



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22021-051

**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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**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.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 237 clem rd, Rockwall, Tx

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION SE corner of Clem Rd and FM 1141

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

CURRENT ZONING PD 21-17

CURRENT USE Farm

PROPOSED ZONING PD 21-17

PROPOSED USE Single Family

ACREAGE Approx 58.8363

LOTS [CURRENT] 0

LOTS [PROPOSED] 132

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

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

OWNER Falcon Place SF, LTD

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 214-522-4945

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

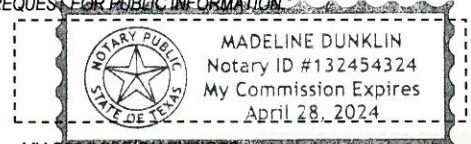
**NOTARY VERIFICATION [REQUIRED]**

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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF October, 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 12th DAY OF October, 2021

OWNER'S SIGNATURE \_\_\_\_\_

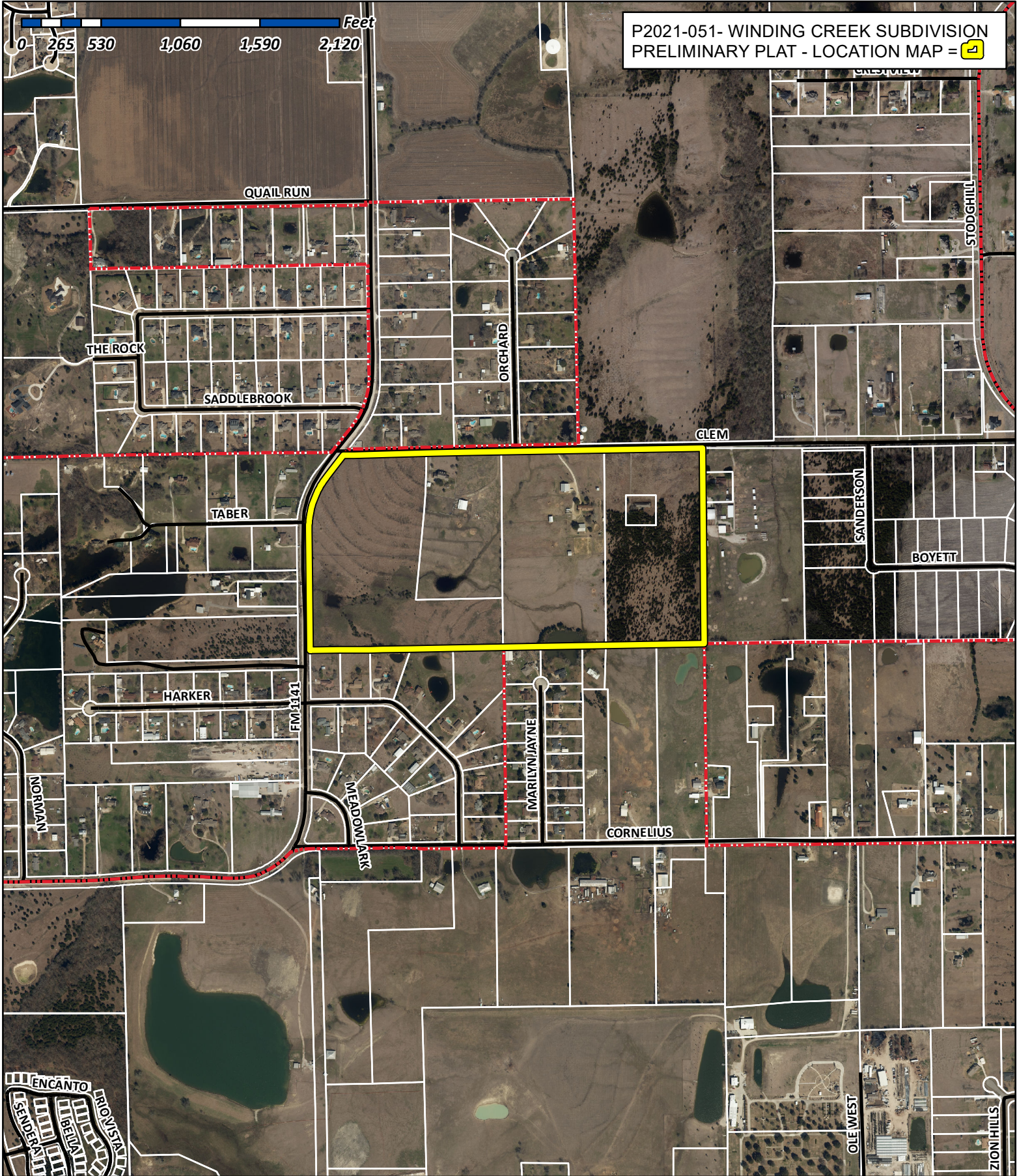


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

Madeline Dunklin

MY COMMISSION EXPIRES \_\_\_\_\_

4/28/24



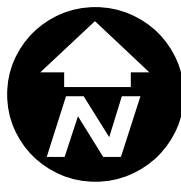
P2021-051- WINDING CREEK SUBDIVISION  
 PRELIMINARY PLAT - LOCATION MAP = 2



# City of Rockwall

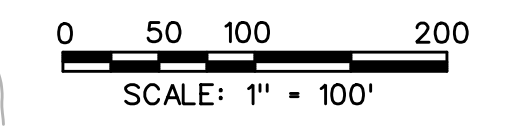
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

