



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

- IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
- A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

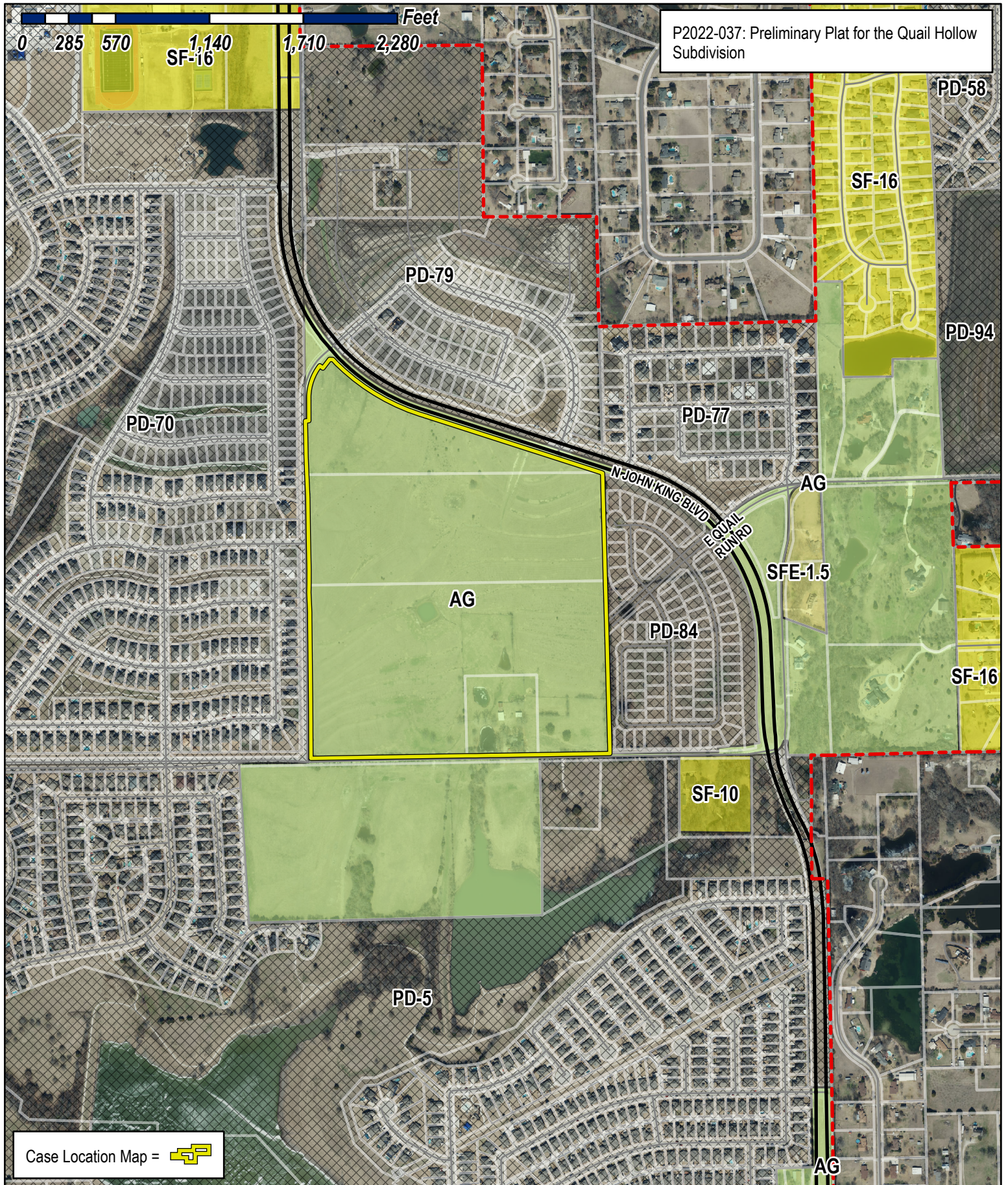
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

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

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

JORDYN N TONEY
Notary Public
for the State of Montana
Residing at:
Livingston, Montana
My Commission Expires:
January 29, 2025



City of Rockwall

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

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



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

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

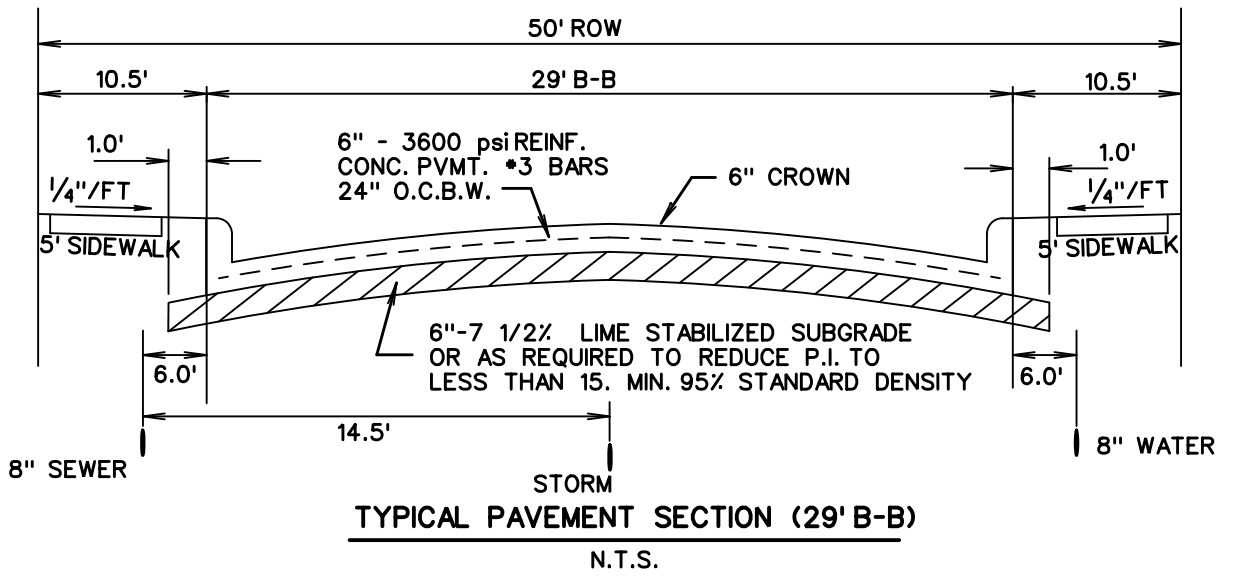
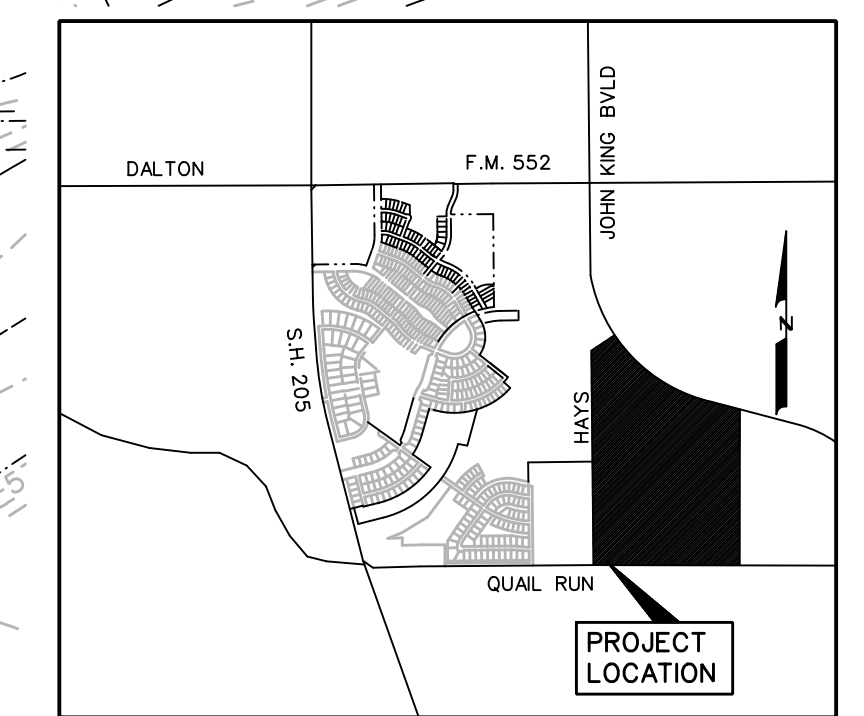
STONE CREEK PHASE VIII
DOC. NO. 20190000004513

