



DEVELOPMENT APPLICATION

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

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: *B. G. Li*

CITY ENGINEER: *Angie*

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS S FM 549, Rockwall, TX

SUBDIVISION Hansey Survey ABS-186 LOT N/A BLOCK 1/A

GENERAL LOCATION NEC of SFM 549 & FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - Single Family CURRENT USE AG

PROPOSED ZONING PD - Single Family PROPOSED USE single Family Res. Subdivision

ACREAGE 67.81 LOTS [CURRENT] N/A LOTS [PROPOSED] 239

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

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

<input type="checkbox"/> OWNER	<u>Klotts Farm, LLC</u>	<input type="checkbox"/> APPLICANT	<u>Skorburg Company</u>
CONTACT PERSON	<u>Ben Klotts, Jr</u>	CONTACT PERSON	<u>Humberto Johnson Jr. PE</u>
ADDRESS	<u>1604 N Hills Dr</u>	ADDRESS	<u>8214 Westchester STE 900</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Dallas, TX 75225</u>
PHONE	<u>972-771-5755</u>	PHONE	<u>214-888-8899</u>
E-MAIL	<u>Bklottsjr@att.net</u>	E-MAIL	<u>Jr Johnson@skorburgcompany.com</u>

NOTARY VERIFICATION [REQUIRED]

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

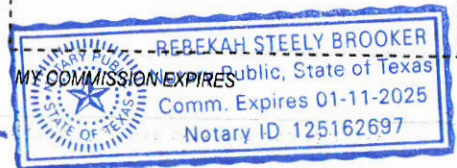
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF July 2021 BY SIGNING THIS APPLICATION, 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 21 DAY OF July 2021
OWNER'S SIGNATURE Ben Klotts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

Rebekah Stealy Brooker





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Planning and Zoning Department
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 SUBDIVISION Ramsey Survey ABS-186 LOT N/A BLOCK N/A
 GENERAL LOCATION NEL of SFM 549 & FM 1139

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CURRENT ZONING PD - Single Family CURRENT USE AG
 PROPOSED ZONING PD - Single Family PROPOSED USE single Family Res. Subdivision
 ACREAGE 128.195 LOTS [CURRENT] N/A LOTS [PROPOSED] 25!

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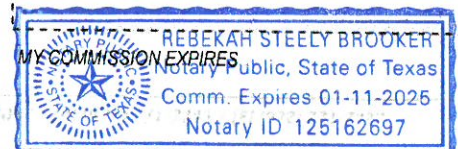
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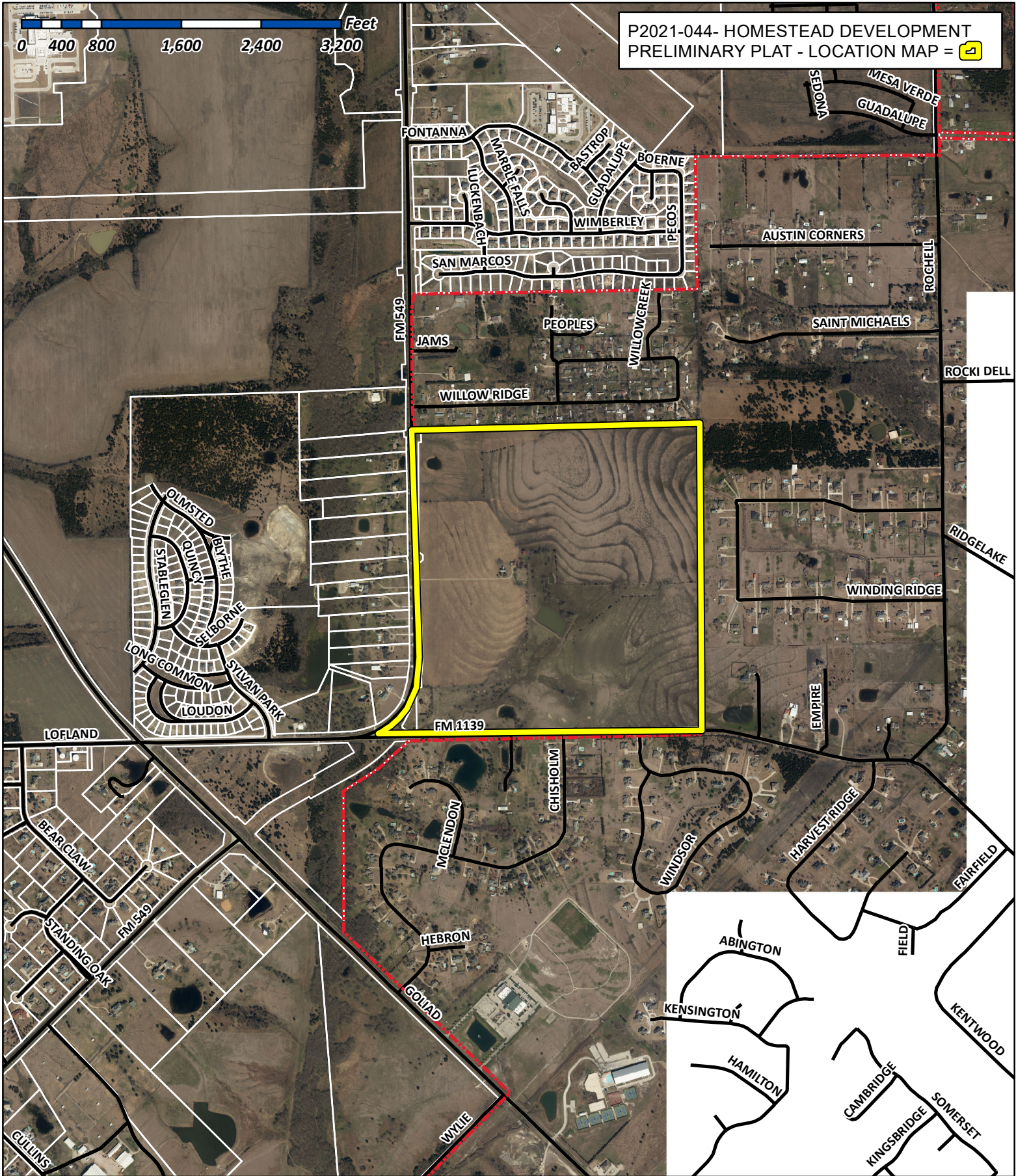
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2,122.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021 BY SIGNING THIS APPLICATION, 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 8 DAY OF July, 2021
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2021-044- HOMESTEAD DEVELOPMENT
 PRELIMINARY PLAT - LOCATION MAP = [icon]

0 400 800 1,600 2,400 3,200 Feet



City of Rockwall

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

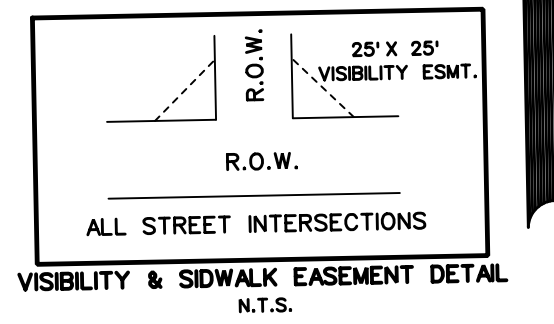
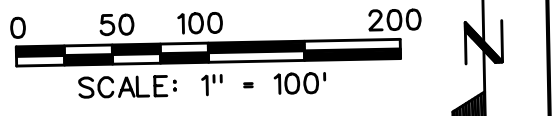
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



N88° 26'14"E 2790.07'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	880234.2627040467.443
Y	150000.0000000000.000
ELEV	539.0

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.



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
 H.O.A. - HOMEOWNERS ASSOCIATION
 --- CITY LIMITS
 - - - PHASE LINE

Phase 1 = 251 Lots
 Phase 2 = 239 Lots

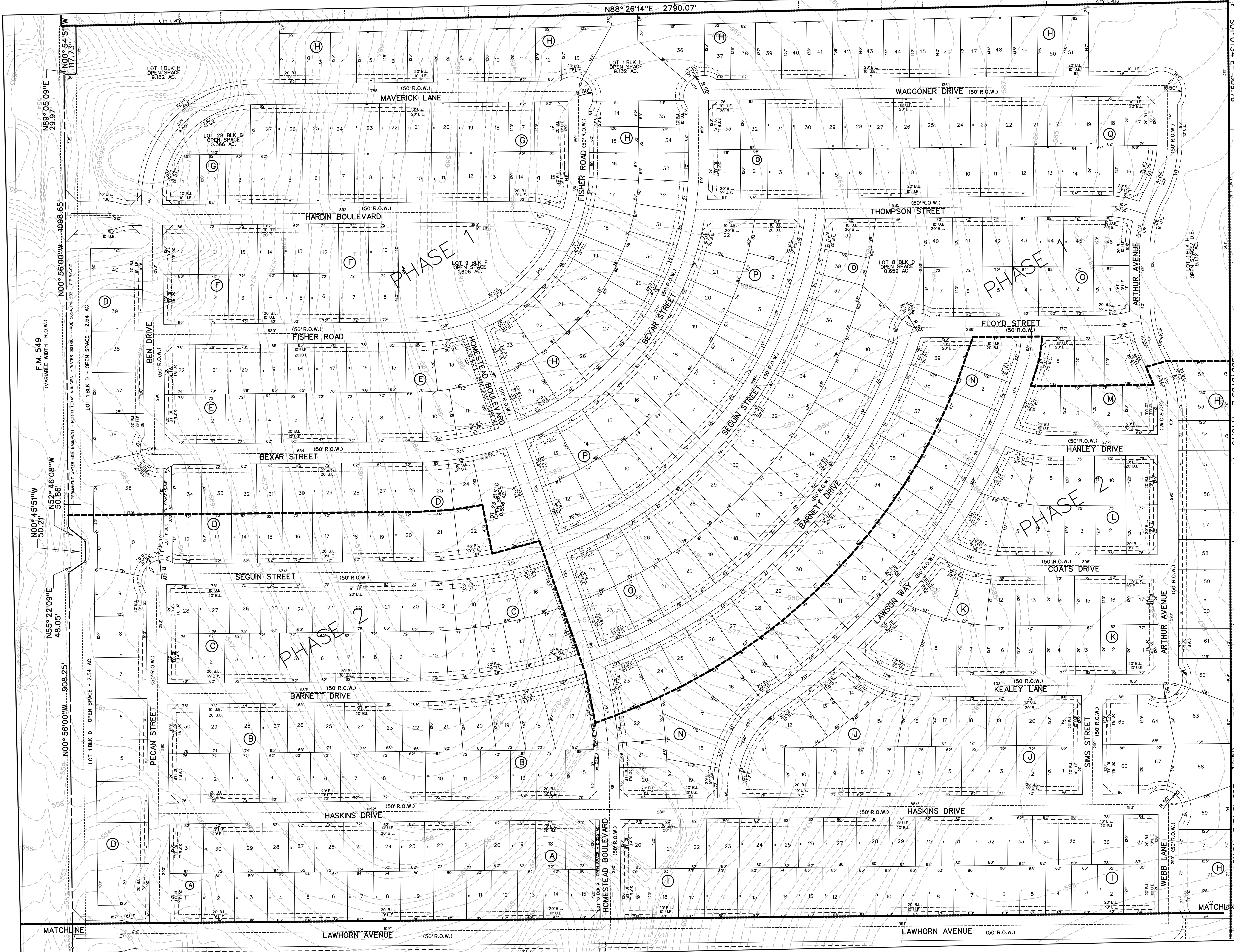
PRELIMINARY PLAT OF
HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-40, BLOCK D
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- LOTS 1-11, BLOCK L
- LOTS 1-7, BLOCK M
- LOTS 1-39, BLOCK N
- LOTS 1-46, BLOCK O
- LOTS 1-22, BLOCK P
- LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 UNISON INVESTMENT
 23545 CRENSHAW BLVD., STE. 201
 TORRANCE, CA 90505
 DEVELOPER
SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

JULY 2021 SCALE 1" = 100'



F.M. 549
 (VARIABLE WIDTH R.O.W.)

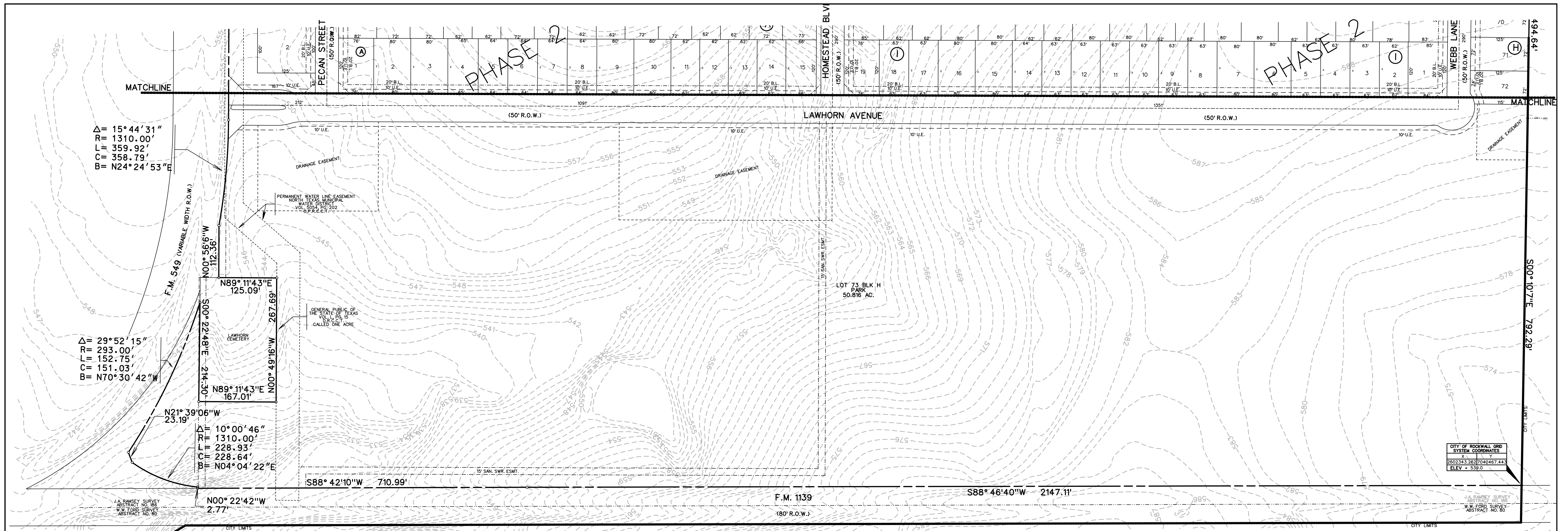
N00° 45'51"W
 50.27'

N55° 22'09"E
 48.05'

N00° 56'00"W
 908.25'

MATCHLINE

MATCHLINE



Homestead	Block A	Block B	Block C	Block D	Block F	Block G	Block H	Block I	Block J	Block L	Block N	Block O	Block P	Block Q
Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF
1 9120	10 7440	20 7643	32 7440	2 8640	25 7500	37 8205	2 7440	1 10379	1 9177	21 7348	22 8941	1 11817	19 7740	
2 9600	11 8640	21 7560	33 8640	3 8640	26 7500	38 8445	3 7620	2 8640	2 9000	22 9650	23 10837	2 9614	20 7740	
3 9600	12 8640	22 9000	34 8631	4 7440	27 7500	39 8496	4 7620	3 8640	3 9000	23 10245	24 9639	3 9614	21 7740	
4 7874	13 7440	23 9000	35 22269	5 7440	28* 15928	40 8547	5 7620	4 7440	4 8798	24 8902	25 8977	4 8165	22 7740	
5 7680	14 8640	24 7560	36 13136	6 8640	Block H	41 8598	6 9600	5 7440	5 9836	25 8902	26 8977	5 8165	23 7740	
6 7680	15 8362	25 7560	37 12500	7 8640	Lot SF	42 8648	7 9600	6 9000	6 12400	26 8902	27 8977	6 9546	24 7740	
7 7719	16* 3054	26 9000	38 12500	8 8640	1* 397791	43 8699	8 7620	7 900	7 11234	27 7666	28 7730	7 9546	25 7740	
8 7641	17 16930	27 9000	39 12500	9* 69956	2 7548	44 8750	9 7620	8 7440	8 9846	28 7666	29 7730	8 8165	26 7740	
9 9600	18 10182	28 9120	40 12500	10 8640	3 7599	45 8801	10 7620	9 9240	9 9000	29 8902	30 8977	9 8165	27 7740	
10 9600	19 9261	Block D	Block E	11 8640	4 7650	46 8852	11 7620	10 9240	10 9000	30 8902	31 8977	10 9546	28 7740	
11 7440	20 9761	Block F	Block G	12 8640	5 7701	47 8903	12 7620	11 12929	11 9292	31 8902	32 7730	11 9546	29 7740	
12 7440	21 9285	1* 110835	1 9120	13 7440	6 7752	48 8954	13 7620	12 14184	Block M	32 7666	33 7730	12 11015	30 7740	
13 7440	22 7881	2 12500	2 8640	14 7440	7 7803	49 9005	14 7680	13 7625	Lot SF	33 7666	34 8977	13 11138	31 7740	
14 7440	23 7800	3 12500	3 8640	15 8640	8 7854	50 9056	15 9600	14 10590	1 9891	34 8902	35 8977	14 9616	32 7740	
15 7899	24 8880	4 12500	4 7440	16 8640	9 7905	51 9107	16 9600	15 16857	2 9024	35 8902	36 7730	15 9616	33 9120	
16* 2400	25 8880	5 12500	5 7440	17 10320	10 7956	52 10085	17 7620	16 8659	3 9000	36 7666	37 7730	16 8224		
17 8781	26 7800	6 12500	6 8640	Block G	11 8007	53 9108	18 7620	17 7440	4 10837	37 7891	38 8977	17 8224		
18 8640	27 7800	7 12500	7 8640	Lot SF	12 8051	54 9038	19 9120	18 8640	5 10704	38 7891	39 10226	18 9616		
19 7440	28 8880	8 12500	8 8640	1 10016	13 10731	55 9043	20 10200	19 8640	6 8738	39 11142	40 8640	19 9616		
20 7440	29 8880	9 12983	9 7540	2 7500	14 7330	56 9049	21 7440	20 8640	7 11389	Block O	41 8640	20 8224		
21 8640	30 9120	10 21685	10 9171	3 7500	15 7440	57 9054	22 7440	21 10379	Block N	Lot SF	42 8640	21 9616		
22 8640	Block C	11* 4506	11 9938	4 7500	16 7775	58 9060	23 9600	Block K	Lot SF	1 10184	43 7440	22 10795		
23 7440	Lot SF	12 8630	12* 2402	5 7500	17 9155	59 9065	24 9600	Lot SF	1 9177	2 8631	3 7440	45 8640	Lot SF	
24 7440	1 9120	13 8640	13 10330	6 7500	18 9678	60 9071	25 7440	2 7440	3 8631	4 7440	46 10471	1 9263		
25 8640	2 7440	14 7440	14 8513	7 7500	19 8108	61 9076	26 7440	3 7440	4 8631	5 8640		2 7740		
26 8640	3 7440	15 7440	15 7800	8 7500	20 8108	62 10496	27 9600	4 8640	5 7647	6 8640		3 7740		
27 7440	4 8640	16 8640	16 9360	9 7500	21 9416	63 17653	28 9600	5 8640	6 7647	7 8575		4 7740		
28 7440	5 8640	17 8640	17 9360	10 7500	22 9416	64 9025	29 7440	6 8671	7 8880	8* 28685		5 7740		
29 8640	6 7440	18 7440	18 7800	11 7500	23 10395	65 10320	30 7440	7 9124	8 8880	9 9125		6 7740		
30 8640	7 7440	19 7440	19 7800	12 7500	24 11410	66 10320	31 9600	8 12326	9 7647	10 7700		7 7740		
31 9893	8 8640	20 8640	20 9480	13 7500	25 9251	67 9167	32 9600	9 17360	10 7647	11 8941		8 7740		
Block B	9 8640	21 9705	21 9480	14 7528	26 9251	68 17890	33 7440	10 11873	11 8880	12 8941		9 7740		
Lot SF	10 7711	22 9070	22 9120	15 10228	27 9251	69 10062	34 7440	11 10085	12 8880	13 8941		10 7740		
1 9109	11 8941	23* 24210		16 9805	28 7966	70 9028	35 9600	12 7794	13 7647	14 7700		11 7740		
2 8640	12 8941	24 7854		17 7500	29 7966	71 9012	36 9360	13 8640	14 7647	15 7700		12 7740		
3 8640	13 8941	25 8179		18 7500	30 9251	72 8861	37 10082	14 8640	15 7637	16 8941		13 7740		
4 7440	14 9096	26 8640		19 7500	31 9251	73* (park)	2213550	15 7440	16 10962	17 8941		14 7740		
5 7440	15* 2400	27 7440		20 7500	32 7966			16 7440	17 15148	18 8941		15 7753		
6 8640	16 9639	28 7440		21 7500	33 7958			17 9292	18 12356	19 7700		16 11689		
7 8640	17 9540	29 8640		22 7500	34 7440			19 10353	20 7700			17 9573		
8 8640	18 9540	30 8640		23 7500	35 7651			20 8703	21 8941			18 7740		
9 7440	19 8109	31 7440												