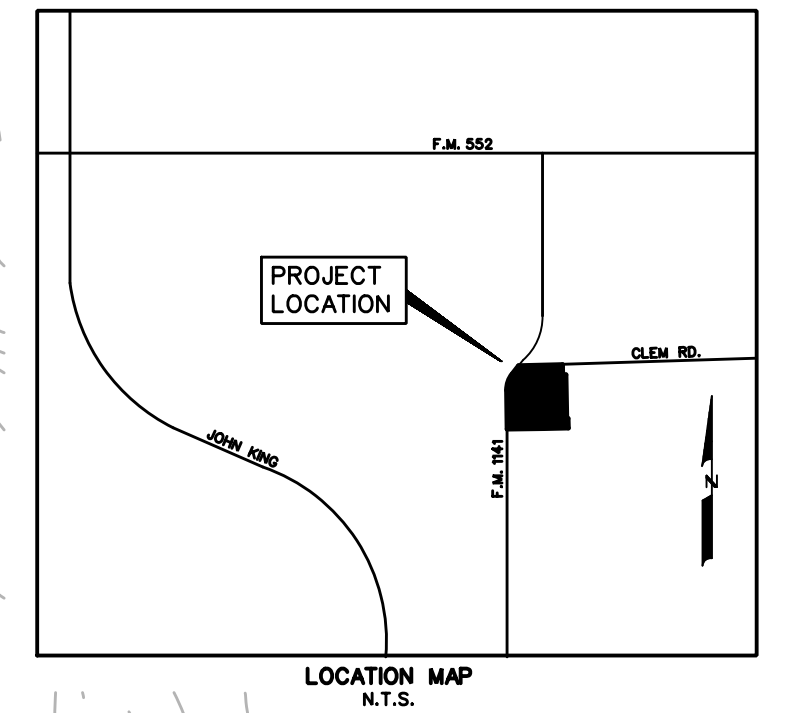
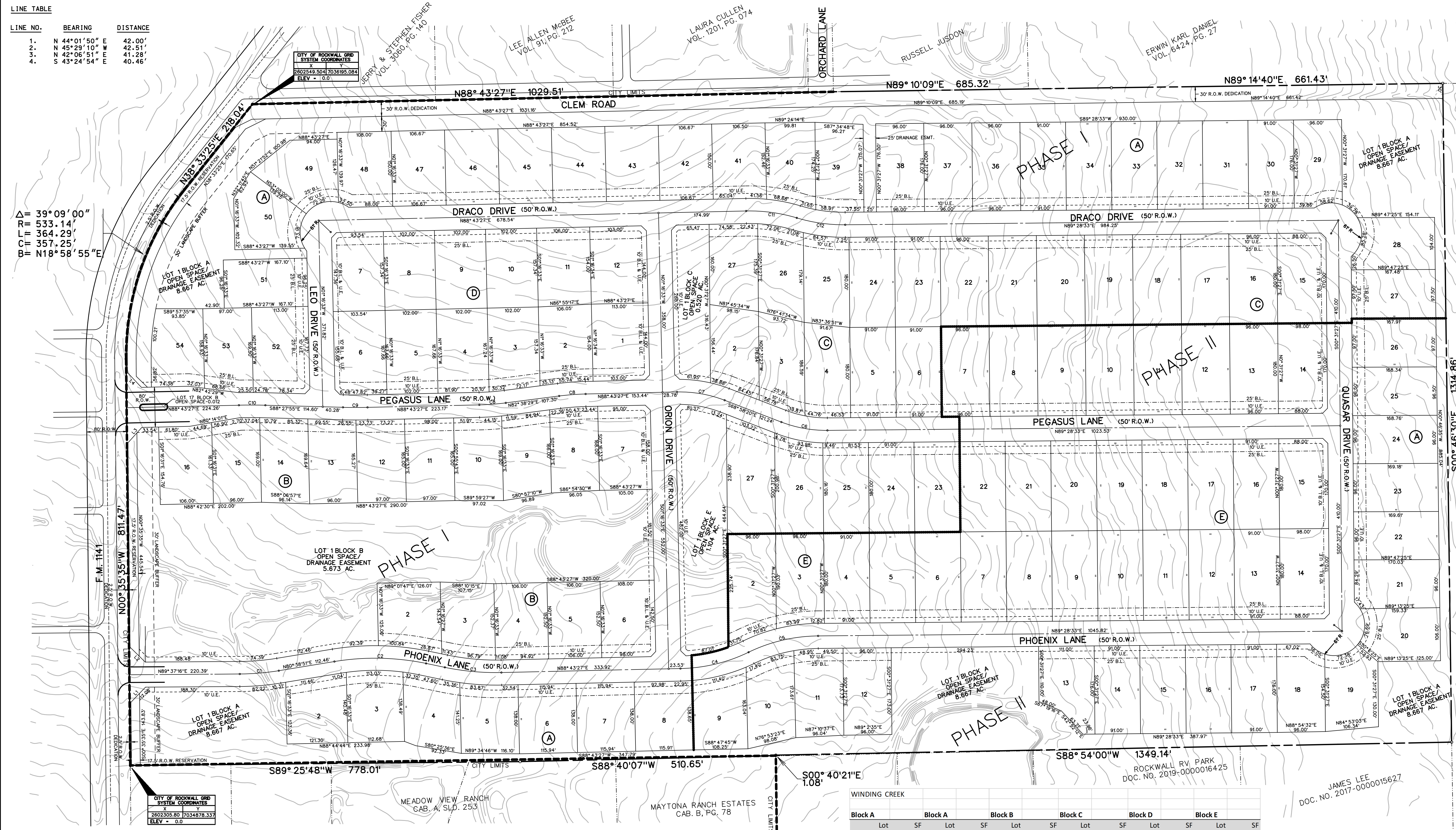


