



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE

Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT]

1

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., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

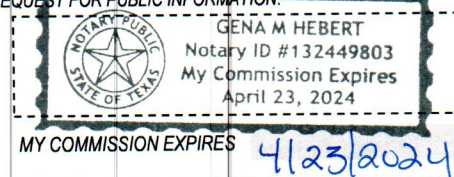
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 20 22 BY SIGNING THIS APPLICATION, 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.

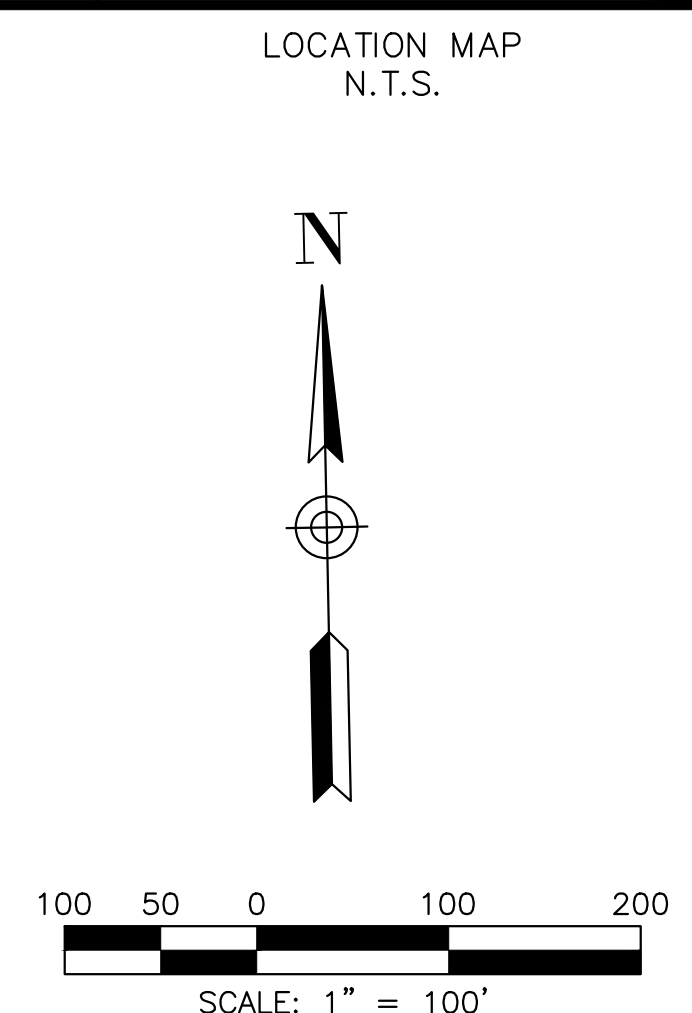
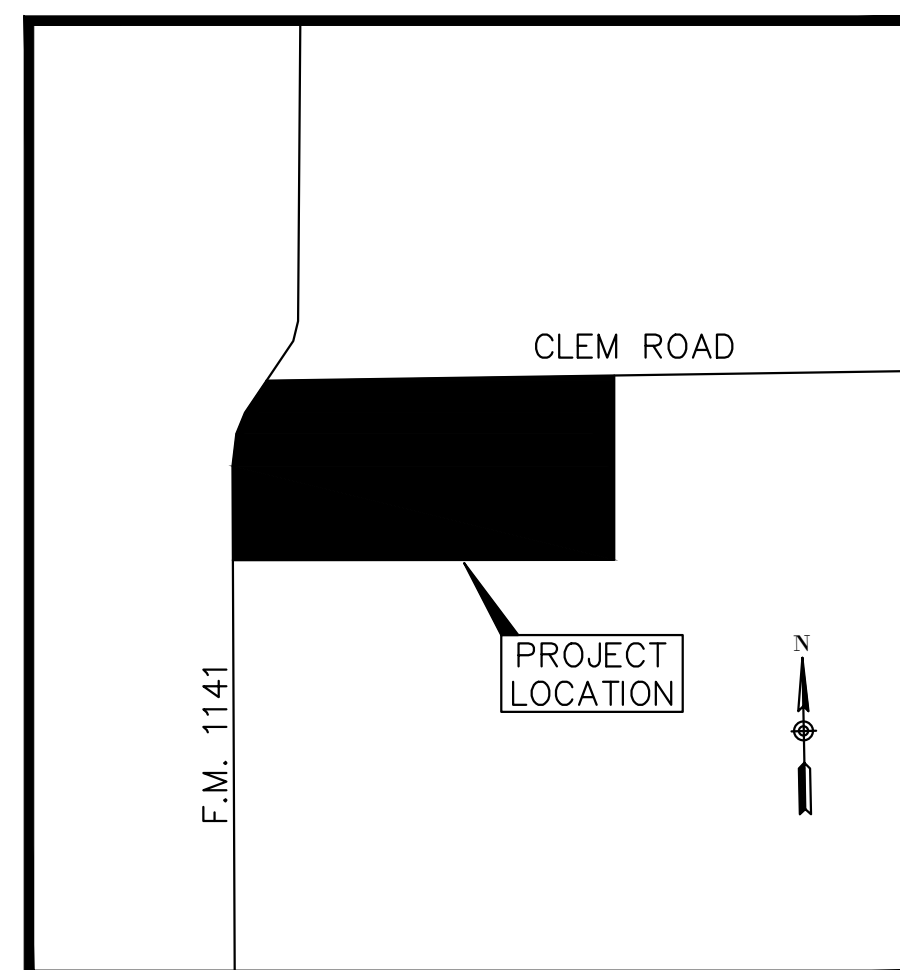
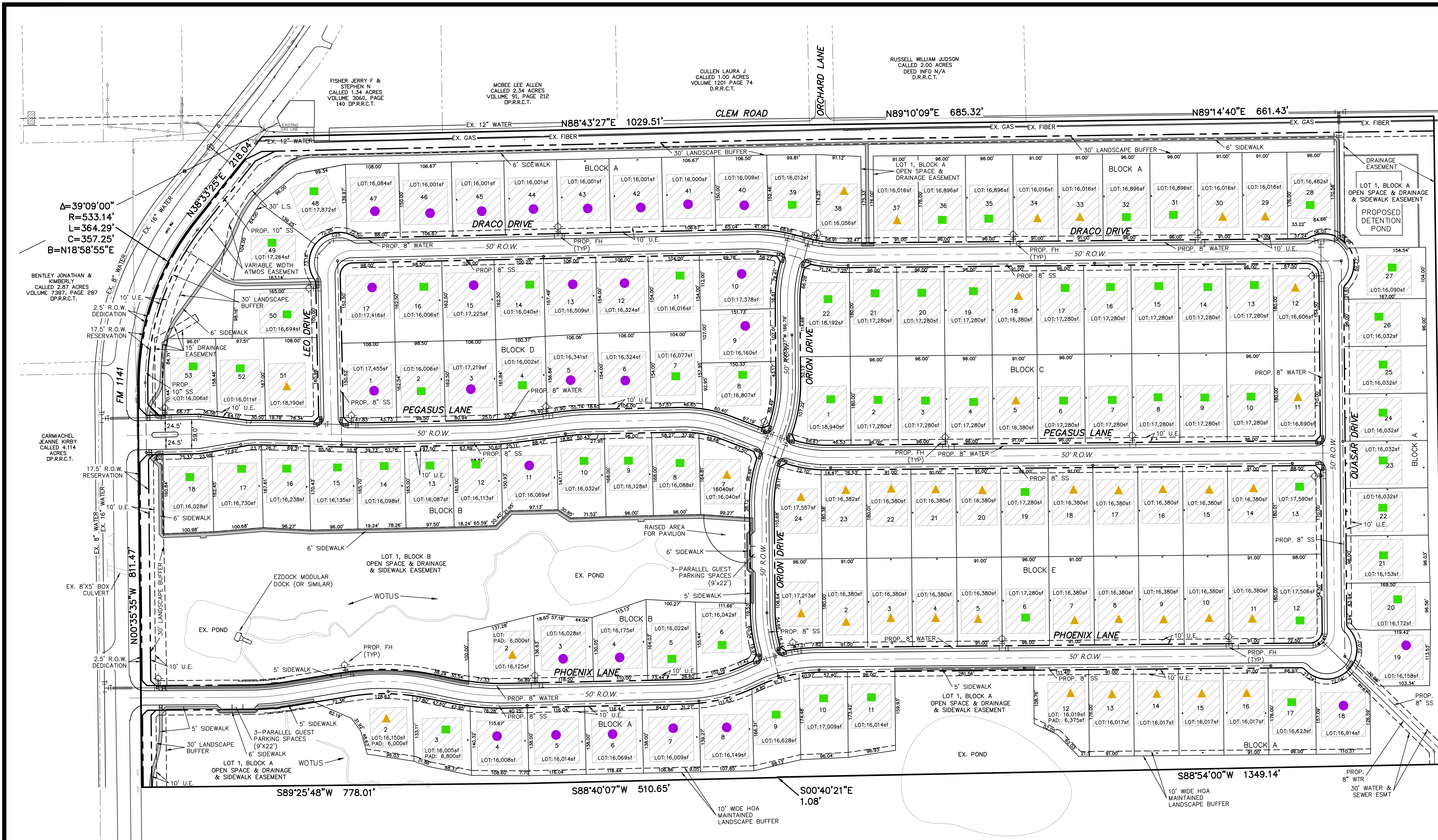
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Genom Hebert

