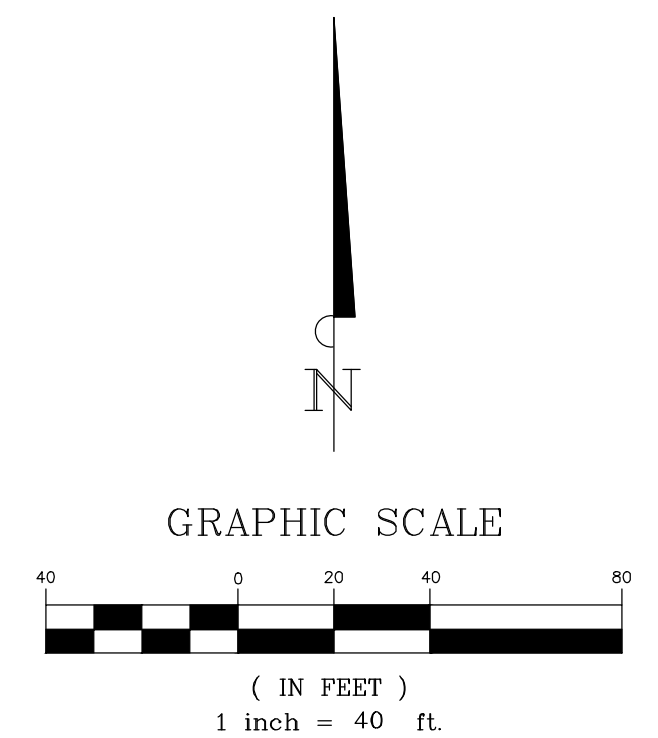
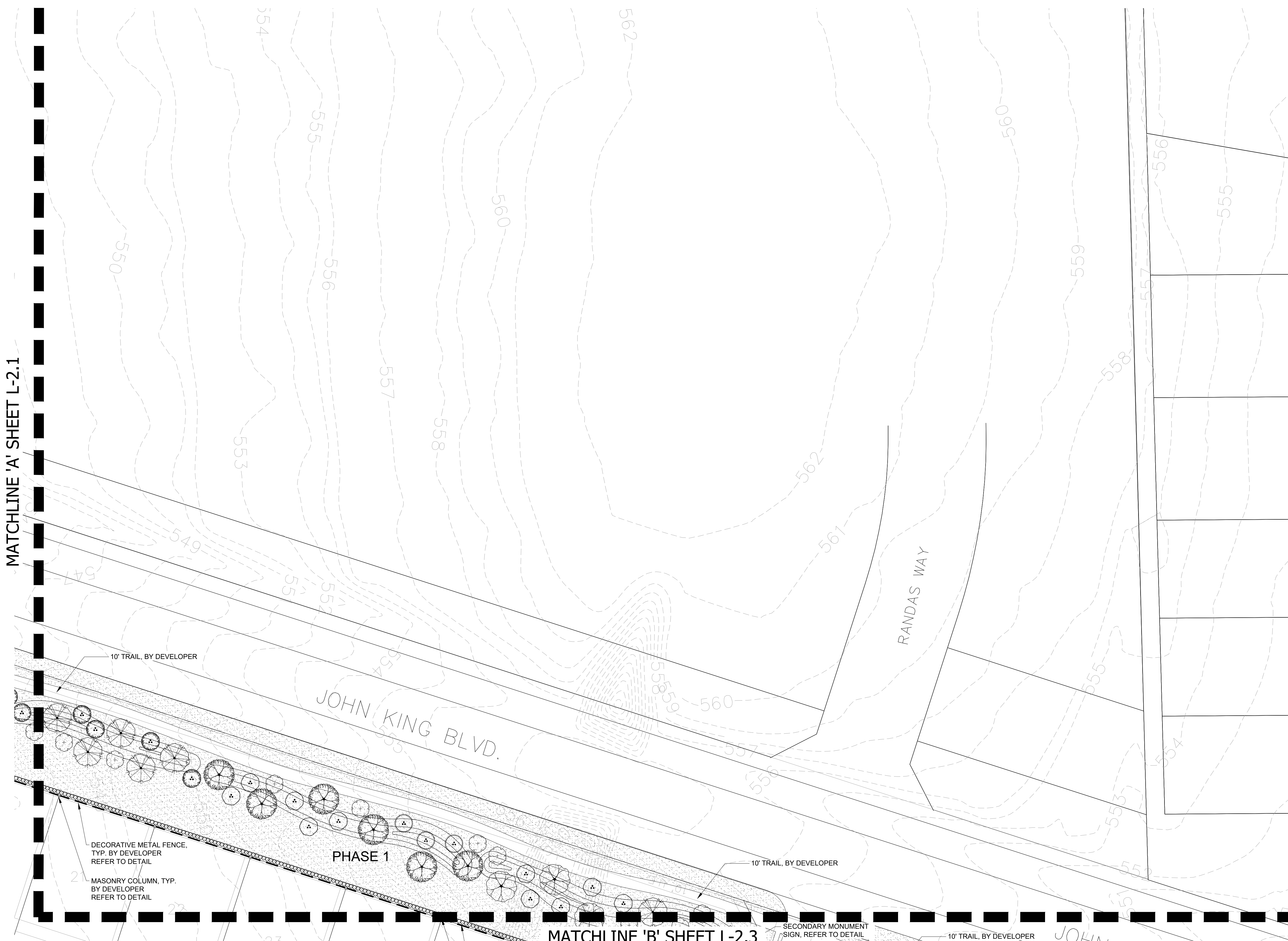
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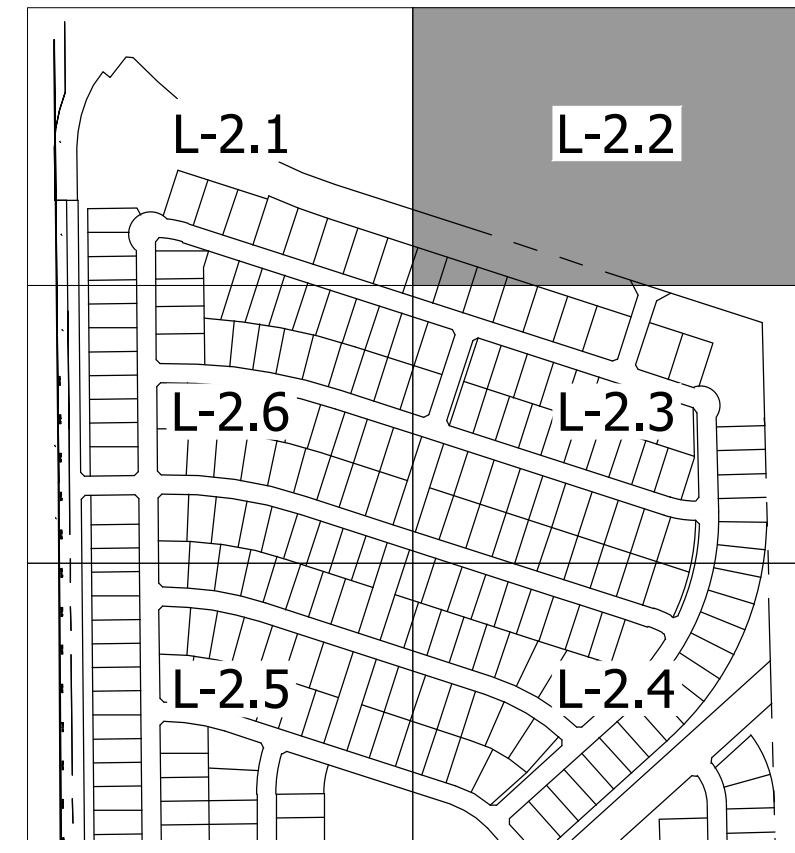
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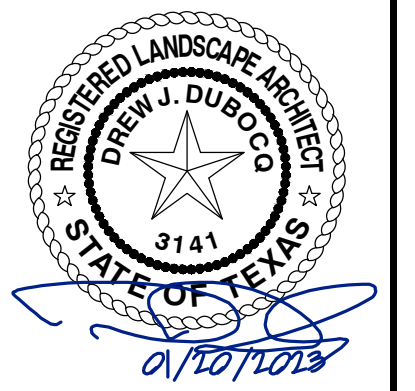
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	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



No.	Date	Revision Description

PROJECT NO.: 090-22-009



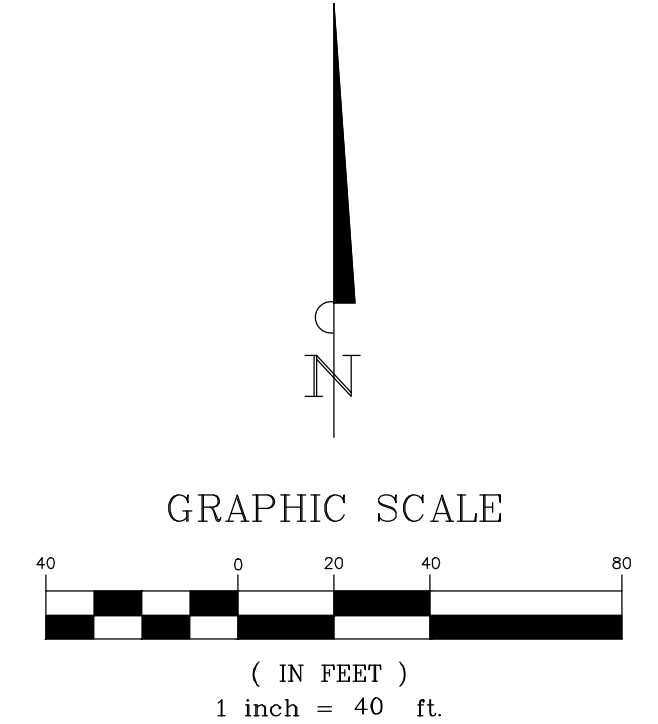
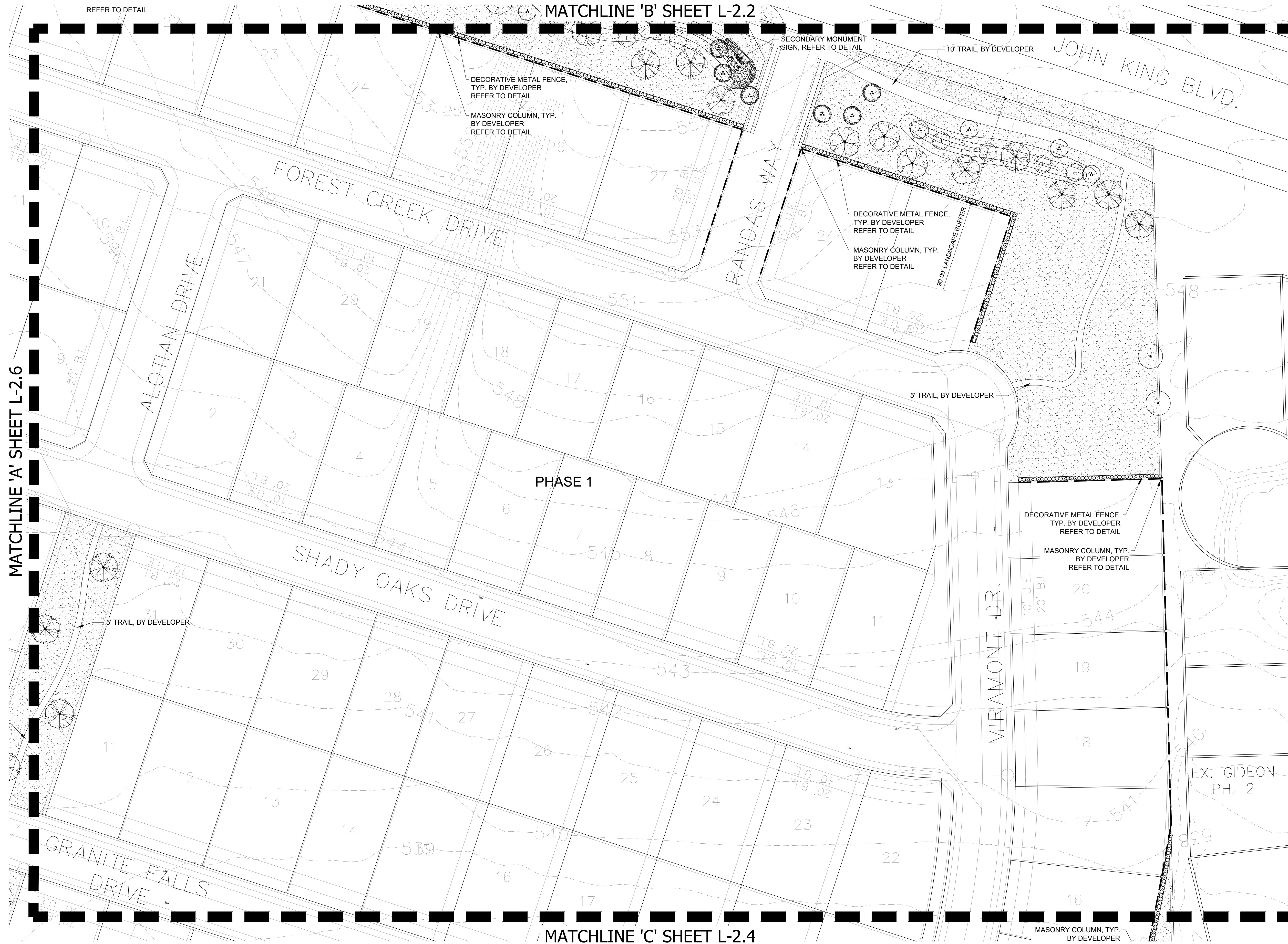
SHEET NO.

L-2.2

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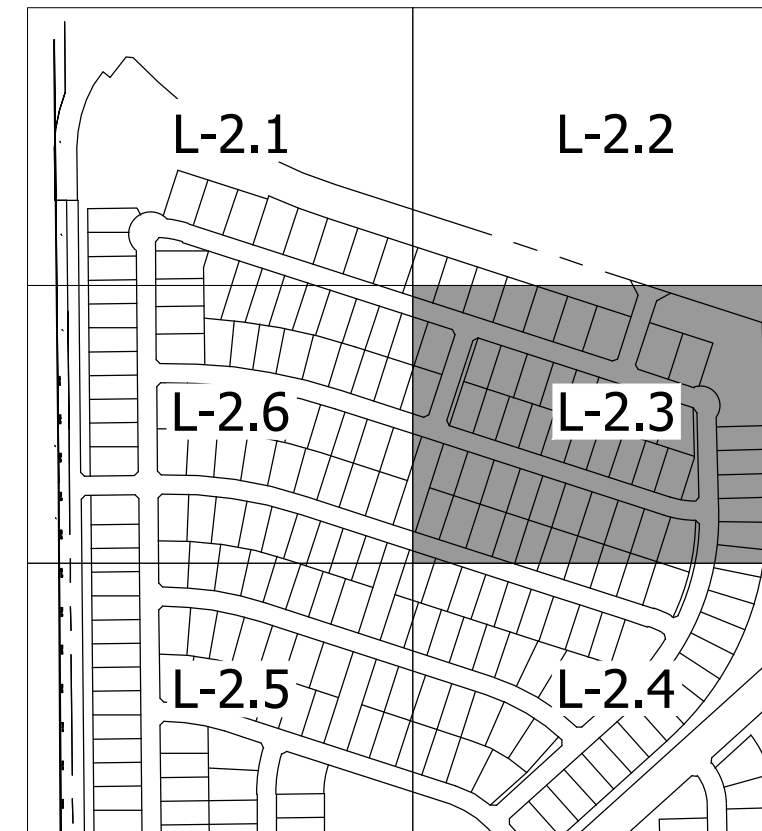
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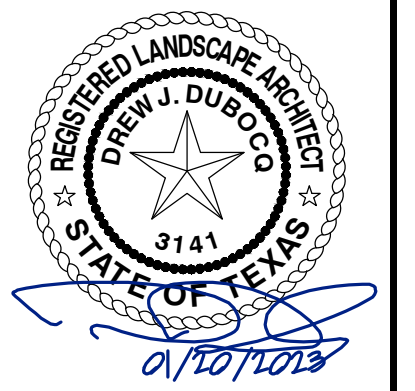
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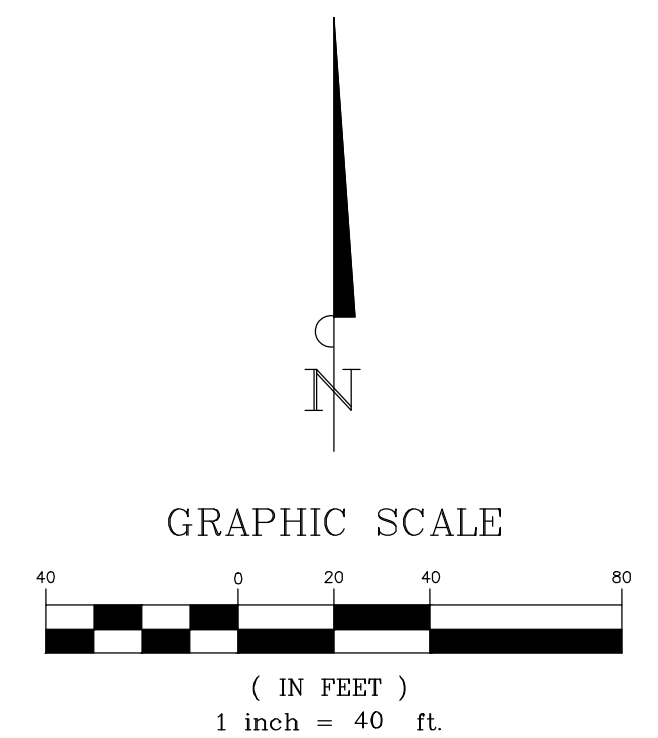
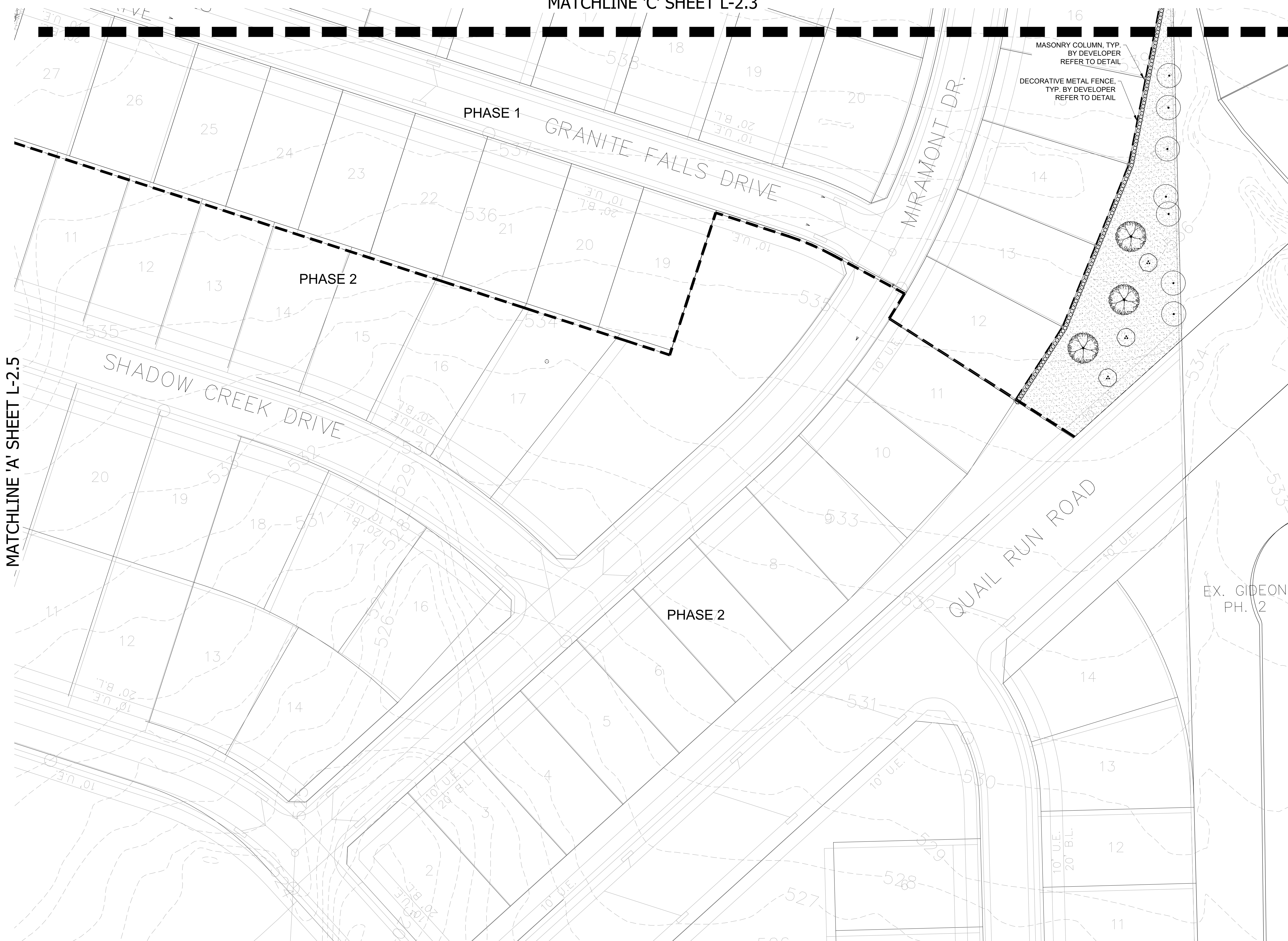
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MATCHLINE 'A' SHEET L-2.6

MATCHLINE 'B' SHEET L-2.2

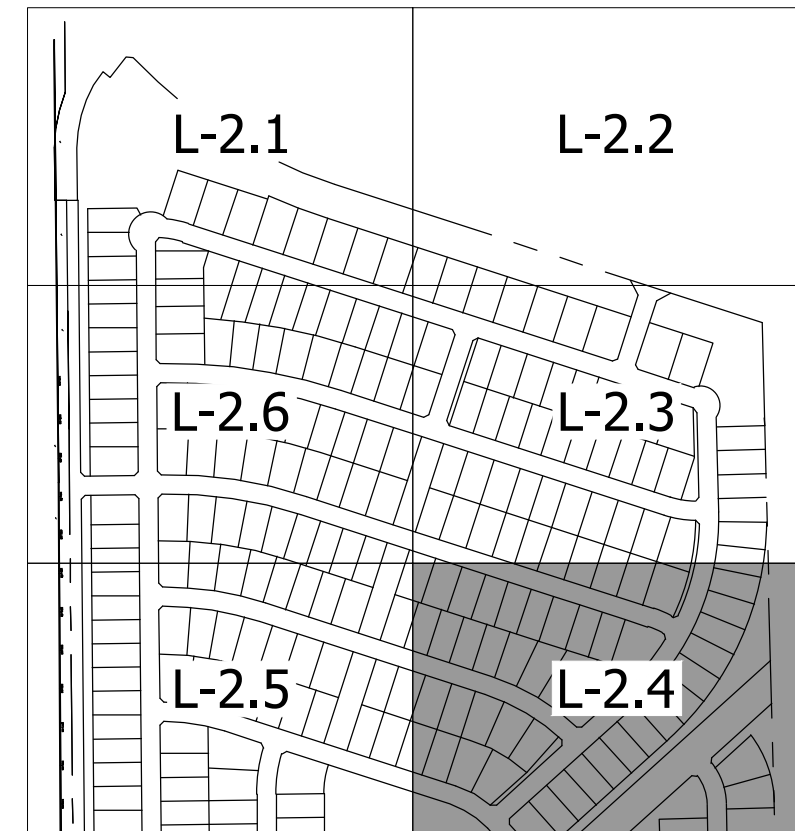
MATCHLINE 'C' SHEET L-2.4

MATCHLINE 'C' SHEET L-2.3



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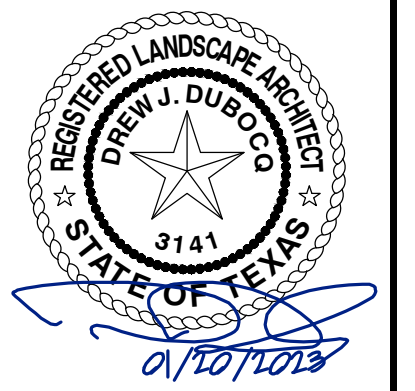
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**BANNISTER**  
ENGINEERING  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description

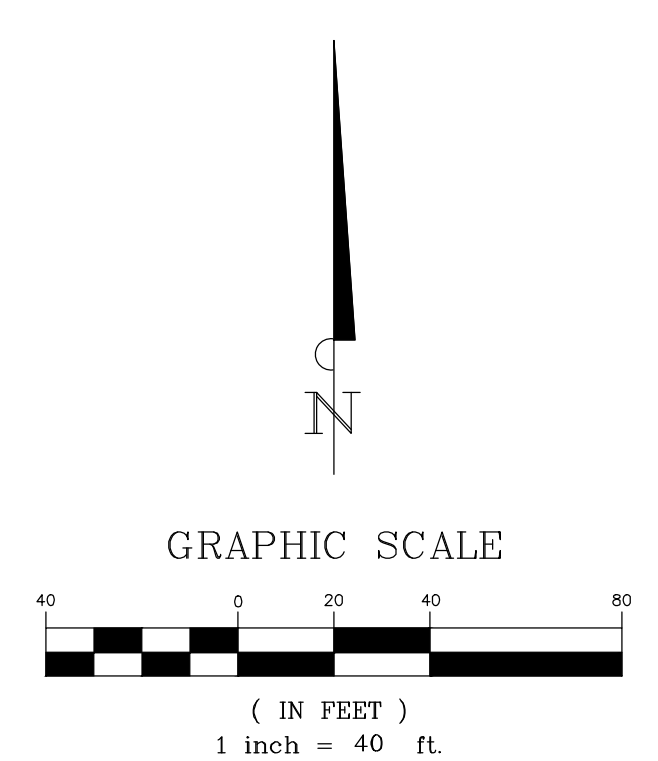


SHEET NO.  
**L-2.4**

PROJECT NO.: 090-22-009

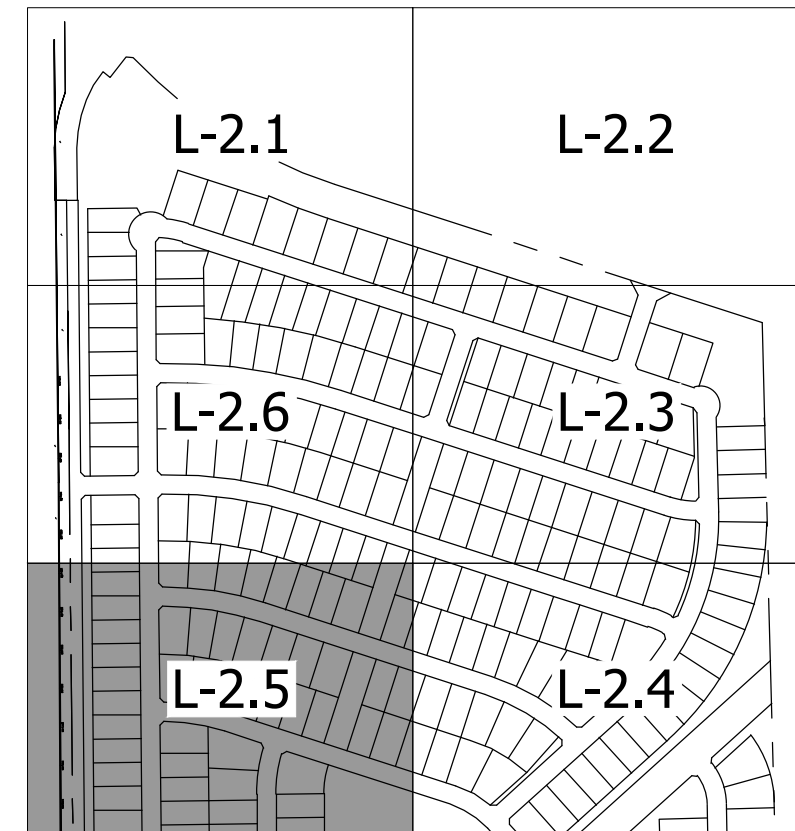


MATCHLINE 'C' SHEET L-2.6



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

**STOP!**  
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**1-800-245-4545**  
(@ least 48 hours prior to digging)

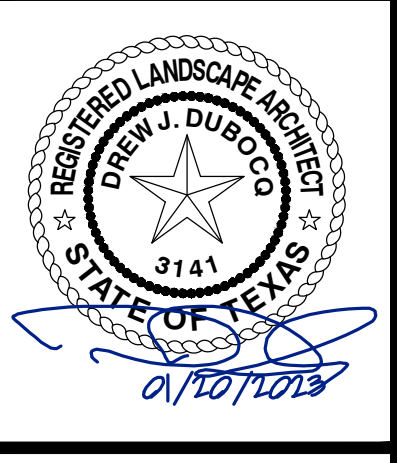
CASE NO. P2022-037

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REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

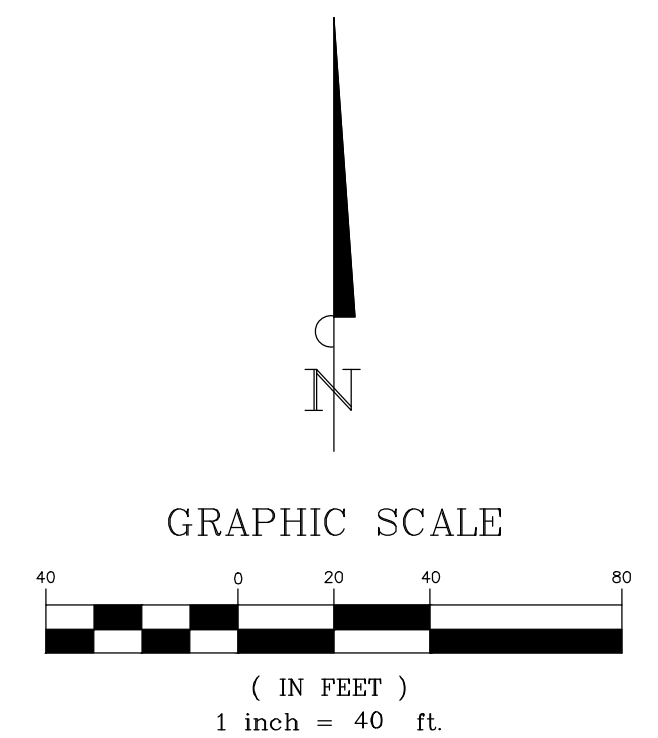
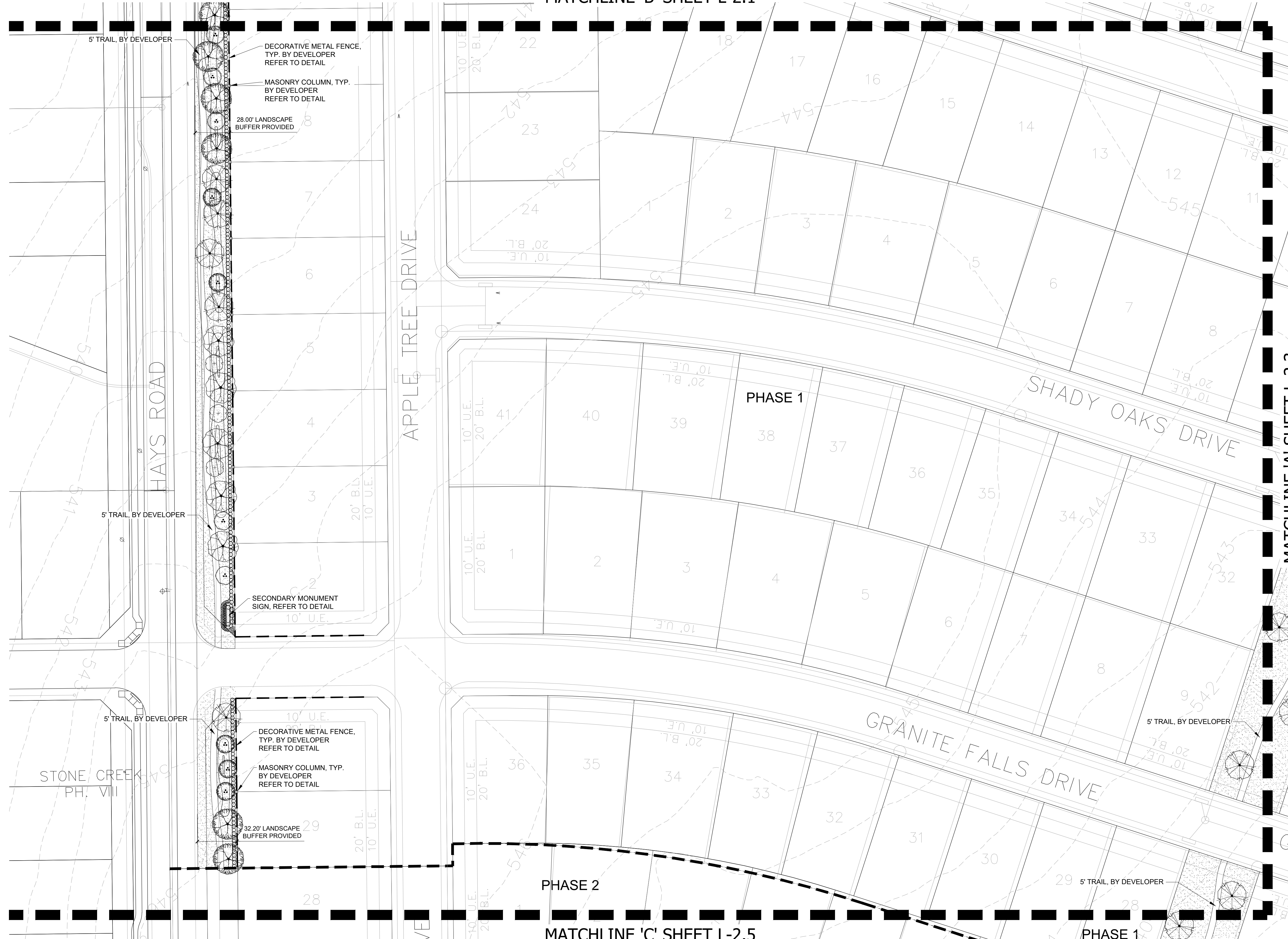
No.	Date	Revision Description



SHEET NO.  
**L-2.5**

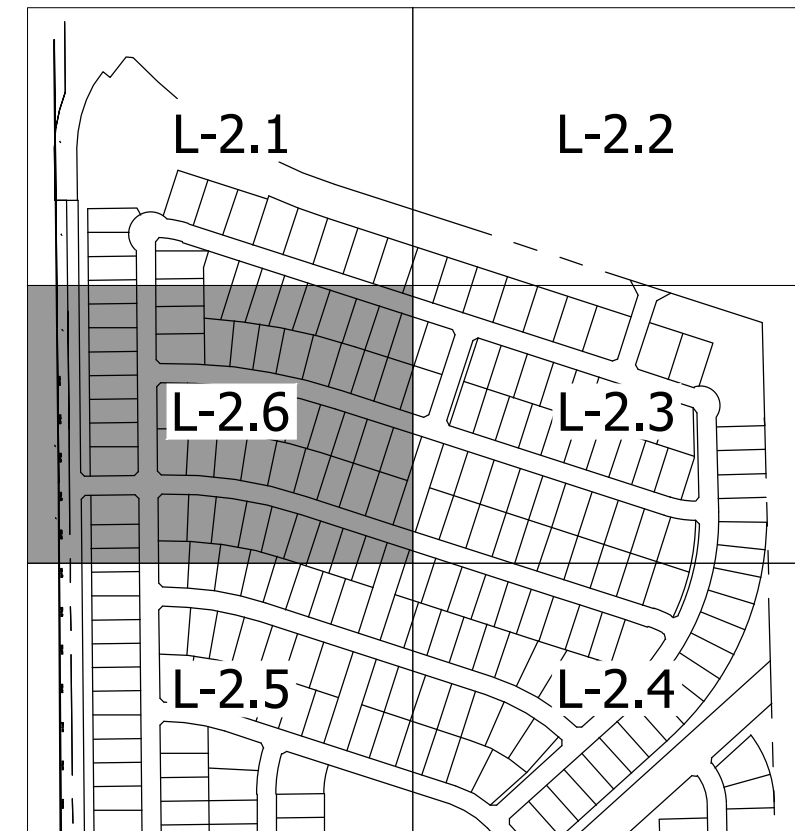
PROJECT NO.: 090-22-009

MATCHLINE 'B' SHEET L-2.1



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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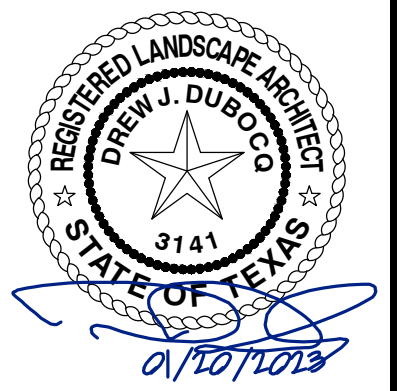
CASE NO. P2022-037

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QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description



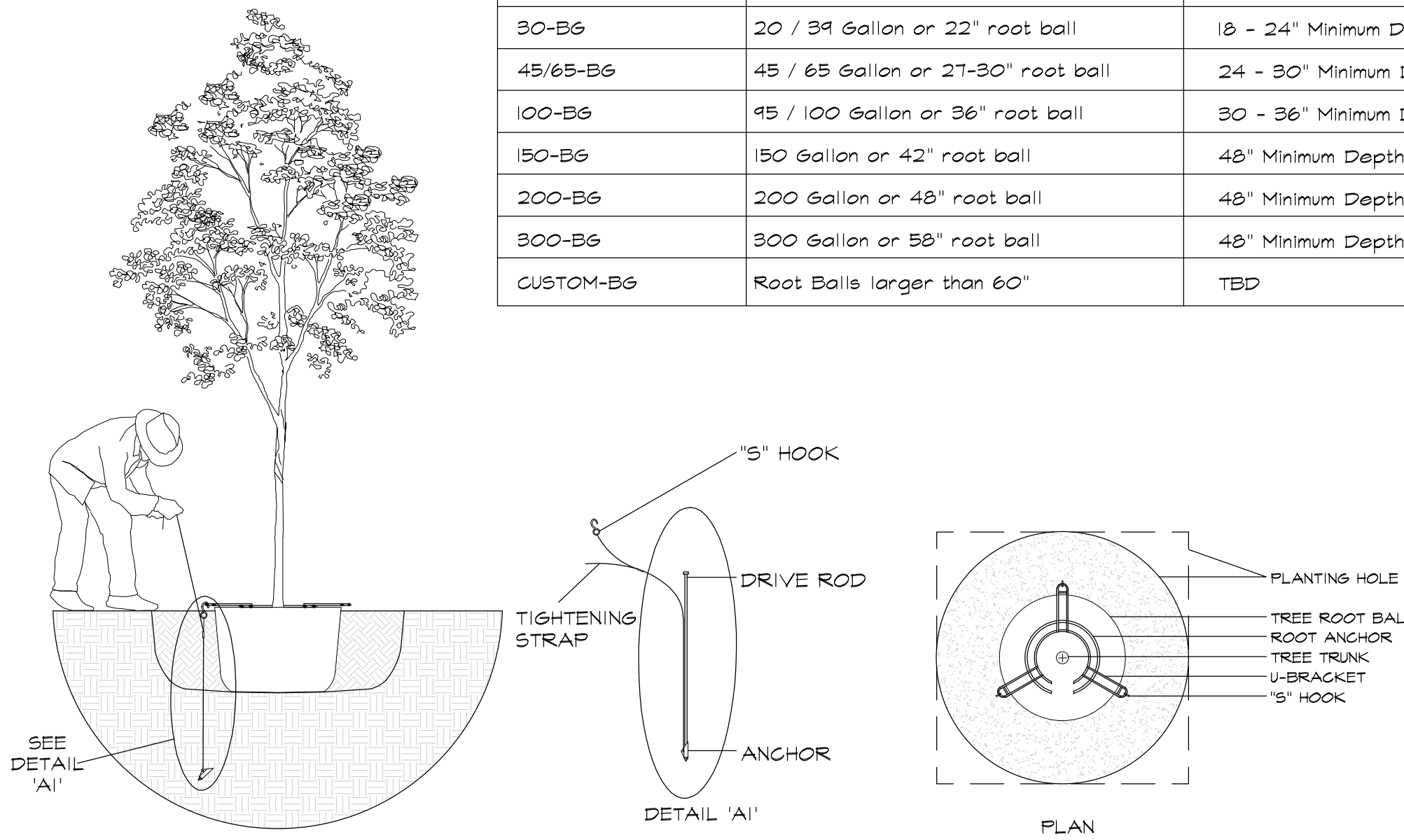
SHEET NO.  
**L-2.6**

PROJECT NO.: 090-22-009

**GENERAL NOTES :**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3A of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6A to 8A
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-B6	20 / 34 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-B6	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-B6	200 Gallon or 48" root ball	48" Minimum Depth	3 - V68 Anchors
300-B6	300 Gallon or 58" root ball	48" Minimum Depth	3 - V68 Anchors
CUSTOM-B6	Root Balls larger than 60"	TBD	

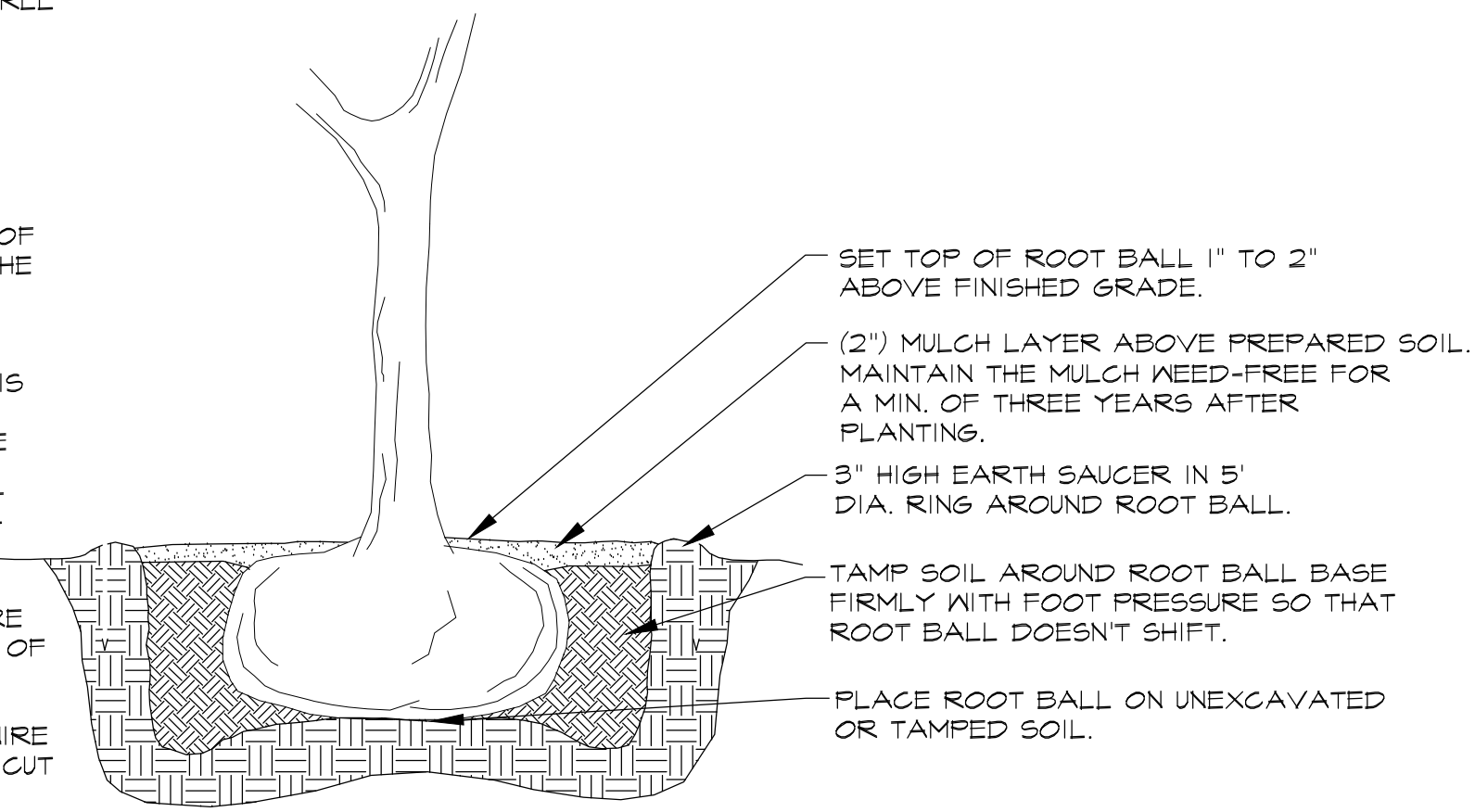


**A TREE STAKING DETAIL**  
NOT TO SCALE

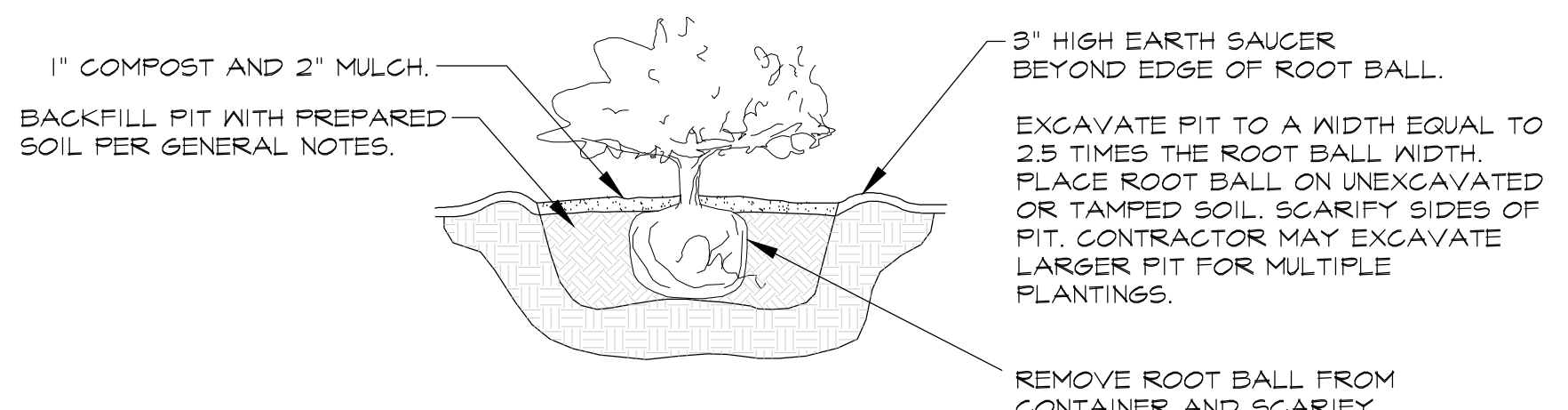
- STEP 1:**
- Set tree in planting pit.
  - Place anchor with ring side down against top of root ball.
  - Center root anchor's inner ring(s) around trunk of tree.
  - Align drive rod as close as possible to outside edge of u-bracket.
- STEP 2:**
- Drive anchor straight down into undisturbed subbase soil.
  - See chart for recommended depths per tree size.
- STEP 3:**
- Remove drive rod.
  - Repeat steps 1 & 2 for all three (3) anchor locations.
  - Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
  - Place "5" hook over the end of the u-bracket.
  - Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
  - Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**B TREE PLANTING DETAIL**  
NOT TO SCALE



**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

PLANT SCHEDULE		BOTANICAL / COMMON NAME		CONT	CAL	SIZE	NOTES
TREES	QTY	BOTANICAL / COMMON NAME		CONT	CAL	SIZE	NOTES
	10	CERCIS RENIFORMIS / OKLAHOMA / OKLAHOMA RED BUD		30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	25	CHLOPSIS LINEARIS / DESERT WILLOW		30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	9	EXISTING TREE TO REMAIN		N/A			
	18	ILEX VOMITORIA / YAUPON HOLLY		30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	23	LAGERSTROEMIA INDICA / TUSCARORA / CRAPE MYRTLE		30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	23	PINUS TAEDA / LOBLOLLY PINE		100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	32	QUERCUS SHUMARDII / SHUMARD RED OAK		100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	40	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	12	TAXODIUM DISTICHUM / BALD CYPRESS		100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	29	VITEX AGNUS-CASTUS / CHASTE TREE		30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME		CONT	SIZE	SPACING	NOTES
	29	CORTADERIA SELLOANA / PAMPAS GRASS		5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	16	HESPERALOE PARVIFLORA / RED YUCCA		5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	1,045	ILEX CORNUTA / DWARF BURFORD / DWARF BURFORD HOLLY		5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	91	MUHLLENBERGIA CAPILLARIS / PINK MUHLY		5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	48	NASSELLA TENUISSIMA / PONY TAILS / MEXICAN FEATHER GRASS		1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	142	SALVIA GREGGII / AUTUMN SAGE		1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME		NOTES			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS		SOD			
	1,330	SEASONAL ANNUALS		4" POTS, 8" O.C., TRIANGULAR SPACING			

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REGISTRATION # F-10599 (TEXAS)

**QUAL HOLLOW**  
ROCKWALL, TEXAS

**LANDSCAPE NOTES**

No.	Date	Revision Description

REGISTERED LANDSCAPE ARCHITECT  
DREW J. DUBOCCO  
STATE OF TEXAS  
3141  
01/10/2013

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DEVELOPER: SKORBURG COMPANY  
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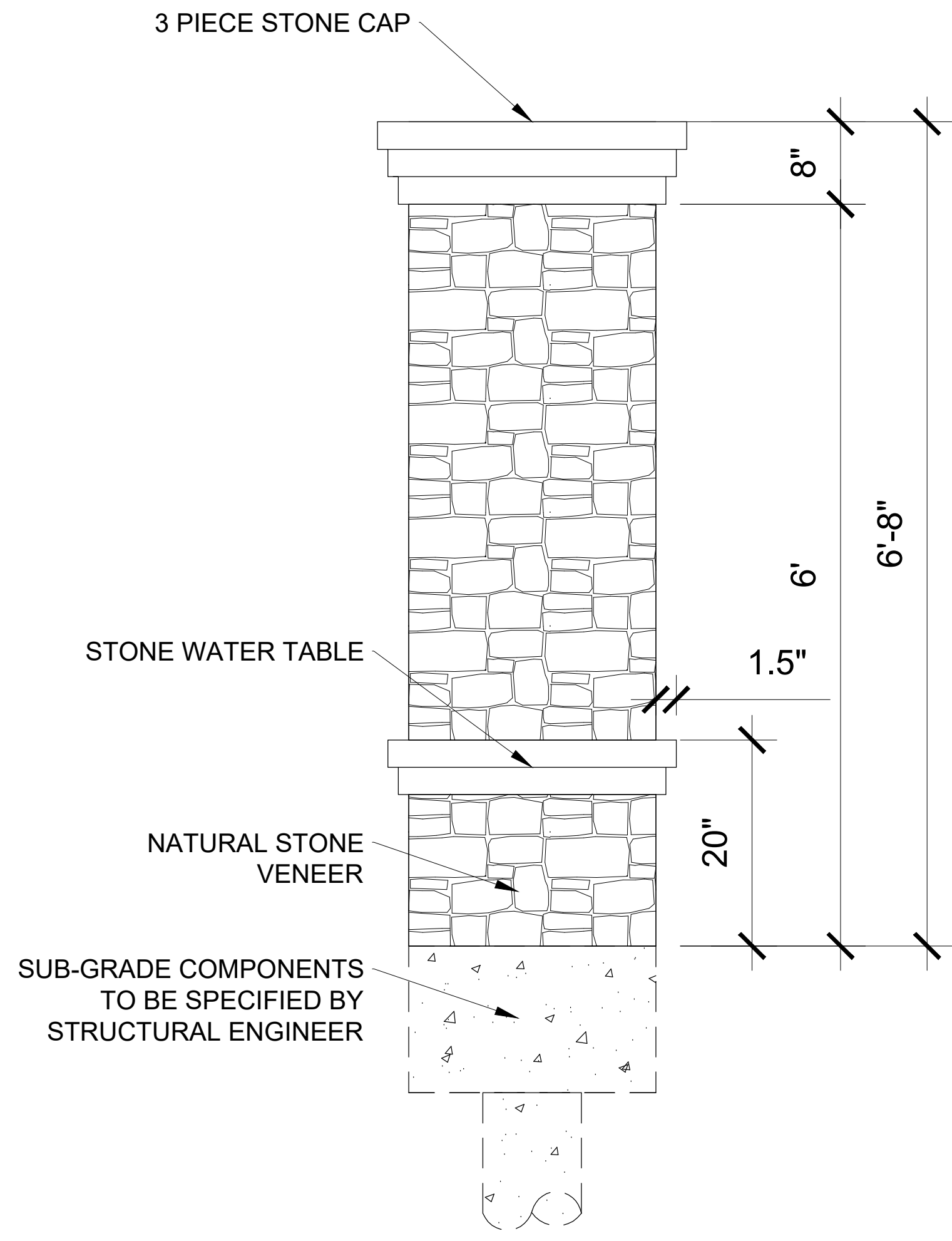
CASE NO. P2022-037

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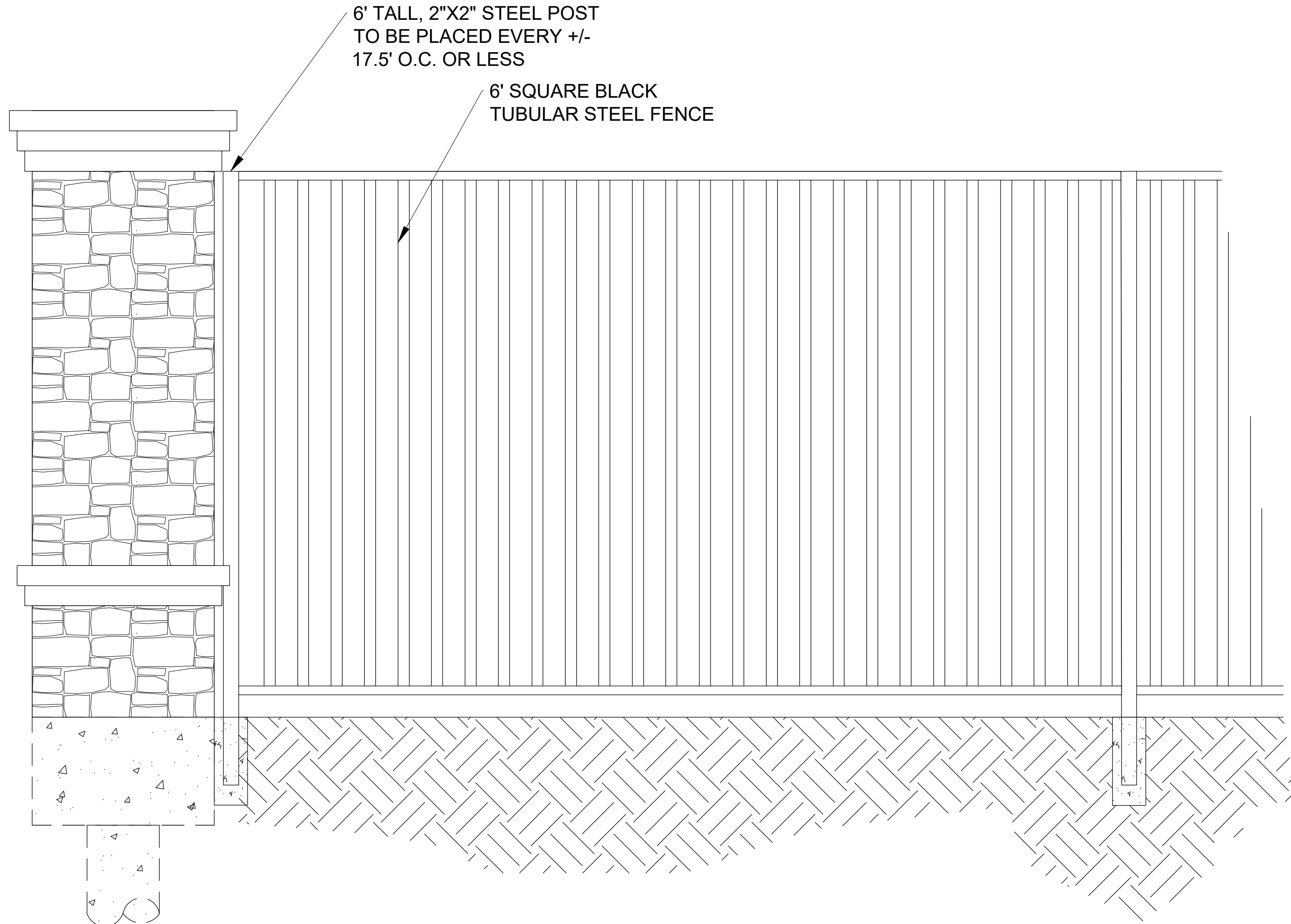
SHEET NO.

**L-2.7**

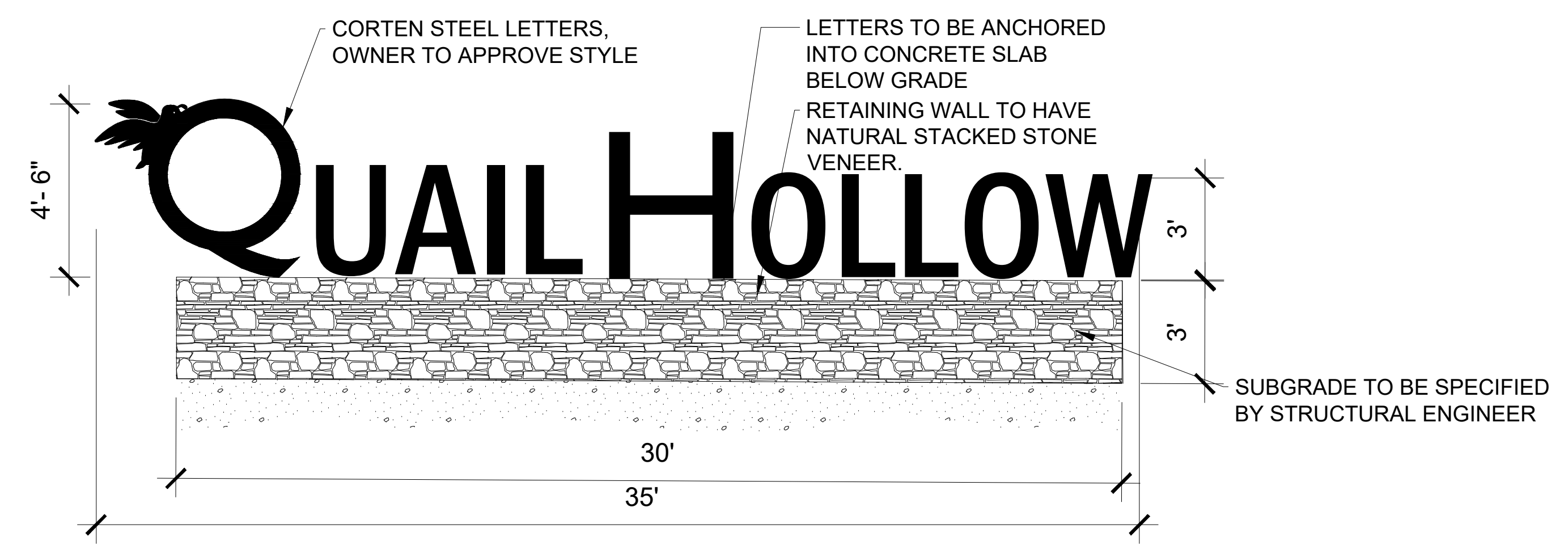
PROJECT NO.: 090-22-009



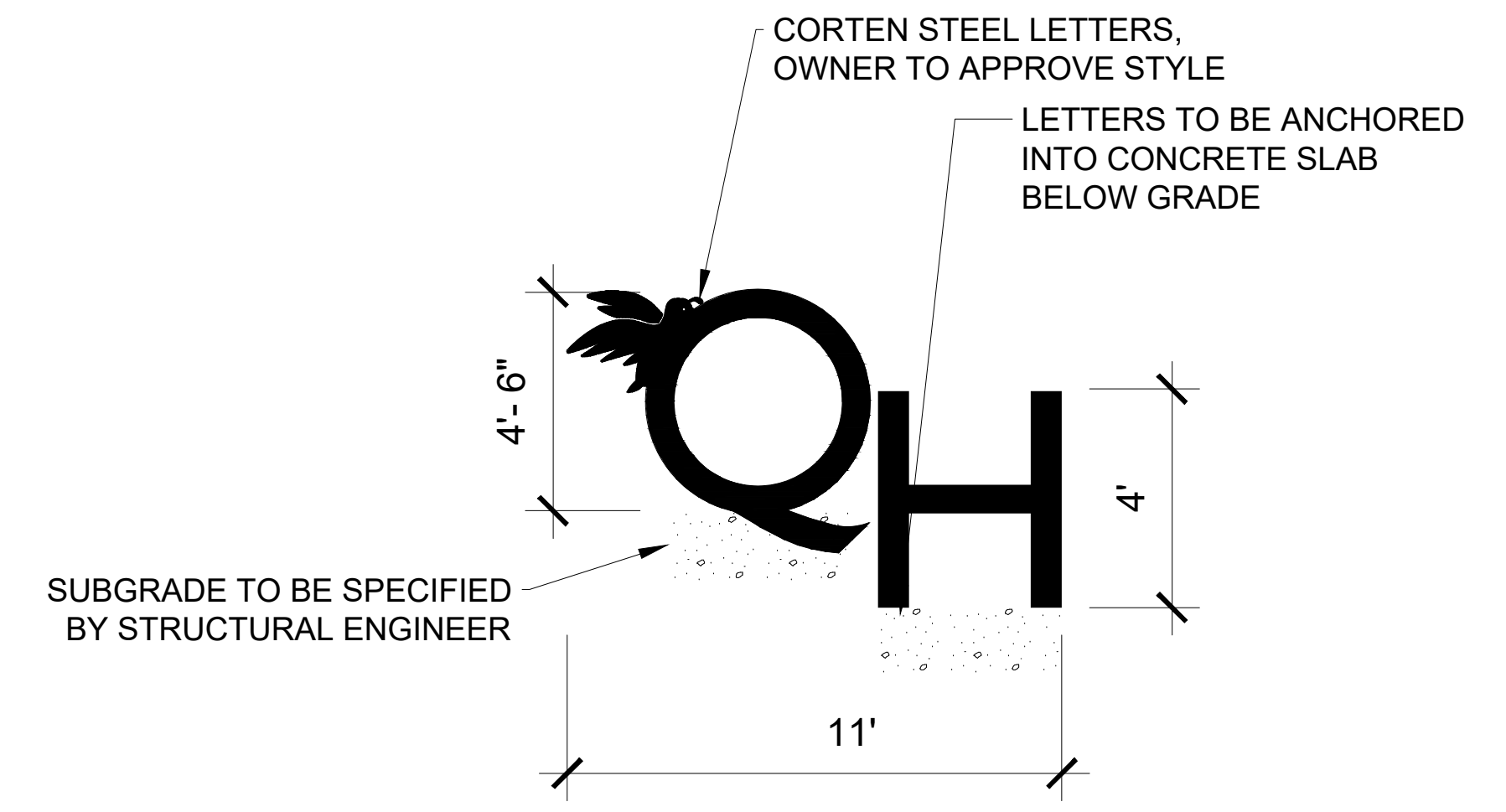
D PRIMARY COLUMN NOT TO SCALE



E DECORATIVE METAL FENCE W/ MASONRY COLUMN NOT TO SCALE



F PRIMARY MONUMENT SIGN NOT TO SCALE



G SECONDARY MONUMENT SIGN NOT TO SCALE

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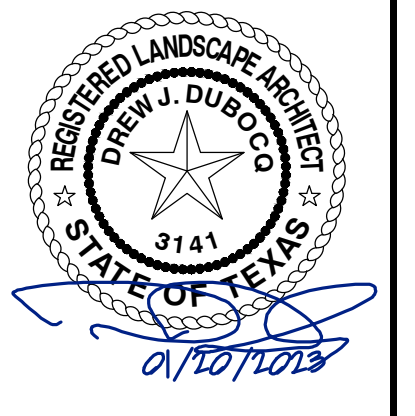
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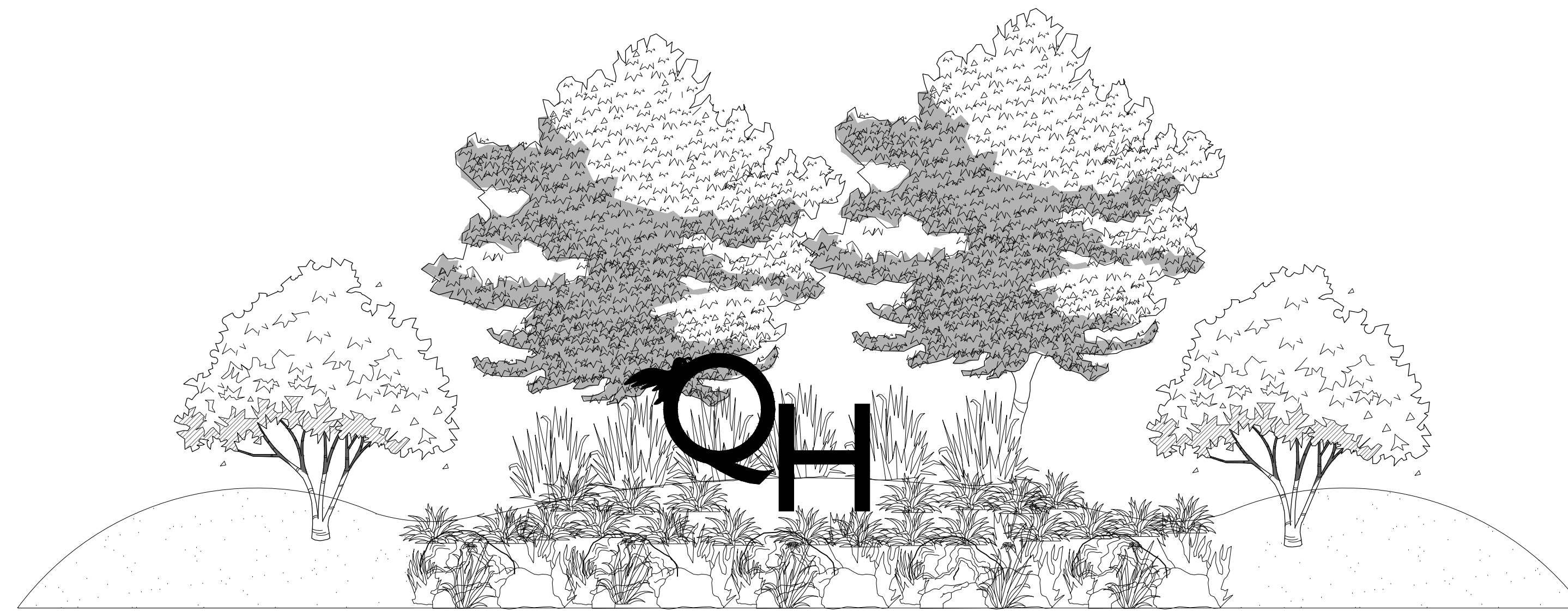


SHEET NO.

L-2.8

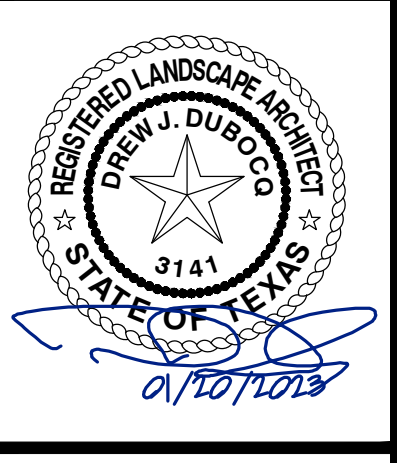


H PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



I SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

No.	Date	Revision Description



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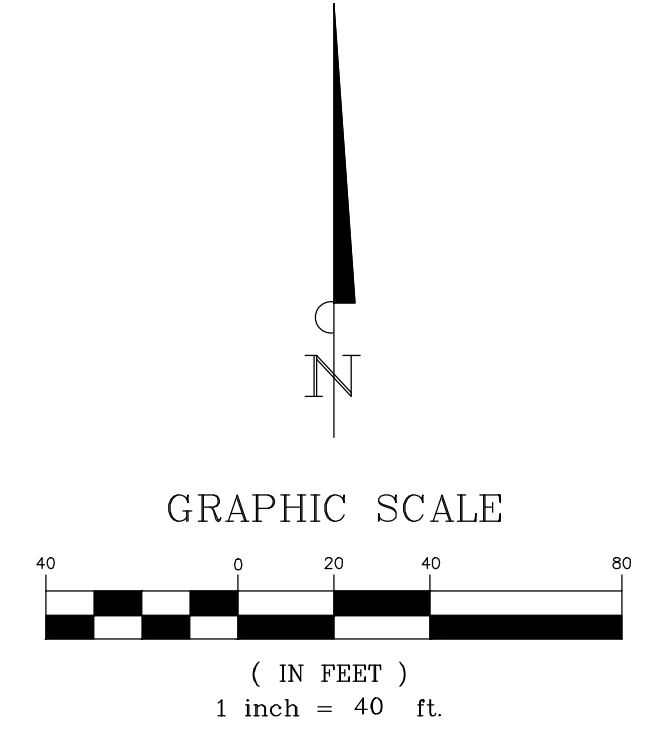
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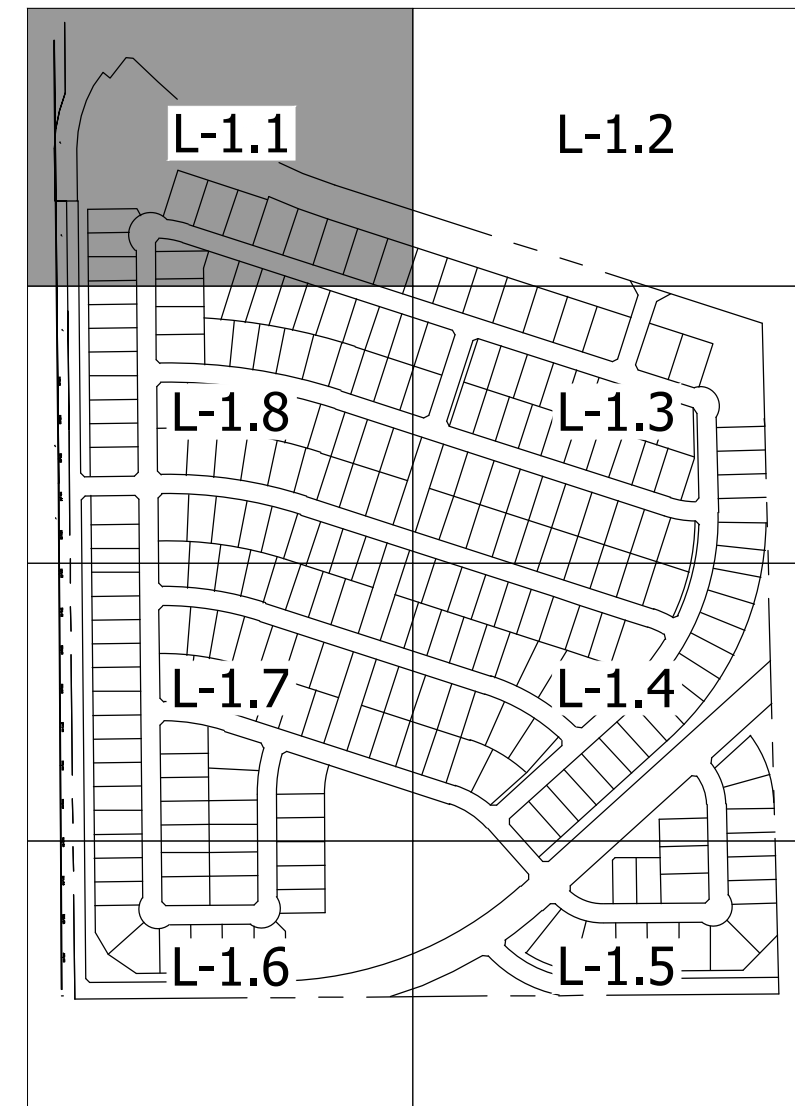




MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP  
SCALE: 1"=500'



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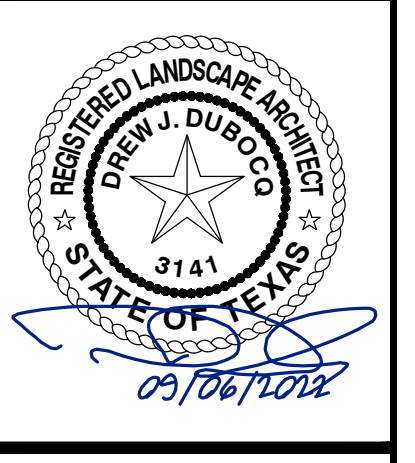
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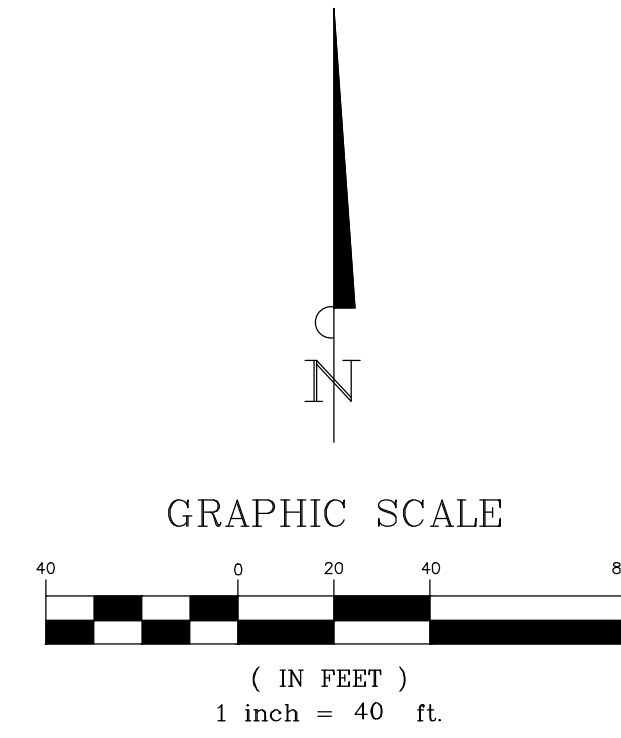
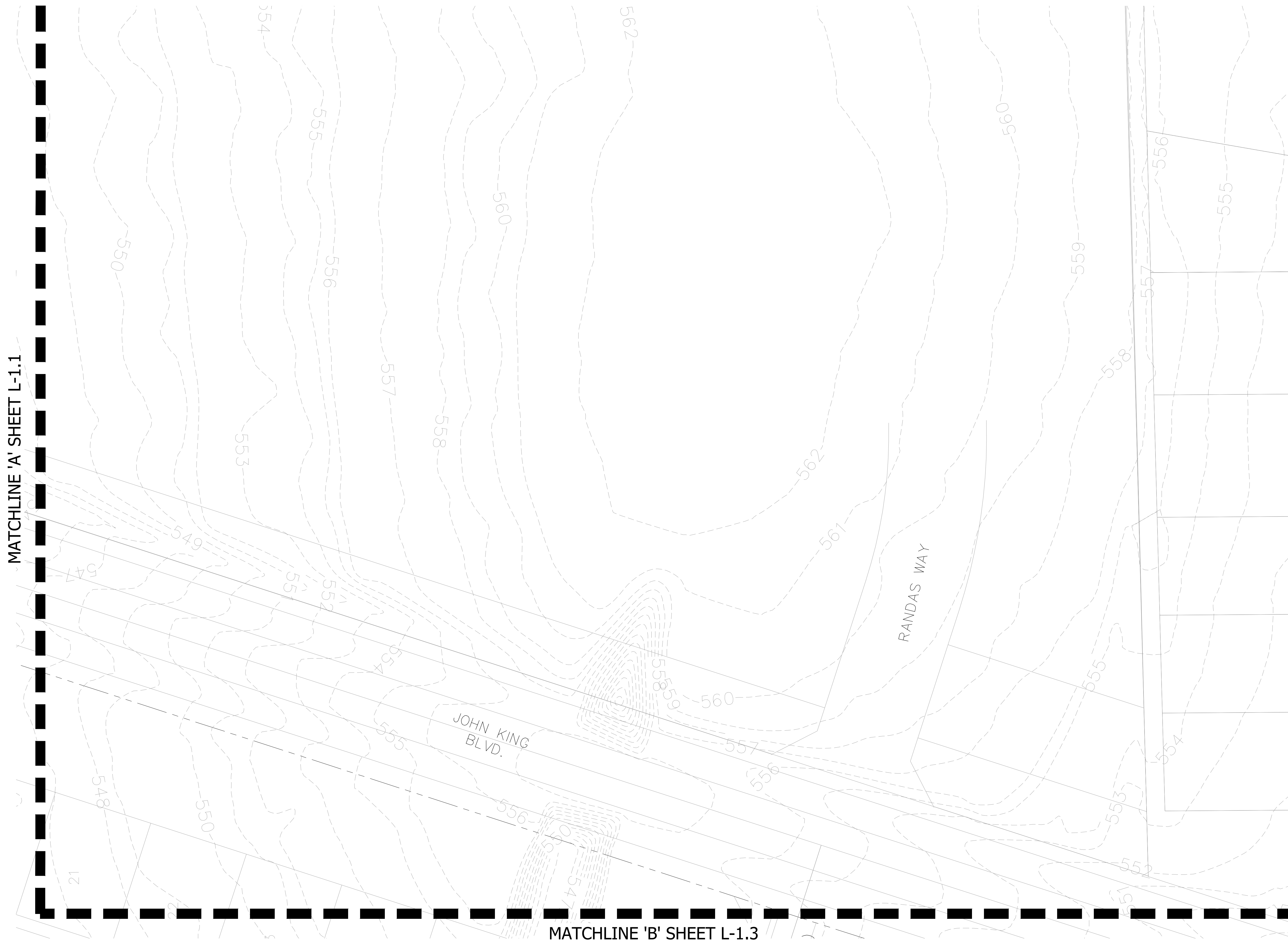
HANCE DEVELOPMENT  
 ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.1**

PROJECT NO.: 090-22-009



KEY MAP  
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

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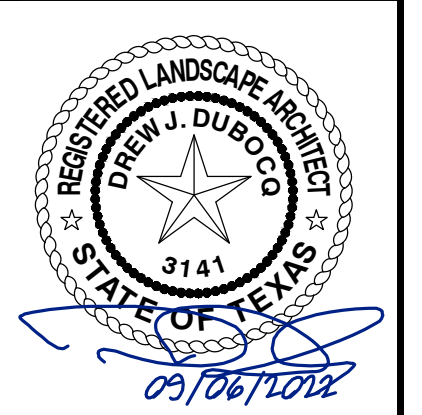
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description

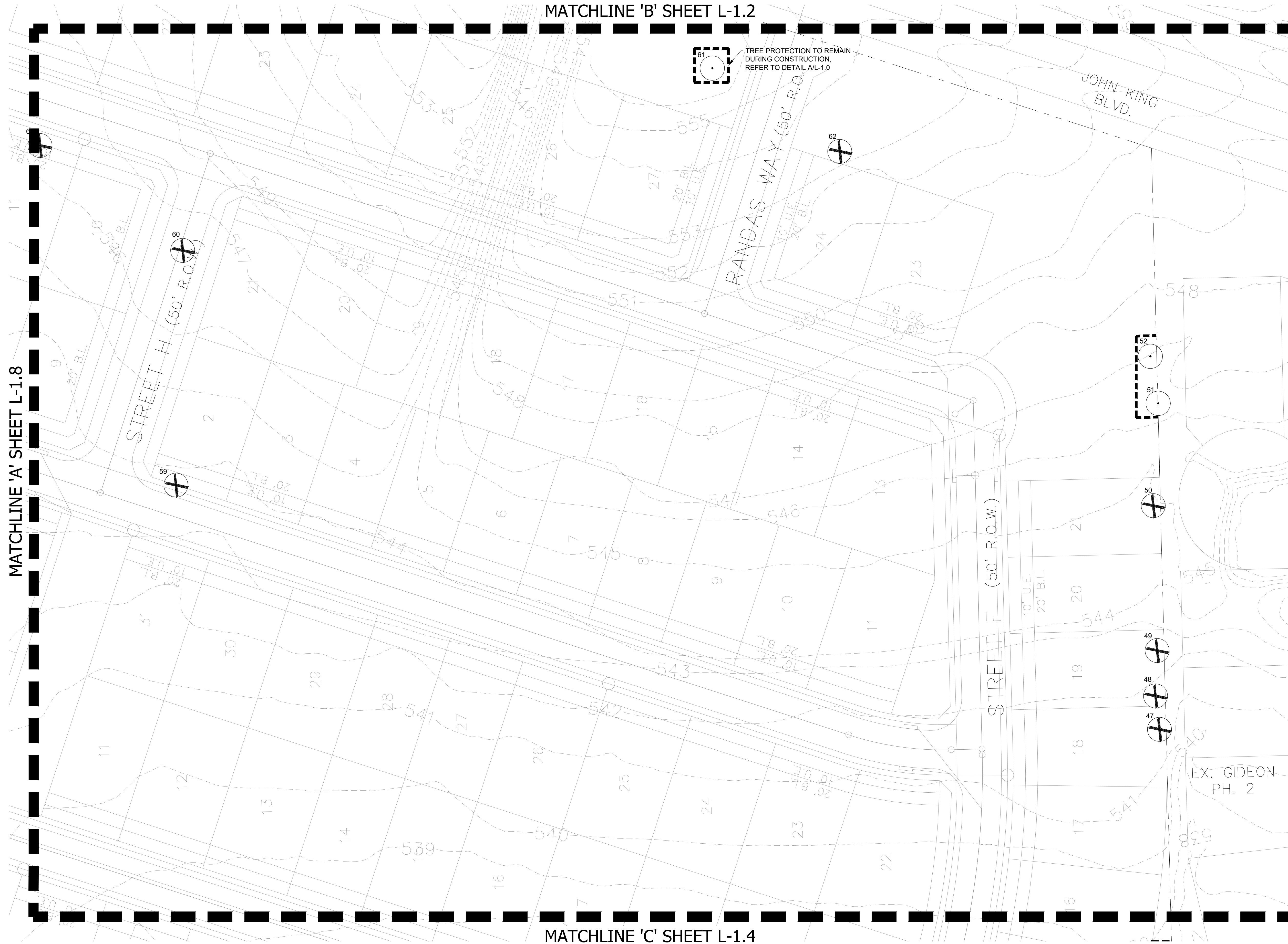


SHEET NO.