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

STONE CREEK PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'

Δ = 38° 06' 45"
R = 320.00'
L = 242.86'
C = 208.96'
B = N18° 43' 59" W



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

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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

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

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

LINE TABLE

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

PRELIMINARY PLAT OF

QUAIL HOLLOW

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

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

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

DRAINAGE EASEMENT
DOC. NO. 2017000000568

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

MICHEL & JENNIFER WILKINSON
Doc. No. 2020-0000003578

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

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883

SADDLE STAR ESTATES
SOUTH PHASE ONE
DOC. NO. 20200000028575

30' R.O.W. DEDICATION

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

30' R.O.W. DEDICATION

L2

PEACH TREE DRIVE (50' R.O.W.)

PEACH TREE DRIVE (50' R.O.W.)

TRINITY FOREST DRIVE

PHASE II

QUAIL RUN ROAD

PHASE II

ROYAL OAKS DRIVE

MIRAMONT DR. (50' R.O.W.)

RANDAS WAY (50' R.O.W.)

RANDAS WAY

JOHN KING BOULEVARD

SB89° 34'36"W 1833.33'

S01° 26'47"E 1747.30'

S72° 03'52"E 1168.78'

20' N.W. CORNER
VOL. 812, PG. 29

LOT 1 BLOCK K
OPEN SPACE 5.263 AC.

LOT 1 BLOCK L
OPEN SPACE 4.817 AC.

LOT 8 BLOCK C
OPEN SPACE 0.361 AC.

LOT 21 BLOCK H
OPEN SPACE 0.084 AC.

LOT 21 BLOCK I
OPEN SPACE 0.084 AC.

LOT 21 BLOCK J
OPEN SPACE 0.084 AC.

LOT 1 BLOCK D
OPEN SPACE 0.854 AC.

LOT 21 BLOCK L
OPEN SPACE 0.084 AC.

LOT 21 BLOCK M
OPEN SPACE 0.084 AC.

LOT 21 BLOCK N
OPEN SPACE 0.084 AC.

LOT 21 BLOCK O
OPEN SPACE 0.084 AC.

LOT 21 BLOCK P
OPEN SPACE 0.084 AC.

LOT 21 BLOCK Q
OPEN SPACE 0.084 AC.

LOT 21 BLOCK R
OPEN SPACE 0.084 AC.

LOT 21 BLOCK S
OPEN SPACE 0.084 AC.

LOT 21 BLOCK T
OPEN SPACE 0.084 AC.

LOT 21 BLOCK U
OPEN SPACE 0.084 AC.

LOT 21 BLOCK V
OPEN SPACE 0.084 AC.

LOT 21 BLOCK W
OPEN SPACE 0.084 AC.

LOT 21 BLOCK X
OPEN SPACE 0.084 AC.

LOT 21 BLOCK Y
OPEN SPACE 0.084 AC.

LOT 21 BLOCK Z
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AD
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AE
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AI
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AJ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AK
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AL
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AM
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AN
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AO
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AP
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AQ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AR
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AS
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AT
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AU
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AV
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AW
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AX
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AY
OPEN SPACE 0.084 AC.

LOT 21 BLOCK AZ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BD
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BE
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BI
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BJ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BK
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BL
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BM
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BN
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BO
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BP
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BQ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BR
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BS
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BT
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BU
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BV
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BW
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BX
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BY
OPEN SPACE 0.084 AC.

LOT 21 BLOCK BZ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CD
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CE
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CI
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CJ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CK
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CL
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CM
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CN
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CO
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CP
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CQ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CR
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CS
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CT
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CU
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CV
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CW
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CX
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CY
OPEN SPACE 0.084 AC.

LOT 21 BLOCK CZ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DD
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DE
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DI
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DJ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DK
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DL
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DM
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DN
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DO
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DP
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DQ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DR
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DS
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DT
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DU
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DV
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DW
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DX
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DY
OPEN SPACE 0.084 AC.

LOT 21 BLOCK DZ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK ED
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EE
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EI
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EJ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EK
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EL
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EM
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EN
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EO
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EP
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EQ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK ER
OPEN SPACE 0.084 AC.

LOT 21 BLOCK ES
OPEN SPACE 0.084 AC.

LOT 21 BLOCK ET
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EU
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EV
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EW
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EX
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EY
OPEN SPACE 0.084 AC.

LOT 21 BLOCK EZ
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FA
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FB
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FC
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FD
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FE
OPEN SPACE 0.084 AC.

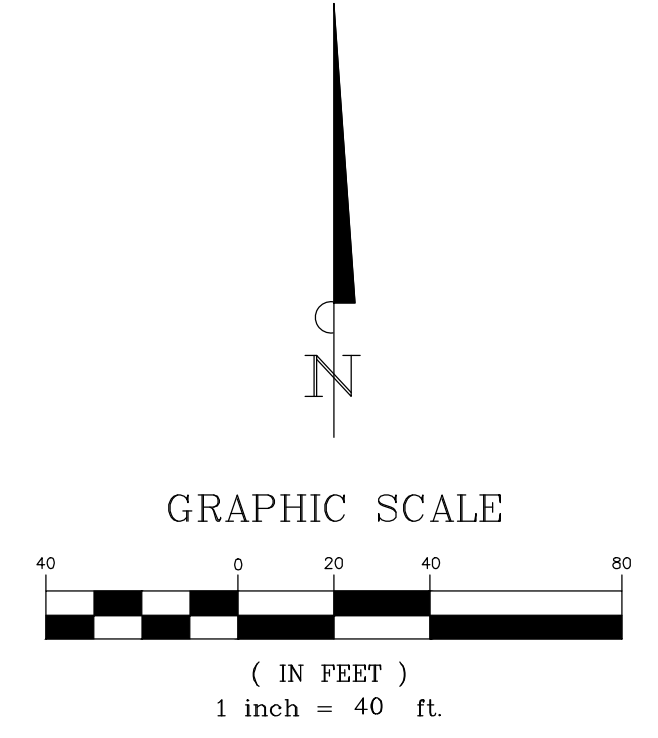
LOT 21 BLOCK FF
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FG
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FH
OPEN SPACE 0.084 AC.

LOT 21 BLOCK FI
OPEN SPACE 0.084 AC.