**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" W	41.28'
4.	S 43°24'54" E	40.46'



Δ = 39°09'00"  
 R = 533.14'  
 L = 364.29'  
 C = 357.25'  
 B = N18°58'55"E



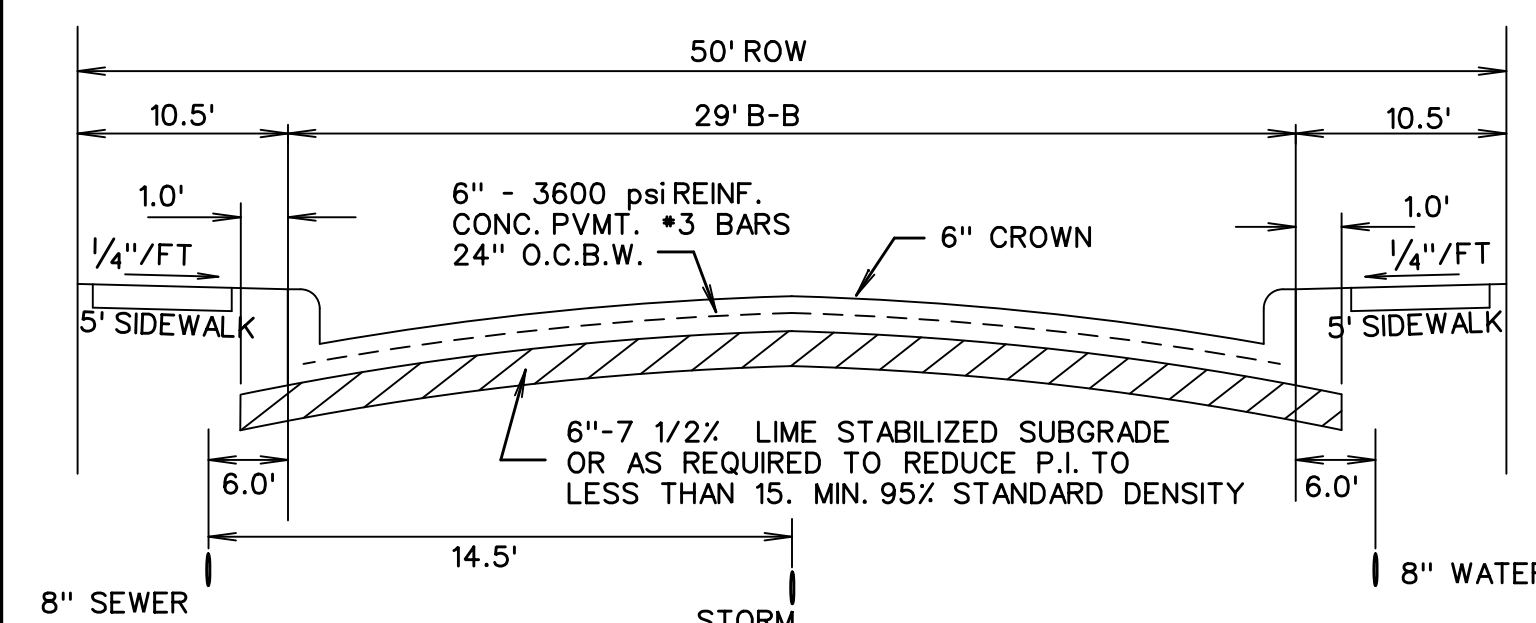
TOTAL ACRES	78.831
PHASE I TOTAL LOTS	85
PHASE II TOTAL LOTS	47
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674
EX. ZONING	PD-91
LAND USE	SINGLE FAMILY DEVELOPMENT

- LEGEND**
- B.L. - BUILDING LINE
  - D.E. - DRAINAGE EASEMENT
  - U.E. - UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - H.O.A. - HOMEOWNERS ASSOCIATION
  - - - CITY LIMIT LINE
  - - - PHASE 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.



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	S88°48'30"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	25°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	142.16'	142.59'	N76°48'14"E
6.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
7.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
8.	06°04'58"	500.00'	53.08'	53.06'	N85°40'58"E
9.	02°48'38"	1000.00'	49.05'	49.05'	S89°42'14"E
10.	02°48'42"	1077.43'	52.87'	52.87'	S89°58'11"E
11.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
12.	17°17'41"	325.00'	96.10'	97.73'	S81°52'36"E

Reviewed for preliminary Approval:

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

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

Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	377543	31	16016	1*	247097	1*	22691	1*	17351
2	16002	32	16016	2	16625	2	16057	2	16369
3	16069	33	16016	3	16045	3	16659	3	16593
4	16000	34	16016	4	16164	4	16816	4	17098
5	16001	35	16016	5	16165	5	16380	5	17101
6	16000	36	16896	6	16420	6	16380	6	17265
7	16000	37	16896	7	17590	7	17280	7	16240
8	16000	38	16896	8	16143	8	17280	8	16048
9	16001	39	16976	9	16074	9	17280	9	16048
10	16403	40	16012	10	16053	10	17280	10	16048
11	16997	41	16009	11	16087	11	17280	11	16500
12	16642	42	16000	12	16007	12	17280	12	17352
13	16030	43	16000	13	16062	13	17280	13	16380
14	16016	44	16000	14	16257	14	17590	14	17590
15	16016	45	16000	15	16047	15	17590	15	17590
16	16016	46	16000	16	16548	16	17280	16	16380
17	16016	47	16000	17*	511	17	17280	17	16380
18	16489	48	16084	18	17280	18	17280	18	16380
19	16092	49	17353	19	17280	19	17280	19	16380
20	16035	50	16037	20	17280	20	17280	20	16380
21	16404	51	16083	21	17280	21	17280	21	16380
22	16302	52	19383	22	17280	22	17280	22	16380
23	16261	53	16064	23	16380	23	16380	23	16380
24	16221	54	16056	24	16380	24	16380	24	16380
25	16264			25	16160	25	16380	25	16380
26	16307			26	16300	26	18006	26	18006
27	16350			27	16300	27	16300	27	21114
28	16125								
29	16482								
30	16016								