Denotes HOA Lots *Denotes HOA Lots* *Denotes HOA Lots* *Denotes HOA Lots*

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

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 _____ of _____, 2021.

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 _____

TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

LOCATION MAP
N.T.S.

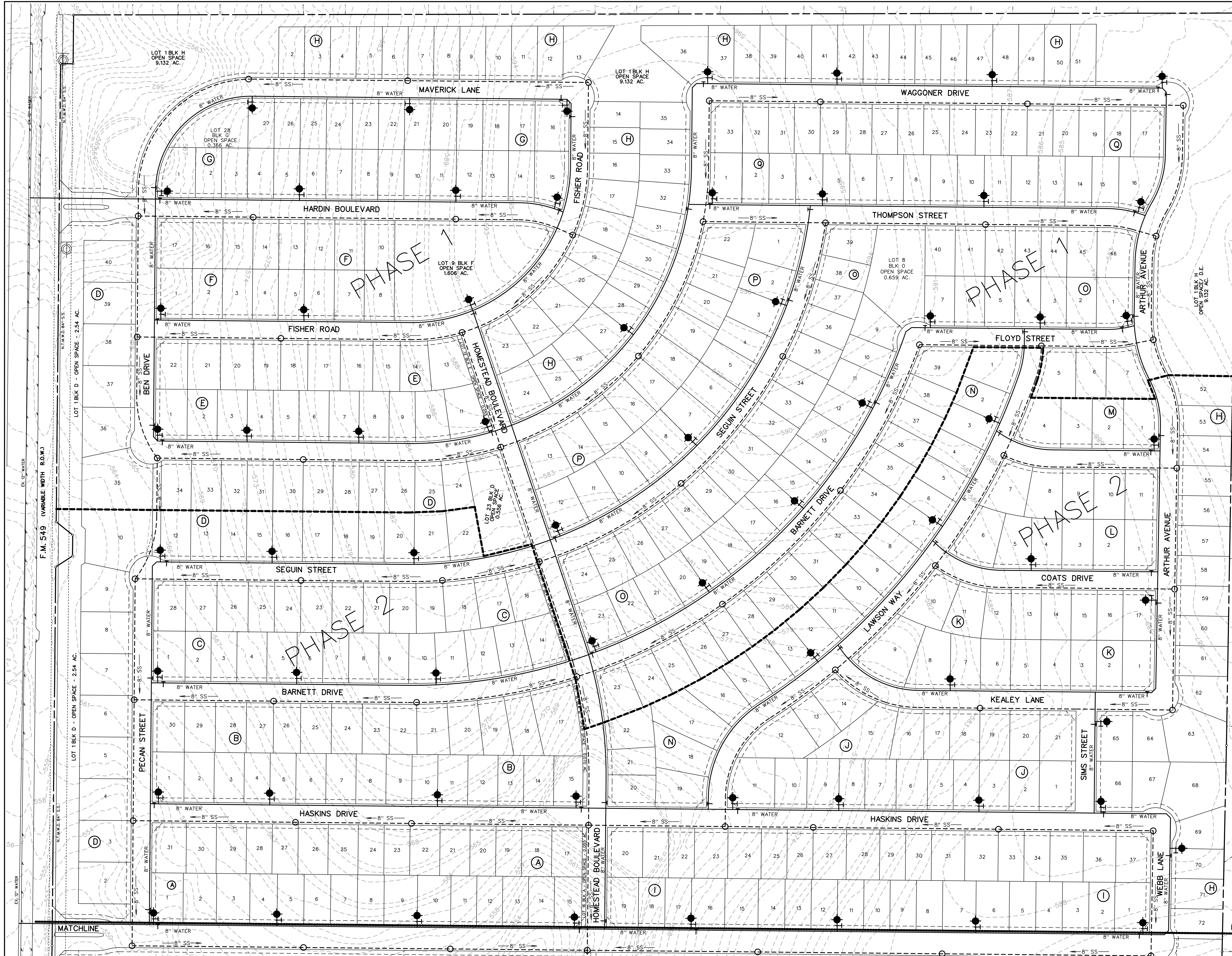
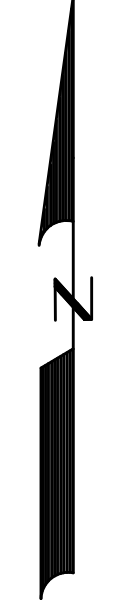
TOTAL ACRES **196.008**

TOTAL RESIDENTIAL LOTS **490**

DENSITY **2.50**

EX. ZONING **AG**

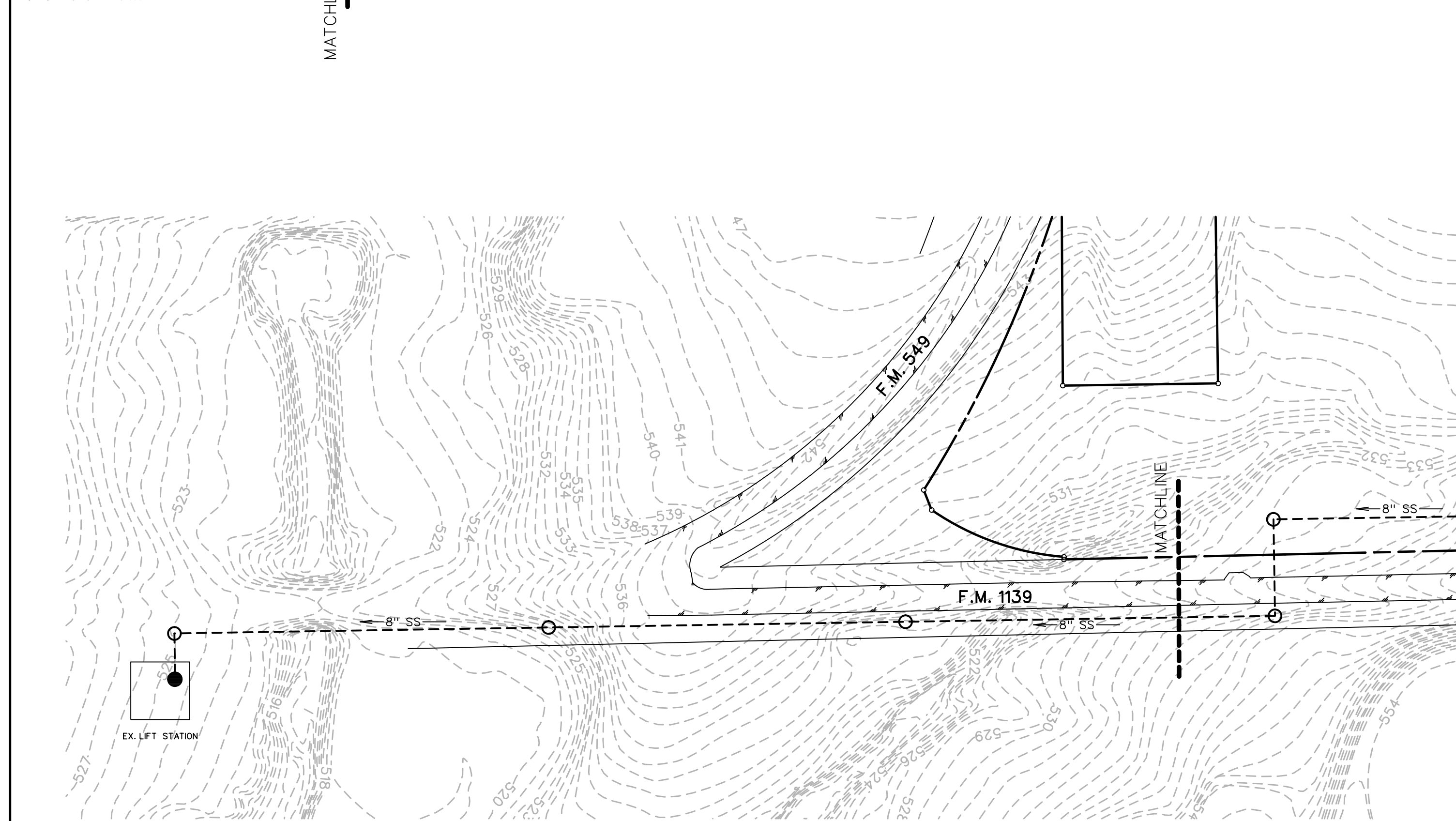
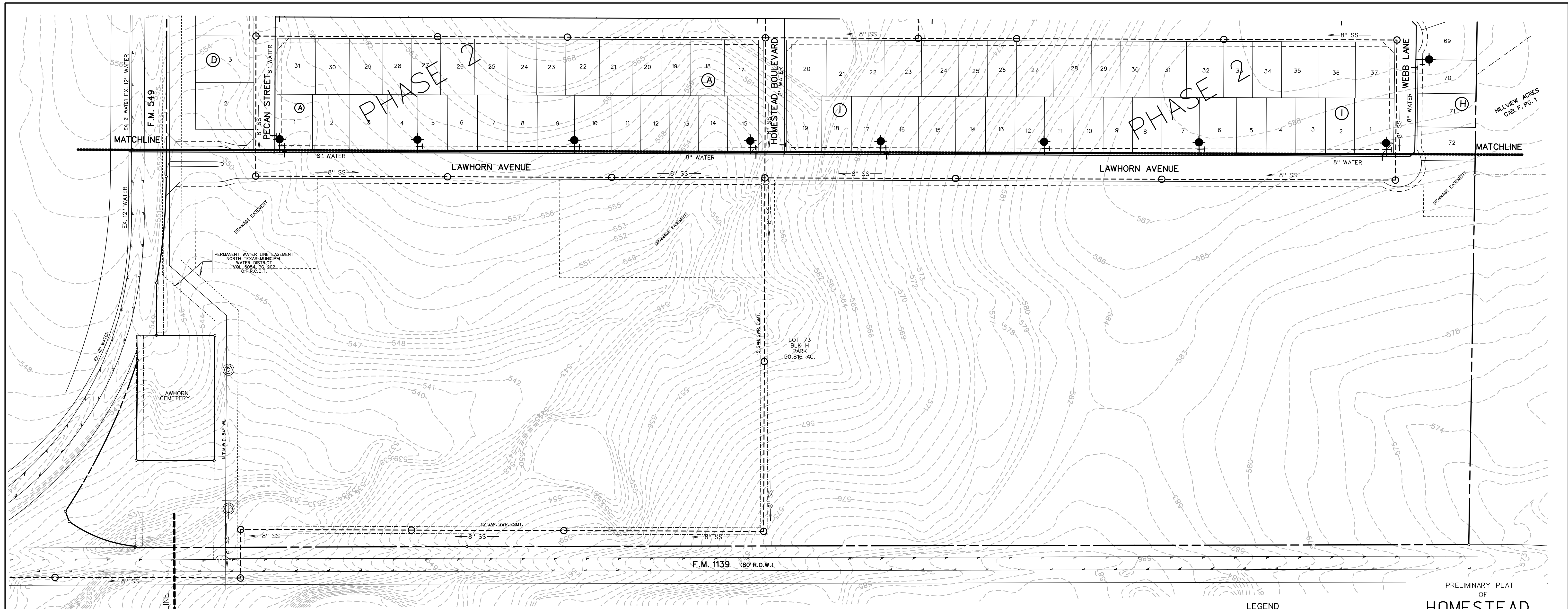
LAND USE **SINGLE FAMILY DEVELOPMENT**



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

Phase 1 = 251 Lots
Phase 2 = 239 Lots

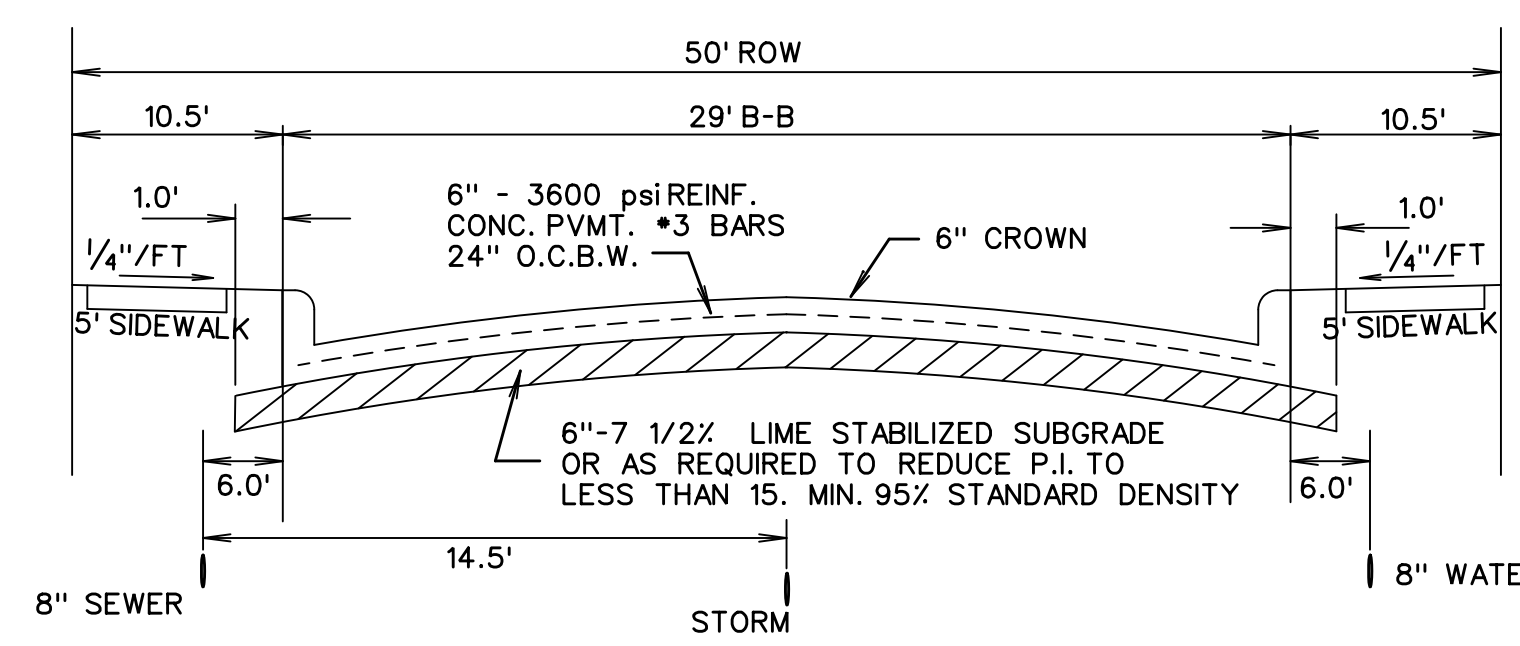
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TOTAL RESIDENTIAL LOTS 490
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ABSTRACT NO. 186
IN THE
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