**L-1.2**

PROJECT NO.: 090-22-009



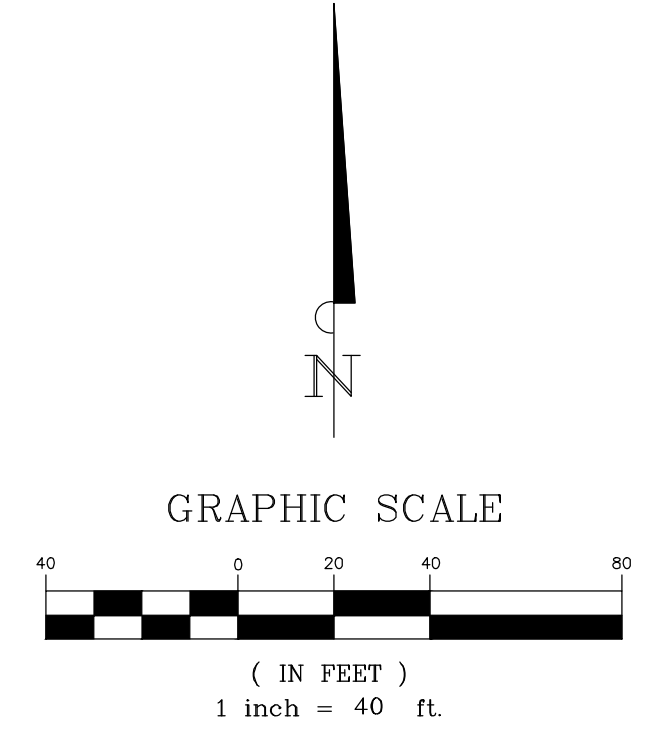


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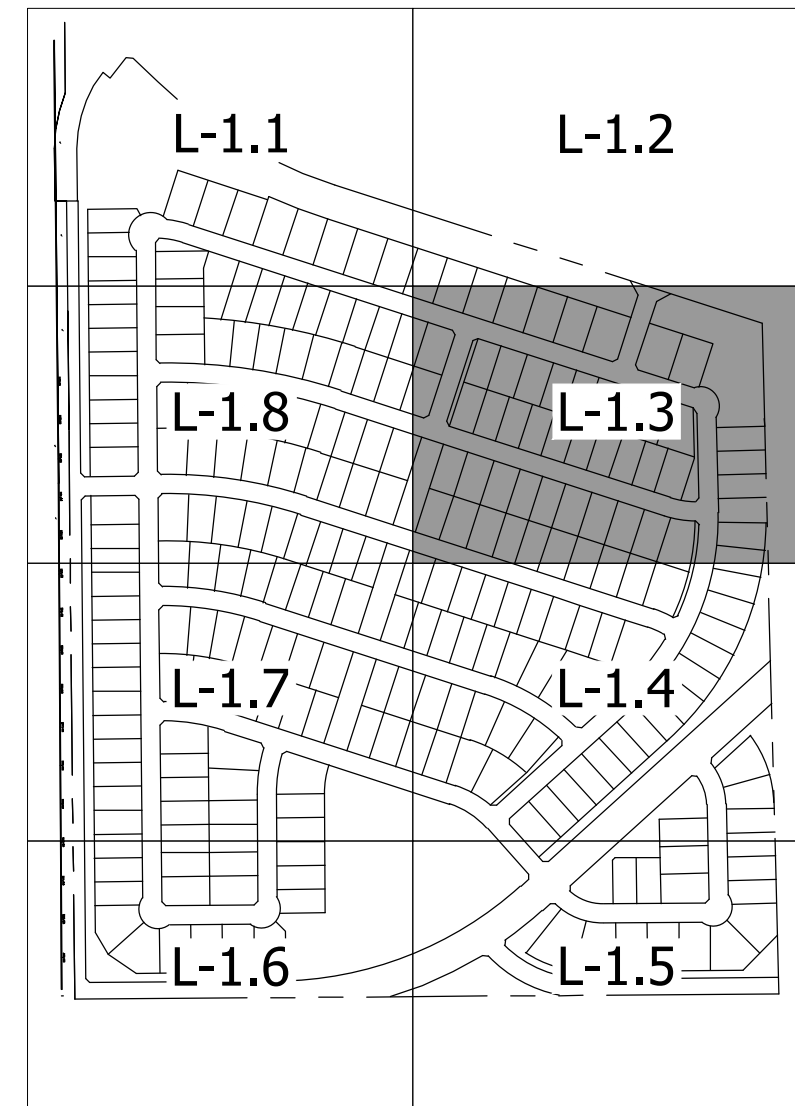
MATCHLINE 'B' SHEET L-1.2

MATCHLINE 'C' SHEET L-1.4

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



KEY MAP  
SCALE: 1"=500'



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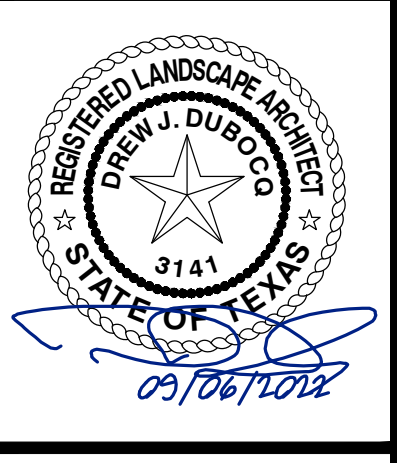
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**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.3**

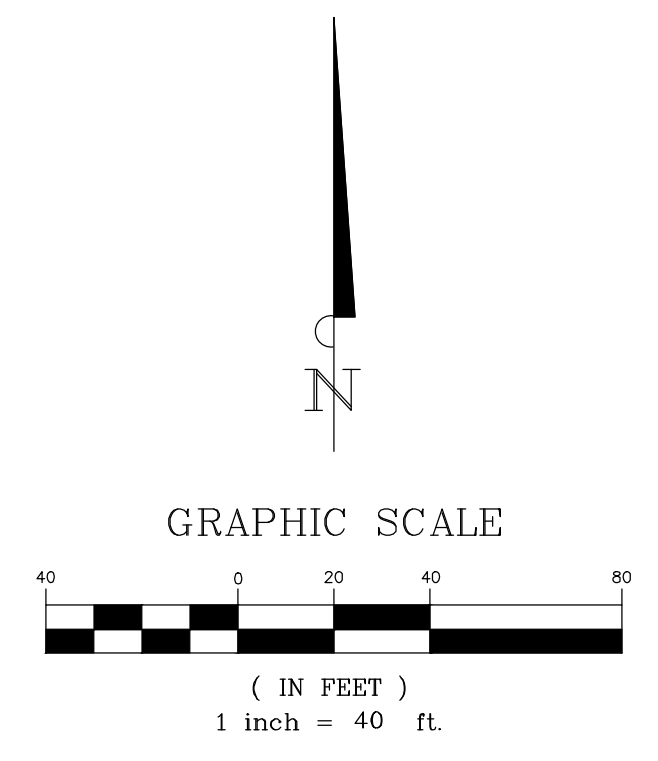
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

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



KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

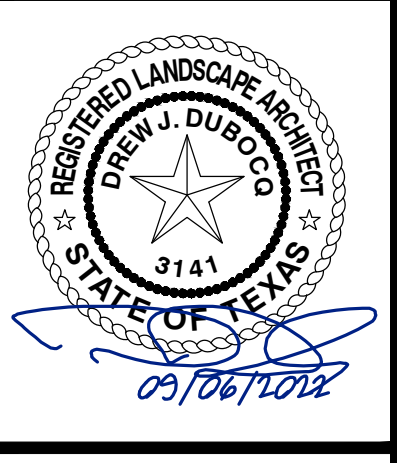
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**BANNISTER**  
**ENGINEERING**  
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



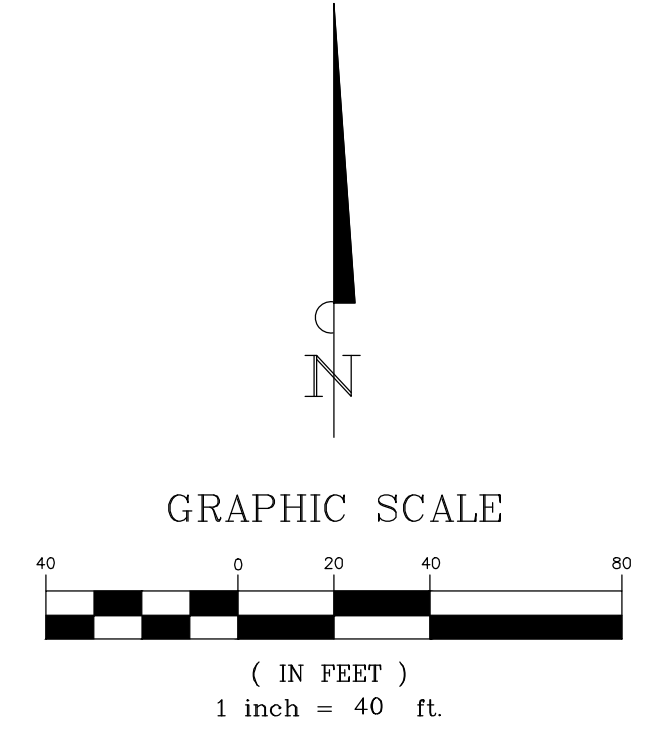
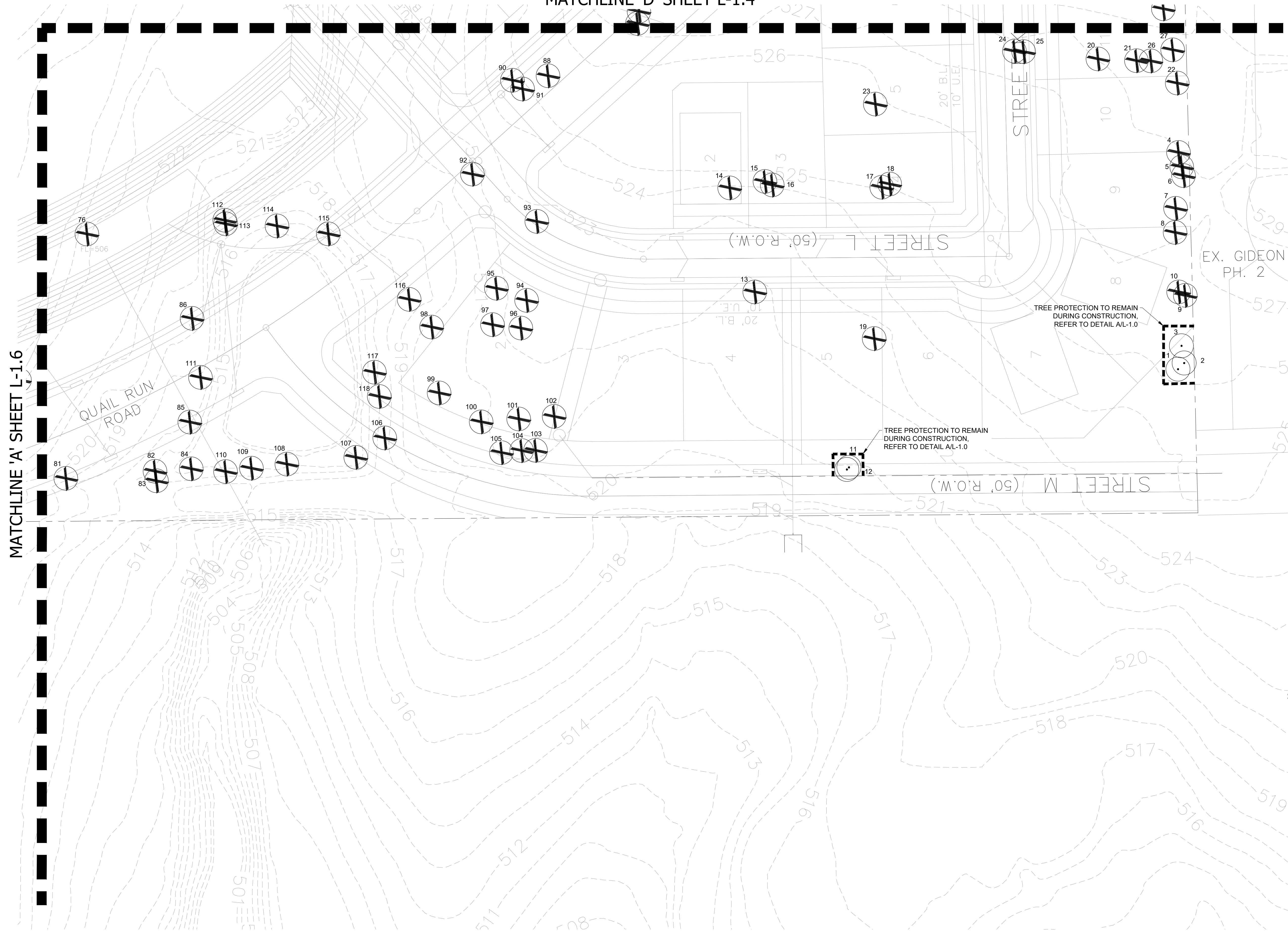
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**L-1.4**

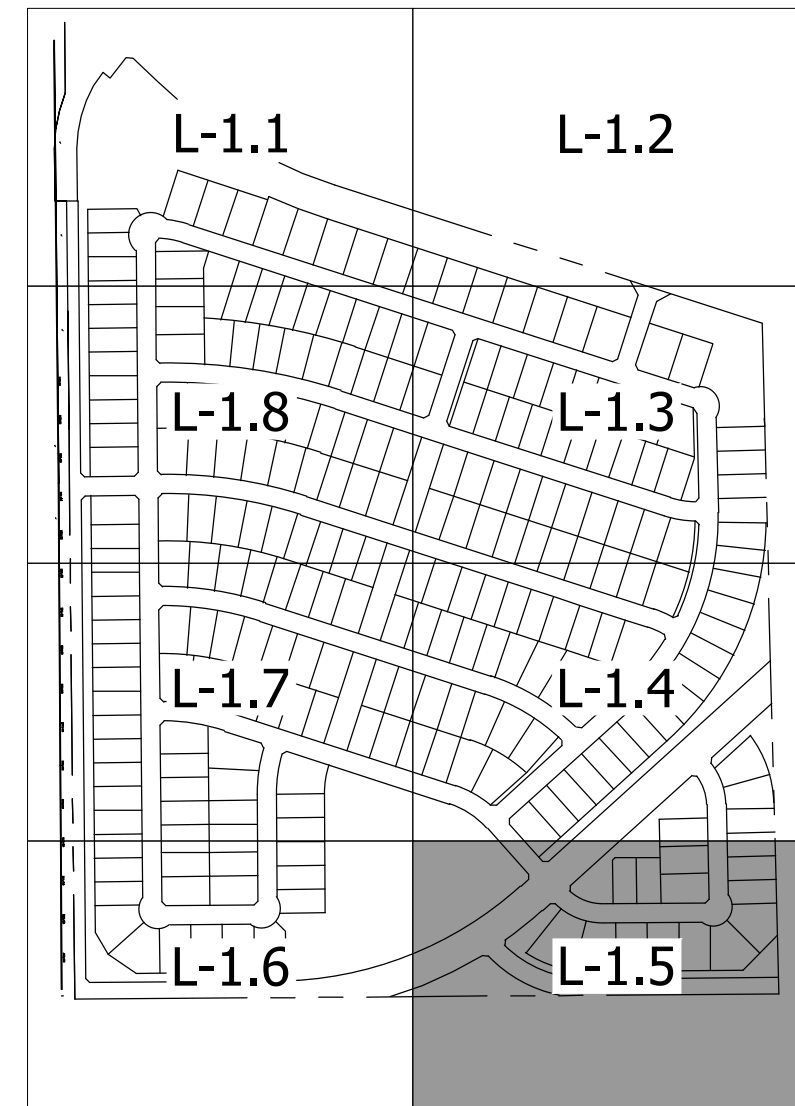
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

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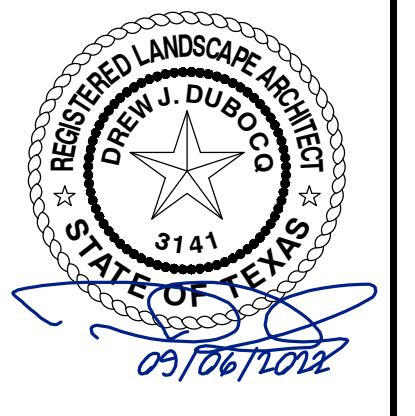
**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
ROCKWALL, TEXAS

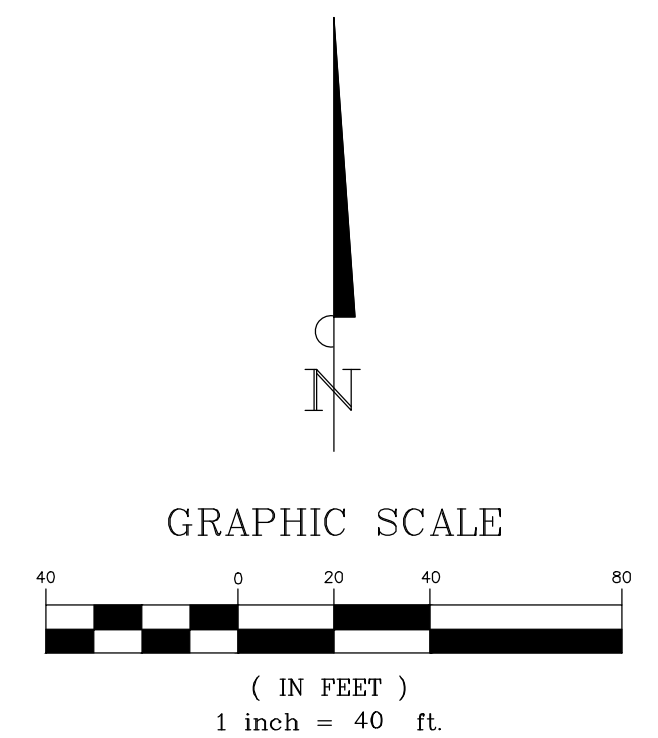
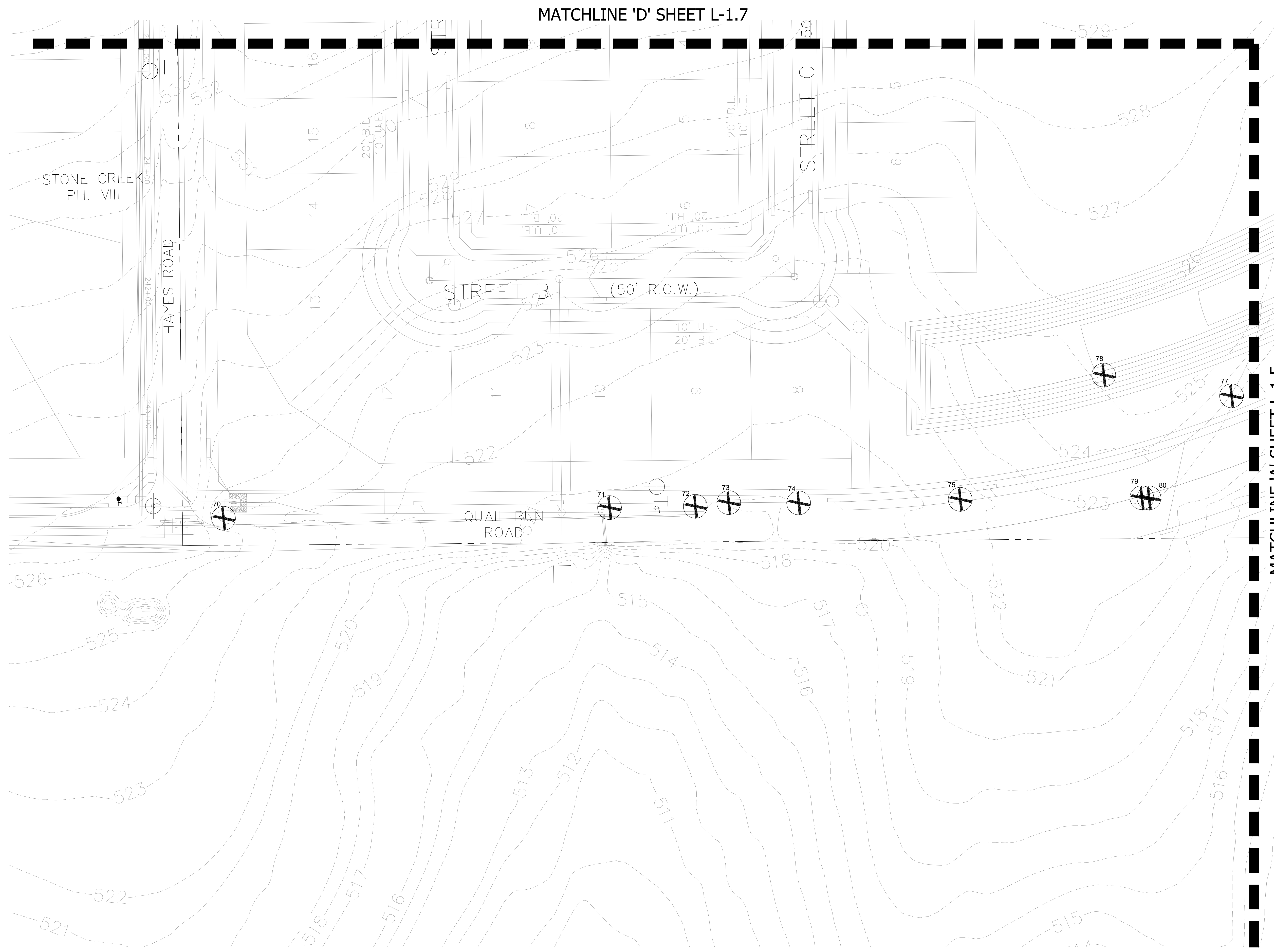
**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009

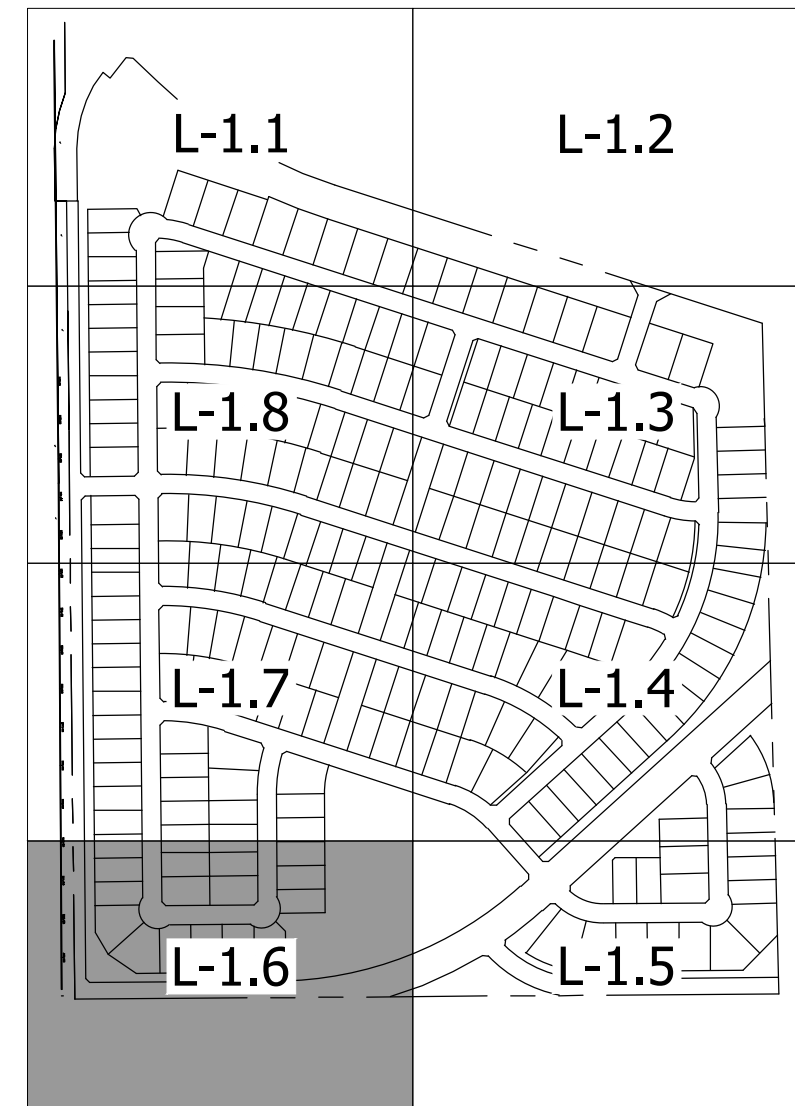


SHEET NO.  
**L-1.5**



MATCHLINE 'A' SHEET L-1.5

KEY MAP  
SCALE: 1"=500'



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(@ least 48 hours prior to digging)

CASE NO. P2022-037

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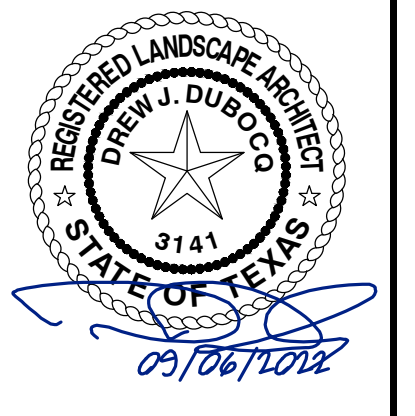
**BANNISTER**  
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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description

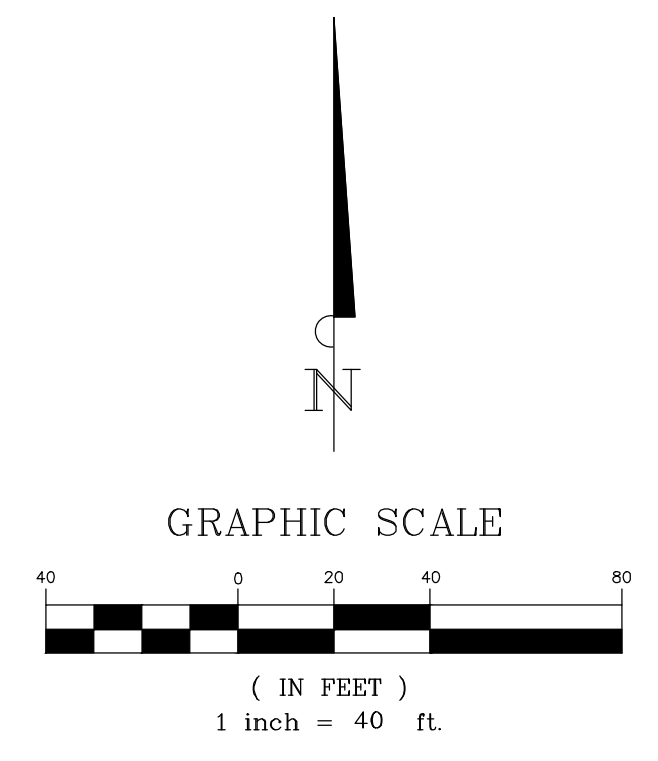
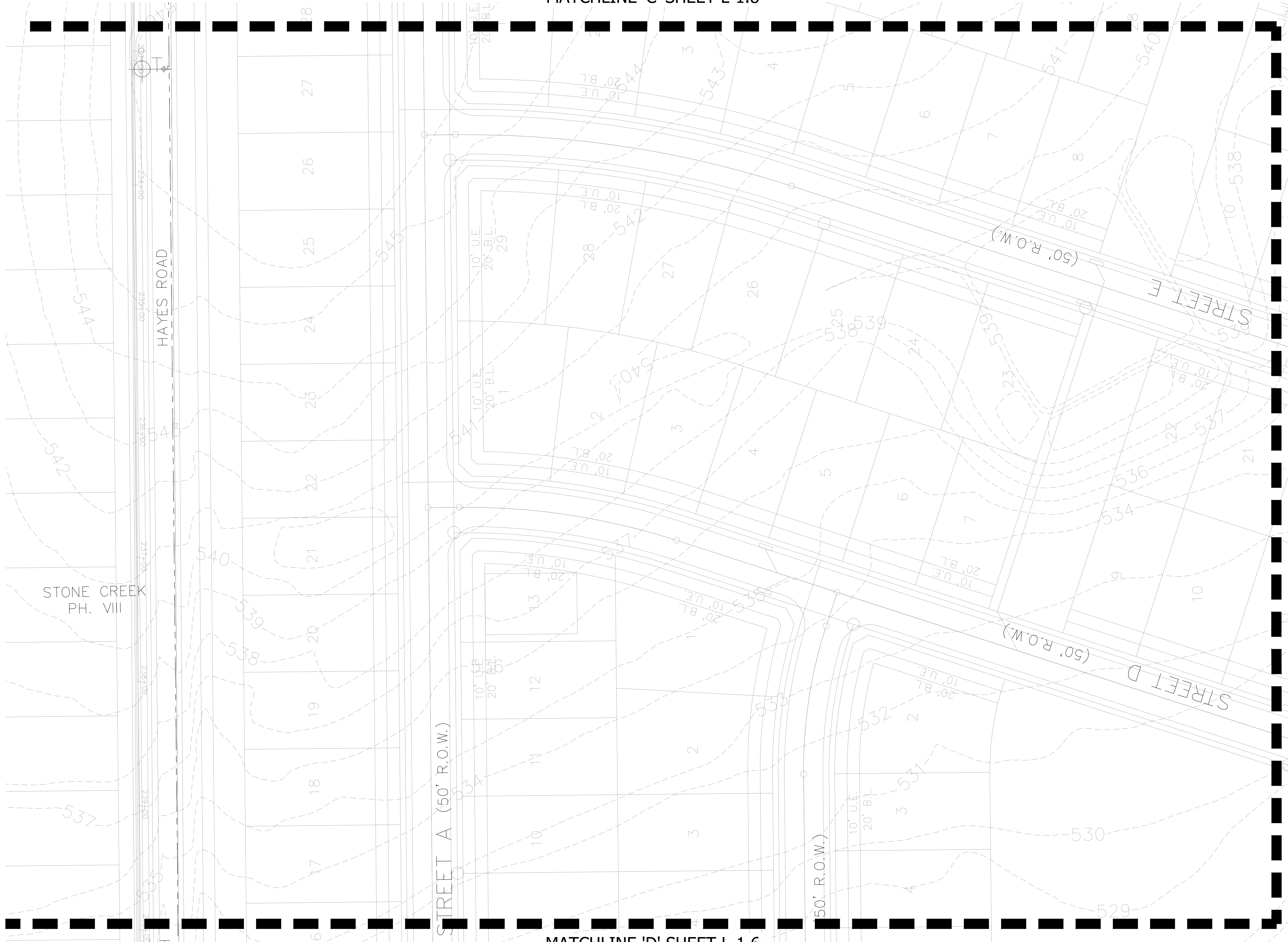
PROJECT NO.: 090-22-009



SHEET NO.

**L-1.6**

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

MATCHLINE 'D' SHEET L-1.6

KEY MAP  
SCALE: 1"=500'



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 (@ least 48 hours prior to digging)

CASE NO. P2022-037

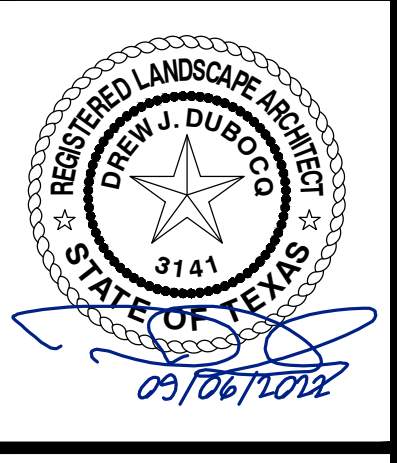
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

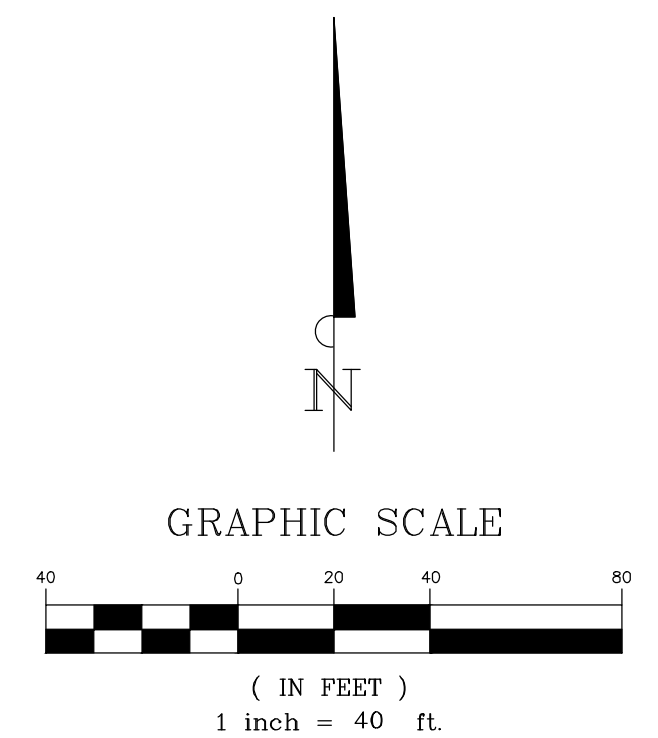
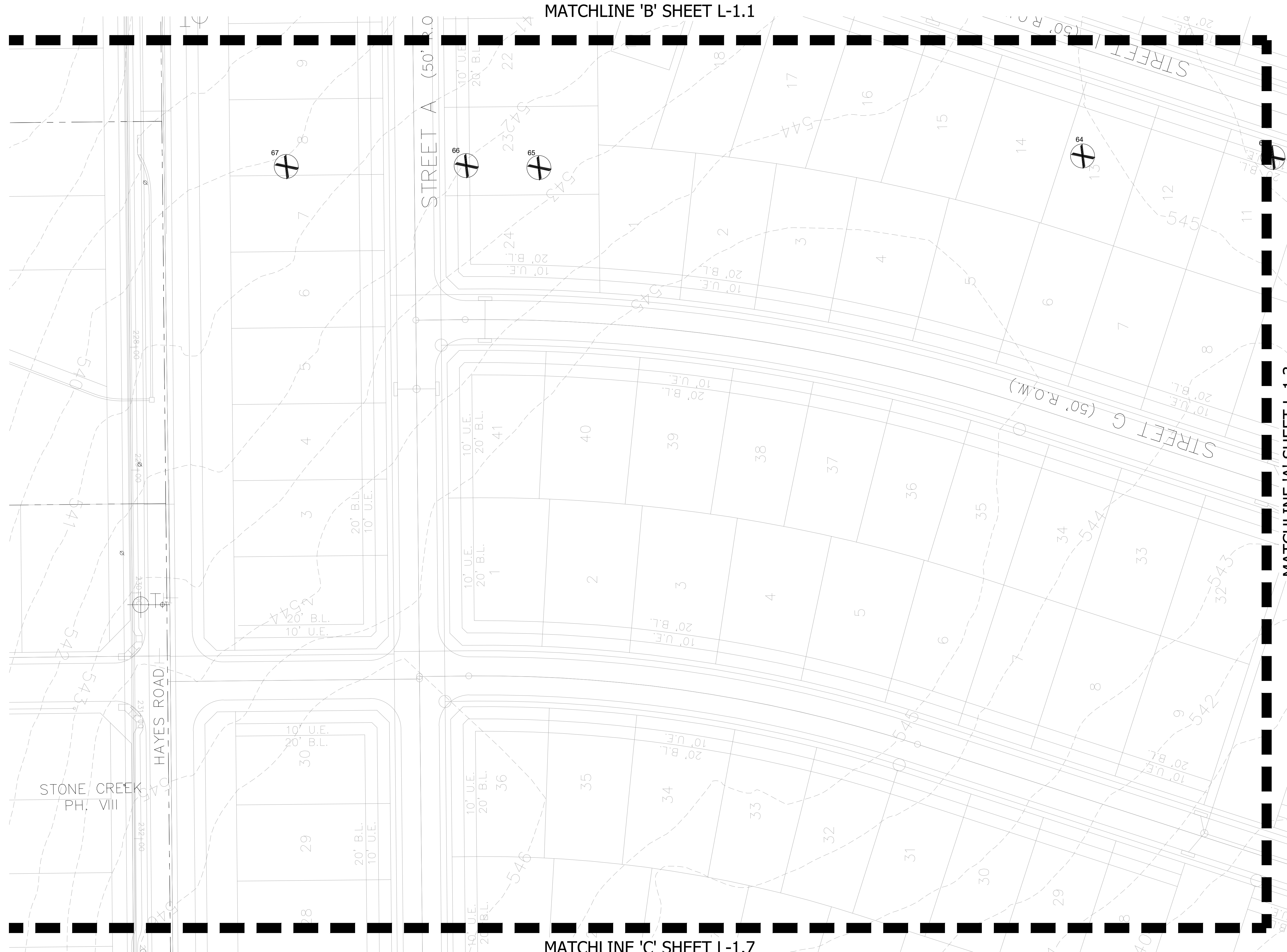
**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.7**

PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.3

KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

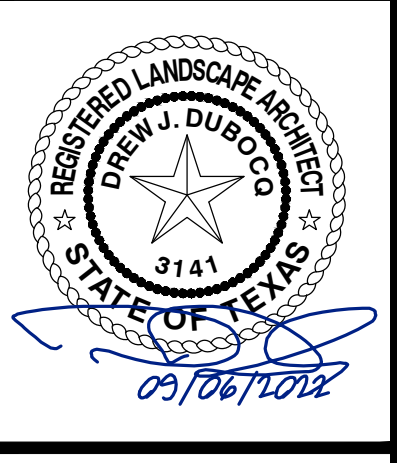
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REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.8**

PROJECT NO.: 090-22-009



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

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

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

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

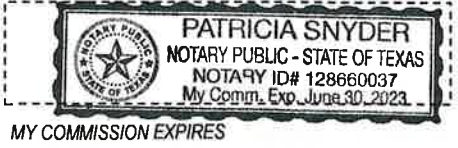
## NOTARY VERIFICATION [REQUIRED]

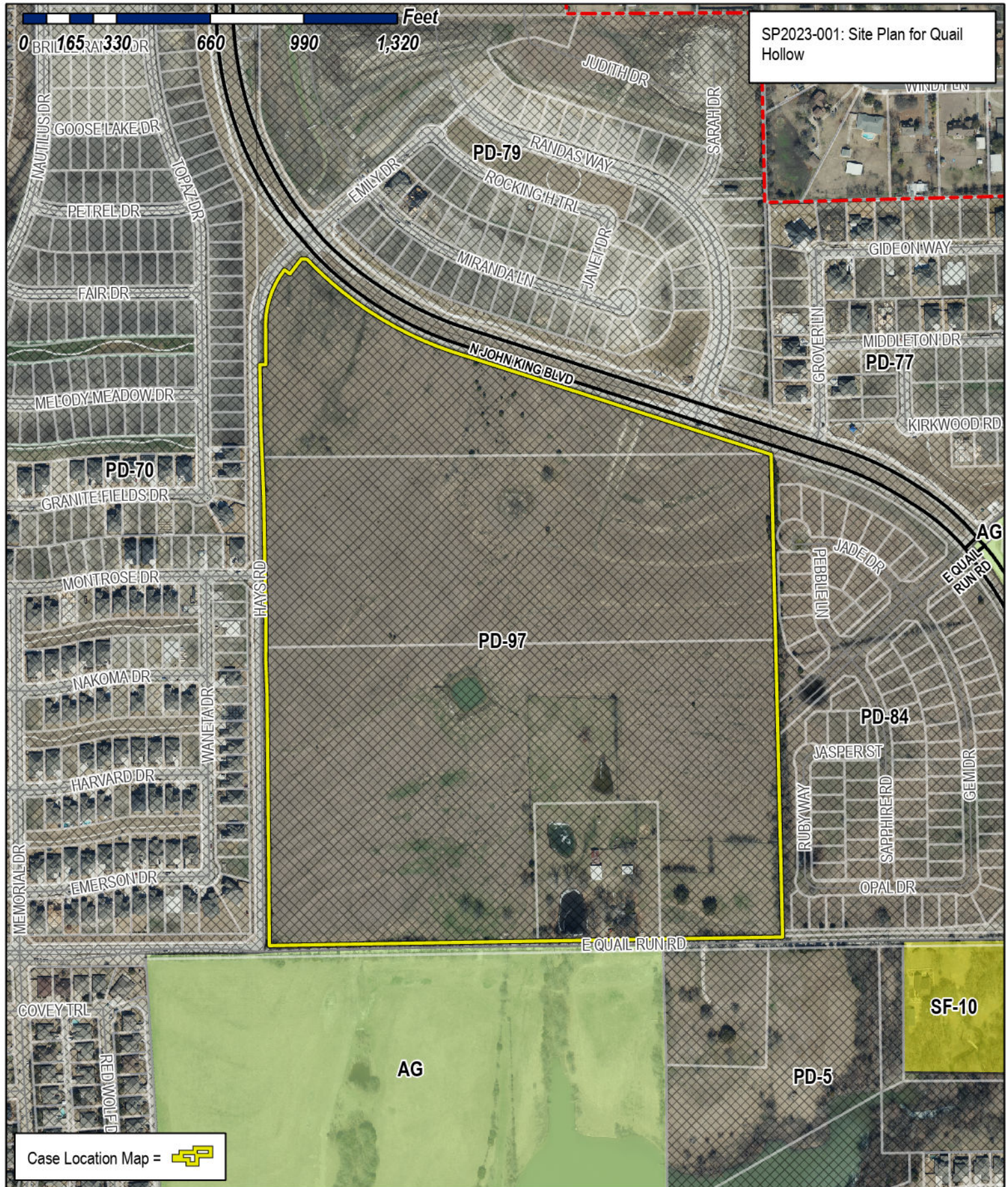
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2023-001: Site Plan for Quail Hollow

Case Location Map =



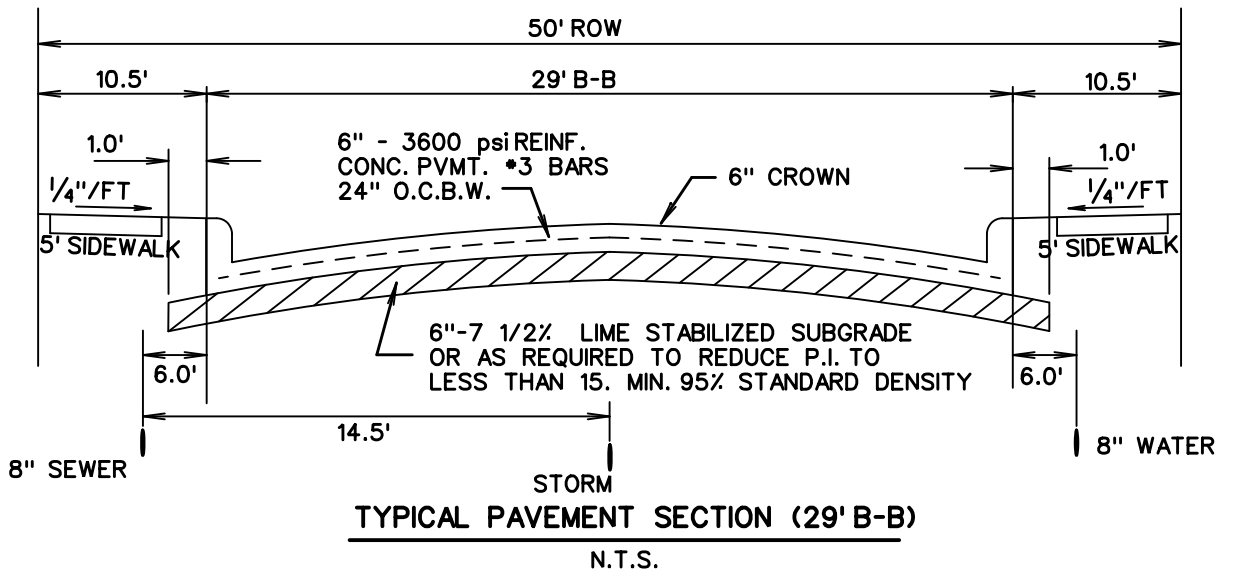
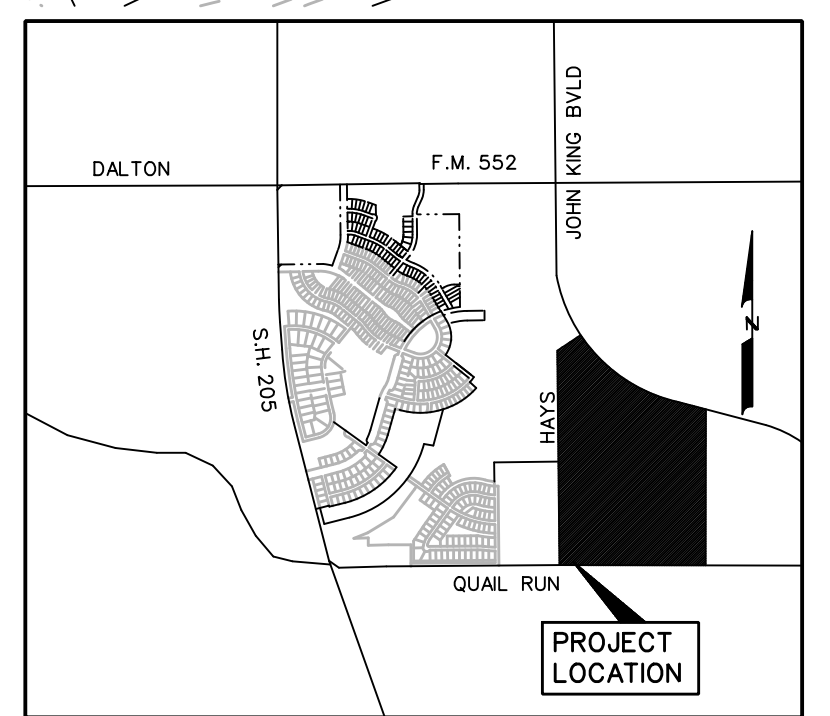
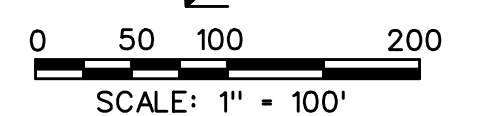
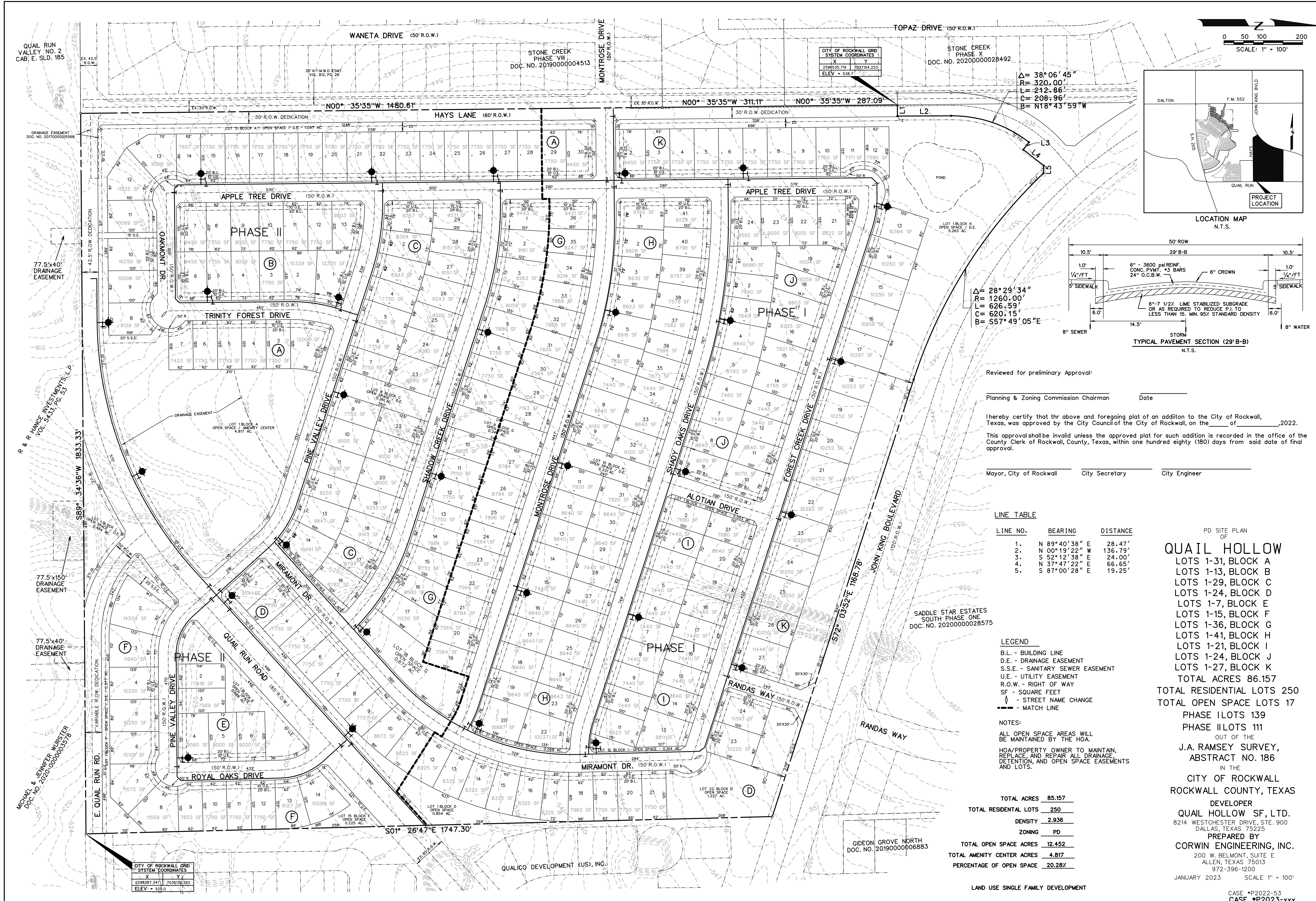
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**LINE TABLE**

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

**LEGEND**

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

**NOTES:**

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

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

PD SITE PLAN OF

### QUAIL HOLLOW

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

TOTAL ACRES 86.157  
 TOTAL RESIDENTIAL LOTS 250  
 TOTAL OPEN SPACE LOTS 17  
 PHASE I LOTS 139  
 PHASE II LOTS 111

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

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DEVELOPER  
 QUAIL HOLLOW SF, LTD.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

LAND USE SINGLE FAMILY DEVELOPMENT

CASE #P2022-53  
 CASE #P2023-xxx

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598387.341	7036150.262
ELEV. = 923.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598355.719	7037154.253
ELEV. = 538.7	

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

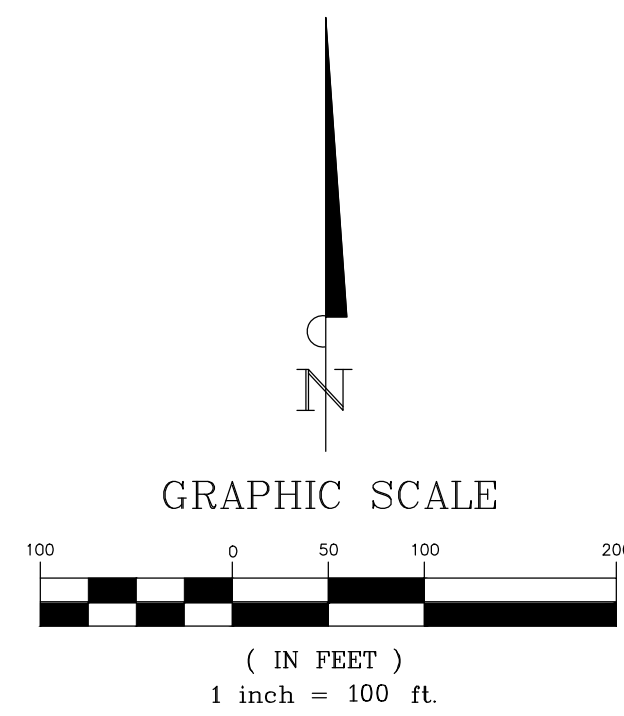
$\Delta = 28^{\circ}29'34''$   
 $R = 1260.00'$   
 $L = 626.59'$   
 $C = 620.15'$   
 $B = S57^{\circ}49'05''E$

GIDEON GROVE NORTH  
 DOC. NO. 2019000006883

QUALICO DEVELOPMENT (US), INC.



VICINITY MAP  
NTS



**LANDSCAPE TABULATIONS:**

JOHN KING BLVD REQUIRED:	1,795 L.F.
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD REQUIRED:	1,318 L.F.
1 CANOPY TREES PER 50 L.F.	26 TREES
1 ACCENT TREES PER 50 L.F.	26 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	30 TREES
ACCENT TREES	28 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD REQUIRED:	120 L.F.
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
BERMS AND SHRUBS	PROVIDED
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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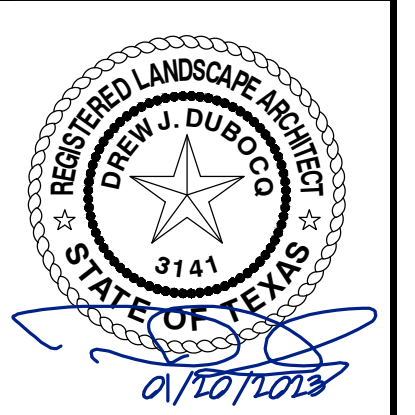
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**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAL HOLLOW  
ROCKWALL, TEXAS  
**OVERALL LANDSCAPE PLAN**

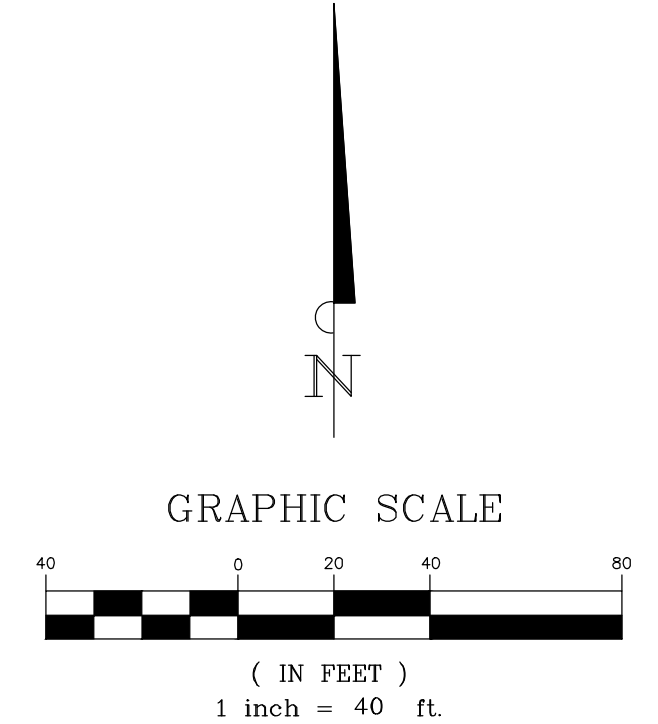
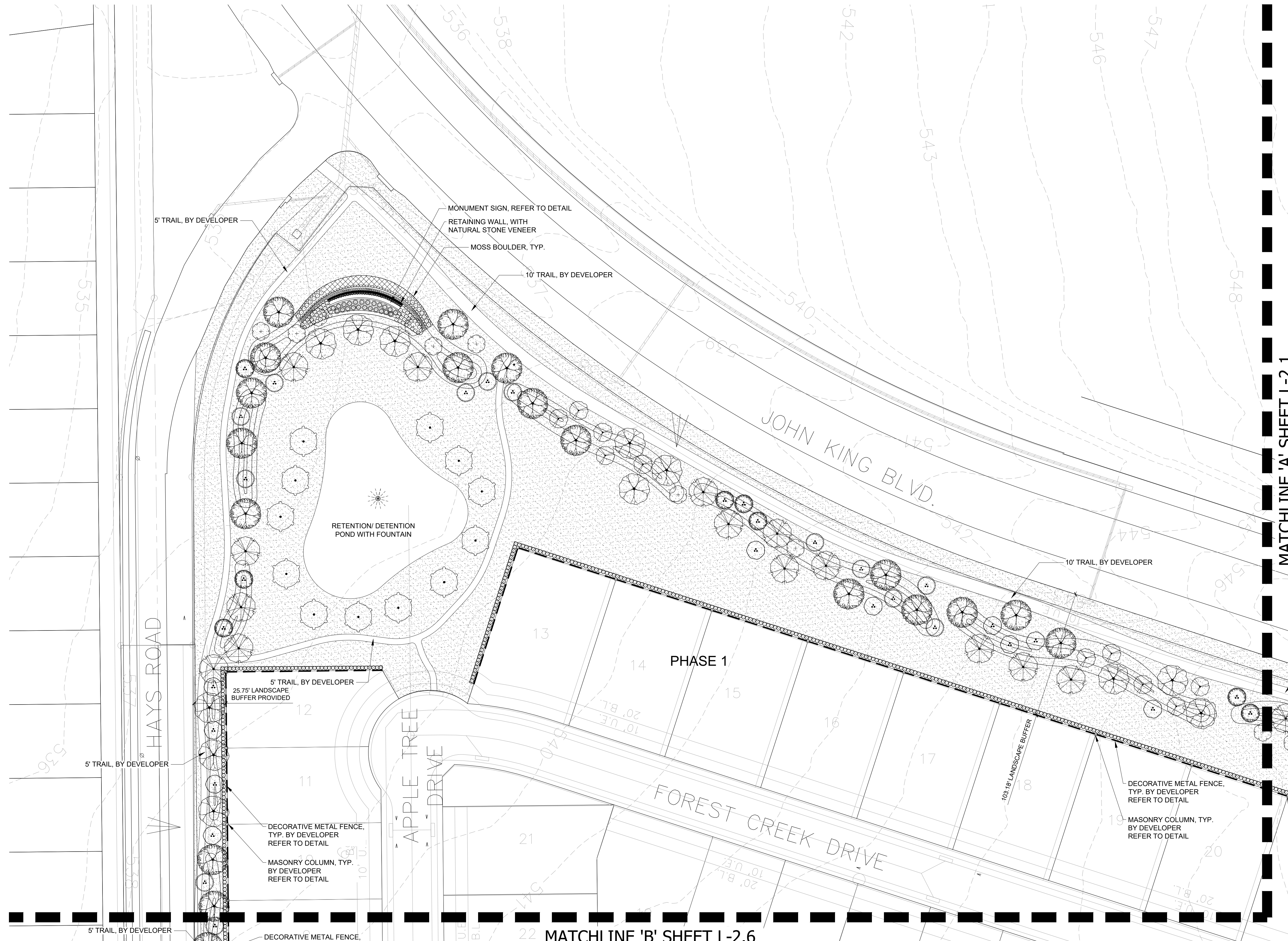
No.	Date	Revision Description



SHEET NO.

**L-2.0**

PROJECT NO.: 090-22-009



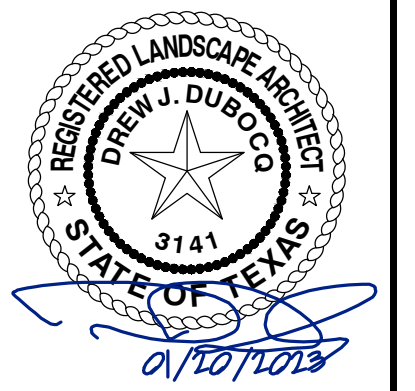
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

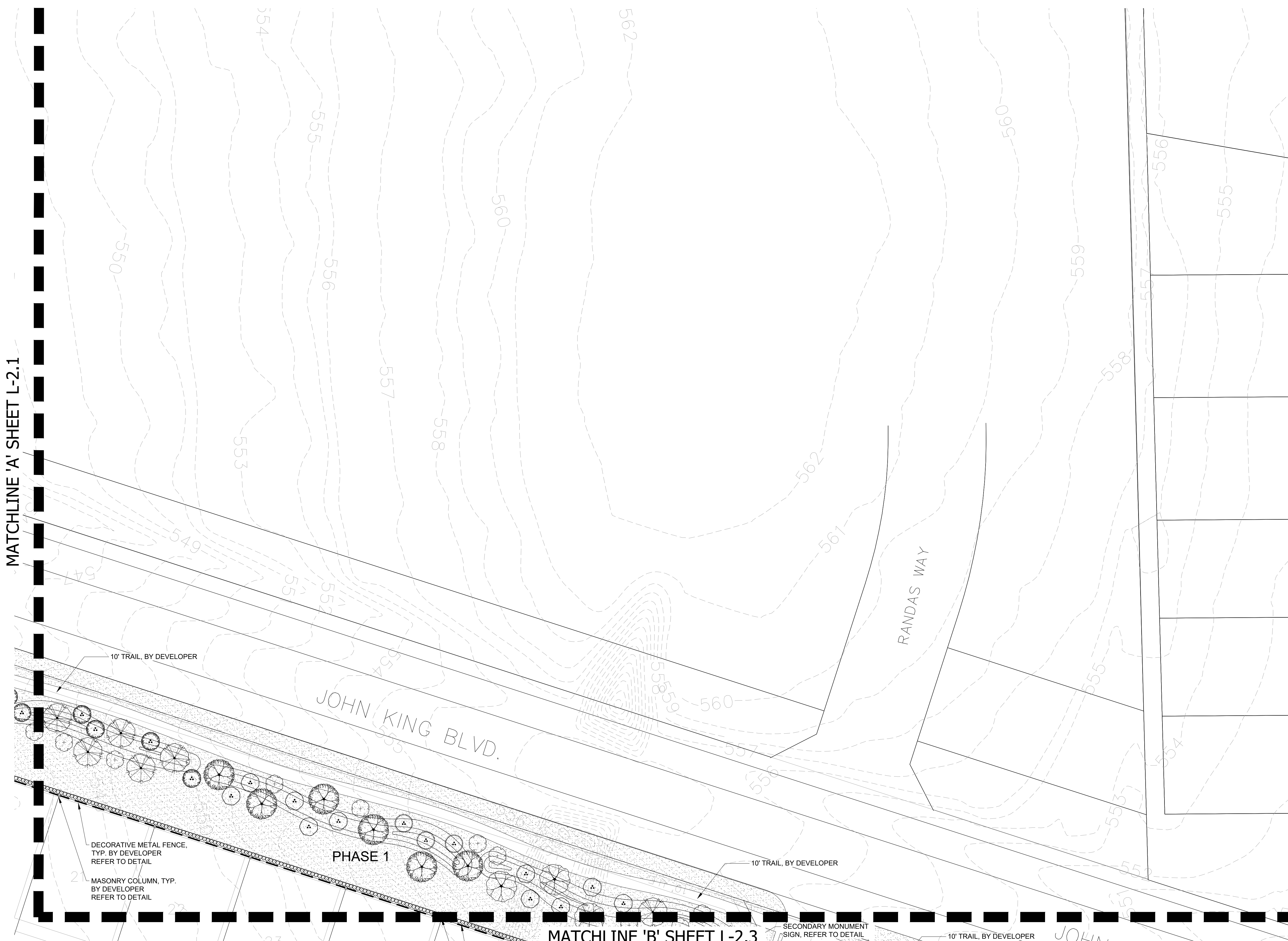
No.	Date	Revision Description



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(@ least 48 hours prior to digging)

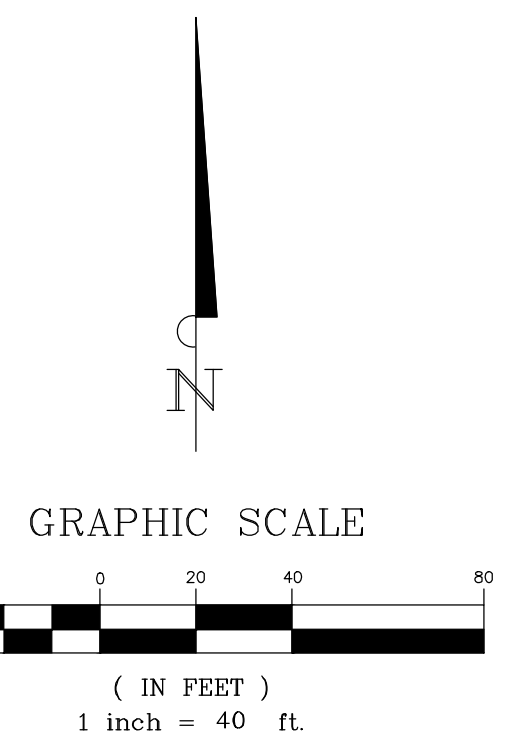
CASE NO. P2022-037

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MATCHLINE 'A' SHEET L-2.1

MATCHLINE 'B' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



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

QUAIL HOLLOW  
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.