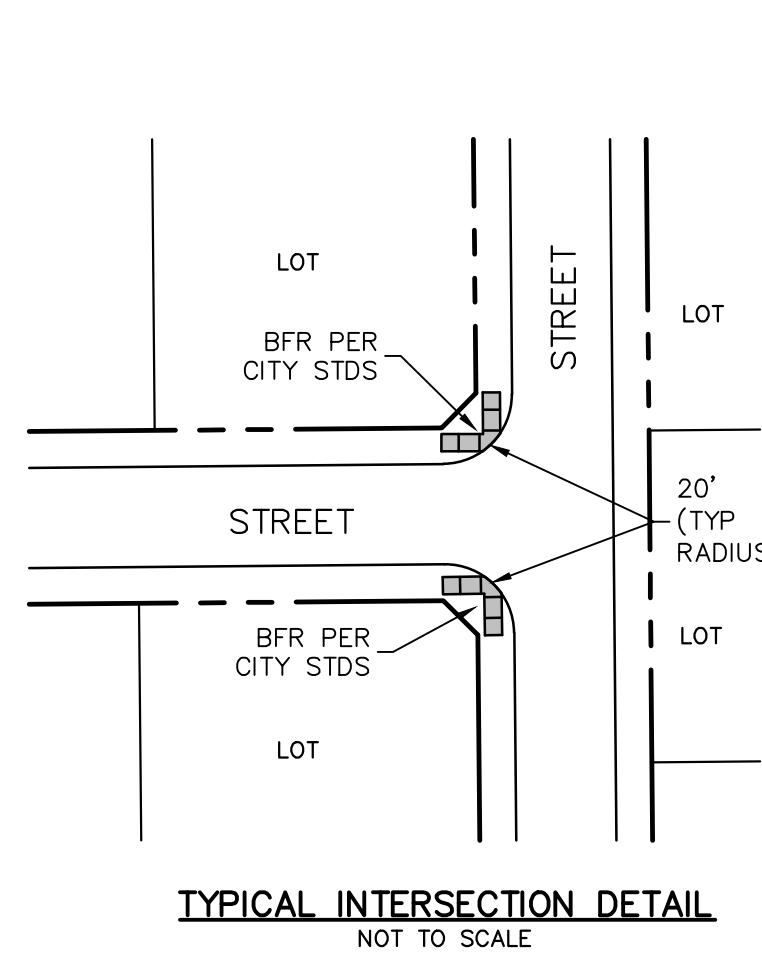
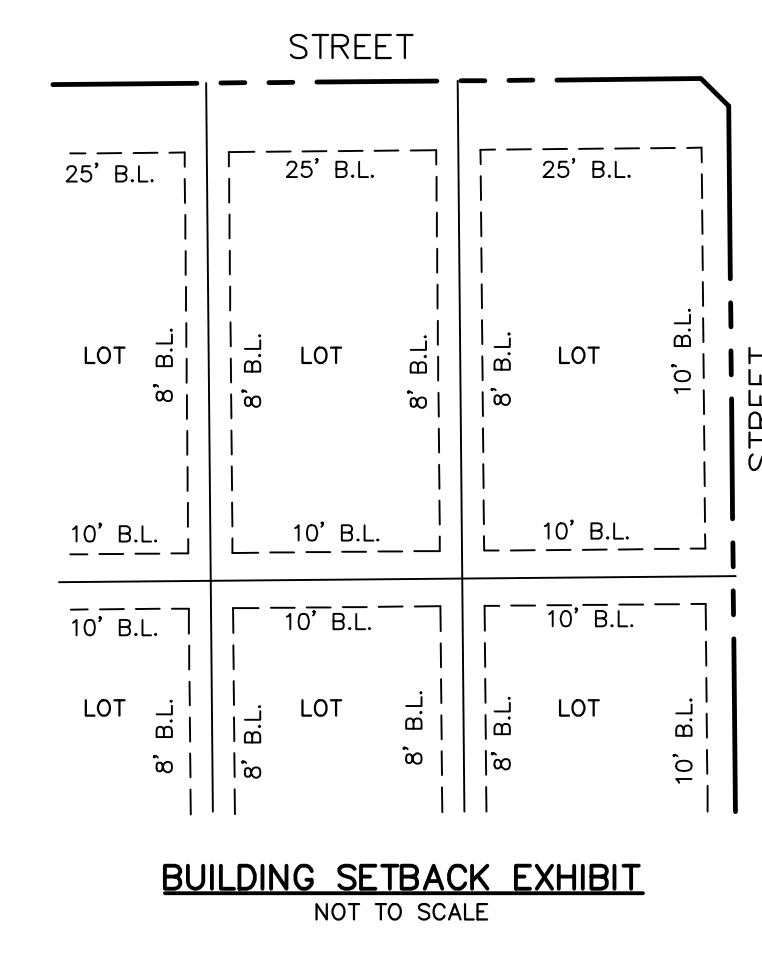
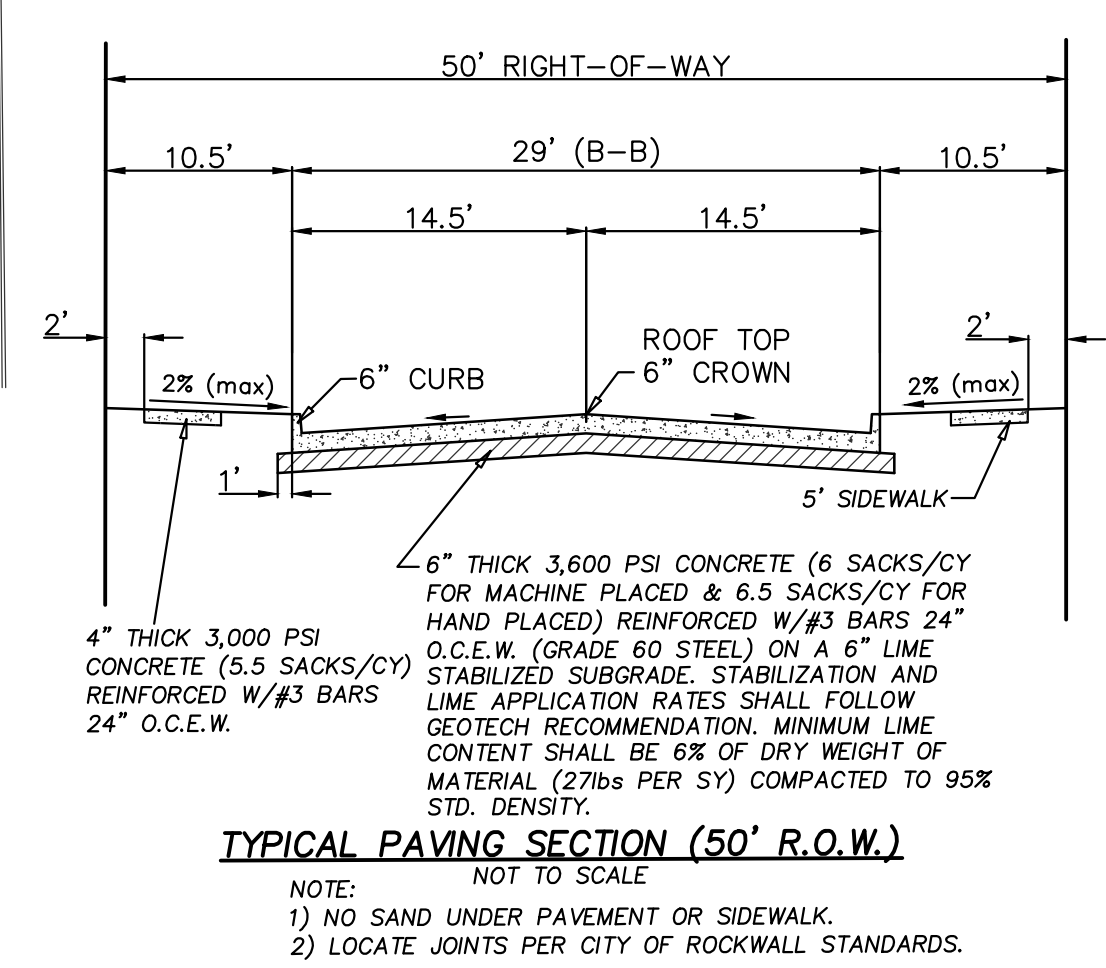