JAMES LEE  
 DOC. NO. 2017-0000015627

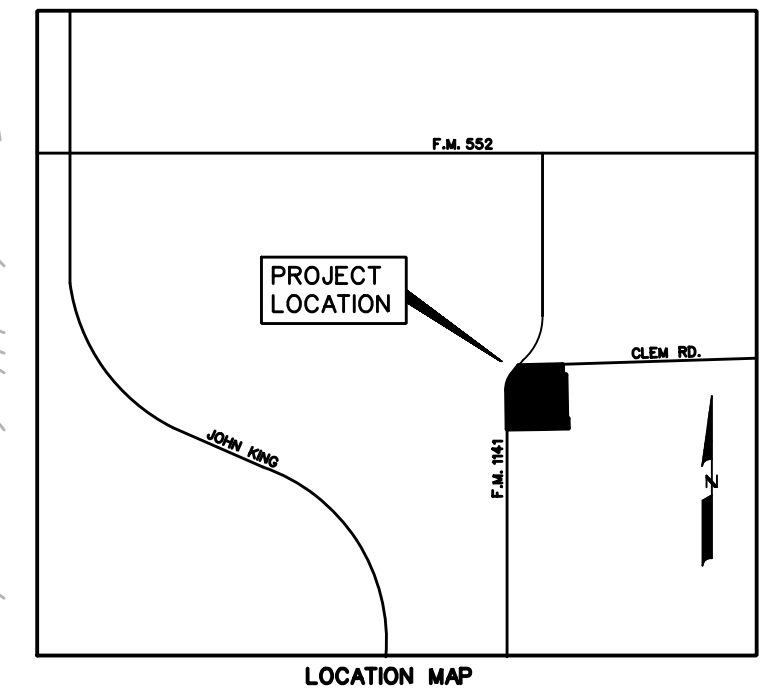
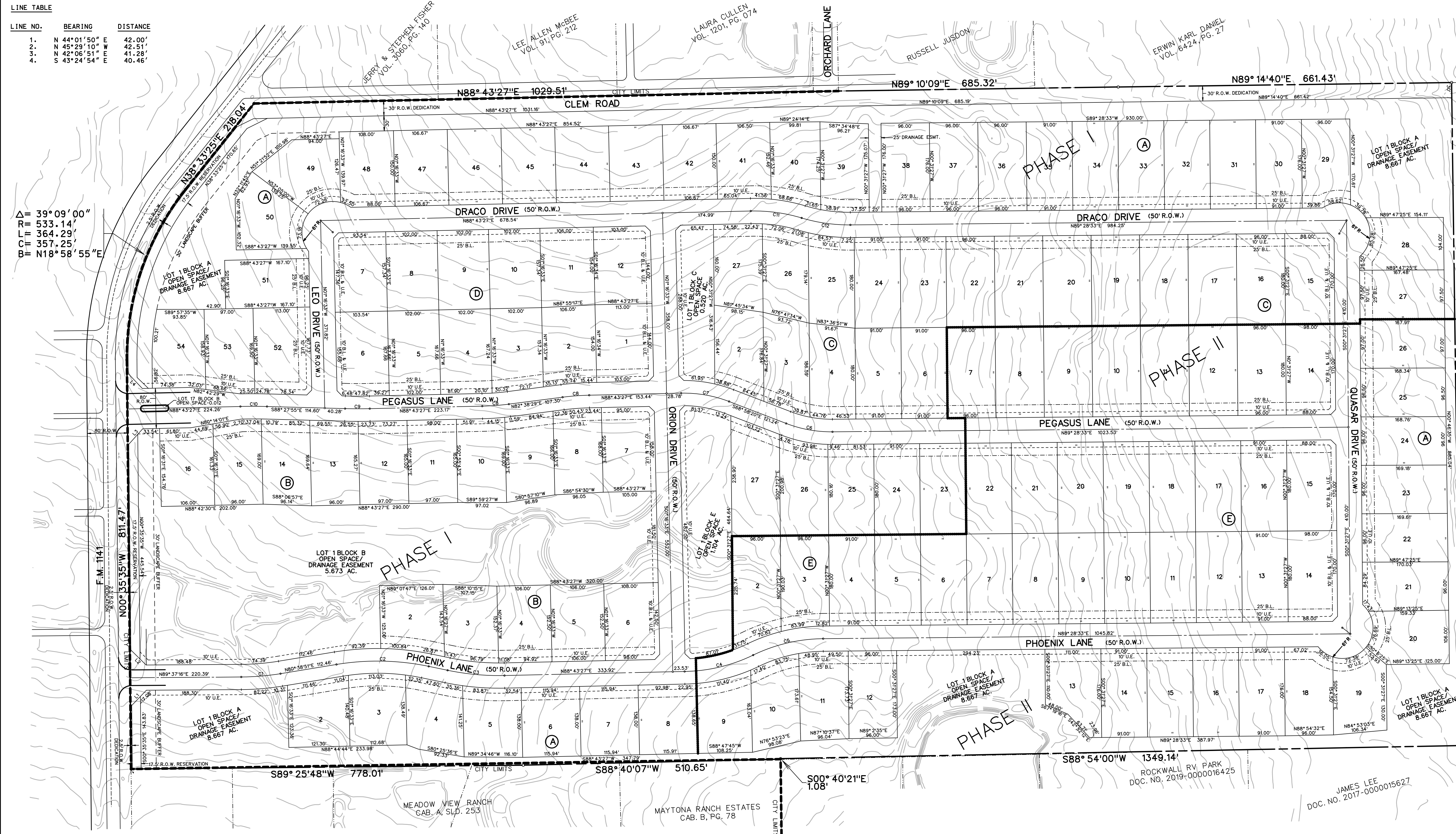
PRELIMINARY PLAT  
 OF  
**WINDING CREEK**  
 LOTS 1-54, BLOCK A  
 LOTS 1-16, BLOCK B  
 LOTS 1-27, BLOCK C  
 LOTS 1-12, BLOCK D  
 LOTS 1-27, BLOCK E  
 TOTAL ACRES 78.831  
 TOTAL RESIDENTIAL LOTS 132  
 TOTAL OPEN SPACE LOTS 4  
 OUT OF THE  
 J.M. GLASS SURVEY, ABSTRACT NO. 88  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNERS  
 REDDY K. VASUNDHARA &  
 ALEX R. FREEMAN  
 100 N. CENTRAL EXPRESSWAY, STE. 108  
 DALLAS, TEXAS 75080  
 APPLICANT/OWNER  
 FALCON PLACE SF, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945  
 GORDON C. FOGG  
 PO BOX 842  
 ROCKWALL, TEXAS 75087  
 OCTOBER 2021 SCALE 1" = 100'  
 CASE #P2021-026

**LINE TABLE**

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MASTER PLAT OF  
**WINDING CREEK**  
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LOTS 1-16, BLOCK B  
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OUT OF THE  
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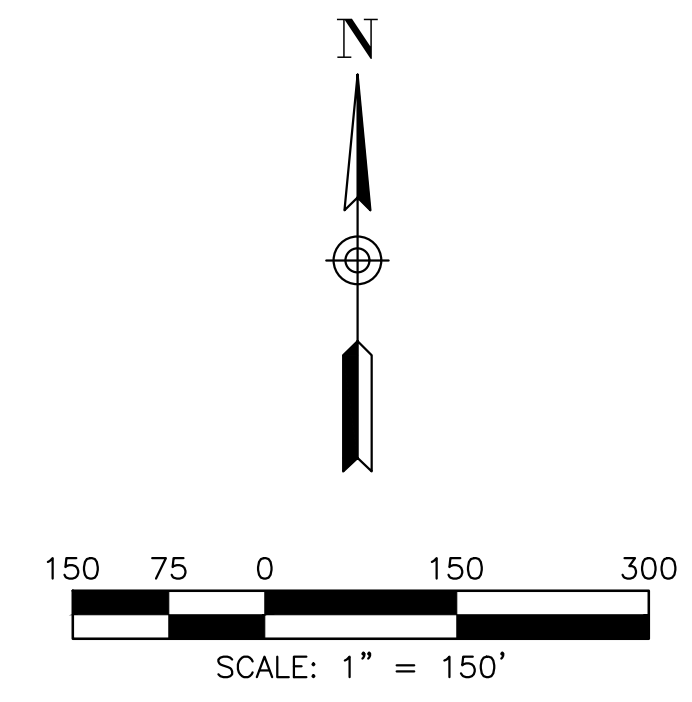
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
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214-522-4945