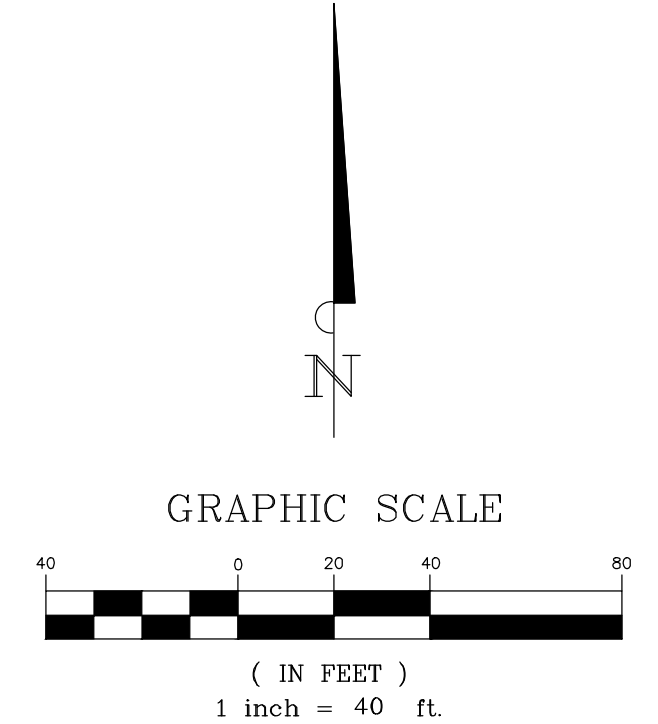
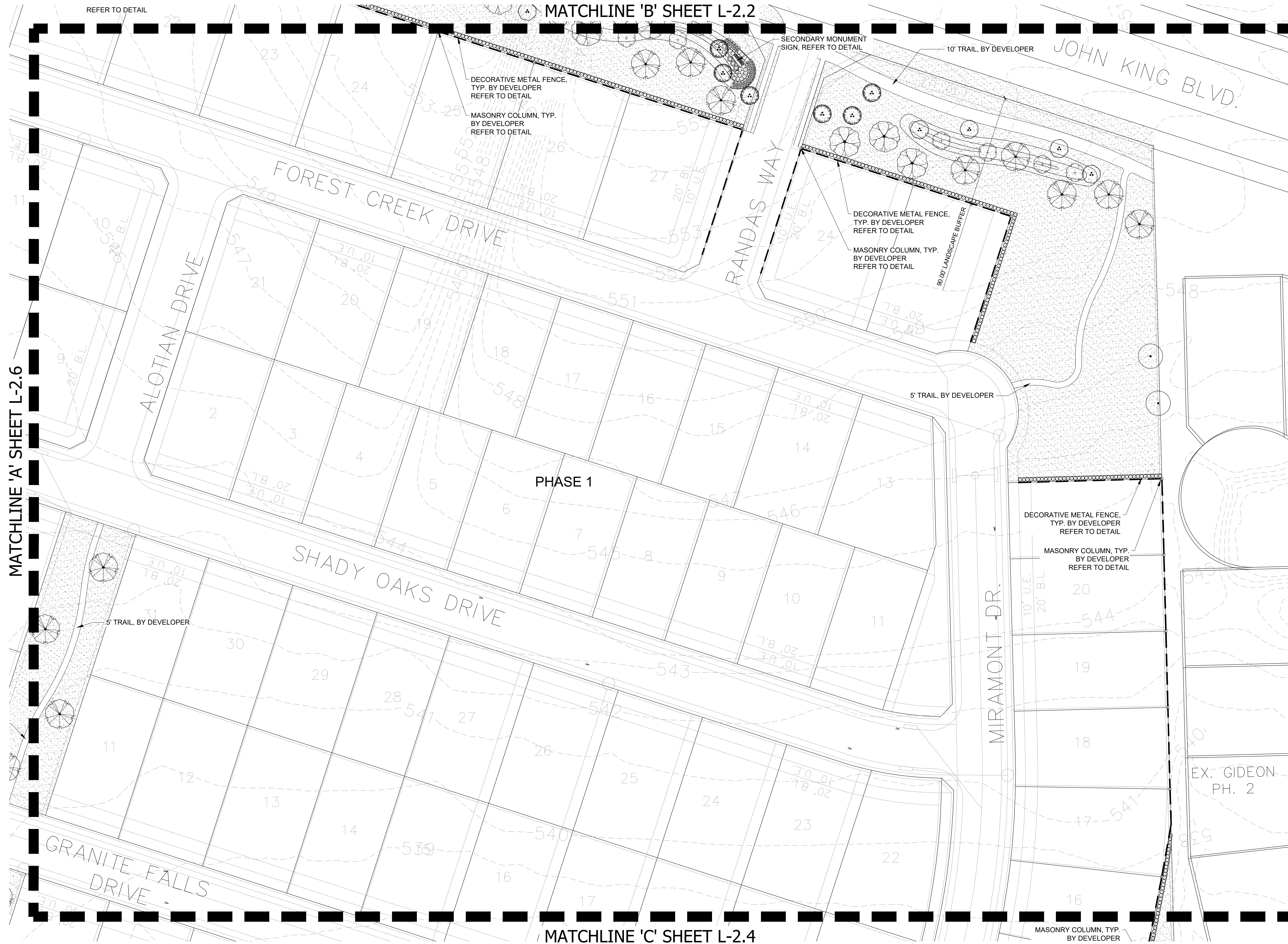
L-2.2

**STOP!**  
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PROJECT NO.: 090-22-009



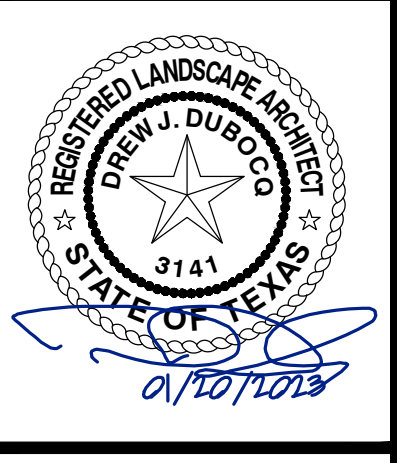
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

No.	Date	Revision Description



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MATCHLINE 'A' SHEET L-2.6

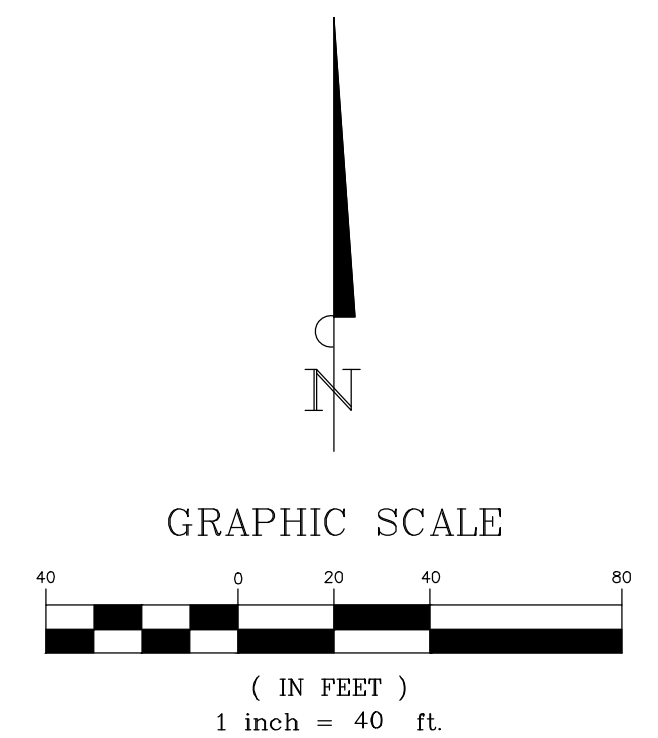
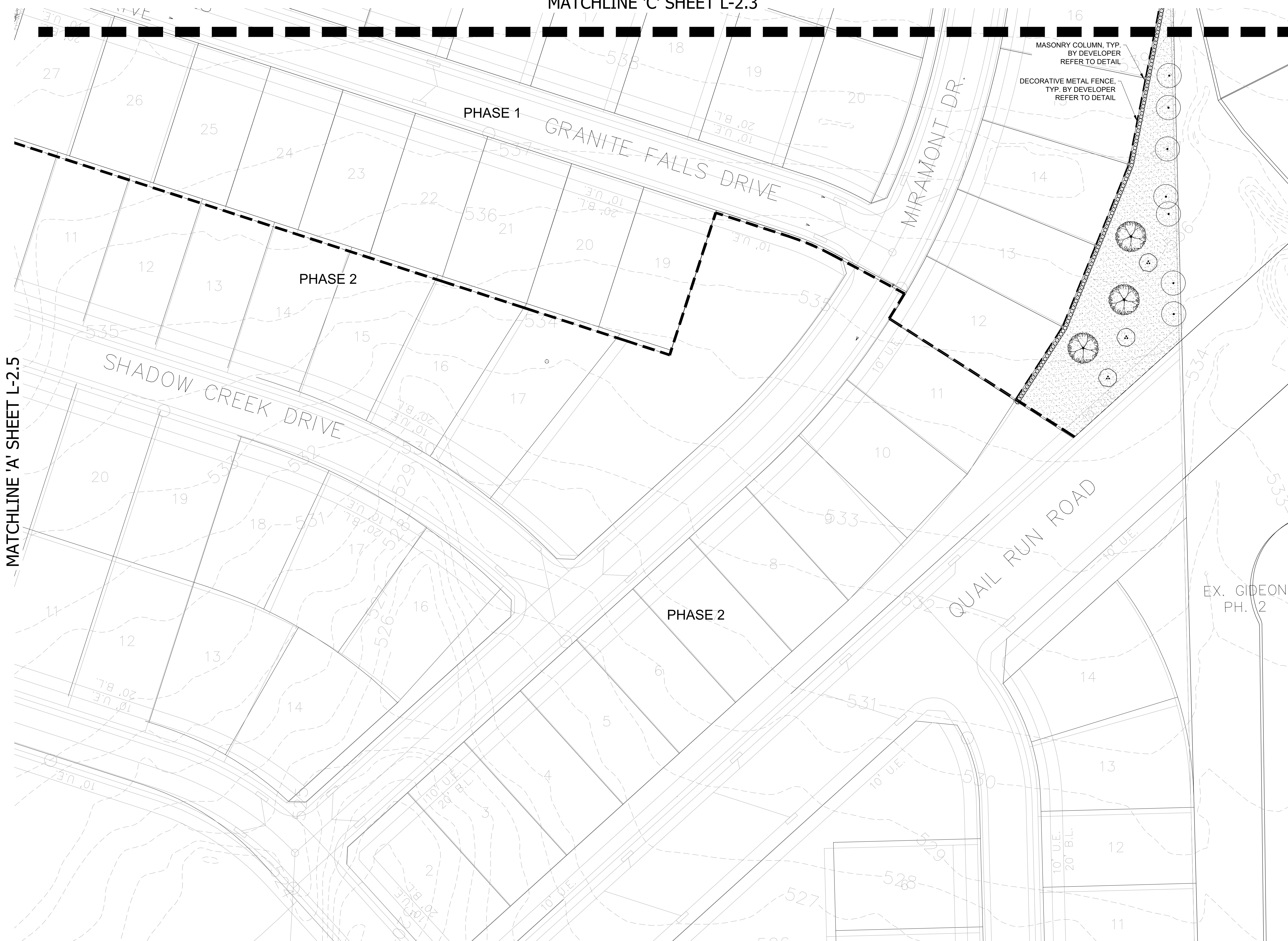
MATCHLINE 'B' SHEET L-2.2

MATCHLINE 'C' SHEET L-2.4

PHASE 1

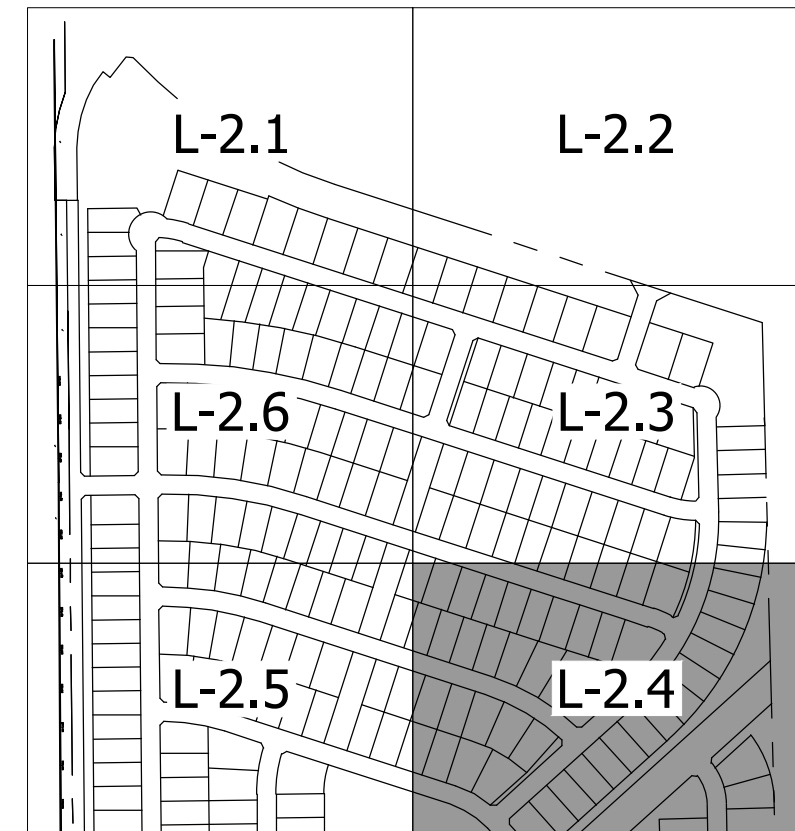
EX. GIDEON PH. 2

MATCHLINE 'C' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
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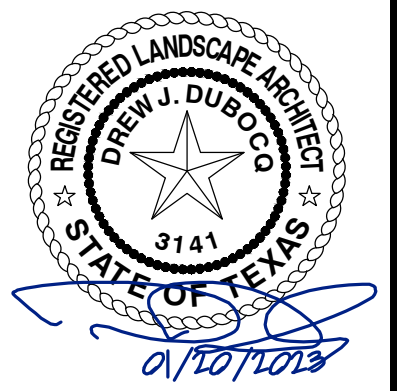
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QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

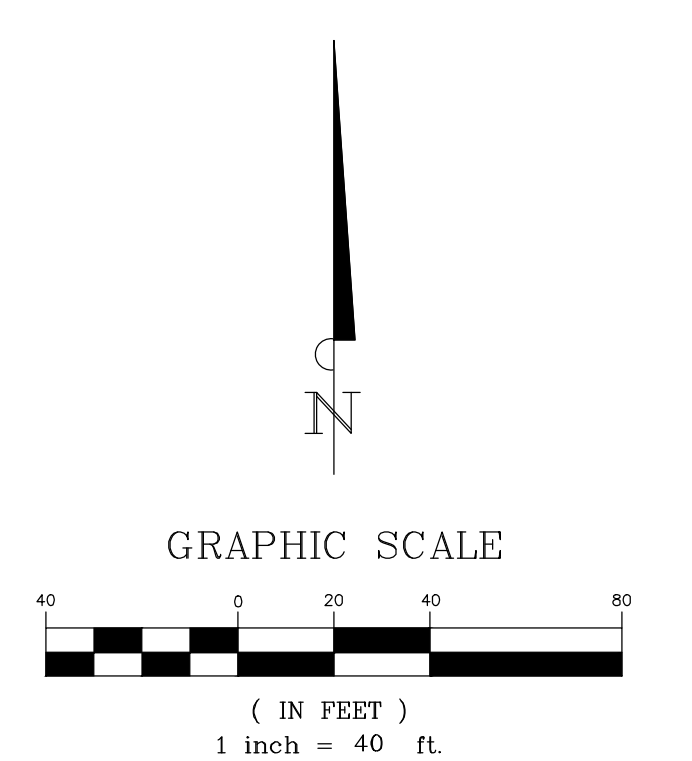
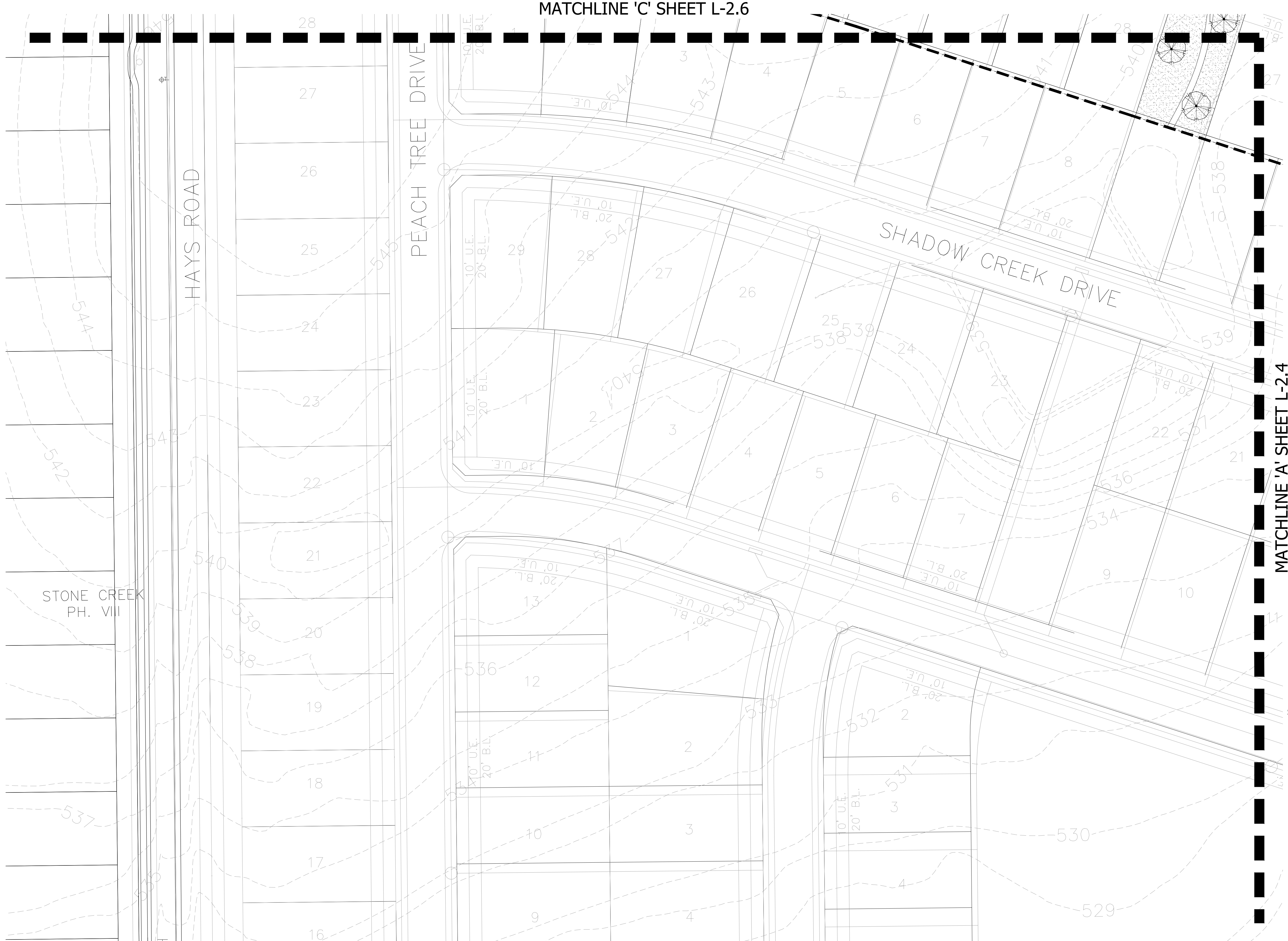
No.	Date	Revision Description



SHEET NO.  
**L-2.4**

PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-2.6



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



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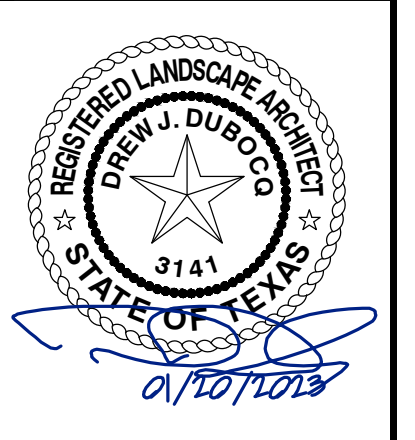
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QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description

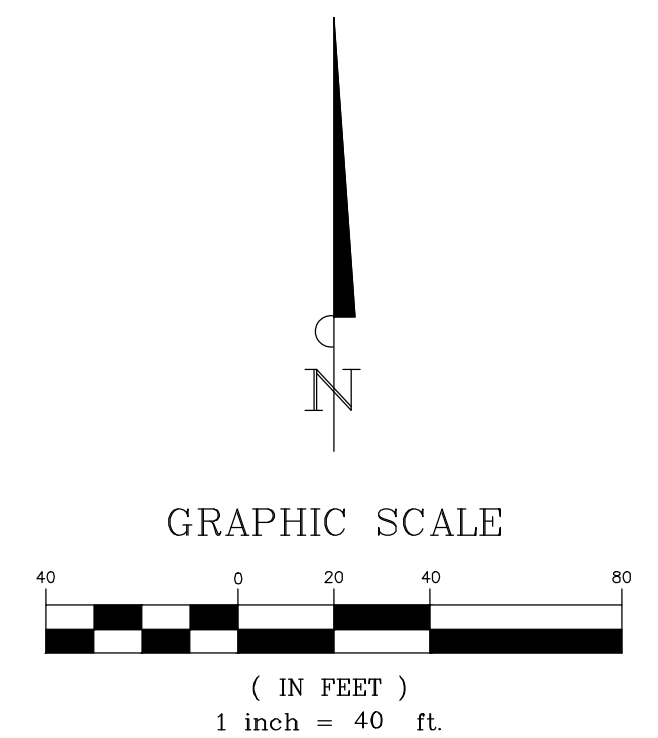
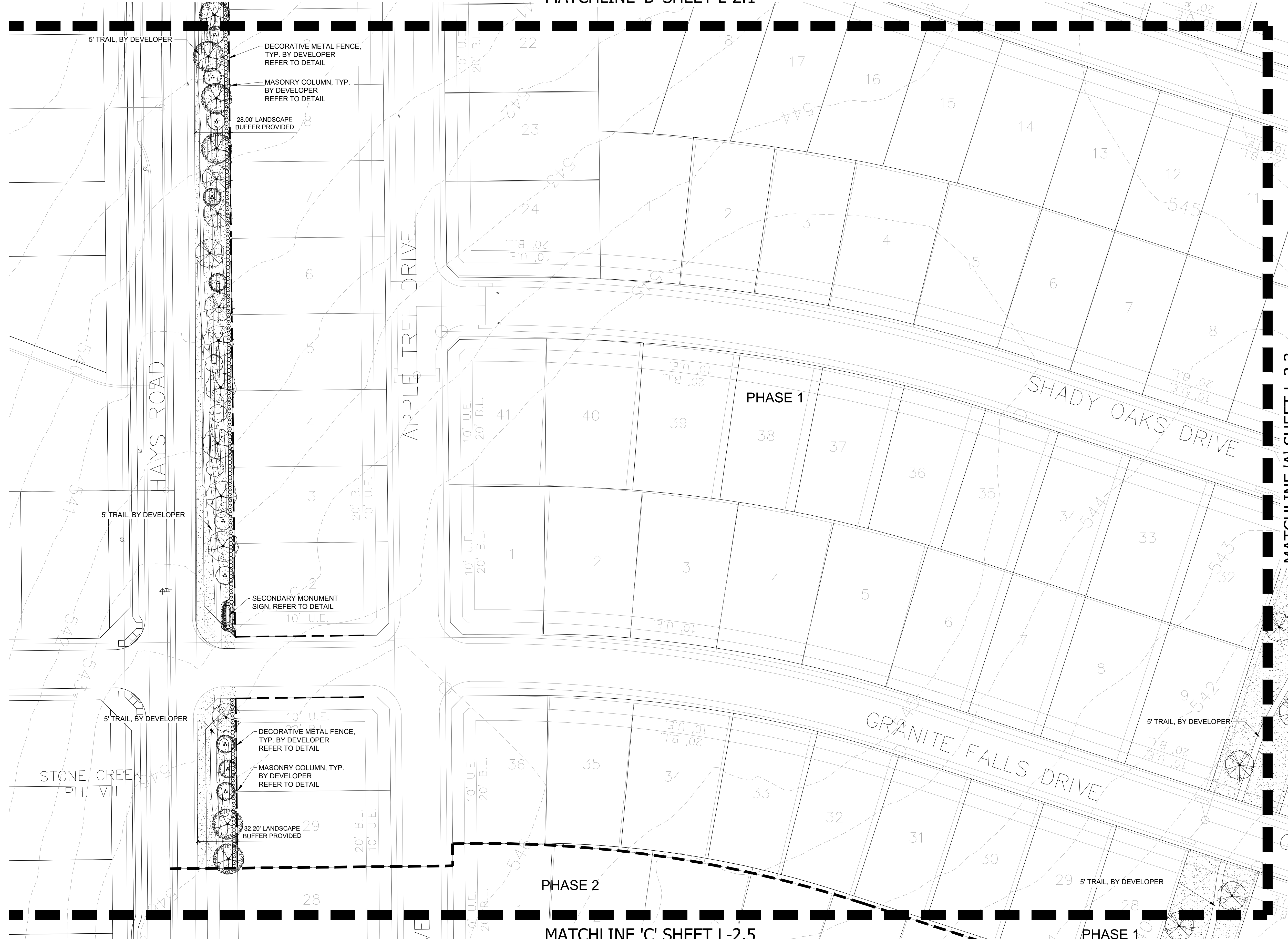
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SHEET NO.

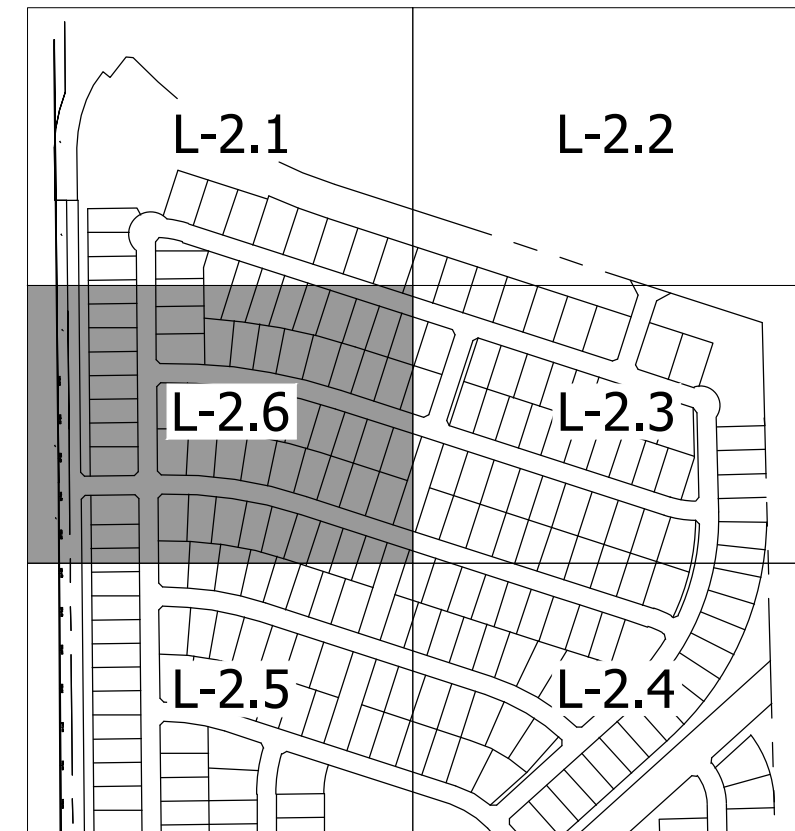
**L-2.5**

MATCHLINE 'B' SHEET L-2.1



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
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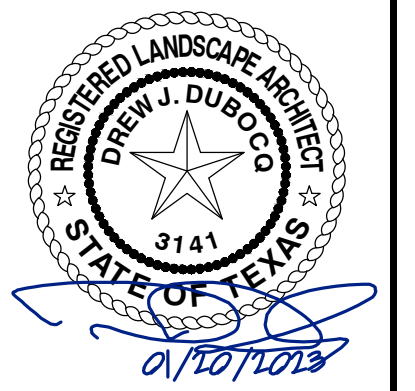
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QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-2.6**

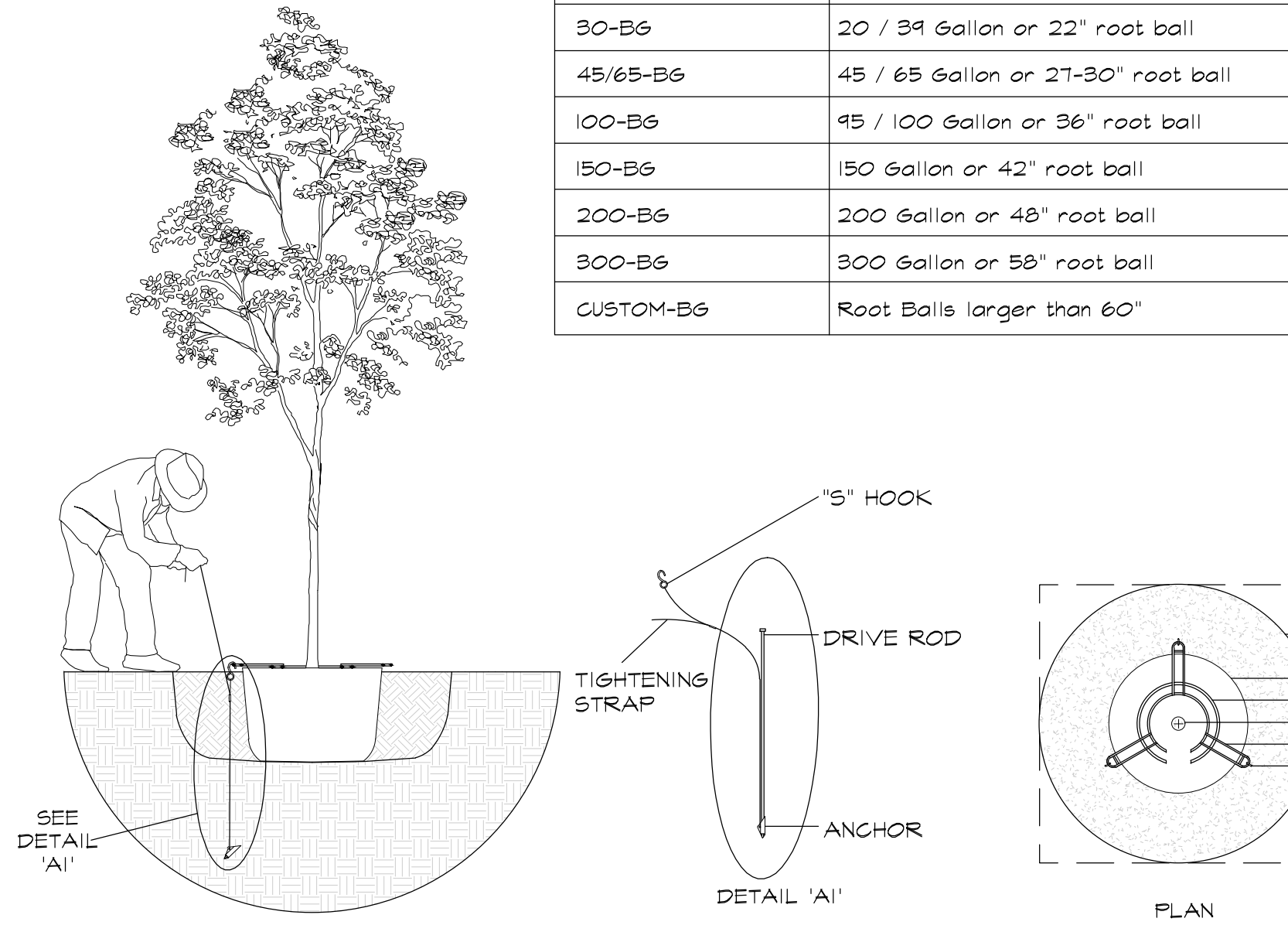
PROJECT NO.: 090-22-009



**GENERAL NOTES :**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3A of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6A to 8A
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-B6	20 / 34 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-B6	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-B6	200 Gallon or 48" root ball	48" Minimum Depth	3 - V68 Anchors
300-B6	300 Gallon or 58" root ball	48" Minimum Depth	3 - V68 Anchors
CUSTOM-B6	Root Balls larger than 60"	TBD	



**A TREE STAKING DETAIL**  
NOT TO SCALE

**STEP 1:**

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

**STEP 2:**

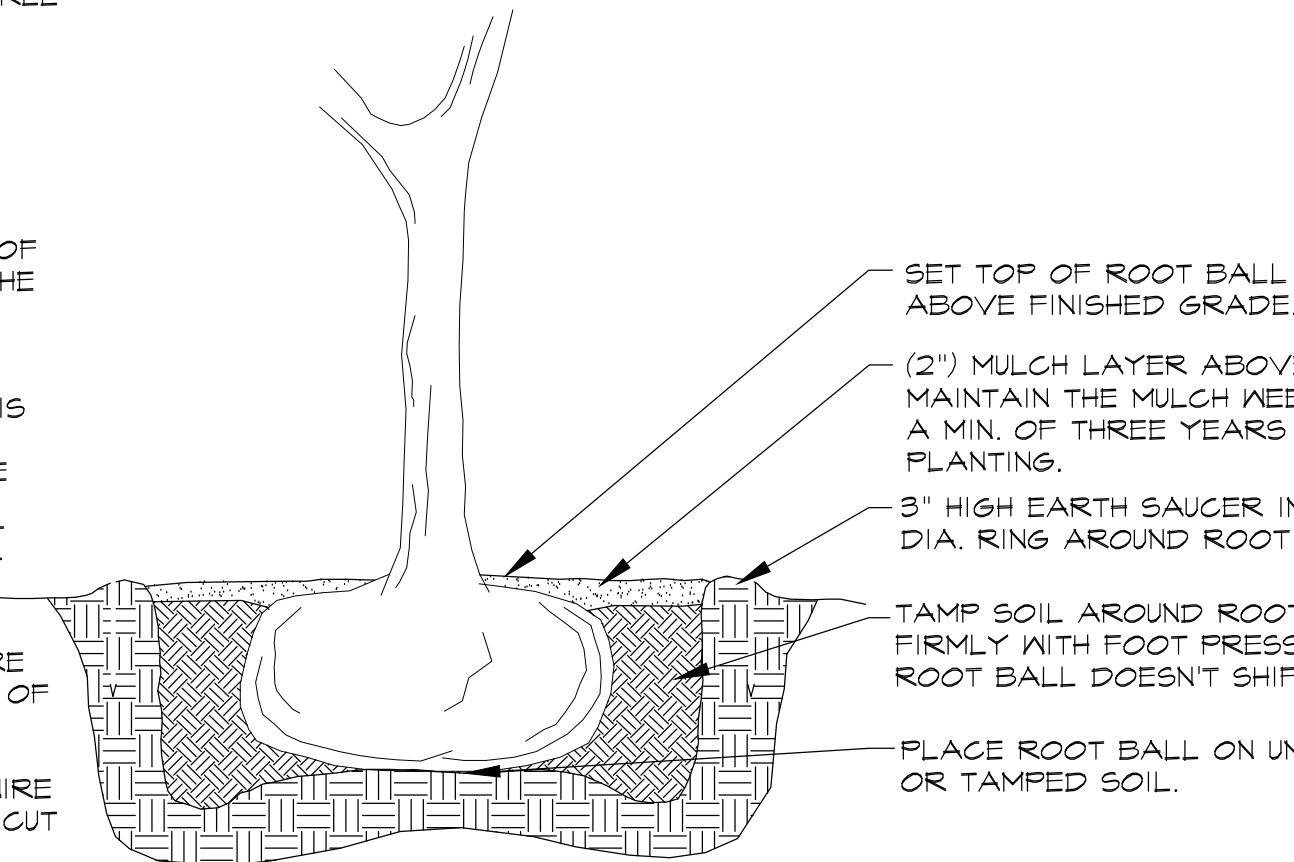
- Drive anchor straight down into undisturbed subsoil soil.
- See chart for recommended depths per tree size.

**STEP 3:**

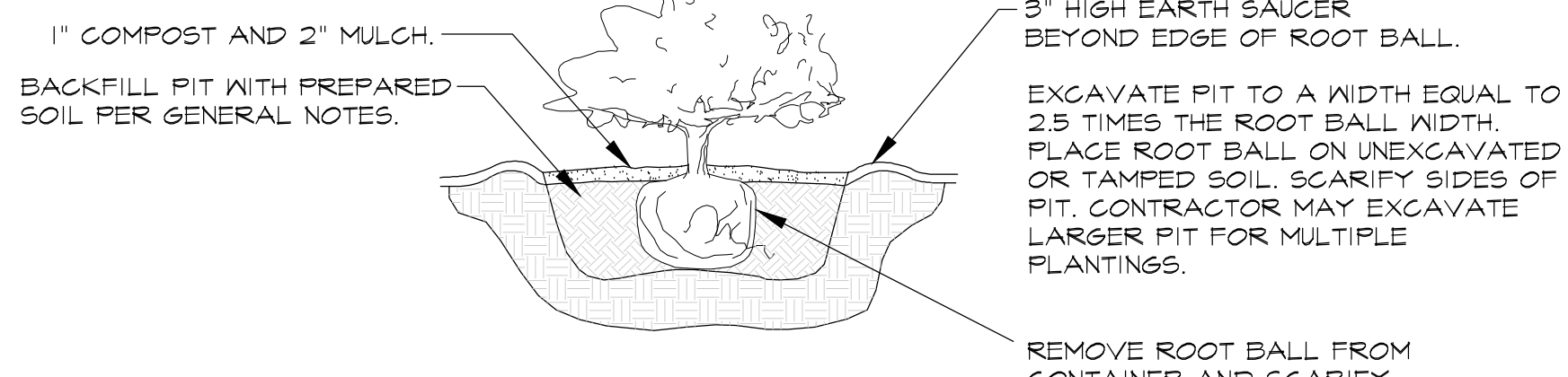
- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**B TREE PLANTING DETAIL**  
NOT TO SCALE

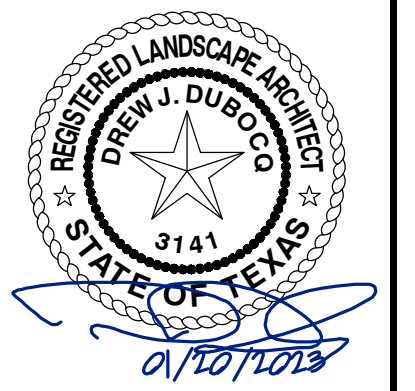


**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES	
	10	CERCIS RENIFORMIS / OKLAHOMA / OKLAHOMA RED BUD	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	25	CHLOPSIS LINEARIS / DESERT WILLOW	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	9	EXISTING TREE TO REMAIN	N/A				
	18	ILEX VOMITORIA / YAUPON HOLLY	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	23	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	23	PINUS TAEDA / LOBLOLLY PINE	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL	
	32	QUERCUS SHUMARDII / SHUMARD RED OAK	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL	
	40	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL	
	12	TAXODIUM DISTICHUM / BALD CYPRESS	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL	
	29	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES	
	29	CORTADERIA SELLOANA / PAMPAS GRASS	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	16	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	1,045	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	91	MUHLLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	48	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	142	SALVIA GREGGII / AUTUMN SAGE	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES				
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD				
	1,330	SEASONAL ANNUALS	4" POTS, 8" O.C., TRIANGULAR SPACING				

QUAL HOLLOW  
ROCKWALL, TEXAS

No. Date Revision Description



SHEET NO.

LANDSCAPE NOTES

PROJECT NO.: 090-22-009

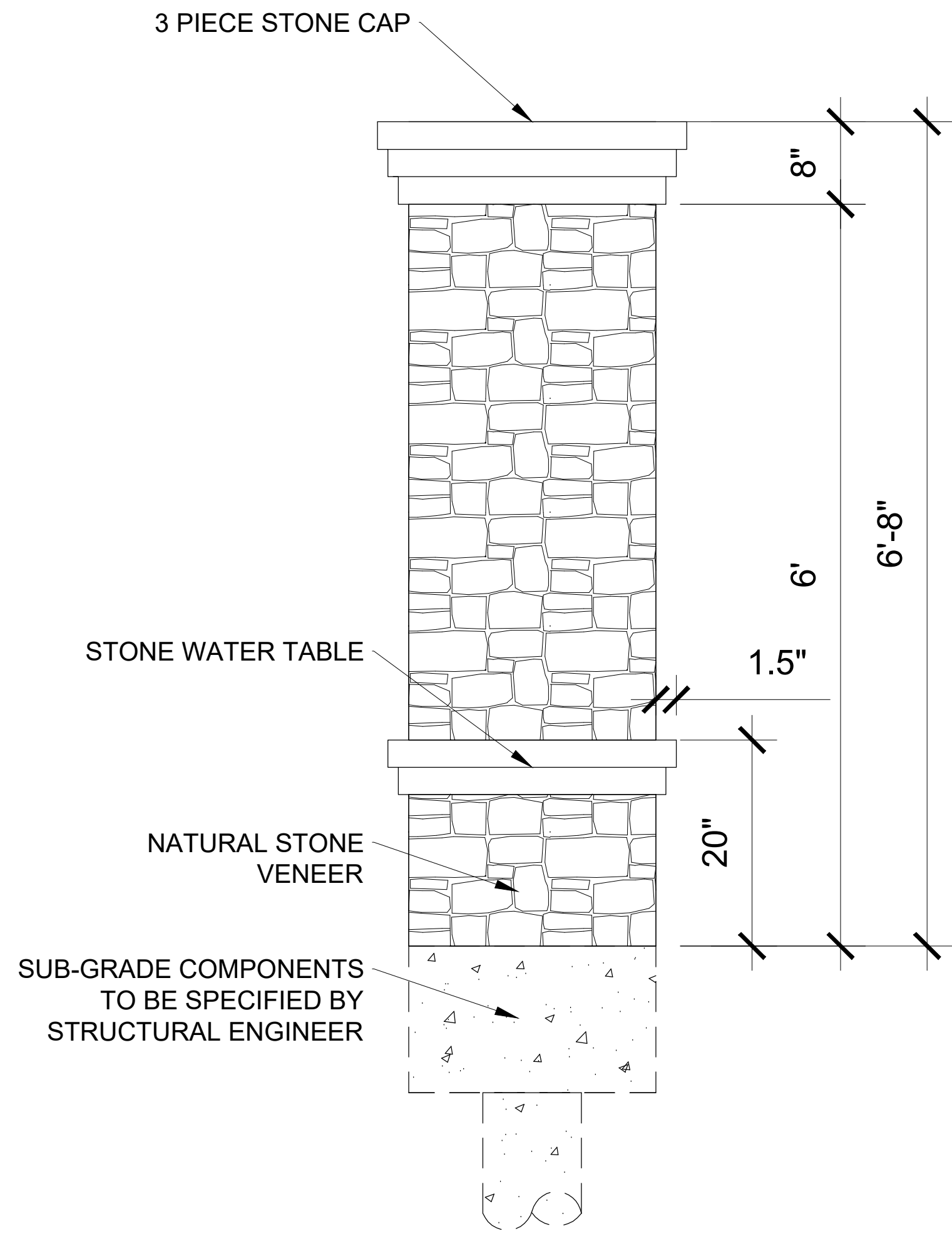
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DEVELOPER: SKORBURG COMPANY  
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214.522.4945

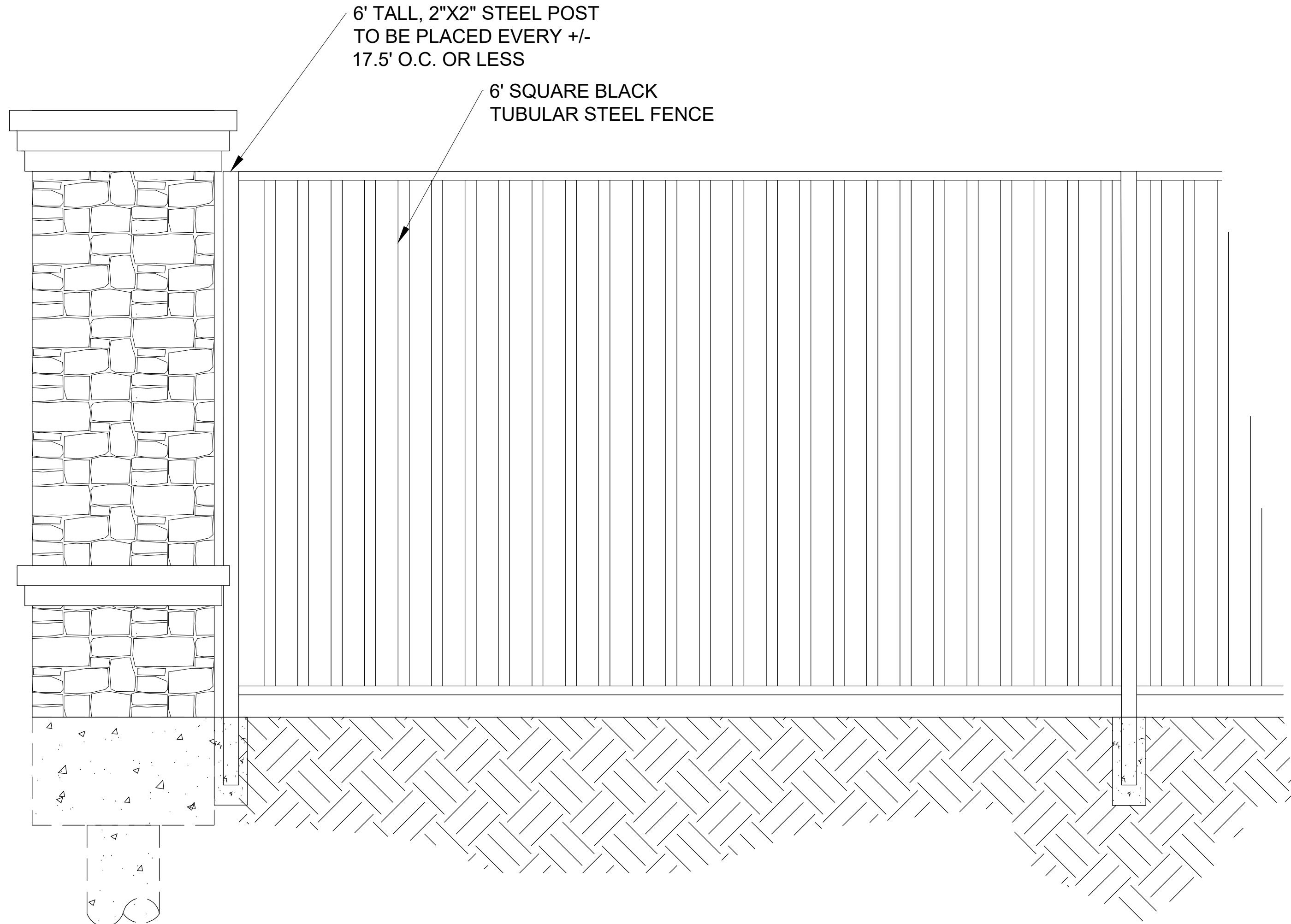
CASE NO. P2022-037

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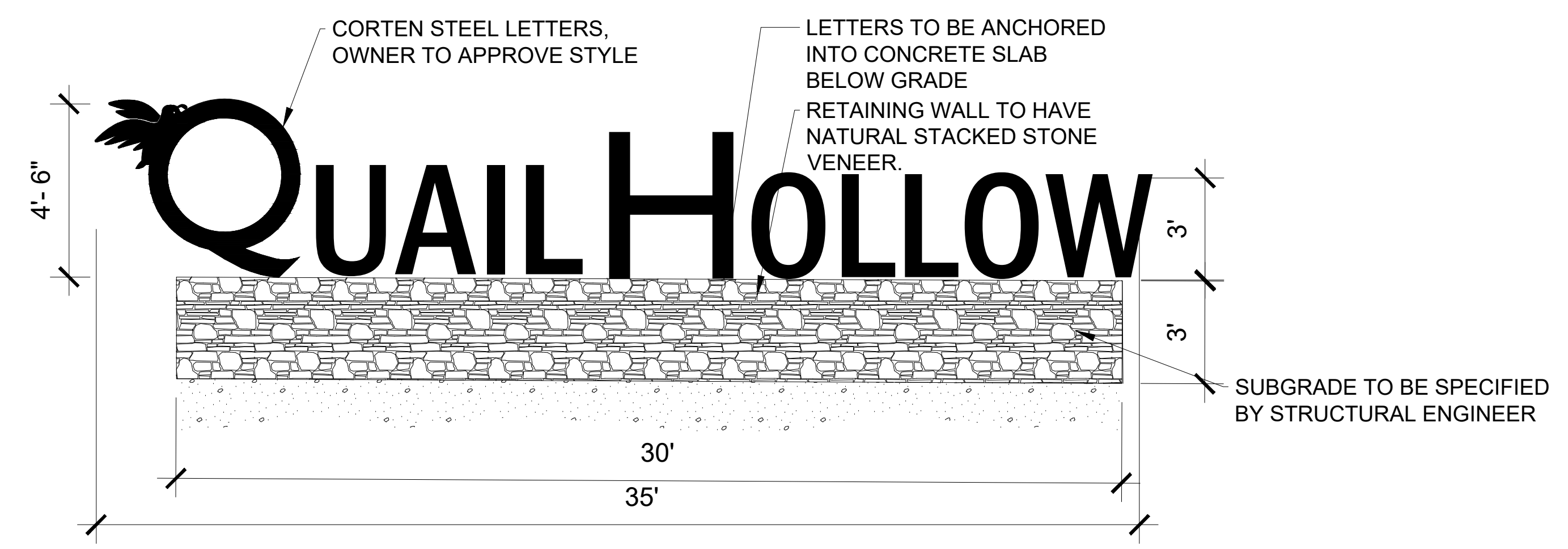
L-2.7



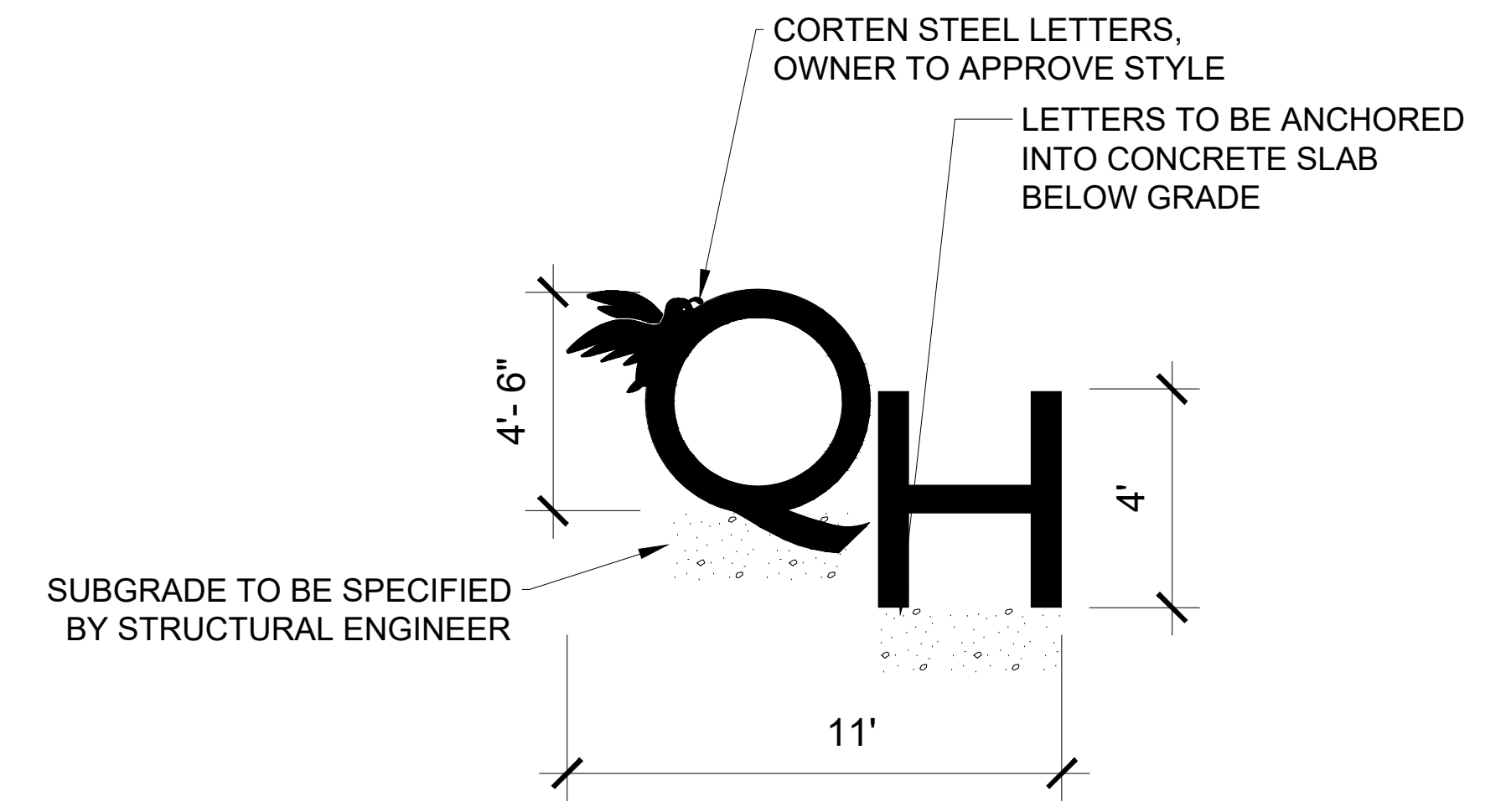
**D** PRIMARY COLUMN NOT TO SCALE



**E** DECORATIVE METAL FENCE W/ MASONRY COLUMN NOT TO SCALE



**F** PRIMARY MONUMENT SIGN NOT TO SCALE



**G** SECONDARY MONUMENT SIGN NOT TO SCALE

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.8

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

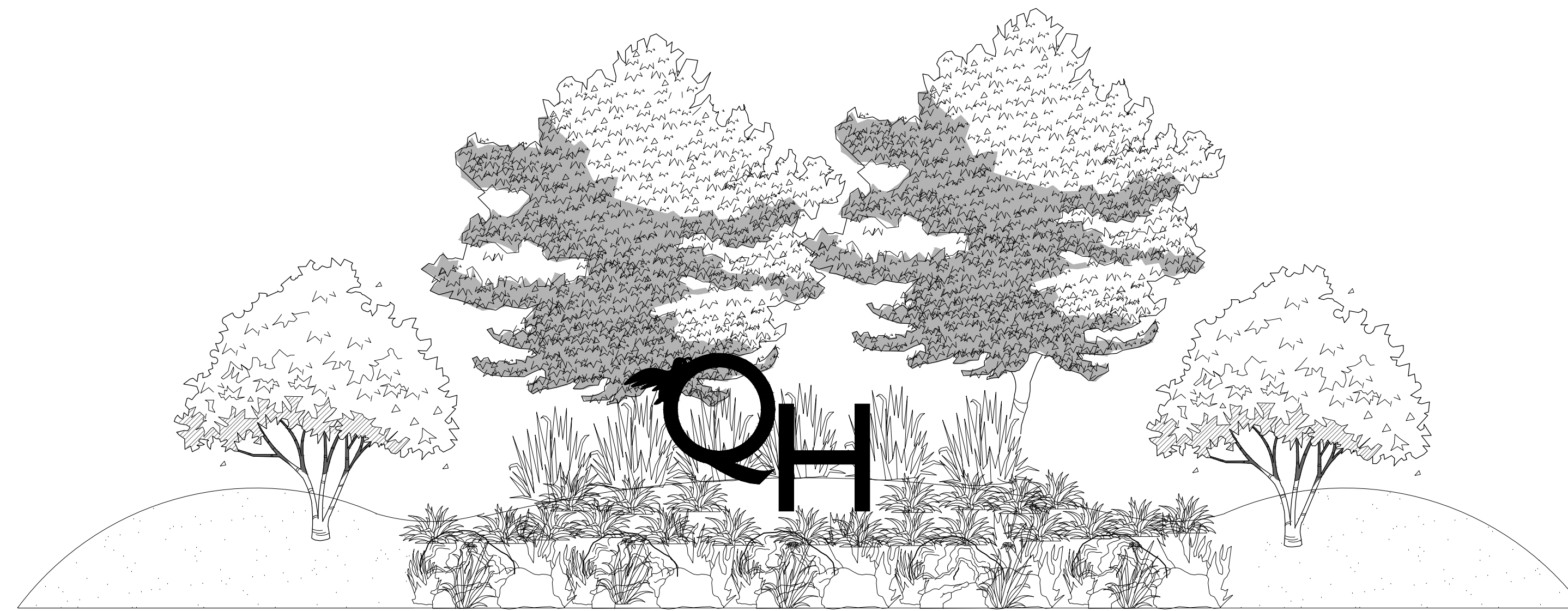
DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

CASE NO. P2022-037

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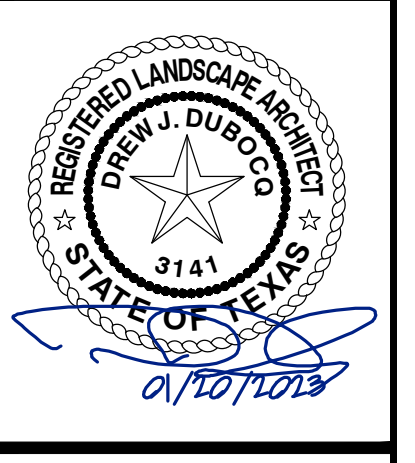


H PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



I SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

No.	Date	Revision Description



**STOP!**  
**CALL BEFORE YOU DIG**  
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**1-800-245-4545**  
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DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
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CASE NO. P2022-037

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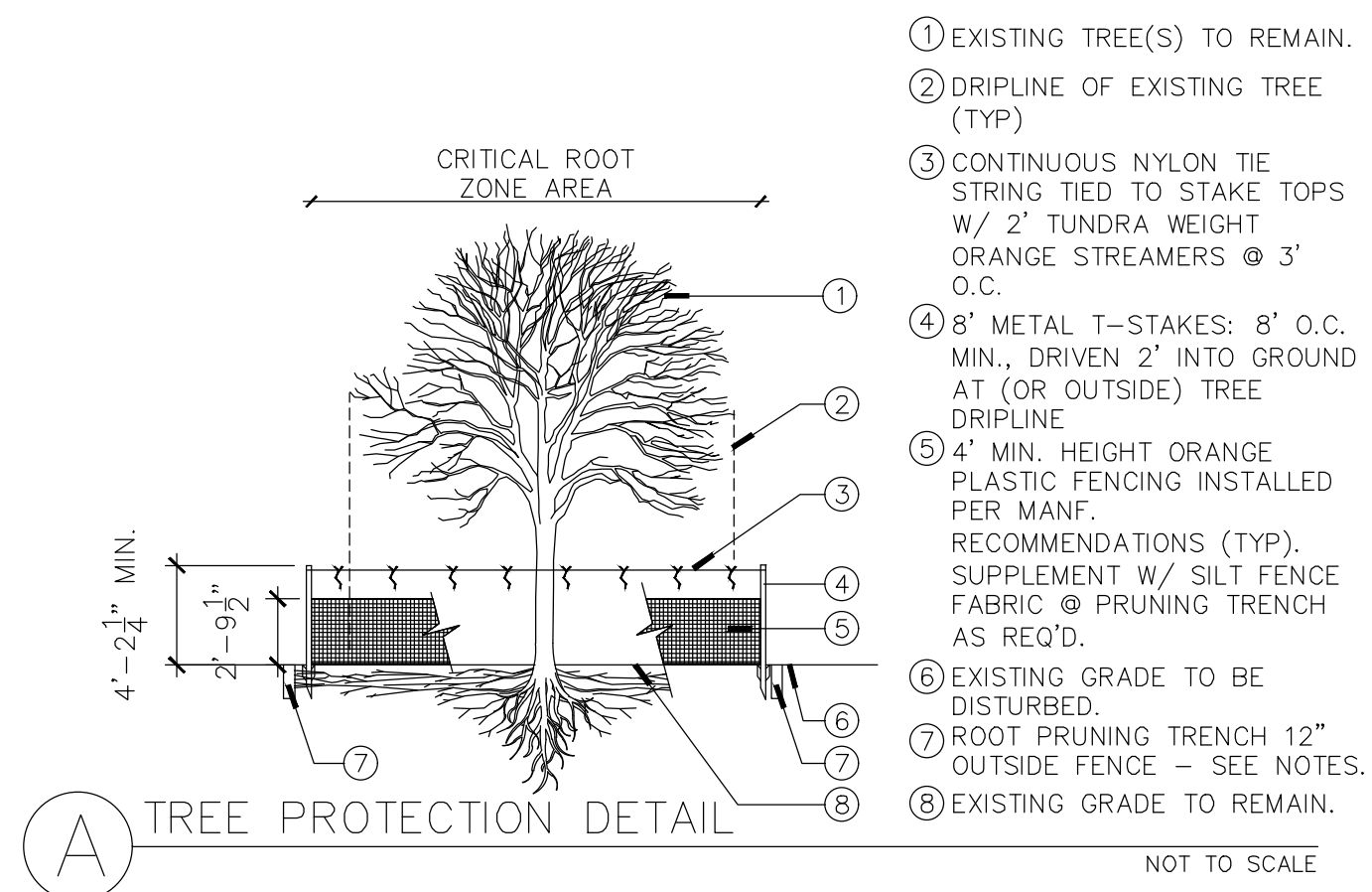
PROJECT NO.: 090-22-009

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

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



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



KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

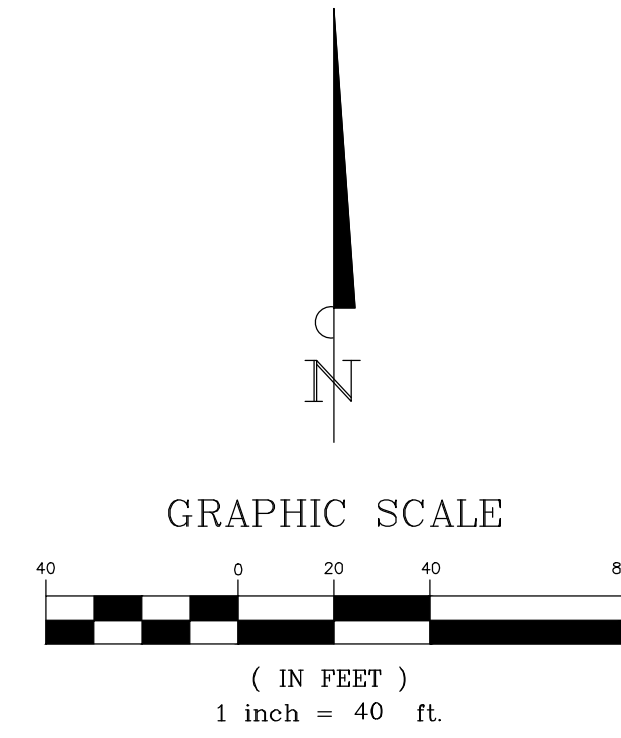


SHEET NO.

L-1.0

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

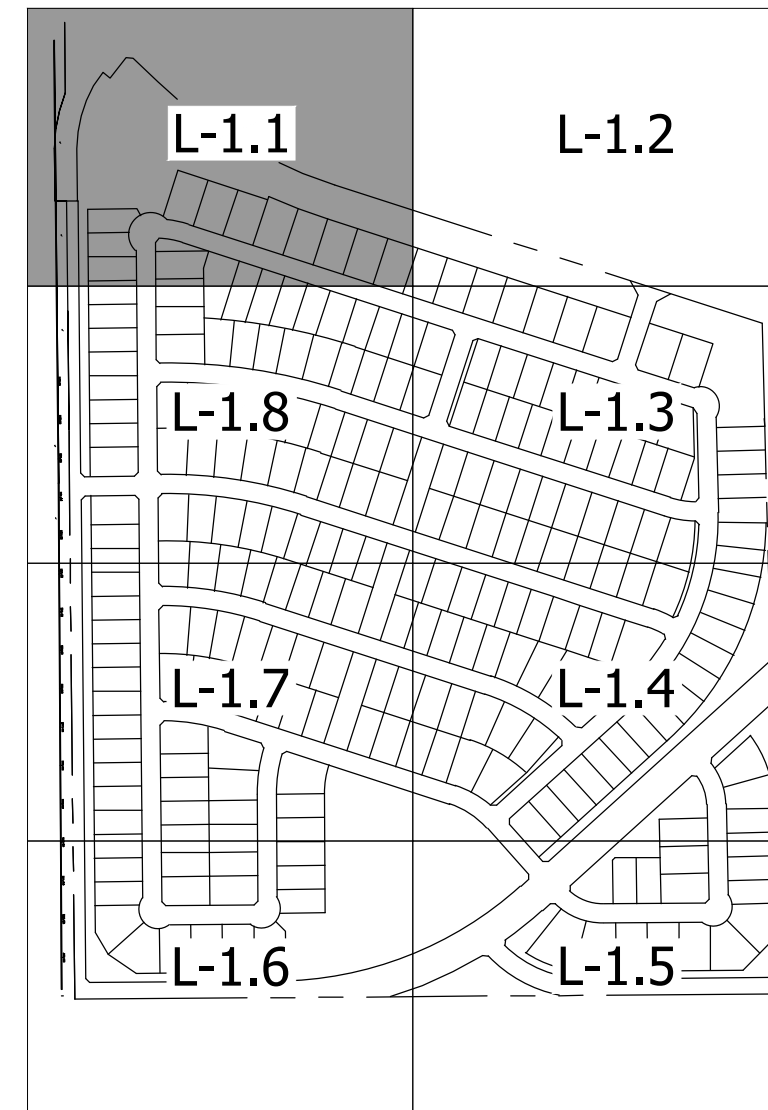
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP  
SCALE: 1"=500'



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CASE NO. P2022-037

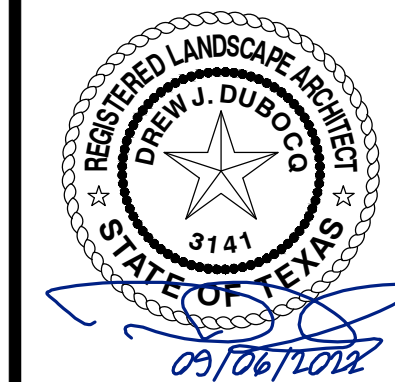
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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

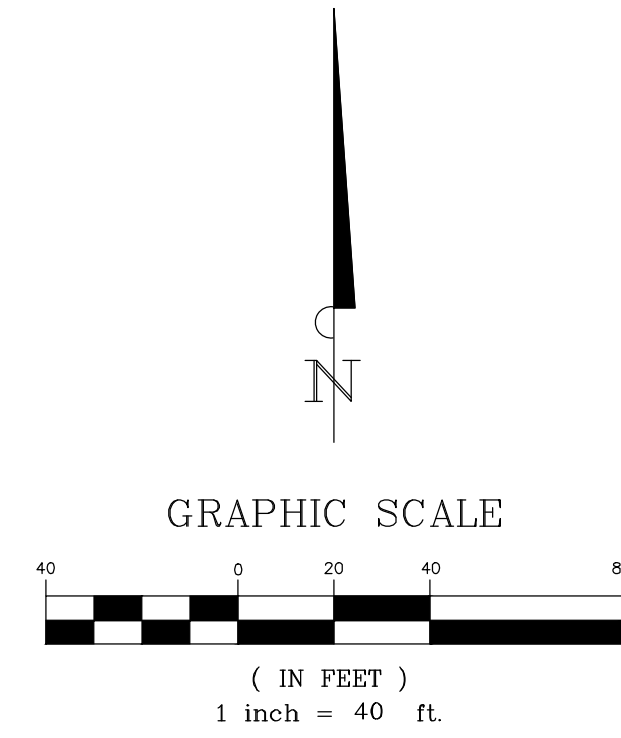
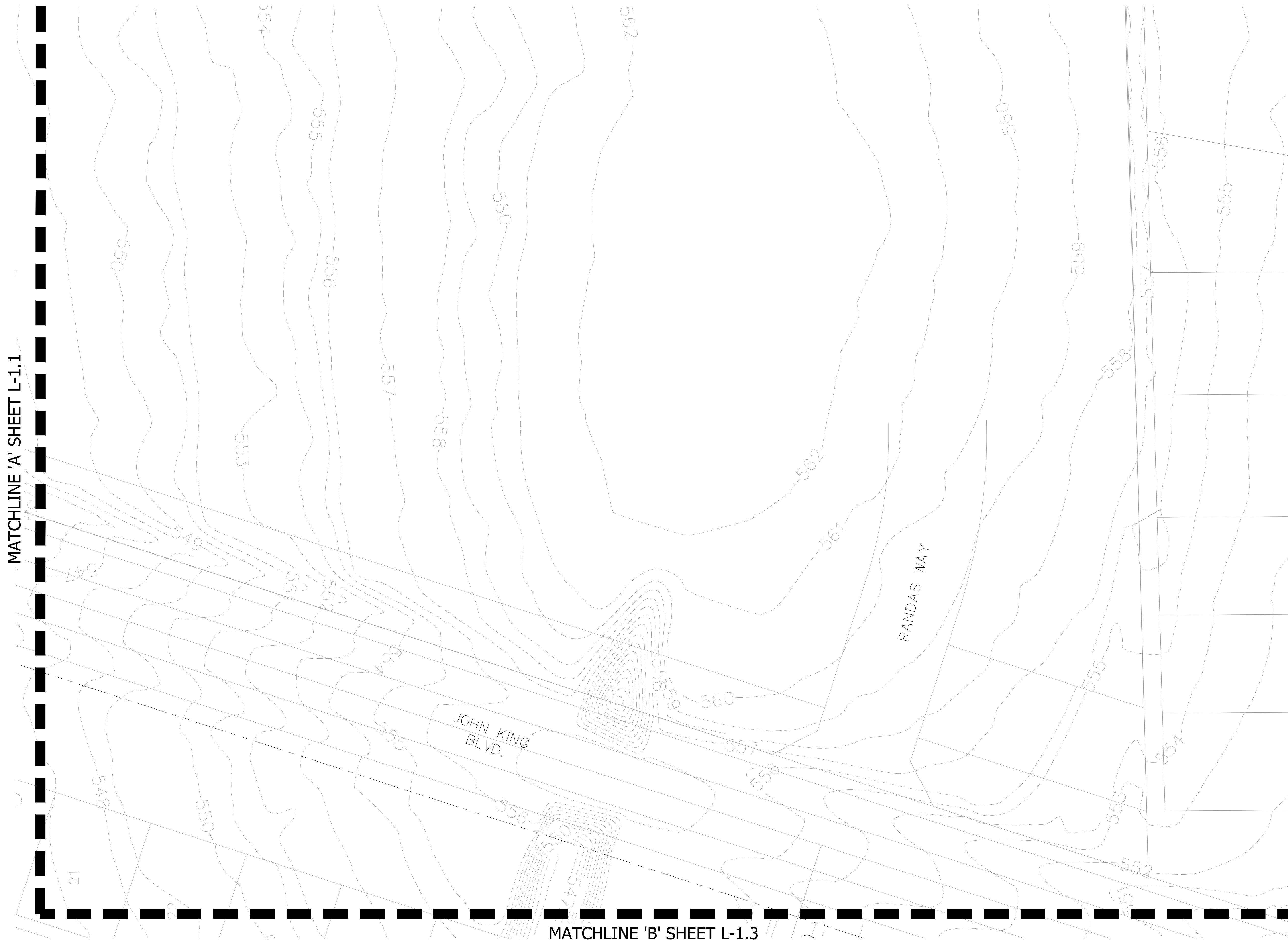
No.	Date	Revision Description

PROJECT NO.: 090-22-009

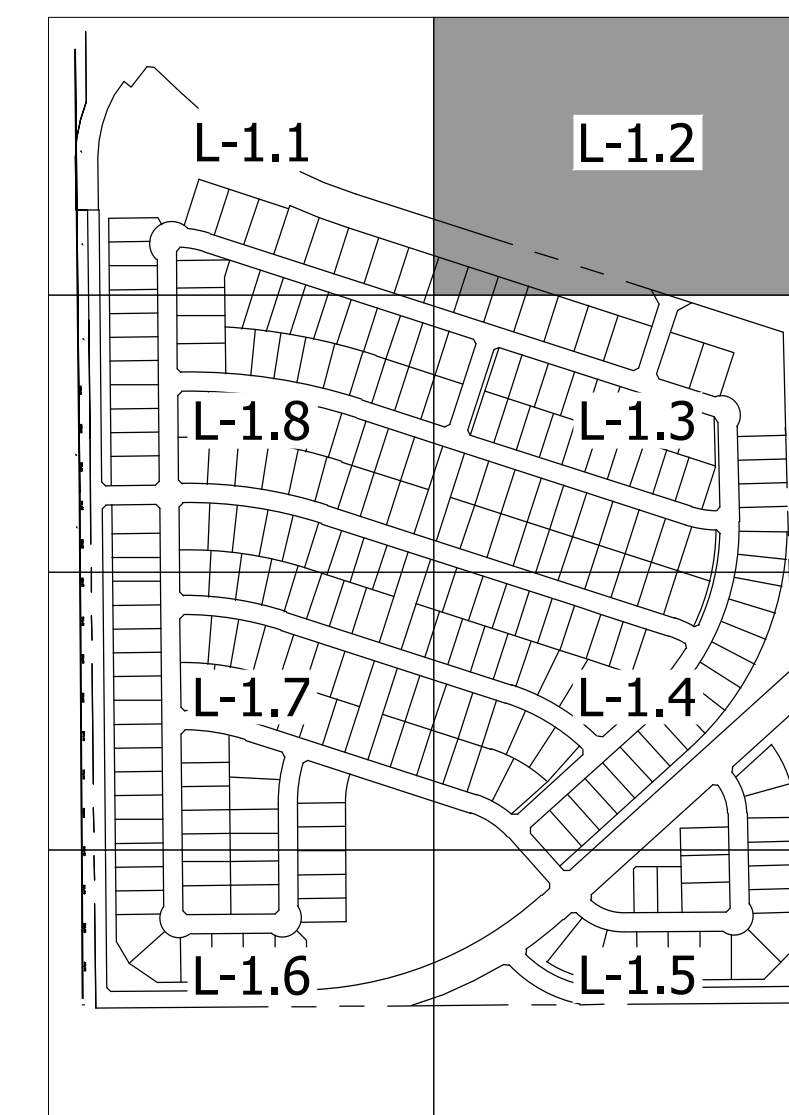


SHEET NO.

**L-1.1**



KEY MAP  
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

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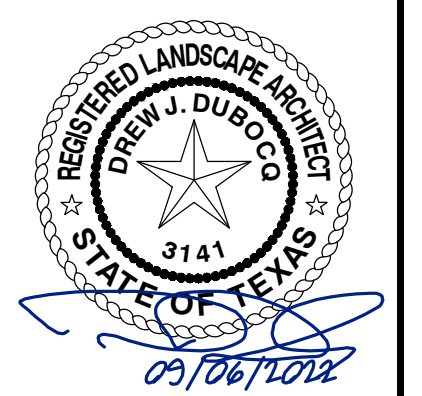
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

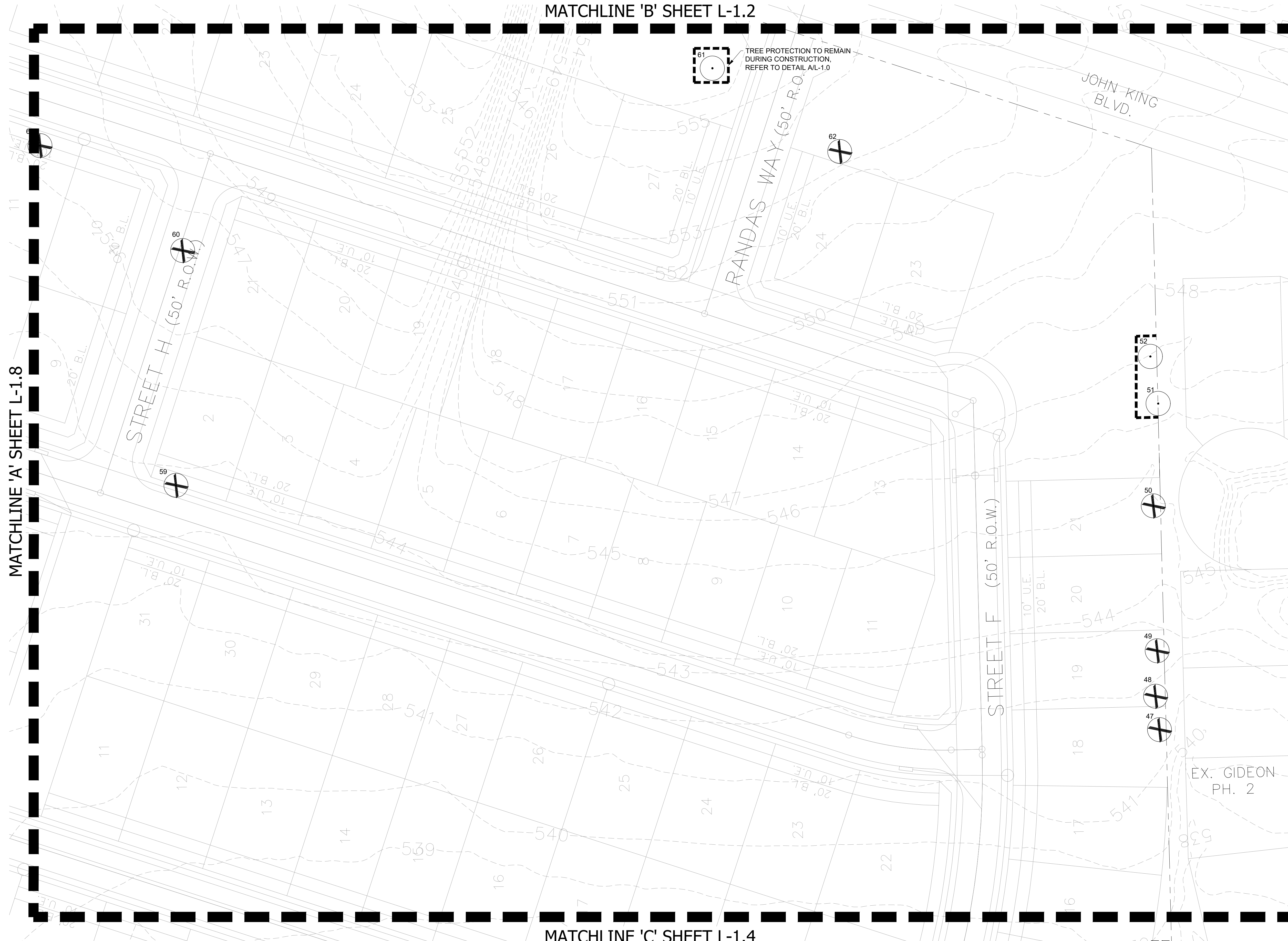
No.	Date	Revision Description



SHEET NO.

L-1.2

PROJECT NO.: 090-22-009

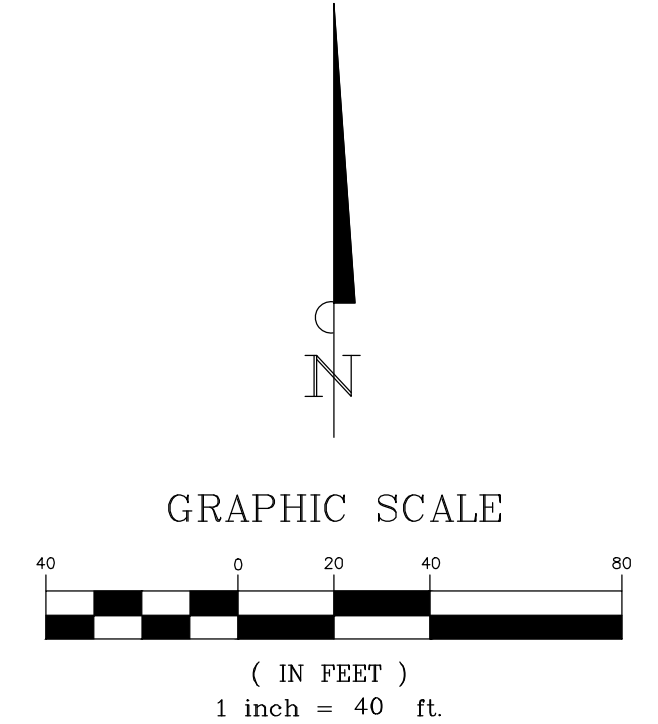


MATCHLINE 'A' SHEET L-1.8

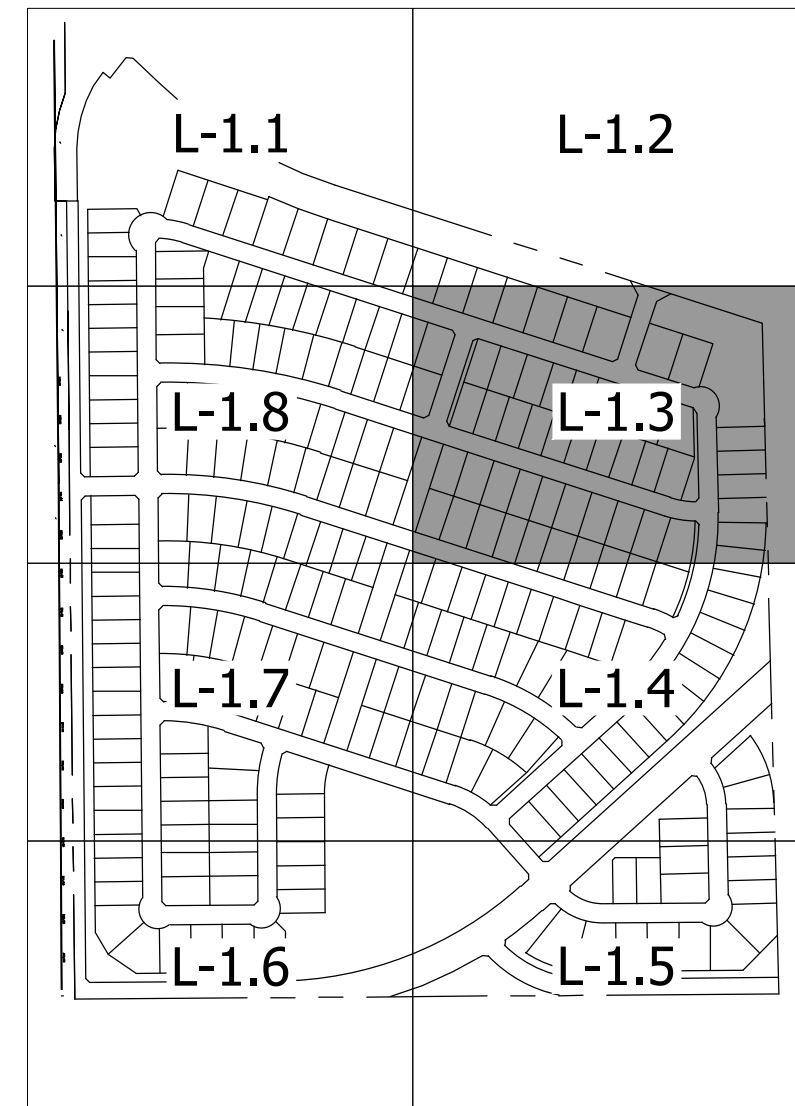
MATCHLINE 'B' SHEET L-1.2

MATCHLINE 'C' SHEET L-1.4

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



KEY MAP  
SCALE: 1"=500'

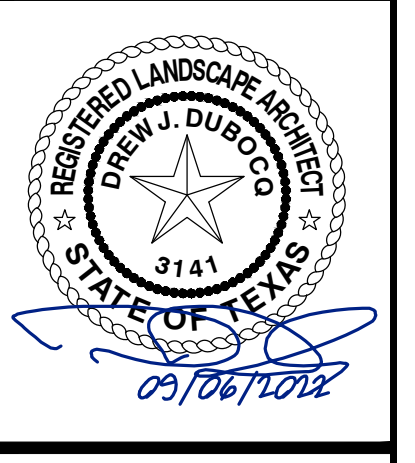


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No.	Date	Revision Description



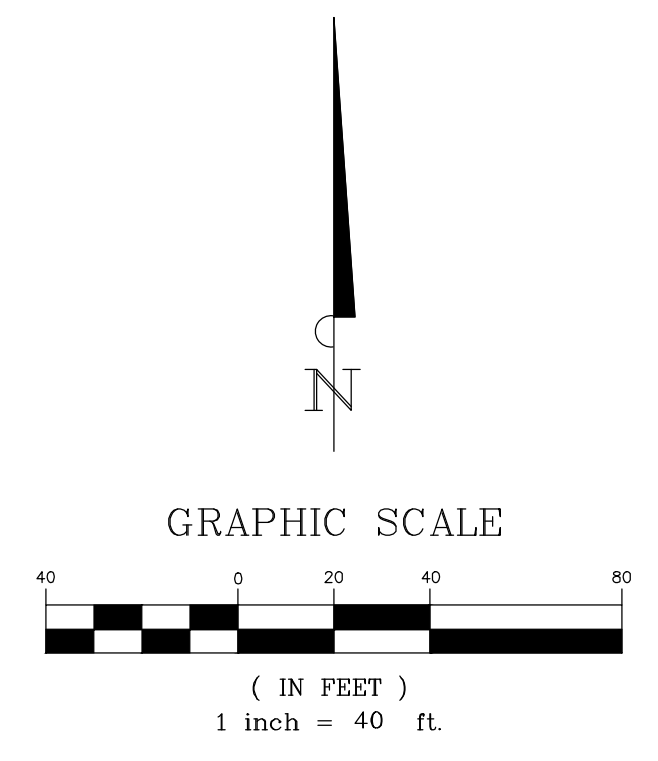
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

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



KEY MAP  
SCALE: 1"=500'



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CASE NO. P2022-037

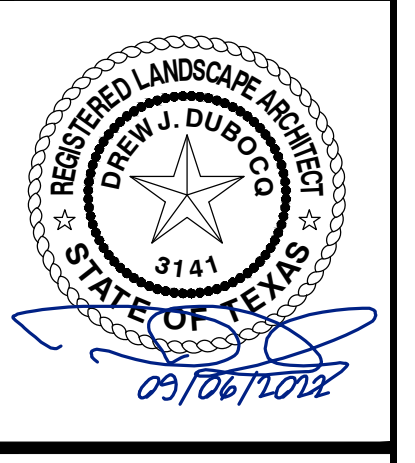
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**BANNISTER**  
**ENGINEERING**  
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.