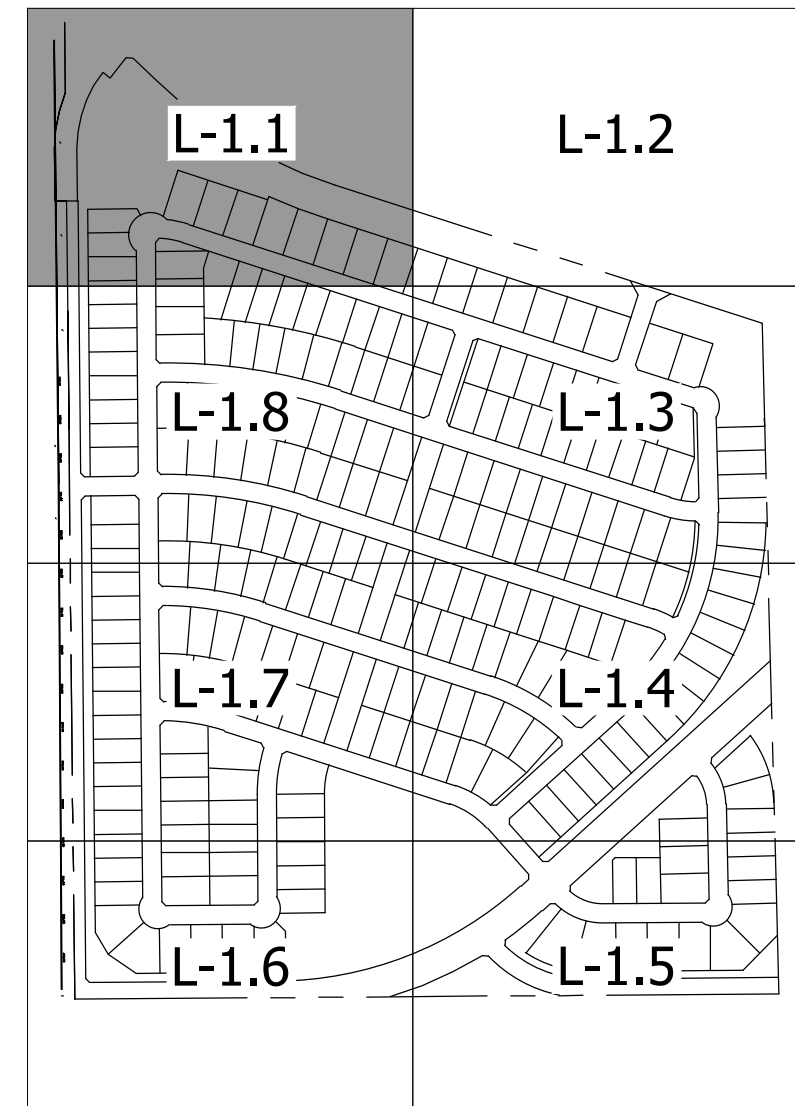
LOT 21 BLOCK FJ
OPEN SPACE 0.084 AC.



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



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

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

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

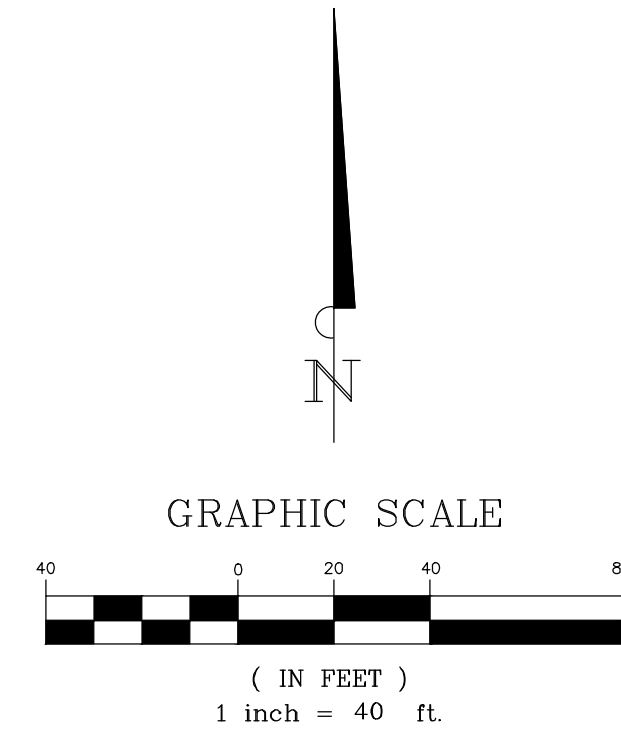
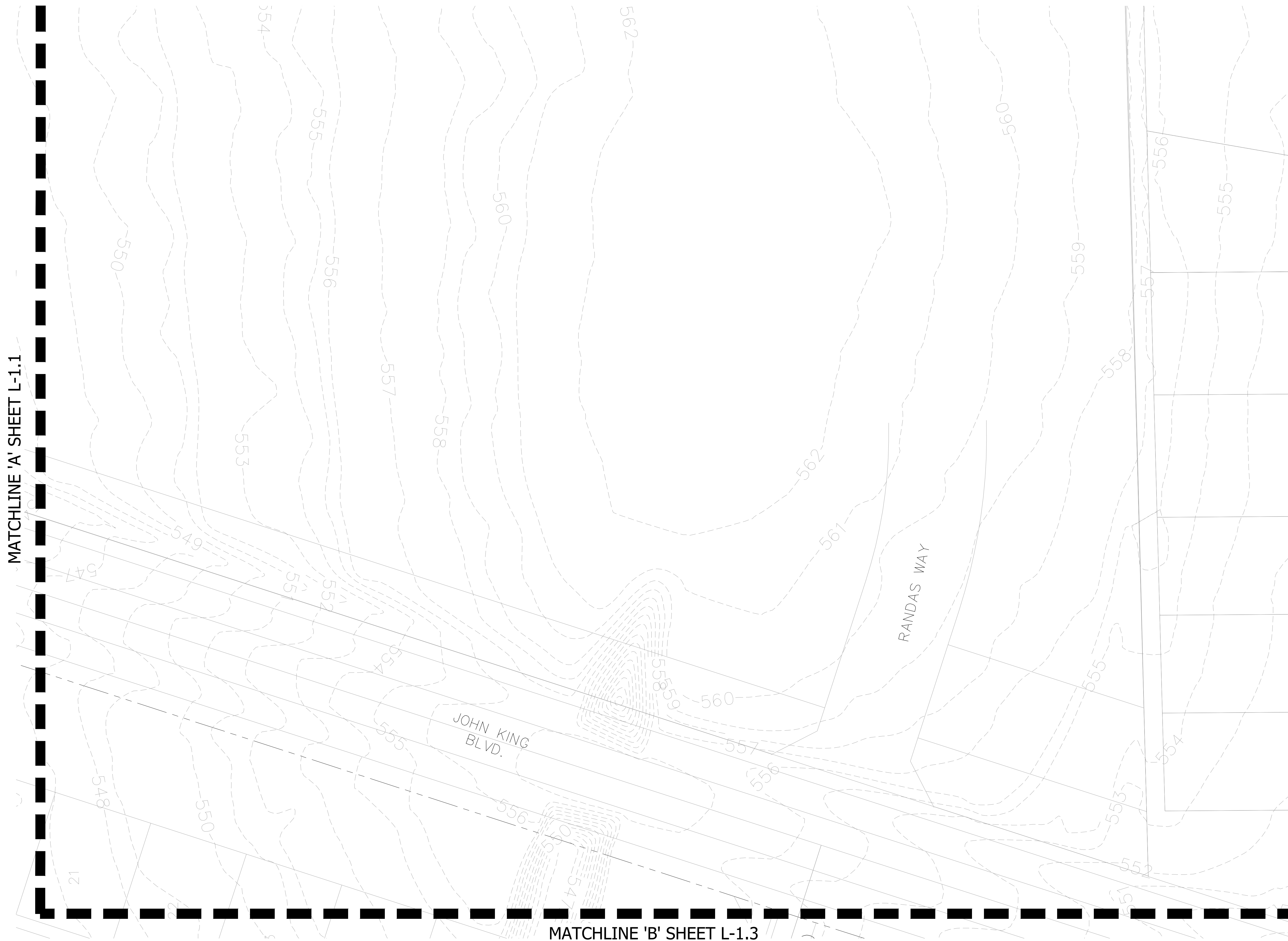
HANCE DEVELOPMENT
 ROCKWALL, TEXAS
TREE PRESERVATION PLAN