GORDON C. FOGG  
PO BOX 842  
ROCKWALL, TEXAS 75087  
OCTOBER 2021 SCALE 1" = 100'

LEGEND	
— 544 —	EXISTING 1 FOOT CONTOUR INTERVAL
---	DRAINAGE DIVIDE
(B6)	DRAINAGE AREA
→	DIRECTION OF RUNOFF
---	CONCEPTUAL STORM ALIGNMENT

PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN



PROPOSED RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
A1	0.57	10	0.5	9.8	2.8
A2	0.40	10	0.5	9.8	2.0
A3	1.64	10	0.5	9.8	8.0
A4	0.86	10	0.5	9.8	4.2
A5	1.01	10	0.5	9.8	4.9
A6	3.18	10	0.5	9.8	15.6
A7	1.73	10	0.5	9.8	8.5
A8	2.99	10	0.5	9.8	14.6
A9	2.81	10	0.5	9.8	13.8
A10	0.89	10	0.5	9.8	4.4
A11	2.21	10	0.5	9.8	10.8
A12	2.18	10	0.5	9.8	10.7
A13	3.28	10	0.5	9.8	16.1
A14	3.21	10	0.5	9.8	15.7
A15	1.84	10	0.5	9.8	9.0
A16	2.23	10	0.5	9.8	10.9
A17	3.20	10	0.5	9.8	15.7
A18	2.50	10	0.5	9.8	12.3
A19	0.44	10	0.5	9.8	2.1
A20	0.61	10	0.5	9.8	3.0
A21	1.76	10	0.5	9.8	8.6
A22	0.85	10	0.5	9.8	4.1
B1	2.43	10	0.5	9.8	11.9
B2	1.45	10	0.5	9.8	7.1
B3	2.13	10	0.5	9.8	10.4
B4	2.19	10	0.5	9.8	10.7
B5	2.37	10	0.5	9.8	11.6
B6	2.74	10	0.5	9.8	13.4
C1	1.40	10	0.5	9.8	6.8
C2	1.60	10	0.5	9.8	7.8
D1	2.25	10	0.5	9.8	11.0
D2	1.06	10	0.5	9.8	5.2
E1	3.45	10	0.5	9.8	16.9
F1	8.93	10	0.5	9.8	43.8
X1	12.60	20	0.5	8.33	52.5
X2	0.90	10	0.9	9.8	7.9
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X6	0.83	10	0.9	9.8	7.3
X7	0.56	10	0.9	9.8	4.9
X8	4.00	10	0.5	9.8	19.6
X9	2.92	10	0.5	9.8	14.3

PRELIMINARY  
THIS IS A  
PRELIMINARY  
DOCUMENT, FOR  
REVIEW ONLY.

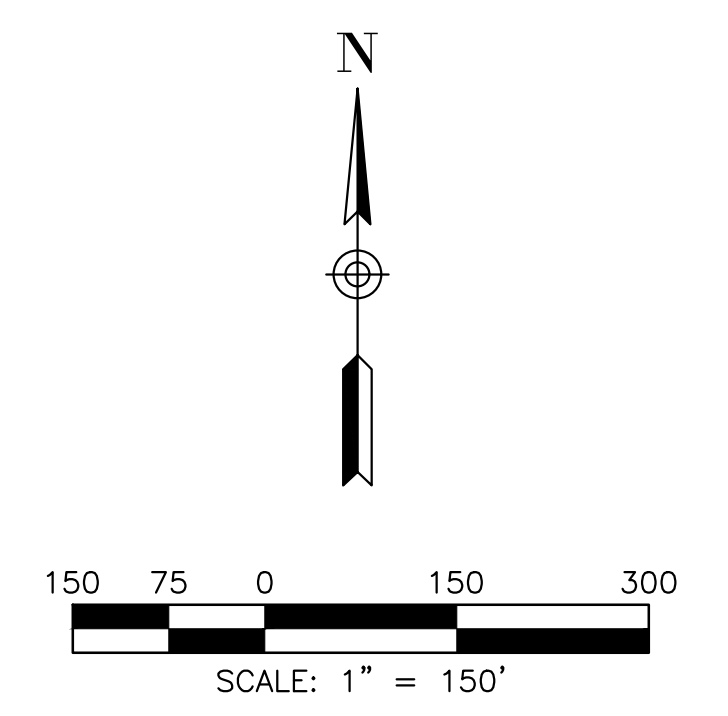
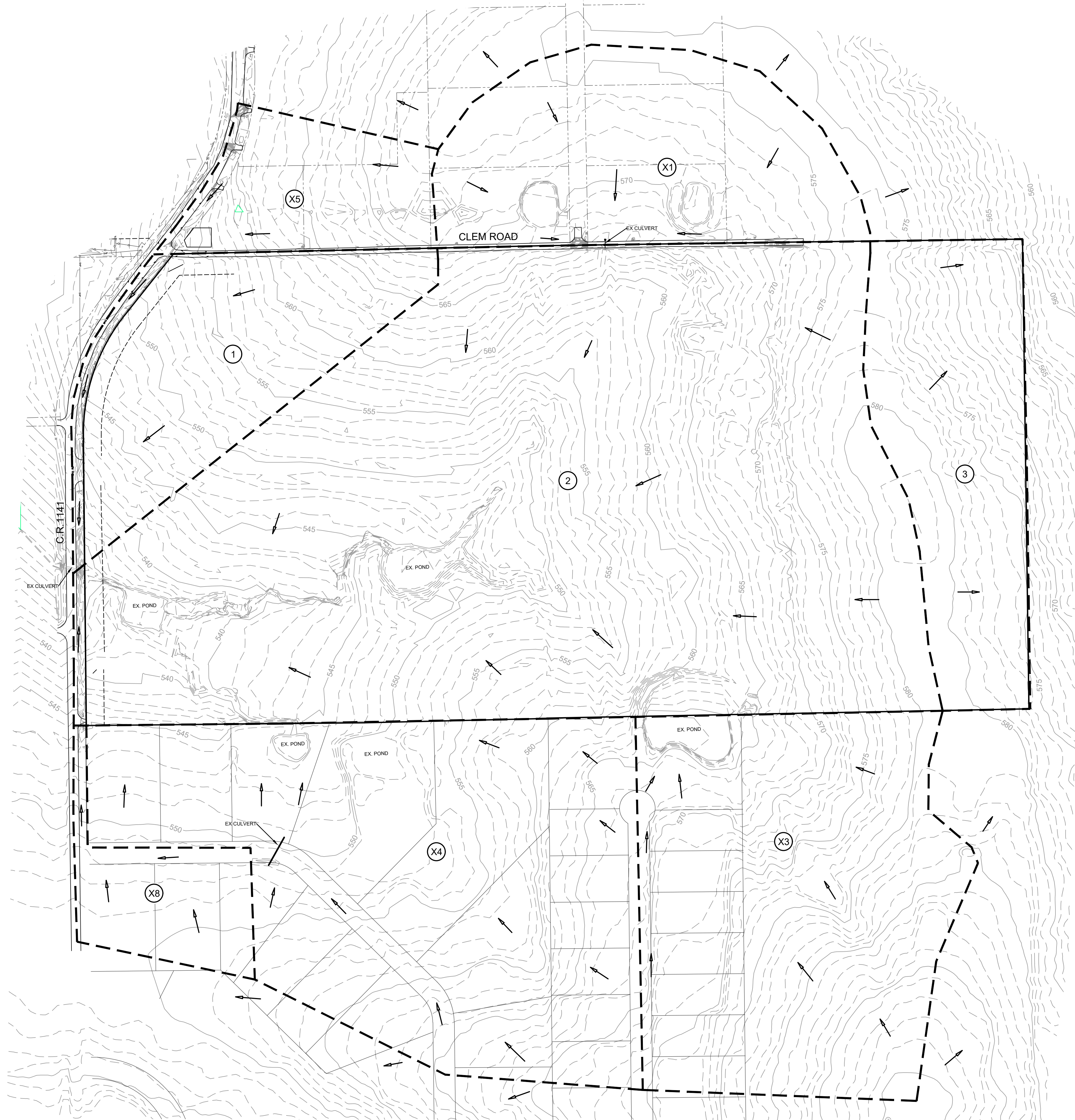
CONCEPTUAL DRAINAGE AREA MAP  
WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com


DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		10/15/2021			1 OF 1



EXISTING RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
1	10.79	20	0.35	8.33	31.5
2	58.25	20	0.35	9.8	199.8
3	10.99	20	0.35	9.8	37.7
X1	12.60	20	0.5	8.33	52.5
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X8	4.00	10	0.5	9.8	19.6

LEGEND	
-544	EXISTING 1 FOOT CONTOUR INTERVAL
---	DRAINAGE DIVIDE
(B6)	DRAINAGE AREA
→	DIRECTION OF RUNOFF

PRELIMINARY  
 THIS IS A  
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<b>EXISTING DRAINAGE AREA MAP</b>				
<b>WINDING CREEK</b>				
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS				
		<b>CIVIL ENGINEERING          DESIGN &amp; CONSULTING</b> <small>(Tex. Reg. No. F-456)</small> 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #
		10/15/2021		
				SHEET NO. 1 OF 1

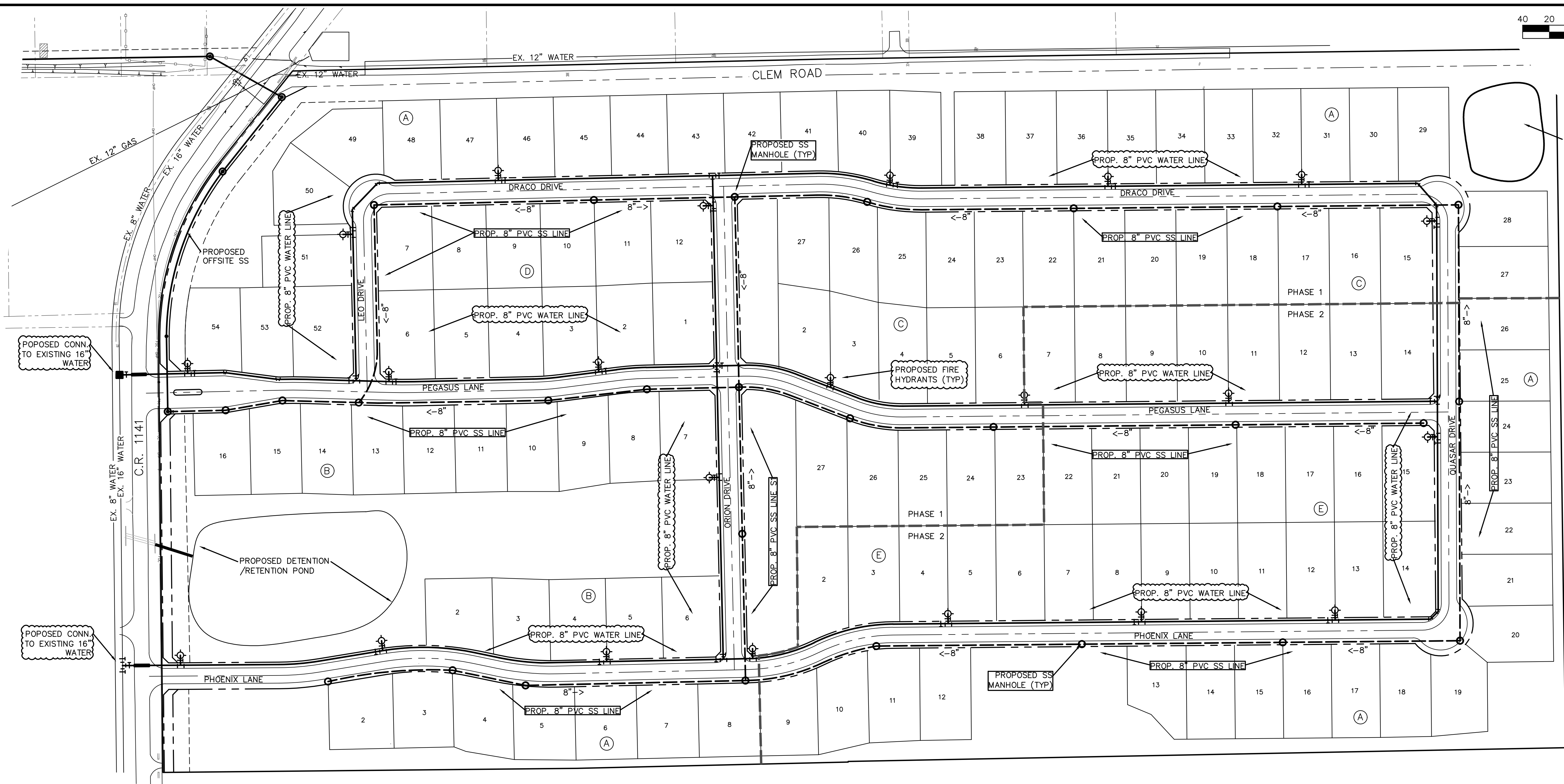


SCALE:  
HORIZ: 1"=100'