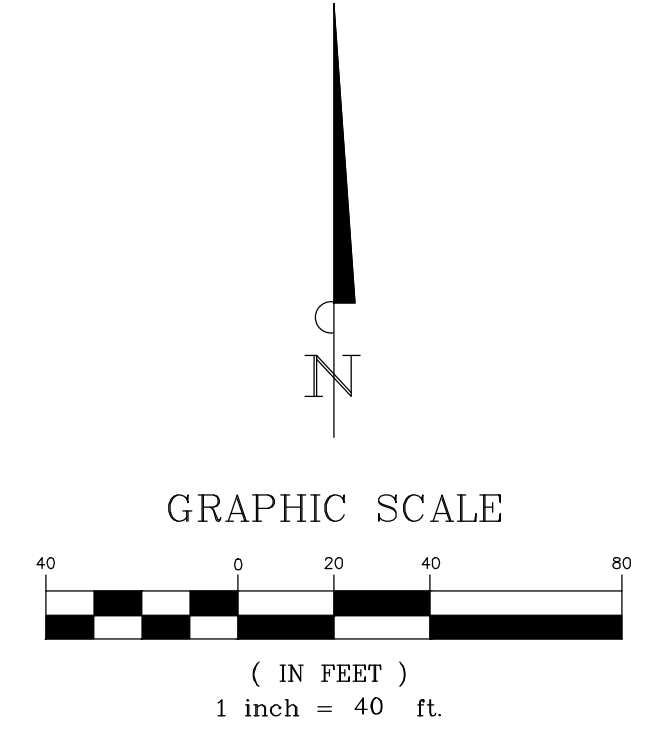
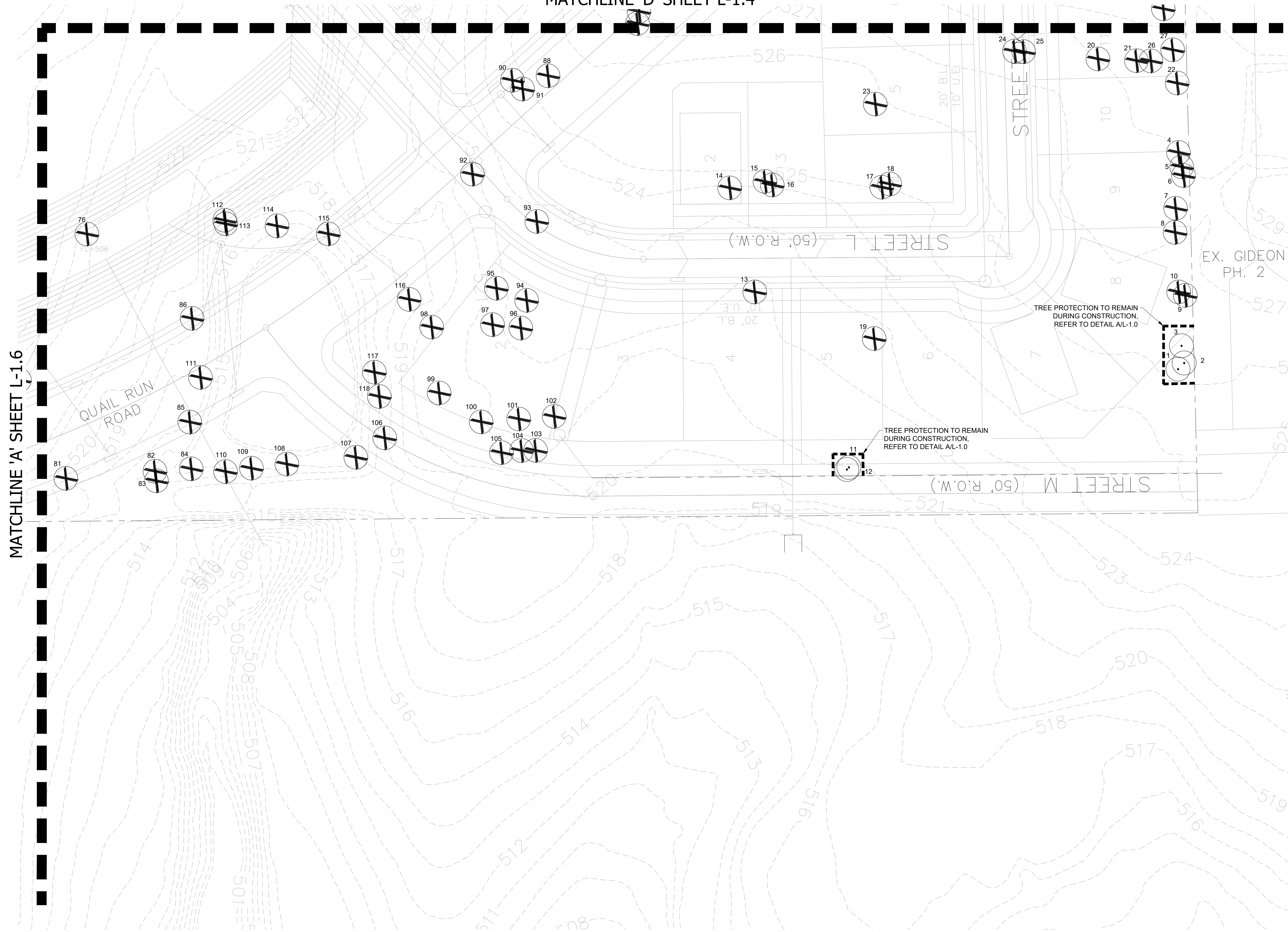
**L-1.4**

PROJECT NO.: 090-22-009

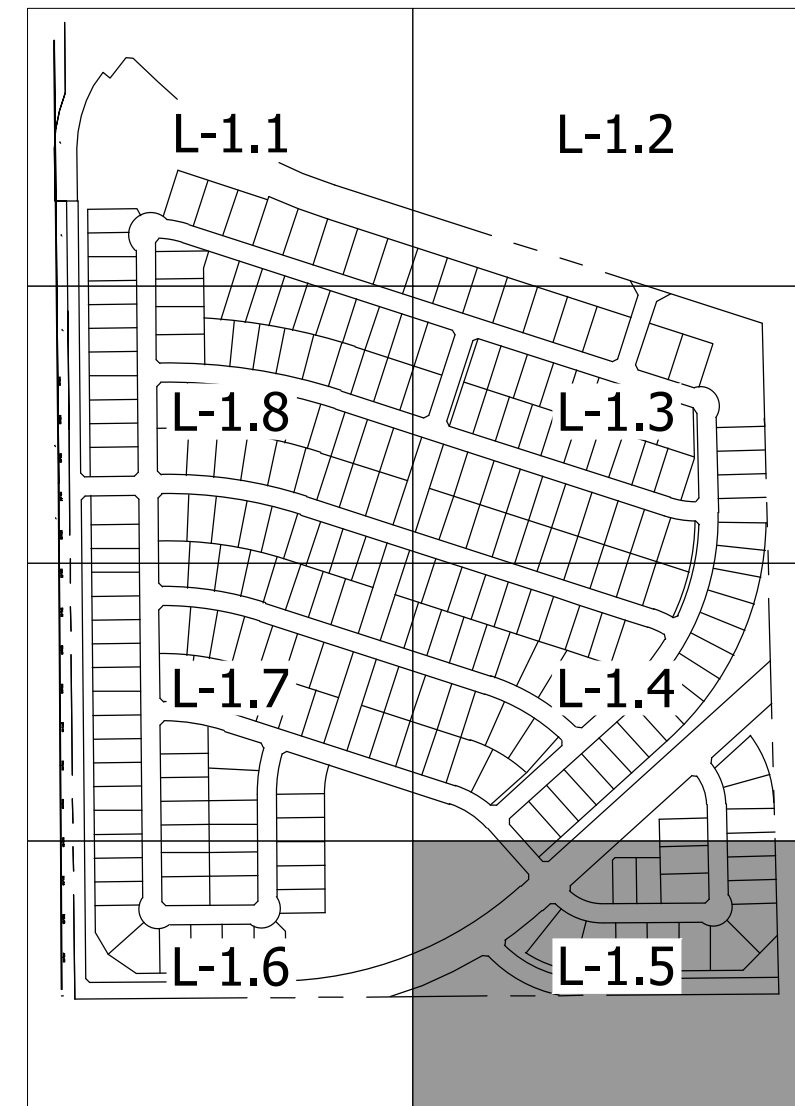


MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP  
SCALE: 1"=500'



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CASE NO. P2022-037

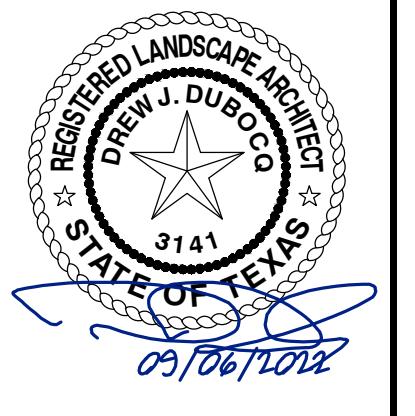
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REGISTRATION # F-10599 (TEXAS)

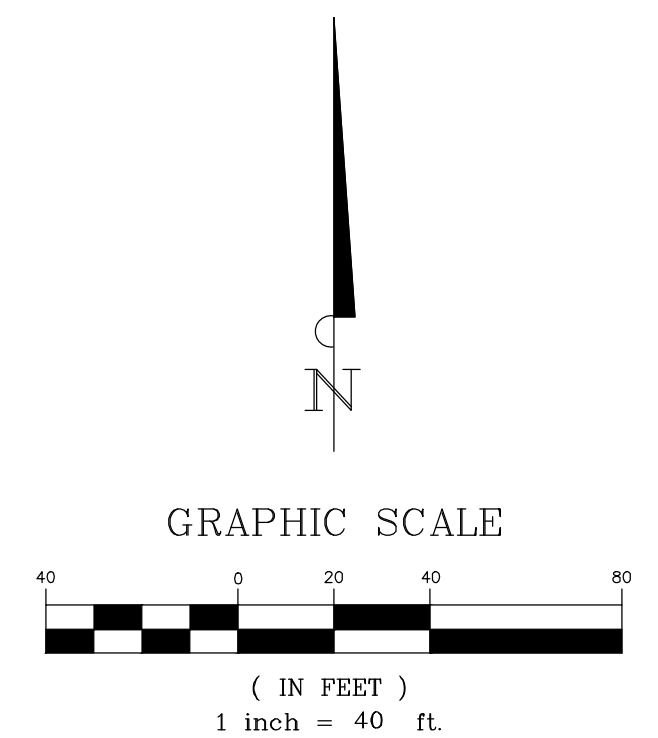
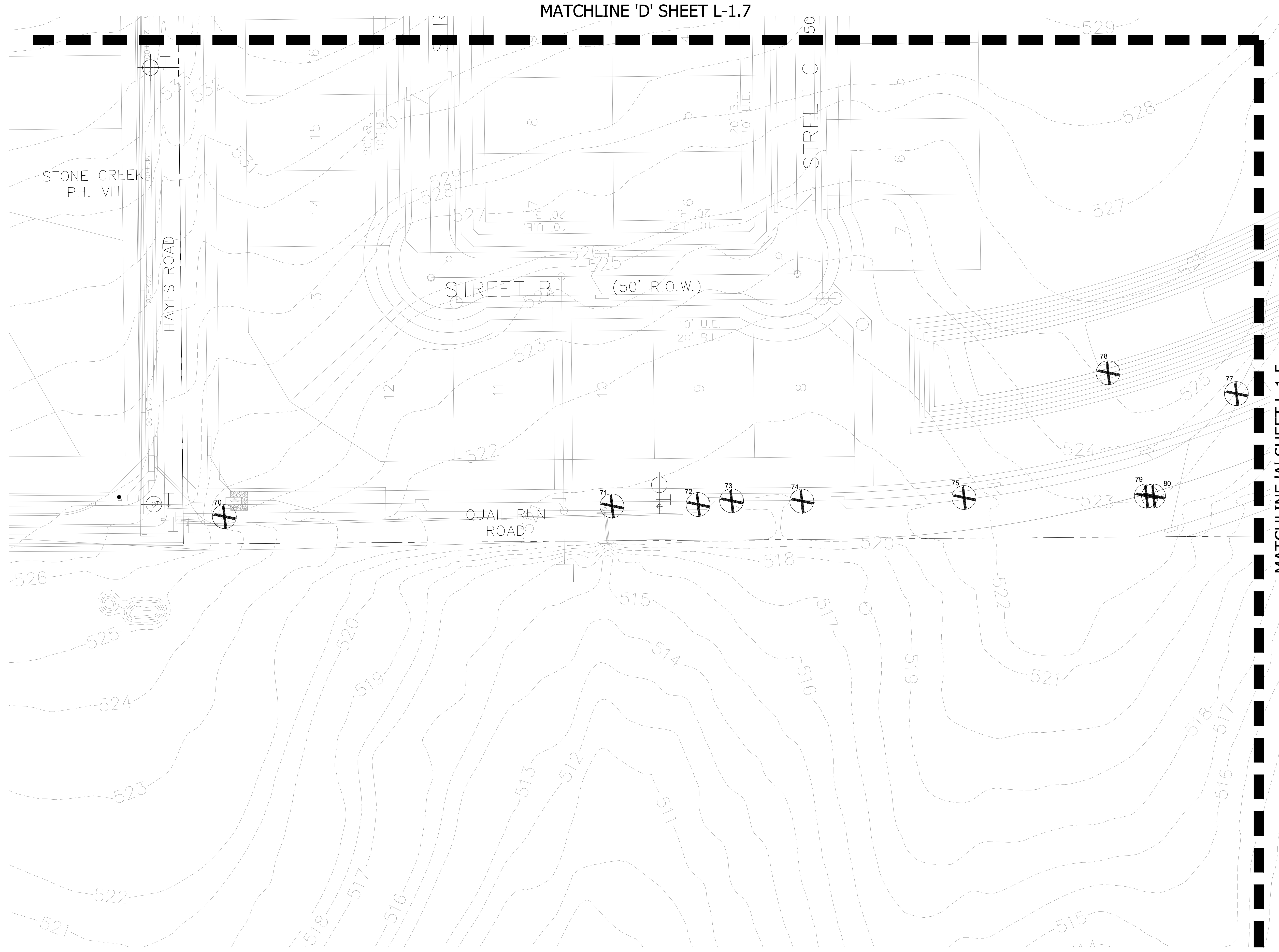
HANCE DEVELOPMENT  
ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009

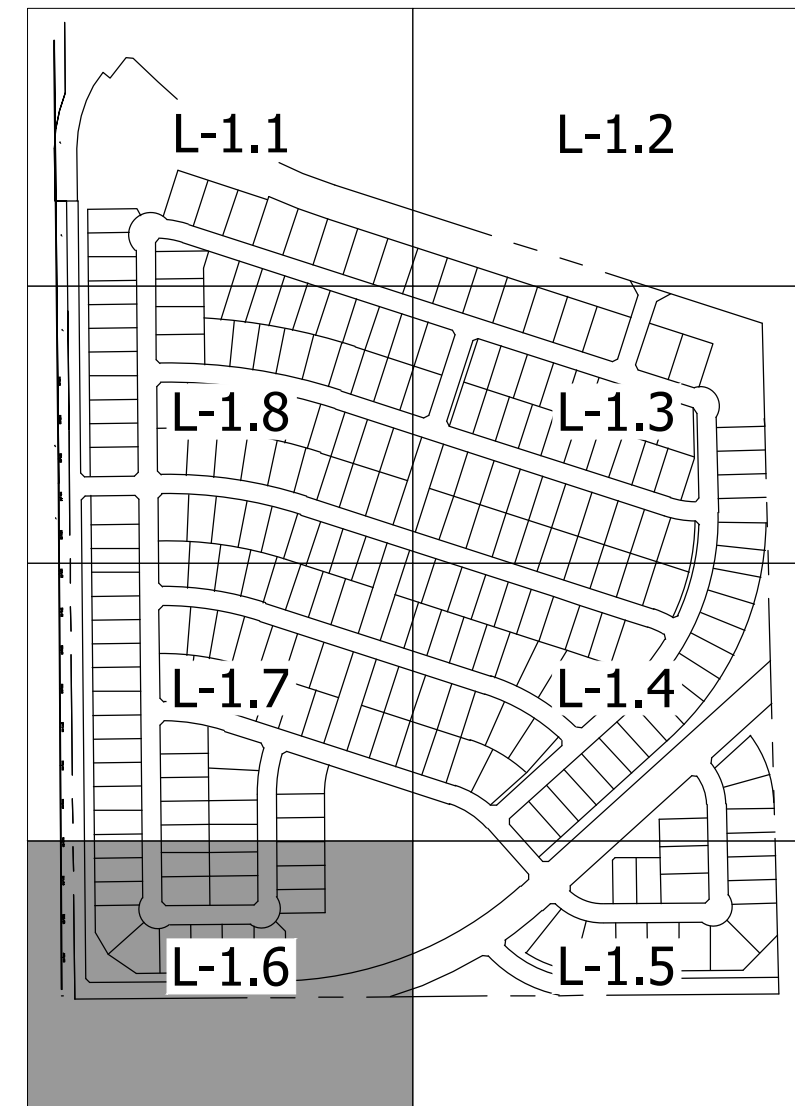


SHEET NO.  
**L-1.5**



MATCHLINE 'A' SHEET L-1.5

KEY MAP  
SCALE: 1"=500'



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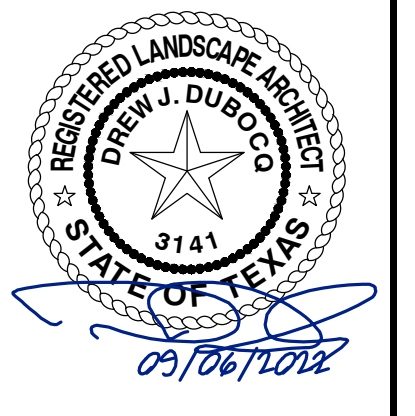
**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description

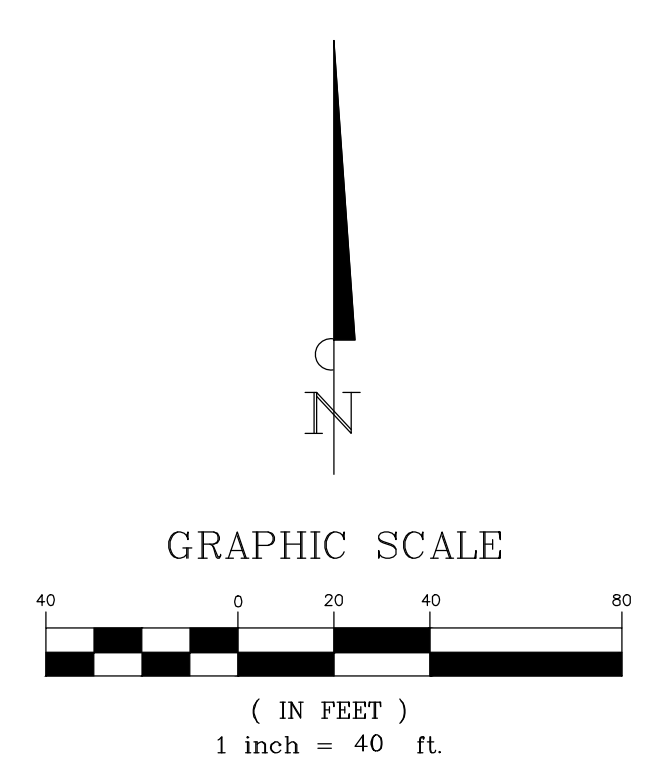
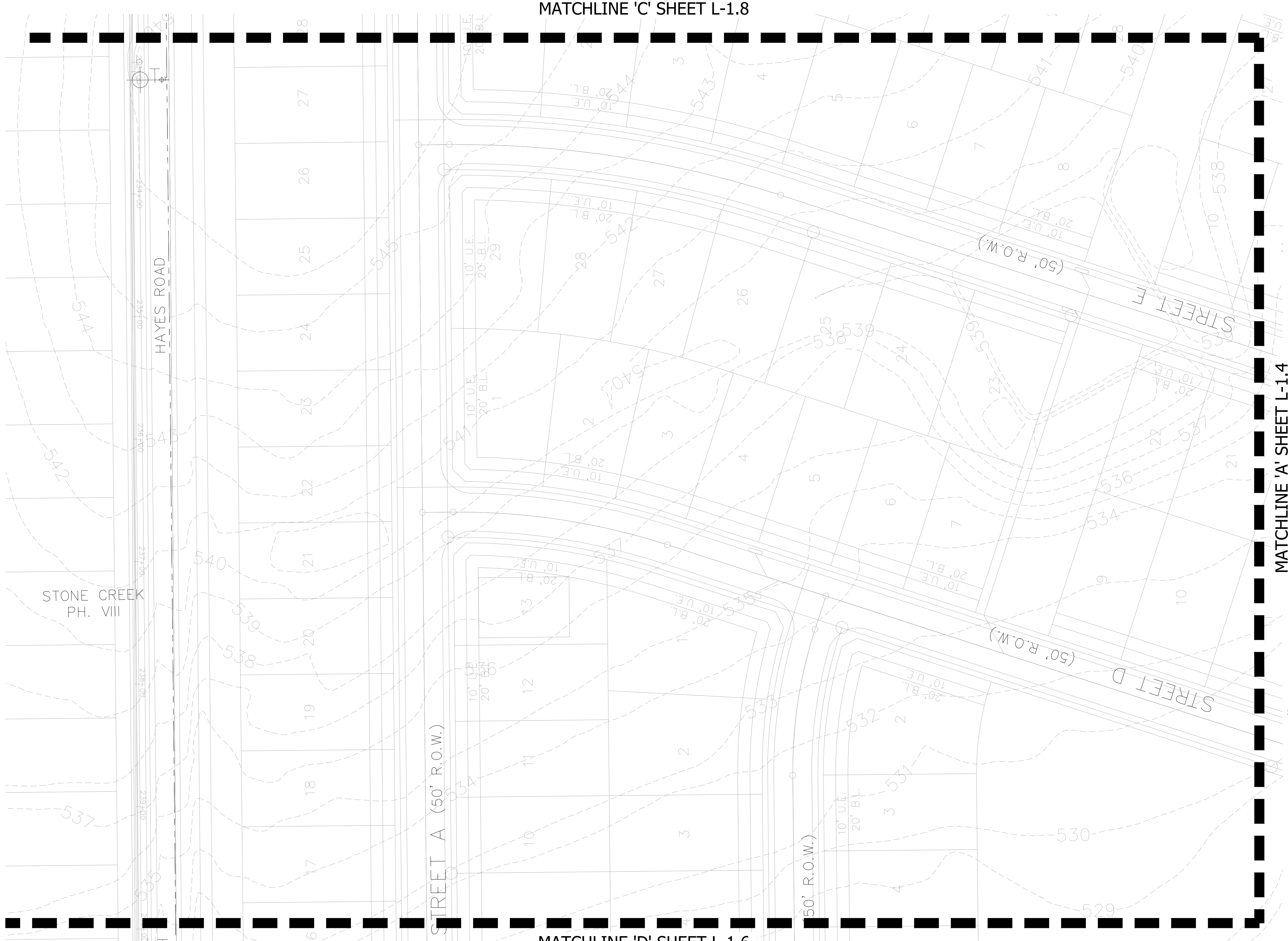
PROJECT NO.: 090-22-009



SHEET NO.

**L-1.6**

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

MATCHLINE 'D' SHEET L-1.6

KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

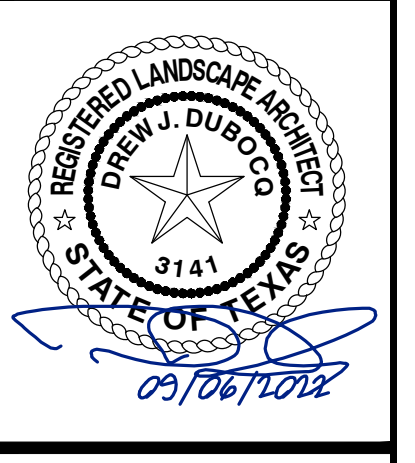
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

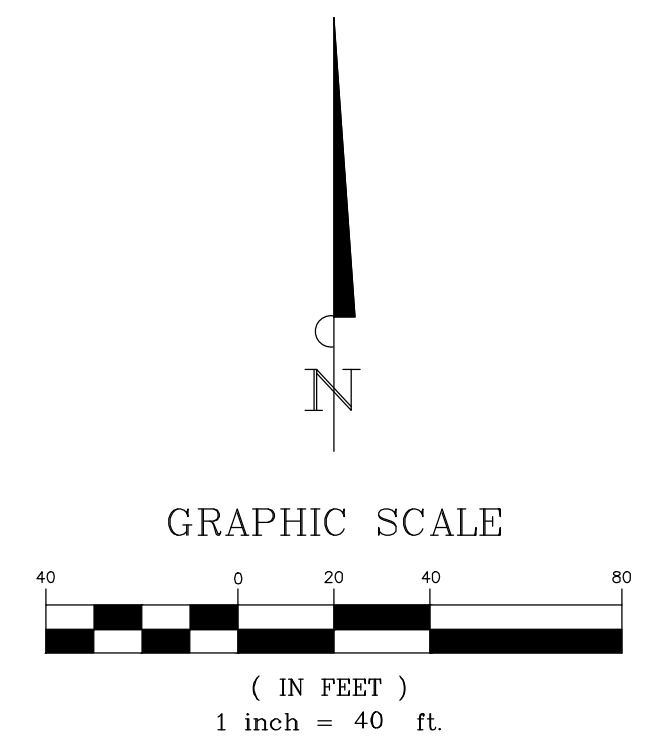
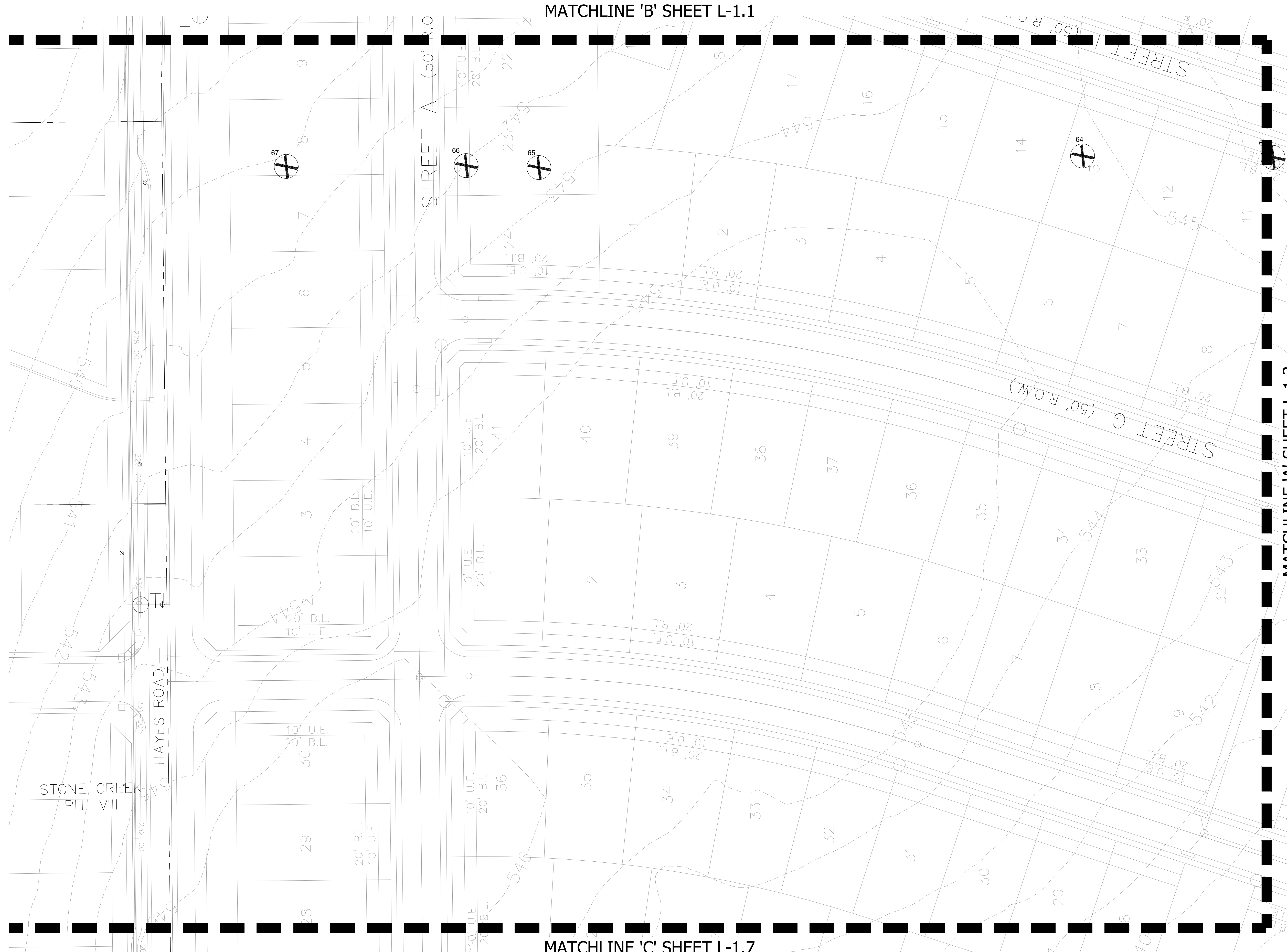
**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.7**

PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.3

KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

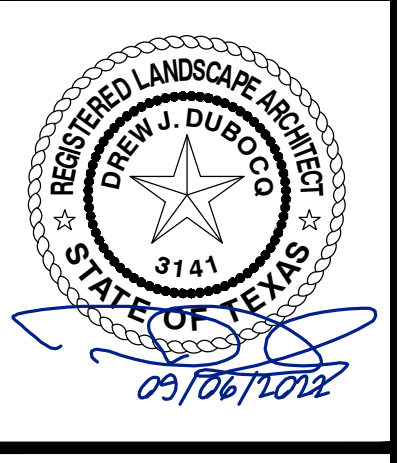
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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

HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.8**

PROJECT NO.: 090-22-009

# PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: SP2023-001  
PROJECT NAME: PD Site Plan for Quail Hollow  
SITE ADDRESS/LOCATIONS: 1244 E QUAIL RUN RD

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/27/2023	Approved w/ Comments

01/27/2023: SP2023-001; PD Site Plan for Phase 1 of the Quail Hollow Subdivision  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

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

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

M.3 For reference, include the case number (SP2023-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 96 (PD-96).

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans including treescape and landscape plans. (Subsection 03.04. A, of Article 11)

**APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

M.6 Site Plan:

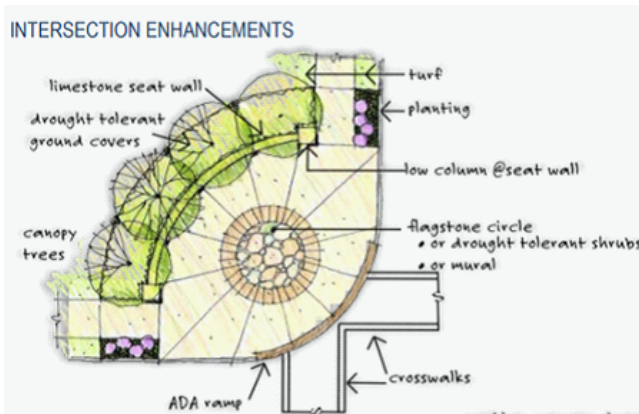
(1) Site Plan does not match the Final Plat. Ensure that Final Plat and Site Plan match.

M.7 Landscape Plan:

- (1) Accent trees must be a minimum of 4-feet in height, and shrubs must be a minimum of 5-gallon. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
- (2) Pine tree varieties, crepe myrtles, and chaste trees are prohibited trees. Use alternative approved trees. Refer to Appendix C of the Unified Development Code.
- (3) 27 canopy and 27 accent trees are required along Hays Road. (Subsection 06.02, E, Landscape Standards, Article 05, District Development Standards, of the UDC)
- (4) Each lot must have two (2) lot trees in the front yards, and corner lots must have four (4). Please add a note to the Landscape Plan indicating conformance to this requirement. (Planned Development District 96 [PD-96]).

M.8 Hardscape Plan:

- (1) Provide an exhibit of a typical wood fence and typical wrought iron fence.
- (2) Provide an exhibit that depicts what type of fence each lot shall have in the front, rear, and side yard. This can be done by taking the site plan and color coding the lot lines to depict the fencing types for each lot. This is done to show conformance with the fencing standards established within the Planned Development District ordinance.
- (3) Provide an exhibit showing incorporation of a seat wall/Trailhead as shown below for the primary monument sign at the intersection of John King Boulevard and Hays Road.



I.9 Please note that failure to address all comments provided by staff by 3:00 PM on February 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 7, 2023 however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2023 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 31, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on February 14, 2023.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - PD Site Plan - Show the difference between Phase 1 and 2.

- L-2.0 -
- Paved overflow path based on engineering plan.
- Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot.
- Show storm line and move trees away from storm line
- L-2.1 -
- Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot.
- Show storm line and move trees away from storm line.
- L-2.3 -
- Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot.
- L-2.6 -
- Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

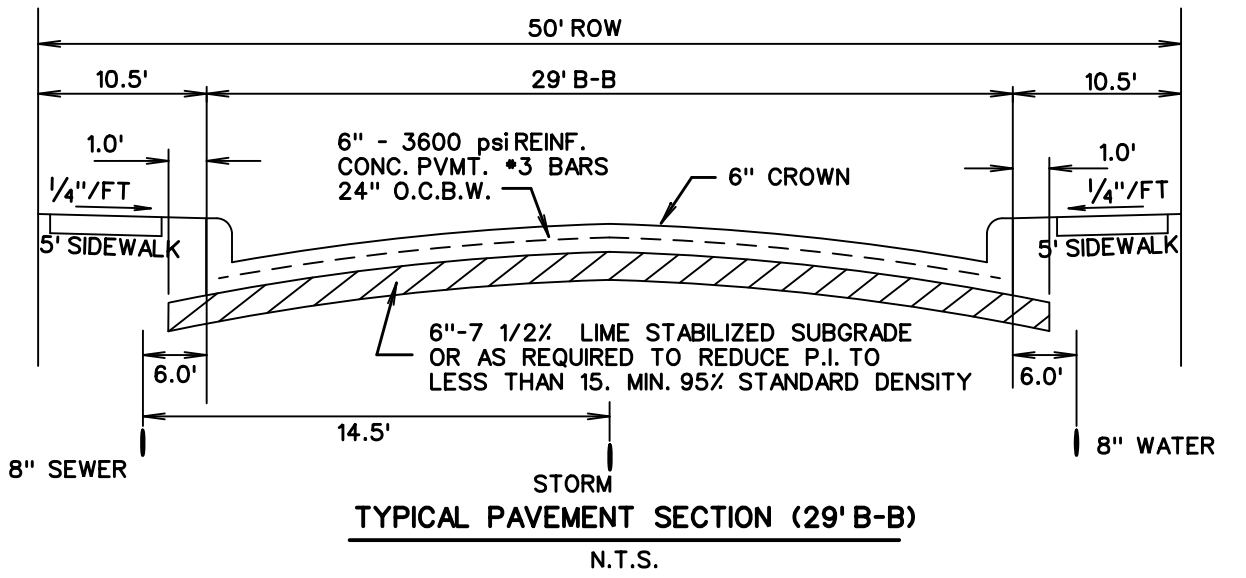
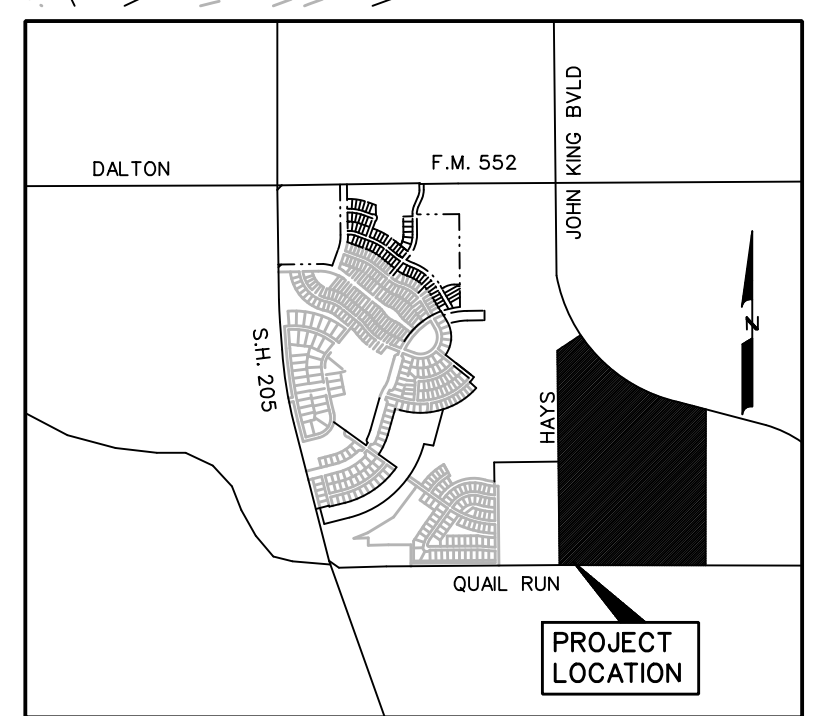
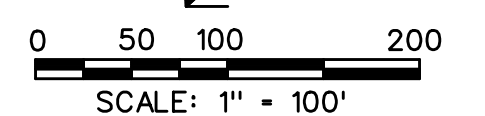
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

01/23/2023: 2. SP2023-001

- Trail location and landscape which has been designed to continue the current layout through neighborhood and along John King rights-of-ways for continuity throughout all developments. The Parks and Recreation Department has reviewed landscape plans and accepted them with one comment to add a trail head feature on the corner of Hays Road and John King. Tree Mitigation approved, but Hackberry species are no longer protected and can be removed from the protected list.



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**LINE TABLE**

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

**LEGEND**

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

**NOTES:**

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

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

PD SITE PLAN OF

### QUAIL HOLLOW

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

TOTAL ACRES 86.157  
 TOTAL RESIDENTIAL LOTS 250  
 TOTAL OPEN SPACE LOTS 17  
 PHASE I LOTS 139  
 PHASE II LOTS 111

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

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DEVELOPER  
 QUAIL HOLLOW SF, LTD.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225

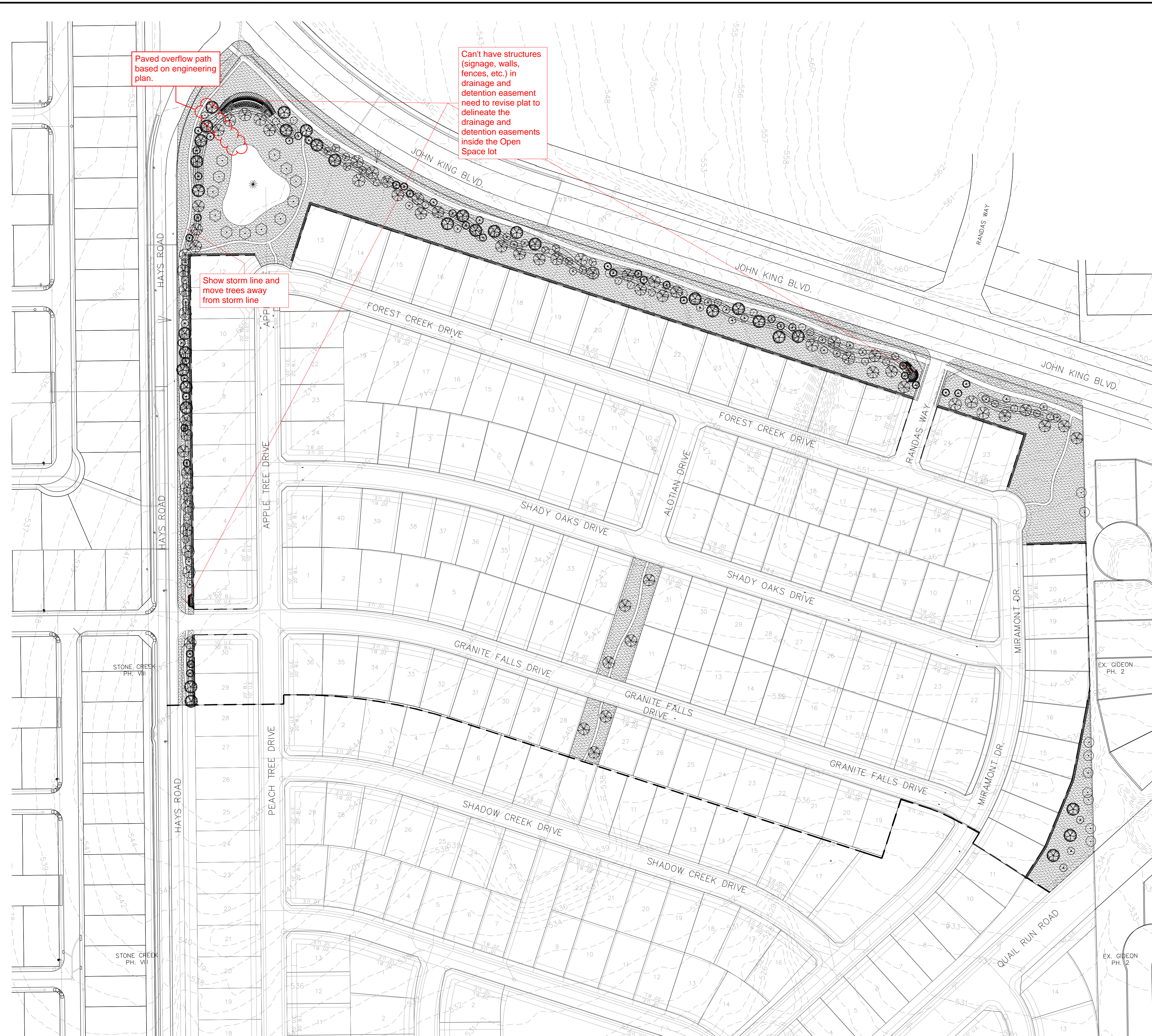
PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

JANUARY 2023 SCALE 1" = 100'

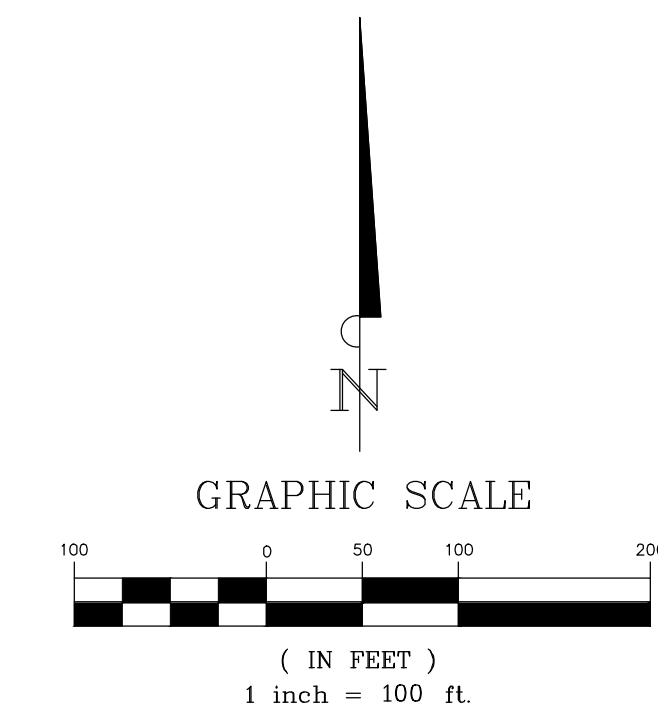
LAND USE SINGLE FAMILY DEVELOPMENT

CASE #P2022-53  
 CASE #P2023-xxx





VICINITY MAP



LANDSCAPE TABULATIONS:

REQUIRED:	PROVIDED:	REMARKS
JOHN KING BLVD	1,795 L.F.	
3 CANOPY TREES PER 100 L.F.	54 TREES	
4 ACCENT TREES PER 100 L.F.	72 TREES	
BERMS AND SHRUBS	PROVIDED	
HAYS ROAD	1,318 L.F.	
1 CANOPY TREES PER 50 L.F.	26 TREES	
1 ACCENT TREES PER 50 L.F.	26 TREES	
BERMS AND SHRUBS	PROVIDED	
FOREST CREEK DRIVE	120 L.F.	
1 CANOPY TREES PER 50 L.F.	3 TREES	
1 ACCENT TREES PER 50 L.F.	3 TREES	
BERMS AND SHRUBS	PROVIDED	
SHADY OAKS DRIVE	120 L.F.	
1 CANOPY TREES PER 50 L.F.	3 TREES	
1 ACCENT TREES PER 50 L.F.	3 TREES	
BERMS AND SHRUBS	PROVIDED	
GRANITE FALLS DRIVE	120 L.F.	
1 CANOPY TREES PER 50 L.F.	3 TREES	
1 ACCENT TREES PER 50 L.F.	3 TREES	
BERMS AND SHRUBS	PROVIDED	
SHADOW CREEK DRIVE	120 L.F.	
1 CANOPY TREES PER 50 L.F.	3 TREES	
1 ACCENT TREES PER 50 L.F.	3 TREES	
BERMS AND SHRUBS	PROVIDED	
QUAIL RUN ROAD	120 L.F.	
1 CANOPY TREES PER 50 L.F.	3 TREES	
1 ACCENT TREES PER 50 L.F.	3 TREES	
BERMS AND SHRUBS	PROVIDED	
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS		

TREES	COMMON NAME	CALIPER/ GALLON SIZE
○	OKLAHOMA RED BUD	3" / 30 GAL.
⊕	DESERT WILLOW	3" / 30 GAL.
○	EXISTING TREE TO REMAIN	
⊕	YAUPOH HOLLY	3" / 30 GAL.
⊕	GRAPE MYRTLE	3" / 30 GAL.
⊕	LOBLOLLY PINE	4" / 100 GAL.
⊕	SHUMARD RED OAK	4" / 100 GAL.
⊕	SOUTHERN LIVE OAK	4" / 100 GAL.
⊕	BALD CYPRESS	4" / 100 GAL.
⊕	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
⊕	PAMPAS GRASS	5 GAL.
⊕	RED YUCCA	5 GAL.
⊕	DWARF BURFORD HOLLY	5 GAL.
⊕	PINK MUHLY	5 GAL.
⊕	MEXICAN FEATHER GRASS	1 GAL.
⊕	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
⊕	BERMUDA GRASS	
⊕	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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

CASE NO. P2022-037

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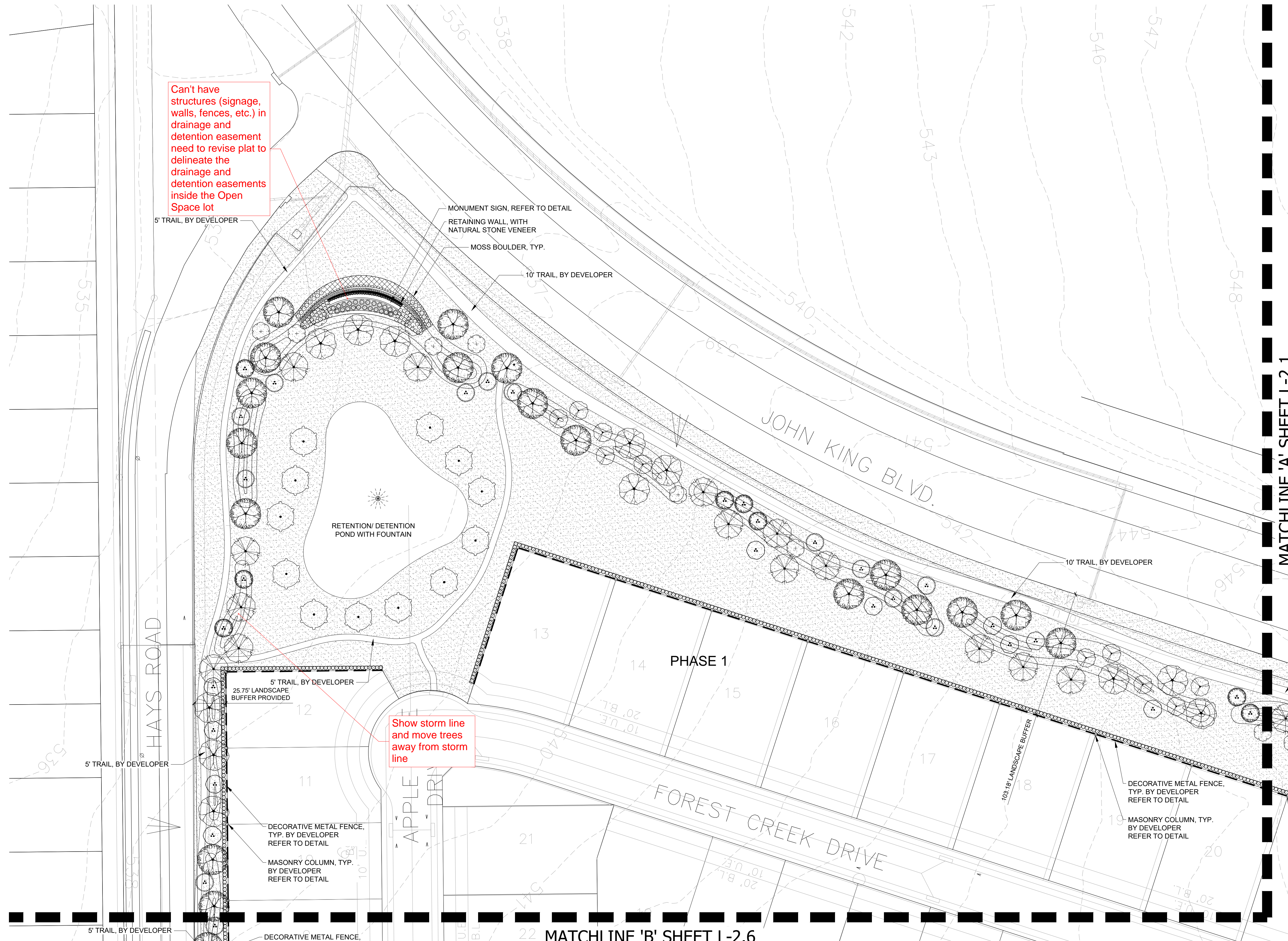
No.	Date	Revision Description



SHEET NO.

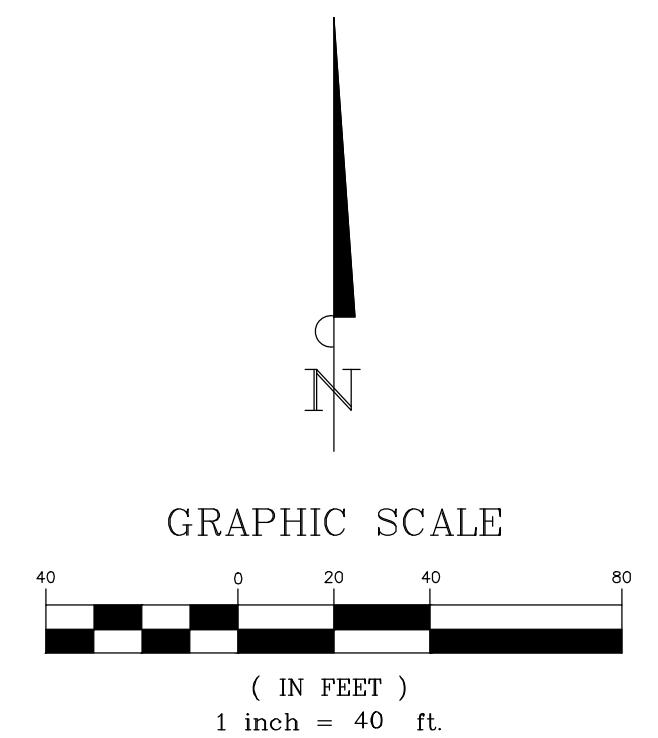
**L-2.0**

PROJECT NO.: 090-22-009



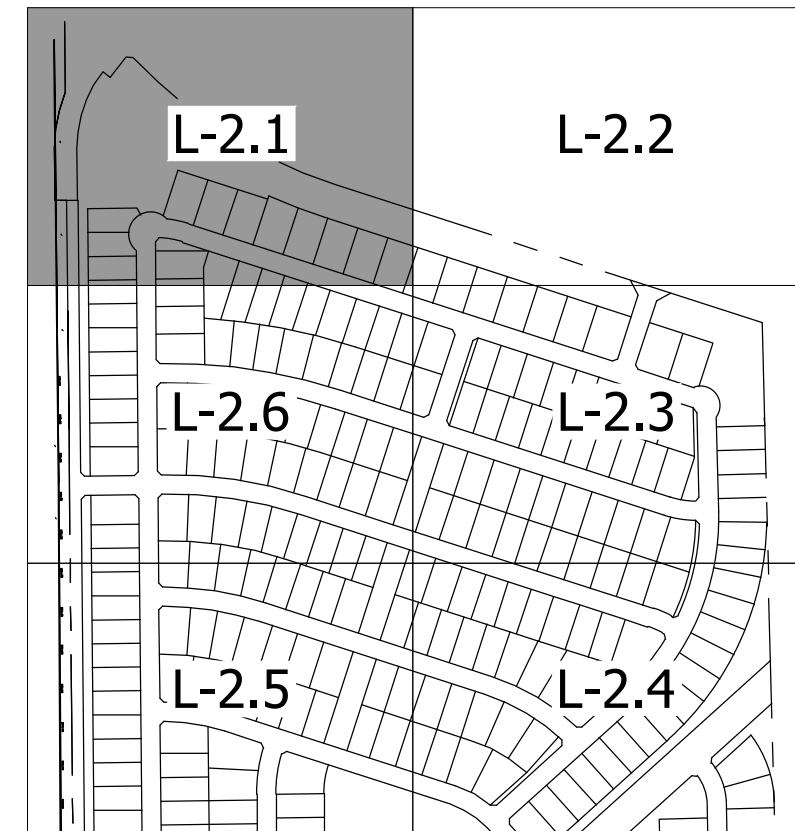
Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot

Show storm line and move trees away from storm line



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

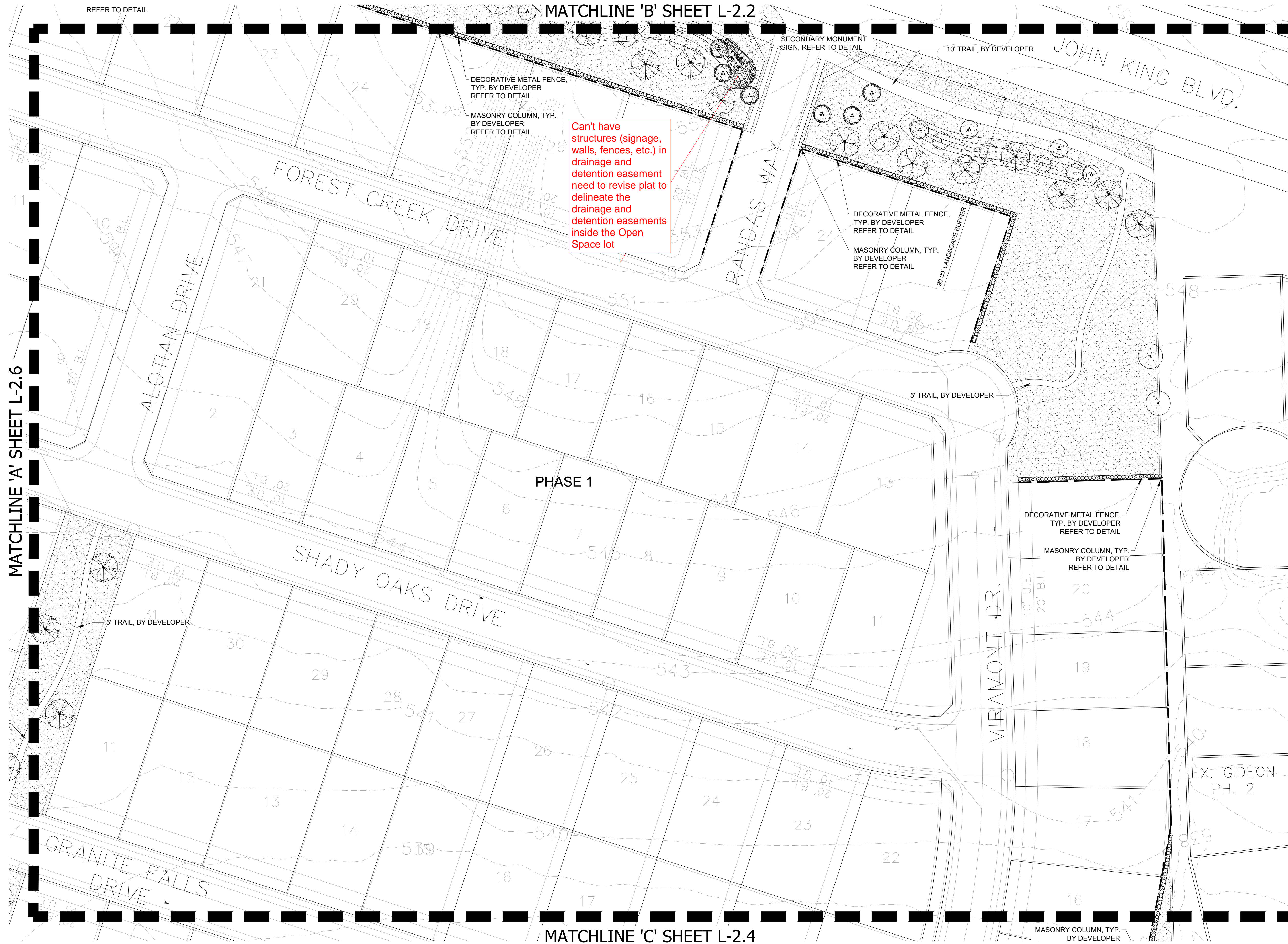
No.	Date	Revision Description



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REFER TO DETAIL

MATCHLINE 'B' SHEET L-2.2

SECONDARY MONUMENT SIGN, REFER TO DETAIL

10' TRAIL, BY DEVELOPER

DECORATIVE METAL FENCE, TYP. BY DEVELOPER REFER TO DETAIL

MASONRY COLUMN, TYP. BY DEVELOPER REFER TO DETAIL

Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot

DECORATIVE METAL FENCE, TYP. BY DEVELOPER REFER TO DETAIL

MASONRY COLUMN, TYP. BY DEVELOPER REFER TO DETAIL

5' TRAIL, BY DEVELOPER

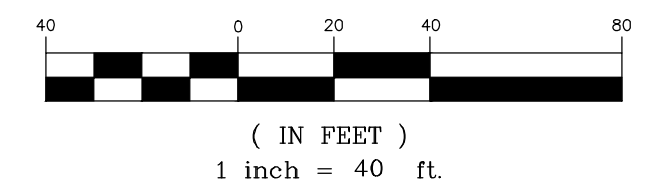
DECORATIVE METAL FENCE, TYP. BY DEVELOPER REFER TO DETAIL

MASONRY COLUMN, TYP. BY DEVELOPER REFER TO DETAIL

MASONRY COLUMN, TYP. BY DEVELOPER

MATCHLINE 'C' SHEET L-2.4

GRAPHIC SCALE



PLANT SCHEDULE

TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP

SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

No.	Date	Revision Description



SHEET NO.

L-2.3

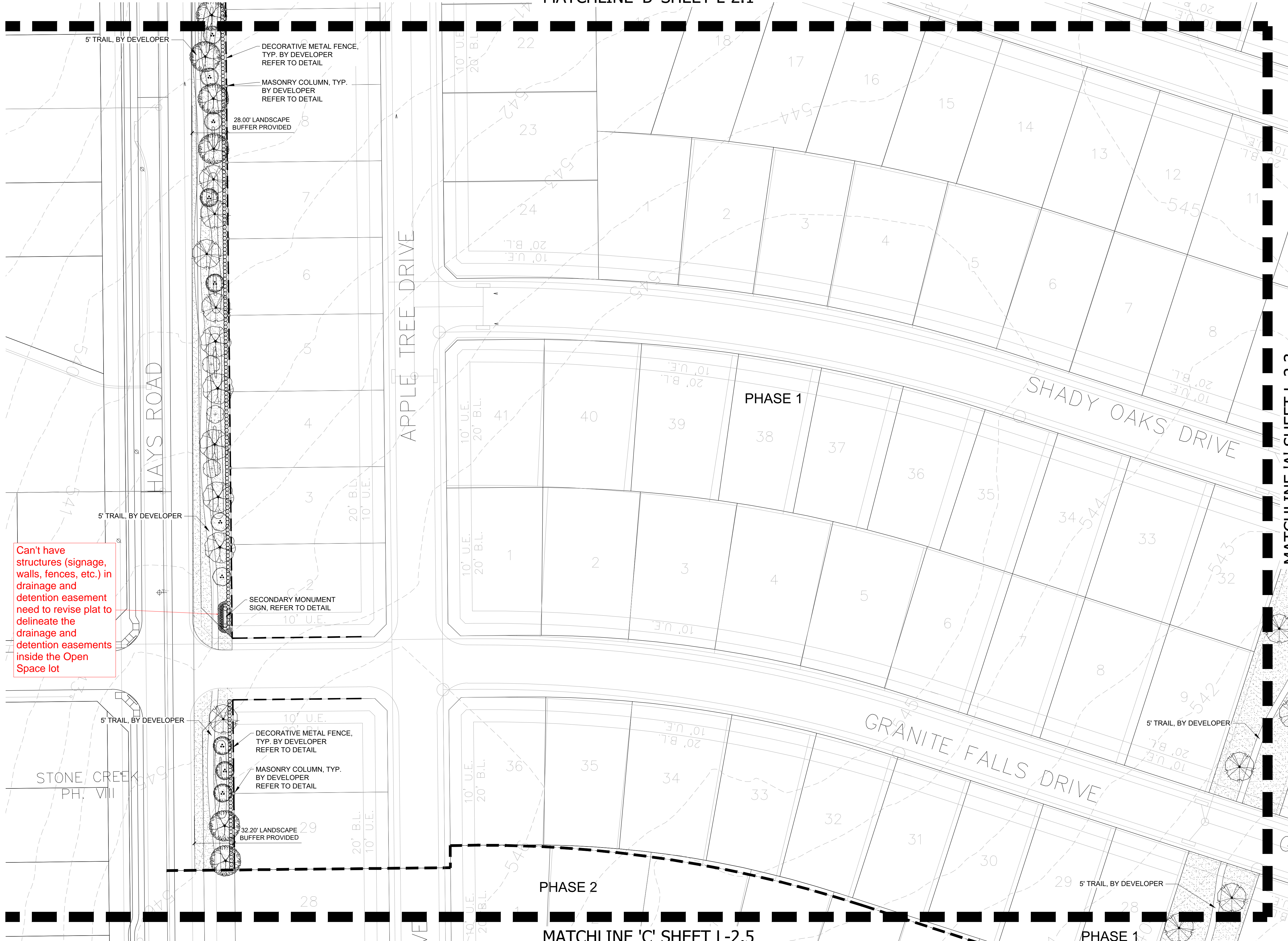
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CASE NO. P2022-037

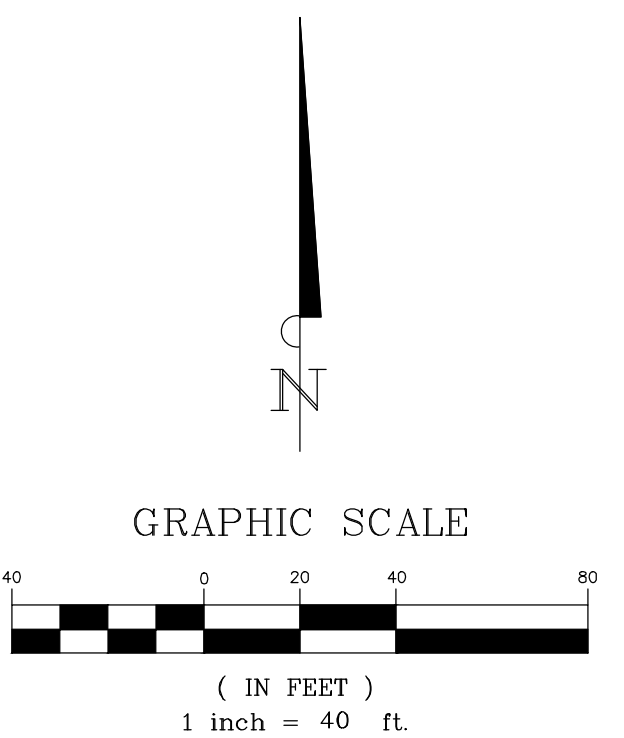
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PROJECT NO.: 090-22-009

MATCHLINE 'B' SHEET L-2.1

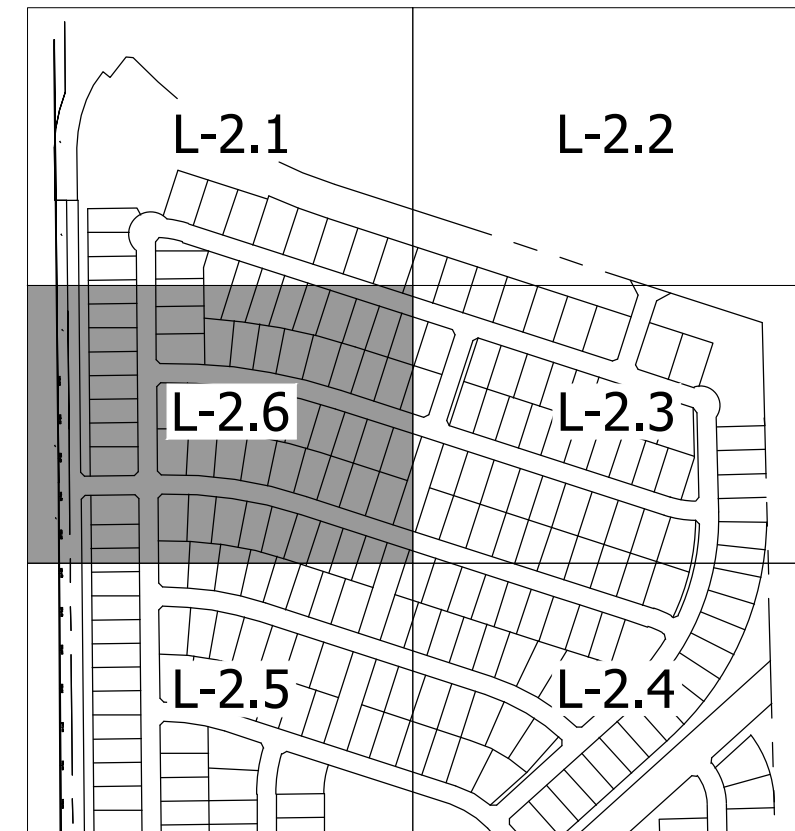


Can't have structures (signage, walls, fences, etc.) in drainage and detention easement need to revise plat to delineate the drainage and detention easements inside the Open Space lot



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
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SHRUBS	COMMON NAME	
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	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

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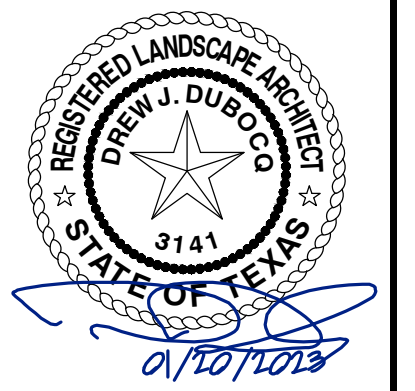
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**BANNISTER**  
ENGINEERING  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-2.6**

PROJECT NO.: 090-22-009



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

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

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

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

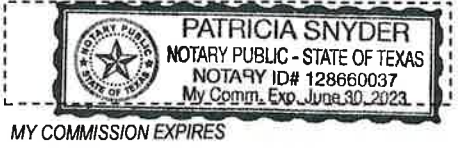
## NOTARY VERIFICATION [REQUIRED]

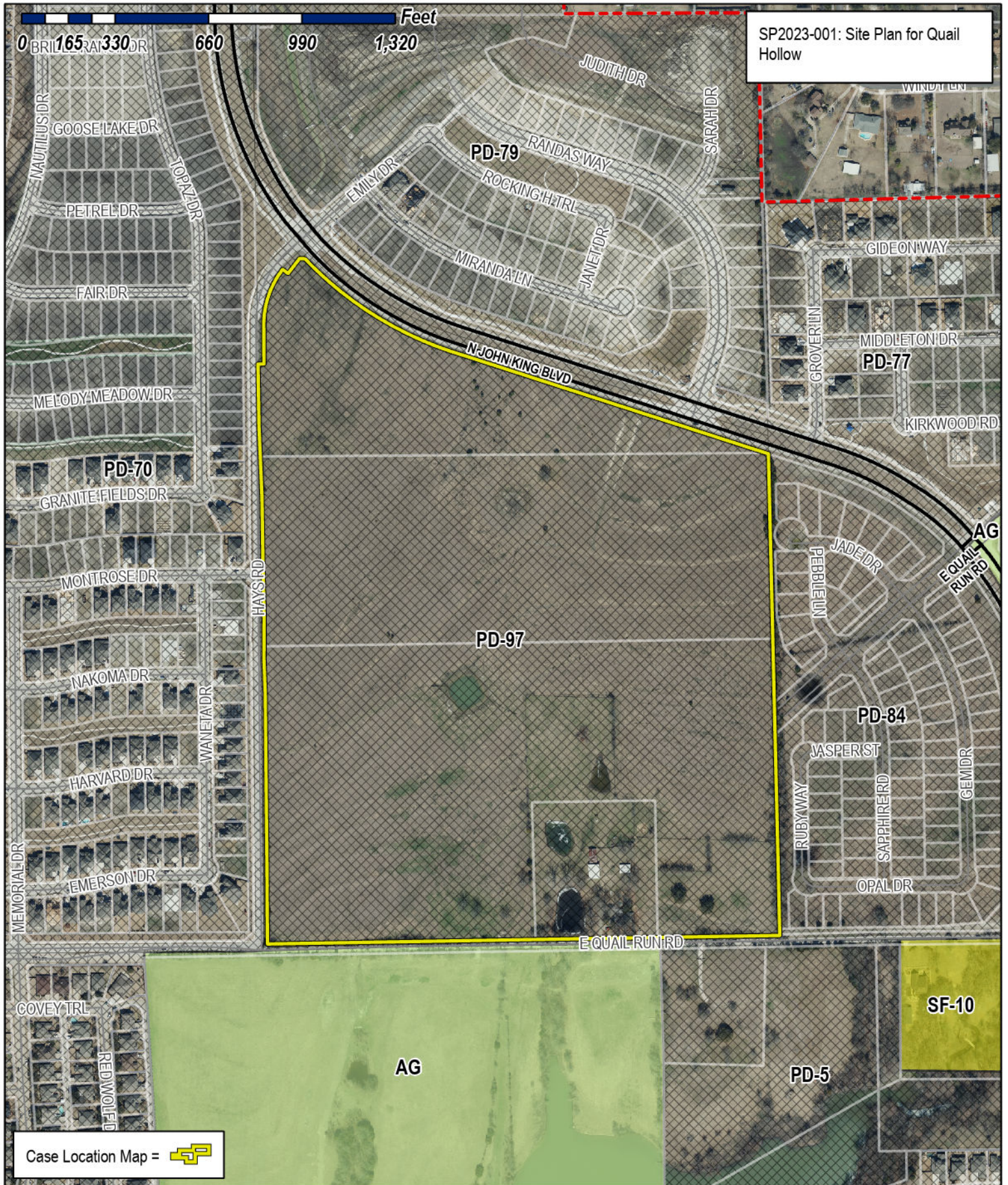
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



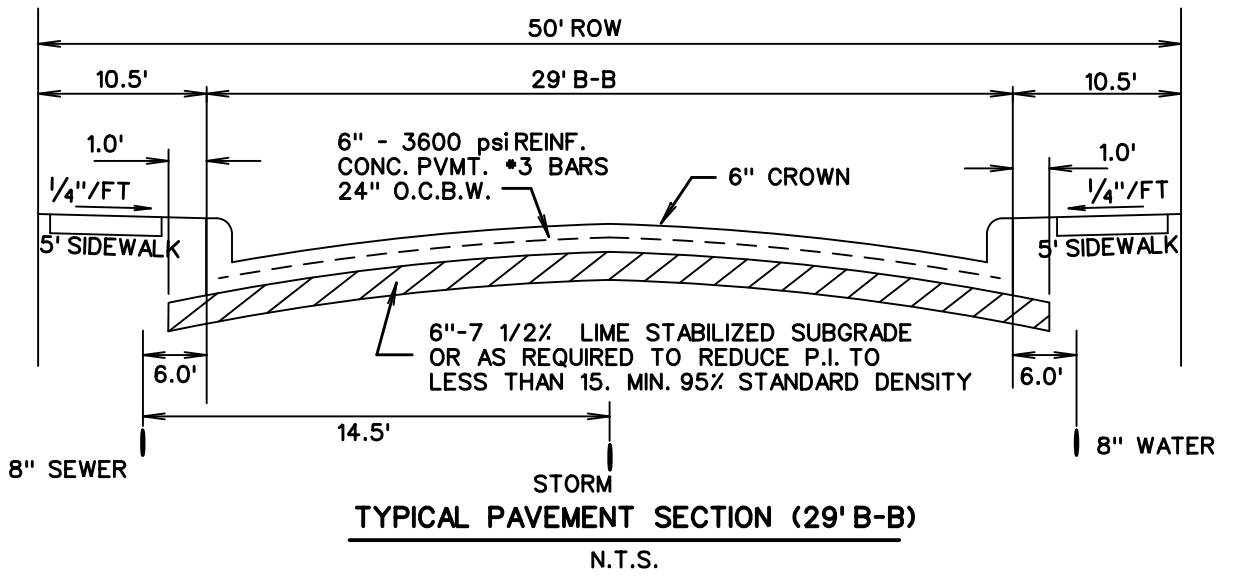
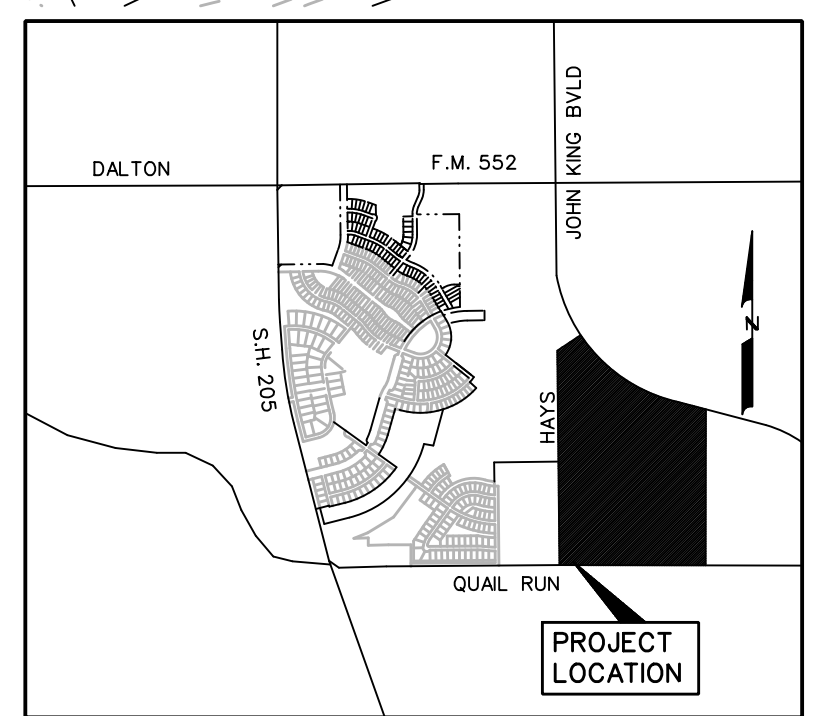
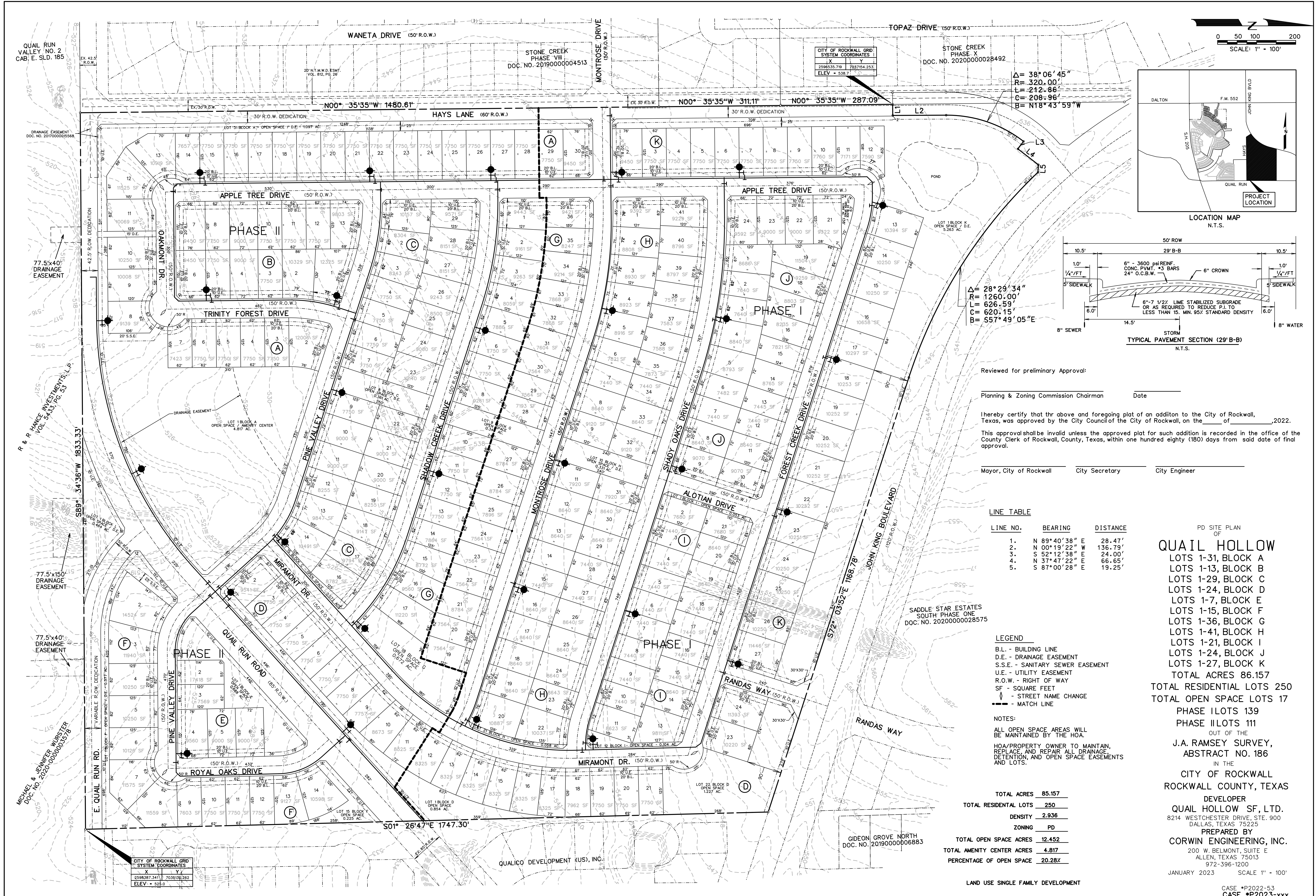