APPROVED:

Planning & Zoning Chairman _____ Date _____

Planning Director _____ Date _____



SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL
 TOTAL ACRES: 78.83
 TOTAL OPEN SPACE: 16.14 (20.5%)
 TOTAL RESIDENTIAL LOTS: 132
 RESIDENTIAL DENSITY: 1.67

PARKING:
 REQUIRED:
 2-PER LOT (GARAGE)
 PROVIDED:
 2-PER LOT (GARAGE)
 6-PARALLEL GUEST PARKING SPACES

LEGEND

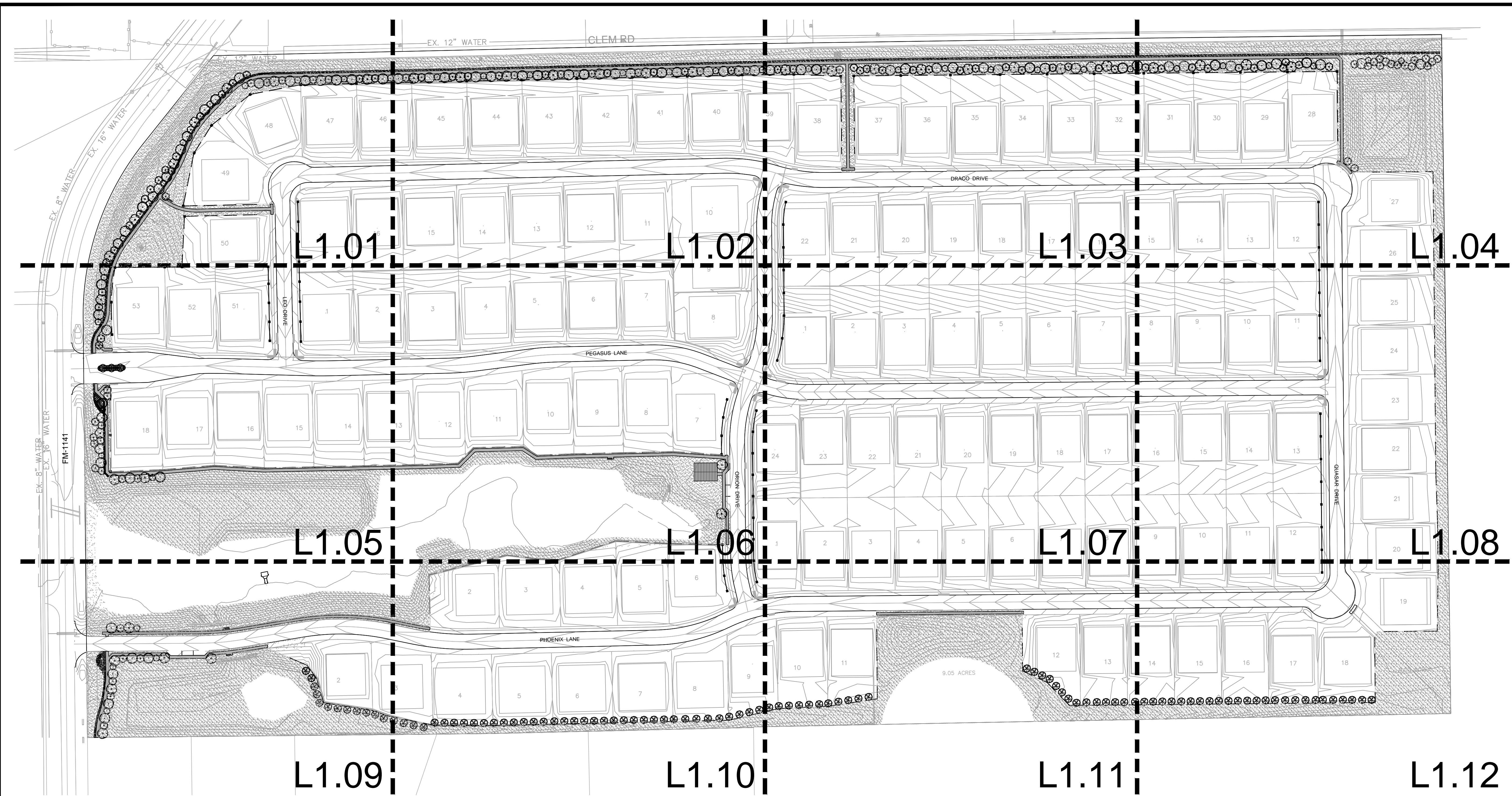
WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
	90'x90' PAD (28 LOTS) *(8,100sf)
	80'x90' PAD (65 LOTS) *(7,200sf)
	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

SITE PLAN OF
WINDING CREEK
 SITUATED IN THE
 WILLIAM DALTON SURVEY,
 ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 MACATEE ENGINEERING, LLC
 12655 N. CENTRAL EXPRESSWAY, SUITE 420
 DALLAS, TEXAS 75243
 214-373-1180
 OWNER/DEVELOPER
 FALCON PLACE SF LTD.
 8214 WESTCHESTER DRIVE
 DALLAS, TEXAS 75225

MARCH 2022
 SCALE: 1"=100'
 CASE NO. _____

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg | Date Plotted: 3/15/2022 10:30 AM | Plotted By: mwilson



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR		HESPERALOE PARVIFLORA / RED YUCCA
	QUERCUS MACROCARPA / BURR OAK		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	ULMUS CRASSIFOLIA / CEDAR ELM		MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	CHILOPSIS LINEARIS / DESERT WILLOW		ROSMARINUS OFFICINALIS / ROSEMARY
	ILEX VOMITORIA / YAUPON HOLLY		YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
	SOPHORA AFFINIS / EVE'S NECKLACE		CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SOD)
			CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

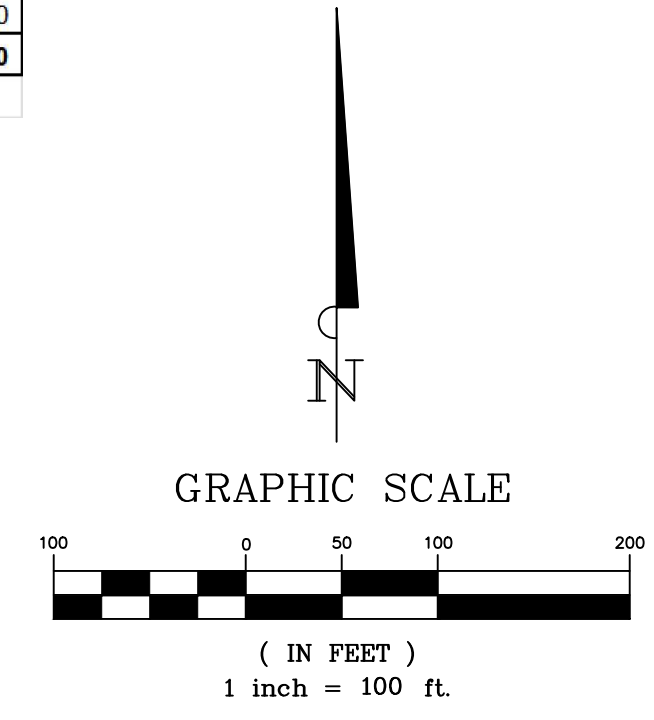
	PD CALCULATIONS	
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