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |



SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



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

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

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

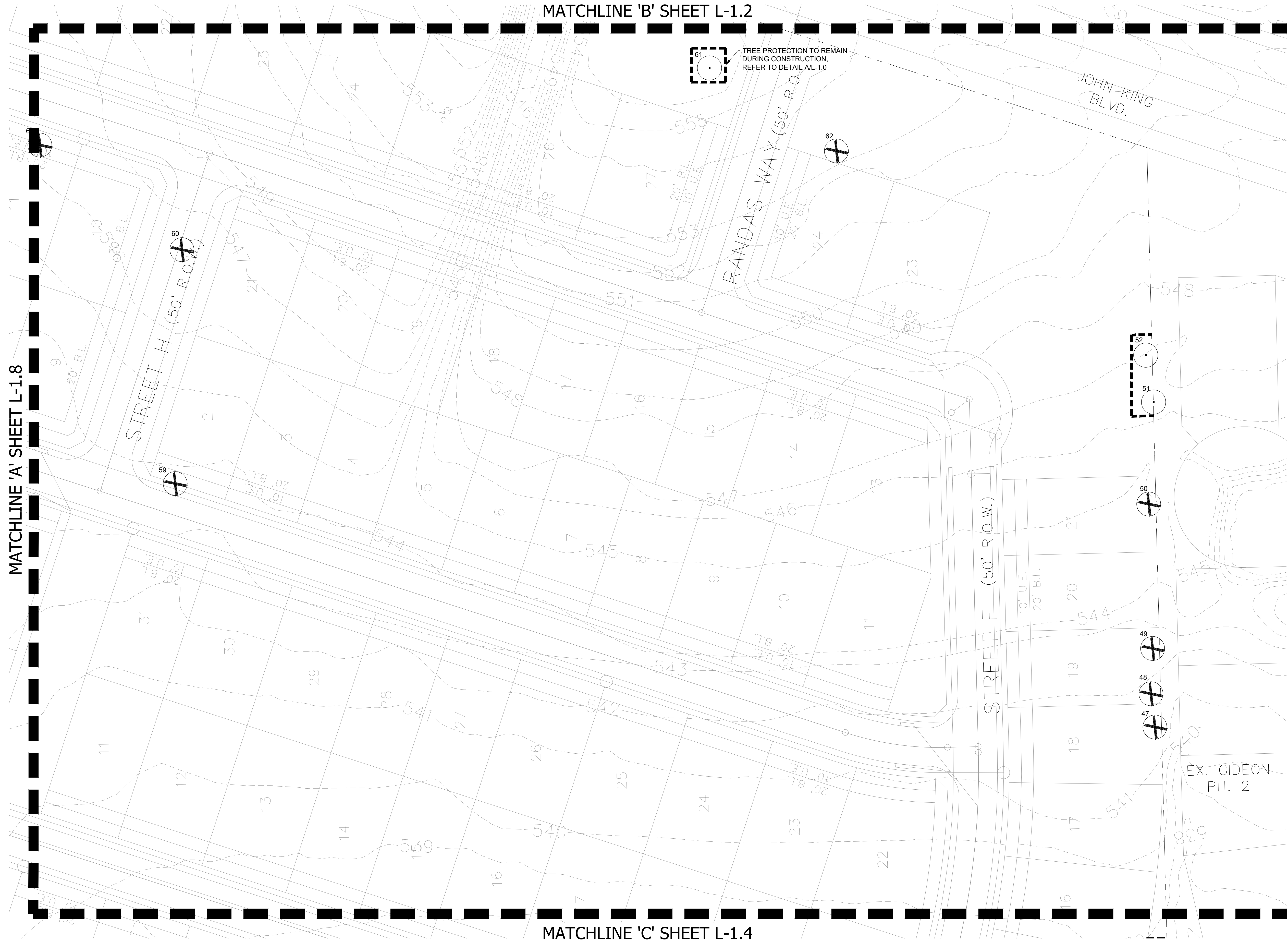
| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |

PROJECT NO.: 090-22-009

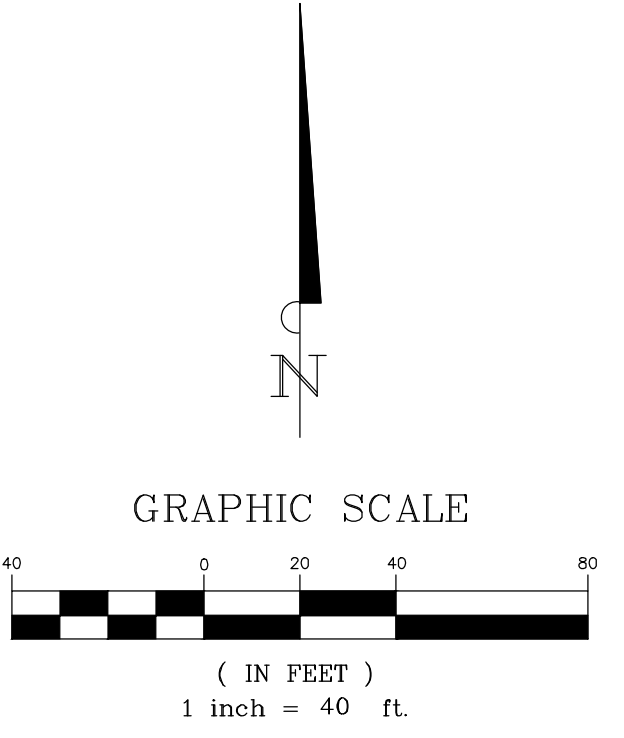


SHEET NO.