LEGEND

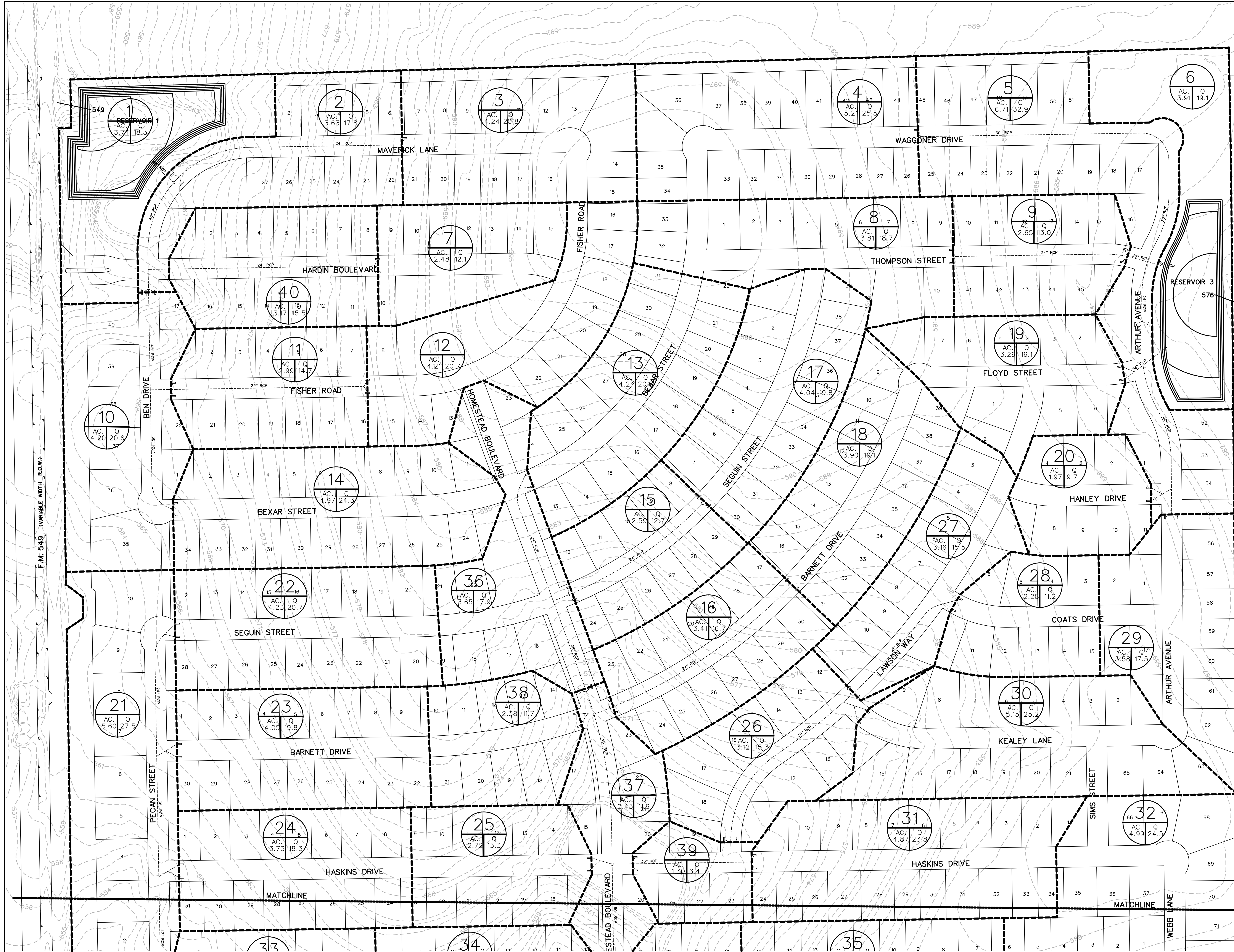
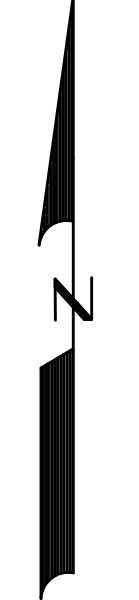
- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



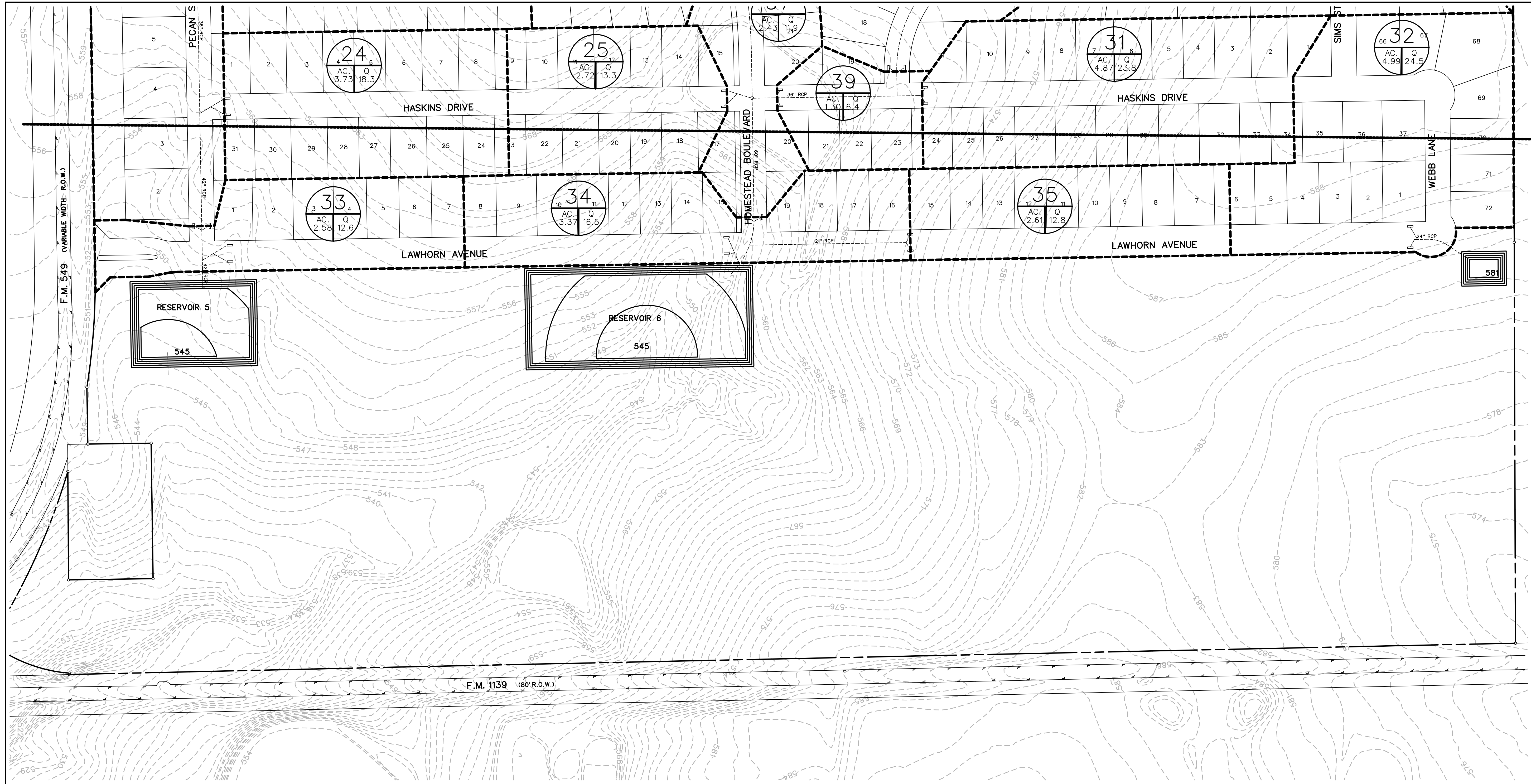
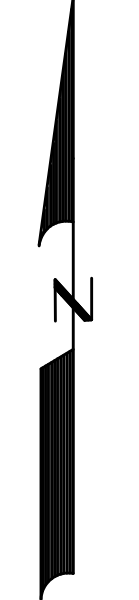
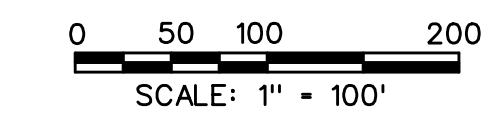
TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
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23545 CRENSHAW BLVD., STE. 201
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JULY 2021 SCALE 1" = 100'
SHEET 1 OF 2 CASE #P2021-XXX

F.M. 549 VARIABLE WIDTH R.O.W.



PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-40, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-72, BLOCK H
- LOTS 1-37, BLOCK I
- LOTS 1-21, BLOCK J
- LOTS 1-17, BLOCK K
- LOTS 1-11, BLOCK L
- LOTS 1-7, BLOCK M
- LOTS 1-39, BLOCK N
- LOTS 1-46, BLOCK O
- LOTS 1-22, BLOCK P
- LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008

TOTAL RESIDENTIAL LOTS 490

TOTAL OPEN SPACE LOTS 11

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

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT

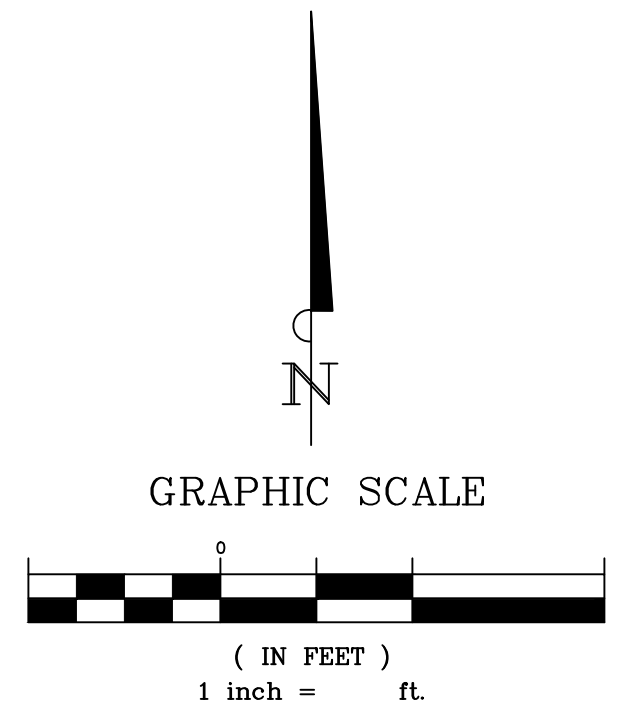
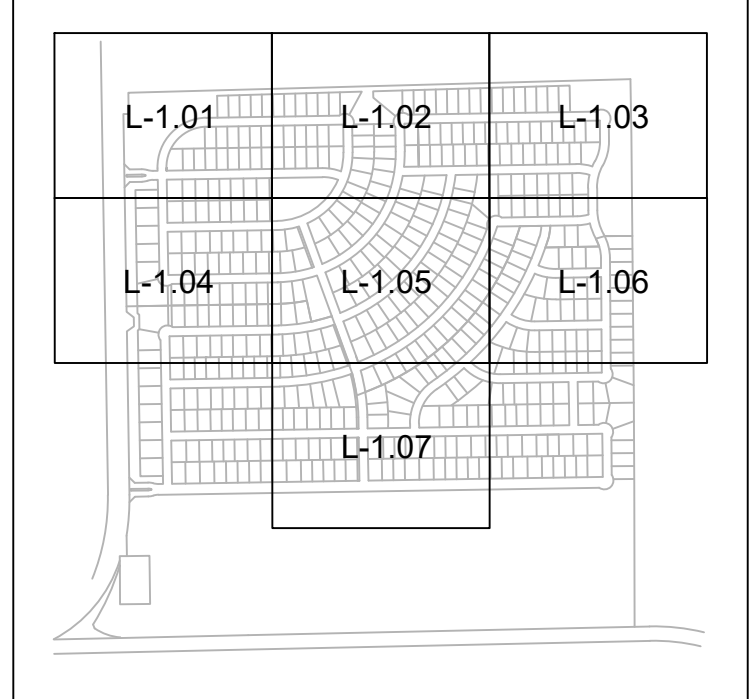
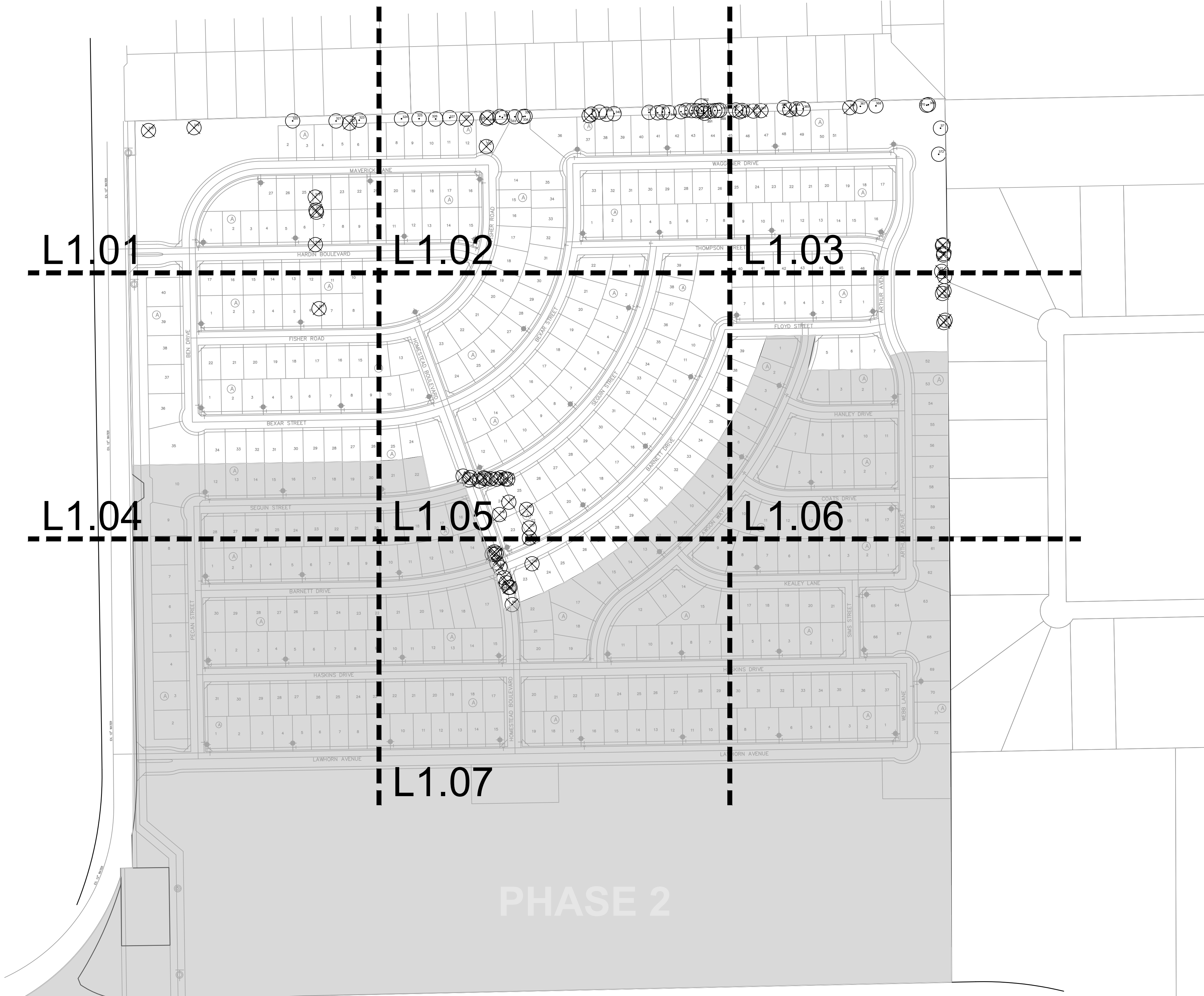
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

RUNOFF COMPUTATIONS									
#	Area (sf)	Area (acres)	Coefficient	Runoff		Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Q(15)
				CA	CA				
1	163034	3.74	0.50	1.87	10	9.80	18.3		
2	158312	3.63	0.50	1.82	10	9.80	17.8		
3	184816	4.24	0.50	2.12	10	9.80	20.8		
4	228846	5.21	0.50	2.60	10	9.80	25.5		
5	224461	6.71	0.50	3.36	10	9.80	32.9		
6	170123	3.91	0.50	1.95	10	9.80	19.1		
7	107873	2.48	0.50	1.24	10	9.80	12.1		
8	166633	3.81	0.50	1.91	10	9.80	18.7		
9	115590	2.65	0.50	1.32	10	9.80	13.0		
10	183038	4.20	0.50	2.10	10	9.80	20.6		
11	130382	2.99	0.50	1.50	10	9.80	14.7		
12	183585	4.21	0.50	2.11	10	9.80	20.7		
13	184712	4.24	0.50	2.12	10	9.80	20.8		
14	215446	4.97	0.50	2.48	10	9.80	24.3		
15	112937	2.59	0.50	1.30	10	9.80	12.7		
16	148714	3.41	0.50	1.71	10	9.80	16.7		
17	175903	4.04	0.50	2.02	10	9.80	19.8		
18	170025	3.90	0.50	1.95	10	9.80	19.1		
19	143187	3.29	0.50	1.64	10	9.80	16.1		
20	85803	1.97	0.50	0.98	10	9.80	9.7		
21	244075	5.60	0.50	2.80	10	9.80	27.5		
22	184296	4.23	0.50	2.12	10	9.80	20.7		
23	175438	4.05	0.50	2.03	10	9.80	19.8		
24	182430	3.73	0.50	1.86	10	9.80	18.3		
25	118596	2.72	0.50	1.36	10	9.80	13.3		
26	136048	3.12	0.50	1.56	10	9.80	15.3		
27	137544	3.16	0.50	1.58	10	9.80	15.5		
28	99239	2.28	0.50	1.14	10	9.80	11.2		
29	155950	3.58	0.50	1.79	10	9.80	17.5		
30	224287	5.15	0.50	2.57	10	9.80	25.2		
31	211931	4.87	0.50	2.43	10	9.80	23.8		
32	217377	4.99	0.50	2.50	10	9.80	24.5		
33	112419	2.58	0.50	1.29	10	9.80	12.6		
34	146904	3.37	0.50	1.69	10	9.80	16.5		
35	113850	2.61	0.50	1.31	10	9.80	12.8		
36	159177	3.65	0.50	1.83	10	9.80	17.9		
37	105713	2.43	0.50	1.21	10	9.80	11.9		
38	103615	2.38	0.50	1.19	10	9.80	11.7		
39	56462	1.30	0.50	0.65	10	9.80	6.4		
40	138171	3.17	0.50	1.59	10	9.80	15.5		

File: B:\Clients\090 (Storburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\1.0 Tree Preservation Plan.dwg | Date Plotted: 7/16/2021 9:27 AM | Plotted By: mwilson



- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	430.2
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	0.0

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BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCPE PLAN - PH 1

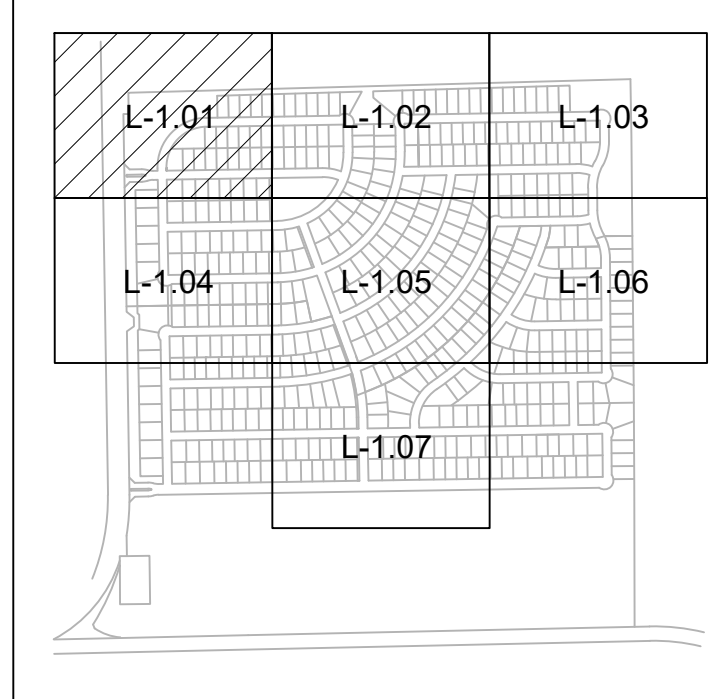
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