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

OWNER / DEVELOPER
 FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



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
 OVERALL LANDSCAPE PLAN

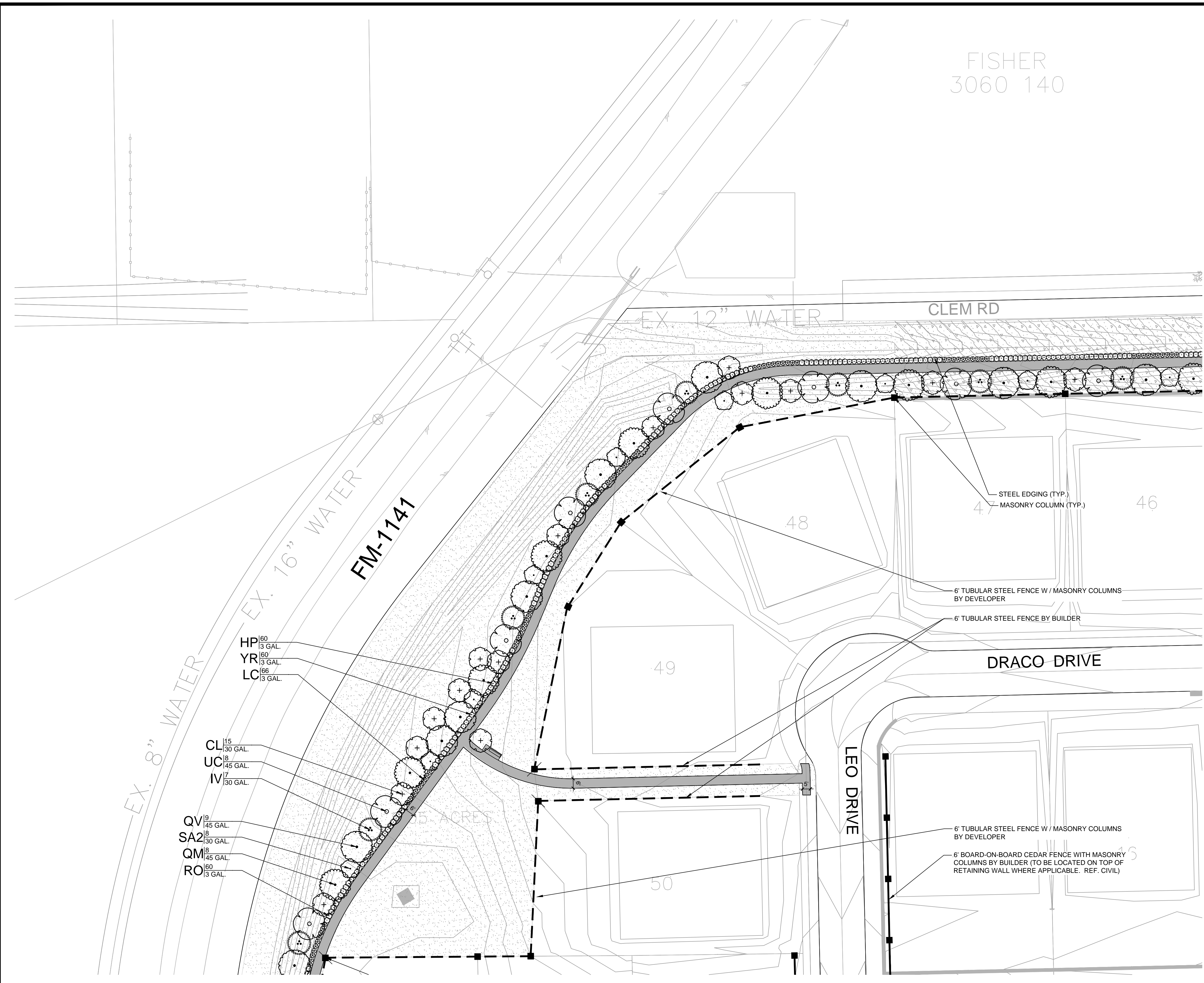
No.	Date	Revision	Description



SHEET NUMBER
L1.00

PROJECT NO.: TEMPLATE

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson



FISHER
3060 140



KEY

PLANT SCHEDULE

CAN. TREES BOTANICAL / COMMON NAME

- JUNIPERUS VIRGINIANA
EASTERN RED CEDAR
- QUERCUS MACROCARPA
BURR OAK
- QUERCUS VIRGINIANA
SOUTHERN LIVE OAK
- ULMUS CRASSIFOLIA
CEDAR ELM

ORN. TREES BOTANICAL / COMMON NAME

- CHILOPSIS LINEARIS
DESERT WILLOW
- ILEX VOMITORIA
YAUPON HOLLY
- SOPHORA AFFINIS
EVE'S NECKLACE

SHRUBS BOTANICAL / COMMON NAME

- LANTANA X 'NEW GOLD'
NEW GOLD LANTANA
- HESPERALOE PARVIFLORA
RED YUCCA
- MUHLENBERGIA CAPILLARIS 'LENCA'
REGAL MIST PINK MUHLY GRASS
- LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER
- ROSMARINUS OFFICINALIS
ROSEMARY
- YUCCA RECURVIFOLIA
SOFT LEAF YUCCA

GROUND COVERS BOTANICAL / COMMON NAME

- CYNODON DACTYLON 'TIF 419'
BERMUDA GRASS (SOD)
- CYNODON DACTYLON 'TIF 419'
BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

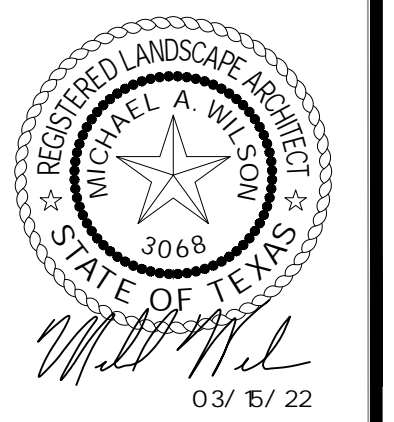
BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.642.2094 | 817.642.2095 fax
REGISTRATION # F-10599 (TEXAS)

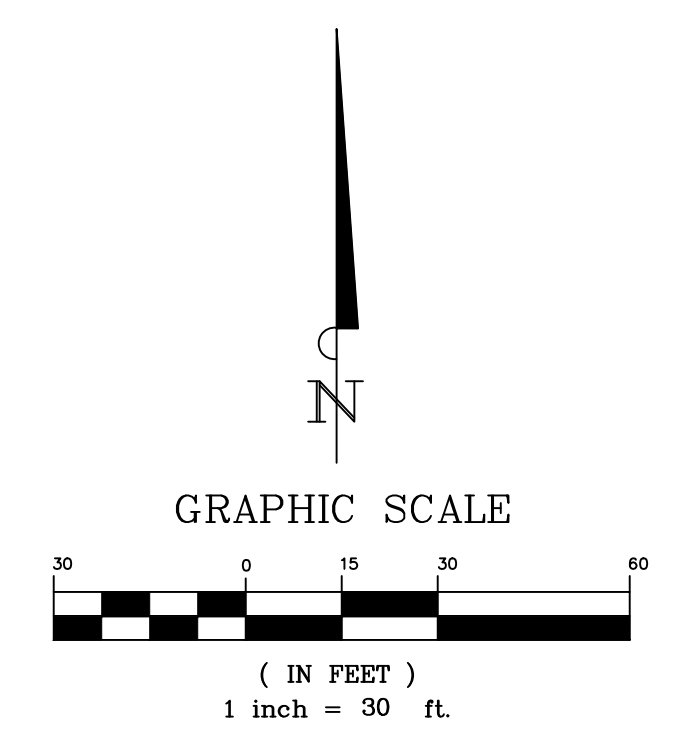
Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.01



- HP⁶⁰_{13 GAL.}
- YR⁶⁰_{13 GAL.}
- LC⁶⁶_{13 GAL.}
- CL¹¹⁵_{30 GAL.}
- UC⁸_{45 GAL.}
- IV¹⁷_{30 GAL.}
- QV⁹_{45 GAL.}
- SA2⁸_{30 GAL.}
- QM⁸_{45 GAL.}
- RO⁶⁰_{13 GAL.}

STEEL EDGING (TYP.)
MASONRY COLUMN (TYP.)