L-1.2



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



KEY MAP
SCALE: 1"=500'



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

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

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |



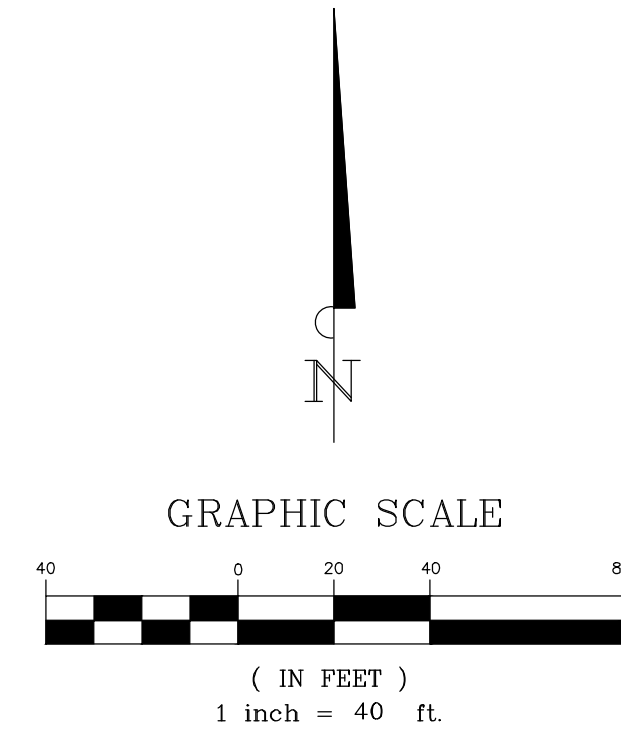
PROJECT NO.: 090-22-009

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'



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

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

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |



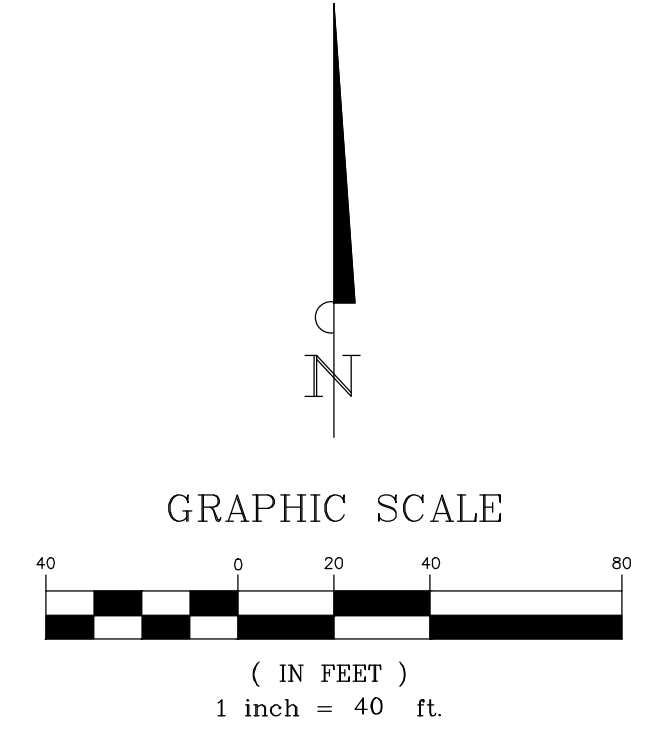
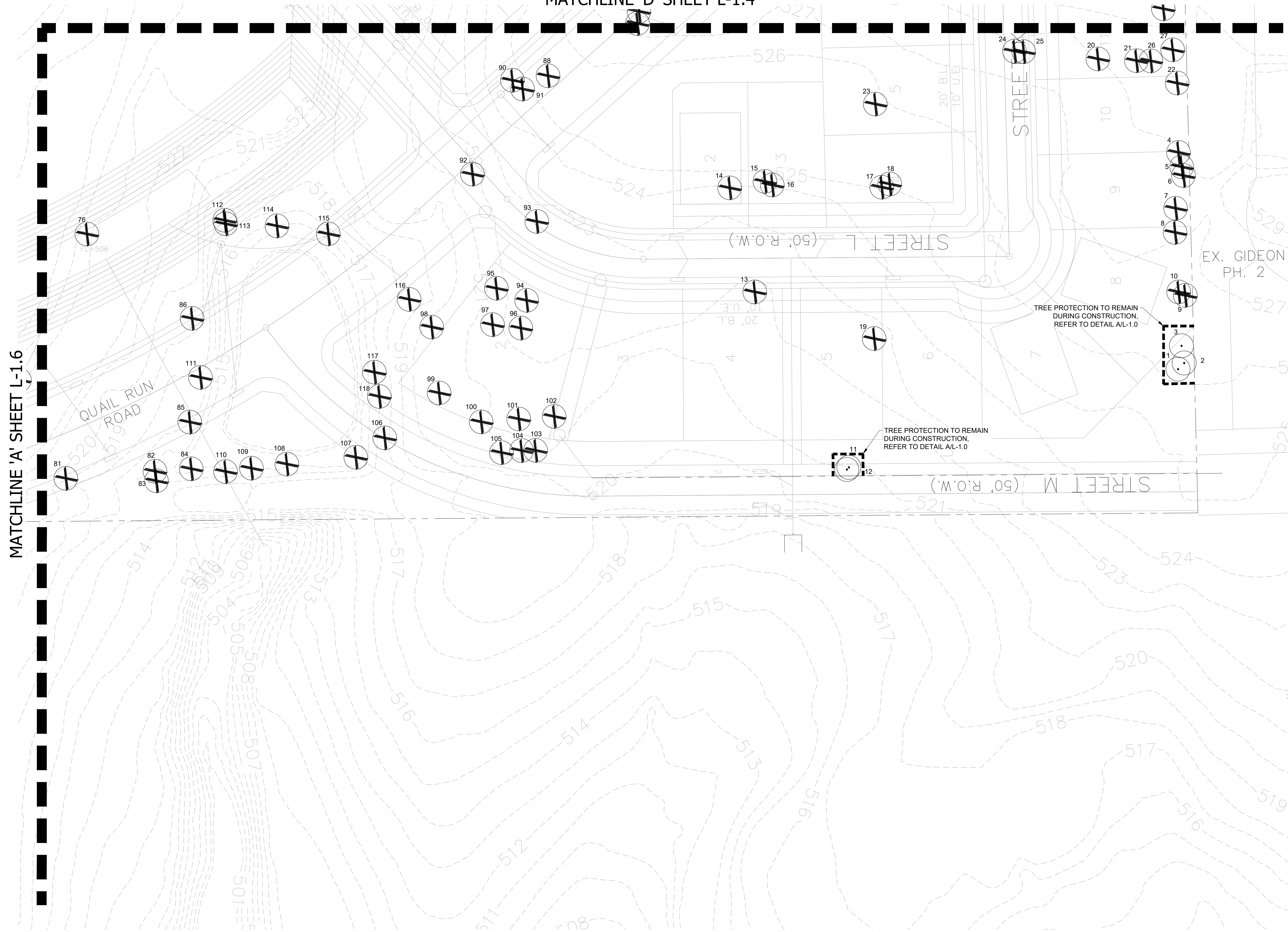
SHEET NO.