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**LINE TABLE**

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

**LEGEND**

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

**NOTES:**

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

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

PD SITE PLAN OF

### QUAIL HOLLOW

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

TOTAL ACRES 86.157  
 TOTAL RESIDENTIAL LOTS 250  
 TOTAL OPEN SPACE LOTS 17  
 PHASE I LOTS 139  
 PHASE II LOTS 111

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

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DEVELOPER  
 QUAIL HOLLOW SF, LTD.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

LAND USE SINGLE FAMILY DEVELOPMENT

CASE #P2022-53  
 CASE #P2023-xxx

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	2598387.341	7036150.262
Y	2598387.341	7036150.262
ELEV.	523.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

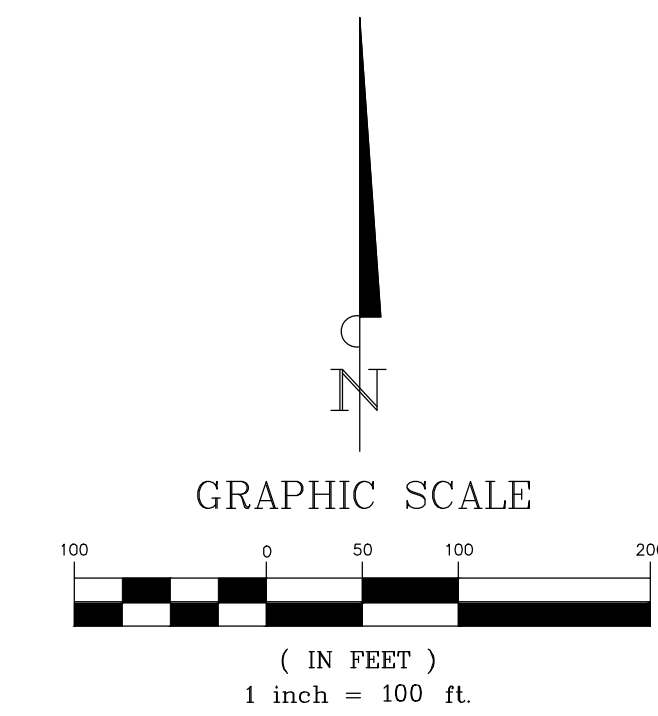
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ELEV.	538.7	

GIDEON GROVE NORTH DOC. NO. 2019000006883

X	2598387.341	7036150.262
Y	2598387.341	7036150.262
ELEV.	523.0	



VICINITY MAP  
NTS



**LANDSCAPE TABULATIONS:**

JOHN KING BLVD REQUIRED:	1,795 L.F.
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD REQUIRED:	1,318 L.F.
1 CANOPY TREES PER 50 L.F.	26 TREES
1 ACCENT TREES PER 50 L.F.	26 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	30 TREES
ACCENT TREES	28 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD REQUIRED:	120 L.F.
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
BERMS AND SHRUBS	PROVIDED
PROVIDED	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
BERMS AND SHRUBS	PROVIDED
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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

CASE NO. P2022-037

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

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**OVERALL LANDSCAPE PLAN**

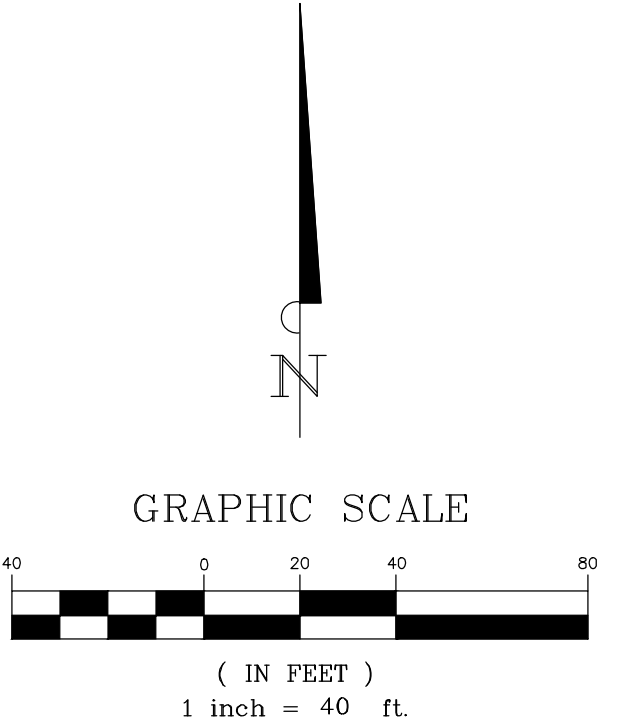
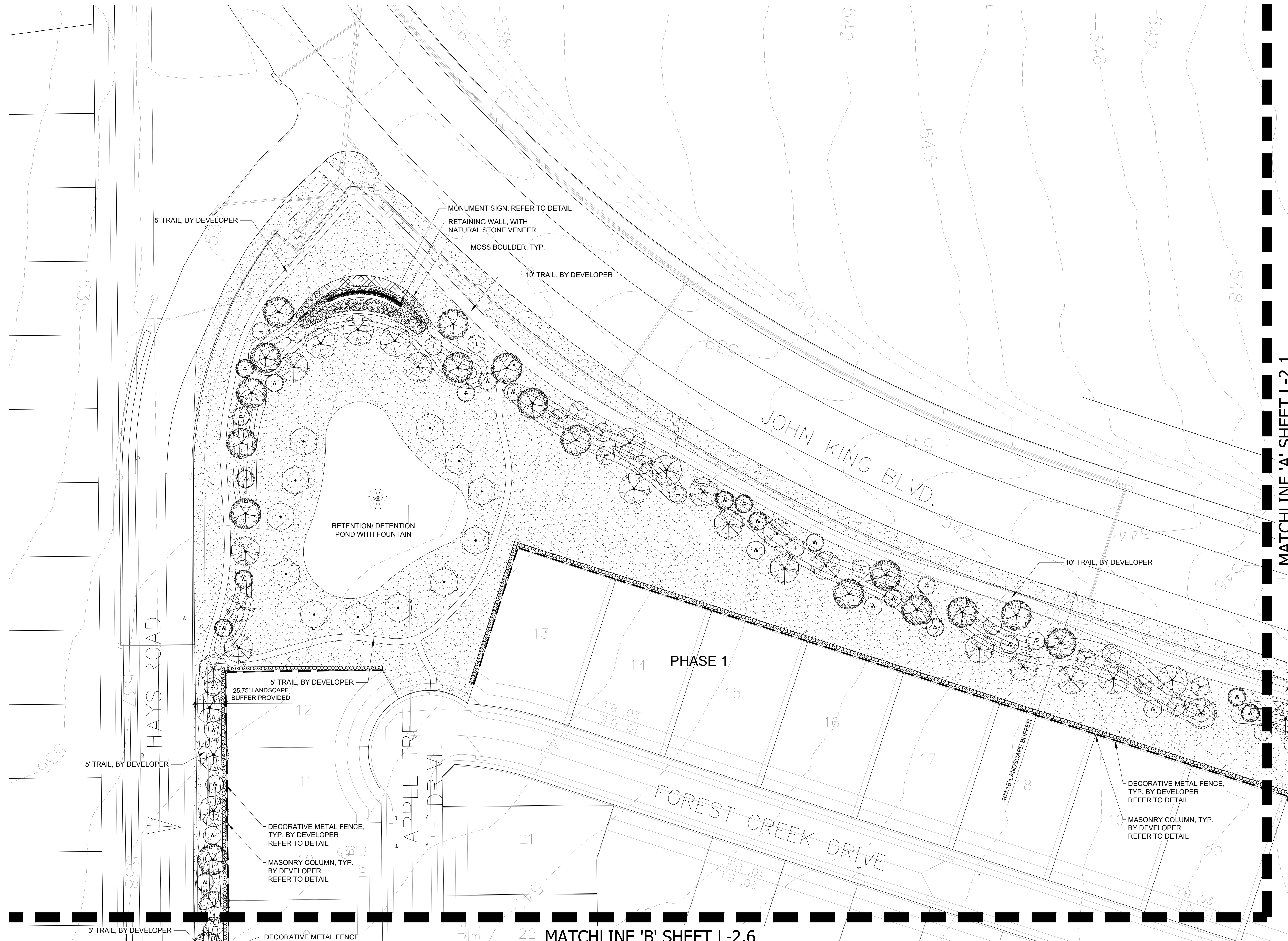
No.	Date	Revision Description



SHEET NO.  
**L-2.0**

PROJECT NO.: 090-22-009





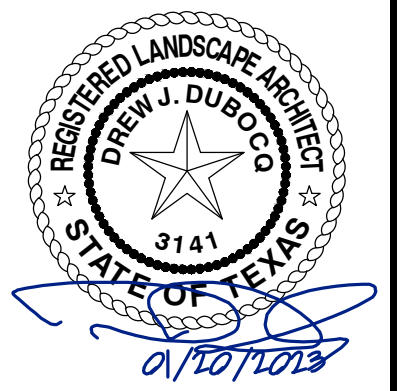
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOH HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

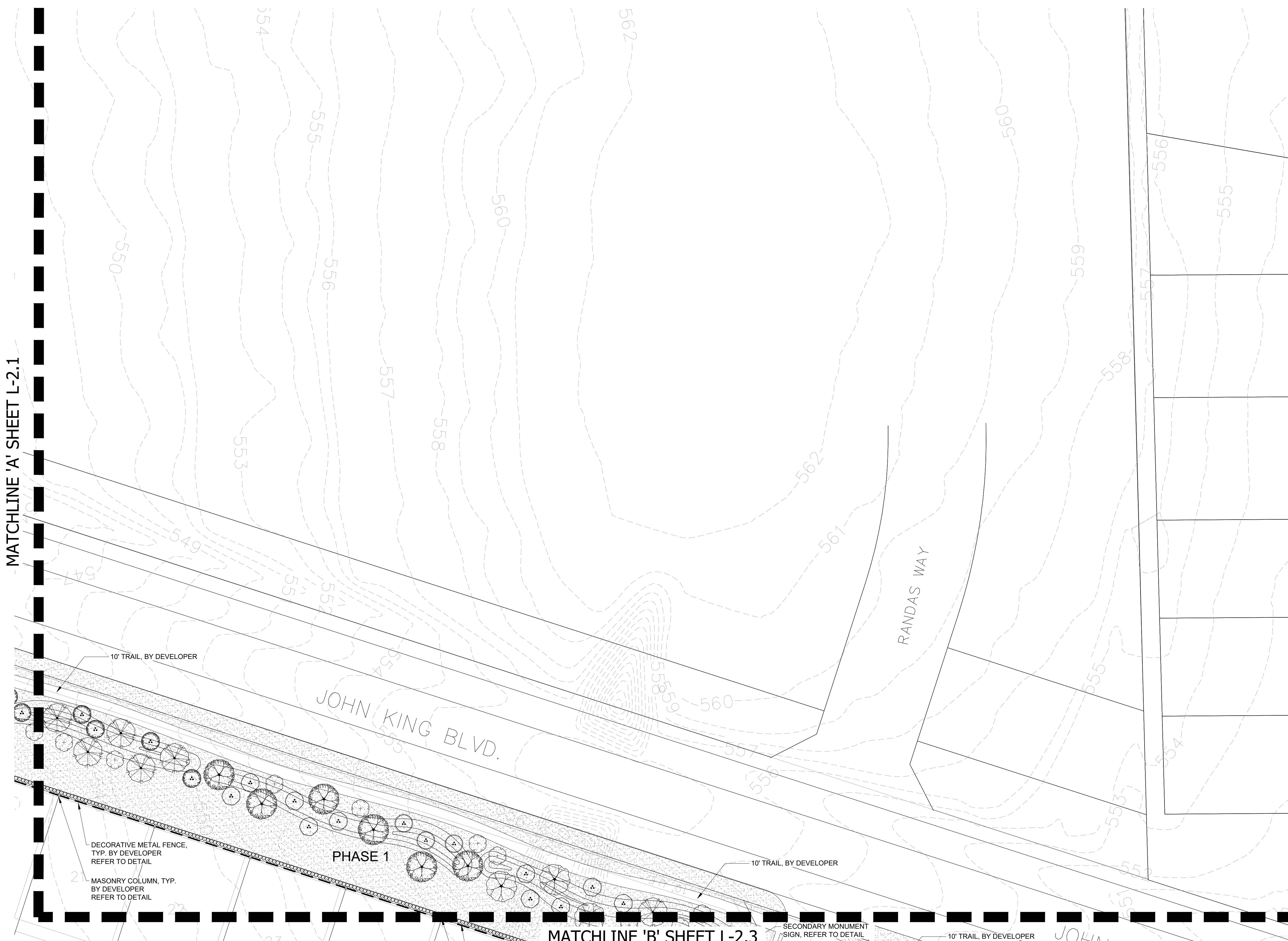
No.	Date	Revision Description



**STOP!**  
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TEXAS ONE CALL SYSTEM  
1-800-245-4545  
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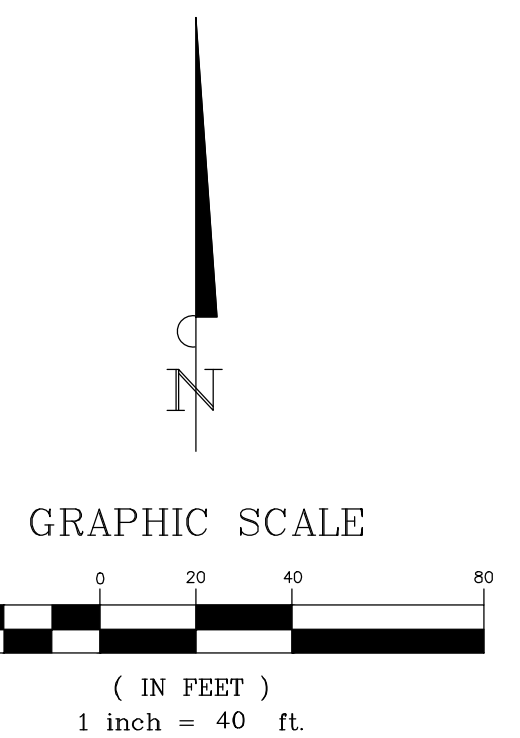
CASE NO. P2022-037

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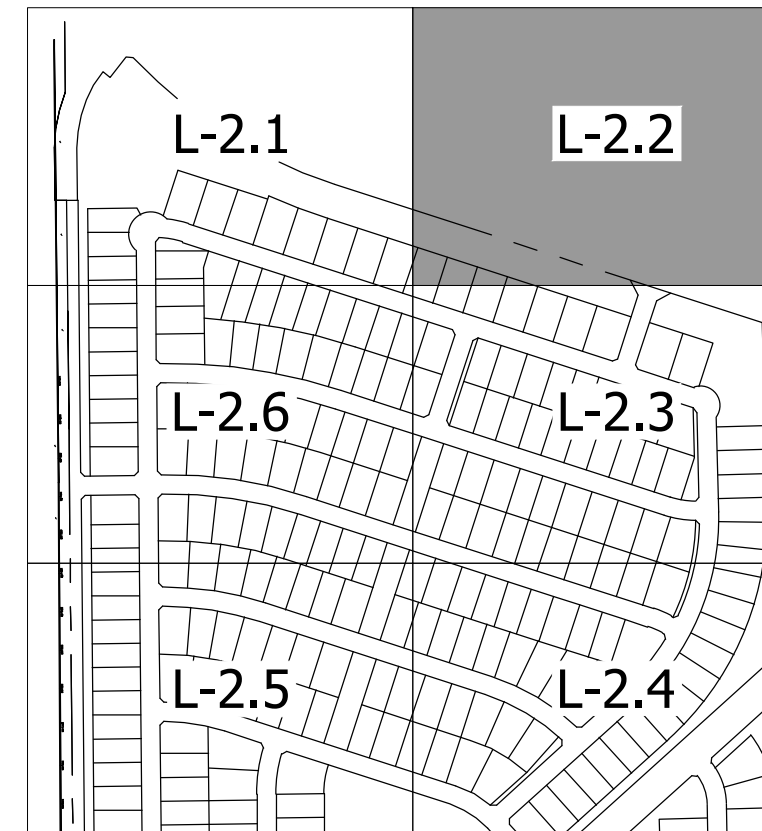
MATCHLINE 'A' SHEET L-2.1

MATCHLINE 'B' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



**BANNISTER**  
ENGINEERING  
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REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.

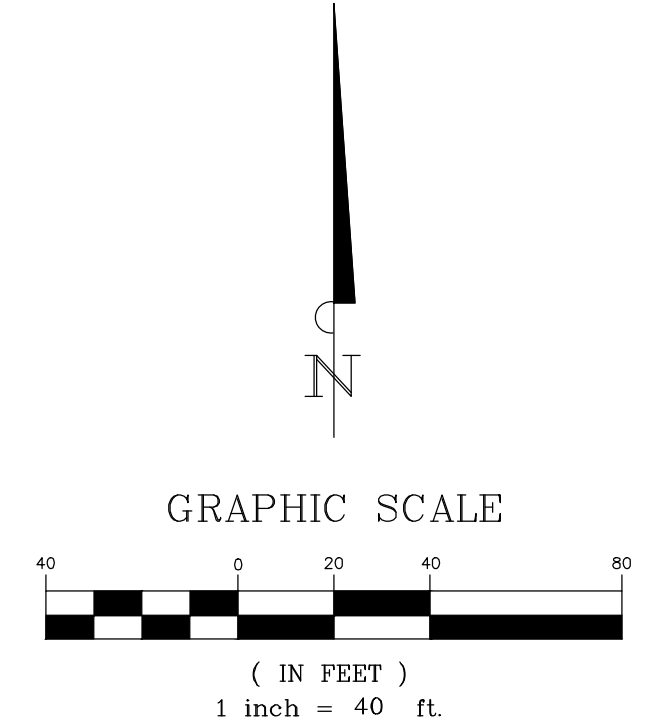
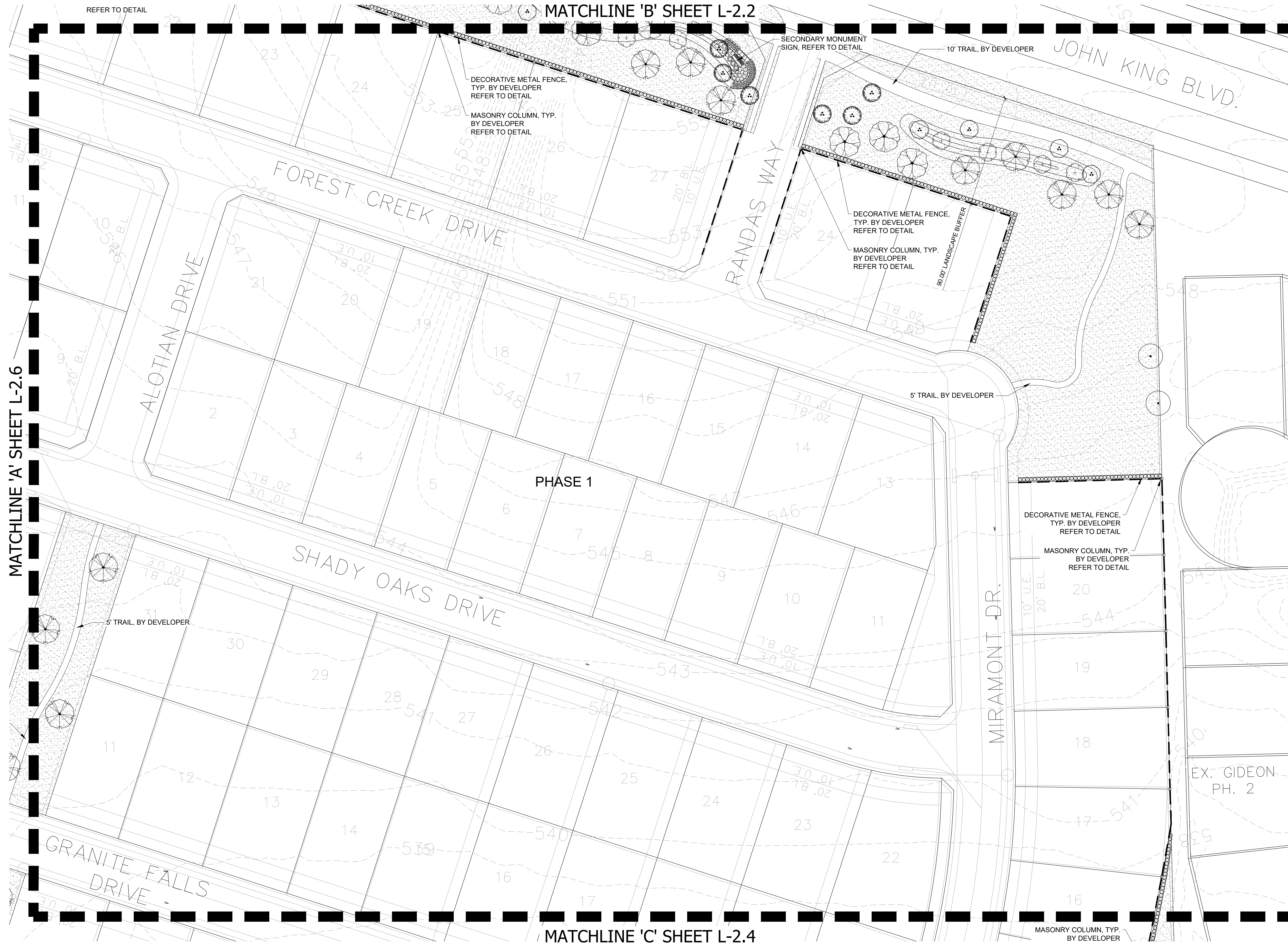
L-2.2

**STOP!**  
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CASE NO. P2022-037

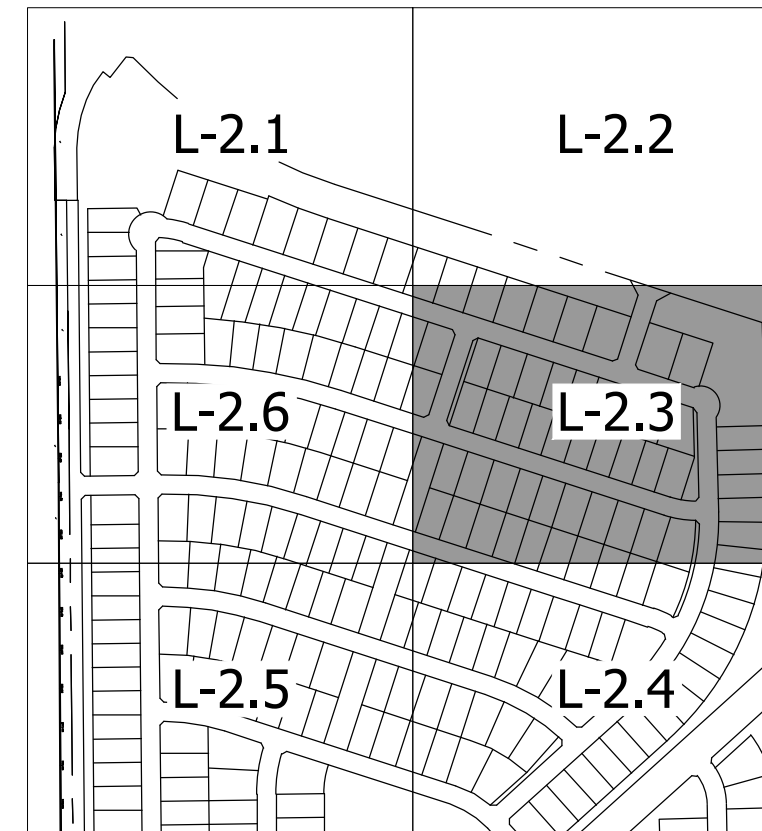
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PROJECT NO.: 090-22-009



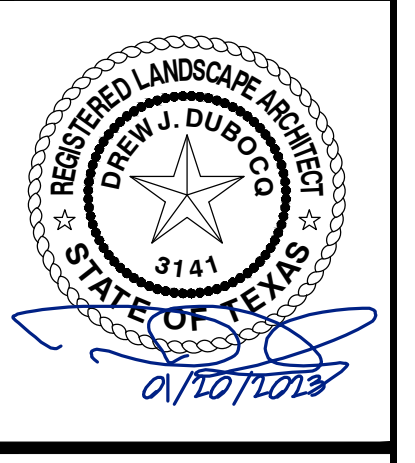
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

No.	Date	Revision Description



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MATCHLINE 'A' SHEET L-2.6

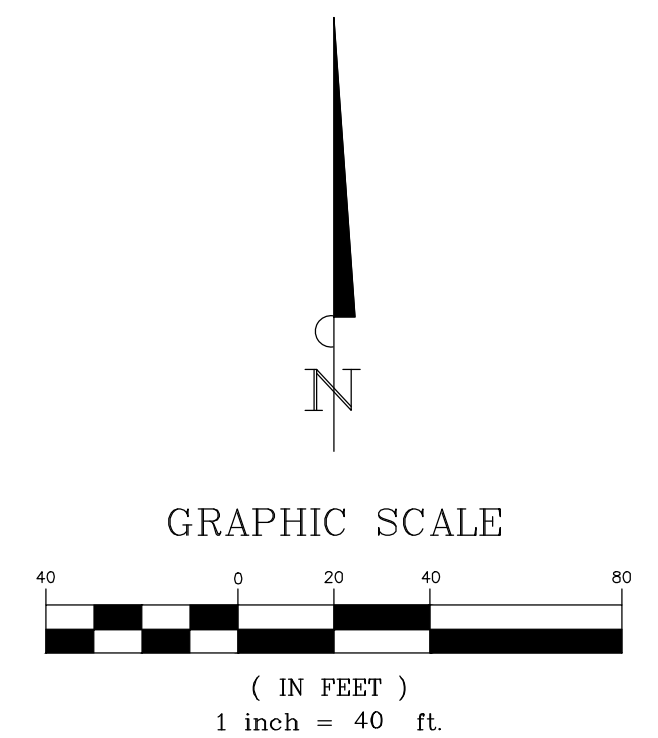
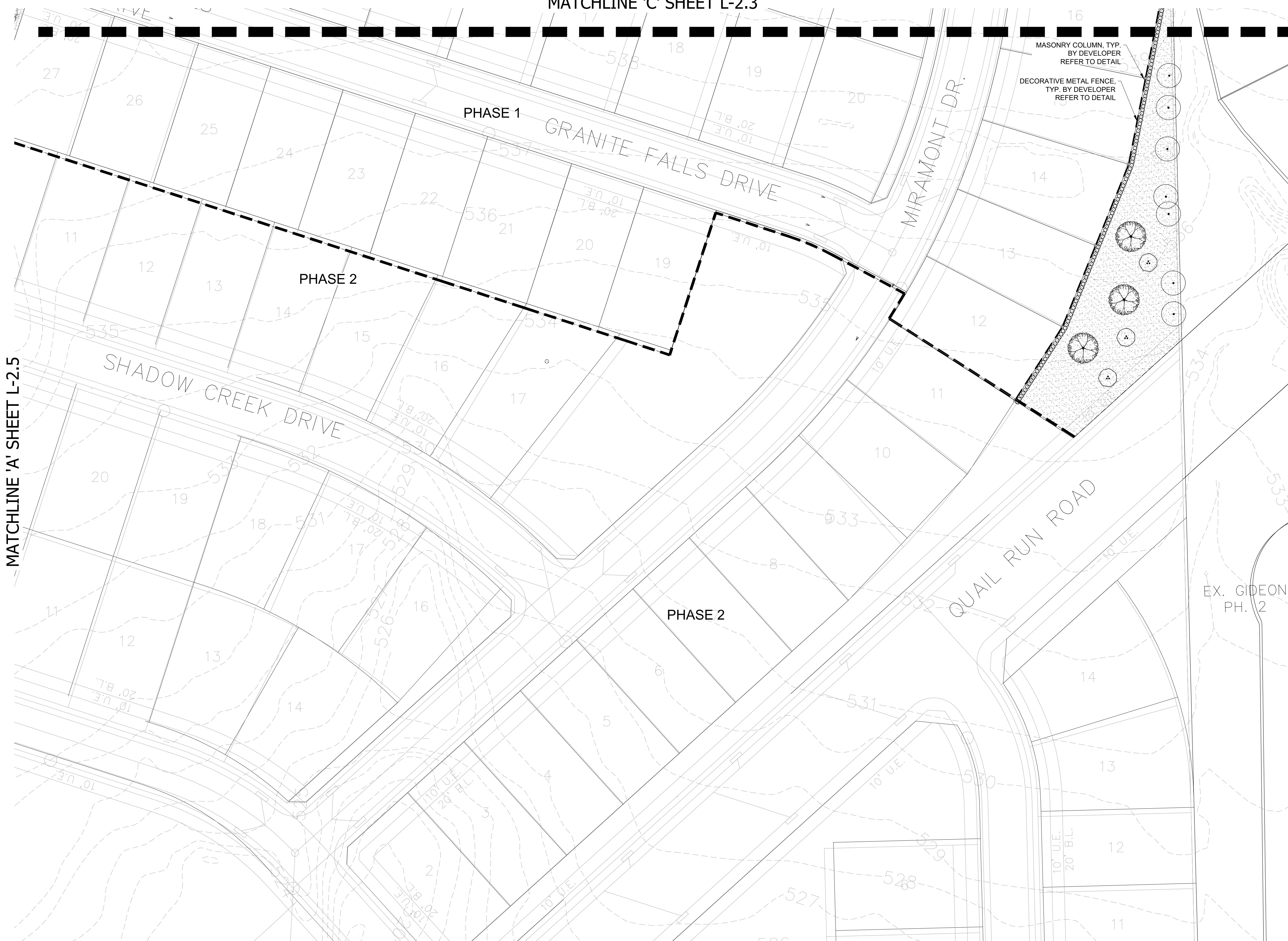
MATCHLINE 'B' SHEET L-2.2

MATCHLINE 'C' SHEET L-2.4

PHASE 1

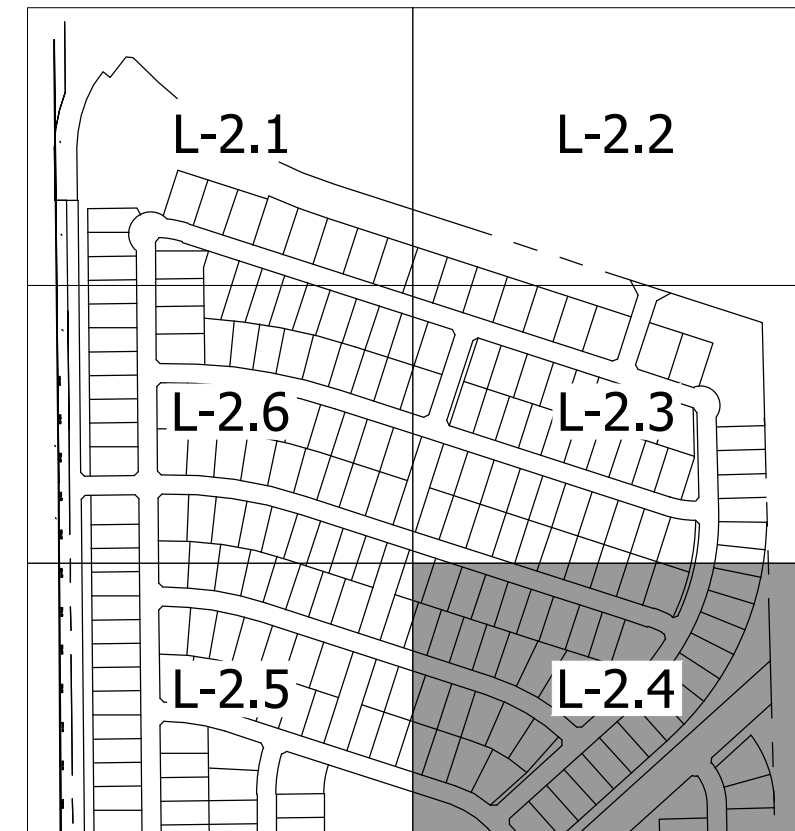
EX. GIDEON  
PH. 2

MATCHLINE 'C' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
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214.522.4945

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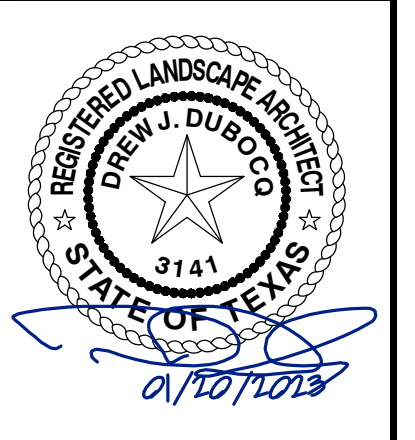
CASE NO. P2022-037

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

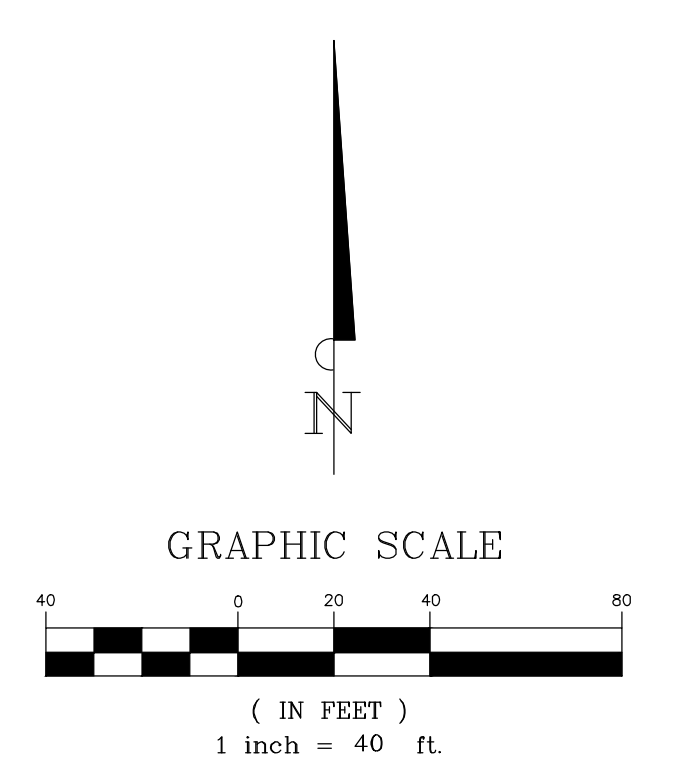
No.	Date	Revision Description



SHEET NO.  
**L-2.4**

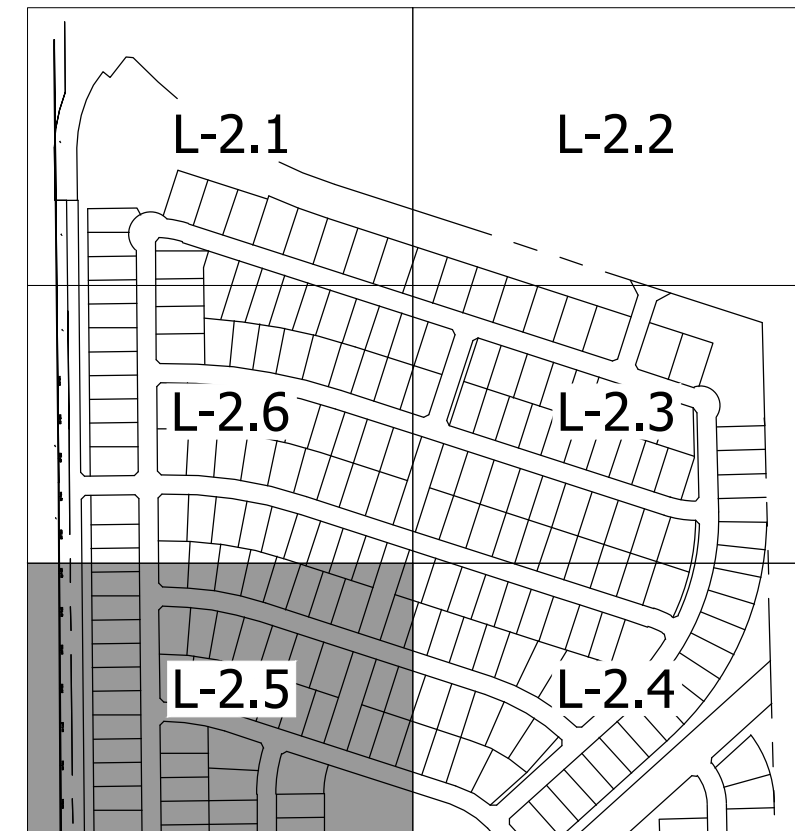
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-2.6



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS		
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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

CASE NO. P2022-037

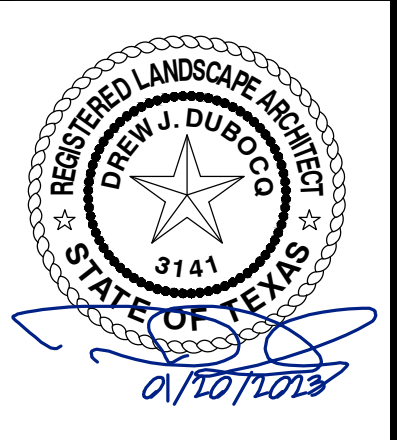
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description

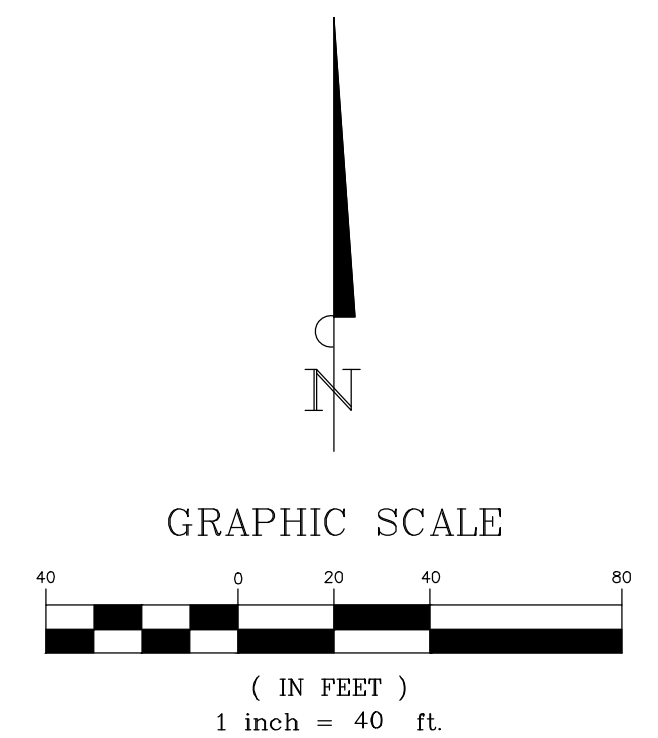
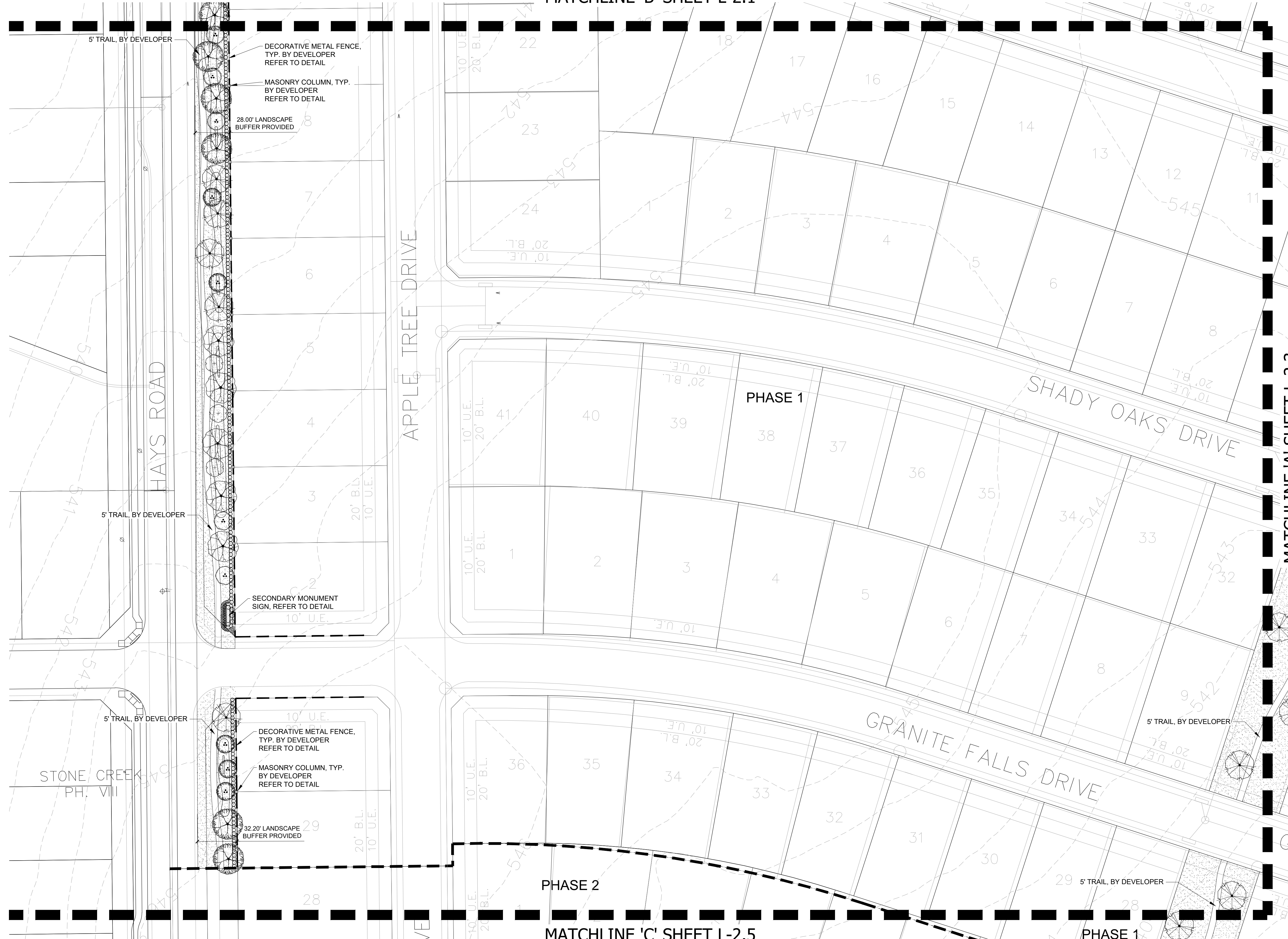
PROJECT NO.: 090-22-009



SHEET NO.

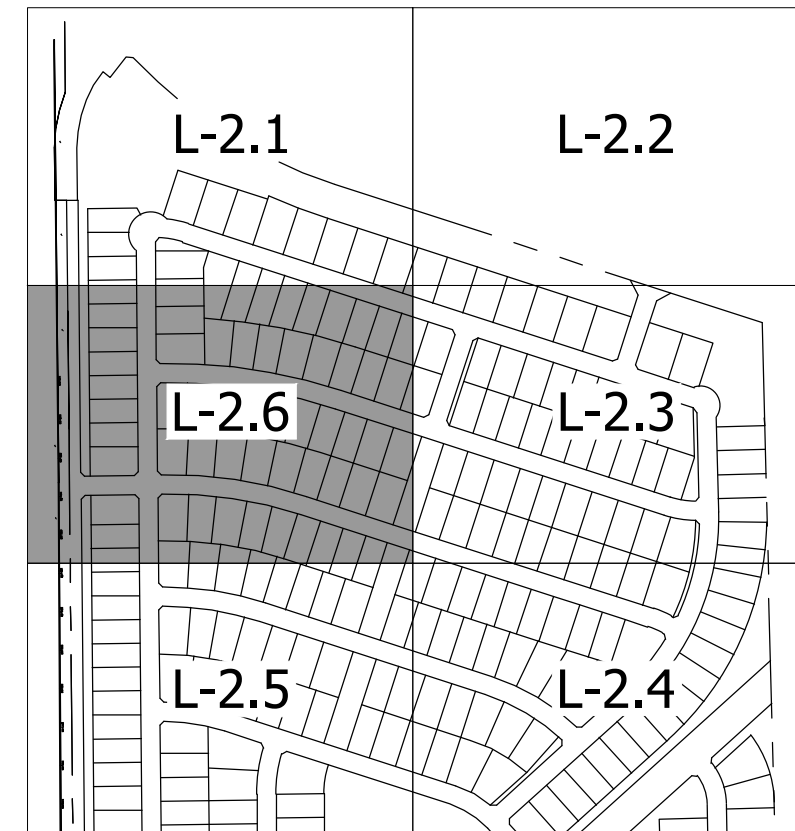
**L-2.5**

MATCHLINE 'B' SHEET L-2.1



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOON HOLLY	3" / 30 GAL.
	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
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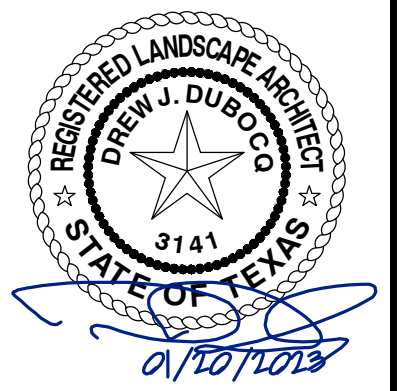
CASE NO. P2022-037

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description



SHEET NO.

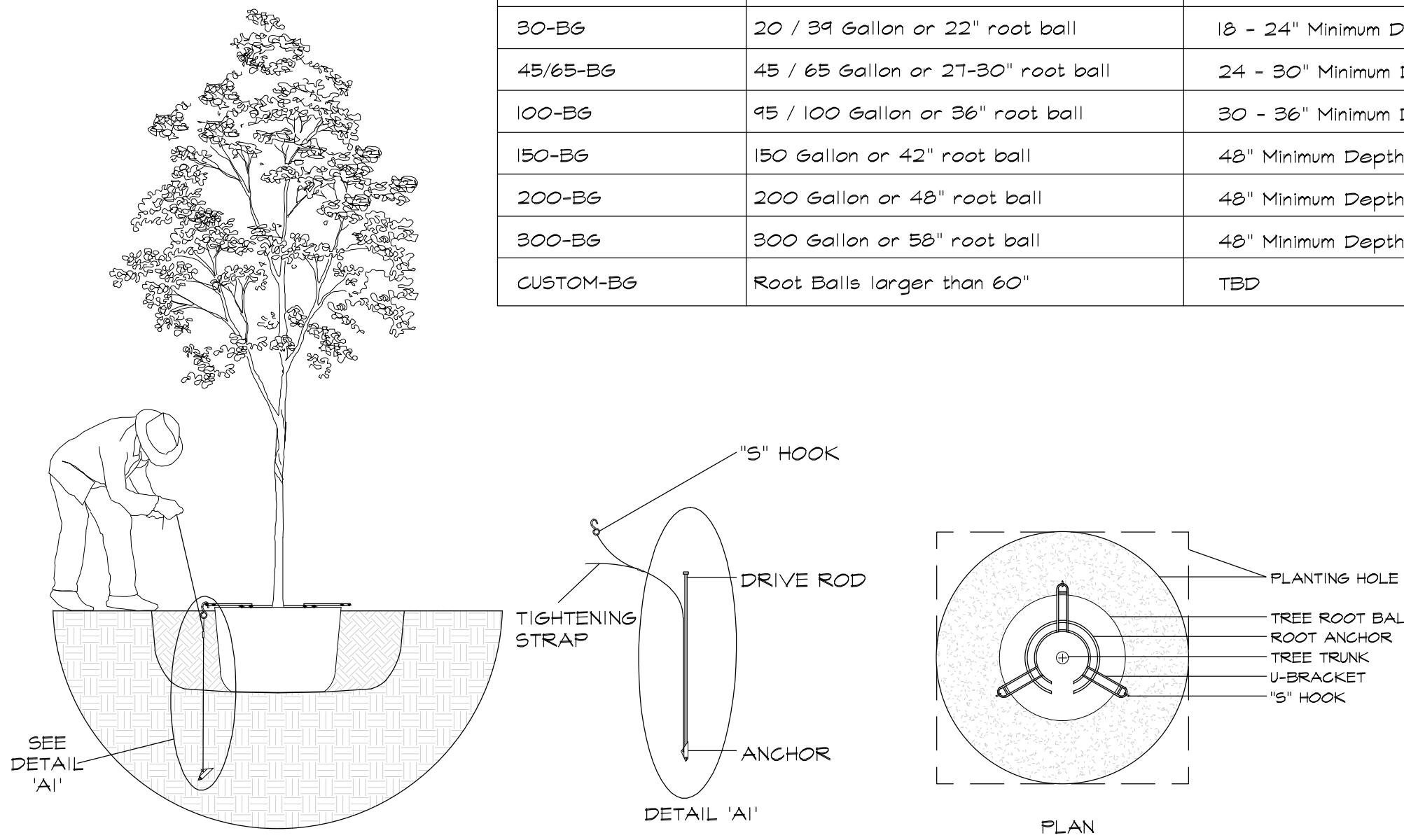
**L-2.6**

PROJECT NO.: 090-22-009

**GENERAL NOTES :**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3A of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6A to 8A
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-B6	20 / 34 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-B6	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-B6	200 Gallon or 48" root ball	48" Minimum Depth	3 - V68 Anchors
300-B6	300 Gallon or 58" root ball	48" Minimum Depth	3 - V68 Anchors
CUSTOM-B6	Root Balls larger than 60"	TBD	

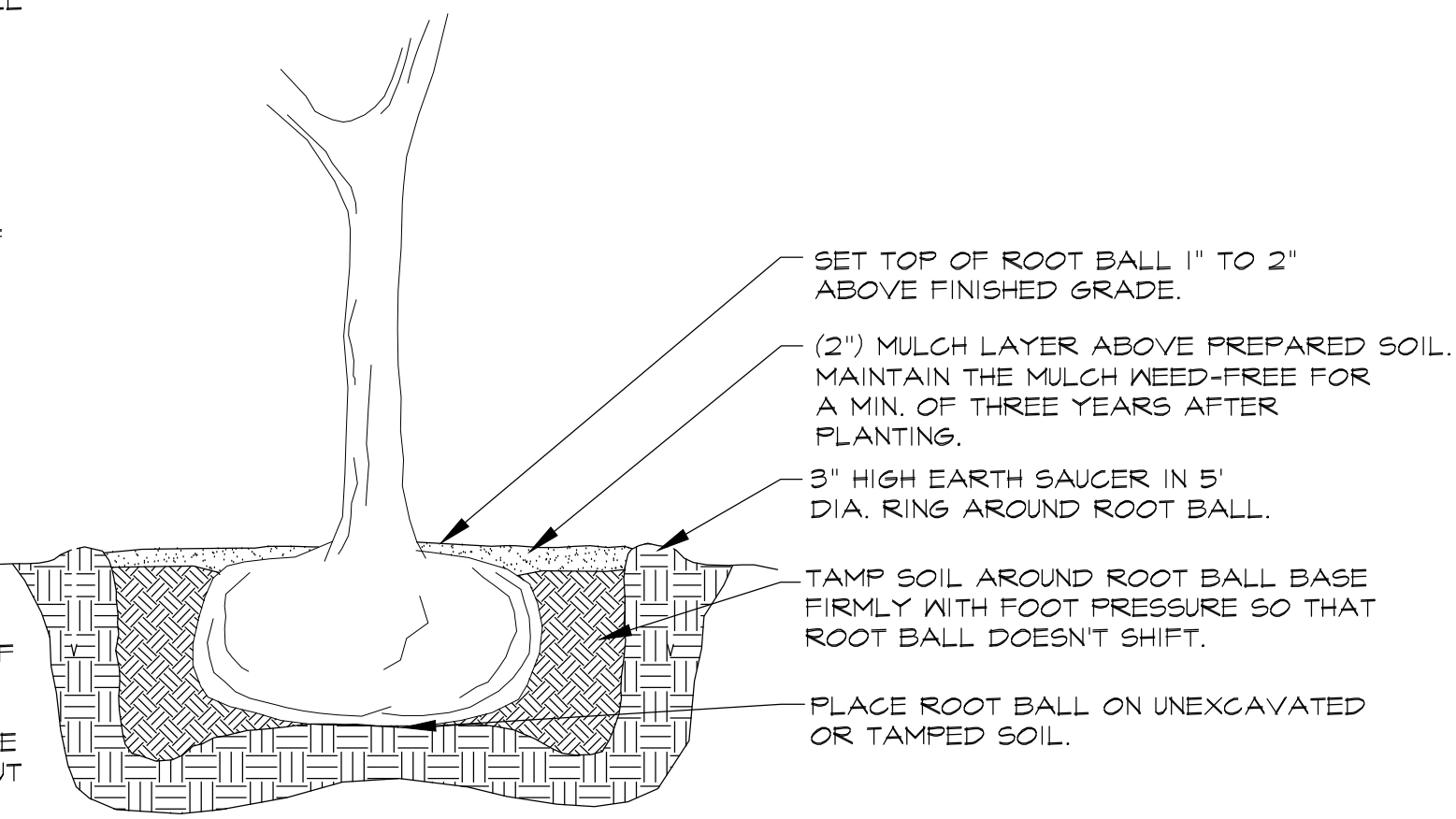


**A TREE STAKING DETAIL**  
NOT TO SCALE

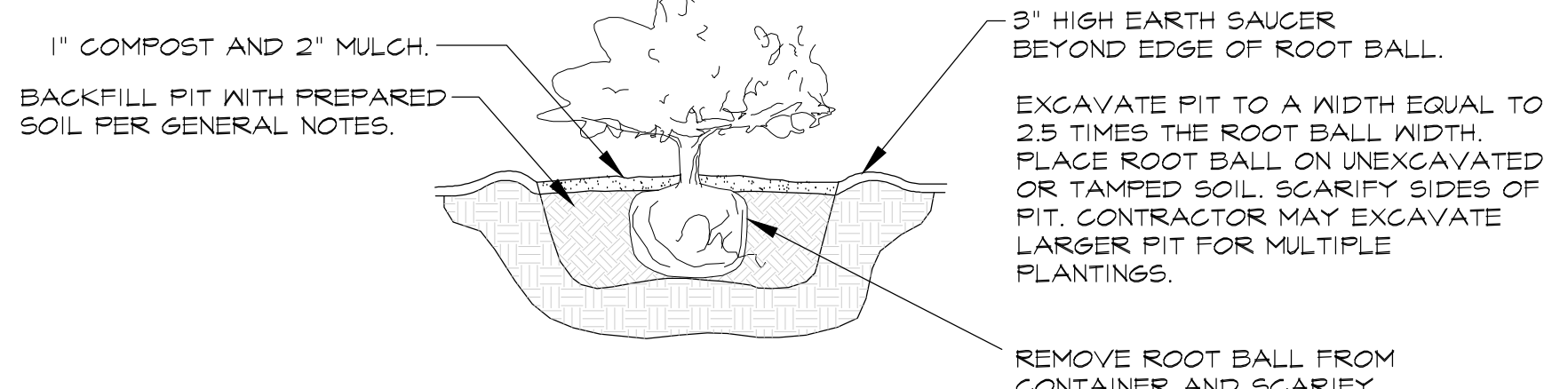
- STEP 1:
- Set tree in planting pit.
  - Place anchor with ring side down against top of root ball.
  - Center root anchor's inner ring(s) around trunk of tree.
  - Align drive rod as close as possible to outside edge of u-bracket.
- STEP 2:
- Drive anchor straight down into undisturbed subbase soil.
  - See chart for recommended depths per tree size.
- STEP 3:
- Remove drive rod.
  - Repeat steps 1 & 2 for all three (3) anchor locations.
  - Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
  - Place "5" hook over the end of the u-bracket.
  - Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
  - Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**B TREE PLANTING DETAIL**  
NOT TO SCALE



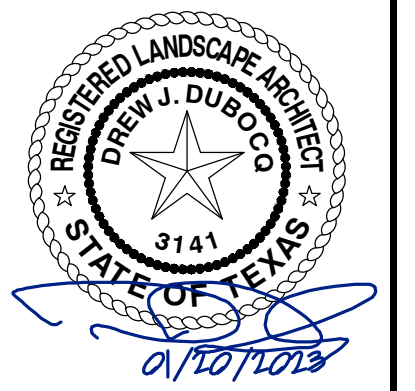
**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES	
	10	CERCIS RENIFORMIS / OKLAHOMA / OKLAHOMA RED BUD	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	25	CHILOPSIS LINEARIS / DESERT WILLOW	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	9	EXISTING TREE TO REMAIN	N/A				
	18	ILEX VOMITORIA / YAUPON HOLLY	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	23	LAGERSTROEMIA INDICA / TUSCARORA / CRAPE MYRTLE	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
	23	PINUS TAEDA / LOBLOLLY PINE	100 GAL.	4"	12'-15"	FULL, MATCHING, SYMMETRICAL	
	32	QUERCUS SHUMARDII / SHUMARD RED OAK	100 GAL.	4"	12'-15"	FULL, MATCHING, SYMMETRICAL	
	40	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	100 GAL.	4"	12'-15"	FULL, MATCHING, SYMMETRICAL	
	12	TAXODIUM DISTICHUM / BALD CYPRESS	100 GAL.	4"	12'-15"	FULL, MATCHING, SYMMETRICAL	
	29	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES	
	29	CORTADERIA SELLOANA / PAMPAS GRASS	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	16	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	1,045	ILEX CORNUTA / DWARF BURFORD / DWARF BURFORD HOLLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	91	MUHLERBERGIA CAPILLARIS / PINK MUHLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	48	NASSELLA TENUISSIMA / PONY TAILS / MEXICAN FEATHER GRASS	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
	142	SALVIA GREGGII / AUTUMN SAGE	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES				
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD				
	1,330	SEASONAL ANNUALS	4" POTS, 8" O.C., TRIANGULAR SPACING				

QUAL HOLLOW  
ROCKWALL, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description



DEVELOPER: SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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CASE NO. P2022-037

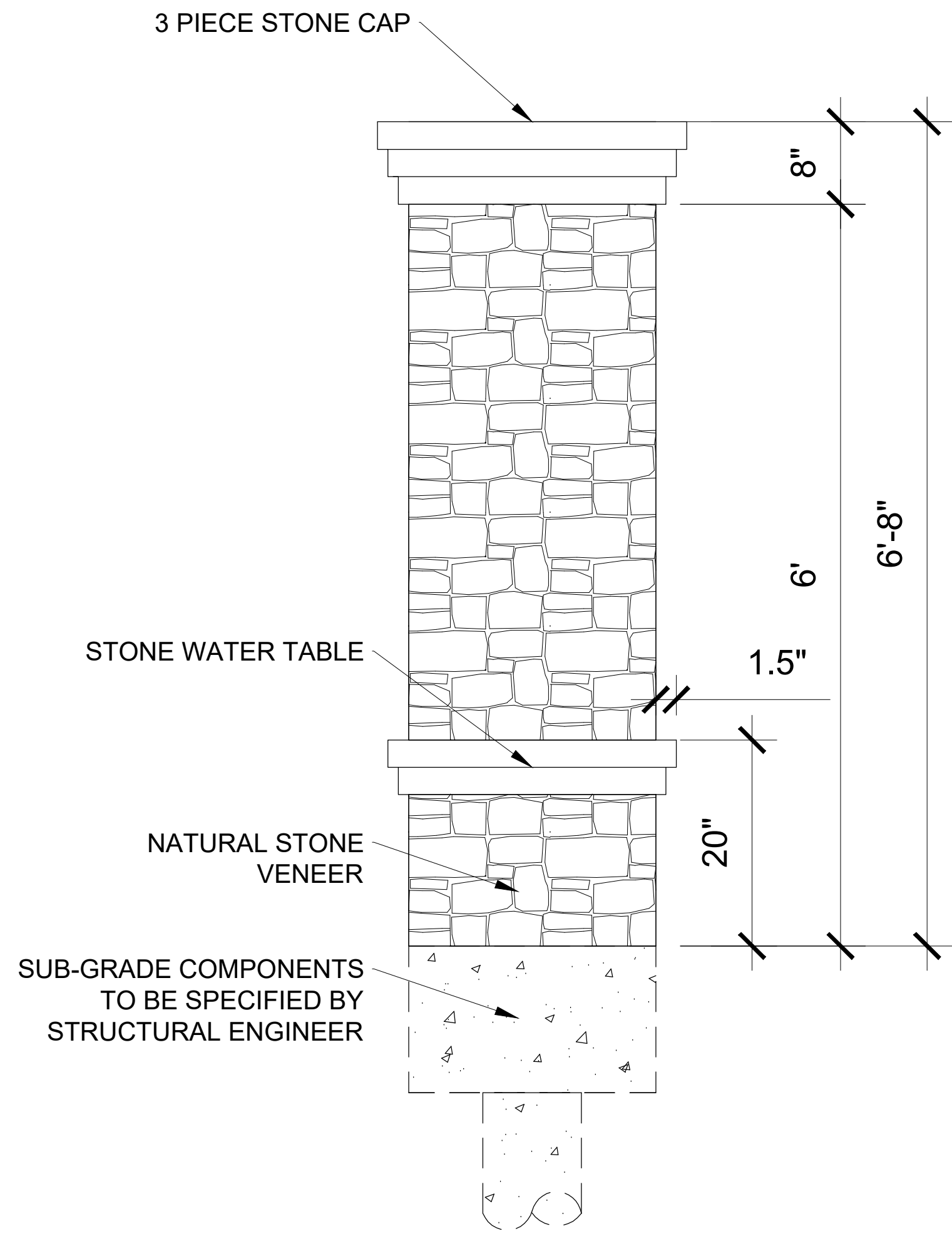
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L-2.7

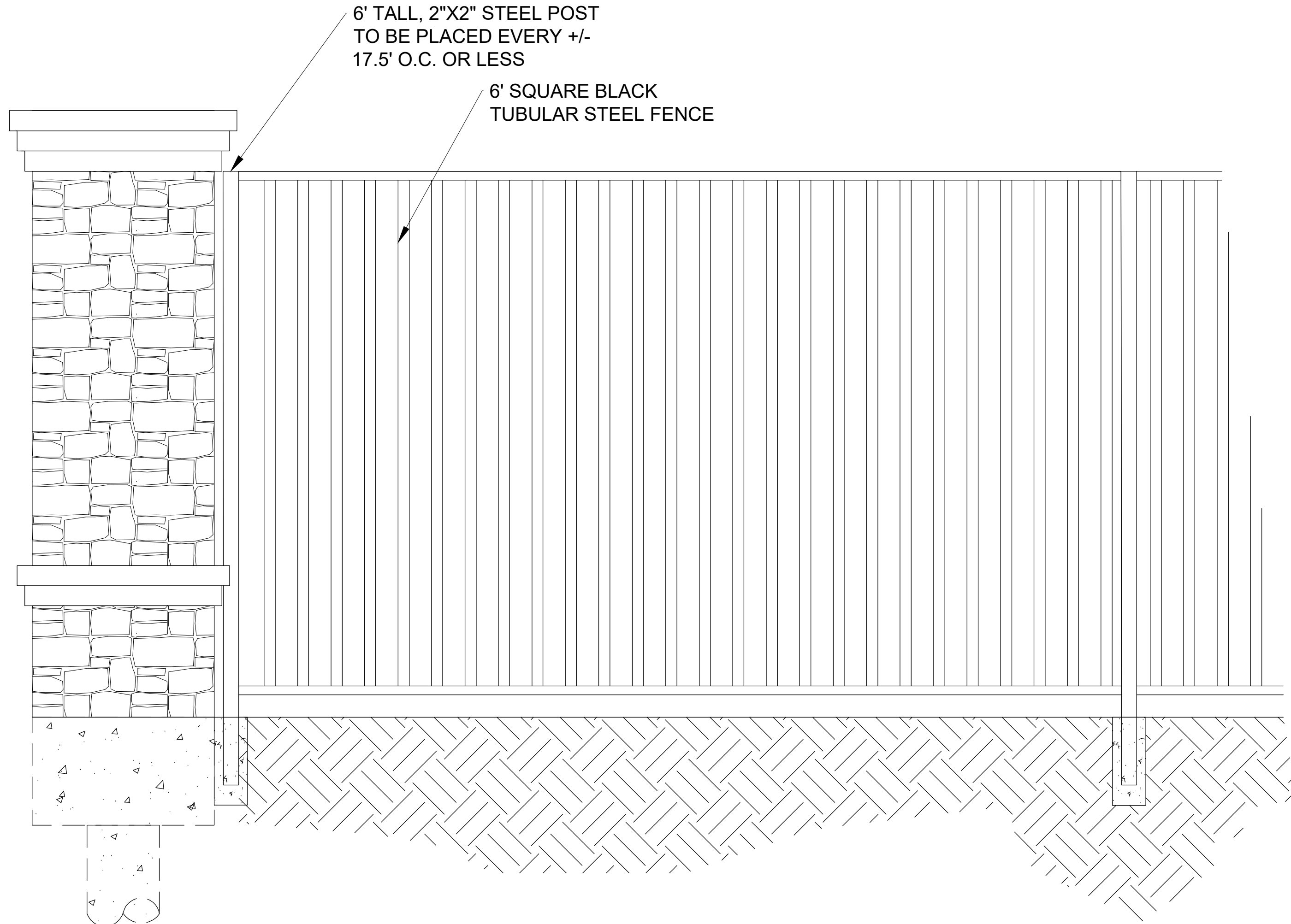
SHEET NO.

PROJECT NO.: 090-22-009

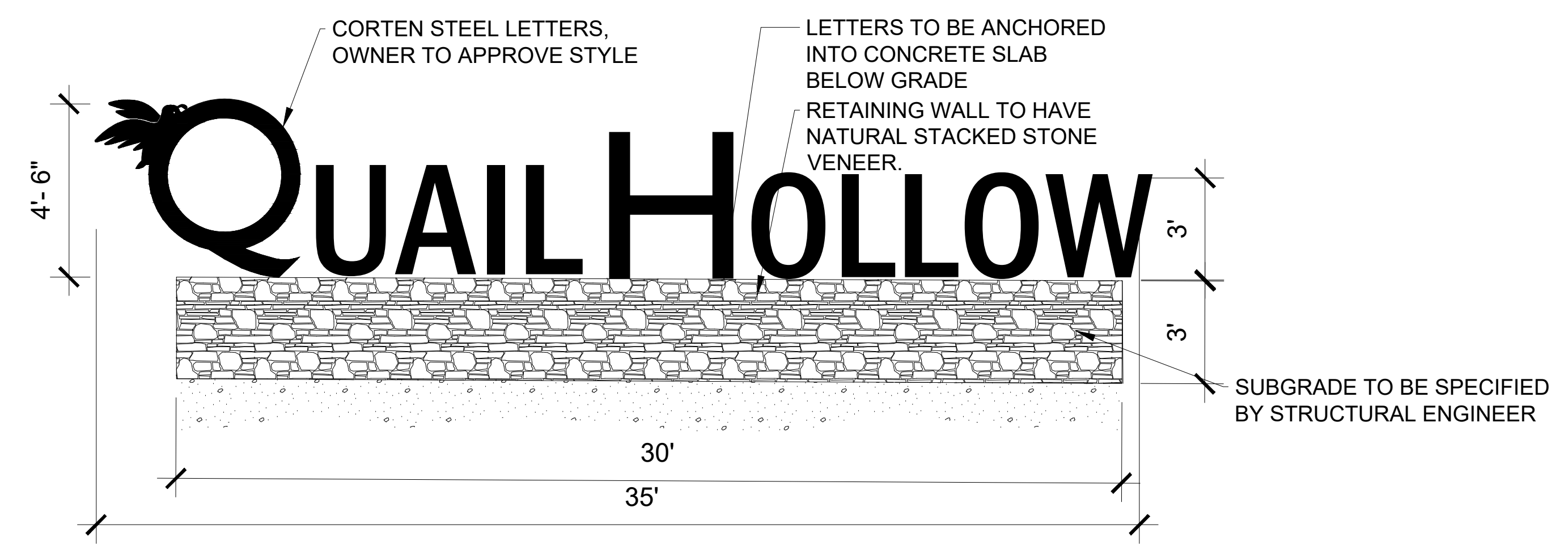
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**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)



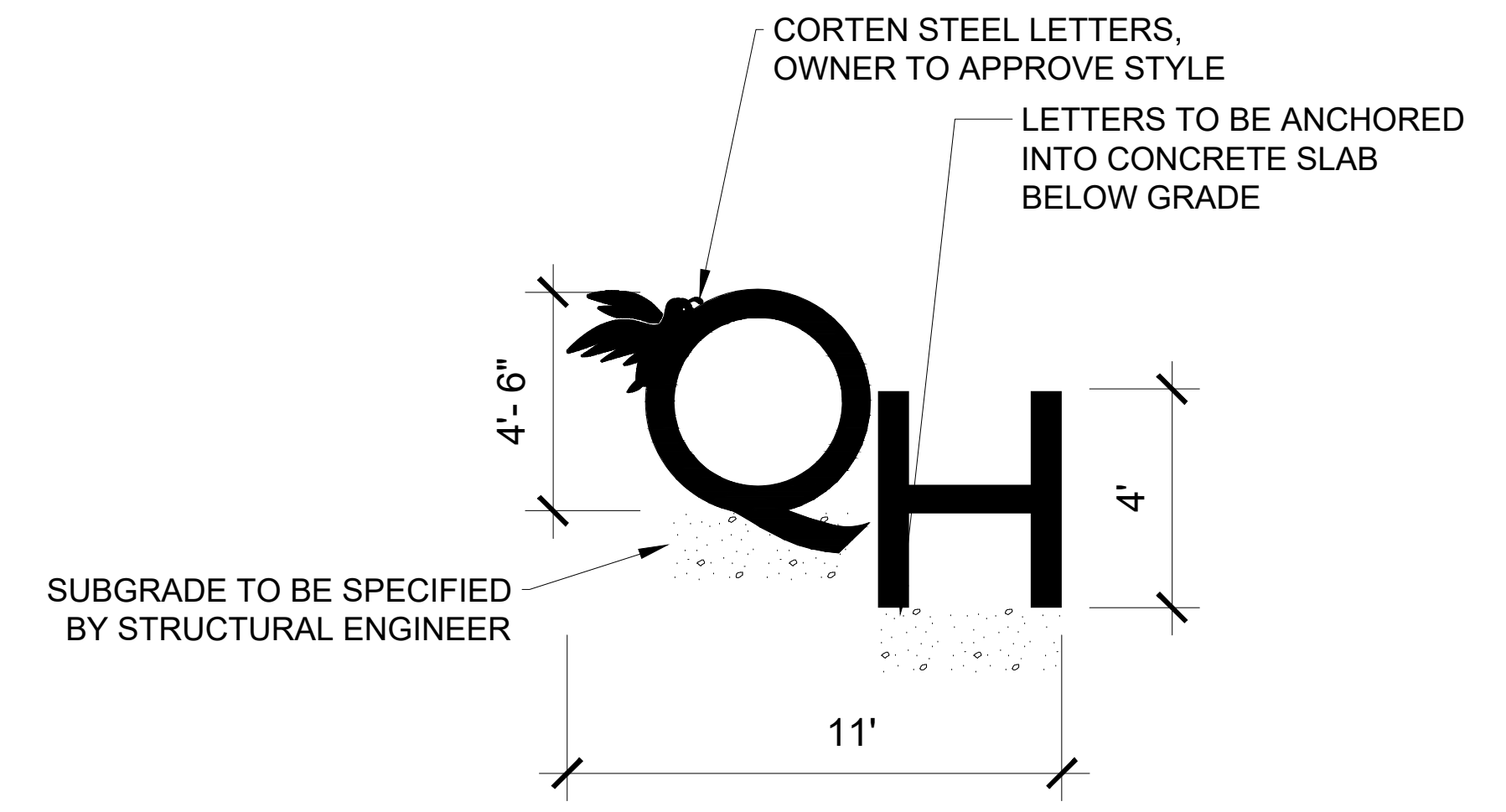
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**E** DECORATIVE METAL FENCE W/ MASONRY COLUMN NOT TO SCALE



**F** PRIMARY MONUMENT SIGN NOT TO SCALE



**G** SECONDARY MONUMENT SIGN NOT TO SCALE

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.8

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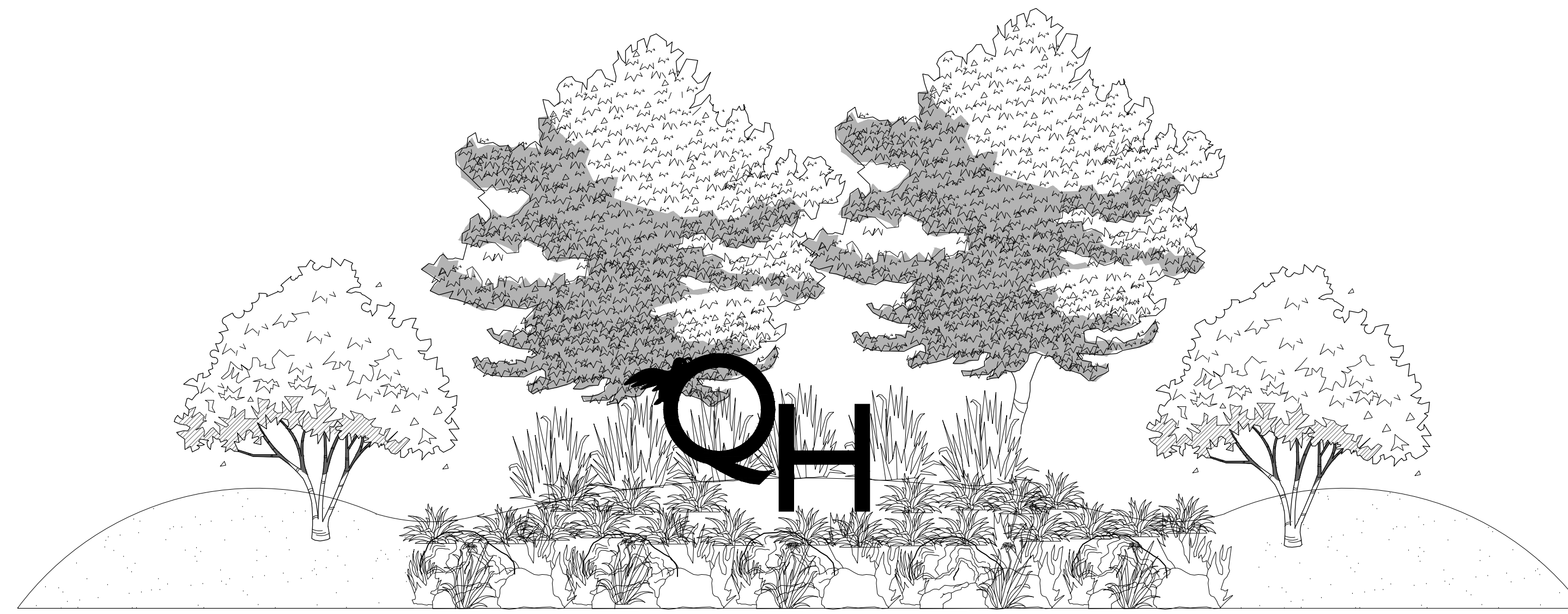
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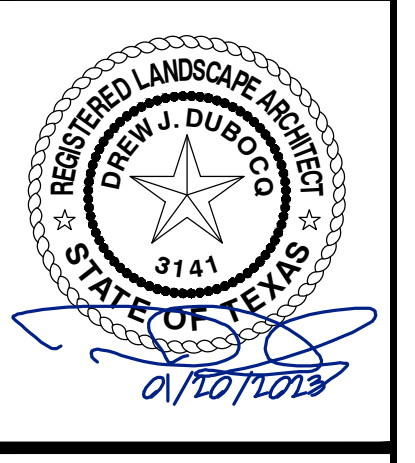


H PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



I SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

No.	Date	Revision Description



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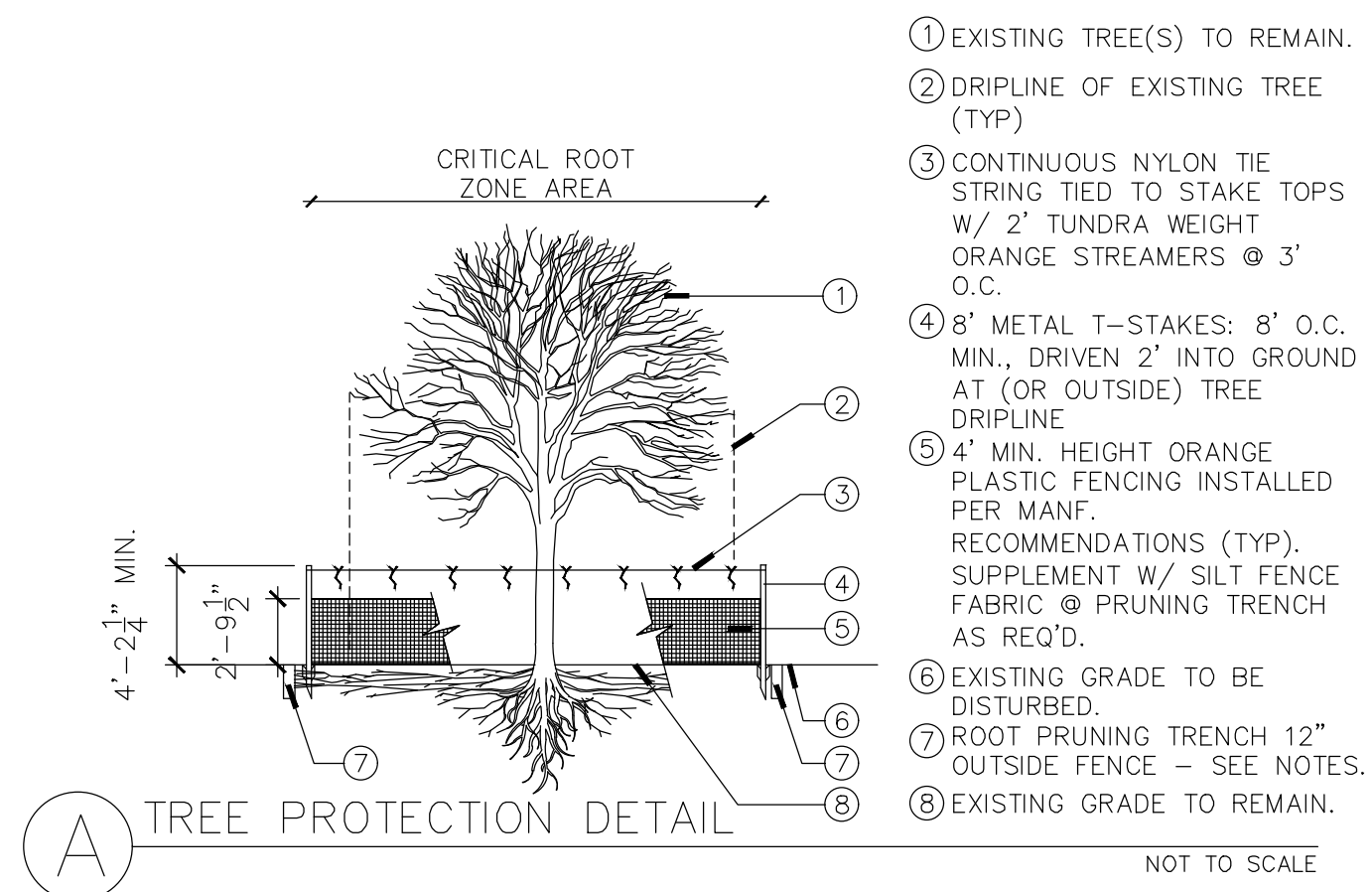
PROJECT NO.: 090-22-009

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

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



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



KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

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

HANCE DEVELOPMENT  
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

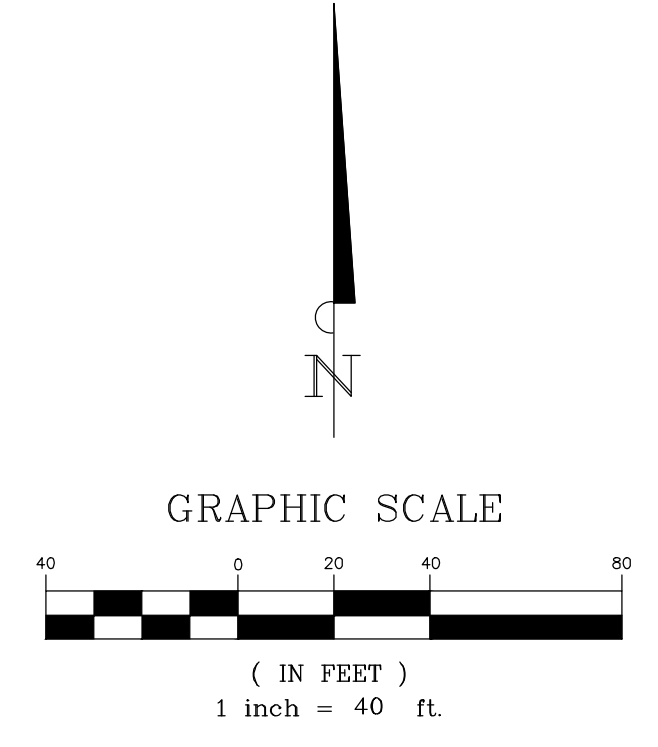


SHEET NO.