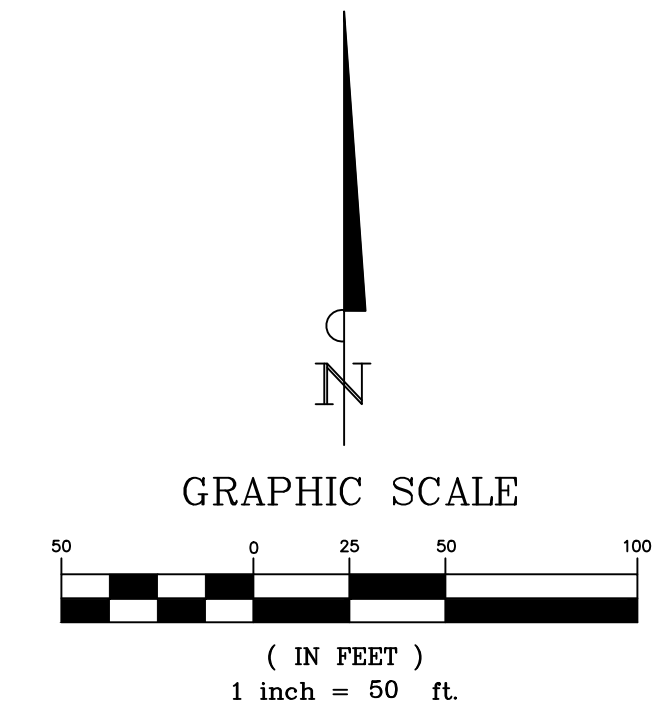




SHEET NUMBER
L-1.00

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EX. 12" WATER



- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCPE PLAN - PH 1

No.	Date	Revision Description

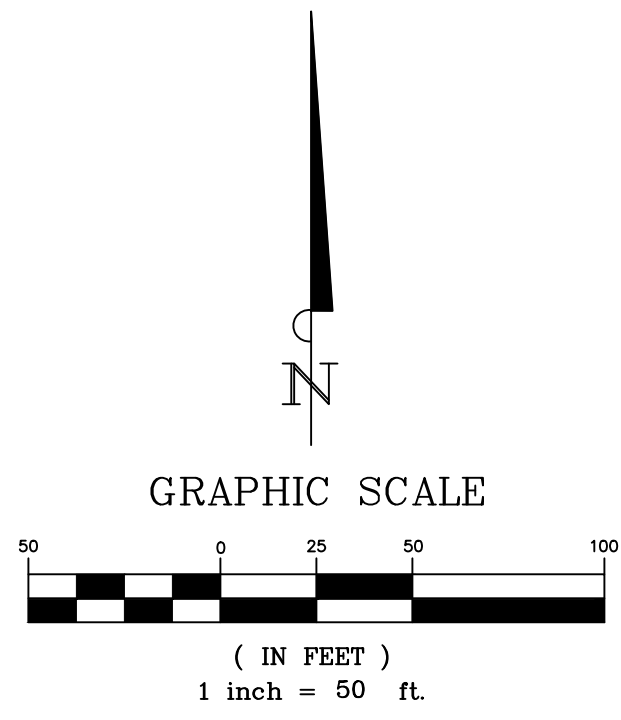
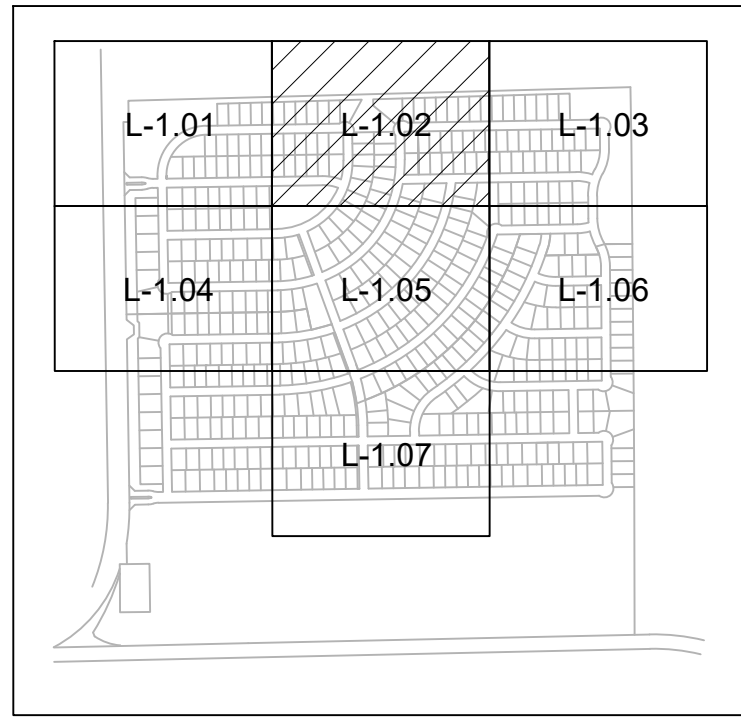
PROJECT NO.: TEMPLATE





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SHEET NUMBER
L-1.01

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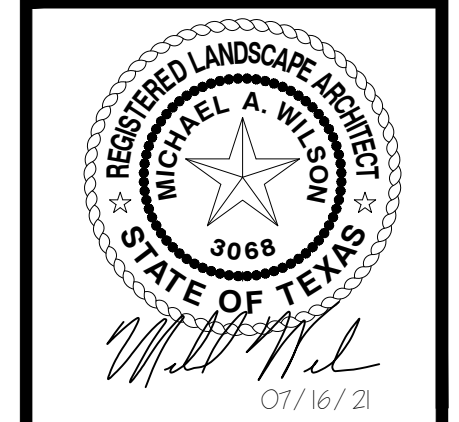


- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

BANNISTER
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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 1

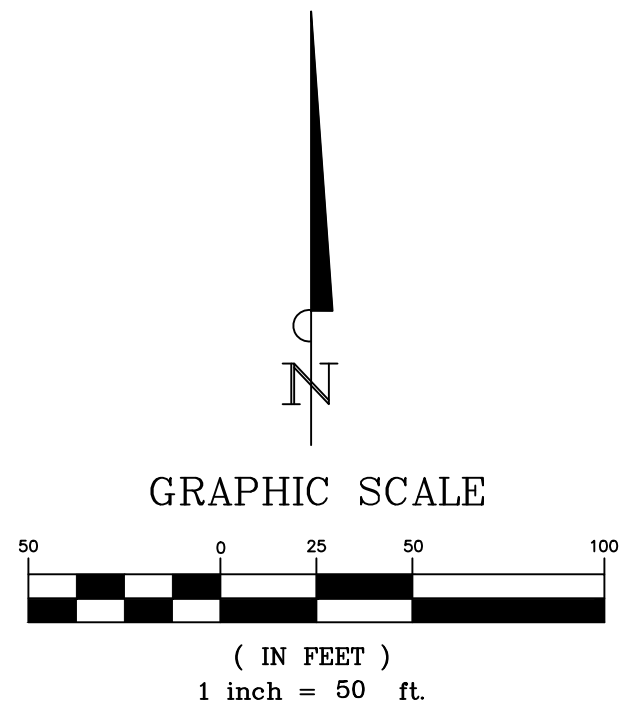
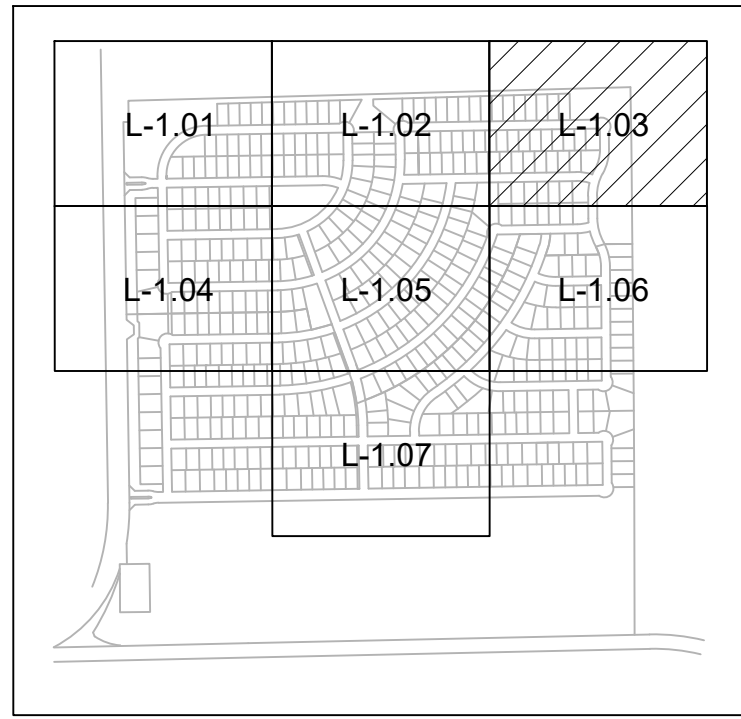
No.	Date	Revision Description





SHEET NUMBER
L-1.02

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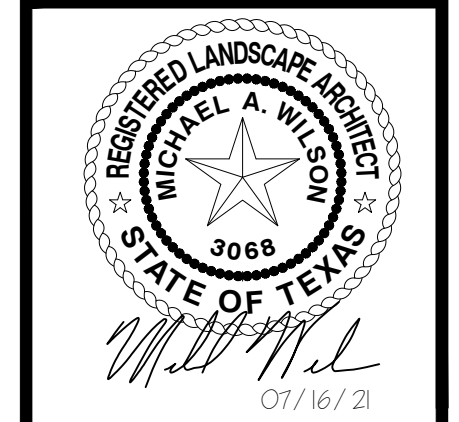


- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

BANNISTER
ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 1

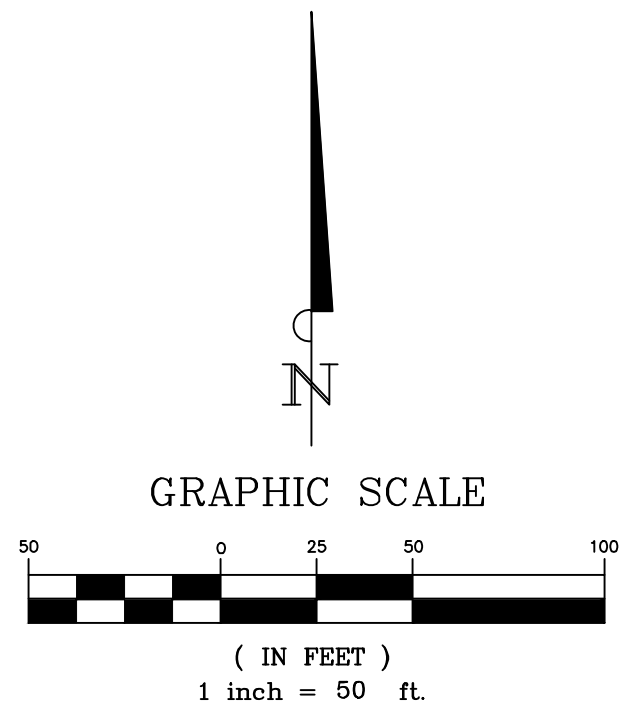
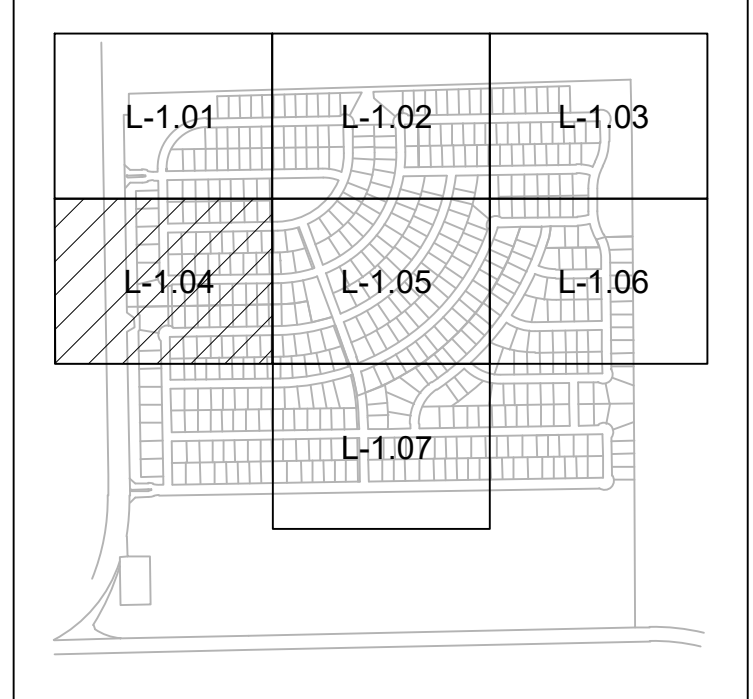
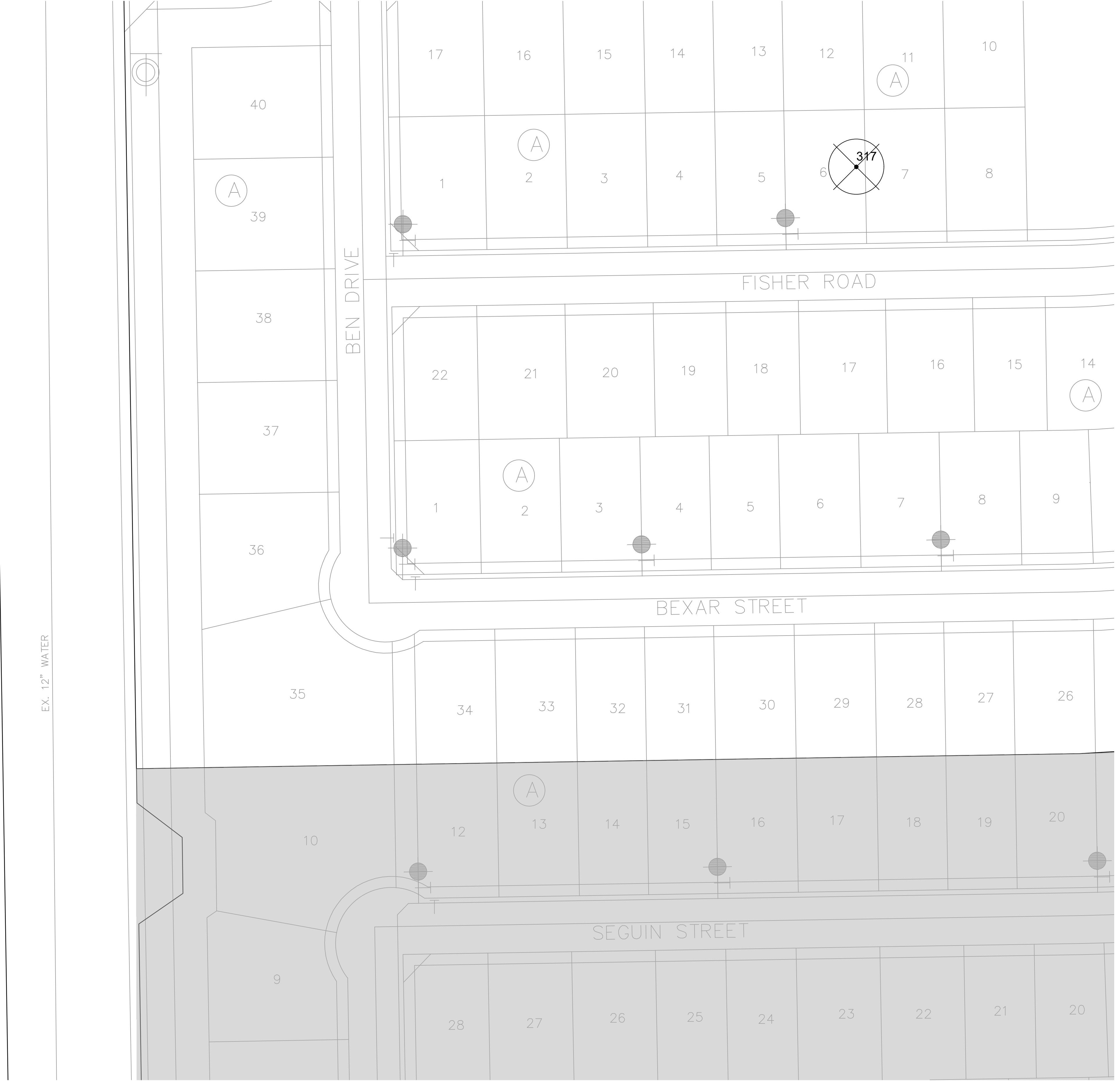
No.	Date	Revision Description



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SHEET NUMBER
L-1.03

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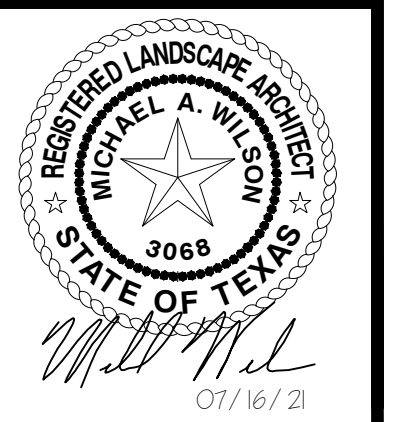


- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 1

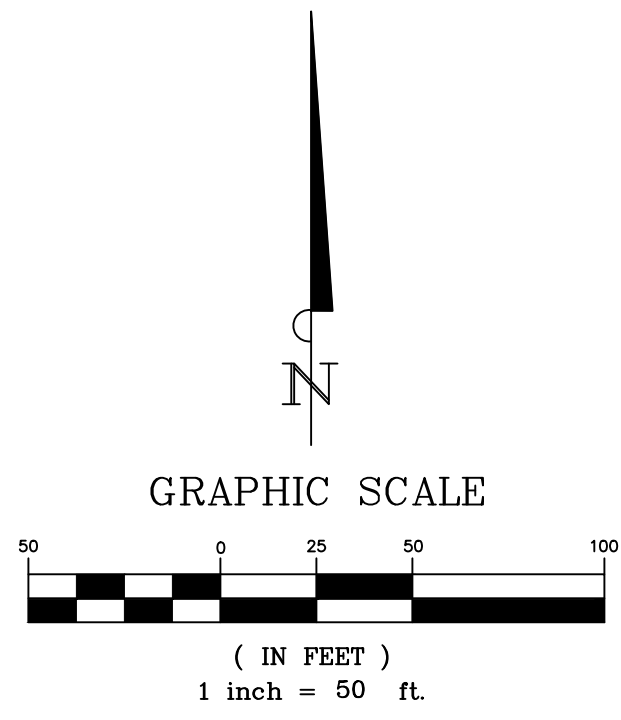
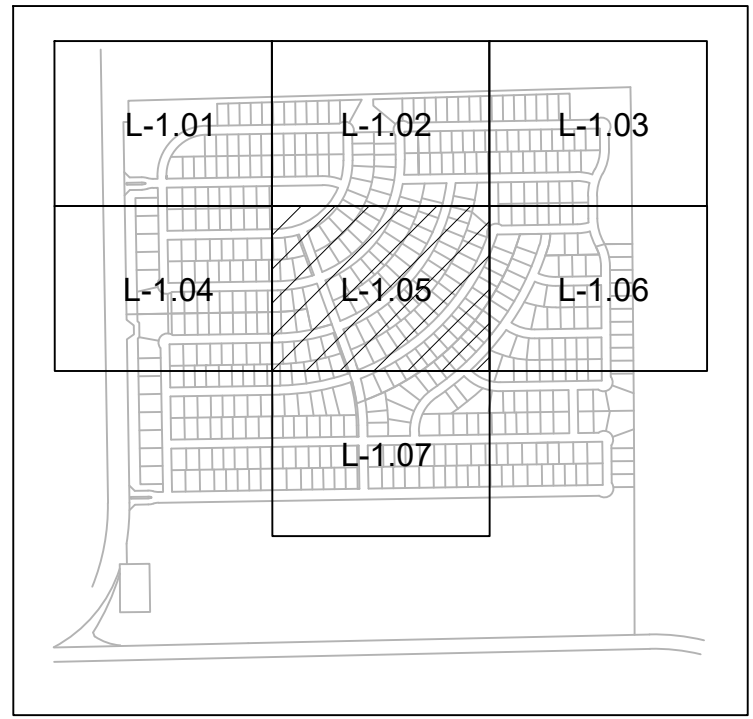
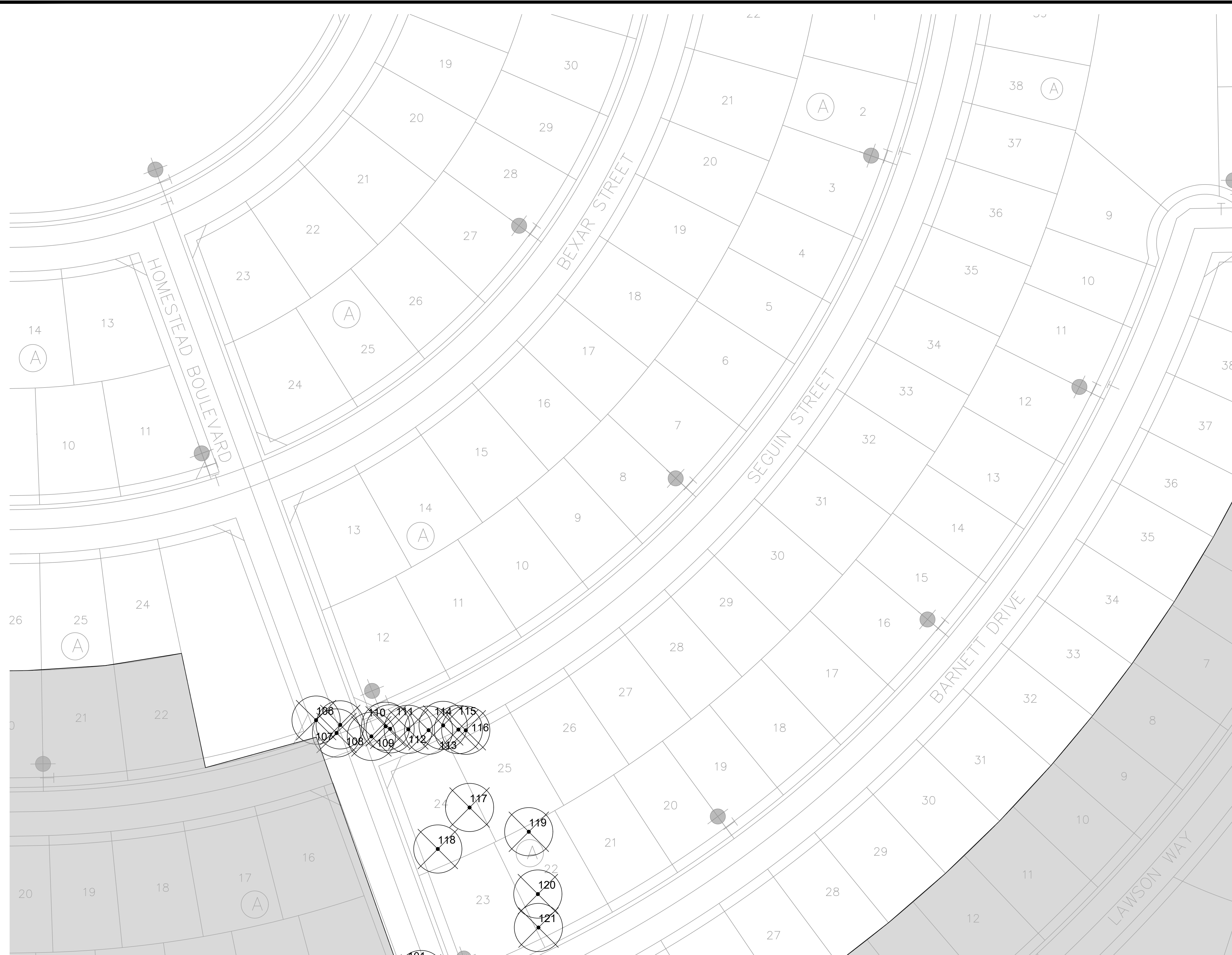
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SHEET NUMBER
L-1.04

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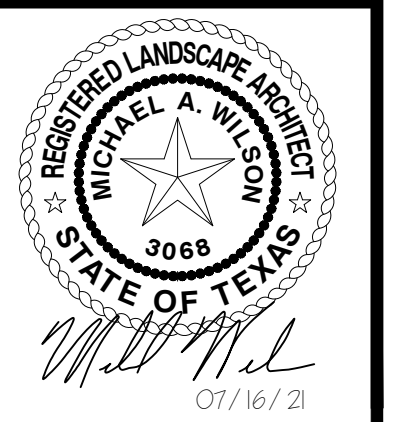


- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 1

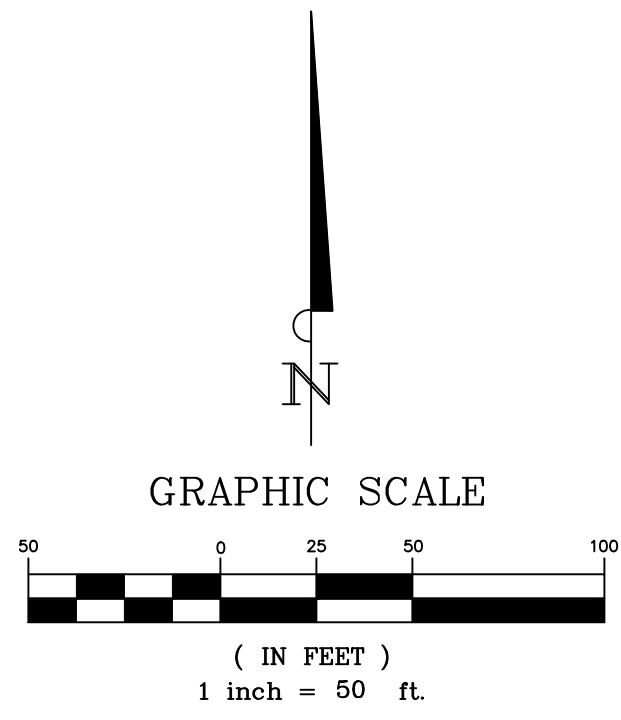
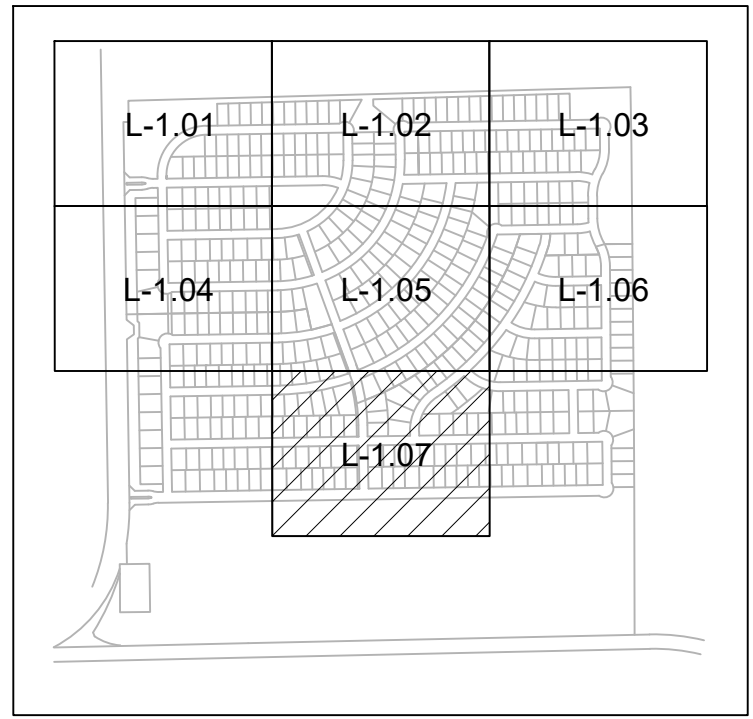
No.	Date	Revision Description





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SHEET NUMBER
L-1.05

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- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 1

No.	Date	Revision Description

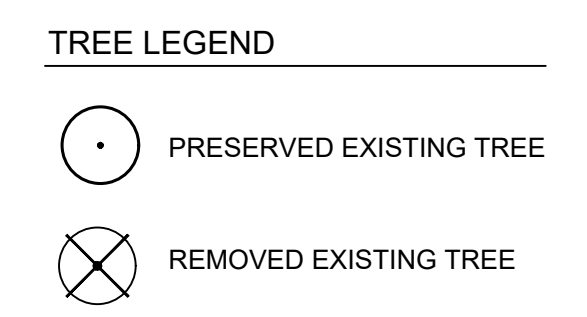
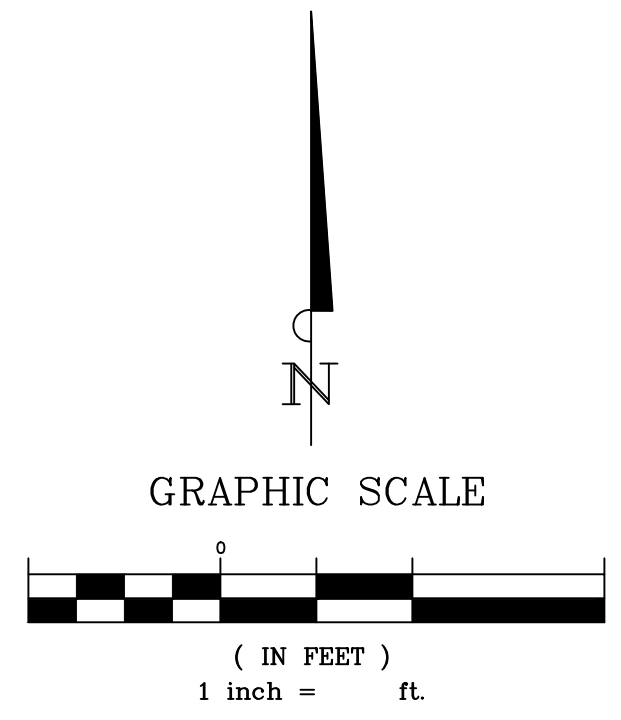
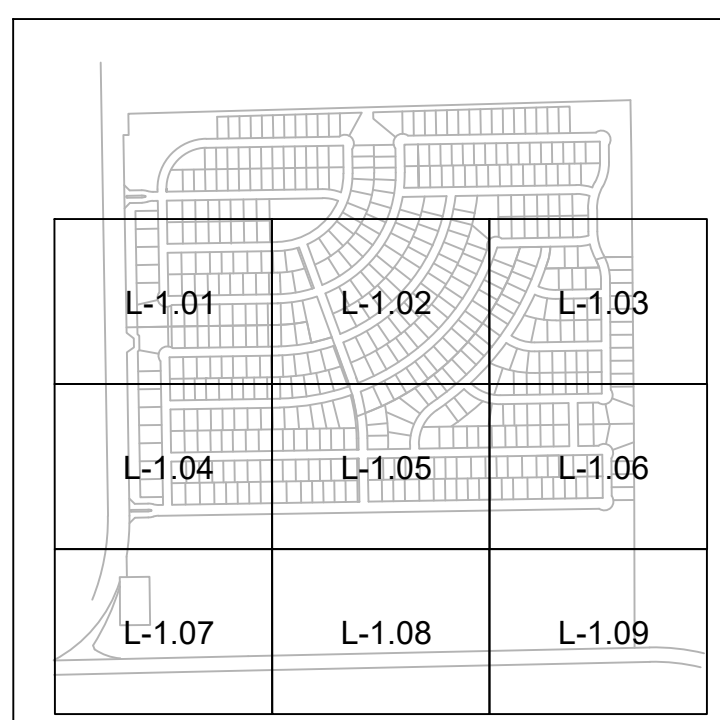
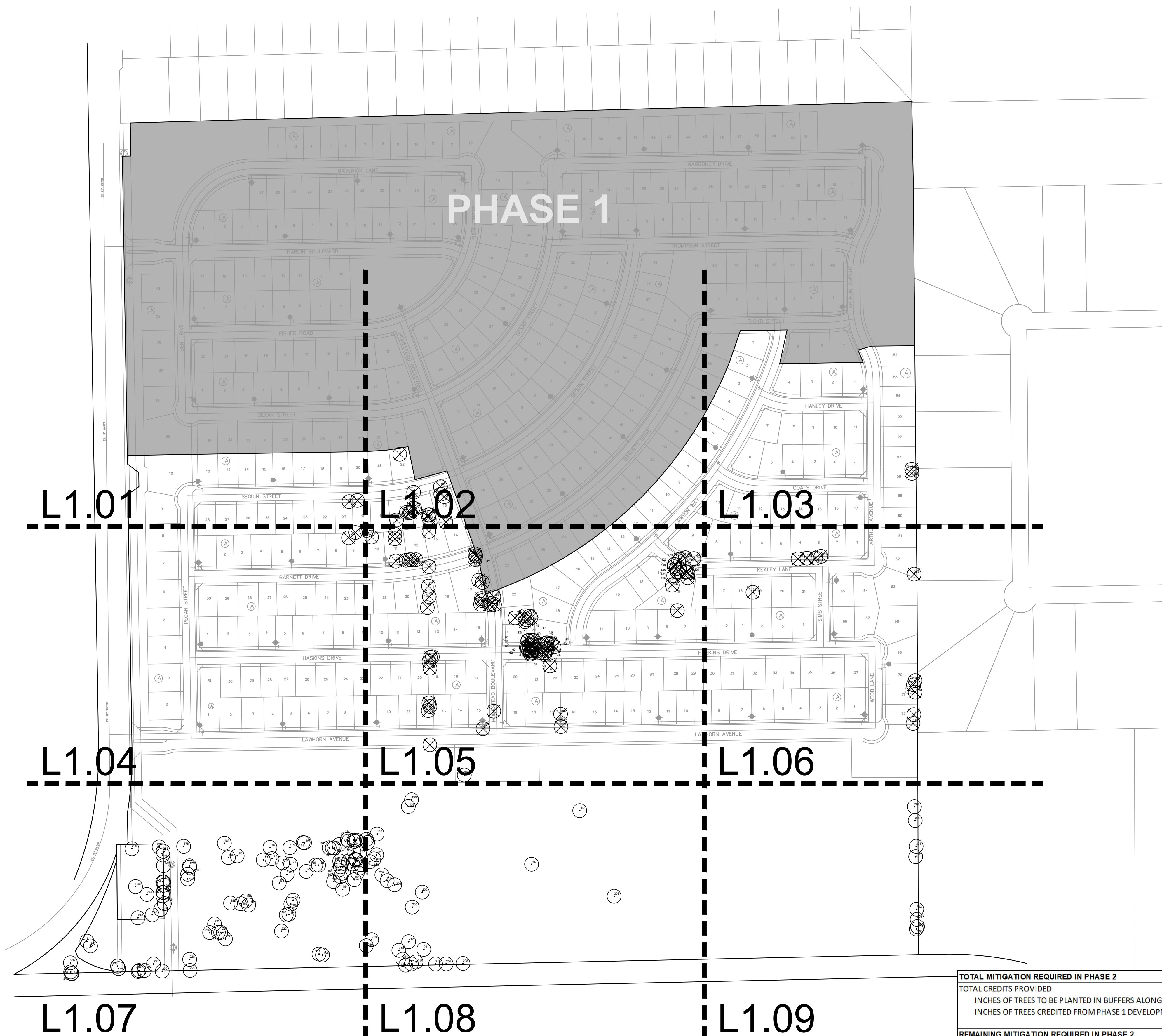
PROJECT NO.: TEMPLATE



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SHEET NUMBER
L-1.07

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TOTAL MITIGATION REQUIRED IN PHASE 2	1,118.3
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	0.0