6' TUBULAR STEEL FENCE W / MASONRY COLUMNS
BY DEVELOPER

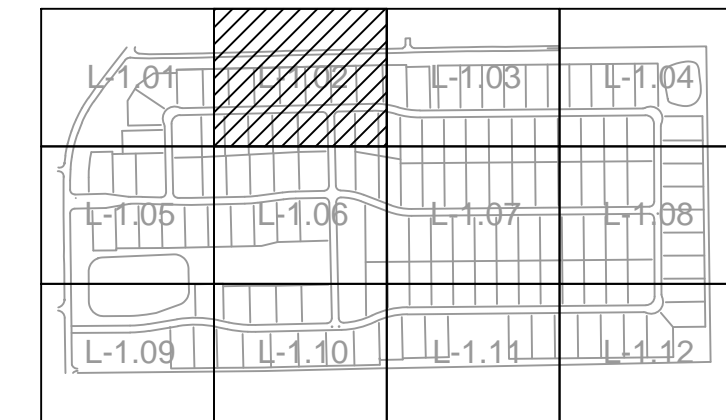
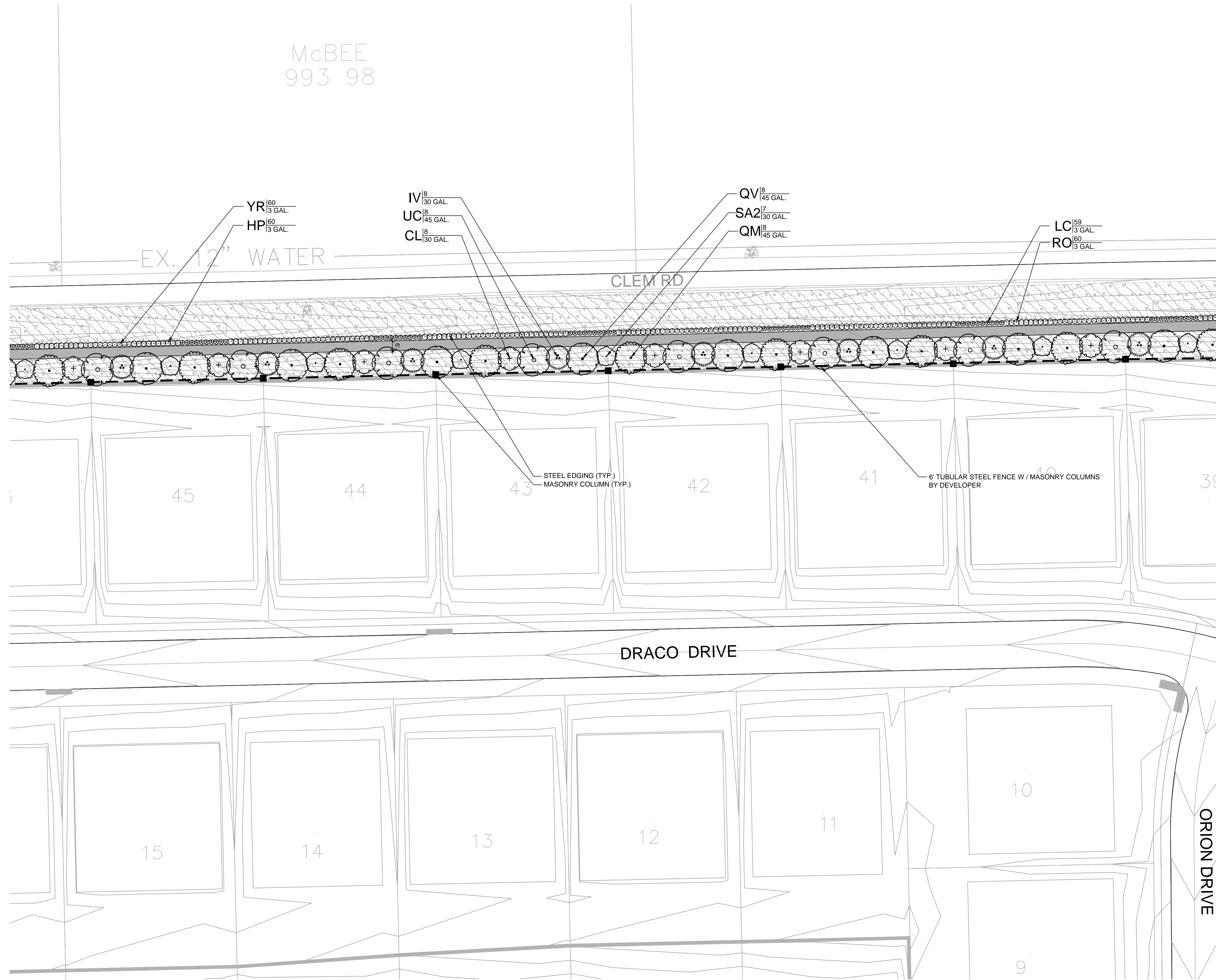
6' TUBULAR STEEL FENCE BY BUILDER

6' TUBULAR STEEL FENCE W / MASONRY COLUMNS
BY DEVELOPER

6' BOARD-ON-BOARD CEDAR FENCE WITH MASONRY
COLUMNS BY BUILDER (TO BE LOCATED ON TOP OF
RETAINING WALL WHERE APPLICABLE. REF. CIVIL)

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwlison

McBEE
993 98



KEY

PLANT SCHEDULE

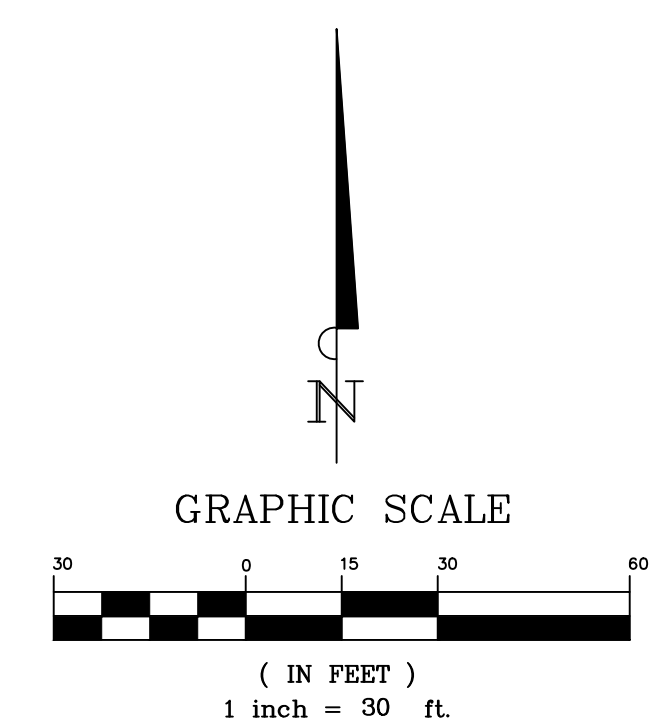
CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND	
	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