L-1.0

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

PROJECT NO.: 090-22-009



KEY MAP  
SCALE: 1"=500'



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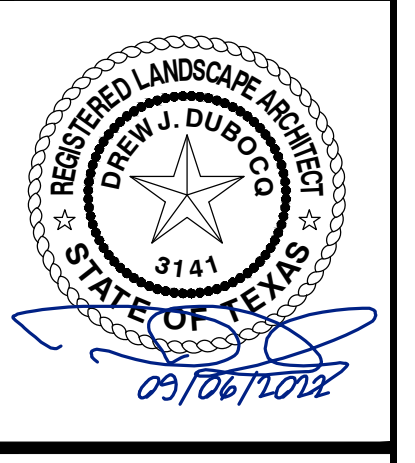
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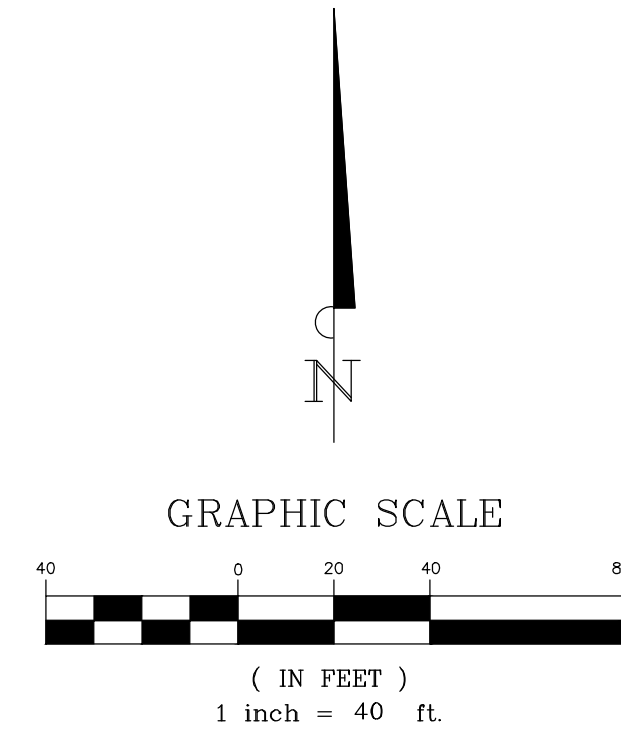
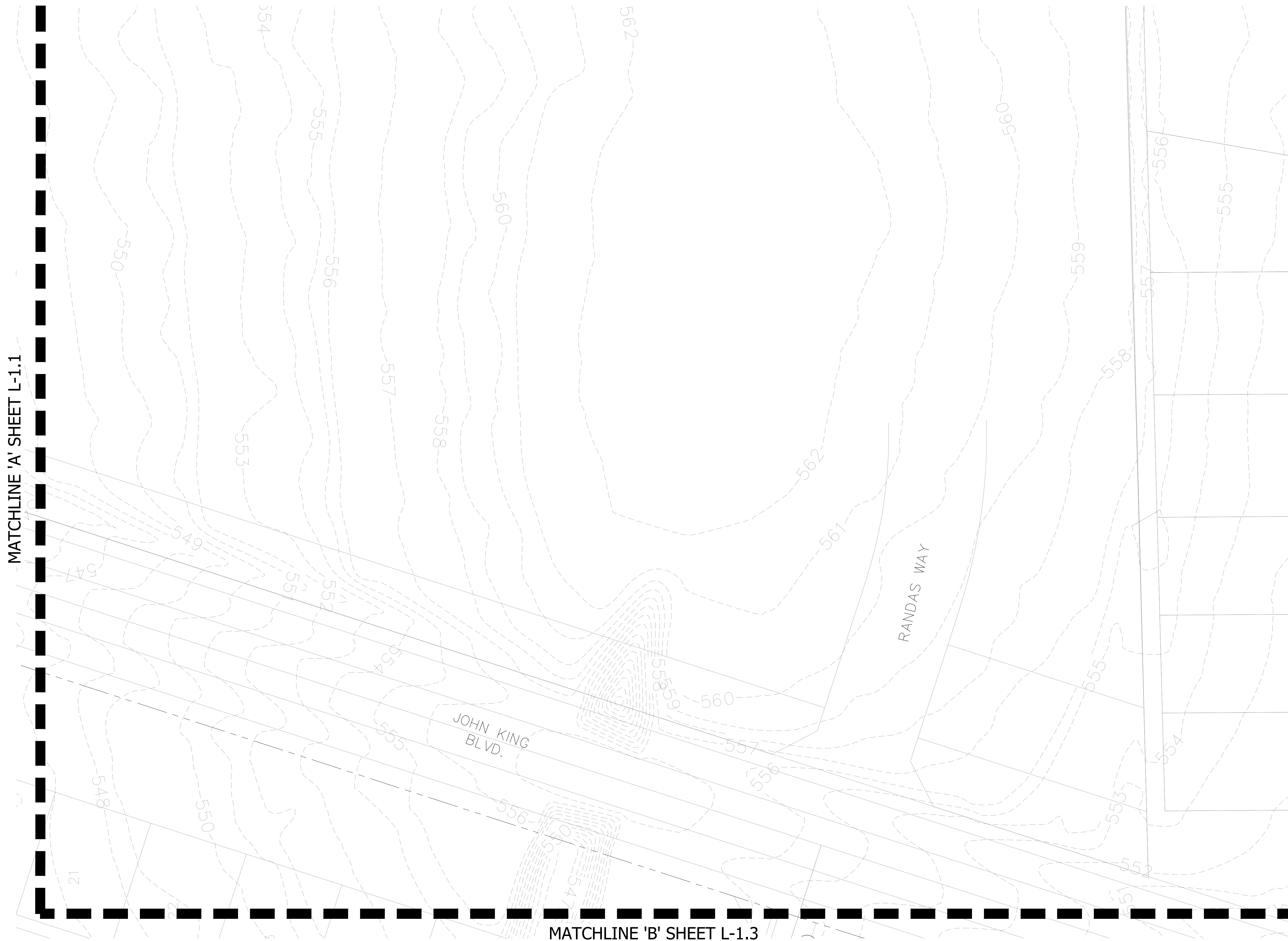
HANCE DEVELOPMENT  
 ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.1**

PROJECT NO.: 090-22-009



KEY MAP  
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

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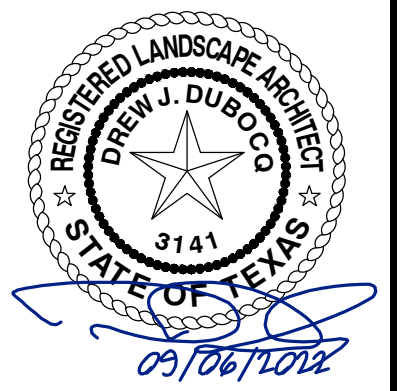
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

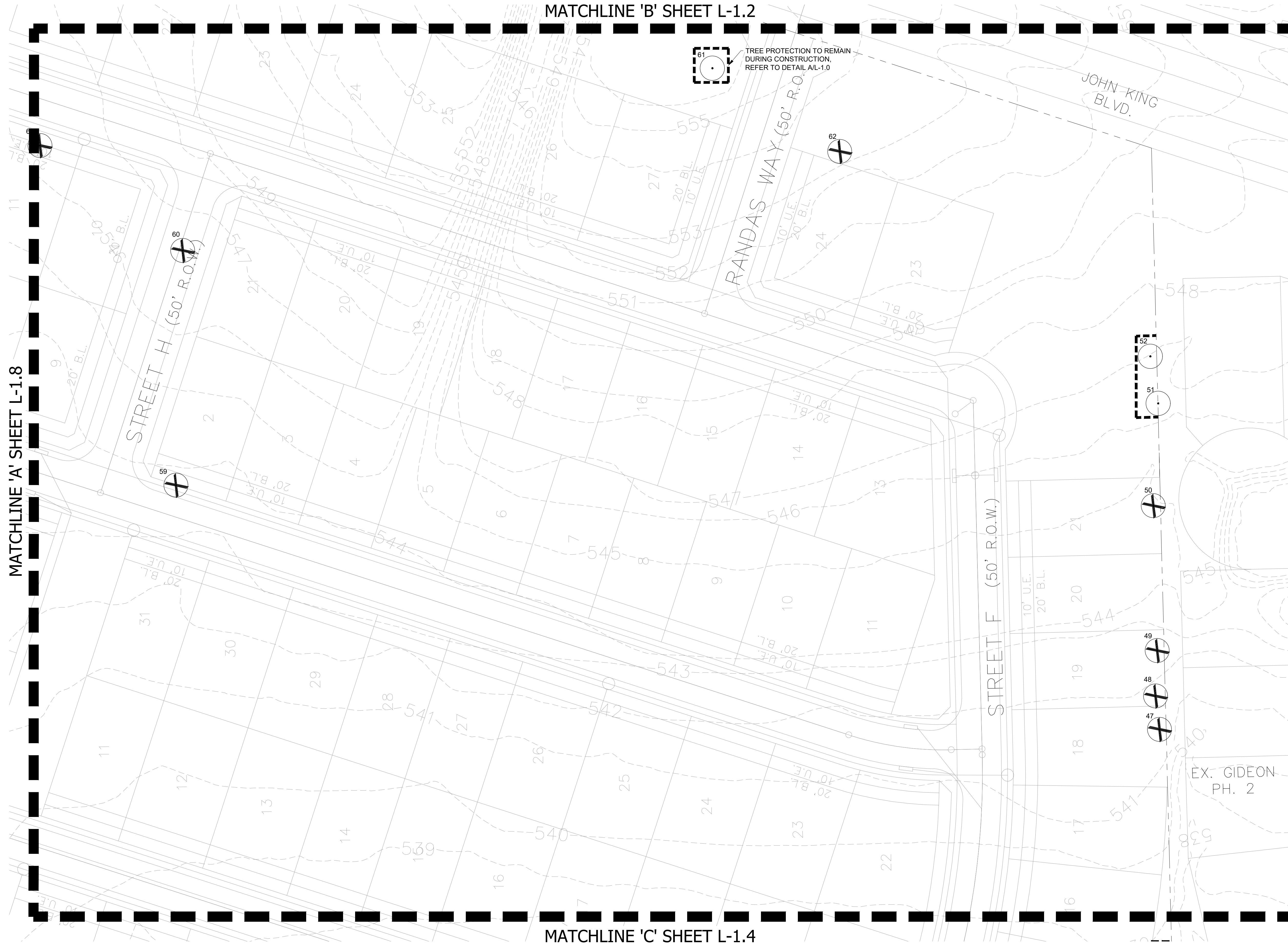
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

**L-1.2**

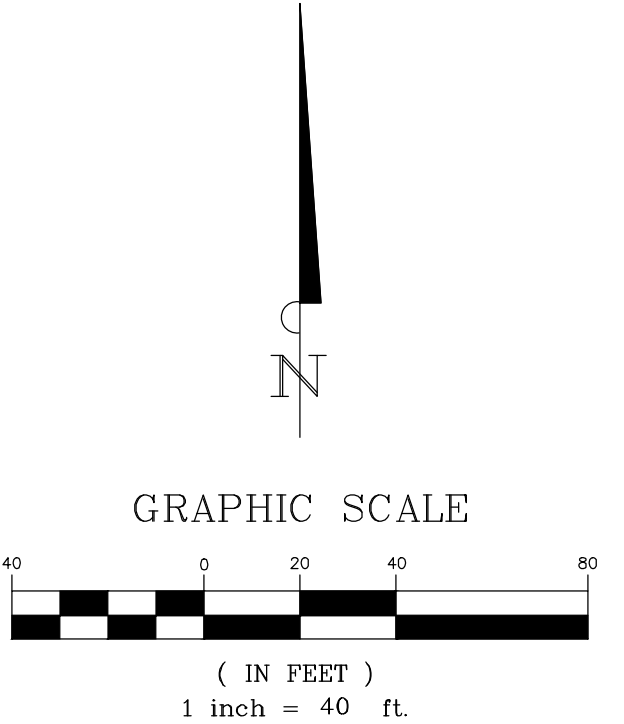


MATCHLINE 'A' SHEET L-1.8

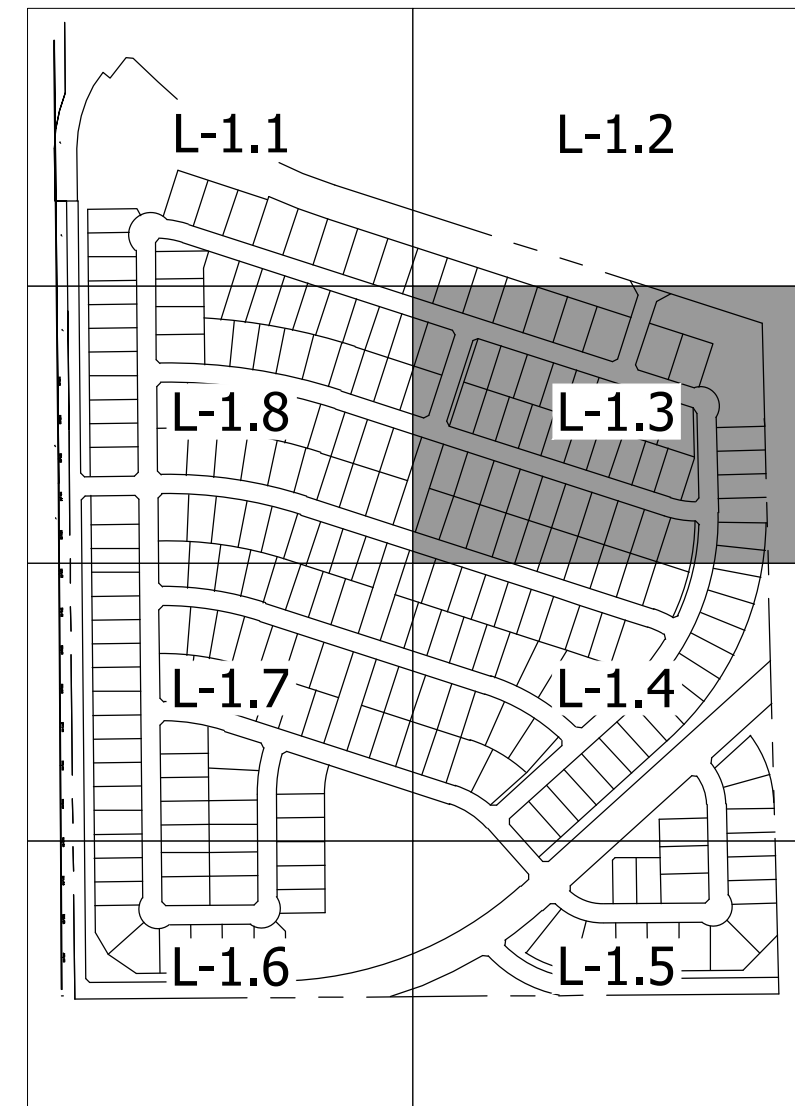
MATCHLINE 'B' SHEET L-1.2

MATCHLINE 'C' SHEET L-1.4

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



KEY MAP  
SCALE: 1"=500'



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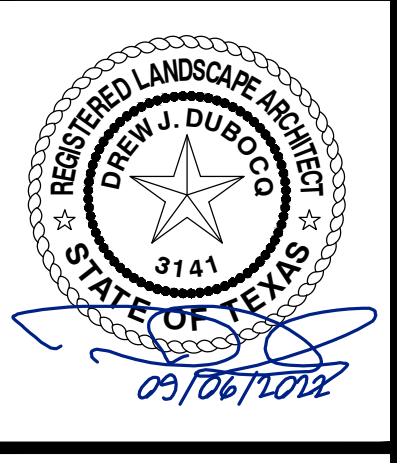
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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.3**

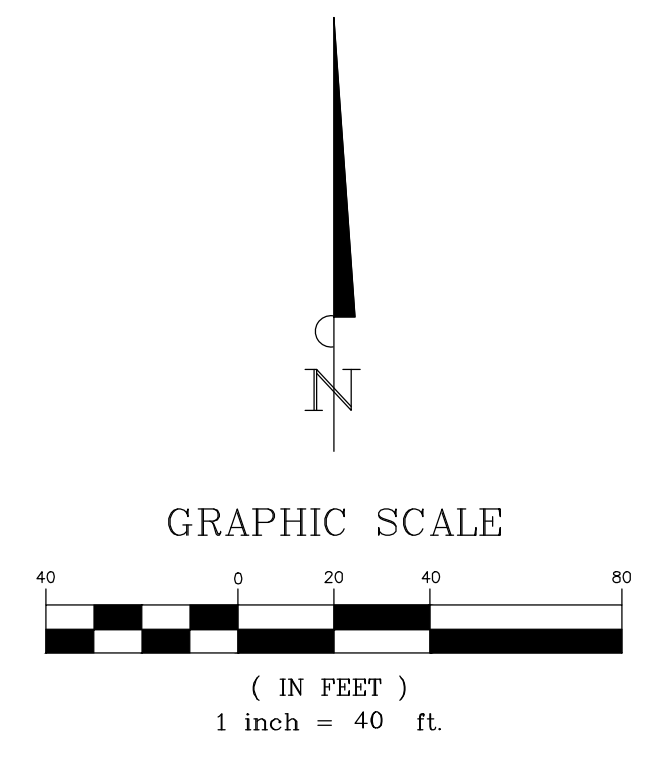
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

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



KEY MAP  
SCALE: 1"=500'



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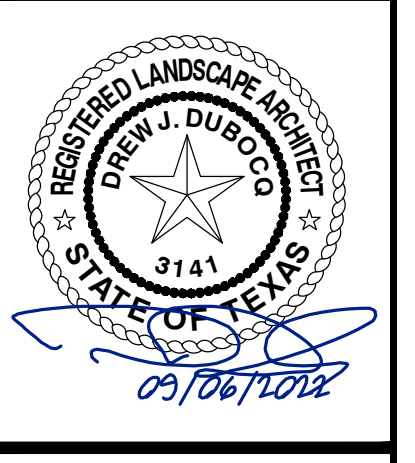
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



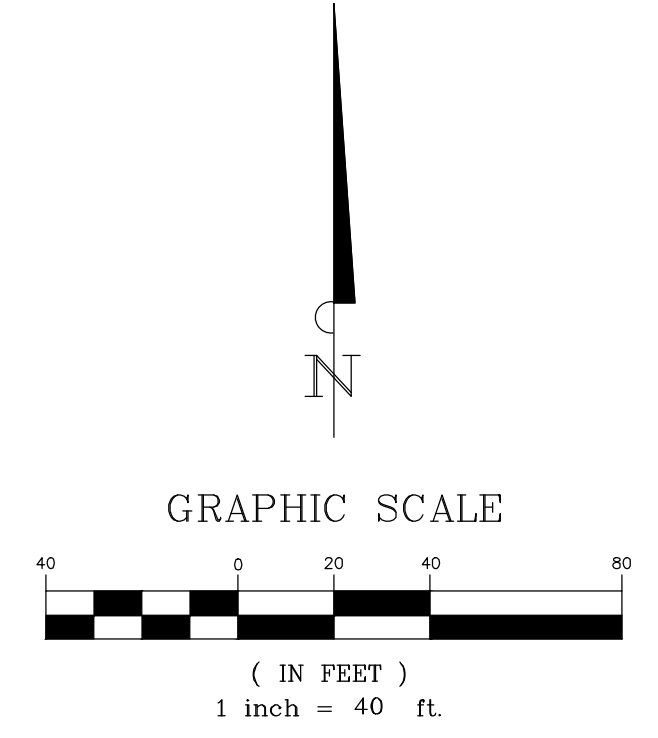
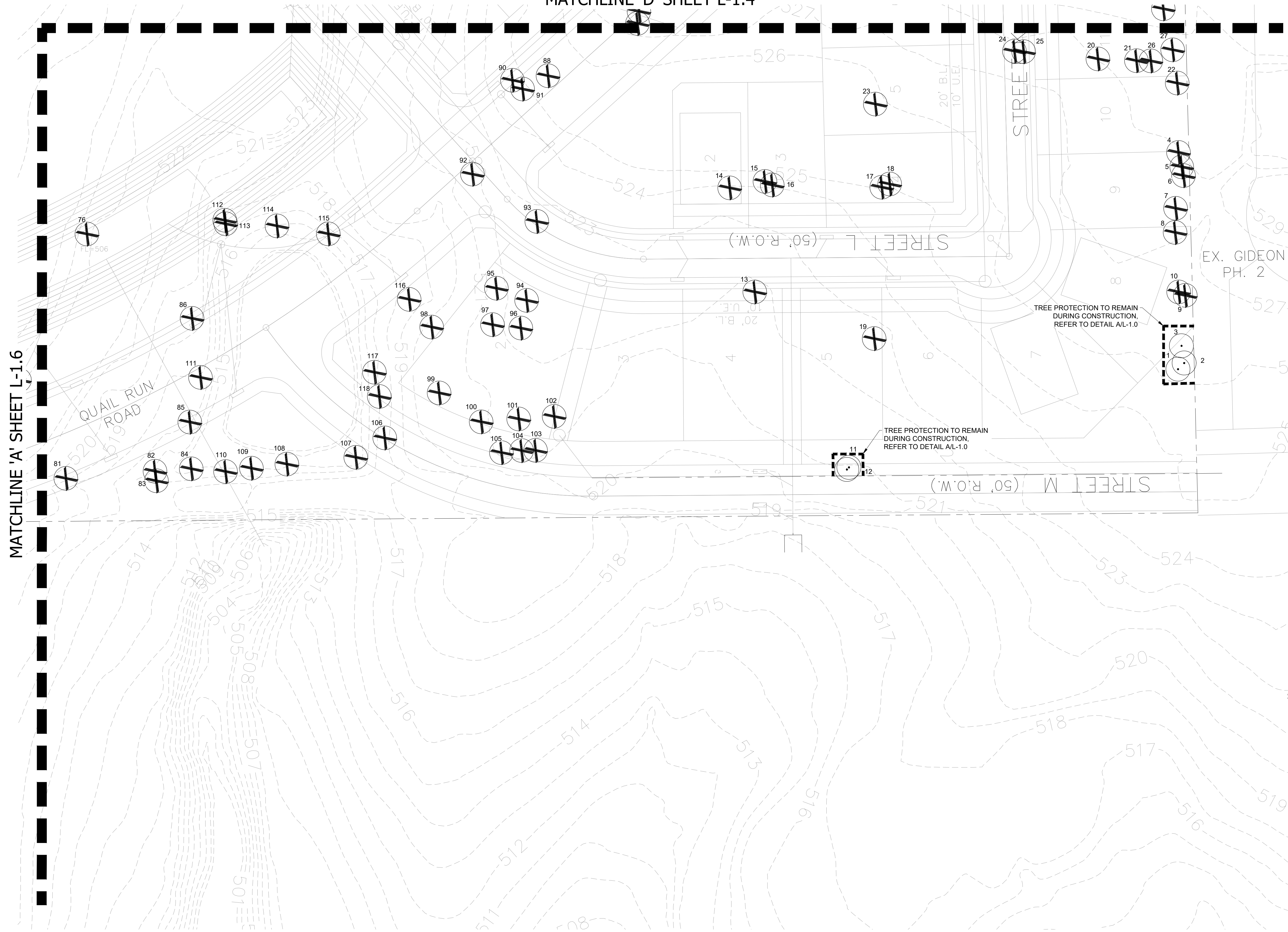
SHEET NO.

**L-1.4**

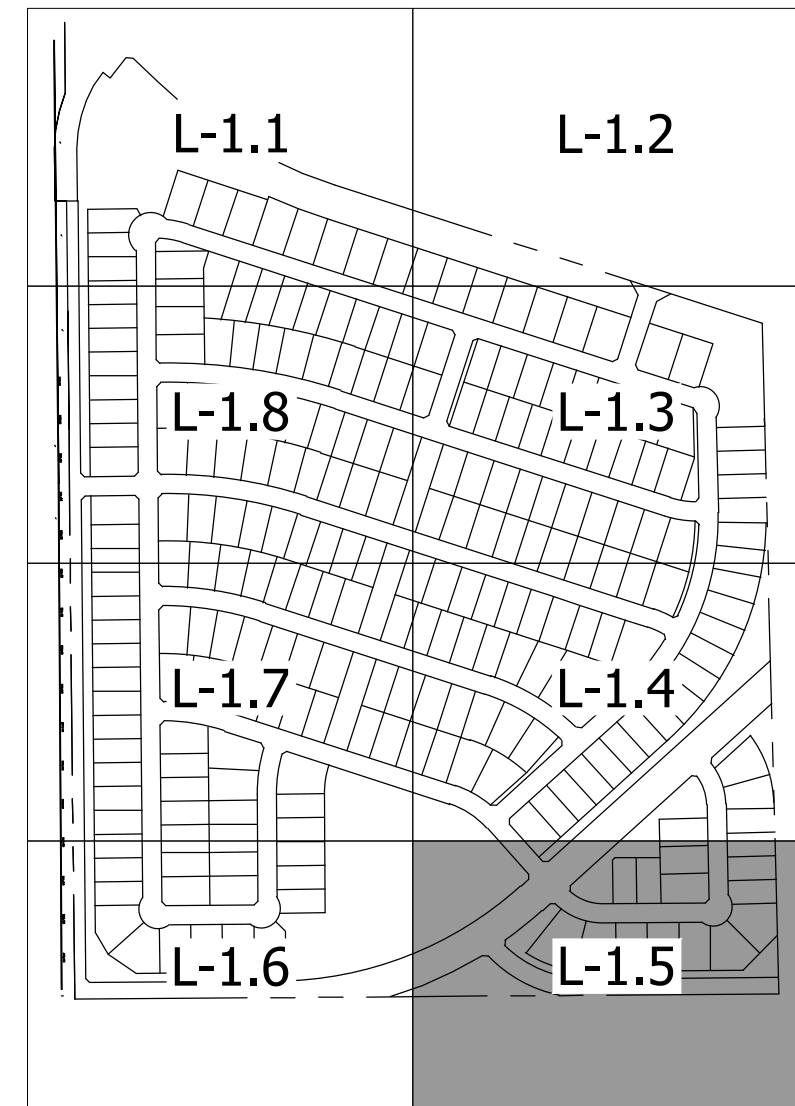
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP  
SCALE: 1"=500'



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CASE NO. P2022-037

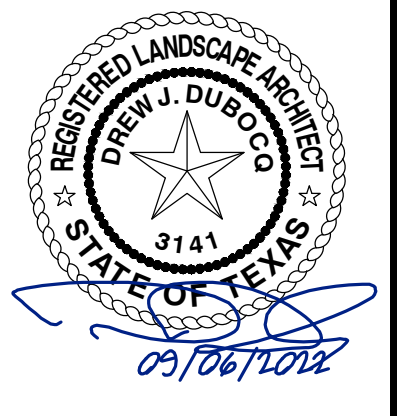
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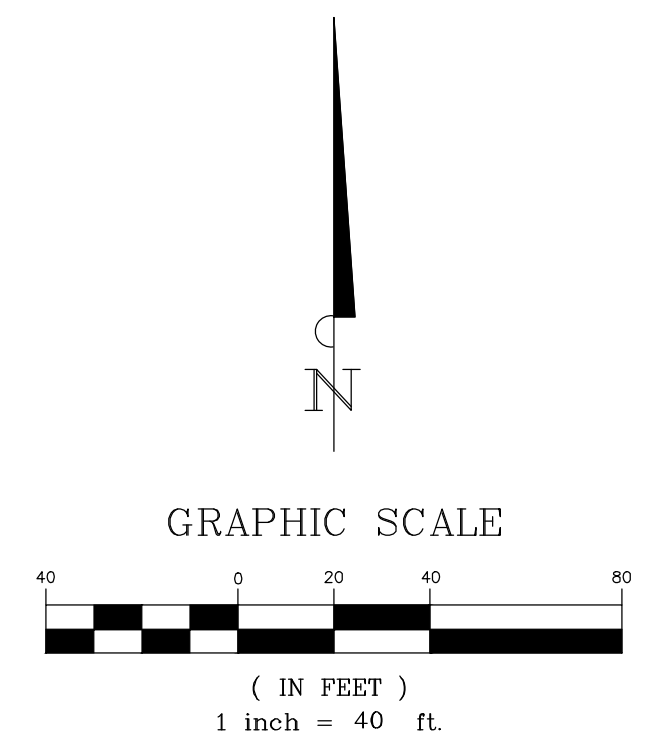
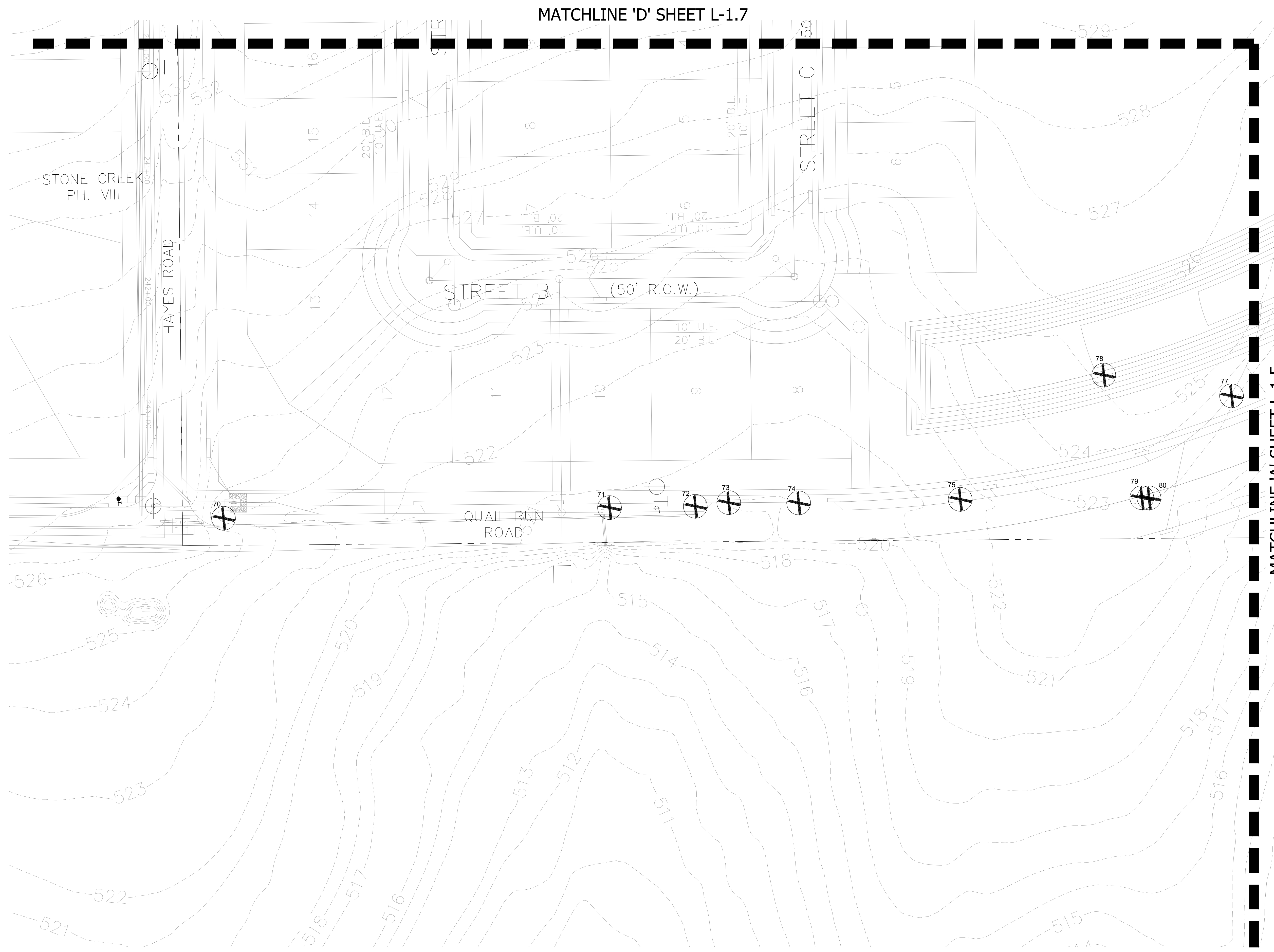
HANCE DEVELOPMENT  
ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009

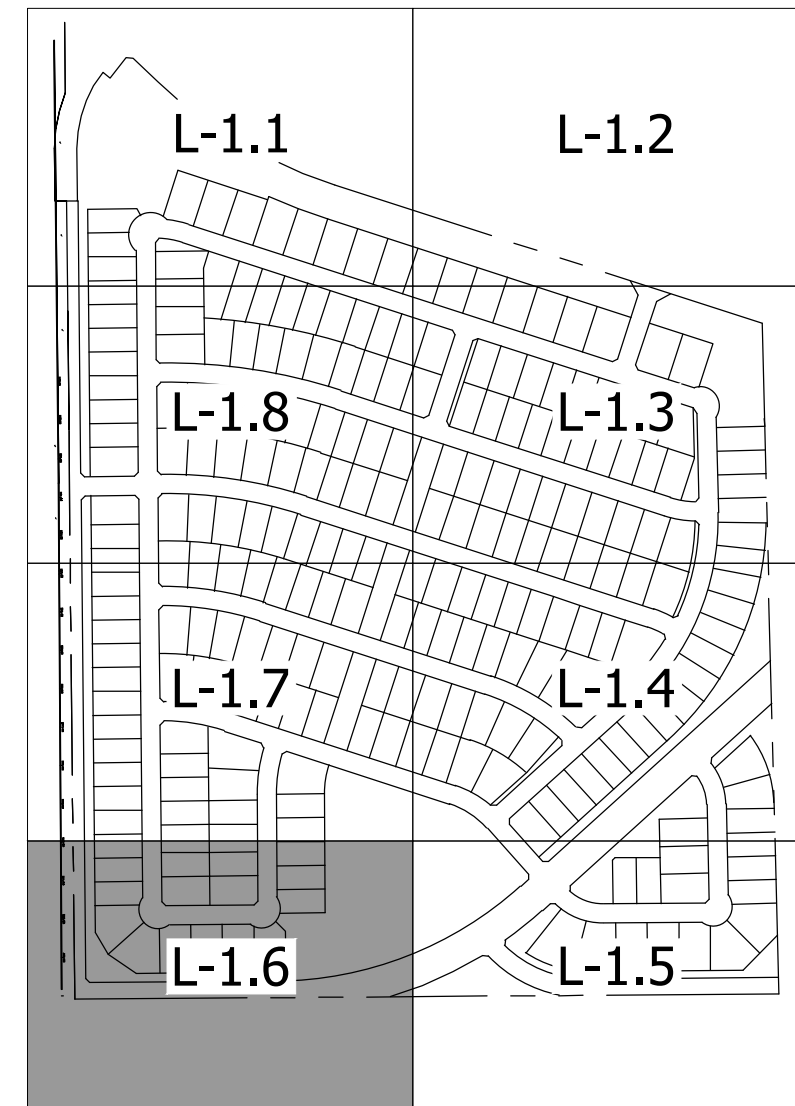


SHEET NO.  
**L-1.5**



MATCHLINE 'A' SHEET L-1.5

KEY MAP  
SCALE: 1"=500'



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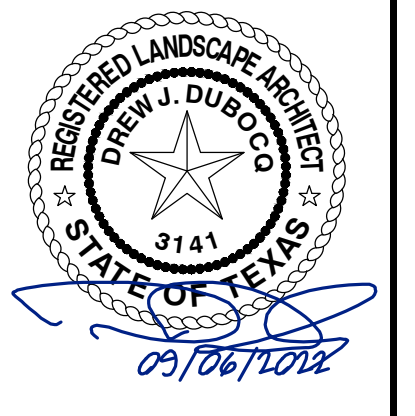
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**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009

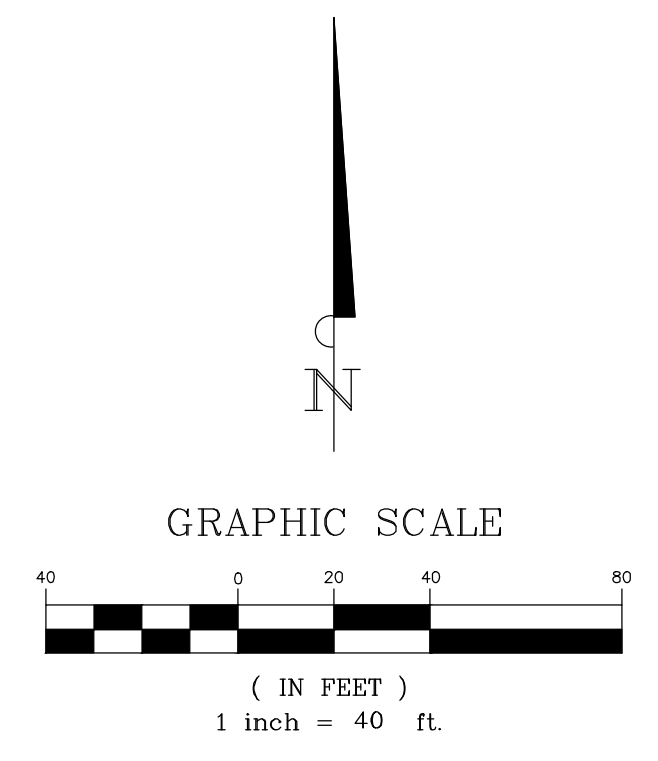
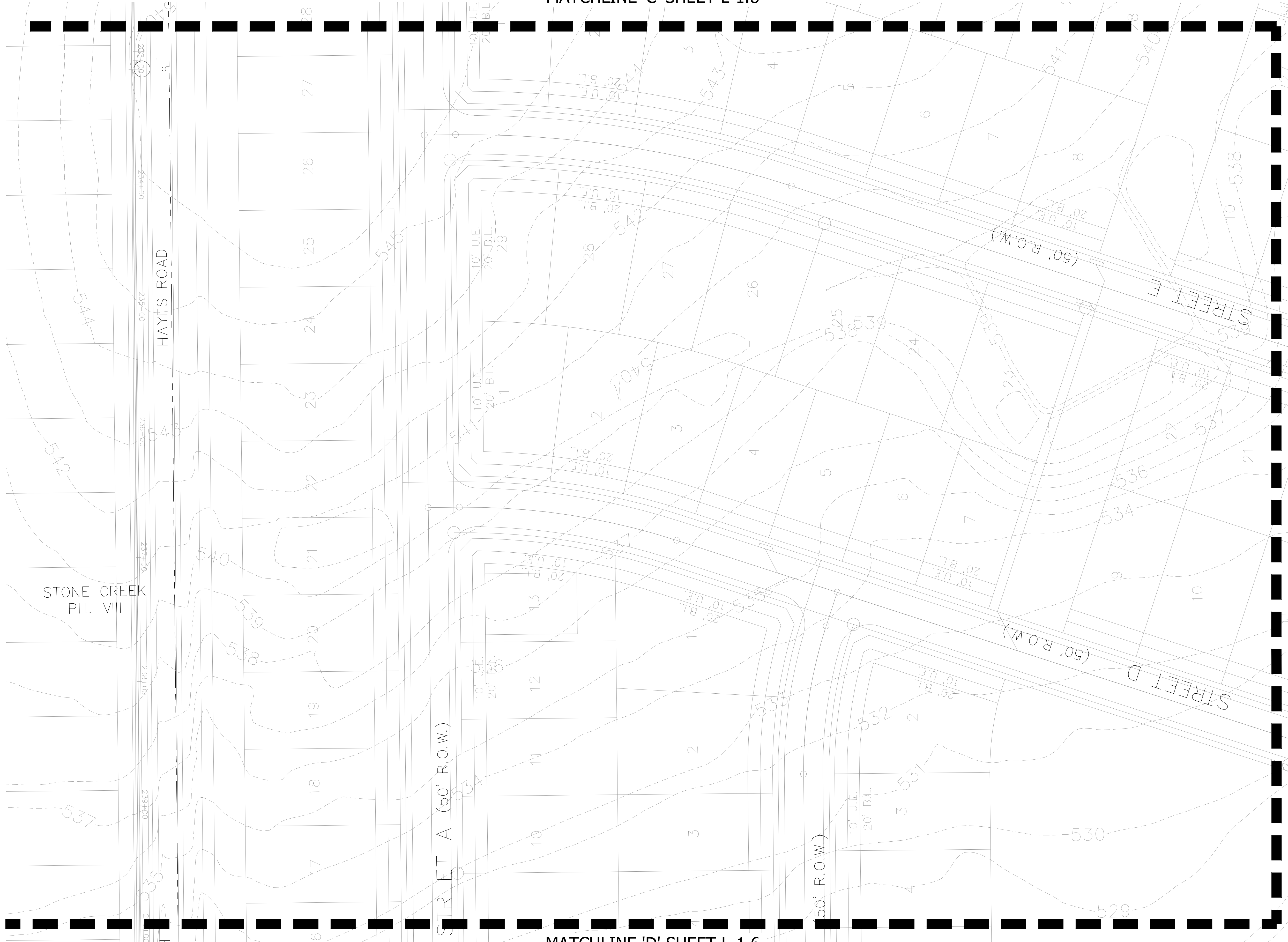


SHEET NO.

**L-1.6**



MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

KEY MAP  
SCALE: 1"=500'



MATCHLINE 'D' SHEET L-1.6

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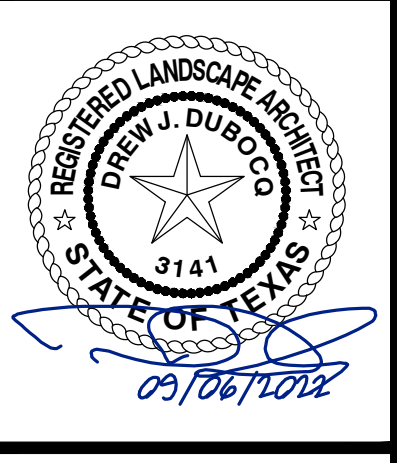
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

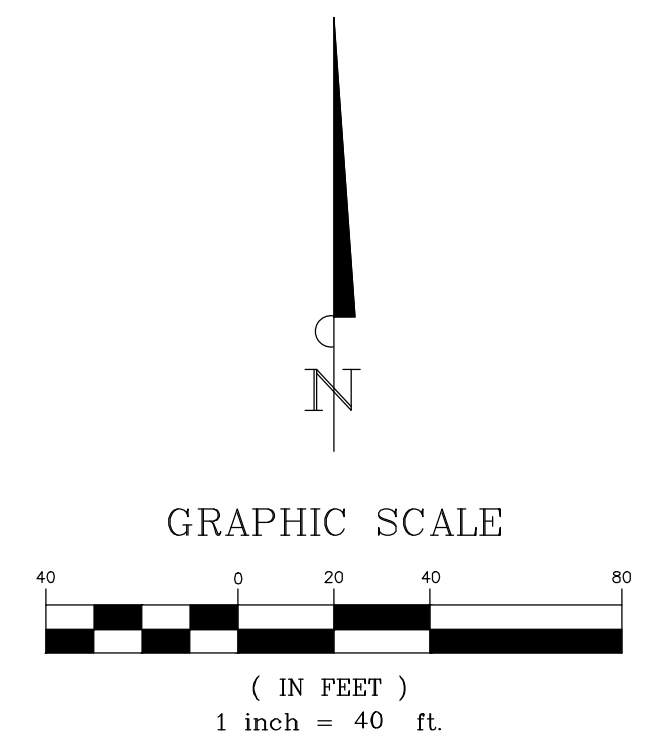
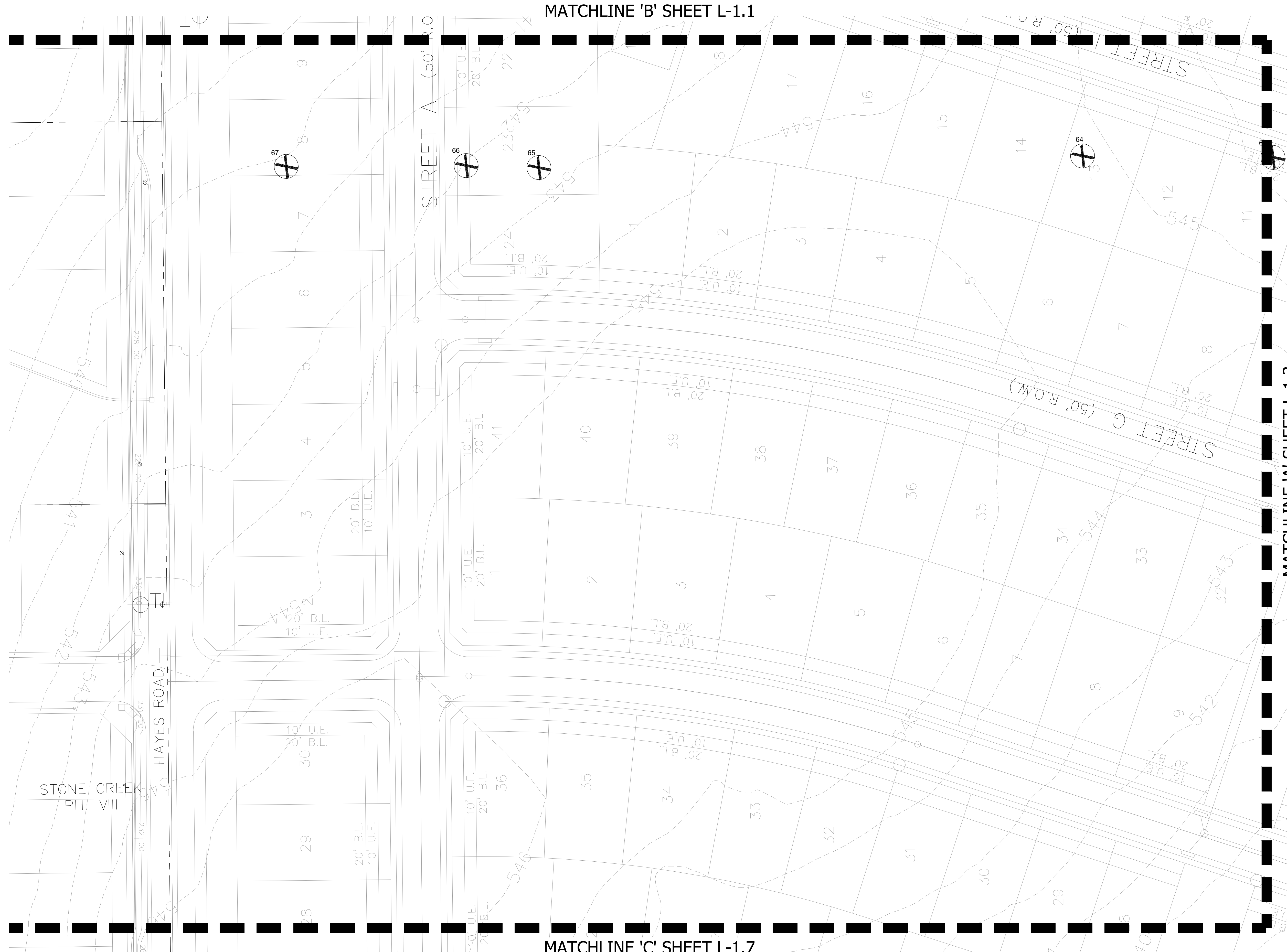
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

**L-1.7**



KEY MAP  
SCALE: 1"=500'



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

CASE NO. P2022-037

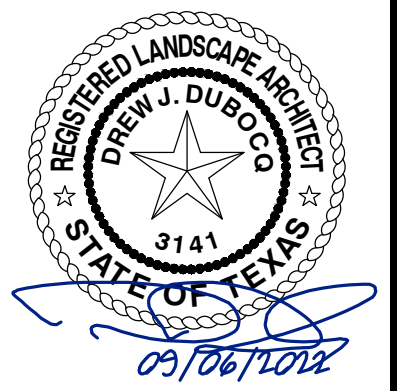
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**ENGINEERING**  
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.8**

PROJECT NO.: 090-22-009



**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:** Bethany Ross, *Planner*  
**DATE:** February 28, 2023  
**SUBJECT:** SP2023-001; *PD Site Plan for the Quail Hollow Subdivision*

The applicant, Humberto Johnson Jr., is requesting the approval of a Site Plan for the Quail Hollow Subdivision. The subject property is a 26.827-acre tract of land (*i.e. Tracts 1, 1-05, 2-03, & 2-07, of the P. B. Harrison Survey, Abstract No. 97*) generally located southeast corner of the intersection of John Kind Boulevard and Hays Road. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2023-002].

The subject property is zoned Planned Development District 97 (PD-97) [Ordinance No. 22-44] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of three (3) lots sizes (*i.e. [Type A Lots] 157, 62' x 120' lots; [Type B Lots] 78, 72' x 120' lots; and [Type C Lots] 17, 82' x 125' lots*), and be subject to the following density and dimensional requirements:

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C
MINIMUM LOT WIDTH <sup>(1)</sup>	62'	72'	82'
MINIMUM LOT DEPTH	120'	120'	125'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	10,250 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) <sup>(2), (5) &amp; (7)</sup>	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,800 SF
MAXIMUM LOT COVERAGE	65'	65'	65'

**GENERAL NOTES:**

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN TABLE 1.
- 2: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE EAVE OR TOP PLATE (WHICHEVER IS GREATER) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE FRONT YARD BUILDING SETBACK AND SIDE YARD BUILDING SETBACK BY UP TO FIVE (5) FEET FOR ANY PROPERTY. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MINIMUM OF FIVE (5) FEET.
- 7: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (*i.e. A KEYSTONE LOT*), SHALL HAVE A SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed *Site Plan* appears to conform to all requirements stipulated by *Ordinance No. 22-44*. In addition, the submitted *Treescape Plan* and *Landscape Plan* show that the tree mitigation balance will be satisfied by the required landscape plantings, and the additional requirement for two (2) canopy trees per residential lot (*four [4] canopy trees for corner lots*). The *Hardscape Plan* shows the proposed entry monumentation signage, sidewalks, and trails. In addition, a ten (10) foot meandering trail will be constructed along John King Boulevard. It should be noted that staff has requested that the applicant submit a *Fence Plan*, and that the submittal of this plan is a condition of approval for this case. With this being said, since the request generally conforms to the requirements of Planned Development District 97 (PD-97) [Ordinance No. 22-44] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the February 28, 2023 Planning and Zoning Commission meeting.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

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

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

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

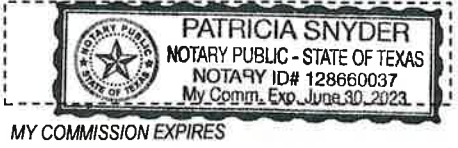
## NOTARY VERIFICATION [REQUIRED]

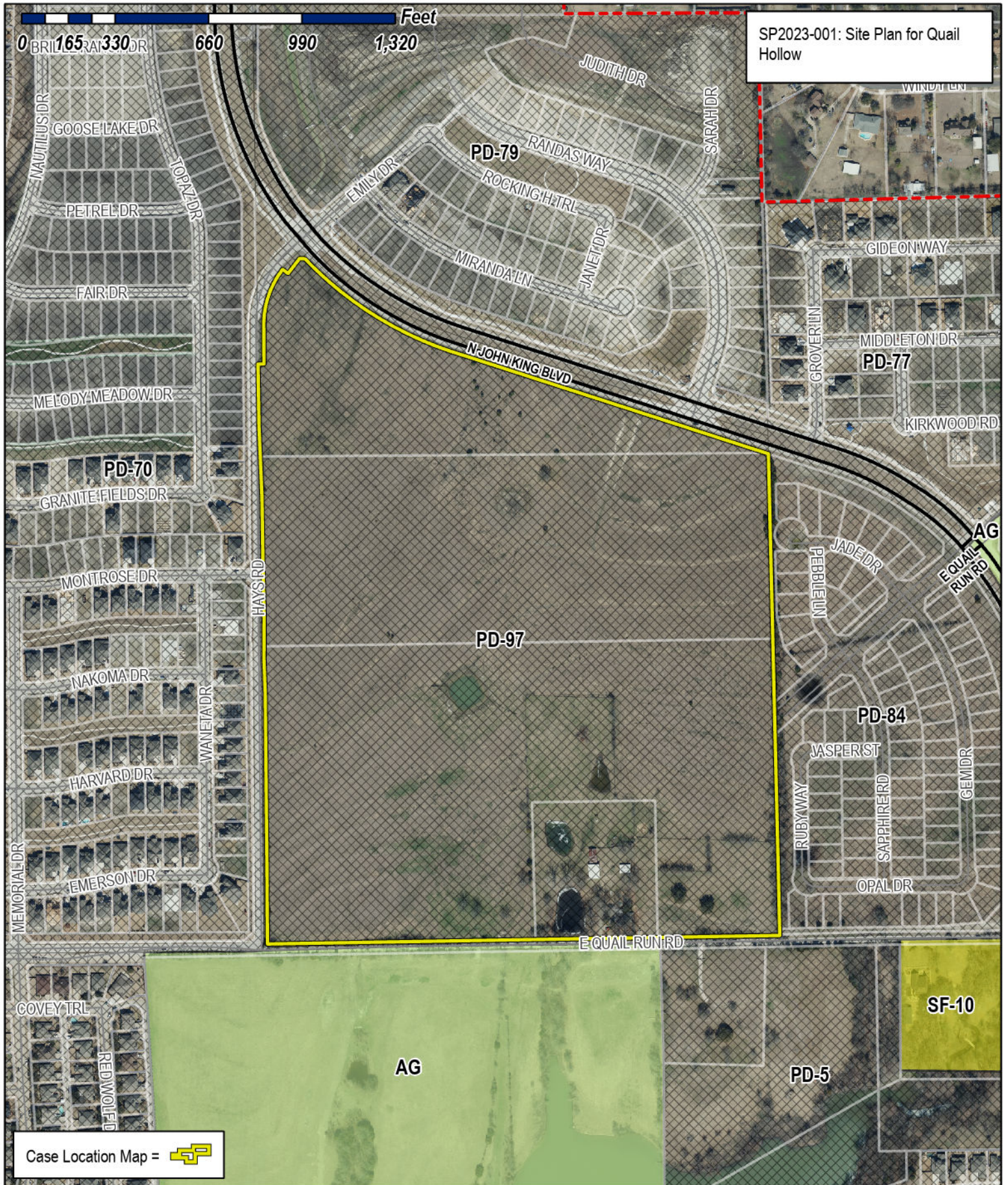
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



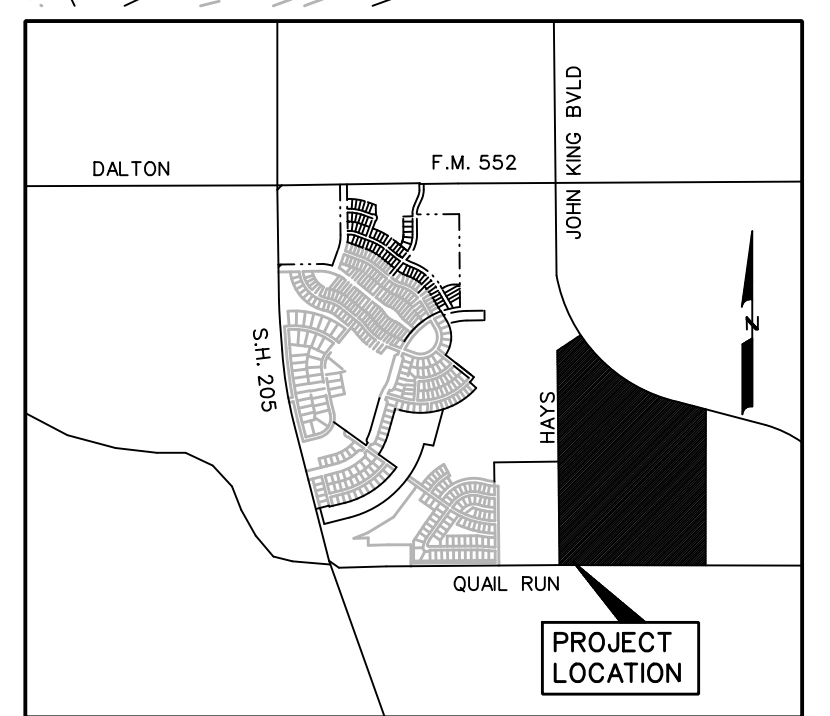
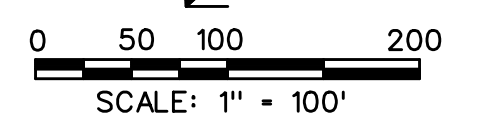
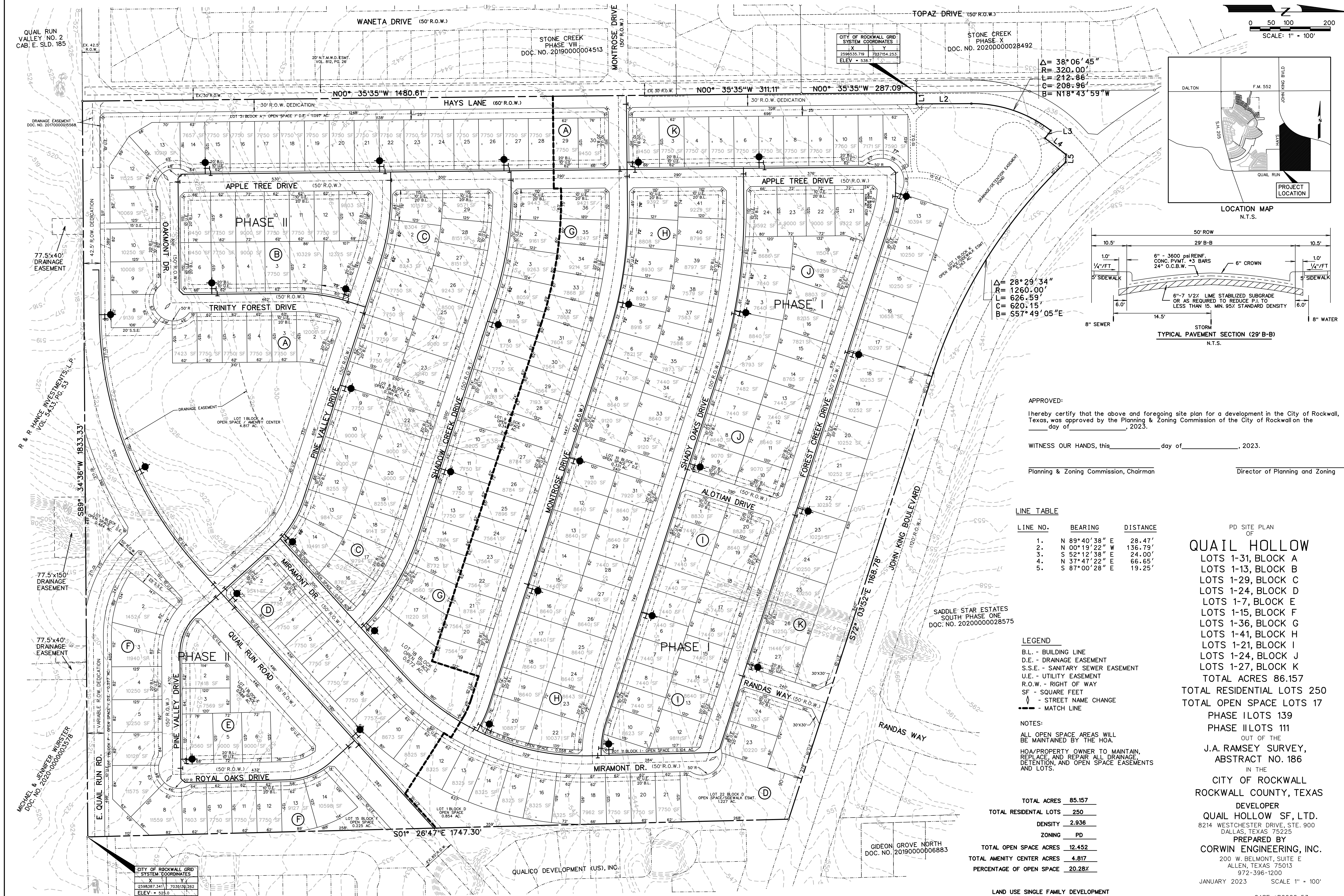


# City of Rockwall

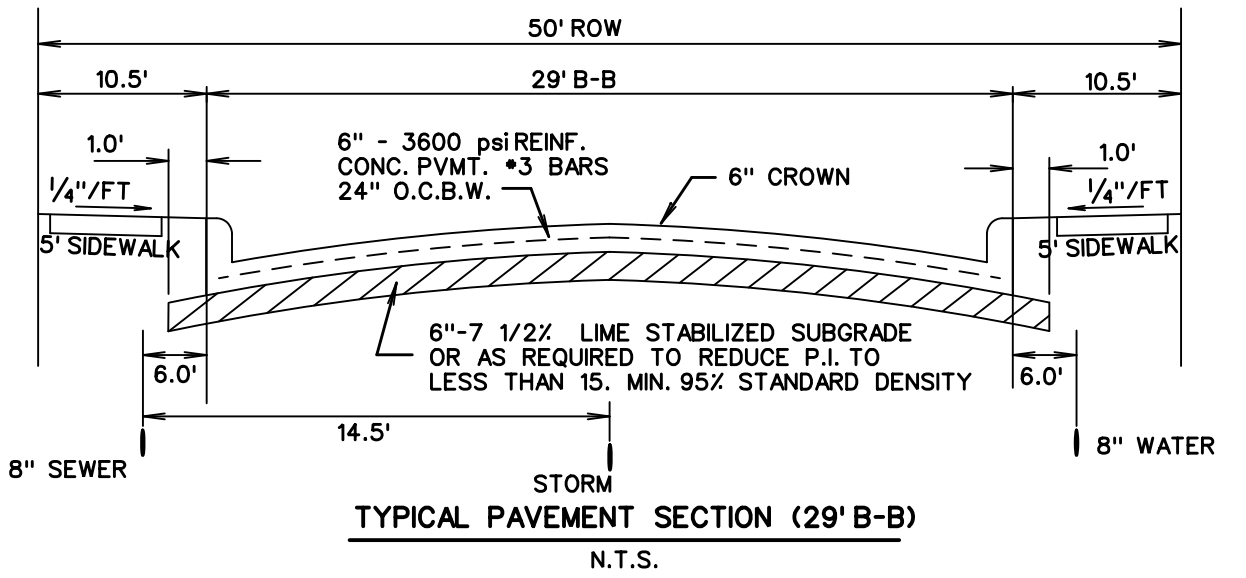
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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



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

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

**LINE TABLE**

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

PD SITE PLAN  
 OF  
**QUAIL HOLLOW**  
 LOTS 1-31, BLOCK A  
 LOTS 1-13, BLOCK B  
 LOTS 1-29, BLOCK C  
 LOTS 1-24, BLOCK D  
 LOTS 1-7, BLOCK E  
 LOTS 1-15, BLOCK F  
 LOTS 1-36, BLOCK G  
 LOTS 1-41, BLOCK H  
 LOTS 1-21, BLOCK I  
 LOTS 1-24, BLOCK J  
 LOTS 1-27, BLOCK K  
 TOTAL ACRES 86.157  
 TOTAL RESIDENTIAL LOTS 250  
 TOTAL OPEN SPACE LOTS 17  
 PHASE I LOTS 139  
 PHASE II LOTS 111  
 OUT OF THE  
 J.A. RAMSEY SURVEY,  
 ABSTRACT NO. 186  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**LEGEND**

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

**NOTES:**

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

JANUARY 2023 SCALE 1" = 100'  
 CASE \*P2022-53  
 CASE \*P2023-001

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598387.341	7036150.262
ELEV = 523.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598355.719	7037154.253
ELEV = 538.7	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598387.341	7036150.262
ELEV = 523.0	

GIDEON GROVE NORTH  
 DOC. NO. 2019000006883

QUALICO DEVELOPMENT (US), INC.

SADDLE STAR ESTATES  
 SOUTH PHASE ONE  
 DOC. NO. 20200000028575

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

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

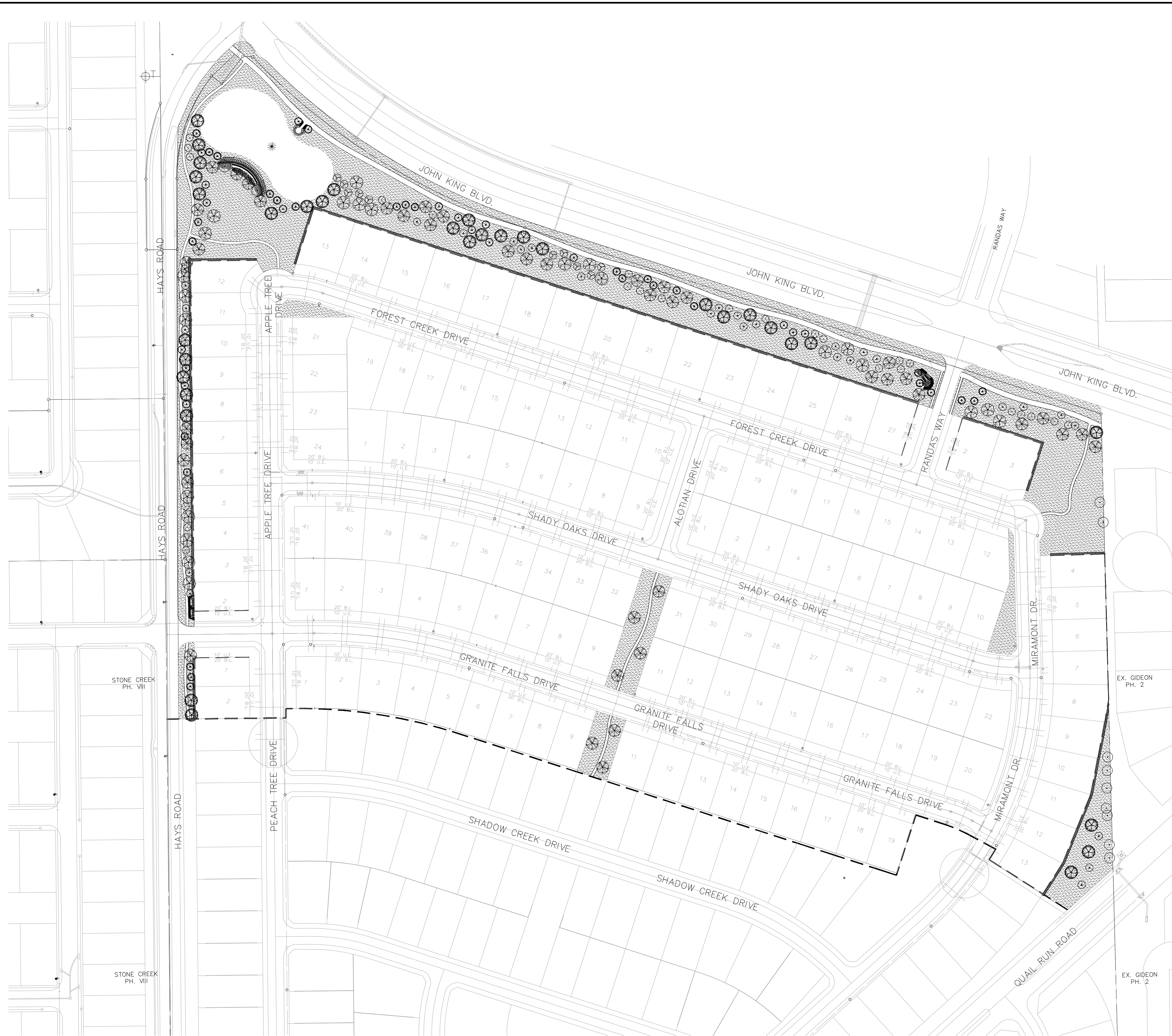
77.5x150 DRAINAGE EASEMENT

77.5x40 DRAINAGE EASEMENT

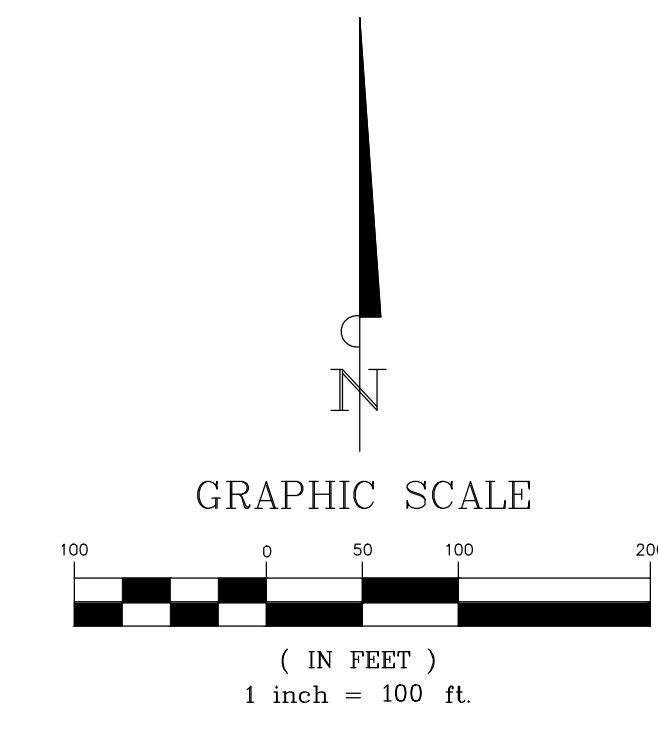
MICHEL & JENNIFER WILKINSON  
 Doc. No. 2020-000003578

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598387.341	7036150.262
ELEV = 523.0	



VICINITY MAP



**LANDSCAPE TABULATIONS:**

REQUIRED:	1,795 L.F.
JOHN KING BLVD	
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD	1,318 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	27 TREES
1 ACCENT TREES PER 50 L.F.	27 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	30 TREES
ACCENT TREES	27 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD	120 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
BERMS AND SHRUBS	
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

**NOTE:**  
 EACH RESIDENTIAL LOT SHALL HAVE TWO (2) TREE LOCATED IN THE FRONT YARD, AND CORNER LOTS SHALL HAVE FOUR (4) TREES.  
 UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS, ALL RESIDENTIAL LOTS SHALL HAVE 6' CEDAR WOOD FENCE PER DETAIL 'F' ON SHEET 2.8.

TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37/30 GAL.
	DESERT WILLOW	37/30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOH HOLLY	37/30 GAL.
	GRAPE MYRTLE	37/30 GAL.
	LOBLOLLY PINE	47/100 GAL.
	SHUMARD RED OAK	47/100 GAL.
	SOUTHERN LIVE OAK	47/100 GAL.
	BALD CYPRESS	47/100 GAL.
	CHASTE TREE	37/30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

**KEY MAP**  
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD  
 8214 WESTCHESTER DRIVE, SUITE 900  
 DALLAS, TX 75225  
 214.522.4945

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
 PLANNING AND ZONING COMMISSION, CHAIRMAN

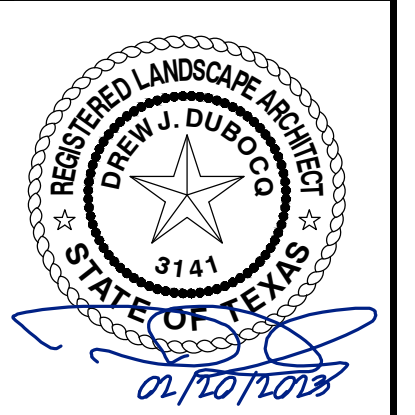
\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

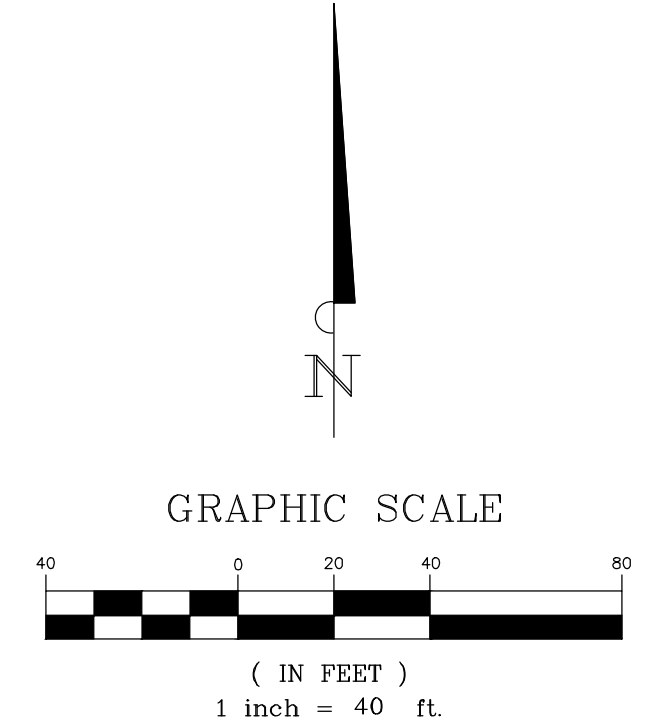
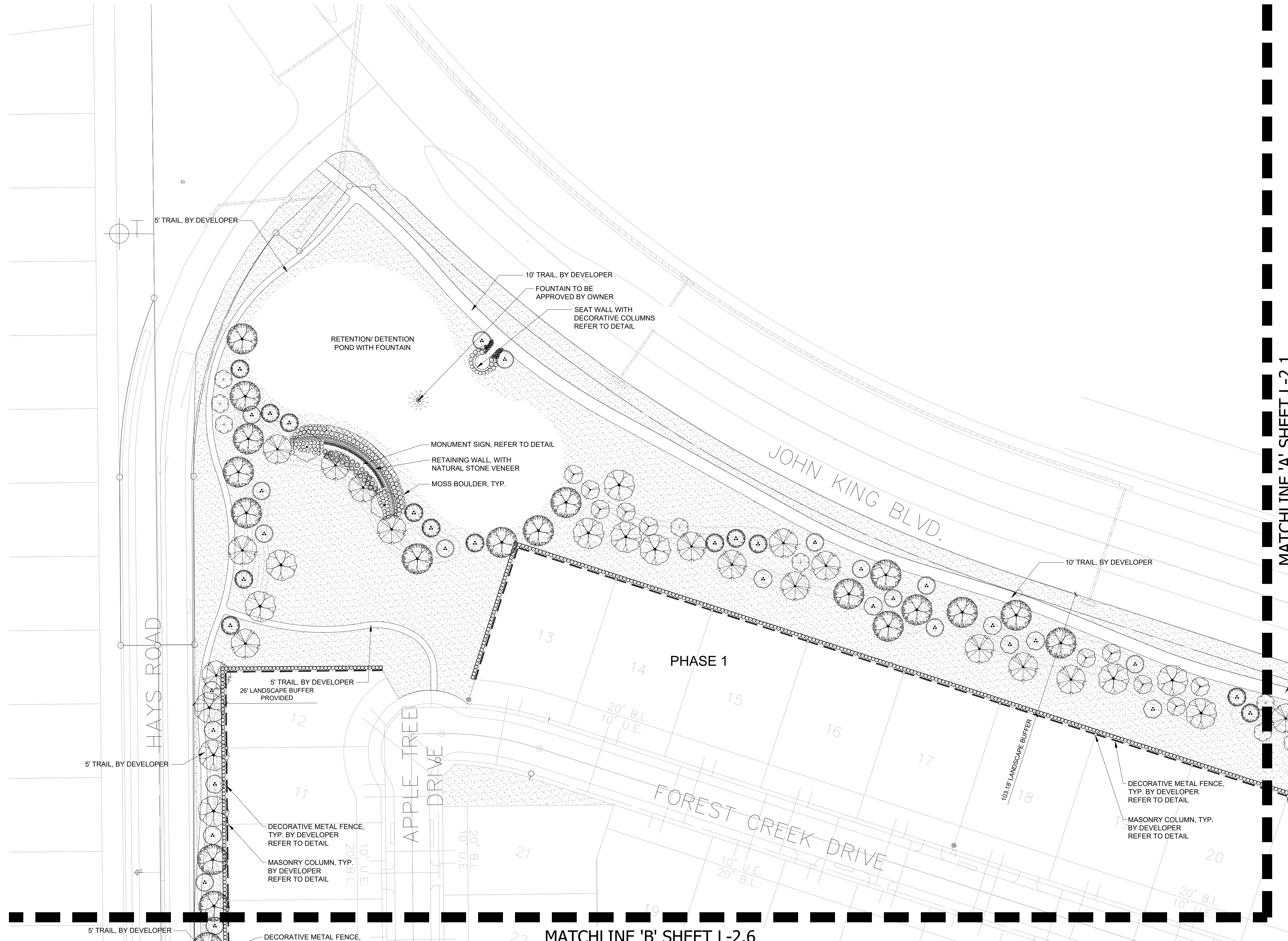
**STOP!**  
**CALL BEFORE YOU DIG**  
**TEXAS ONE CALL SYSTEM**  
**1-800-245-4545**  
 (@ least 48 hours prior to digging)

CASE NO. SP2023-001

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

No.	Date	Revision Description



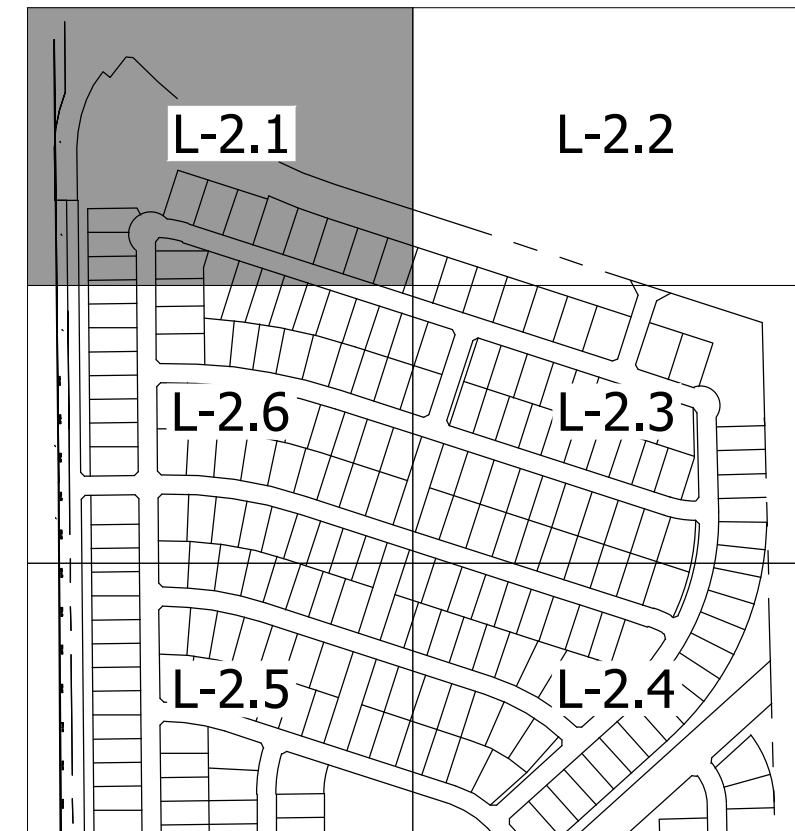


PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPON HOLLY	37' 30 GAL.
	CRAPE MYRTLE	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

MATCHLINE 'A' SHEET L-2.1

MATCHLINE 'B' SHEET L-2.6

KEY MAP  
SCALE: 1"=500'



No.	Date	Revision Description



APPROVED:  
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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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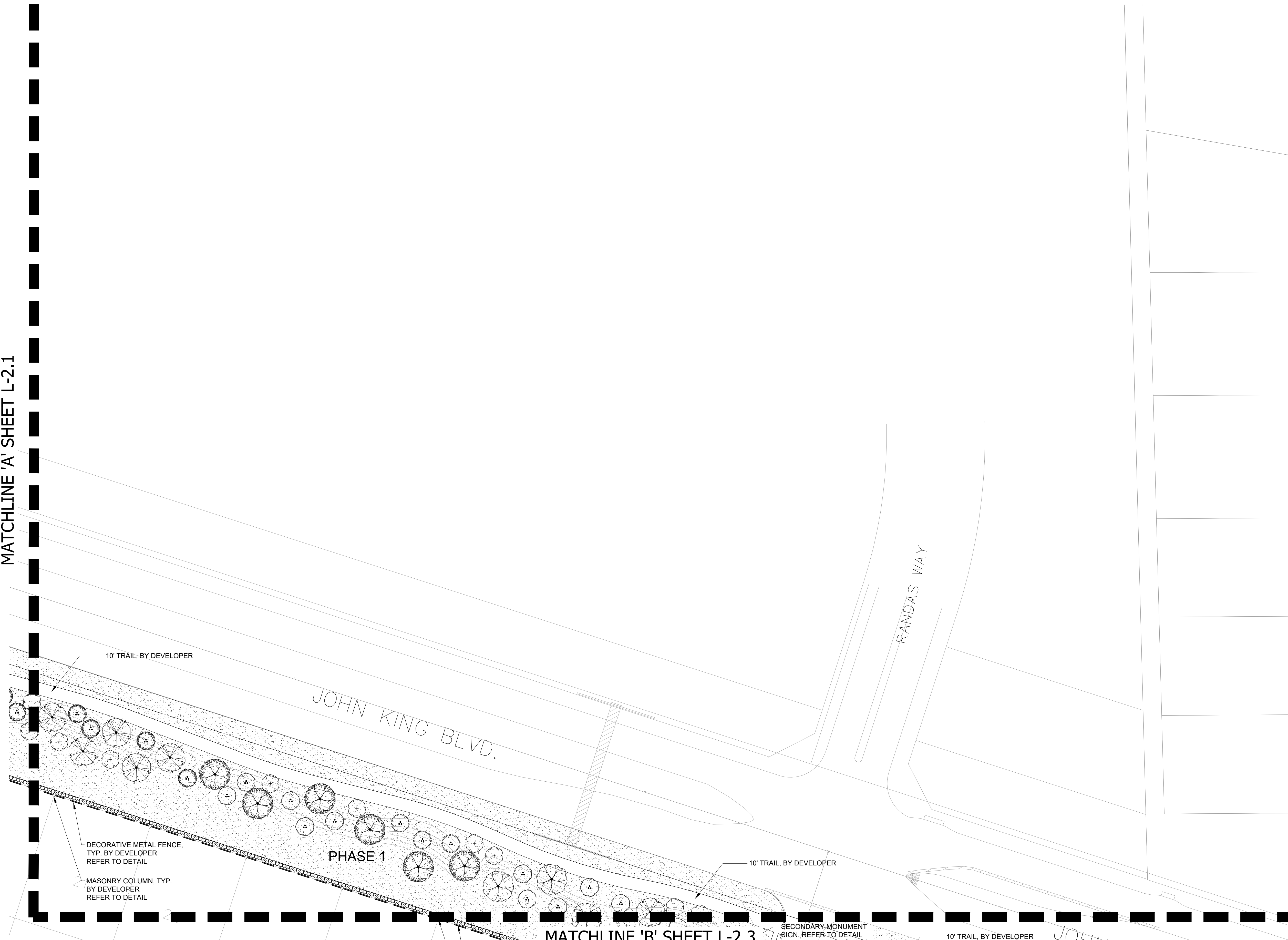
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CASE NO. SP2023-001

DEVELOPER: QUAIL HOLLOW SF, LTD  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945



MATCHLINE 'A' SHEET L-2.1



MATCHLINE 'B' SHEET L-2.3

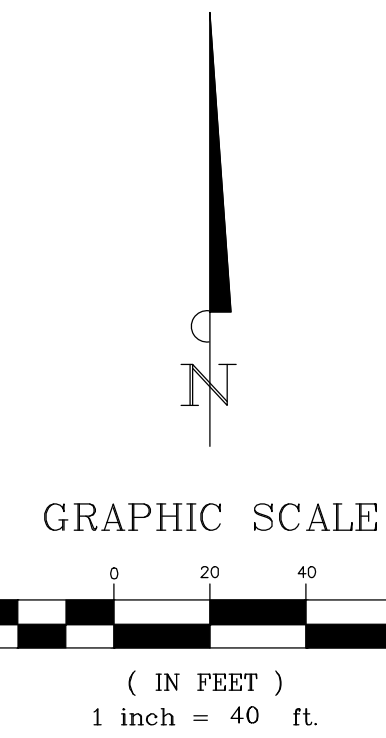
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DIRECTOR OF PLANNING AND ZONING

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PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	37' 30 GAL.
	CRAPE MYRTLE	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

CASE NO. SP2023-001

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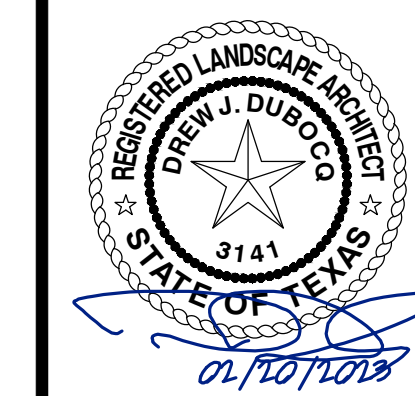
**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS

LANDSCAPE PLAN

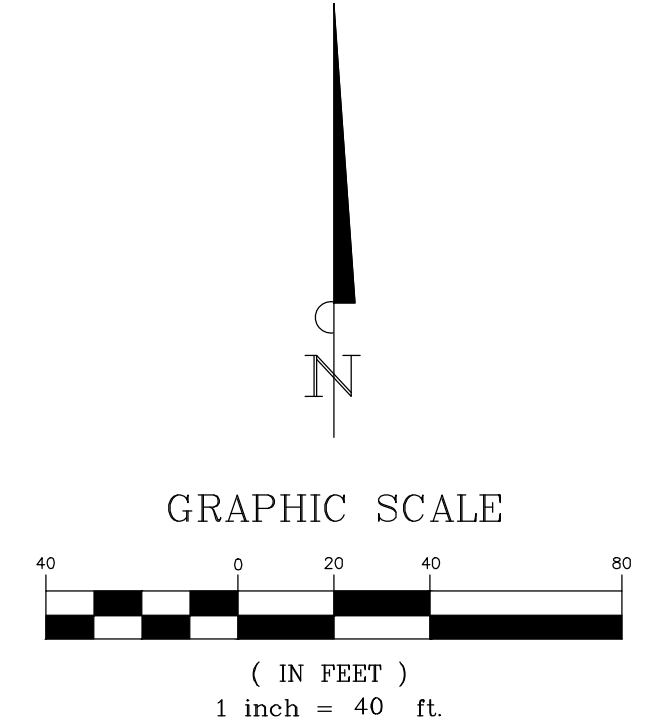
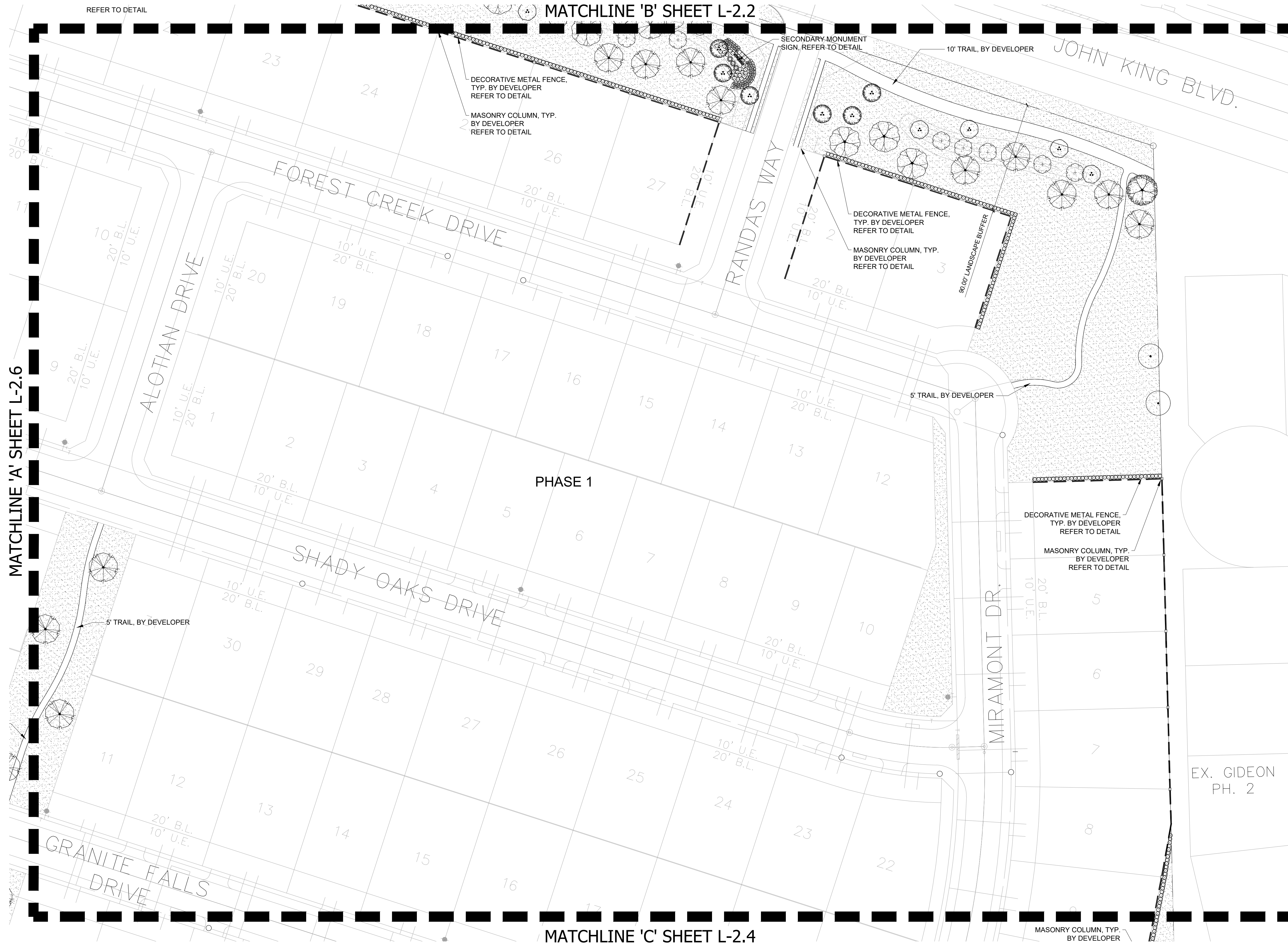
No.	Date	Revision Description

PROJECT NO.: 090-22-009



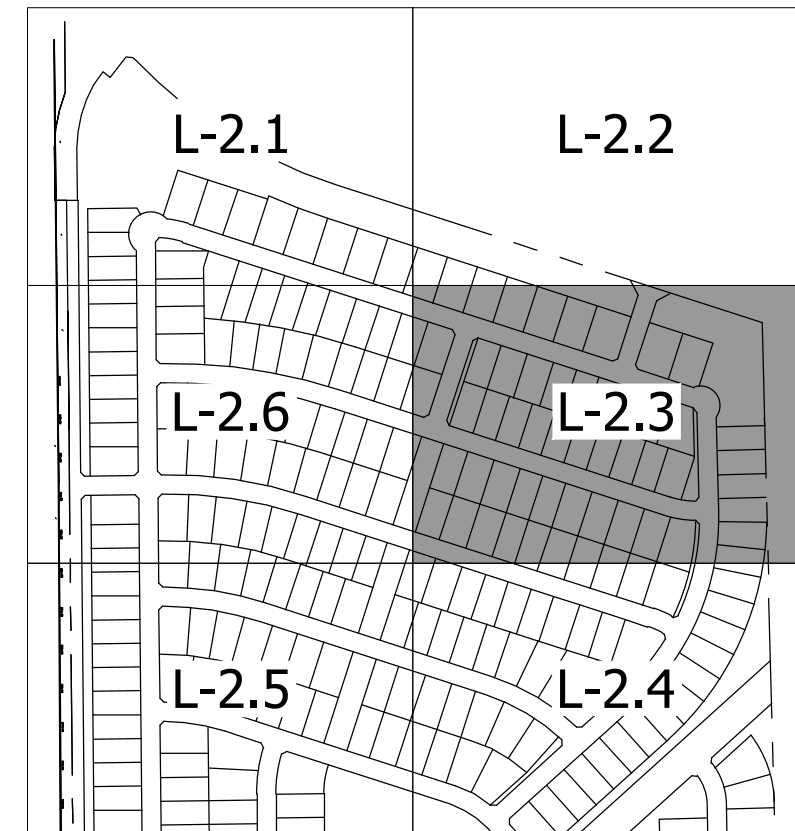
SHEET NO.

L-2.2



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	37' 30 GAL.
	CRAPE MYRTLE	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD  
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214.522.4945

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\_\_\_\_\_  
PLANNING AND ZONING COMMISSION, CHAIRMAN

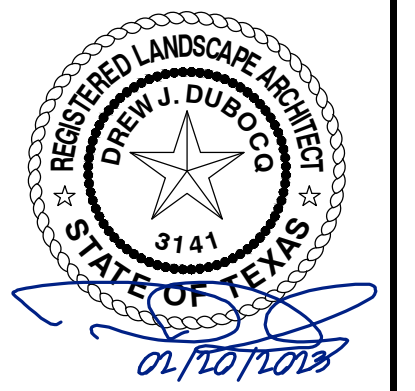
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

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CASE NO. SP2023-001

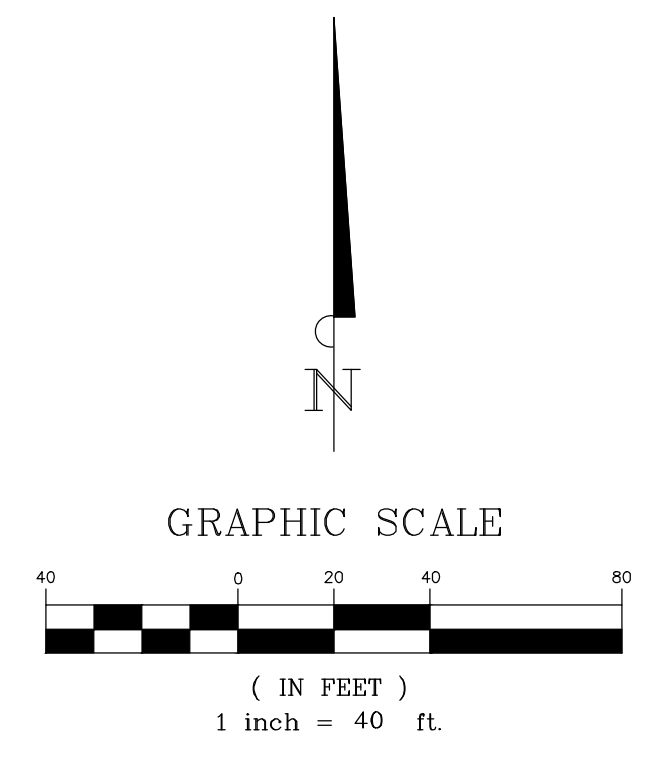
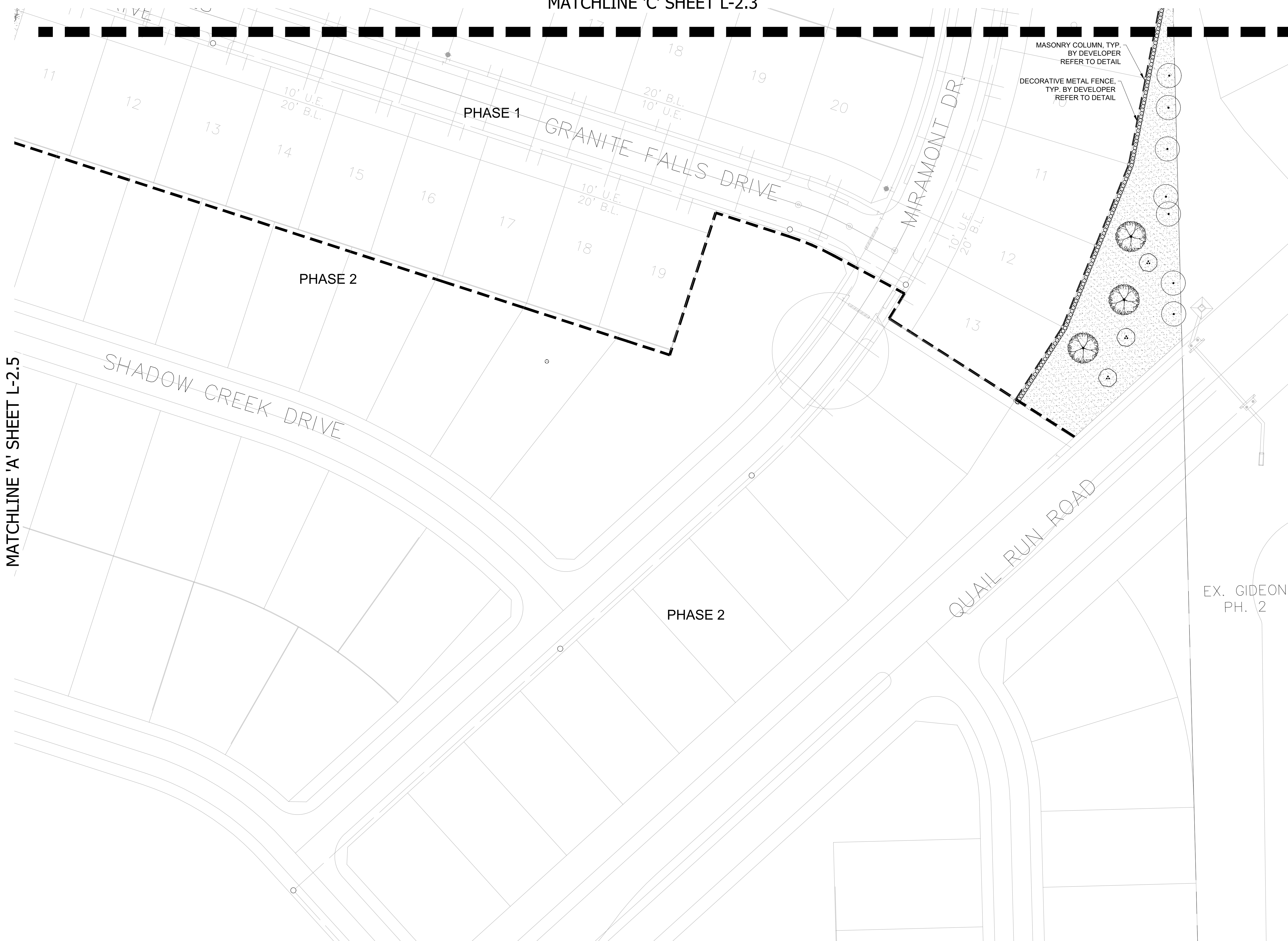
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No.	Date	Revision Description



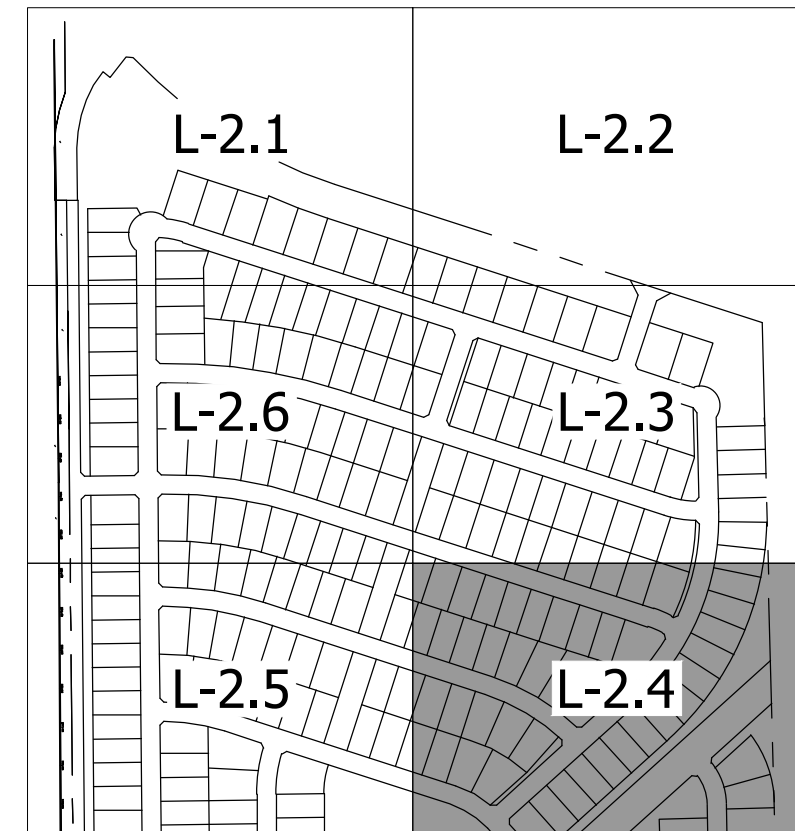
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	37' 30 GAL.
	CRAPE MYRTLE	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

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\_\_\_\_\_  
PLANNING AND ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

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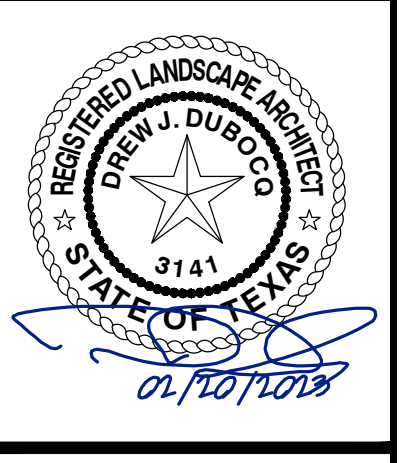
CASE NO. SP2023-001

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

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description

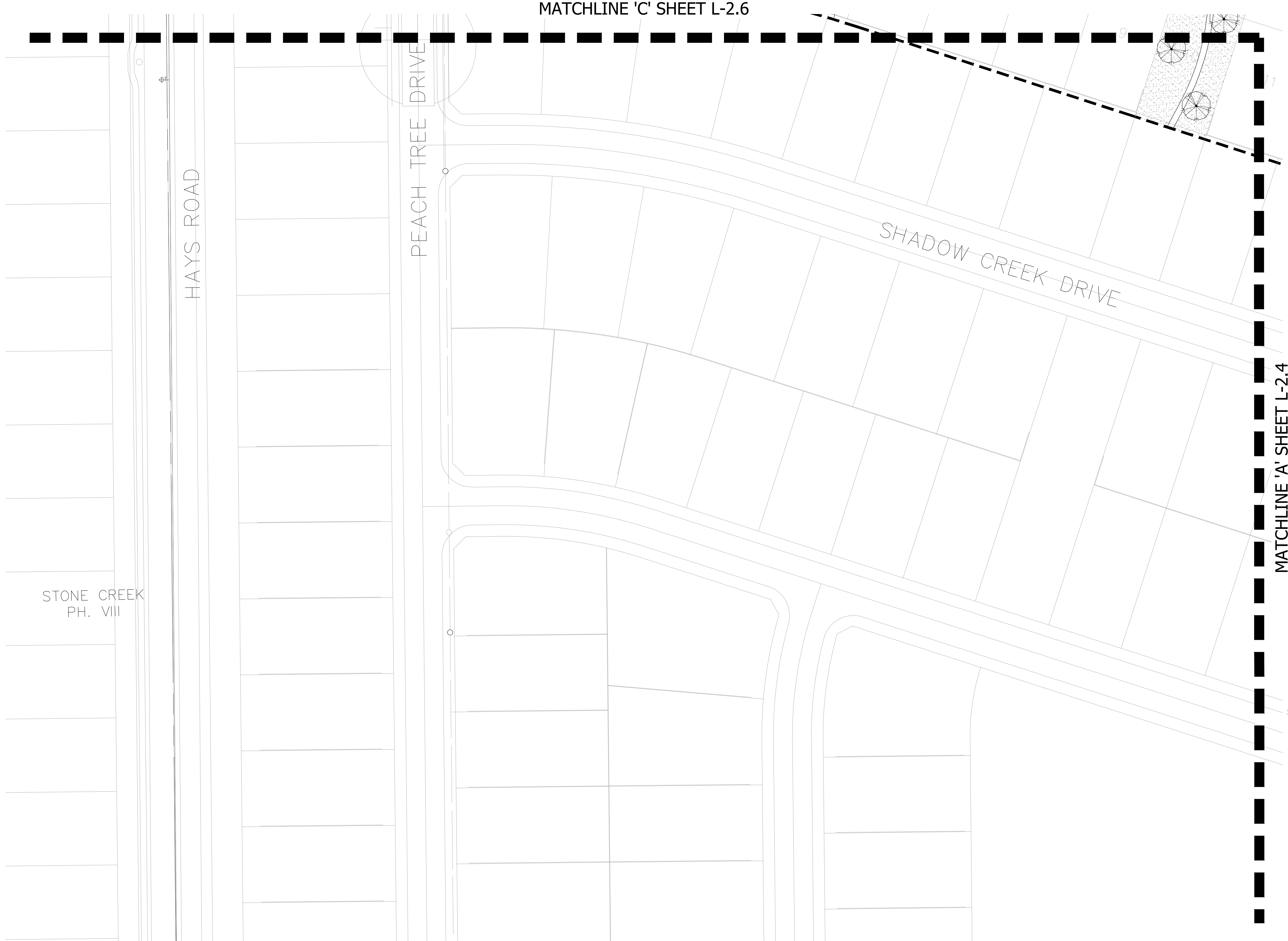


SHEET NO.

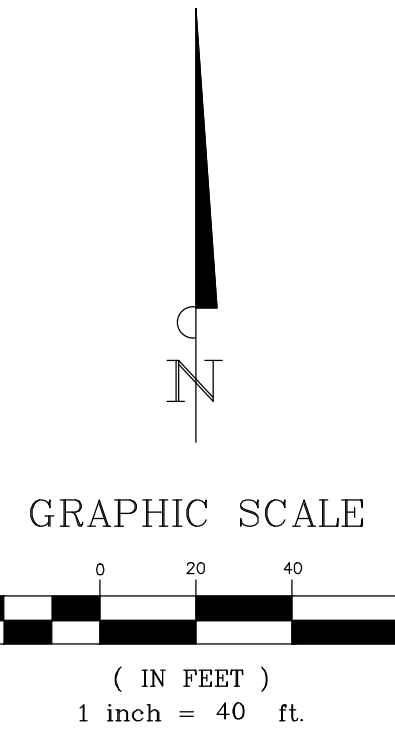
**L-2.4**

PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-2.6



STONE CREEK  
PH. VIII



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37/30 GAL.
	DESERT WILLOW	37/30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	37/30 GAL.
	CRAPE MYRTLE	37/30 GAL.
	LOBLOLLY PINE	47/100 GAL.
	SHUMARD RED OAK	47/100 GAL.
	SOUTHERN LIVE OAK	47/100 GAL.
	BALD CYPRESS	47/100 GAL.
	CHASTE TREE	37/30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

MATCHLINE 'A' SHEET L-2.4

KEY MAP  
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

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

CASE NO. SP2023-001

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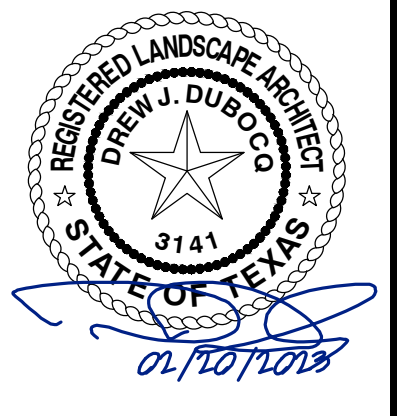
**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS

**LANDSCAPE PLAN**

No.	Date	Revision Description

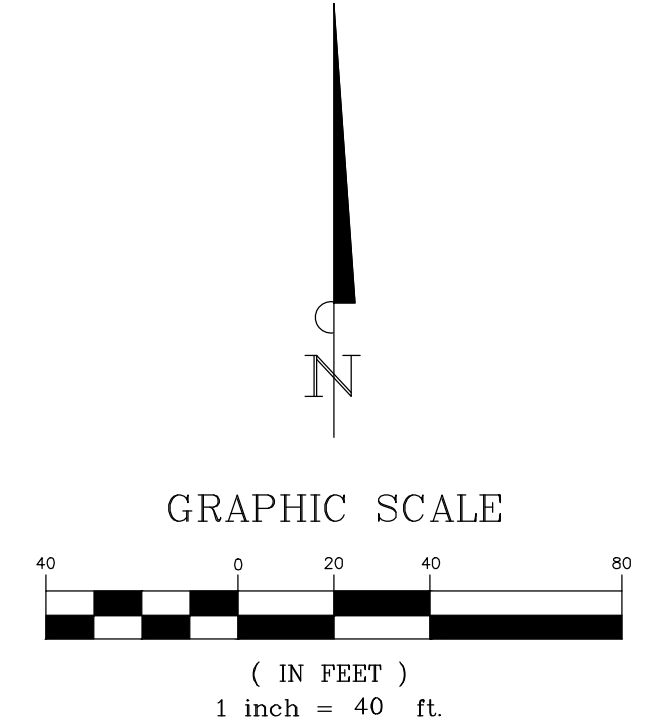
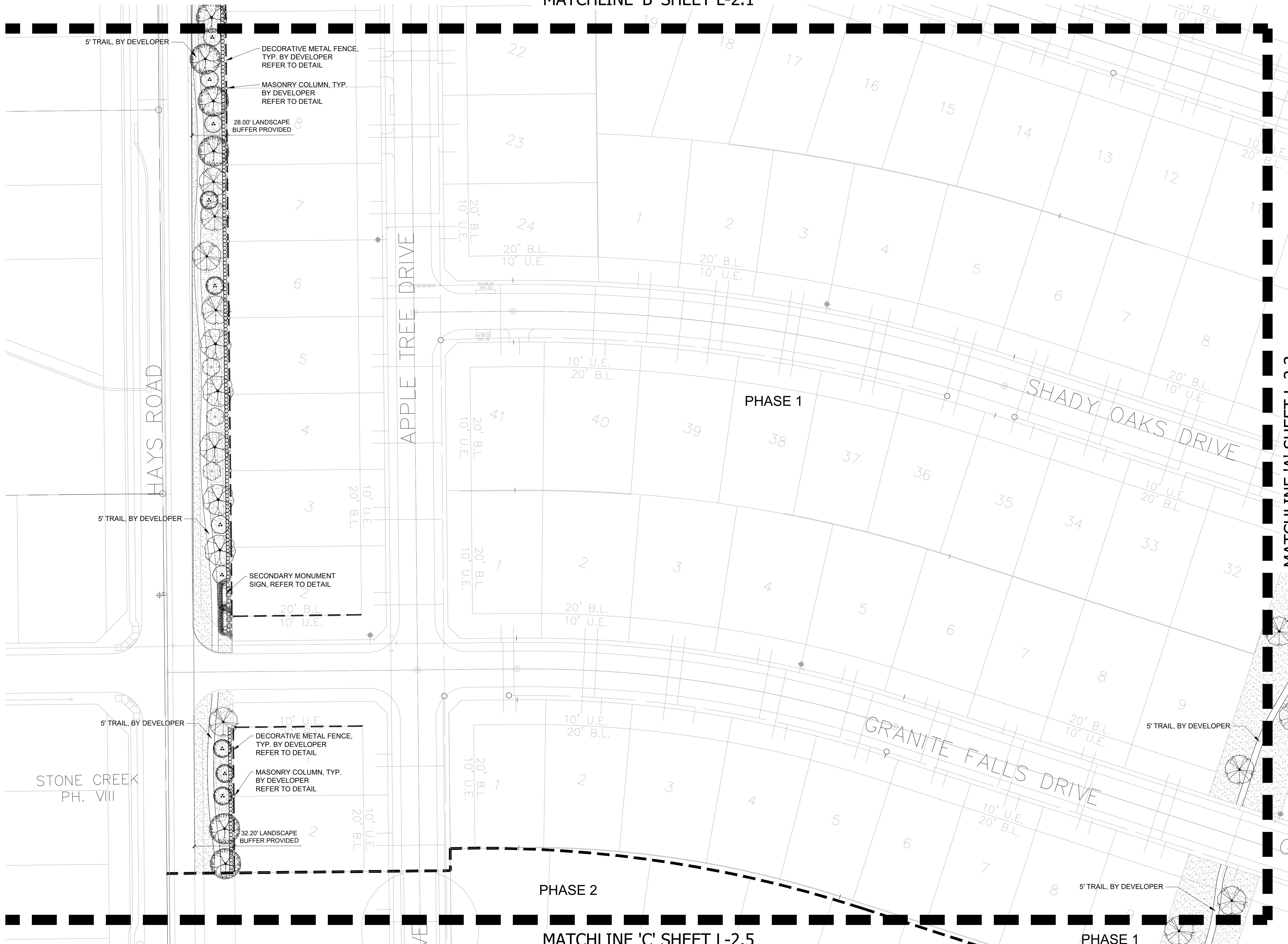
PROJECT NO.: 090-22-009



SHEET NO.

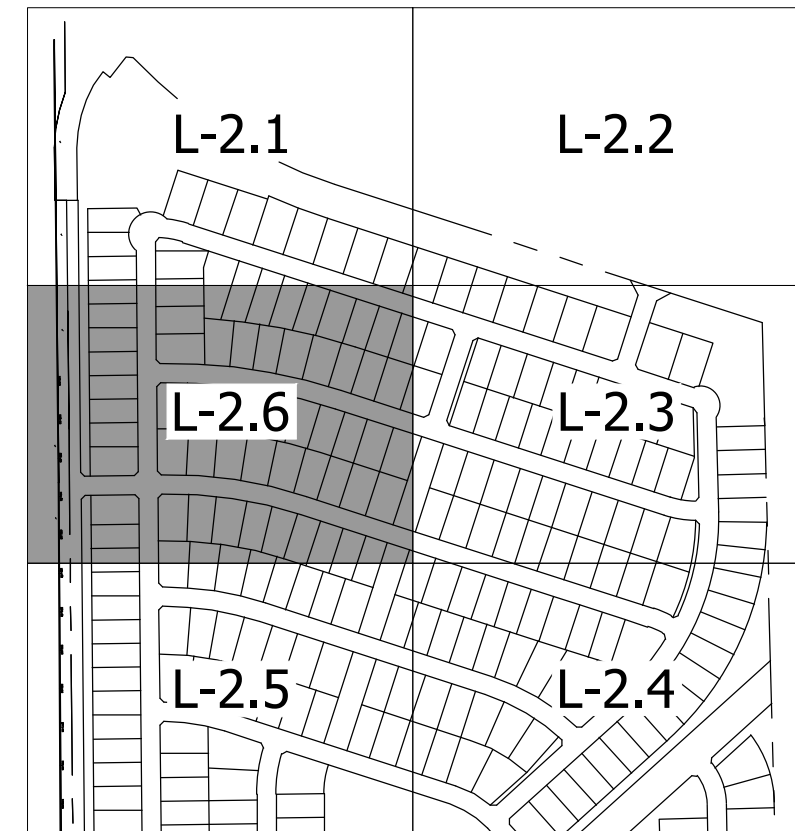
**L-2.5**

MATCHLINE 'B' SHEET L-2.1



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	37' 30 GAL.
	CRAPE MYRTLE	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS		
	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS		
	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP  
SCALE: 1"=500'

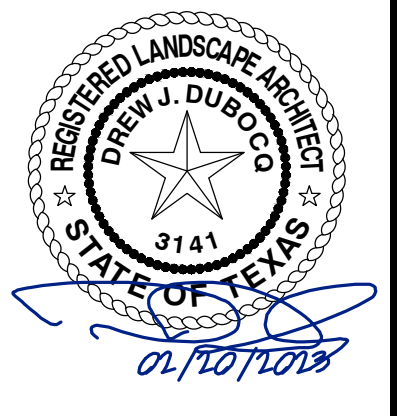


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REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-2.6**

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\_\_\_\_\_  
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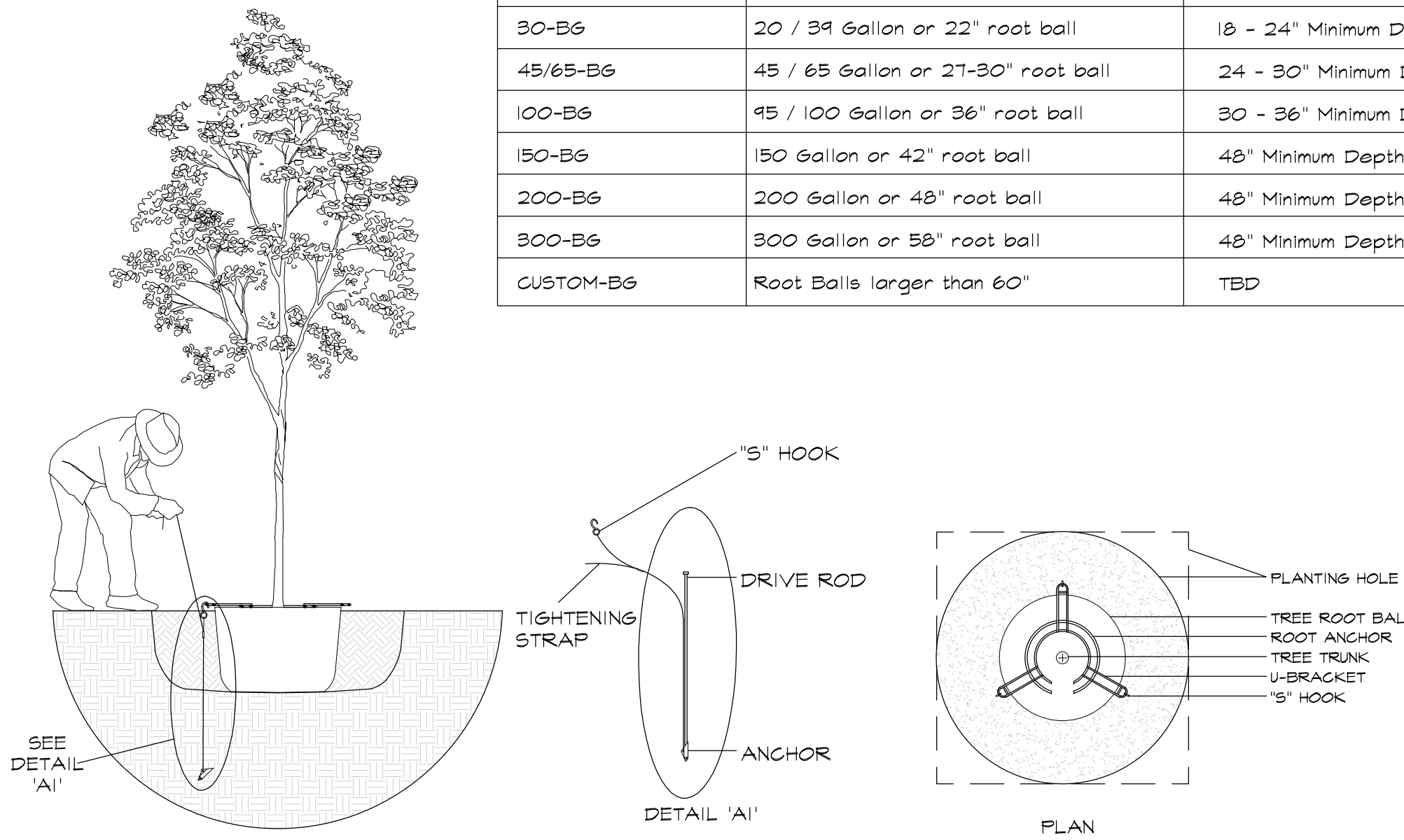
CASE NO. SP2023-001

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**GENERAL NOTES :**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3A of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6A to 8A
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigating, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-B6	20 / 34 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-B6	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-B6	200 Gallon or 48" root ball	48" Minimum Depth	3 - V68 Anchors
300-B6	300 Gallon or 58" root ball	48" Minimum Depth	3 - V68 Anchors
CUSTOM-B6	Root Balls larger than 60"	TBD	

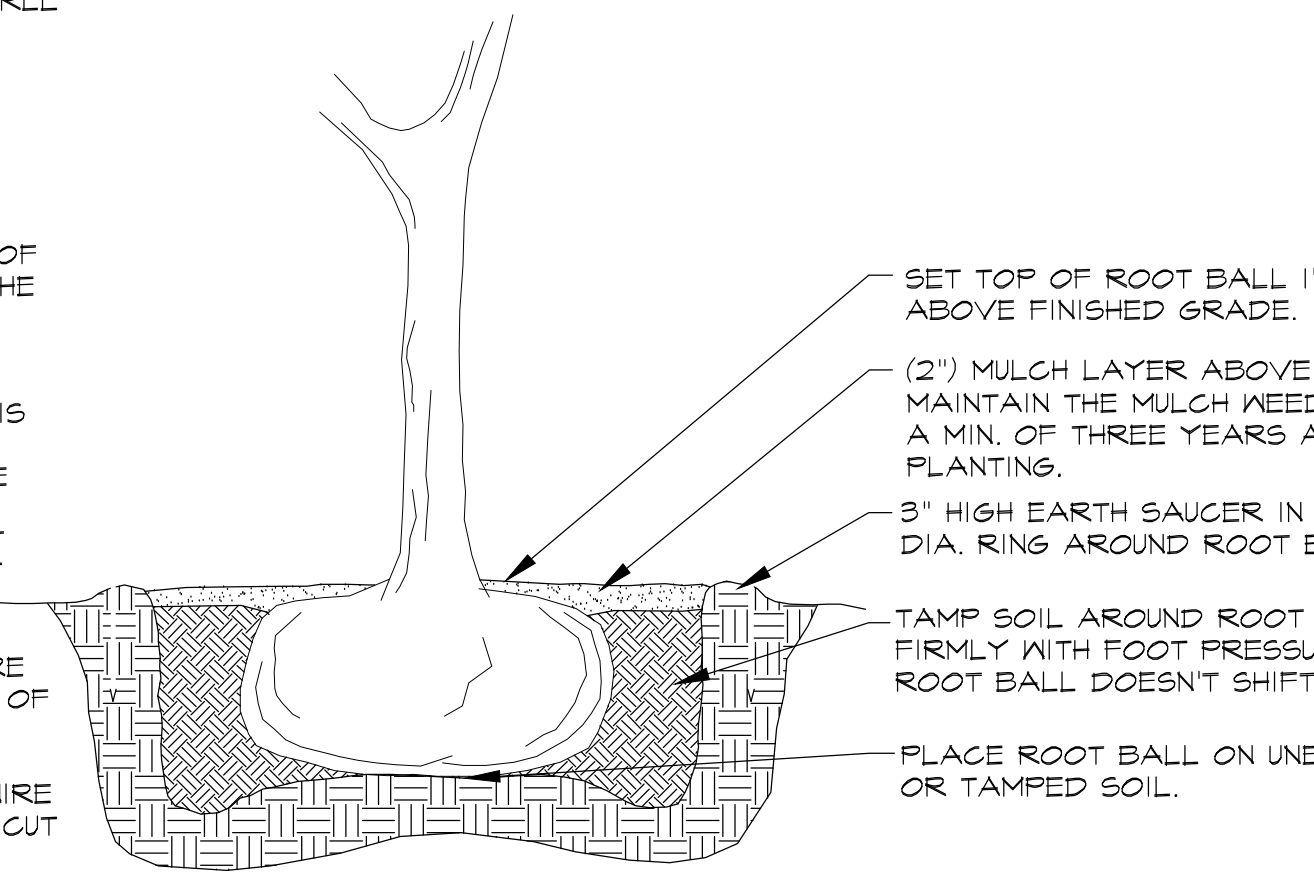


**A TREE STAKING DETAIL**  
NOT TO SCALE

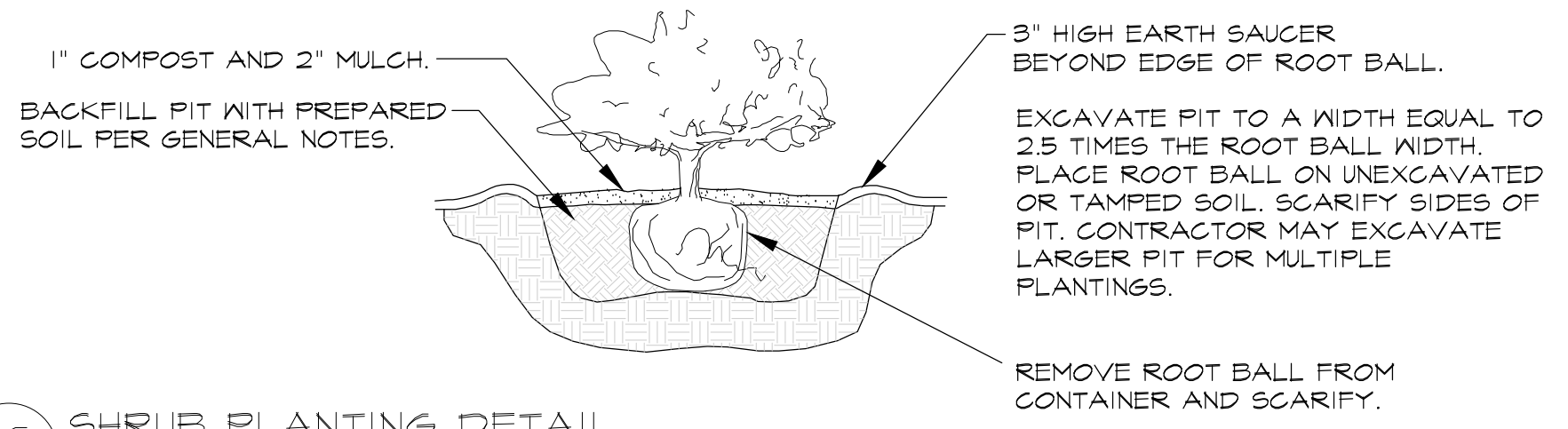
- STEP 1:**
- Set tree in planting pit.
  - Place anchor with ring side down against top of root ball.
  - Center root anchor's inner ring(s) around trunk of tree.
  - Align drive rod as close as possible to outside edge of u-bracket.
- STEP 2:**
- Drive anchor straight down into undisturbed subbase soil.
  - See chart for recommended depths per tree size.
- STEP 3:**
- Remove drive rod.
  - Repeat steps 1 & 2 for all three (3) anchor locations.
  - Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
  - Place "5" hook over the end of the u-bracket.
  - Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
  - Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**B TREE PLANTING DETAIL**  
NOT TO SCALE



**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	NOTES
	10	OKLAHOMA RED BUD / CERCIS RENIFORMIS 'OKLAHOMA'	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	25	DESERT WILLOW / CHLOPSIS LINEARIS	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	9	EXISTING TREE TO REMAIN	N/A			
	19	YAUPON HOLLY / ILEX VOMITORIA	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	28	CRAPE MYRTLE / LAGERSTROEMIA INDICA 'TUSCARORA'	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
	23	LOBLOLLY PINE / PINUS TAEDA	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	33	SHUMARD RED OAK / QUERCUS SHUMARDII	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	42	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	2	BALD CYPRESS / TAXODIUM DISTICHUM	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	29	CHASTE TREE / VITEX AGNUS-CASTUS	30 GAL.	3"	6'-8"	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	NOTES
	35	PAMPAS GRASS / CORTADERIA SELLOANA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	58	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	1,008	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	118	PINK MUHLY / MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	88	MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS'	1 GAL.	12" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	211	AUTUMN SAGE / SALVIA GREGGII	1 GAL.	12" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	NOTES			
	PER PLAN	BERMUDA GRASS / CYNODON DACTYLON 'TIF 419'	SOD			
	902	SEASONAL ANNUALS	4" POT, 8" O.C., TRIANGULAR SPACING			

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DIRECTOR OF PLANNING AND ZONING

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214.522.4945

CALL NO. SP2023-001

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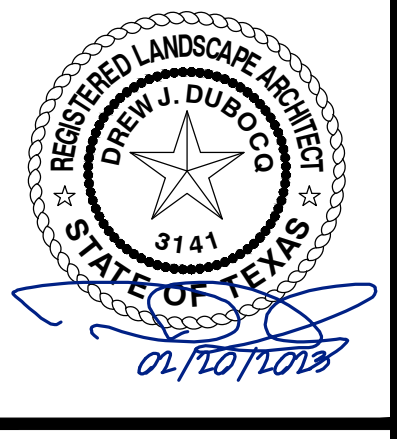
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QUAIL HOLLOW  
ROCKWALL, TEXAS

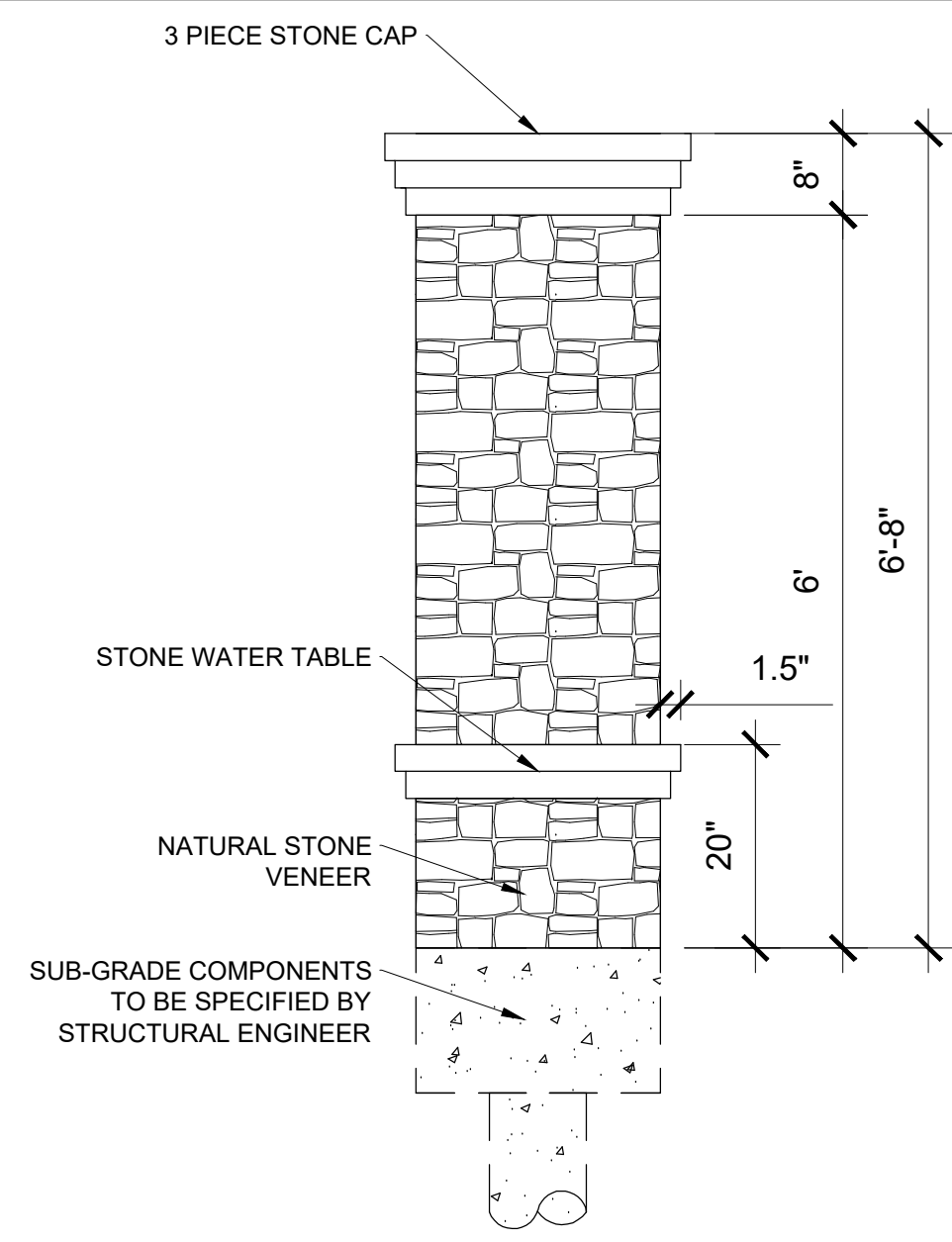
**LANDSCAPE NOTES**

No.	Date	Revision Description

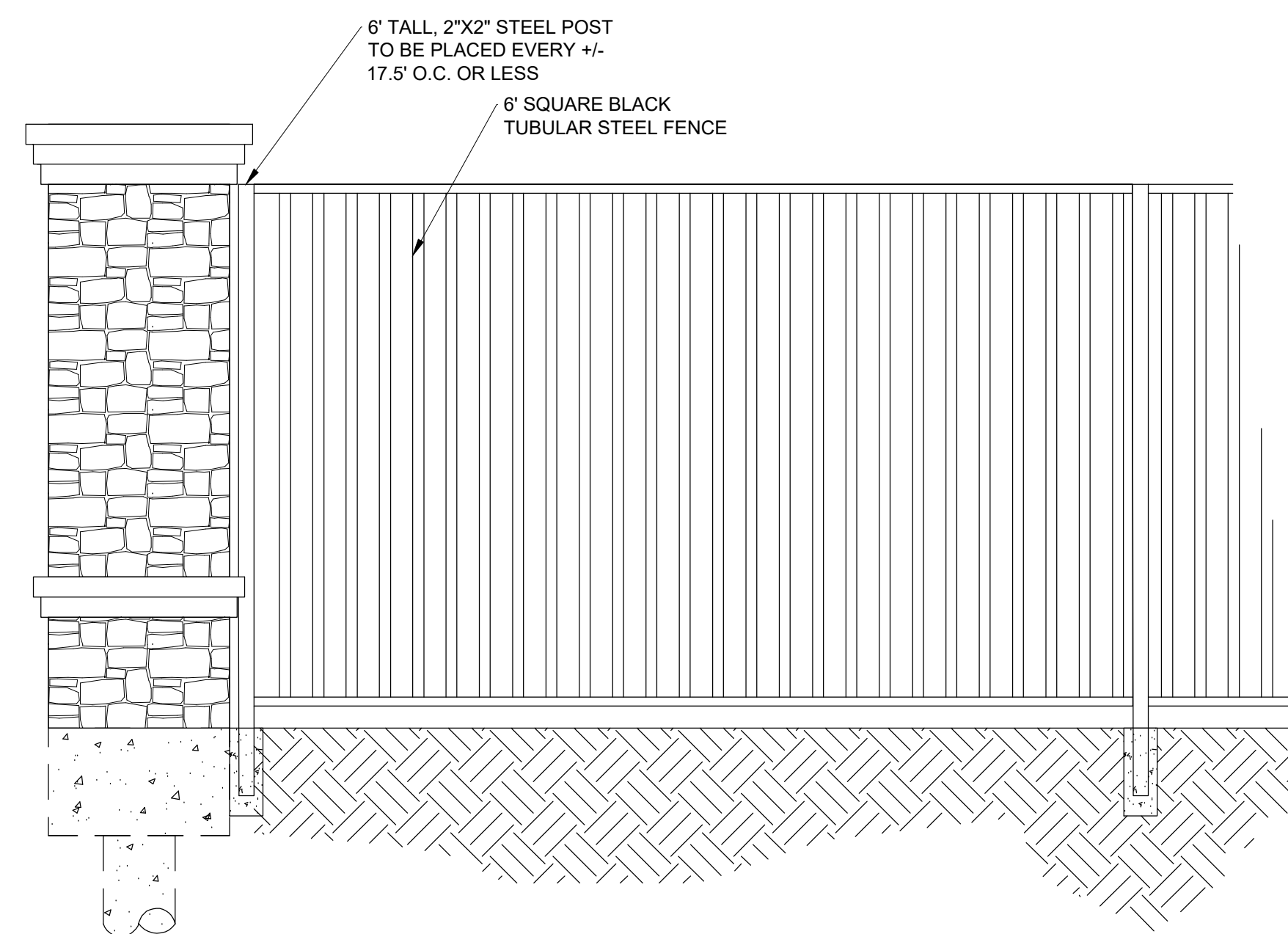
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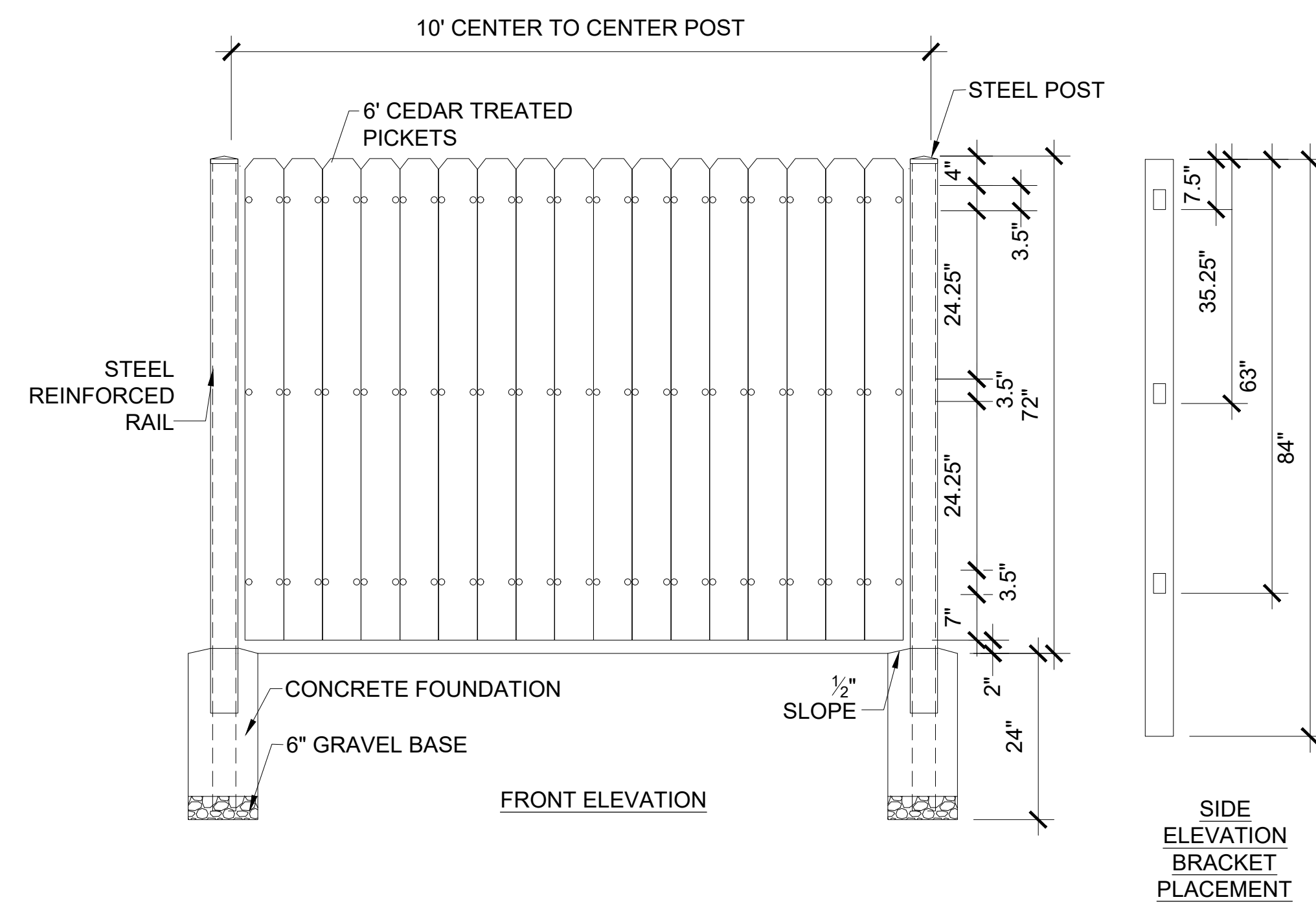
SHEET NO.  
**L-2.7**



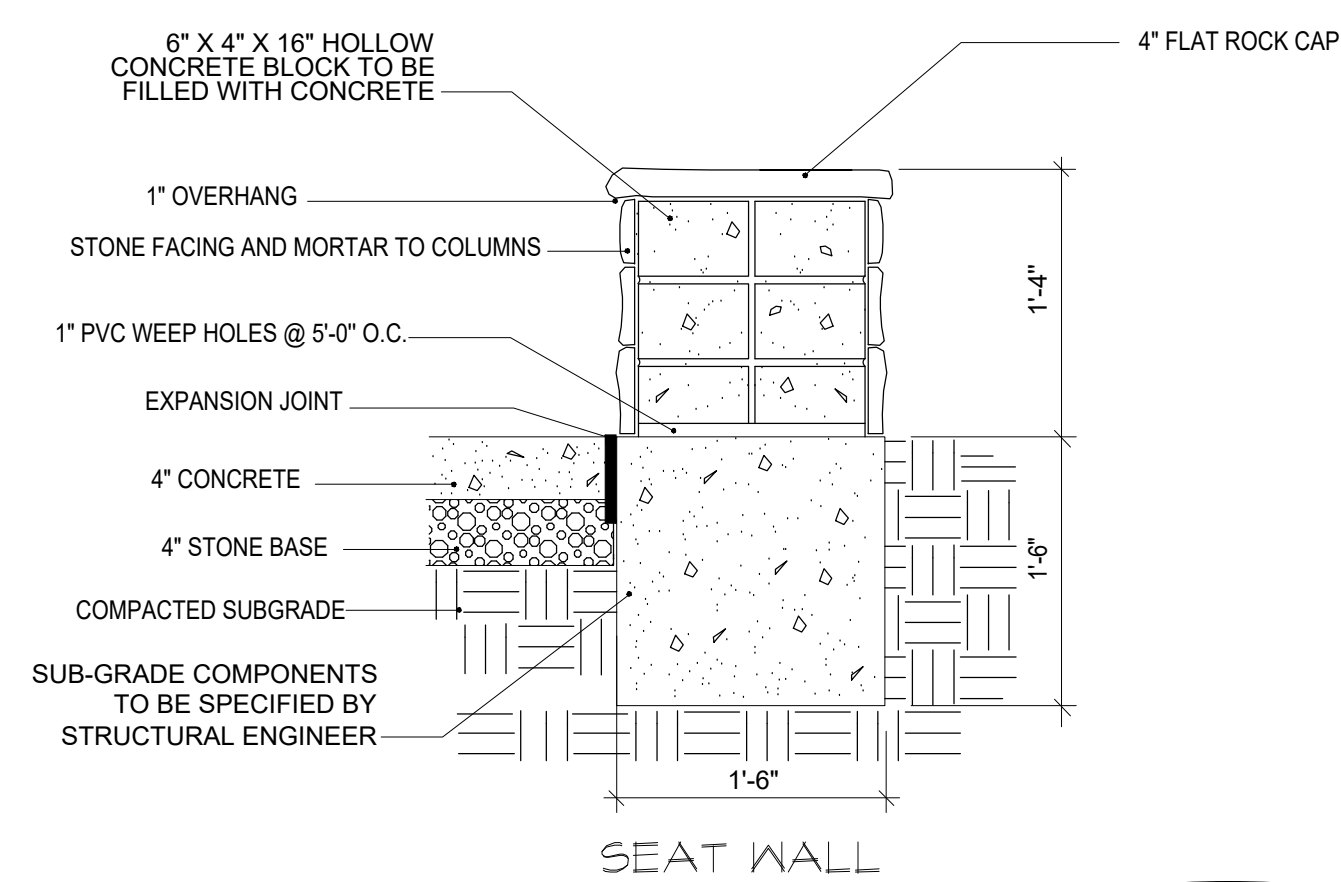
**D** PRIMARY COLUMN  
NOT TO SCALE



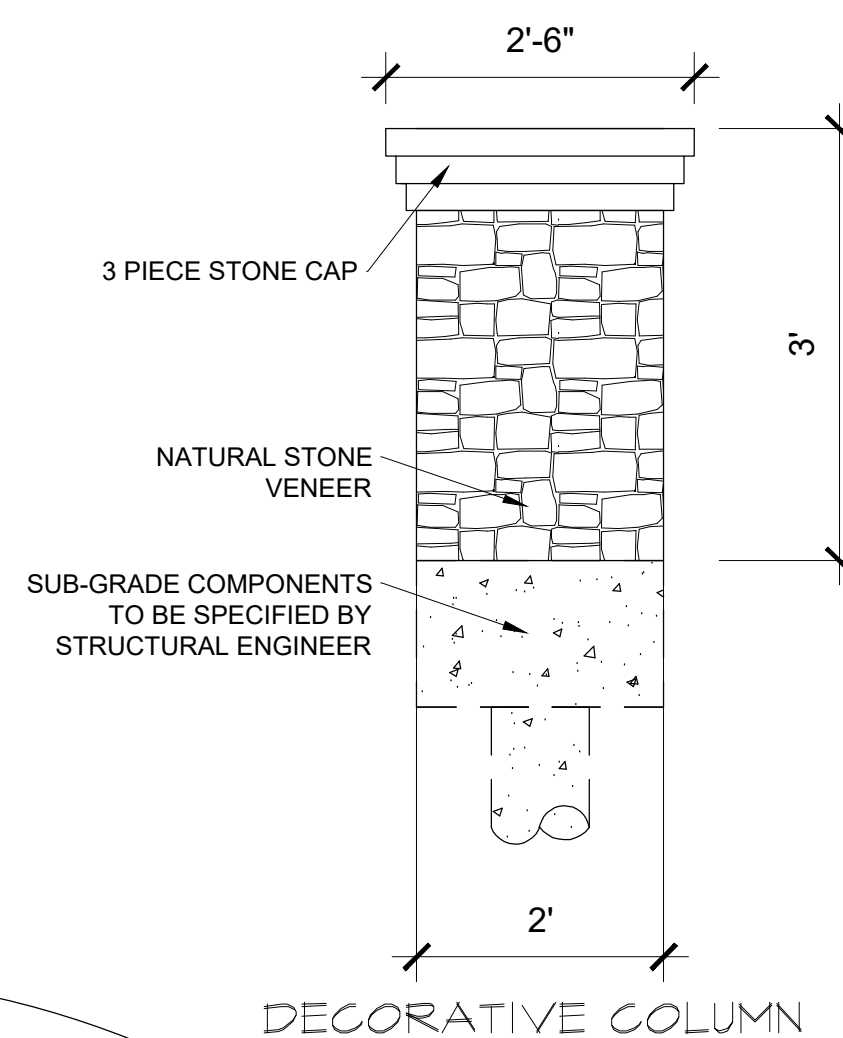
**E** WROUGHT IRON FENCE W/ MASONRY COLUMN  
NOT TO SCALE



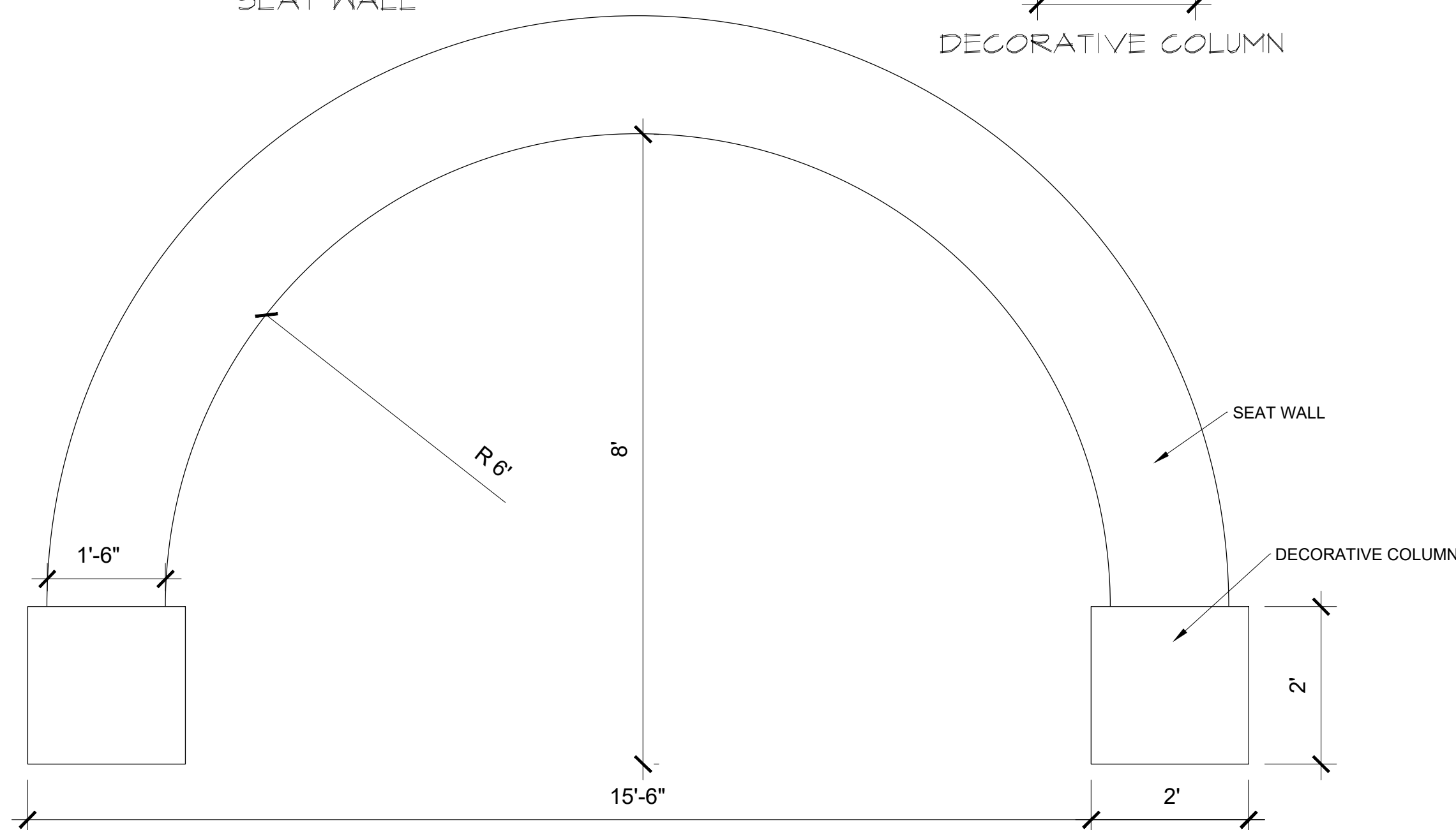
**F** 6' CEDAR WOOD FENCE  
UNLESS OTHERWISE CALLED OUT ON THE LANDSCAPE PLANS ALL RESIDENTIAL INTERIOR LOT LINES SHALL BE WOOD FENCE  
NOT TO SCALE