N



PROPOSED DETENTION POND



- WATER NOTES:**
1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2016 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 4TH EDITION, DATED OCTOBER 2004. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL WATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.
  3. ALL WATER PIPE SHALL BE AWWA C900 PVC PIPE, DR-14 PC 305 (BLUE IN COLOR), UNLESS SPECIFIED OTHERWISE IN CITY OF ROCKWALL STANDARDS.
  4. INSTALL BLUE EMS LOCATOR PADS ALONG WATER LINES AT EVERY TWO HUNDRED FIFTY (250') FEET, CHANGES IN DIRECTION, VALVE, CURB STOP AND SERVICE CONNECTION TO THE WATER MAIN AND ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWALL STANDARDS.
  5. REFER TO CITY OF ROCKWALL STANDARDS FOR WATER PIPE EMBEDMENT.
  6. MINIMUM COVER FOR WATER PIPE UNDER PAVEMENT IS 4'.
  7. WATER SERVICES SHALL BE SDR-9 (POLYTUBE) HAVING A MINIMUM SIZE OF ONE INCH (1"). METER BOXES SHALL BE SET BETWEEN THE SIDEWALK AND THE BACK OF CURB AS SPECIFIED IN CITY OF ROCKWALL STANDARDS.

- WASTEWATER NOTES:**
1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2016 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 4TH EDITION, DATED OCTOBER 2004. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL WASTEWATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.
  2. ALL WASTEWATER PIPE SHALL BE SDR 35 FOR DEPTHS UP TO 10 FEET AND SDR 26 FOR DEPTHS GREATER THAN 10 FEET.
  3. A GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN, AND AT ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWALL STANDARDS.
  4. MANHOLES SHALL CONFORM TO CITY OF ROCKWALL STANDARDS.
  5. RAVEN EPOXY COATING, CONSHIELD, OR APPROVED EQUAL, SHALL BE INSTALLED IN ALL MANHOLES.

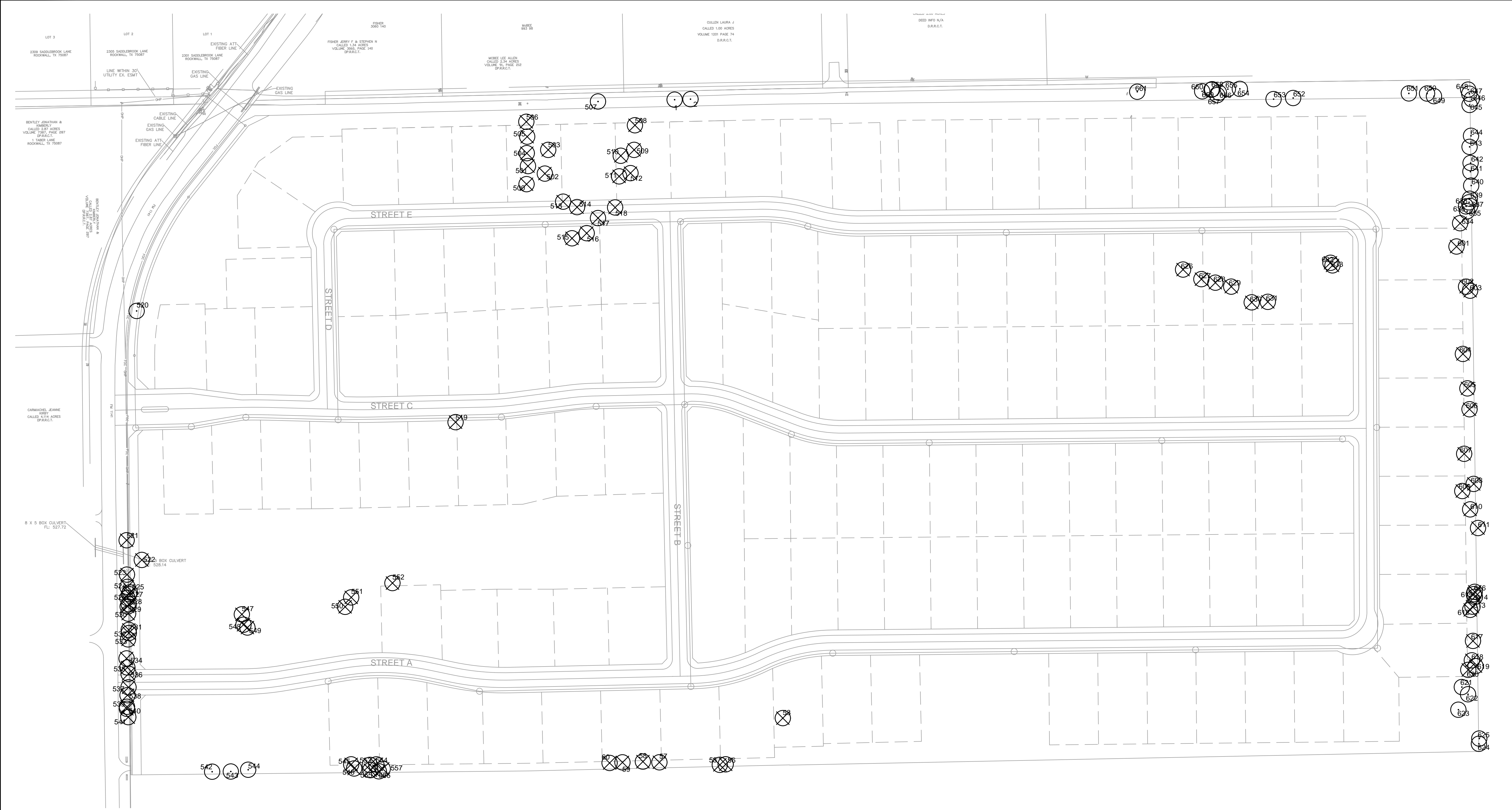
FINAL LOCATIONS OF SANITARY SEWER MANHOLES AND FIRE HYDRANTS WILL BE DETERMINED DURING FINAL DESIGN.