*300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS

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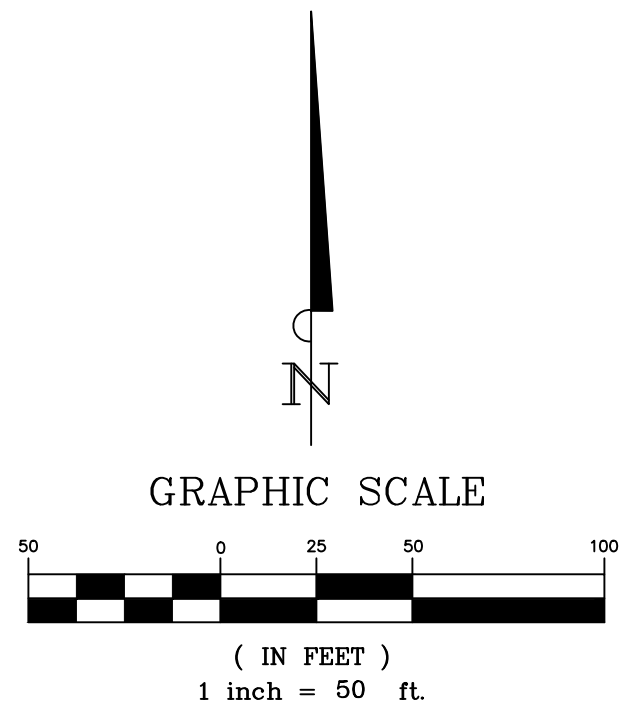
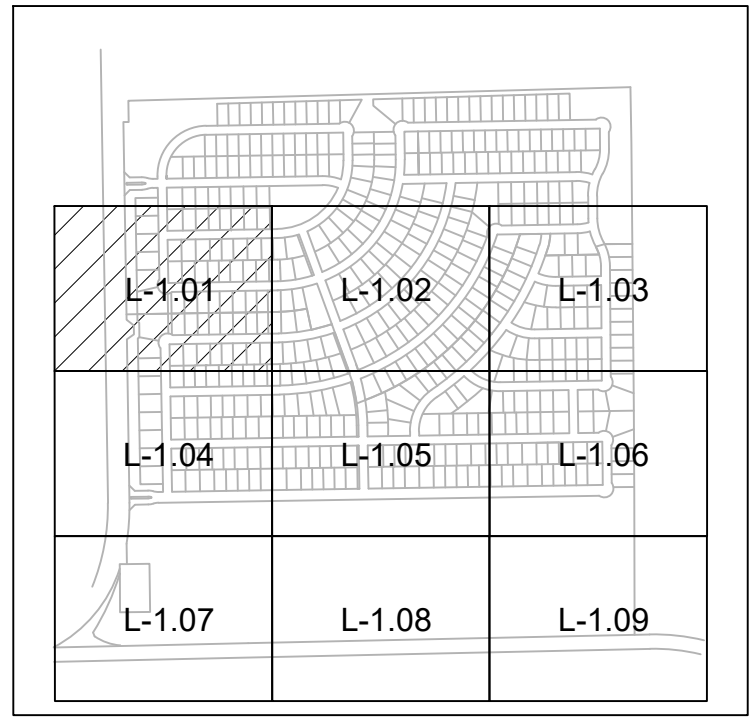
No.	Date	Revision Description





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EX. 12" WATER



- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

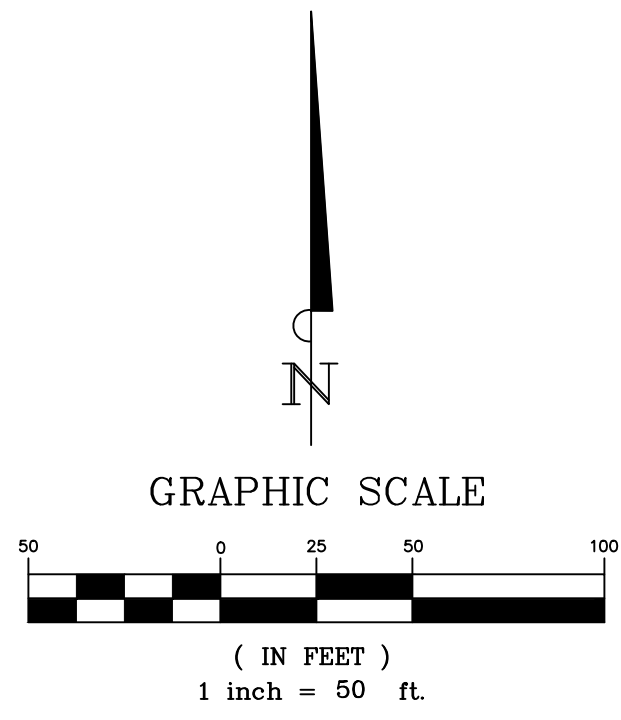
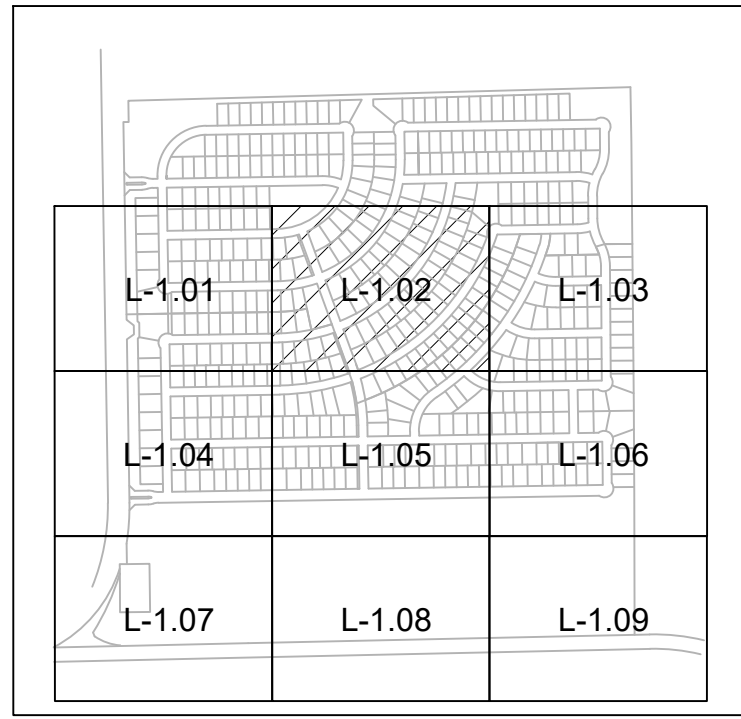
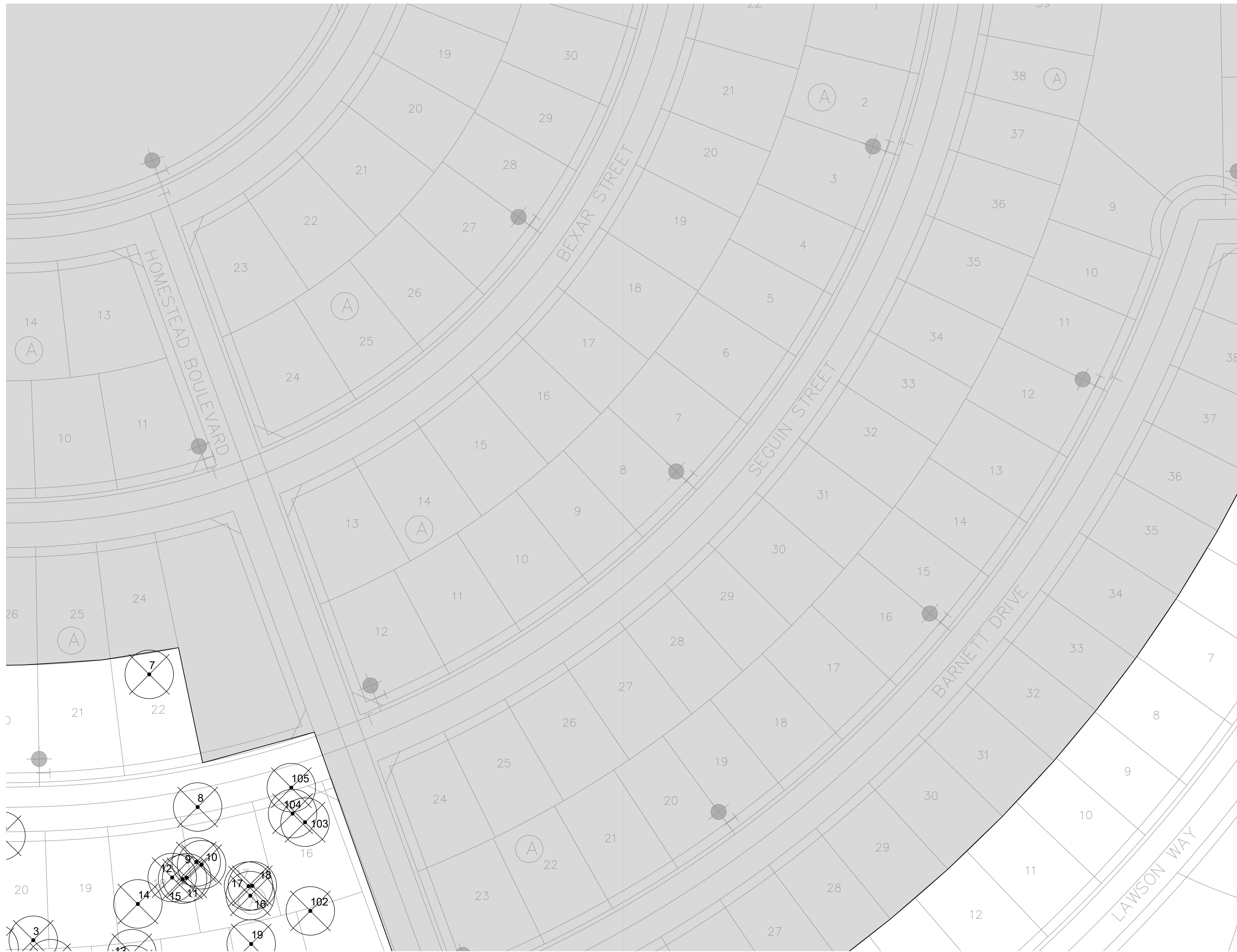
HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS
TREESCPE PLAN - PH 2



No.	Date	Revision Description



SHEET NUMBER
L-1.01

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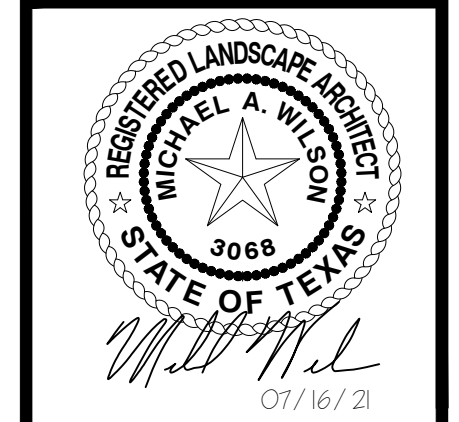


- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

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FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

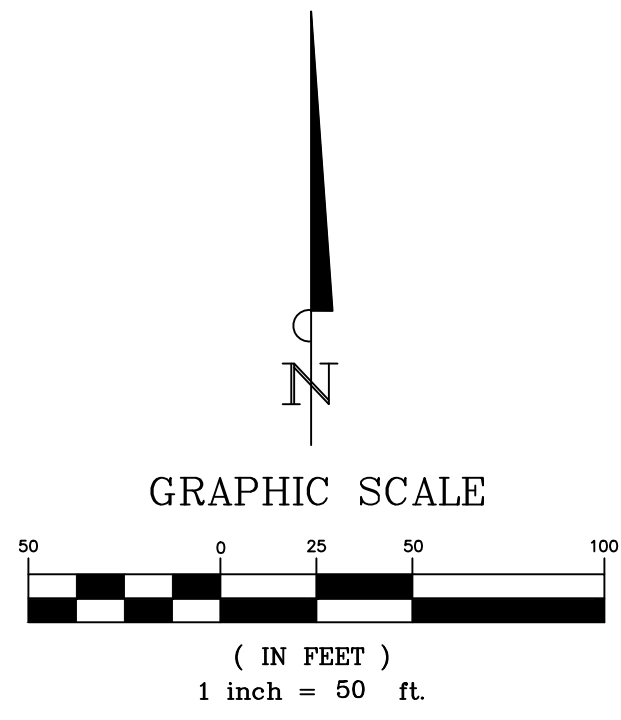
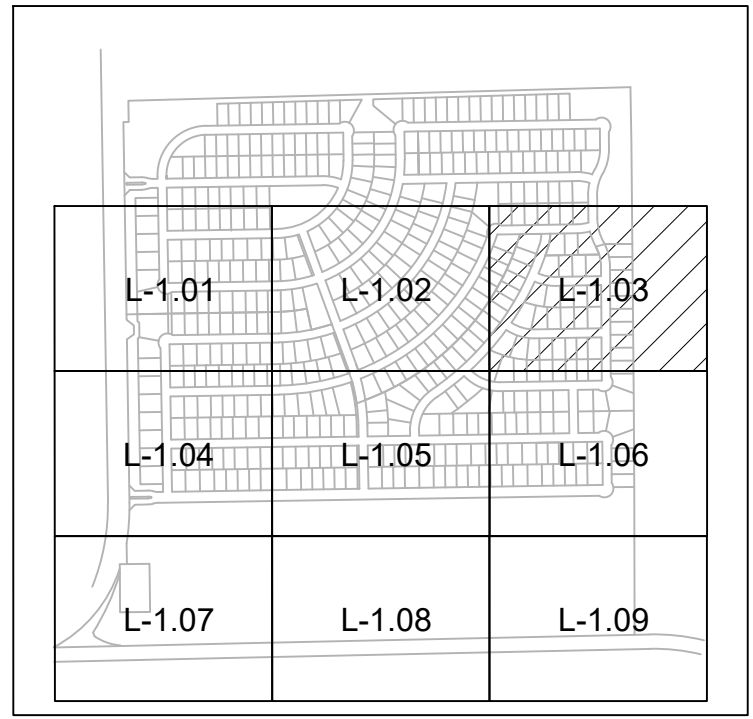
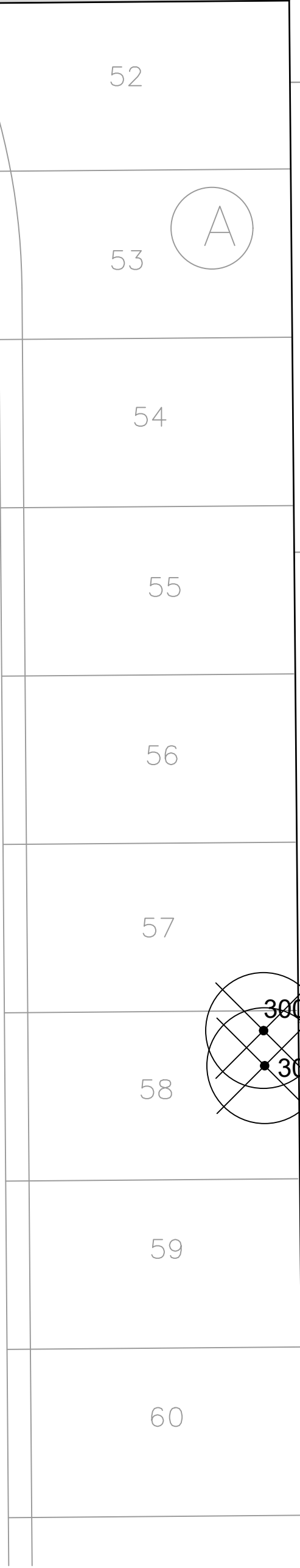
No.	Date	Revision Description



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.

SHEET NUMBER
L-1.02

File: B:\Clients\090 (Storburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson



- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

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ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

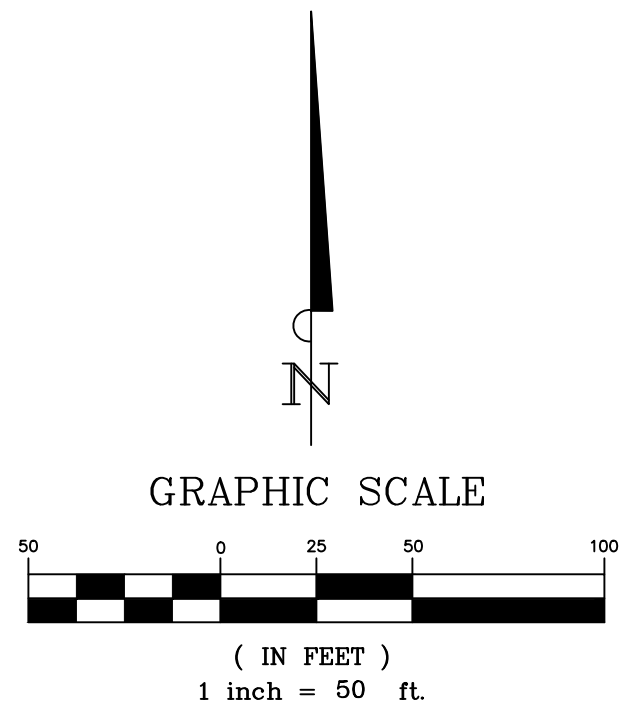
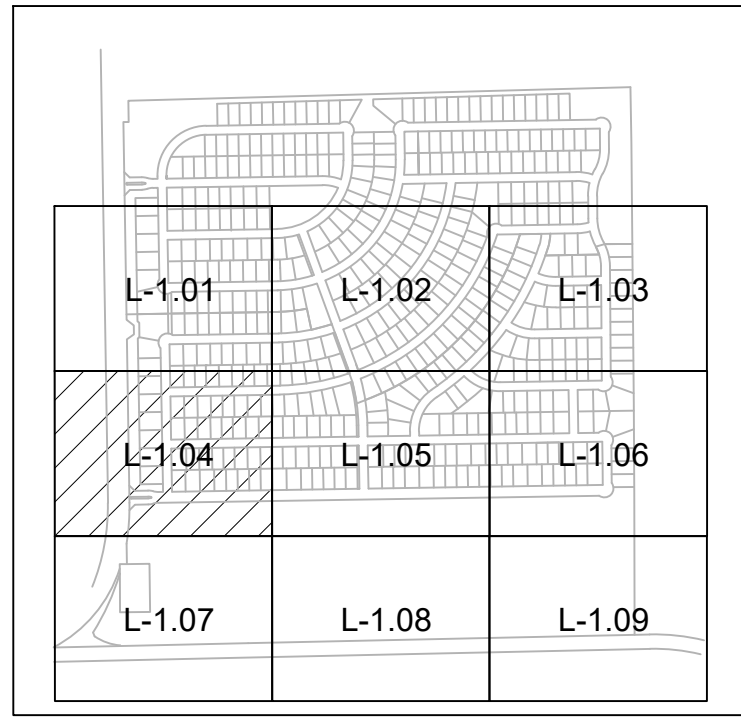
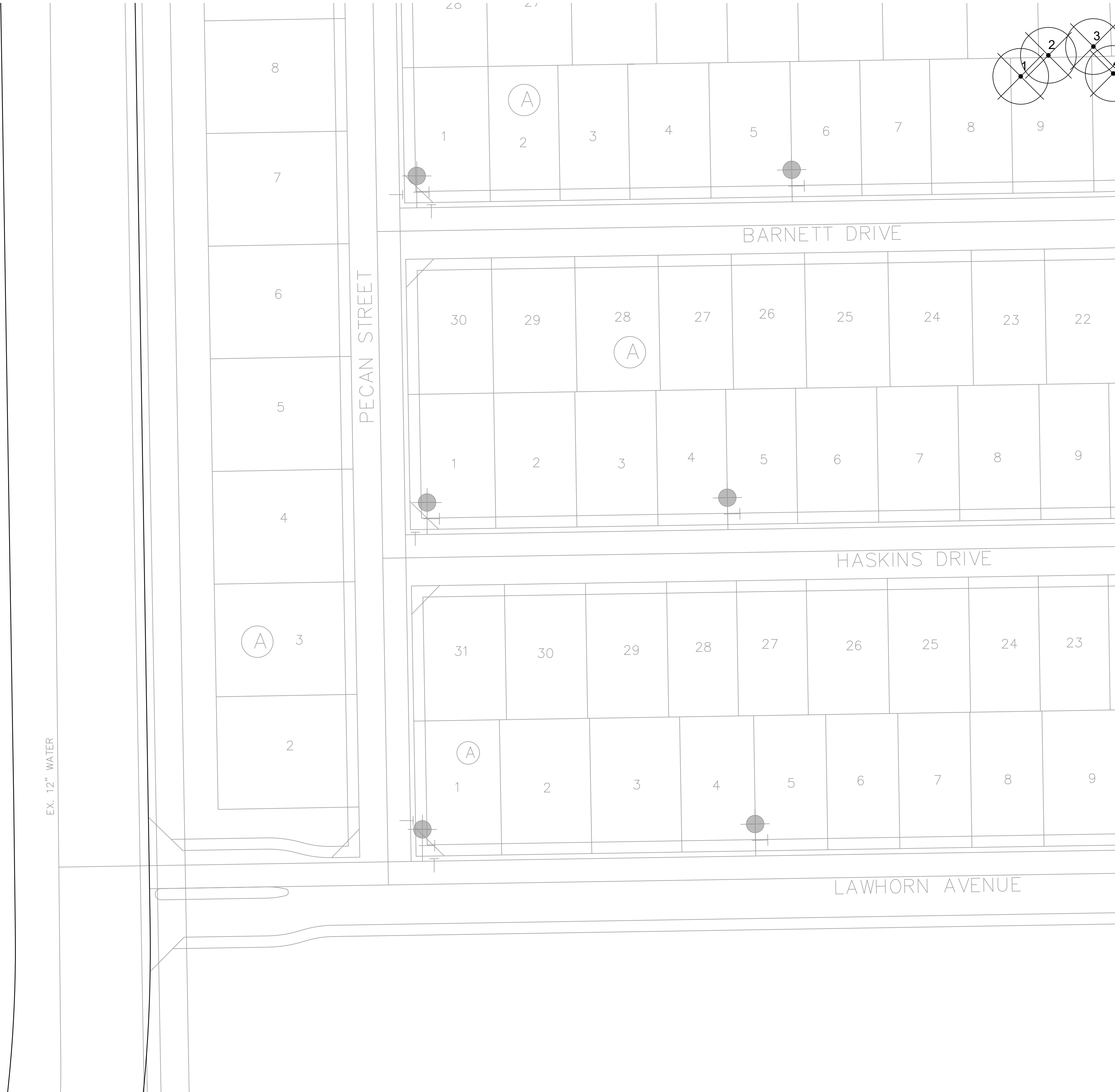
No.	Date	Revision	Description