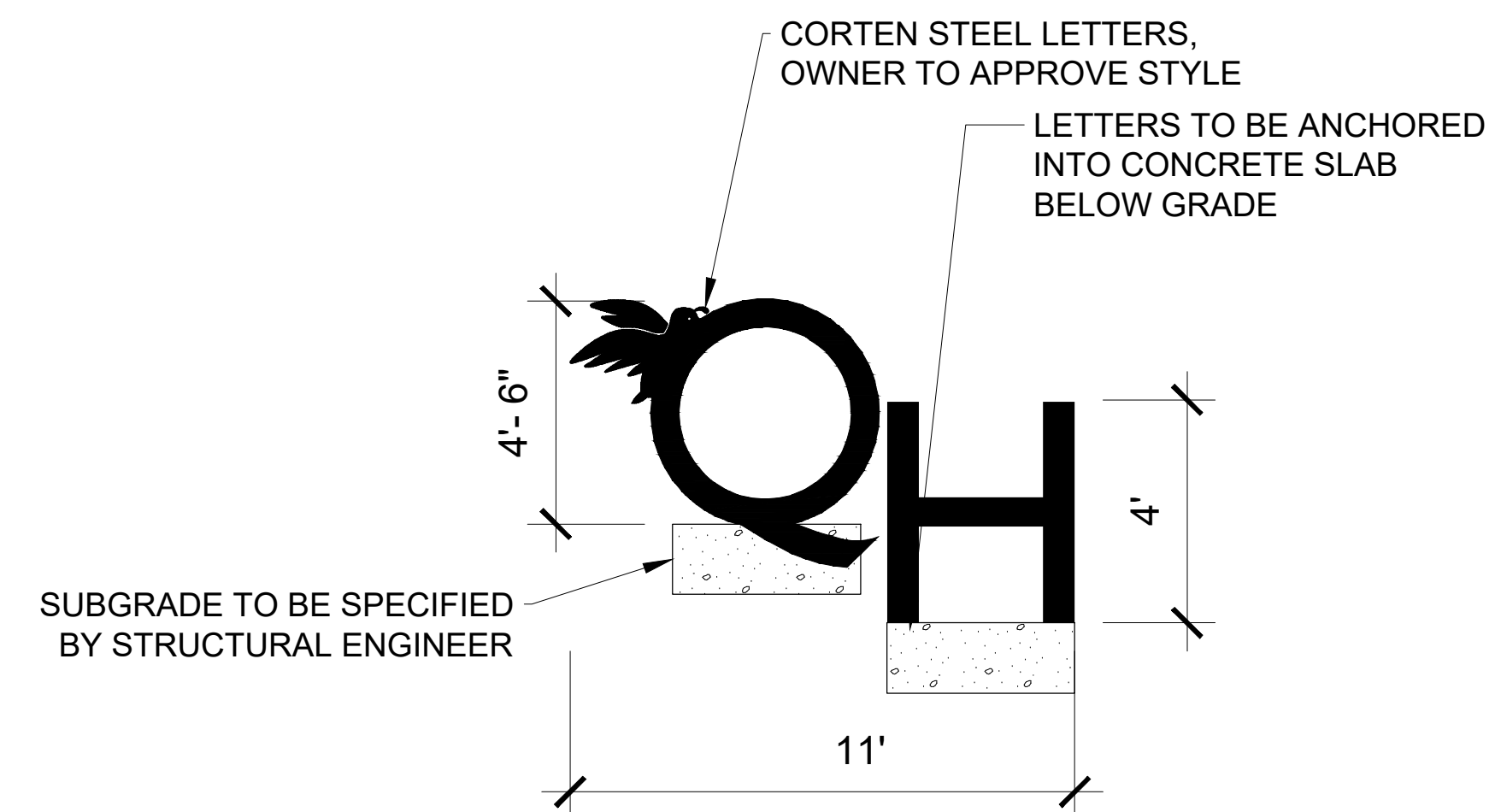
SEAT WALL



DECORATIVE COLUMN



**G** SEAT WALL WITH DECORATIVE COLUMN  
NOT TO SCALE



**H** SECONDARY MONUMENT SIGN  
NOT TO SCALE

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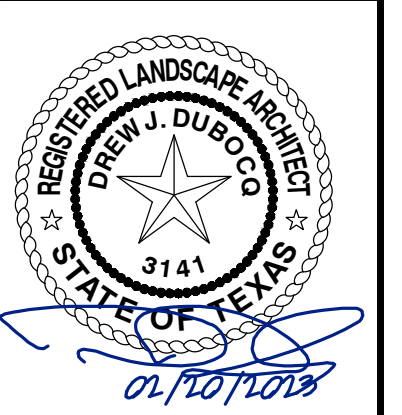
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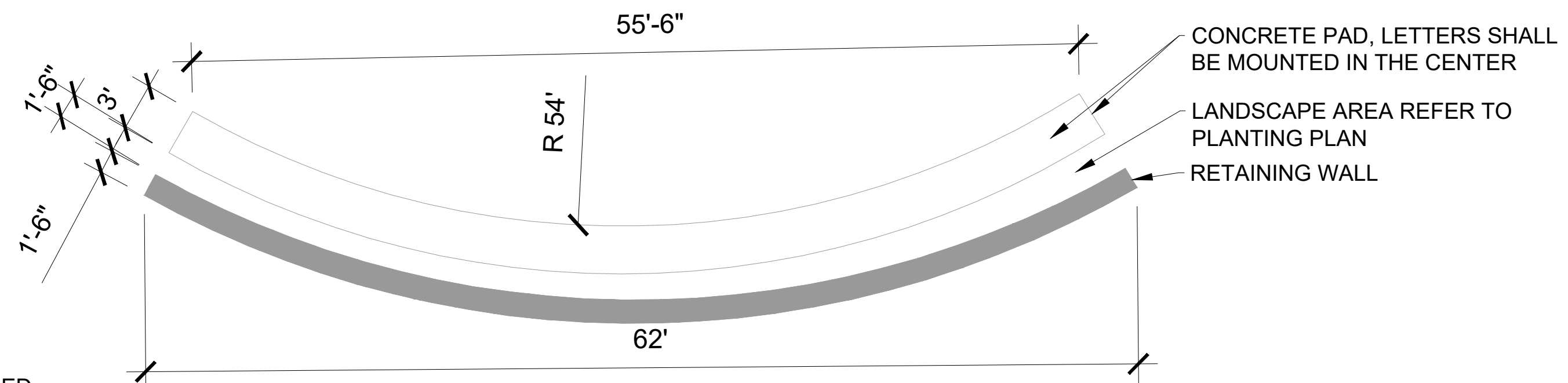
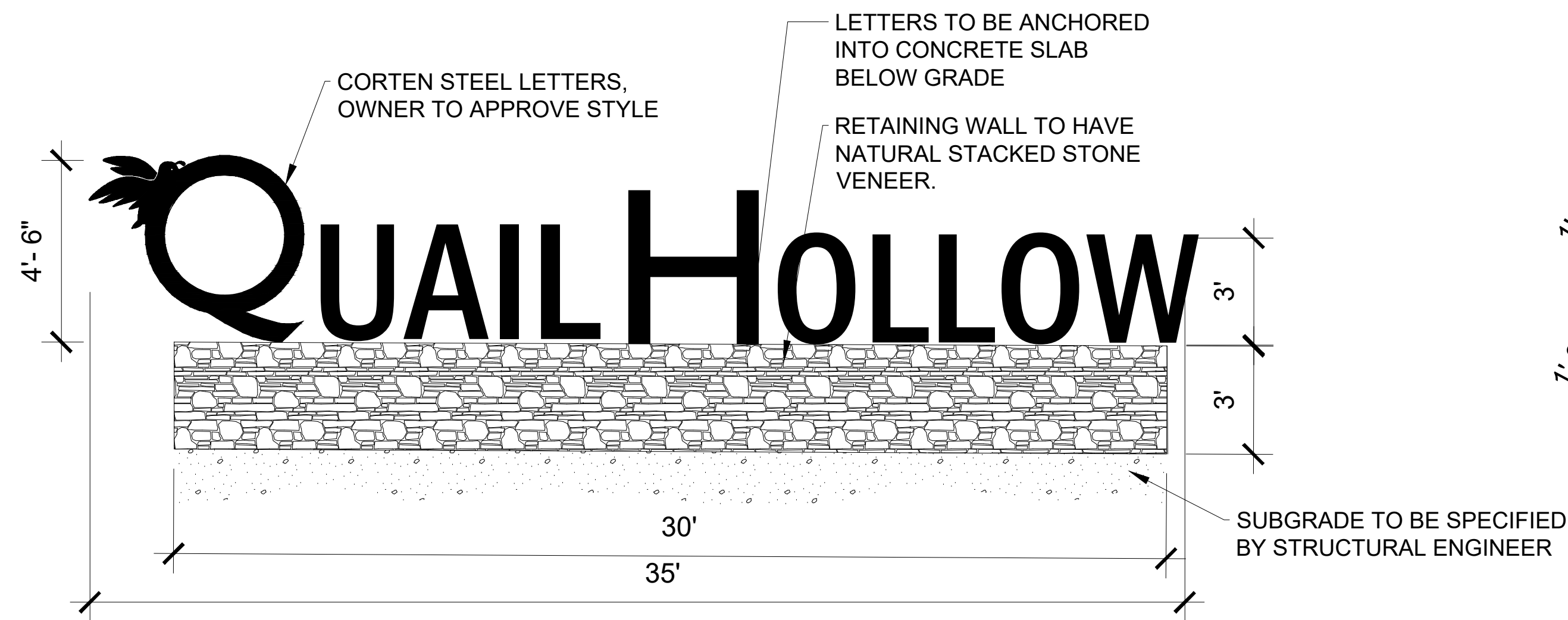
No.	Date	Revision Description



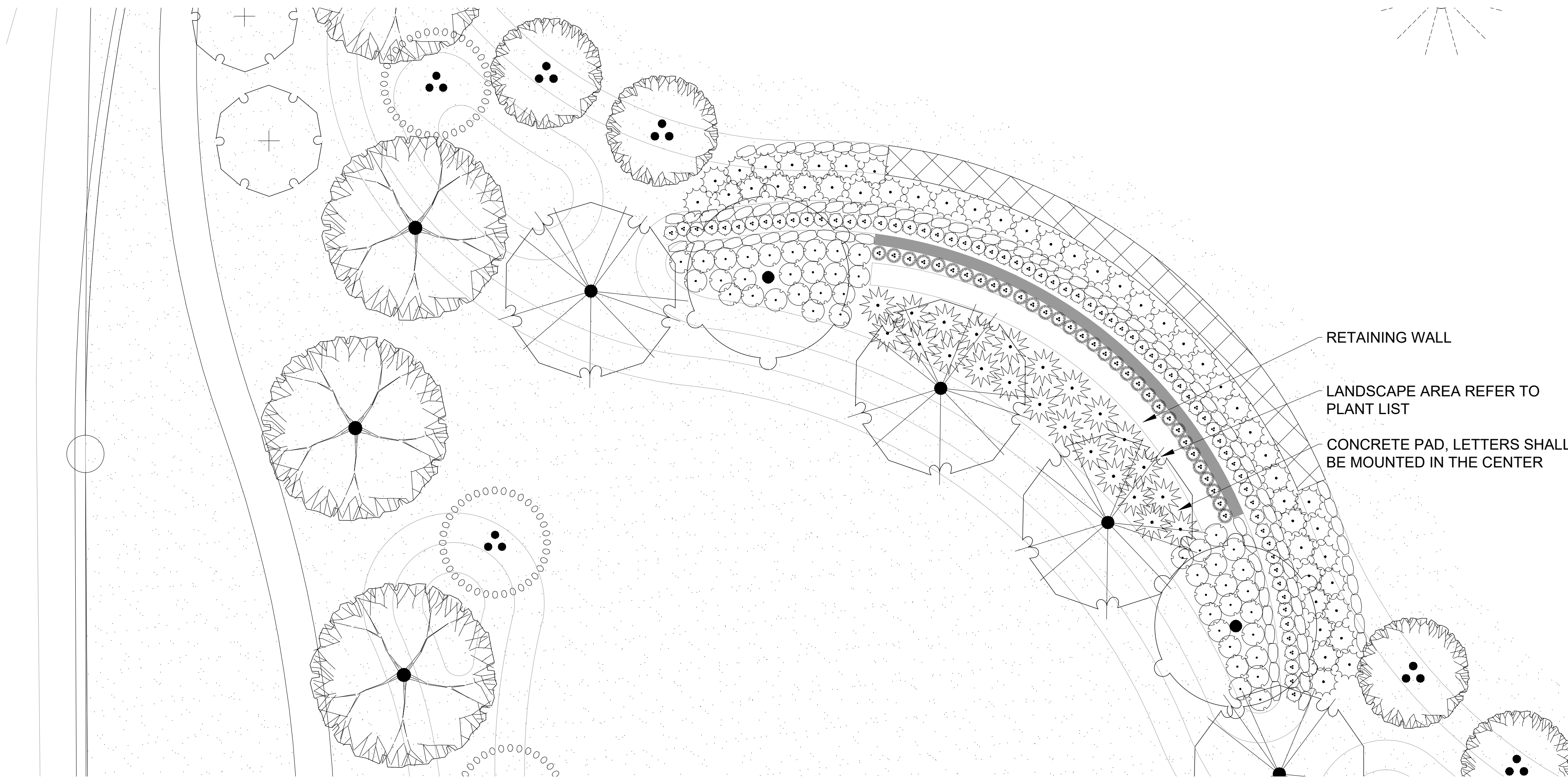
SHEET NO.

**L-2.8**

PROJECT NO.: 090-22-009



1 PRIMARY MONUMENT SIGN NOT TO SCALE



2 PRIMARY MONUMENT SIGN ENLARGEMENT NOT TO SCALE

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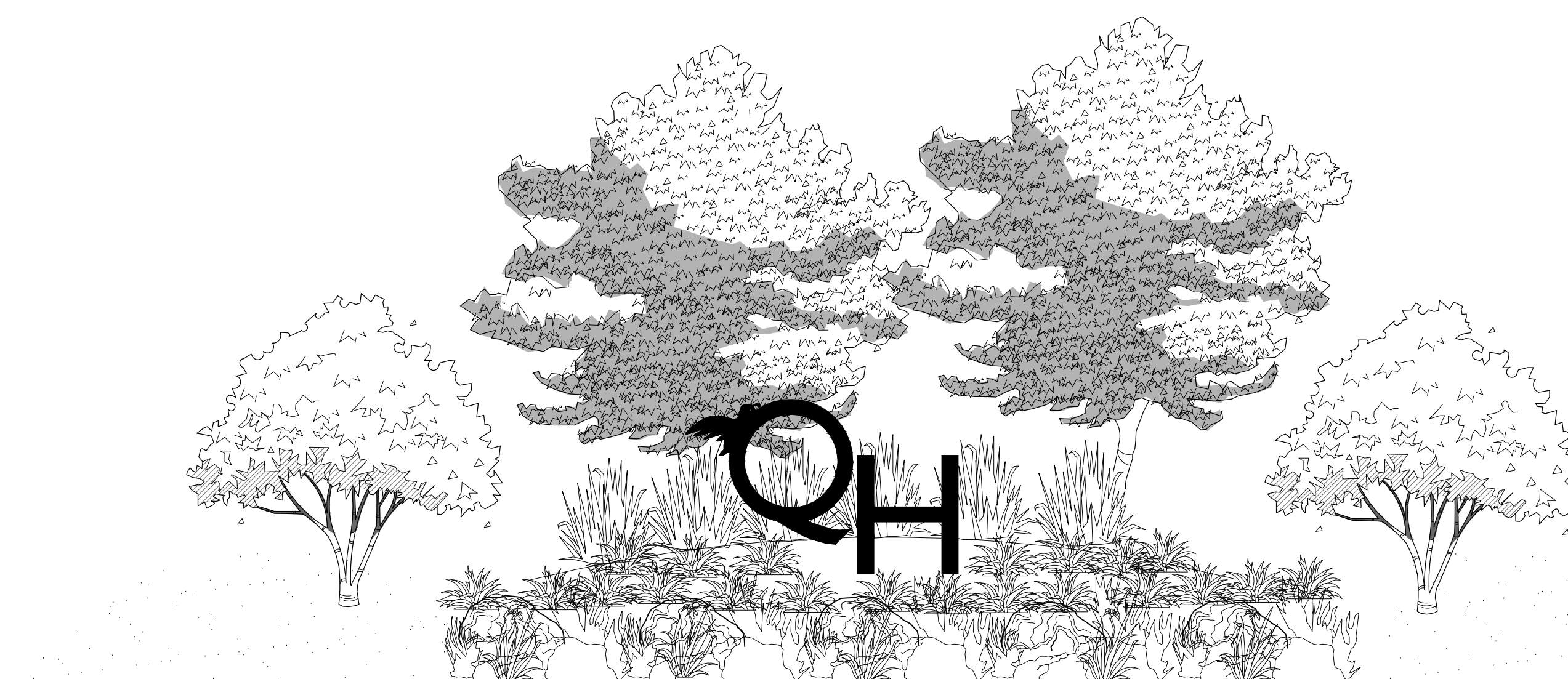
SHEET NO.

**L-2.9**





J PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



K SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

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PLANNING AND ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

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

DEVELOPER: QUAIL HOLLOW SF, LTD  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TX 75225  
214.522.4945

CASE NO. SP2023-001

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

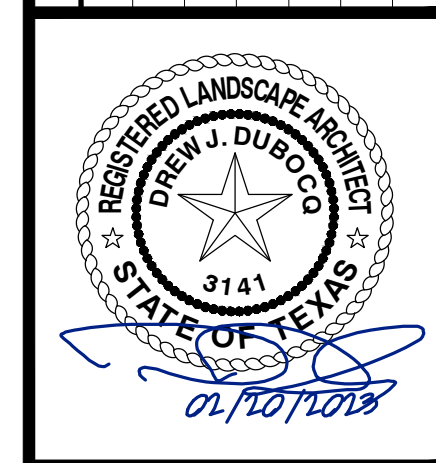
**BANNISTER**  
**ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW  
ROCKWALL, TEXAS

MONUMENT SIGNAGE

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.10



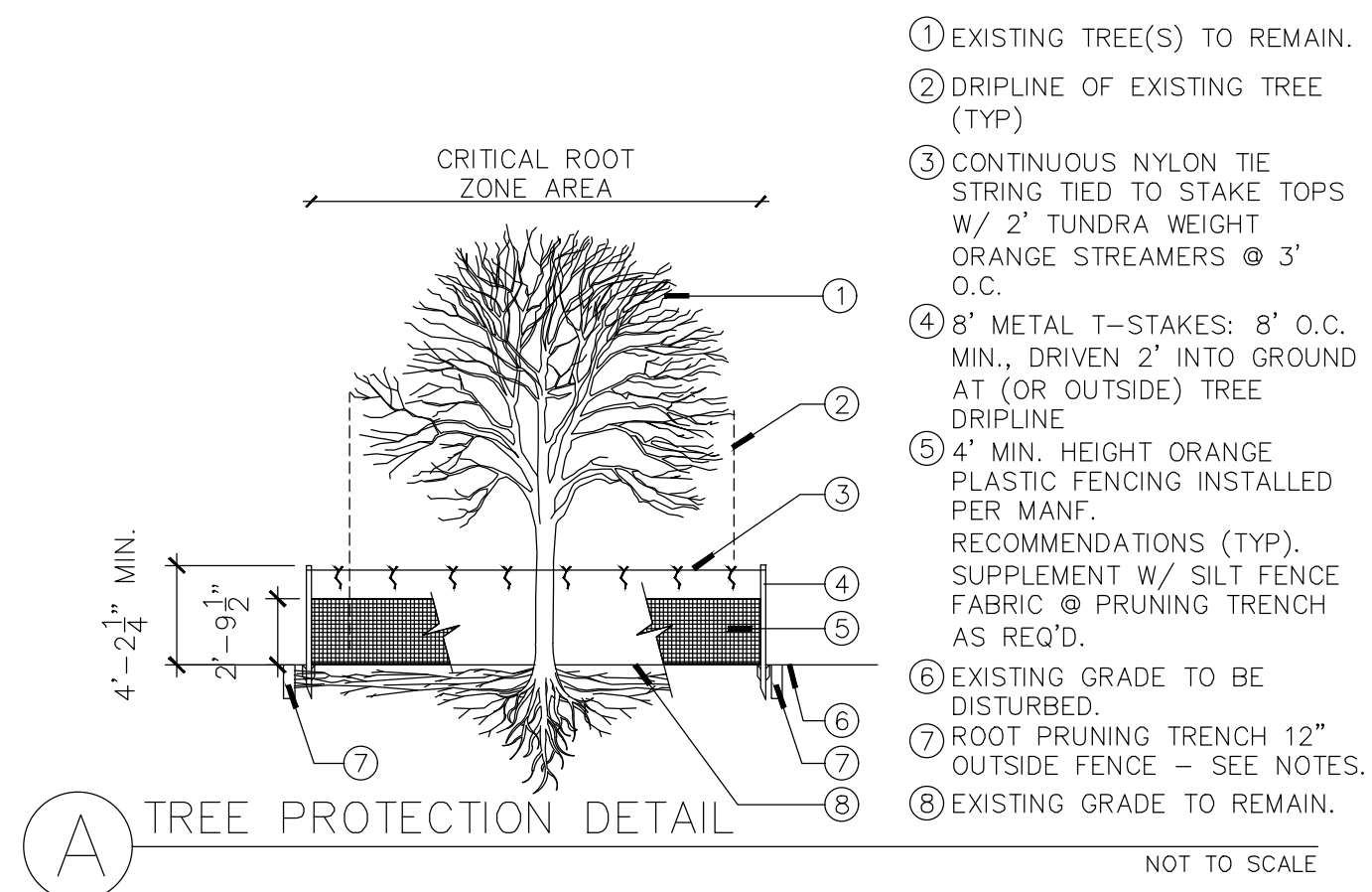


NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB	X		PRIMARY
16	11.1	HACKBERRY	X		SECONDARY
17	5.2	HERCULES-CLUB	X		PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB	X		PRIMARY
21	6.8	HERCULES-CLUB	X		PRIMARY
22	10.5	HERCULES-CLUB	X		PRIMARY
23	9.2	HERCULES-CLUB	X		PRIMARY
24	7.1	HERCULES-CLUB	X		PRIMARY
25	7.6	HERCULES-CLUB	X		PRIMARY
26	6.9	HERCULES-CLUB	X		PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB	X		PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		PRIMARY
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		PRIMARY
43	7.6	HERCULES-CLUB	X		PRIMARY
44	5.8	HERCULES-CLUB	X		PRIMARY
45	25.6	HACKBERRY		X	SECONDARY
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTONWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOCUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUIUBE		X	PRIMARY
92	8.4	JUIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	18.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTONWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTONWOOD		X	NON PROTECTED
113	35.3	GOTTONWOOD		X	NON PROTECTED
114	45.7	GOTTONWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED

TOTAL CALIPER INCHES	1961.1
TOTAL NON PROTECTED CALIPER INCHES	333.3
TOTAL PROTECTED CALIPER INCHES	1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN	198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	1429.4
TOTAL MITIGATION REQUIRED	1685



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



KEY MAP  
SCALE: 1"=500'



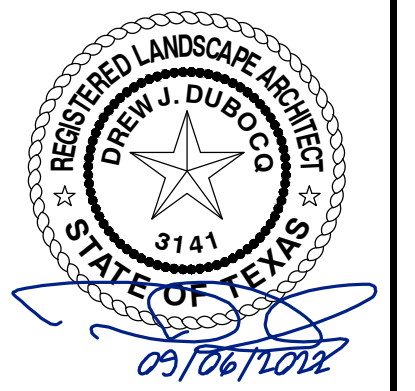
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 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**HANCE DEVELOPMENT**  
 ROCKWALL, TEXAS  
**OVERALL TREE PRESERVATION PLAN**

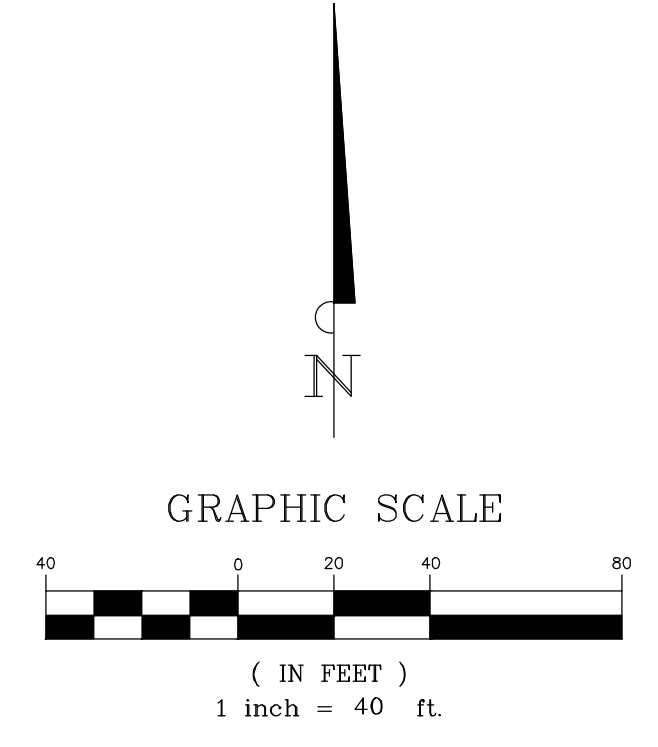
No.	Date	Revision Description



SHEET NO.  
**L-1.0**

PROJECT NO.: 090-22-009

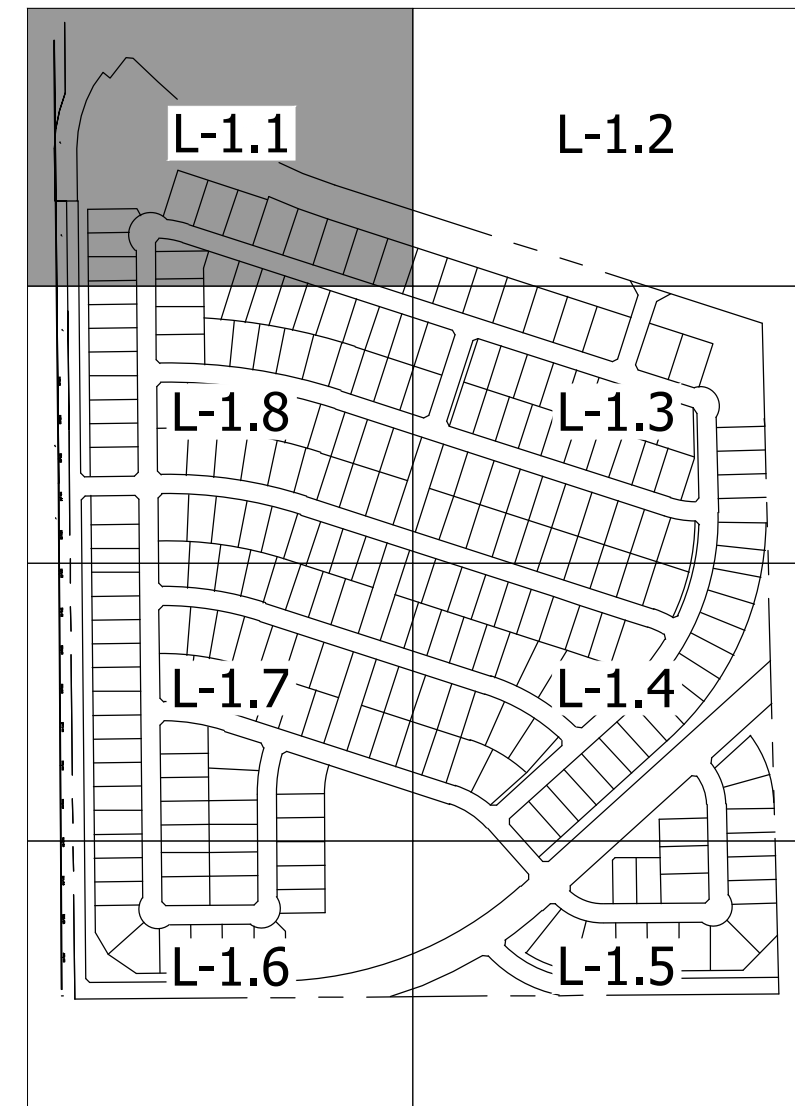
CASE NO. P2022-037



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP  
SCALE: 1"=500'



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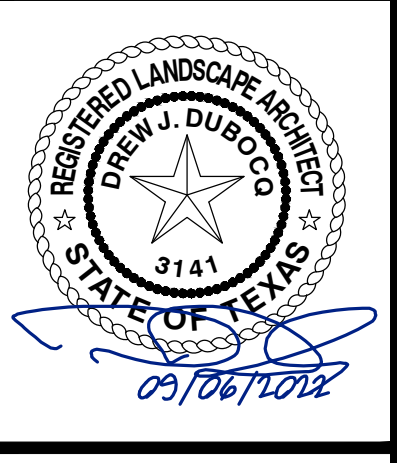
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REGISTRATION # F-10599 (TEXAS)

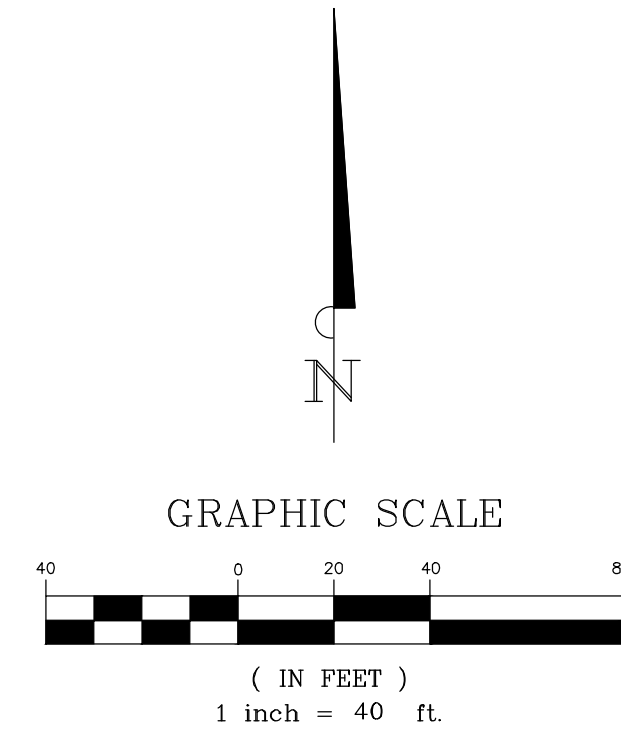
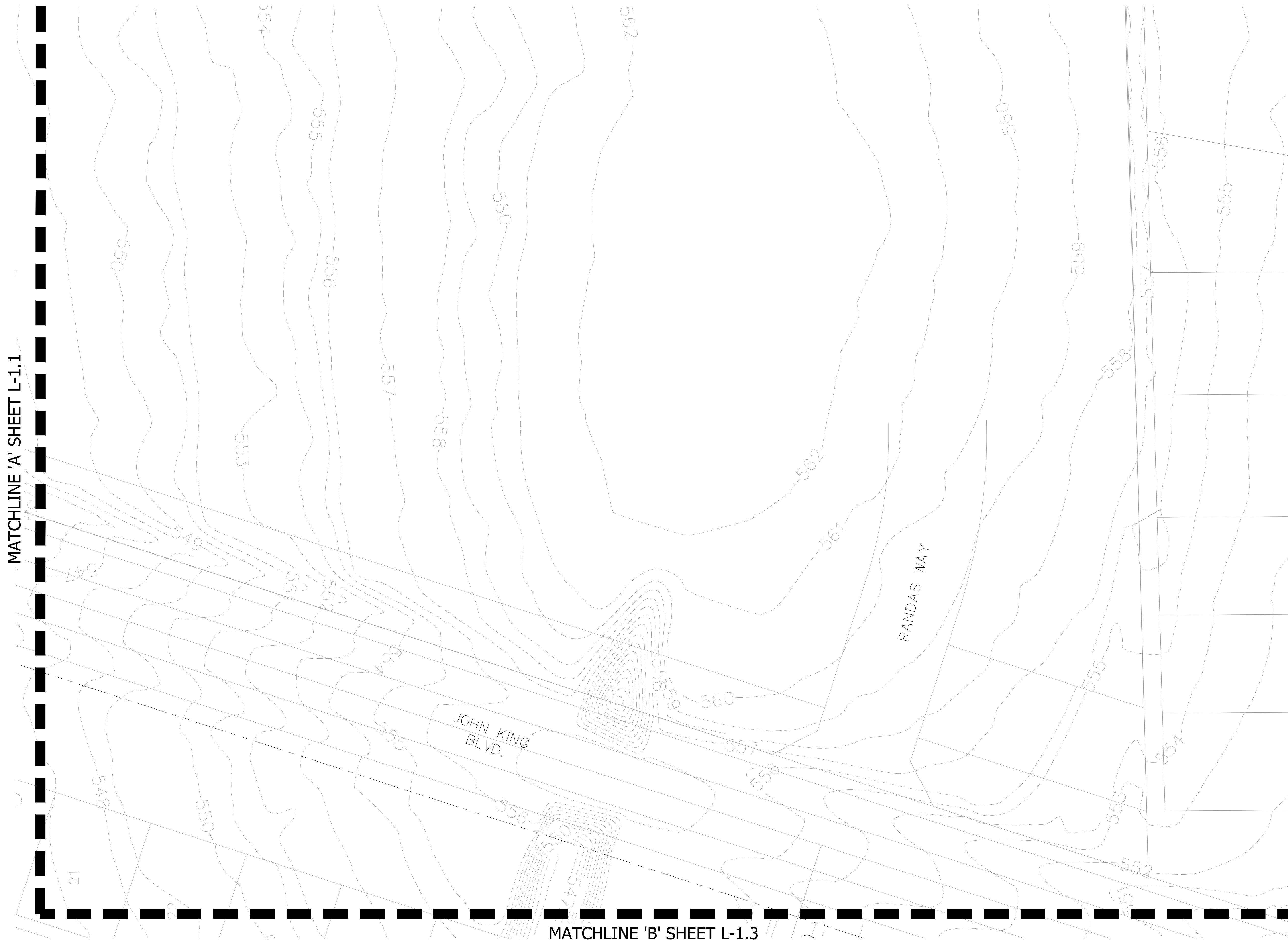
HANCE DEVELOPMENT  
ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.1**

PROJECT NO.: 090-22-009



KEY MAP  
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

**STOP!**  
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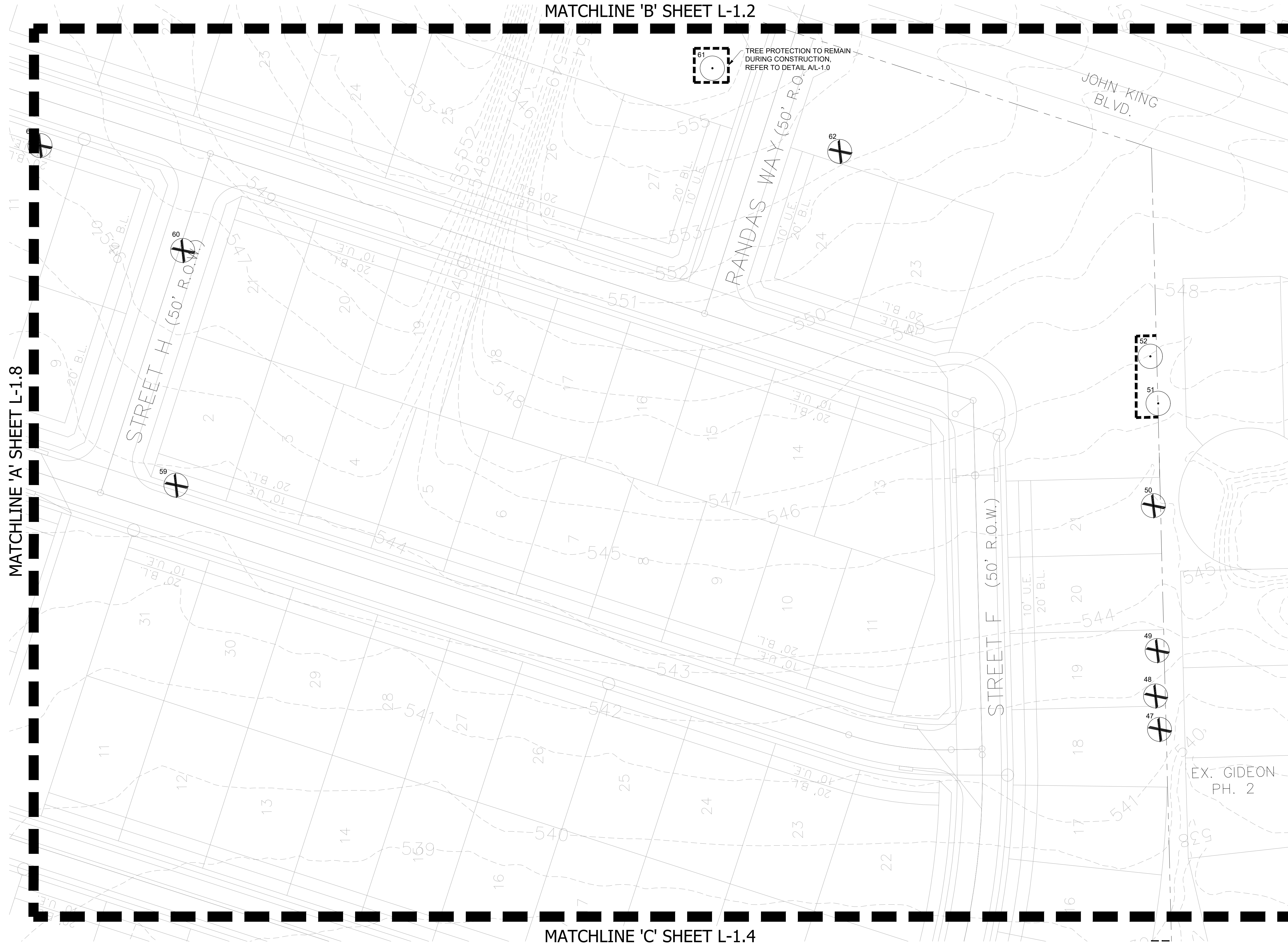
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No.	Date	Revision Description



PROJECT NO.: 090-22-009

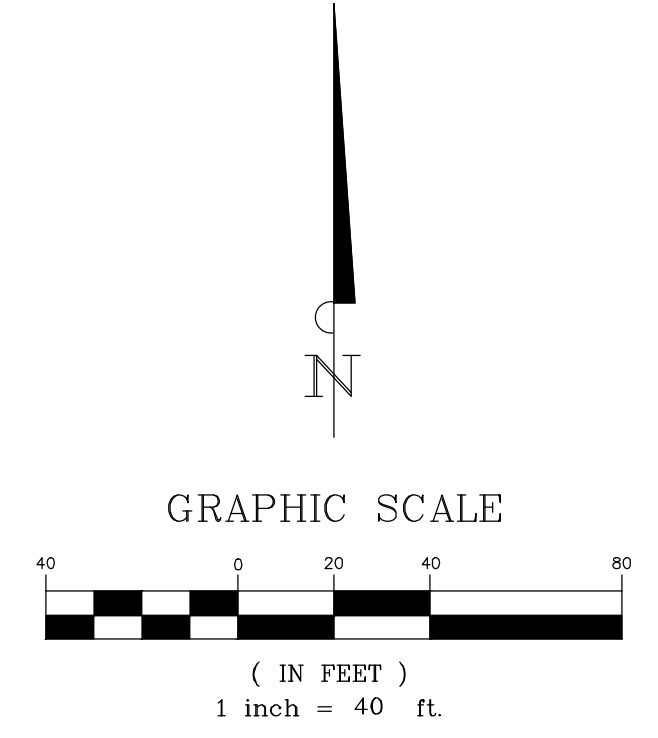


MATCHLINE 'A' SHEET L-1.8

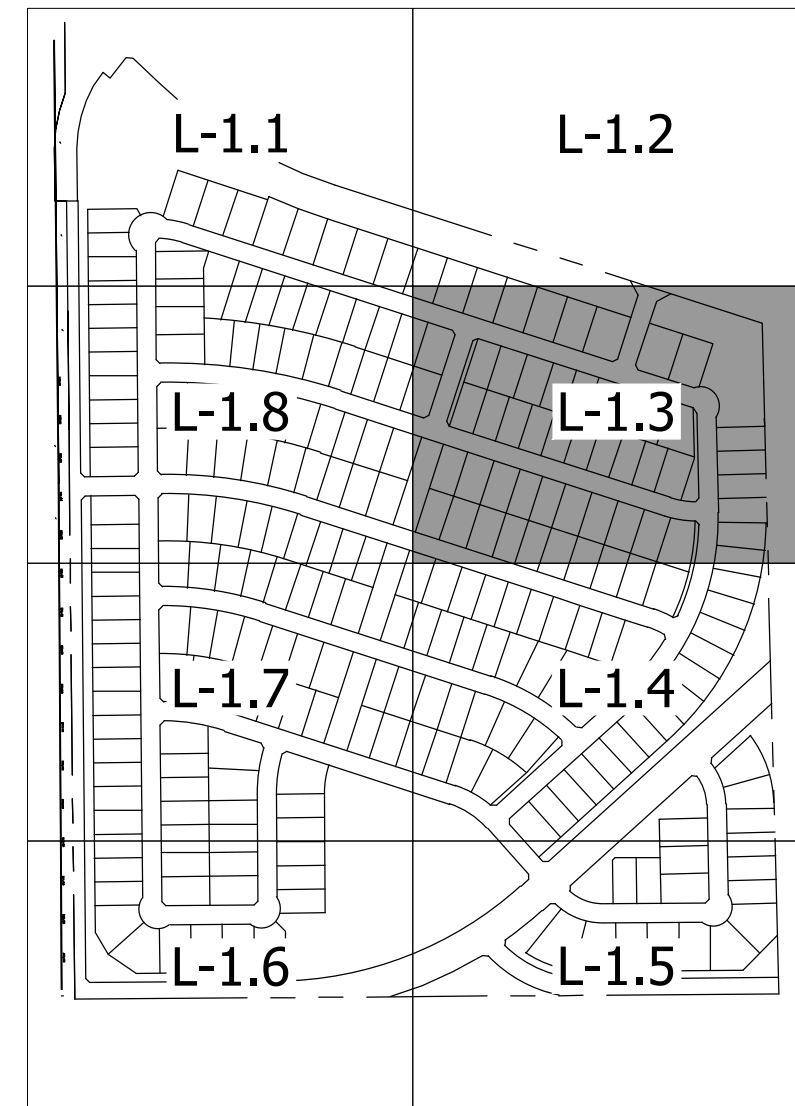
MATCHLINE 'B' SHEET L-1.2

MATCHLINE 'C' SHEET L-1.4

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



KEY MAP  
SCALE: 1"=500'



**STOP!**  
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CASE NO. P2022-037

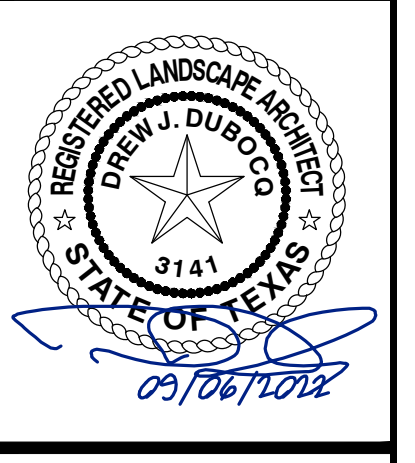
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.3**

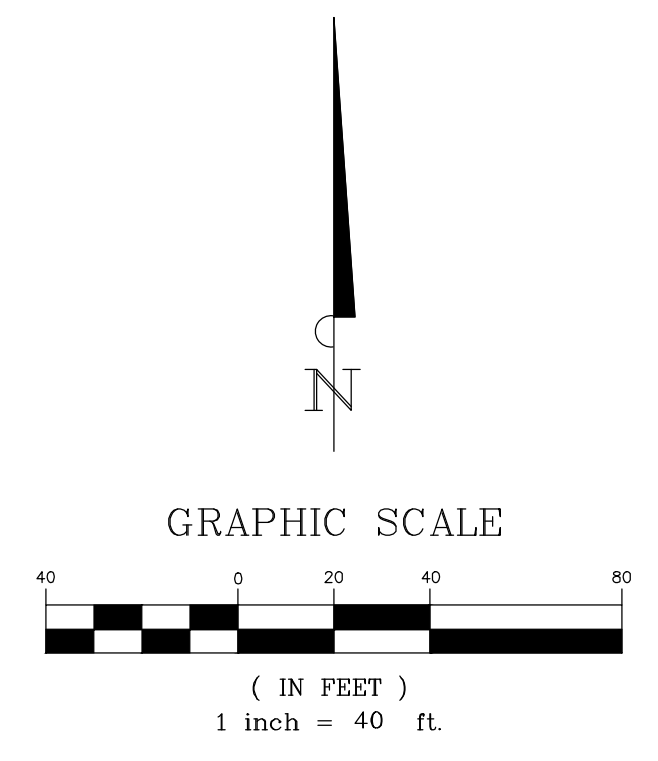
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

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



KEY MAP  
SCALE: 1"=500'



**STOP!**  
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CASE NO. P2022-037

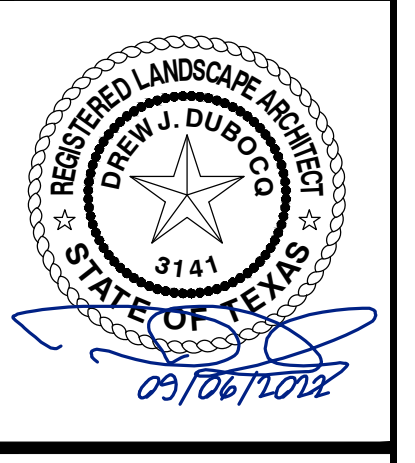
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.

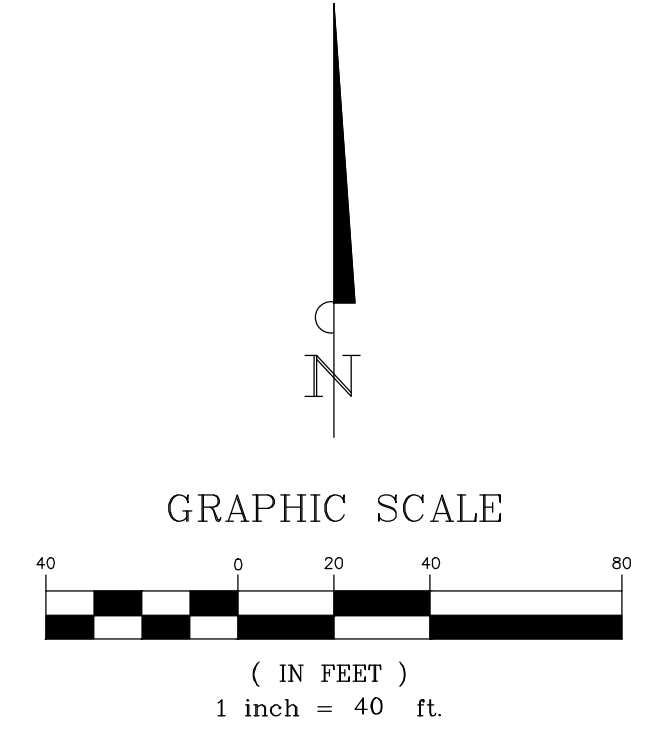
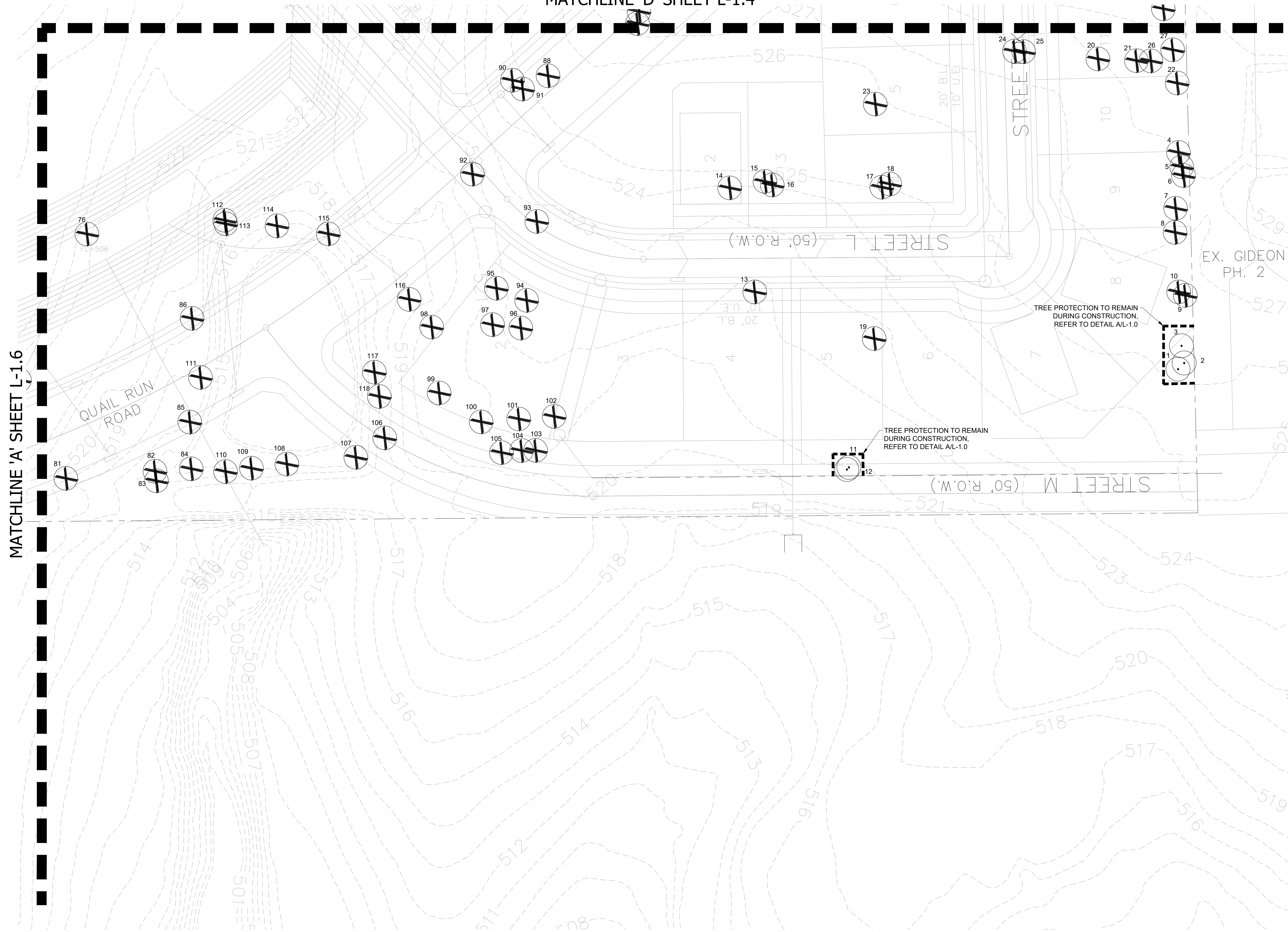
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PROJECT NO.: 090-22-009

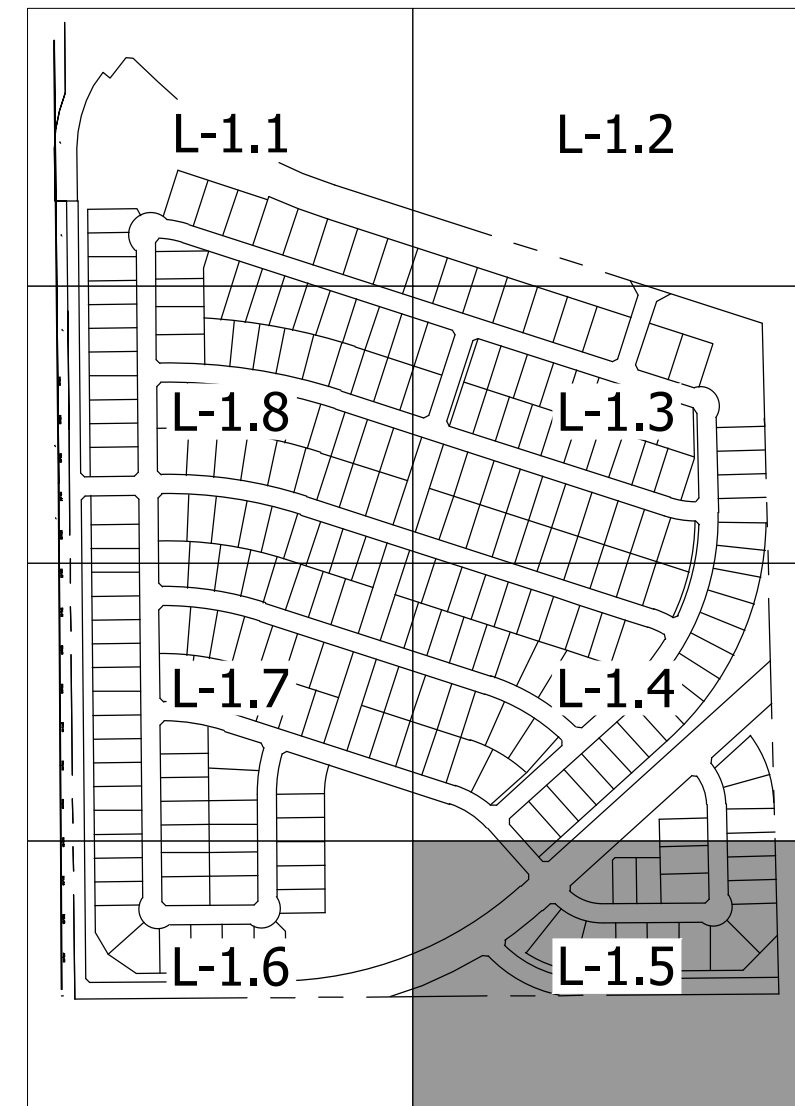


MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP  
SCALE: 1"=500'



**STOP!**  
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(@ least 48 hours prior to digging)

CASE NO. P2022-037

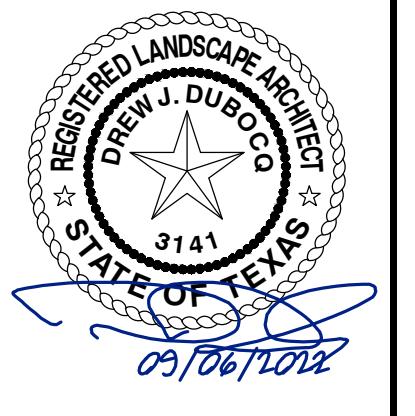
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REGISTRATION # F-10599 (TEXAS)

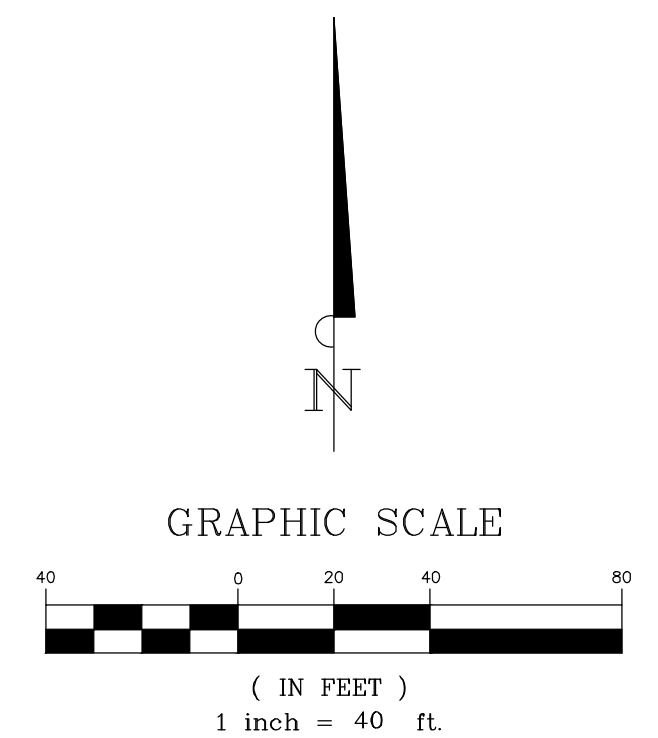
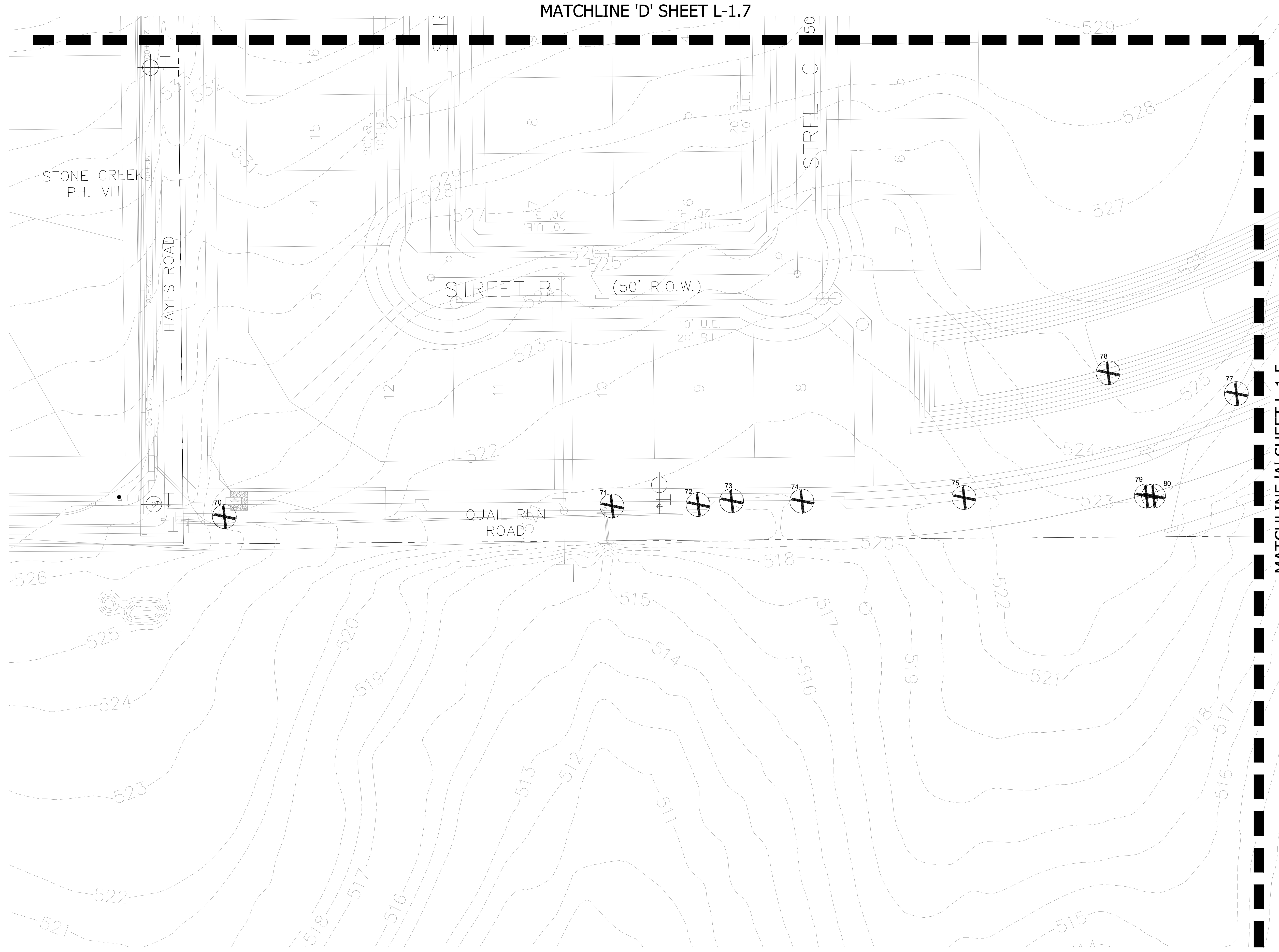
HANCE DEVELOPMENT  
ROCKWALL, TEXAS  
**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009

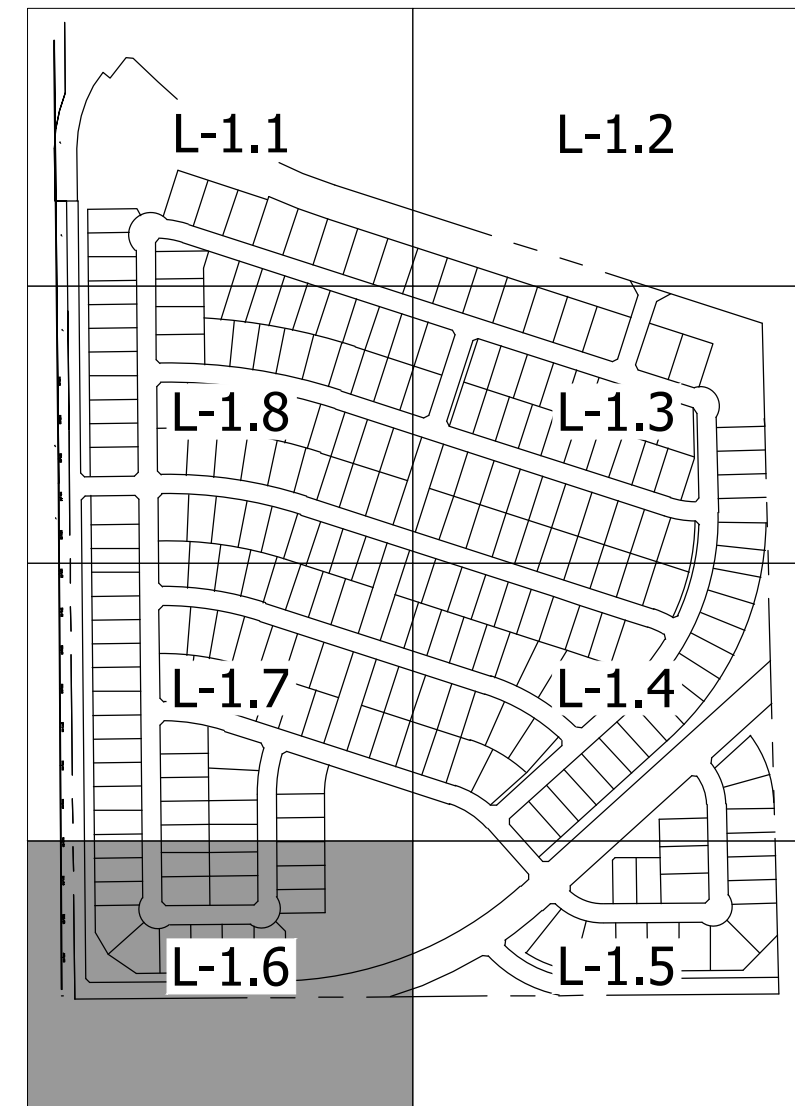


SHEET NO.  
**L-1.5**



MATCHLINE 'A' SHEET L-1.5

KEY MAP  
SCALE: 1"=500'



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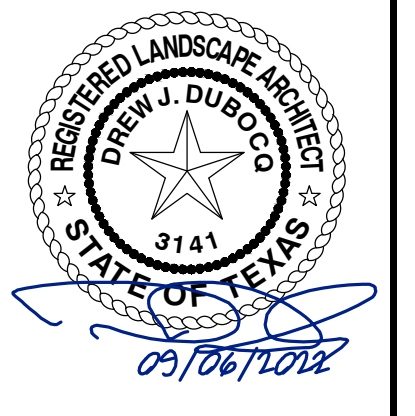
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HANCE DEVELOPMENT  
ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description

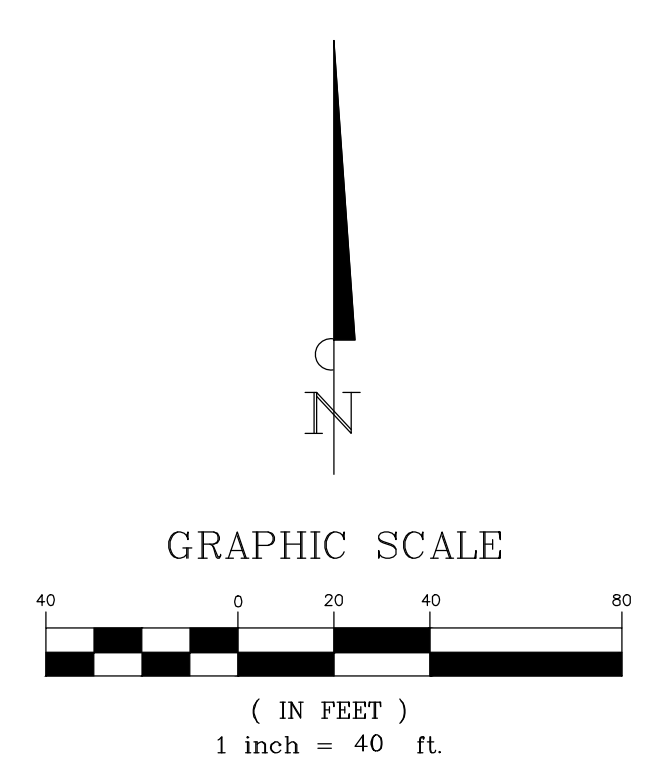
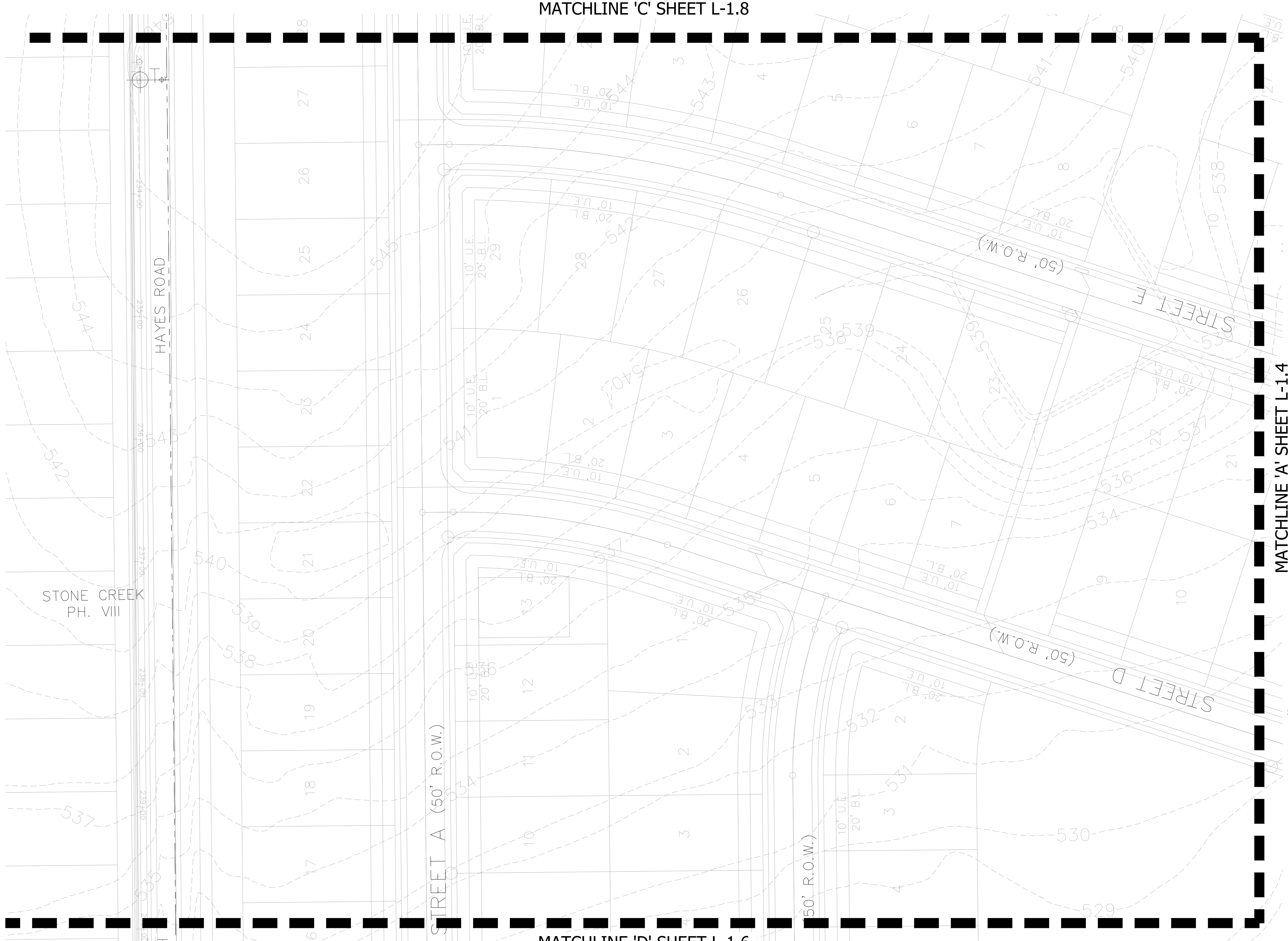
PROJECT NO.: 090-22-009



SHEET NO.

**L-1.6**

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

KEY MAP  
SCALE: 1"=500'



MATCHLINE 'D' SHEET L-1.6

**STOP!**  
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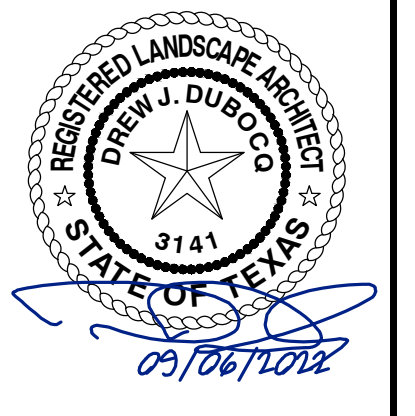
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HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

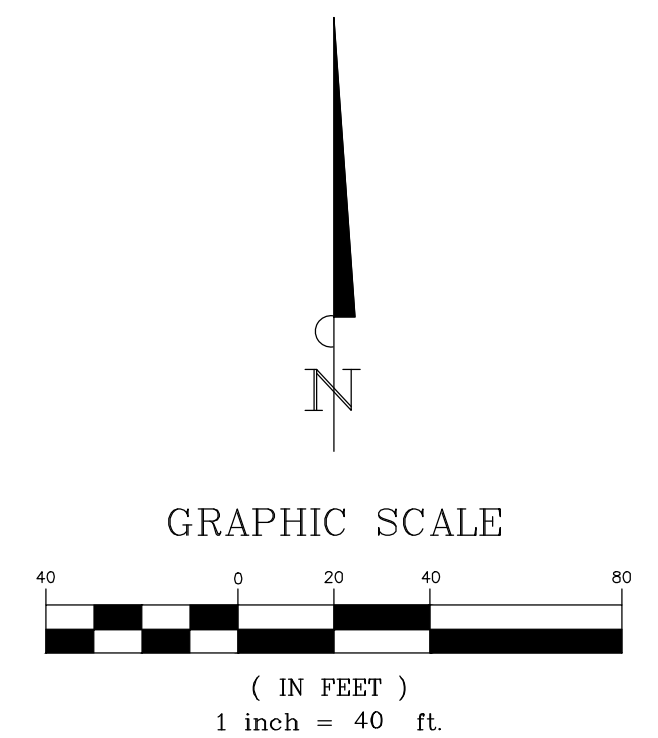
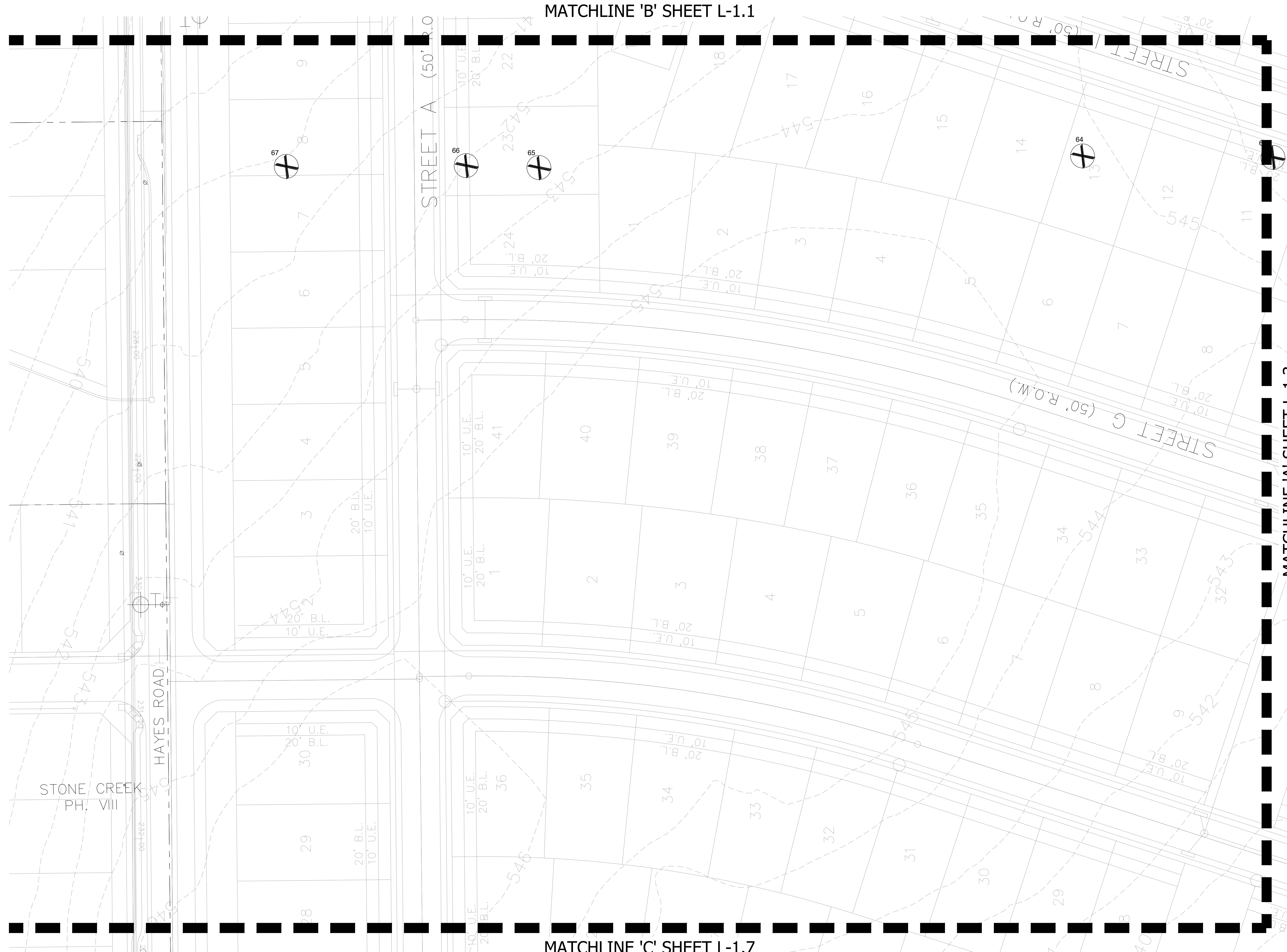
**TREE PRESERVATION PLAN**

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.  
**L-1.7**



KEY MAP  
SCALE: 1"=500'



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CASE NO. P2022-037

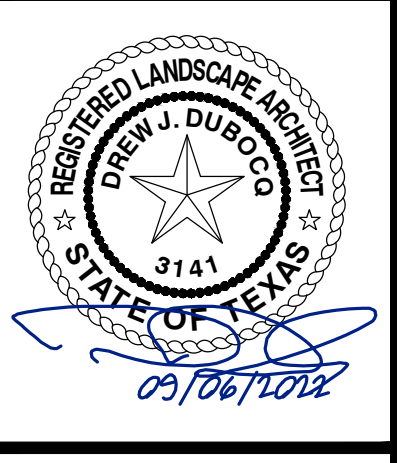
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT  
 ROCKWALL, TEXAS

**TREE PRESERVATION PLAN**

No.	Date	Revision Description



SHEET NO.  
**L-1.8**

PROJECT NO.: 090-22-009



March 1, 2023

TO: Humberto Johnson Jr, PE  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

CC: John Arnold  
Quail Hollow SF LTD.  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

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

SUBJECT: SP2023-001; *PD Site Plan for Quail Hollow Subdivision*

JR Johnson:

This letter serves to notify you that the above referenced case (*i.e. PD Site Plan*) 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) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the acceptance of site/civil permit.
- (2) Any construction resulting from the approval of this *Site Plan* 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 Site Plan by a vote of 5-0, with Commissioner Hustings and Llewellyn absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in purple ink that reads "Bethany Ross".

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department