SYMBOL LEGEND	
	PROPOSED 8" WATER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT

PRELIMINARY  
THIS IS A  
PRELIMINARY  
DOCUMENT, FOR  
REVIEW ONLY.

<b>PRELIMINARY SANITARY SEWER PLAN</b>				
<b>WINDING CREEK</b>				
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS				
		<b>DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED BCP	CHECKED SDA	DATE 10/15/2021	DWG FILE WC_Preliminary utility	PROJECT # SKO_WC
				SHEET NO.

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L-1.0 Tree Preservation Plan.dwg || Date Plotted: 10/14/2021 3:50 PM || Plotted By: mwilson



<b>TOTAL MITIGATION REQUIRED</b>	<b>911.3</b>
<b>TOTAL CREDITS PROVIDED</b>	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	398.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(246.7)
<b>REMAINING MITIGATION REQUIRED</b>	<b>0.0</b>

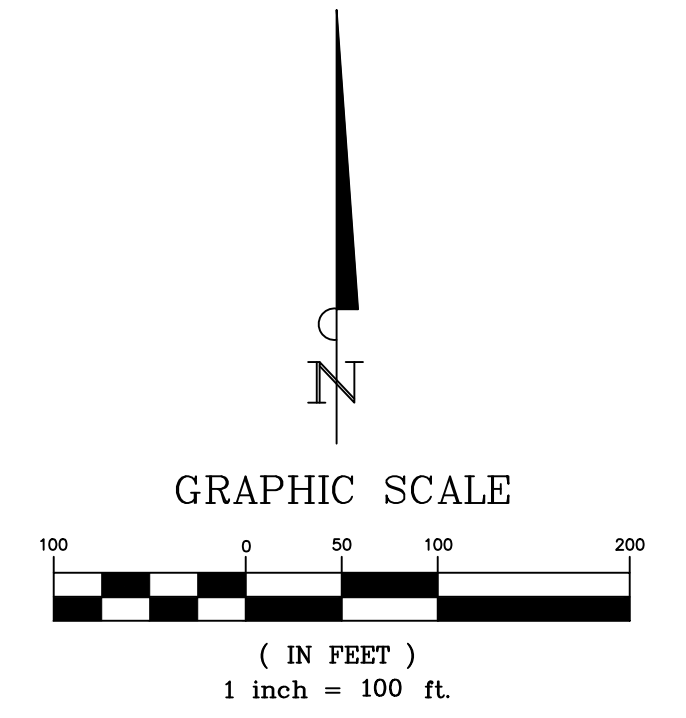
**SITE DATA**  
 ACREAGE: 36.567  
 LOT COUNT: 59  
 (56 RESIDENTIAL,  
 3 OPEN SPACE)

**APPLICANT**  
 SKORBURG COMPANY, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225

**OWNERS**  
 REDDY K VASUNDHARA & ALEX R. FREEMAN  
 100 N. CENTRAL EXPRESSWAY, STE. 108  
 DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST  
 237 CLEM ROAD  
 ROCKWALL, TEXAS 75087

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



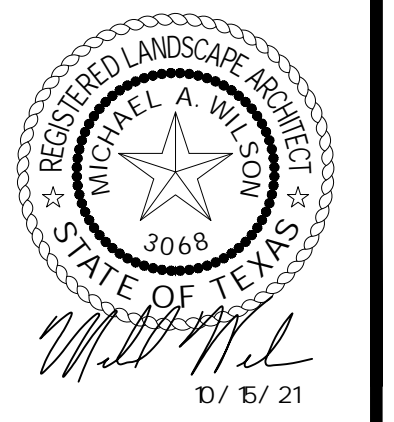
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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

**Clem Development FM 1141/Clem Rd**  
 ROCKWALL, TEXAS  
**TREESCAPE PLAN**

No.	Date	Revision Description

PROJECT NO.: TEMPLATE



**SHEET NUMBER**  
**L-3.00**



Tree #	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	32.0	sugarberry	20	Yes	Damaged	PRESERVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	PRESERVED	-	-	-	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	REMOVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black willow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmon	5	No	Healthy	REMOVED	-	4.2	-	-	-
553	12.4	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.7	-	-
555	11.0	sugarberry	10	No	Damaged	REMOVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
557	15.7	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
220.8							188.3		101.7		
							<b>Primary Protected</b>	<b>Secondary Protected</b>	<b>Non-Protected</b>	<b>Credit For Preserving</b>	

Tree #	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
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	PRESERVED	-	-	-	-	-
646	12.4	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
647	12.4	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
648	14.6	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
649	14.8	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
650	27.1	eastern red cedar	28	No	Healthy	PRESERVED	-	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	PRESERVED	-	-	-	-	-
652	25.7	sugarberry	26	No	Healthy	PRESERVED	-	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	PRESERVED	-	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	PRESERVED	-	-	-	-	-
655	27.6	Osage-orange	28	Yes	Healthy	PRESERVED	-	-	-	-	-
656	15.7	Osage-orange	17	Yes	Healthy	PRESERVED	-	-	-	-	-
657	11.8	eastern red cedar	12	No	Healthy	PRESERVED	-	-	-	-	-
658	18.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
659	17.8	Osage-orange	18	No	Healthy	PRESERVED	-	-	-	-	-
660	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
237.0							32.0		131.5		
							<b>Primary Protected</b>	<b>Secondary Protected</b>	<b>Non-Protected</b>	<b>Credit For Preserving</b>	

457.8	220.3	233.2	-	-	911.3
<b>Featured</b>	<b>Primary Protected</b>	<b>Secondary Protected</b>	<b>Non-Protected</b>	<b>Credit For Preserving</b>	<b>TOTAL</b>

<b>TOTAL MITIGATION REQUIRED</b>	<b>911.3</b>
<b>TOTAL CREDITS PROVIDED</b>	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(246.7)
<b>REMAINING MITIGATION REQUIRED</b>	<b>0.0</b>

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPOIN	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN RED CEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