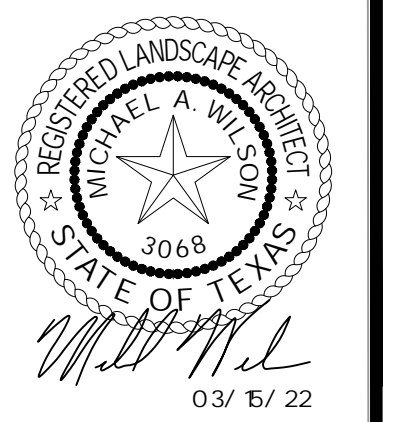
BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.642.2094 | 817.642.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

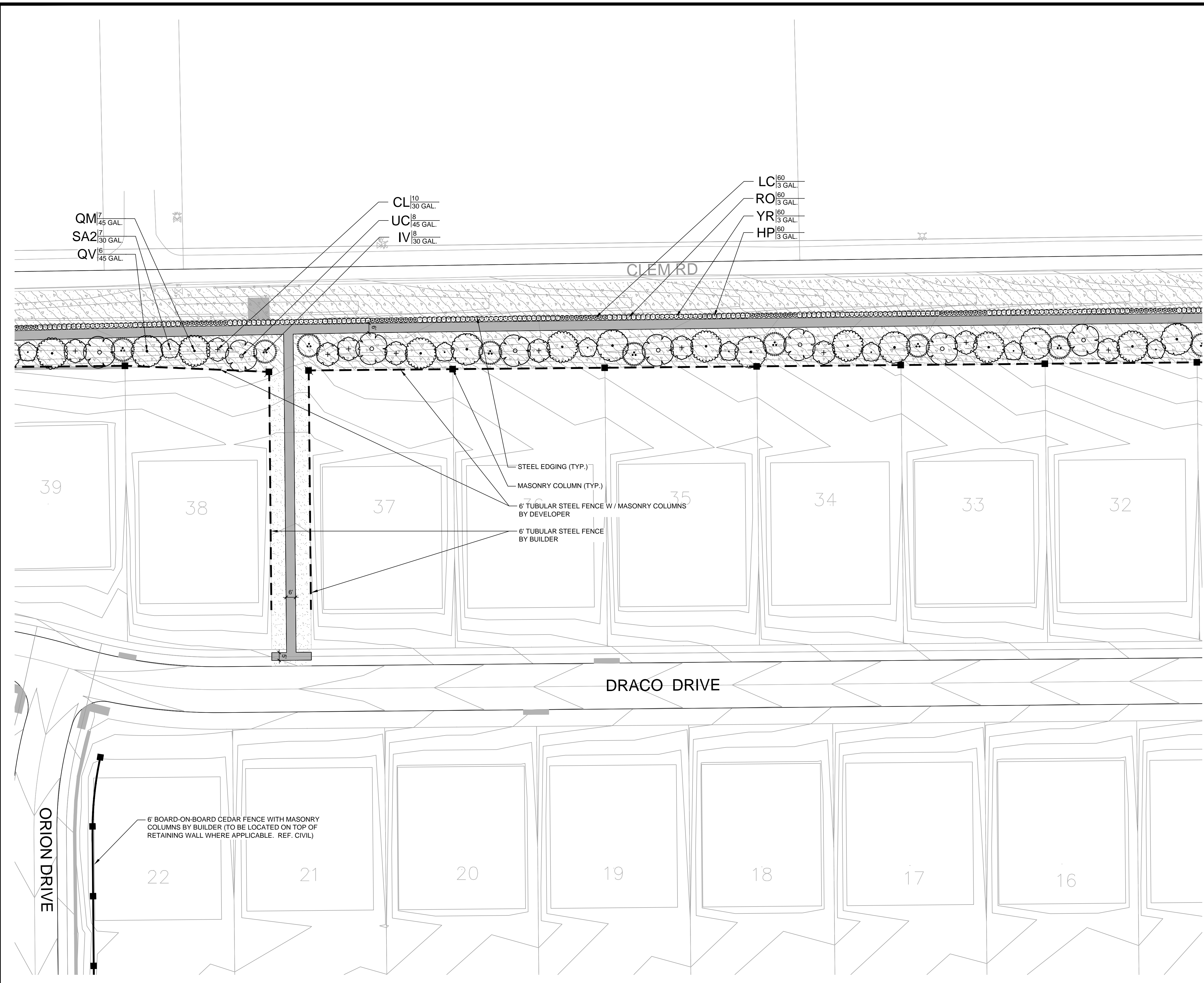
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.02

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson

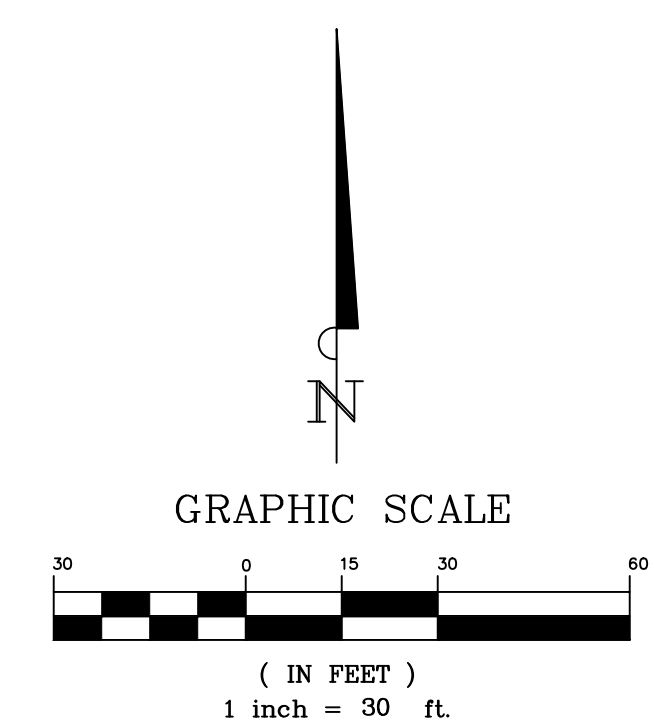


PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
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	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
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	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