L-1.4

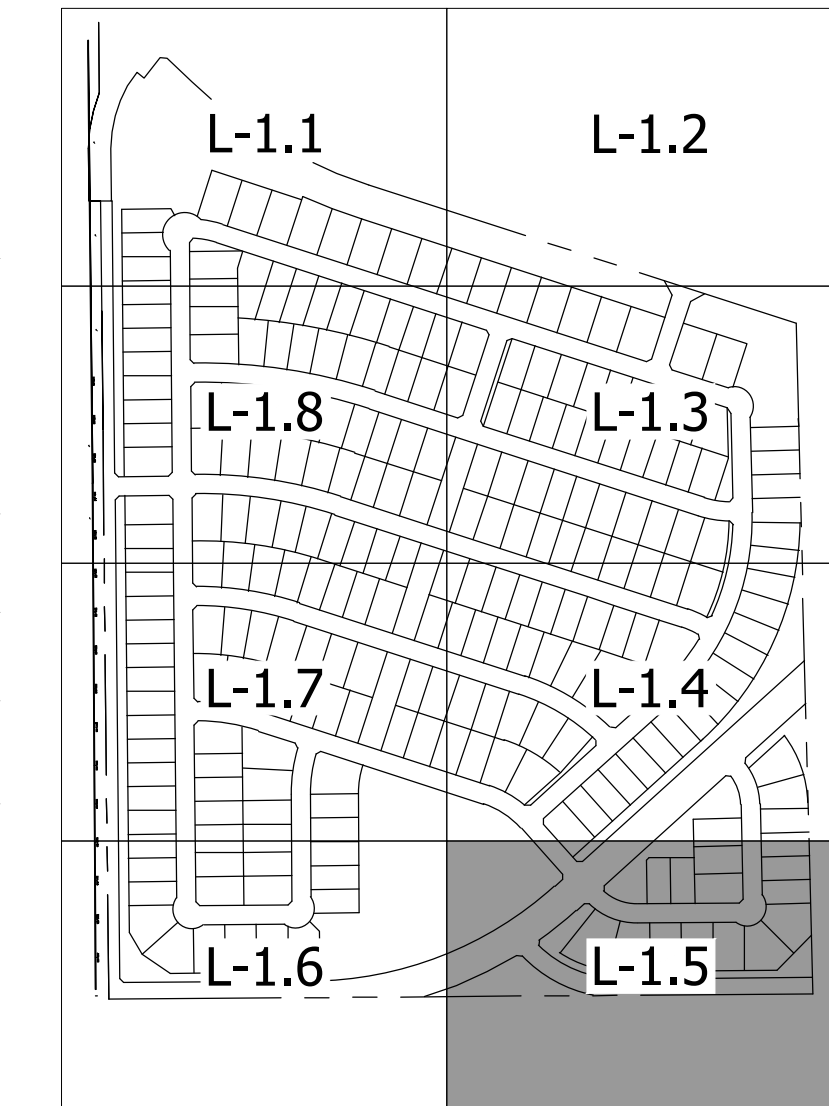
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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

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

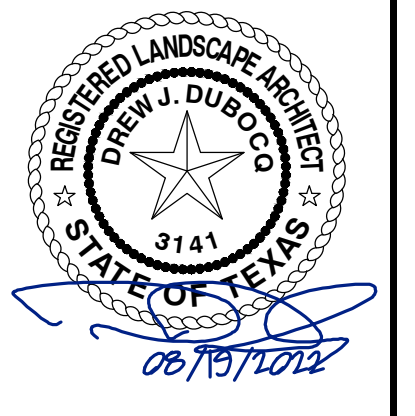
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

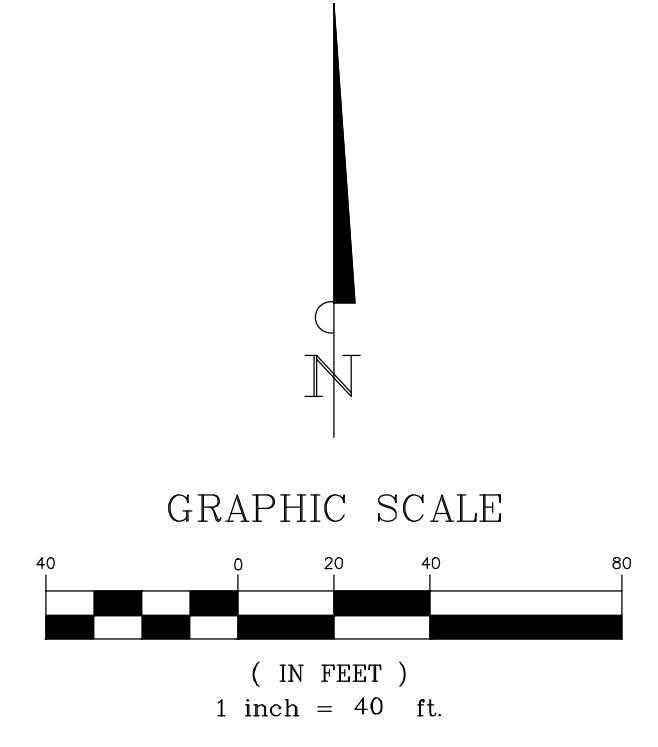
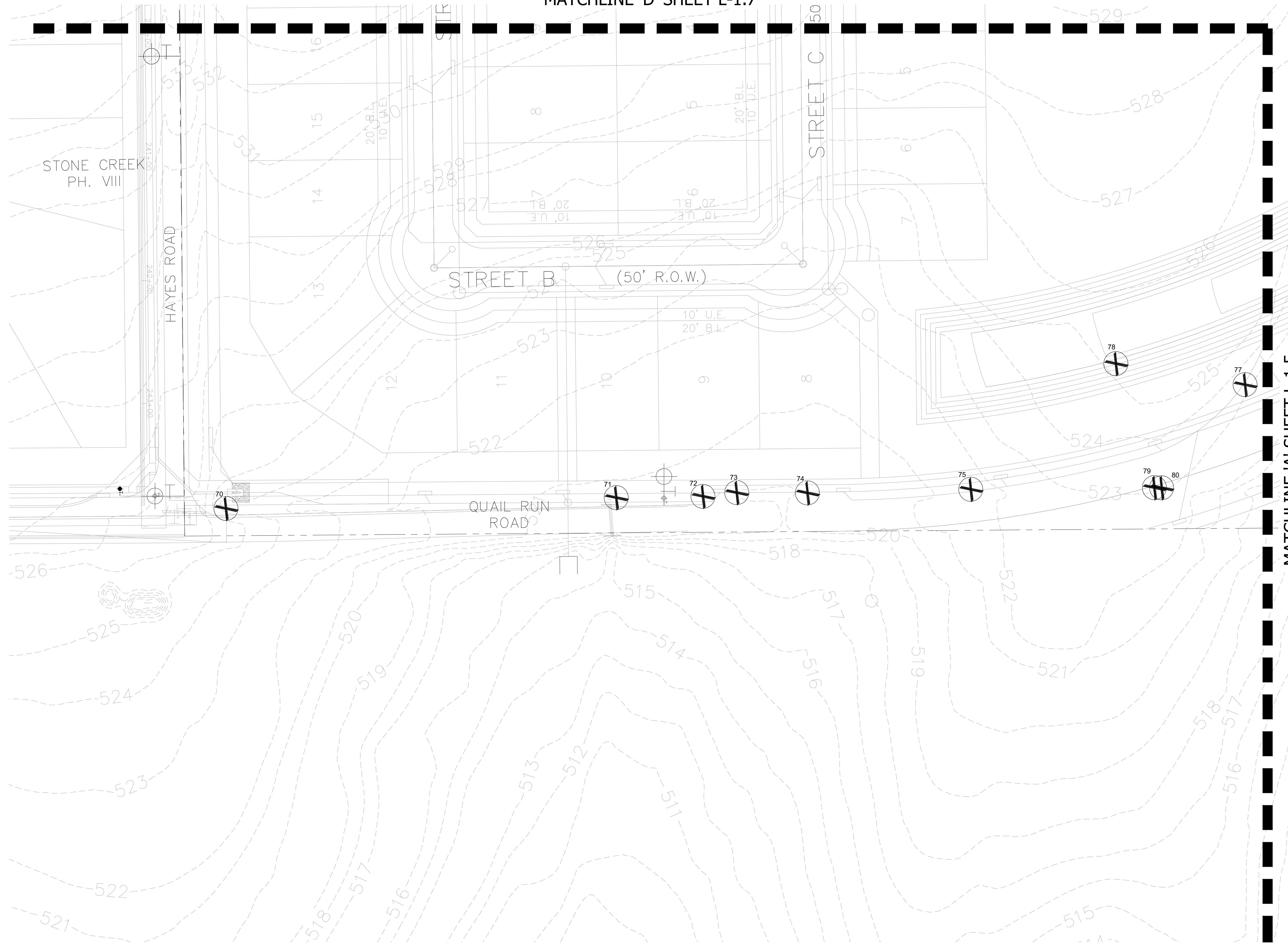
| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |

PROJECT NO.: 090-22-009



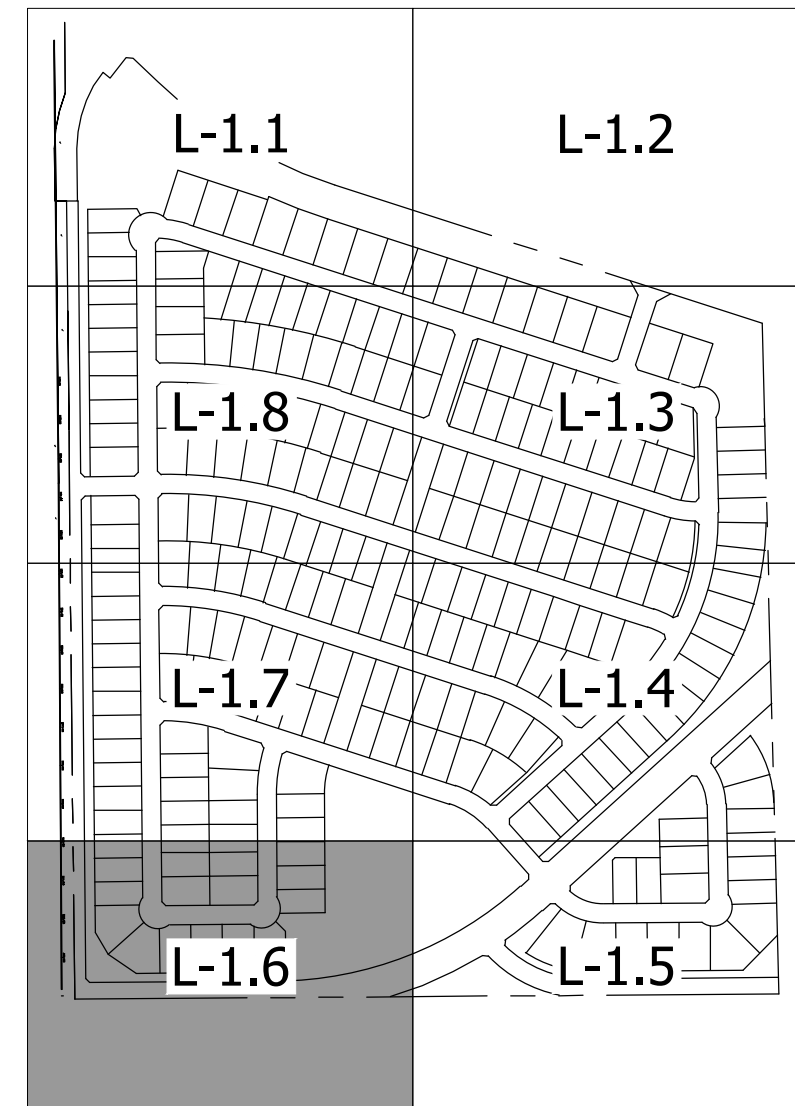
SHEET NO.
L-1.5

MATCHLINE 'D' SHEET L-1.7



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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

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

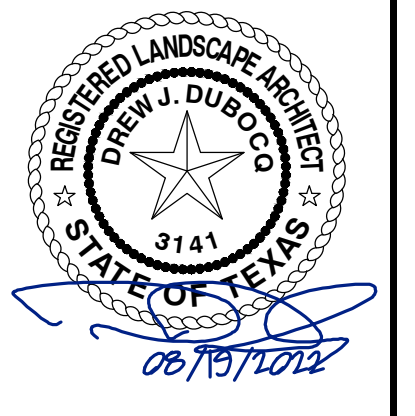
BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

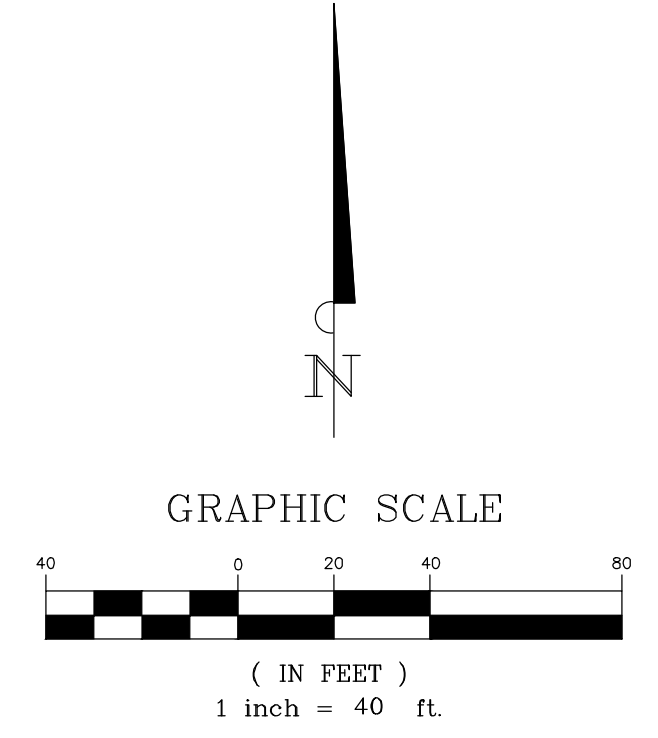
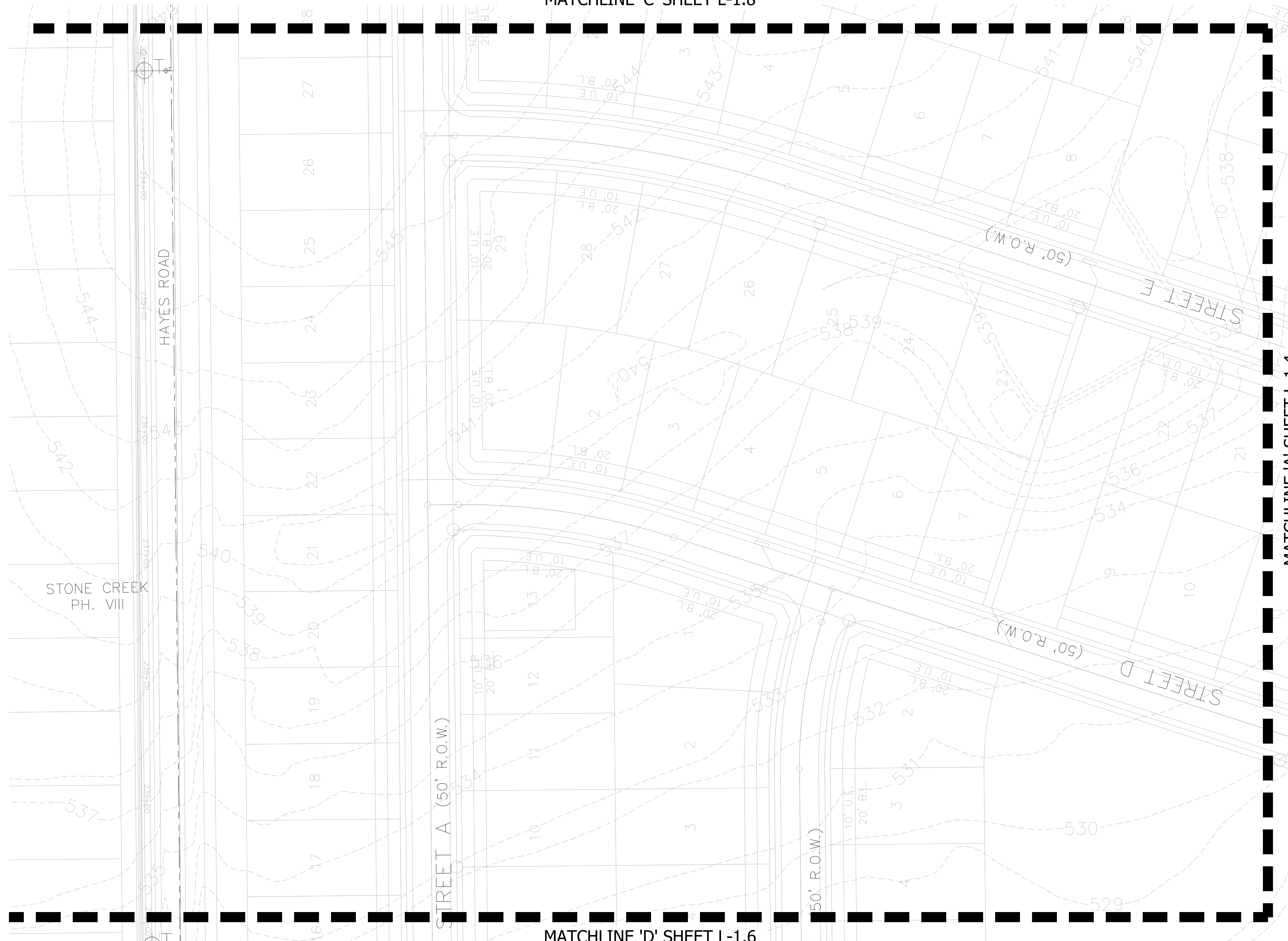
| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |

PROJECT NO.: 090-22-009



SHEET NO.
L-1.6

MATCHLINE 'C' SHEET L-1.8



MATCHLINE 'A' SHEET L-1.4

KEY MAP
SCALE: 1"=500'



MATCHLINE 'D' SHEET L-1.6

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

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

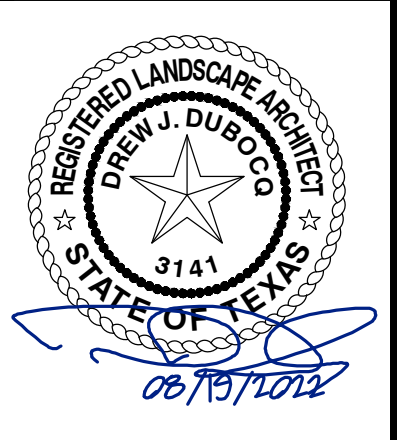
BANNISTER
ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

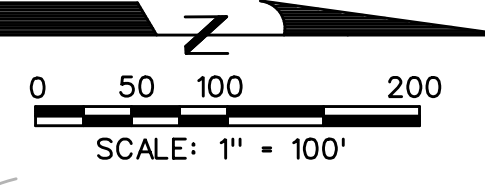
TREE PRESERVATION PLAN

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |
| | | |
| | | |

PROJECT NO.: 090-22-009



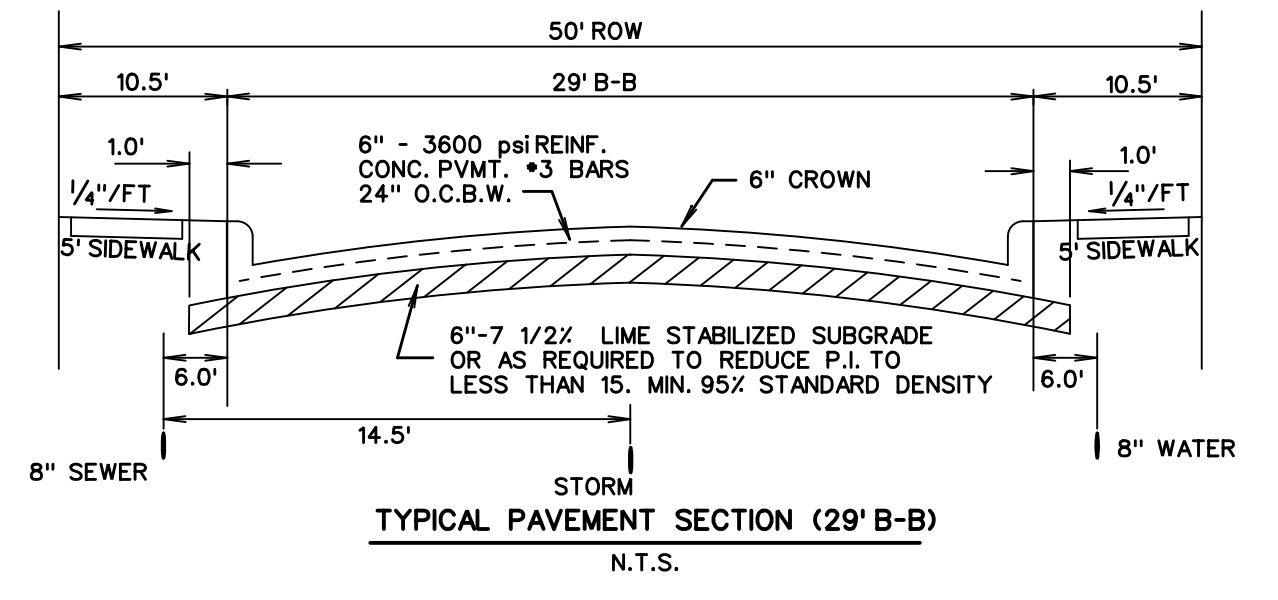
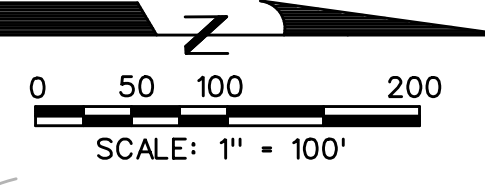
SHEET NO.
L-1.7



RUNOFF COMPUTATIONS

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

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



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

TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134

OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

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

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

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

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

LEGEND

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

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

DRAINAGE EASEMENT
 DOC. NO. 2017000005568

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

MICHEL & JENNIFER WUJASTER
 Doc. No. 2020-000003578

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
 DOC. NO. 2019000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 2020000028575

STONE CREEK PHASE VIII
 DOC. NO. 2019000004513

STONE CREEK PHASE X
 DOC. NO. 2020000028492