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SHEET NUMBER
L-1.03

File: B:\Clients\090 (Storburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\1.0 Tree Preservation Plan.dwg | Date Plotted: 7/16/2021 9:28 AM | Plotted By: mwilson



- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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.

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HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

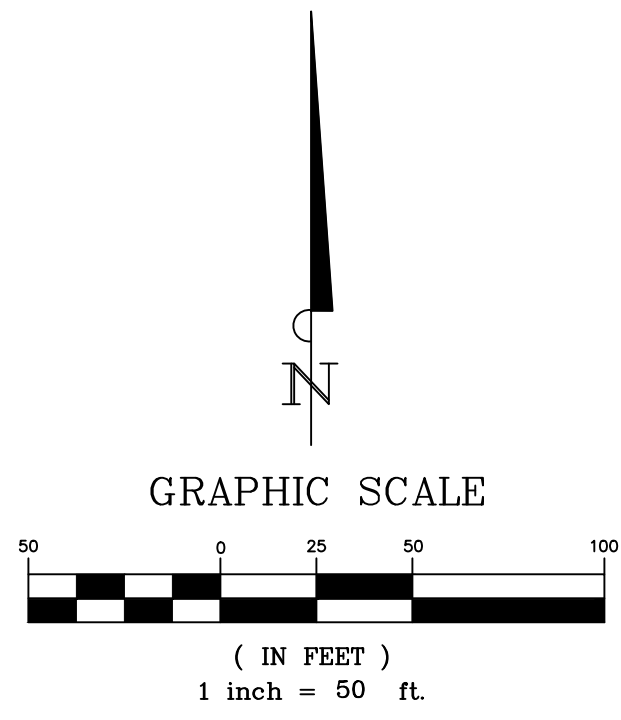
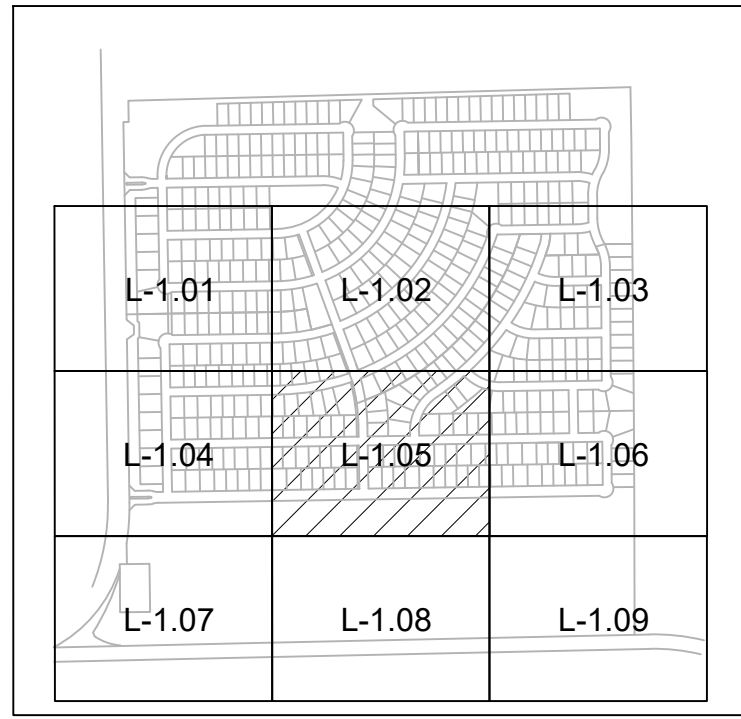
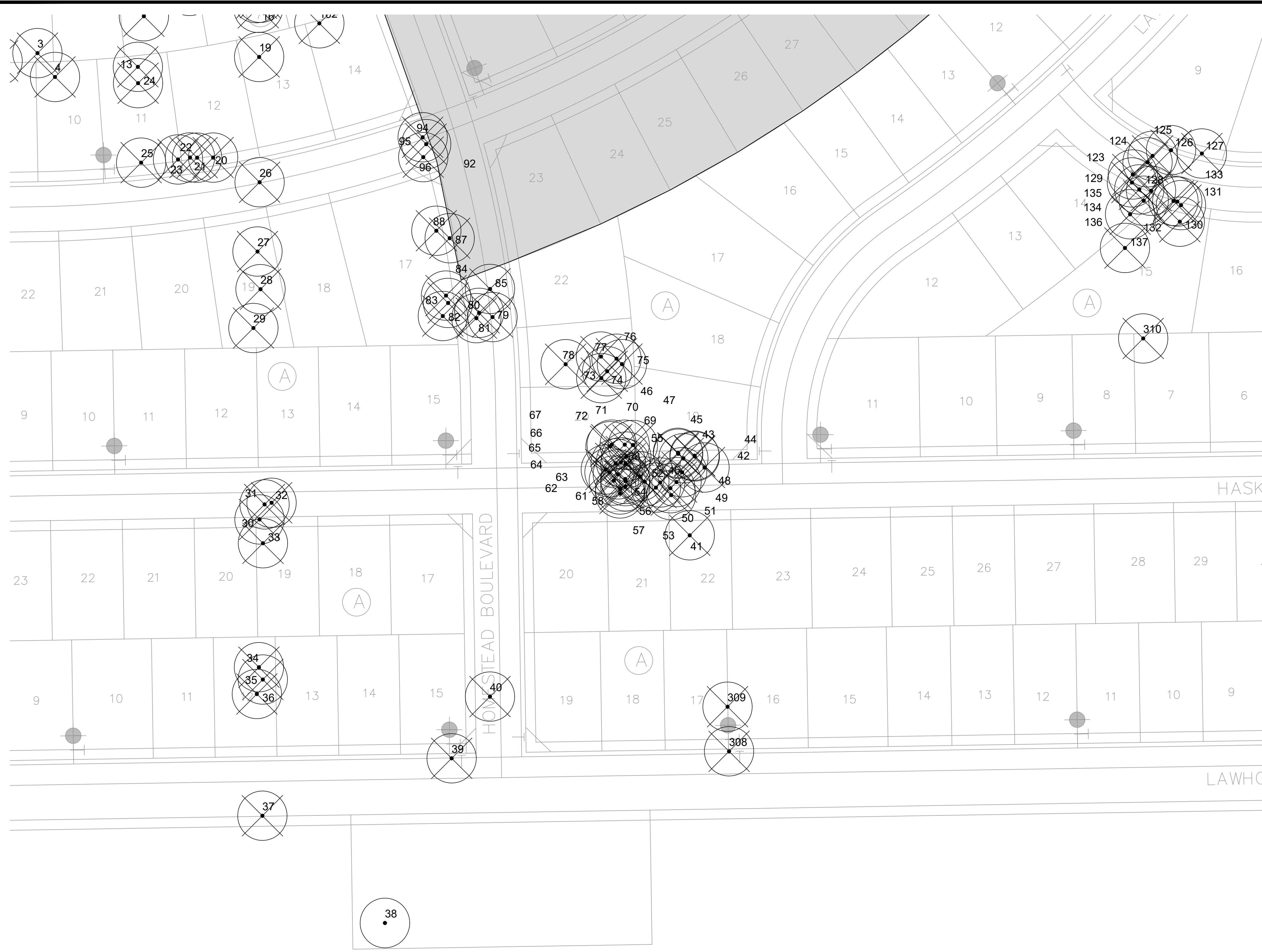
No.	Date	Revision Description

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SHEET NUMBER
L-1.04

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- TREE LEGEND**
- PRESERVED EXISTING TREE
 - X
 REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

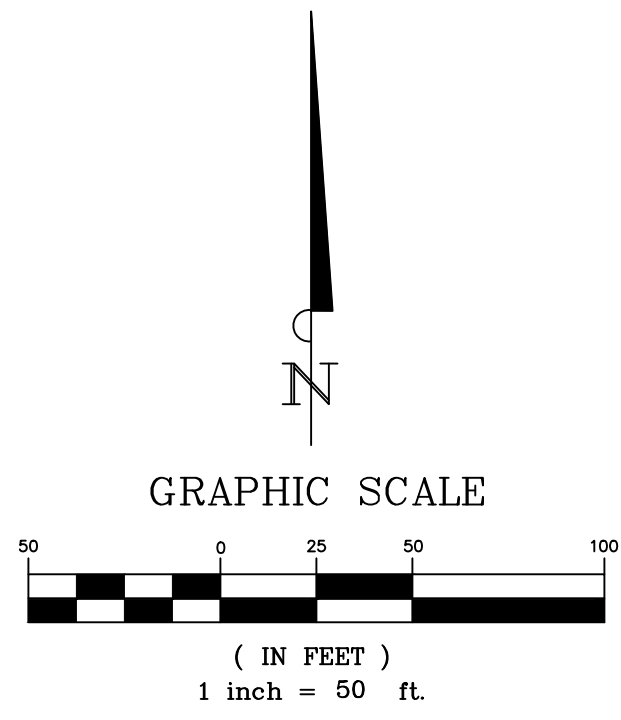
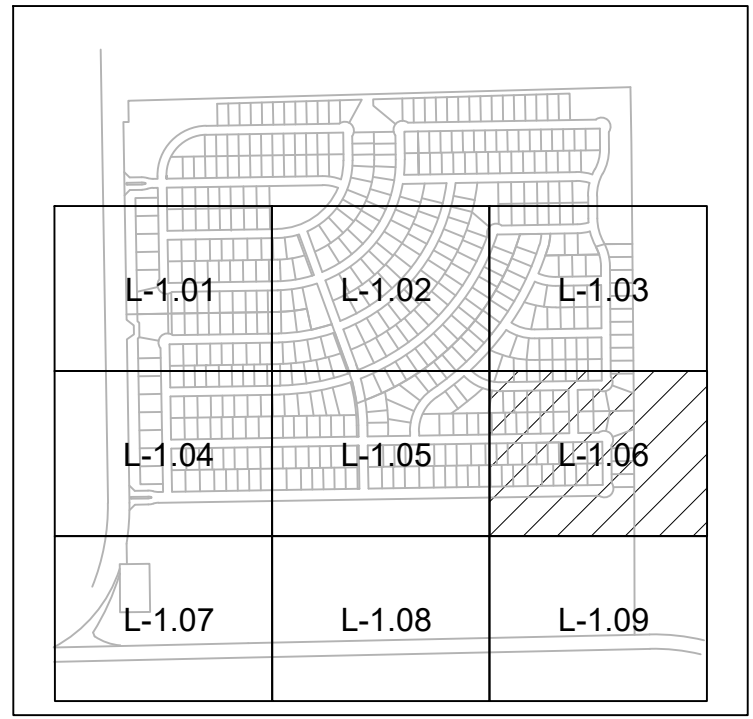
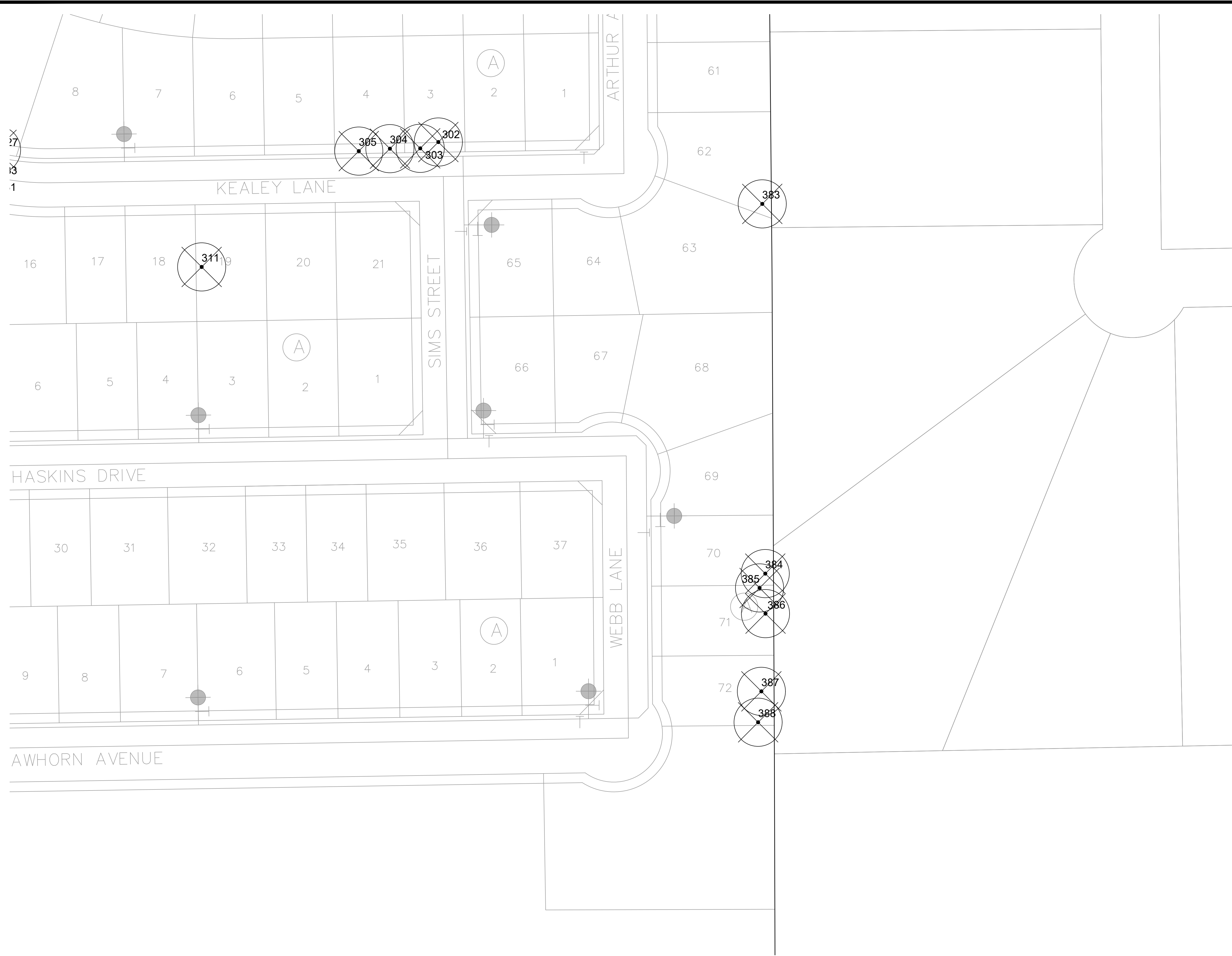
No.	Date	Revision Description





SHEET NUMBER
L-1.05

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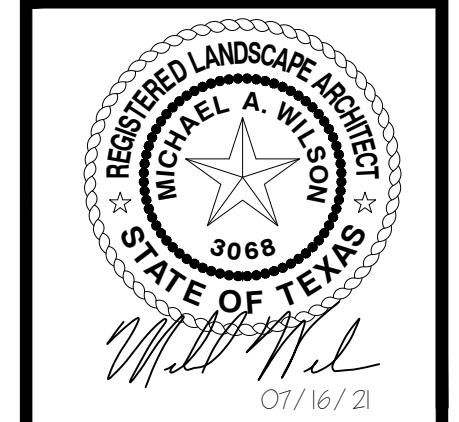
- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

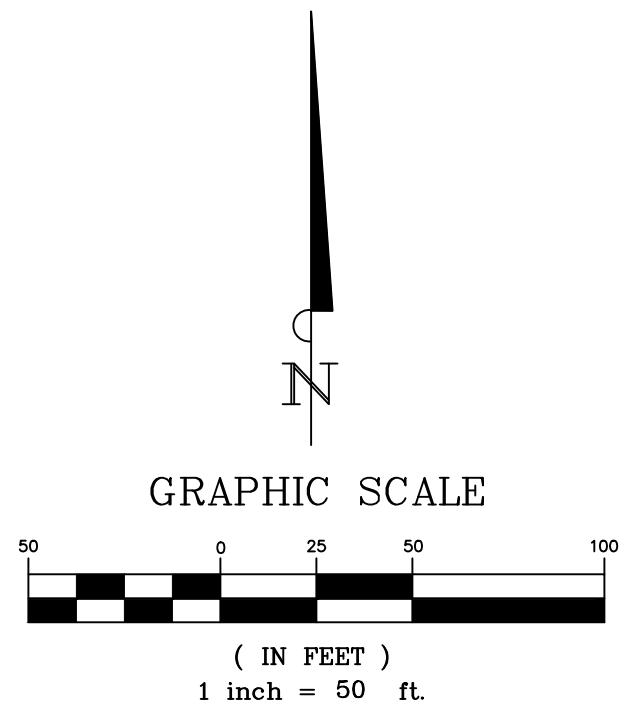
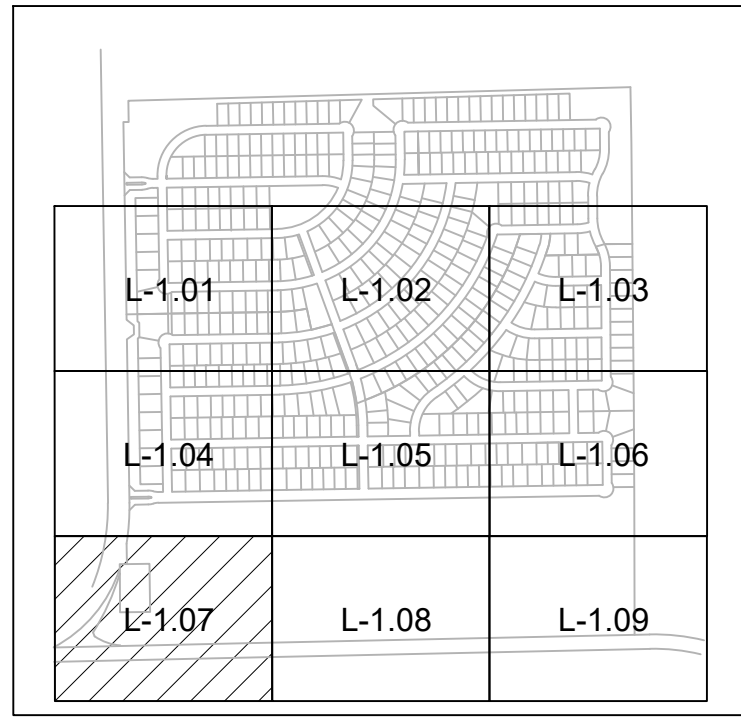
PROJECT NO.: TEMPLATE





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SHEET NUMBER
L-1.06

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- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

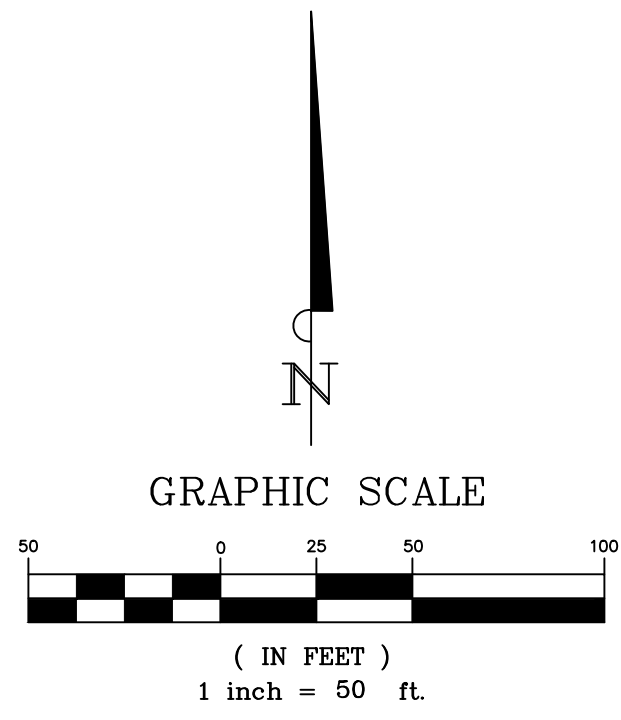
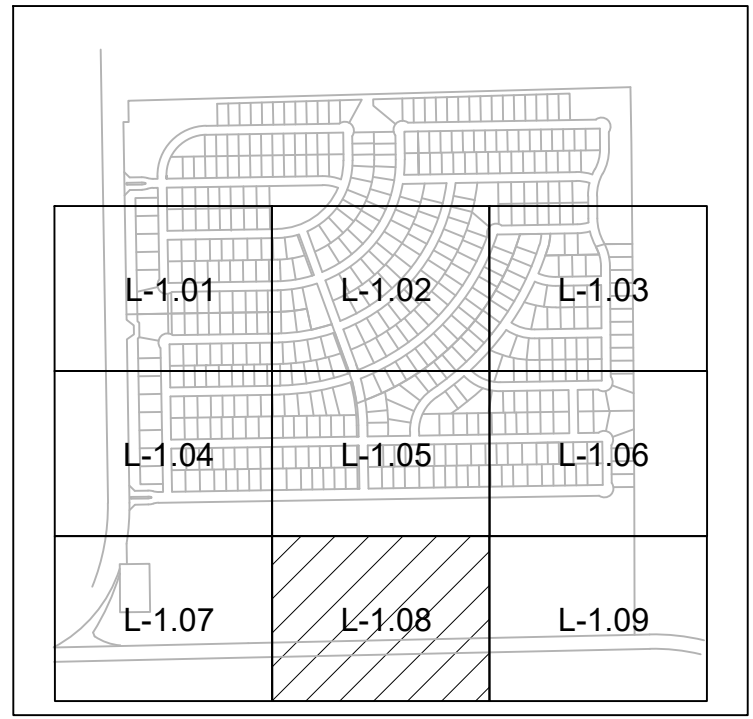
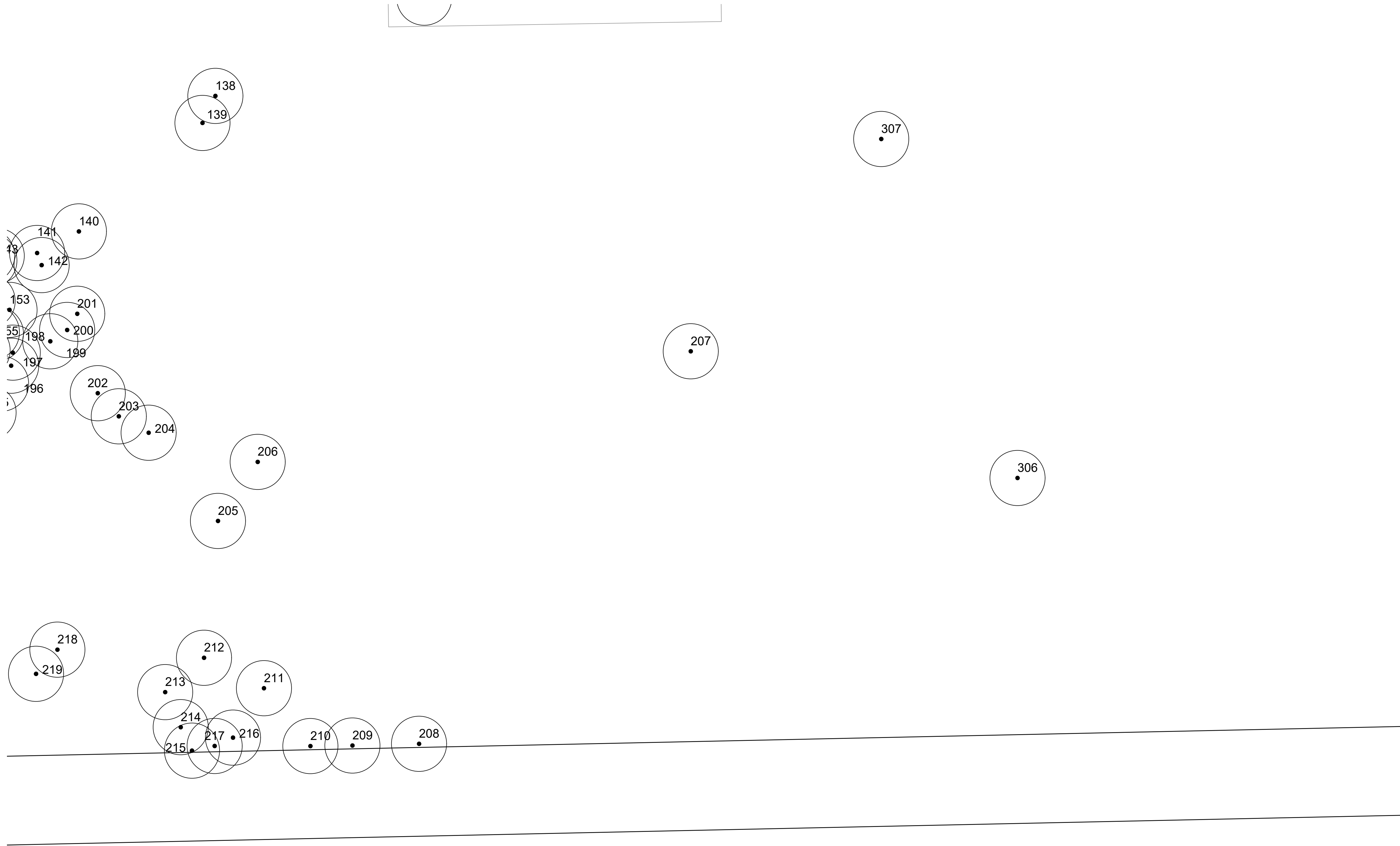
No.	Date	Revision Description



SHEET NUMBER
L-1.07

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.

File: B:\Clients\090 (Storburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson



- TREE LEGEND**
- PRESERVED EXISTING TREE
 - X REMOVED EXISTING TREE

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 REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

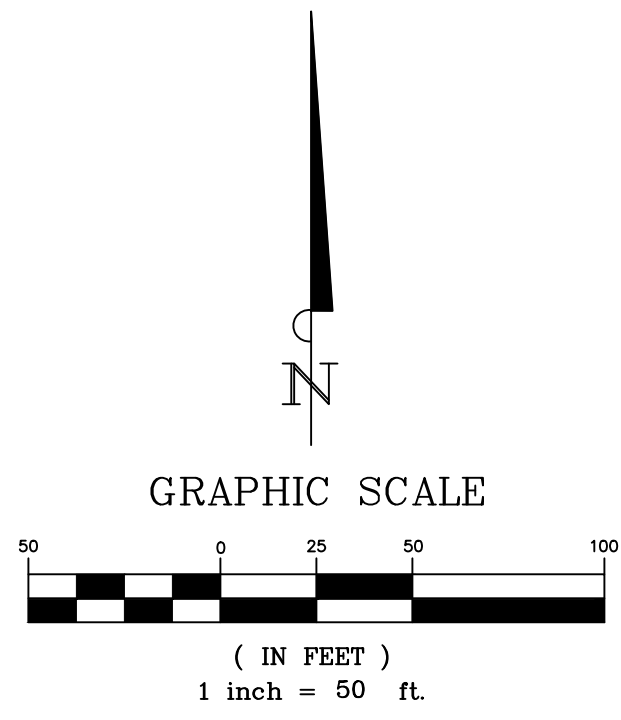
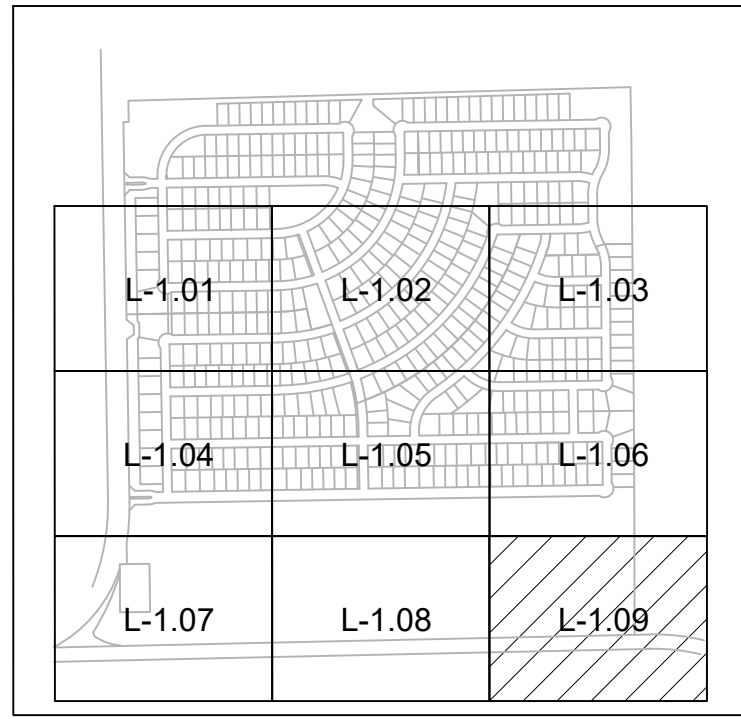
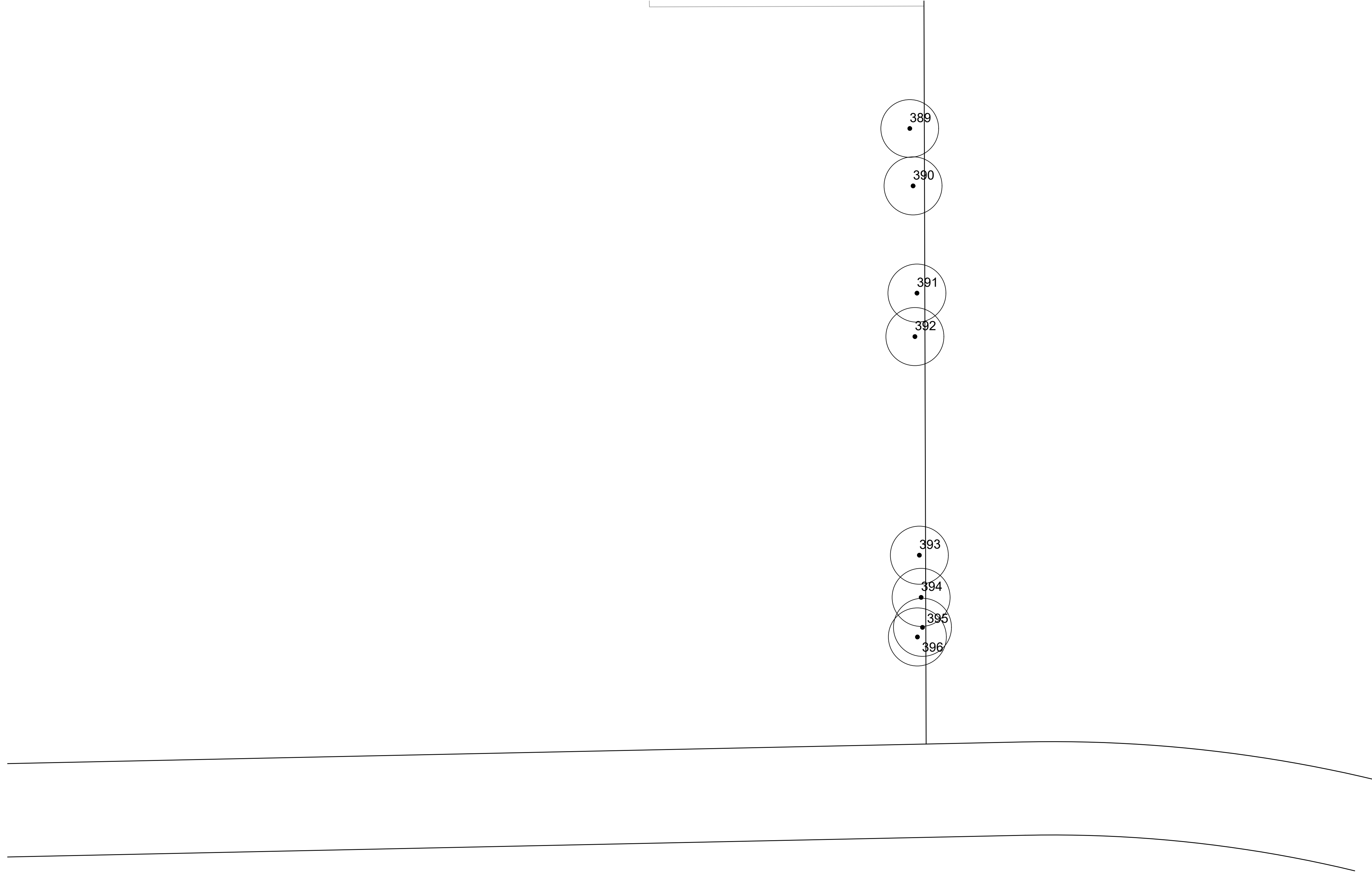
No.	Date	Revision Description



PROJECT NO.: TEMPLATE



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.

SHEET NUMBER
L-1.08



- TREE LEGEND**
-  PRESERVED EXISTING TREE
 -  REMOVED EXISTING TREE

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.



HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-1.09

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	Yes
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	-	13.0	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	-	7.1	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	-	11.1	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	-	8.4	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	-	13.5	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	-	9.1	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	-	13.5	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	-	10.3	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	-	9.6	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	-	10.9	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	-	10.2	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	-	9.8	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	-	12.1	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	-	10.4	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	-	12.3	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	-	10.0	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	-	8.1	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	-	8.9	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	-	8.6	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	-	10.6	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	-	9.7	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	-	12.4	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	-	11.0	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	-	15.9	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	-	13.2	-	-
								294.4	164.0		

Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
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Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	-	13.2	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	-	12.4	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	-	13.9	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	-	8.5	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	-	17.2	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	-	17.8	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	-	13.5	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	-	5.5	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	-	11.6	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	-	9.6	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	-	11.4	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	-	18.0	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	-	12.3	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	-	13.7	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	-	12.4	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	-	13.3	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	-	11.2	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	-	15.3	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
								125.4	230.8	44.1	

Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
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Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	-	-	N/A	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	13.3	39.4	-	25.0
								Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

307.4	538.5	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1,118.3				
Total Required Mitigation in Phase 2				

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	1,118.3
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	0.0

*300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS



HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-1.11

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.