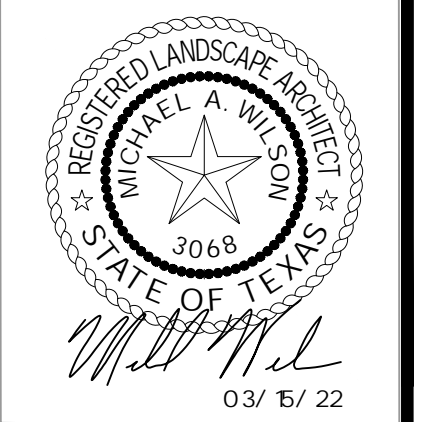
	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



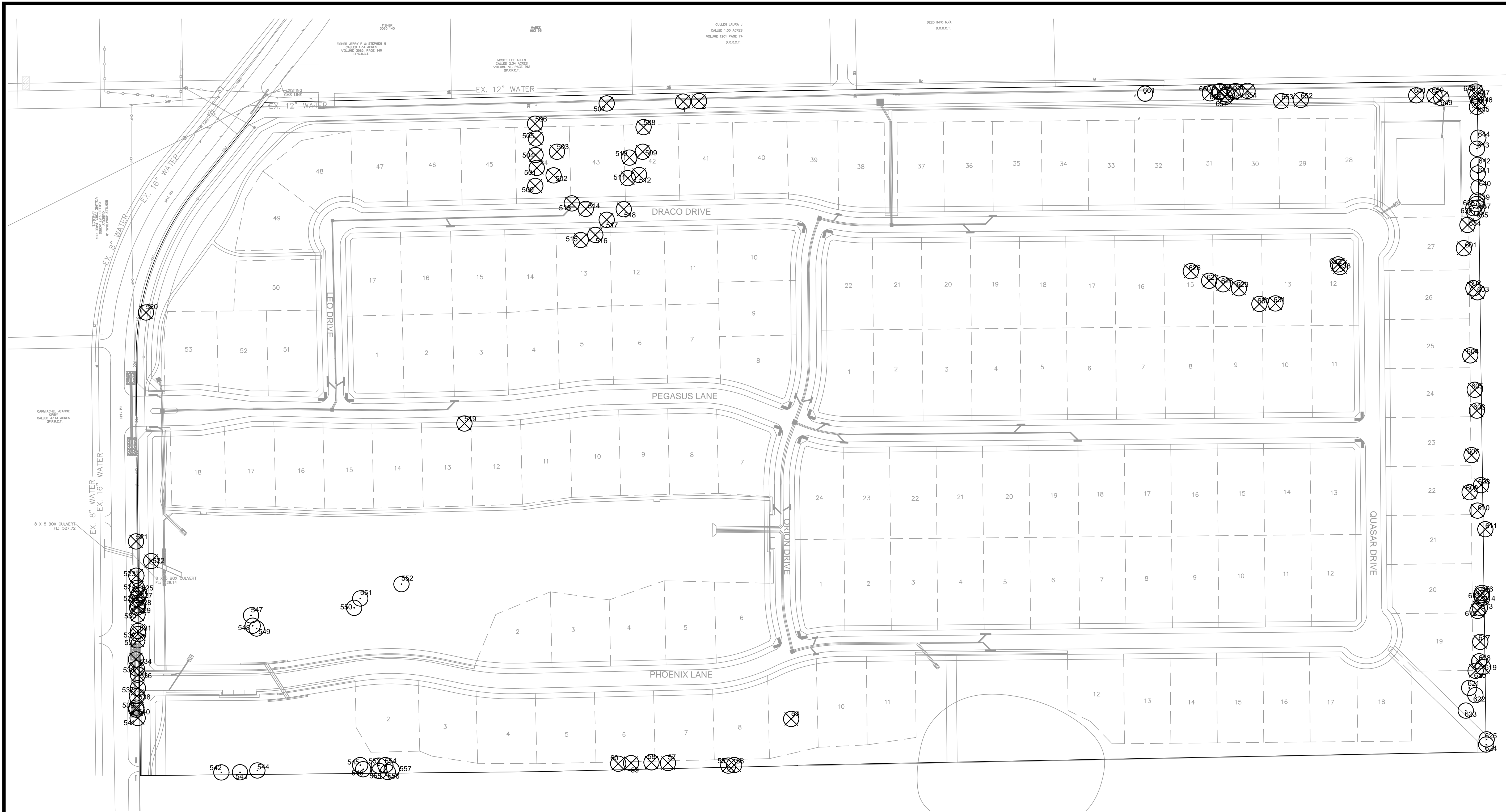
BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
 LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.03



TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

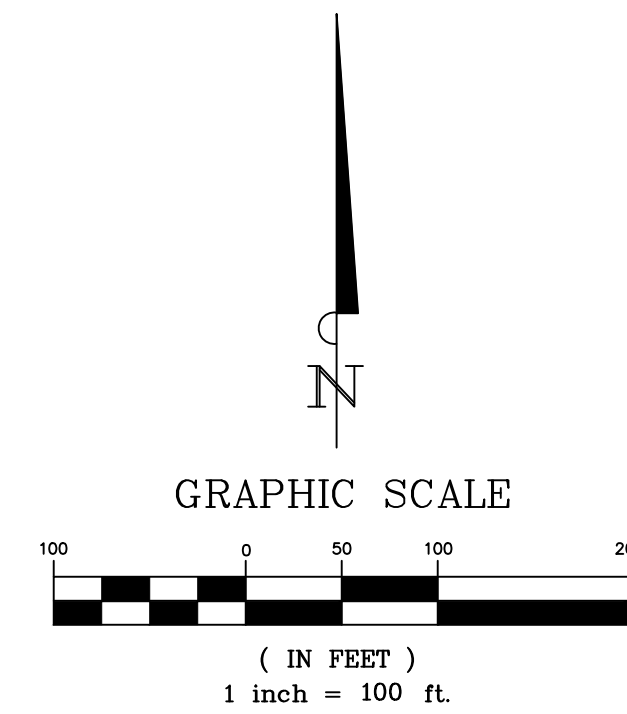
- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

SITE DATA

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

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



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 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	REMOVED	-	-	-	-	-	
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-	
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	REMOVED	-	-	5.8	-	-	
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	REMOVED	-	-	7.9	-	-	
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	PRESERVED	-	-	-	-	-	
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
547	24.2	black w flow	26	Yes	Healthy	PRESERVED	-	-	-	-	-	
548	13.5	black w flow	10	No	Healthy	PRESERVED	-	-	-	-	-	
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-	
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-	
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-	
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-	
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-	
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
							220.8	169.6	112.6	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

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	REMOVED	-	-	8.4	-	-	
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-	
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-	
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-	
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-	
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-	
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-	
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-	
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-	
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-	
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-	
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-	
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-	
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-	
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-	
							397.0	32.0	188.0	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

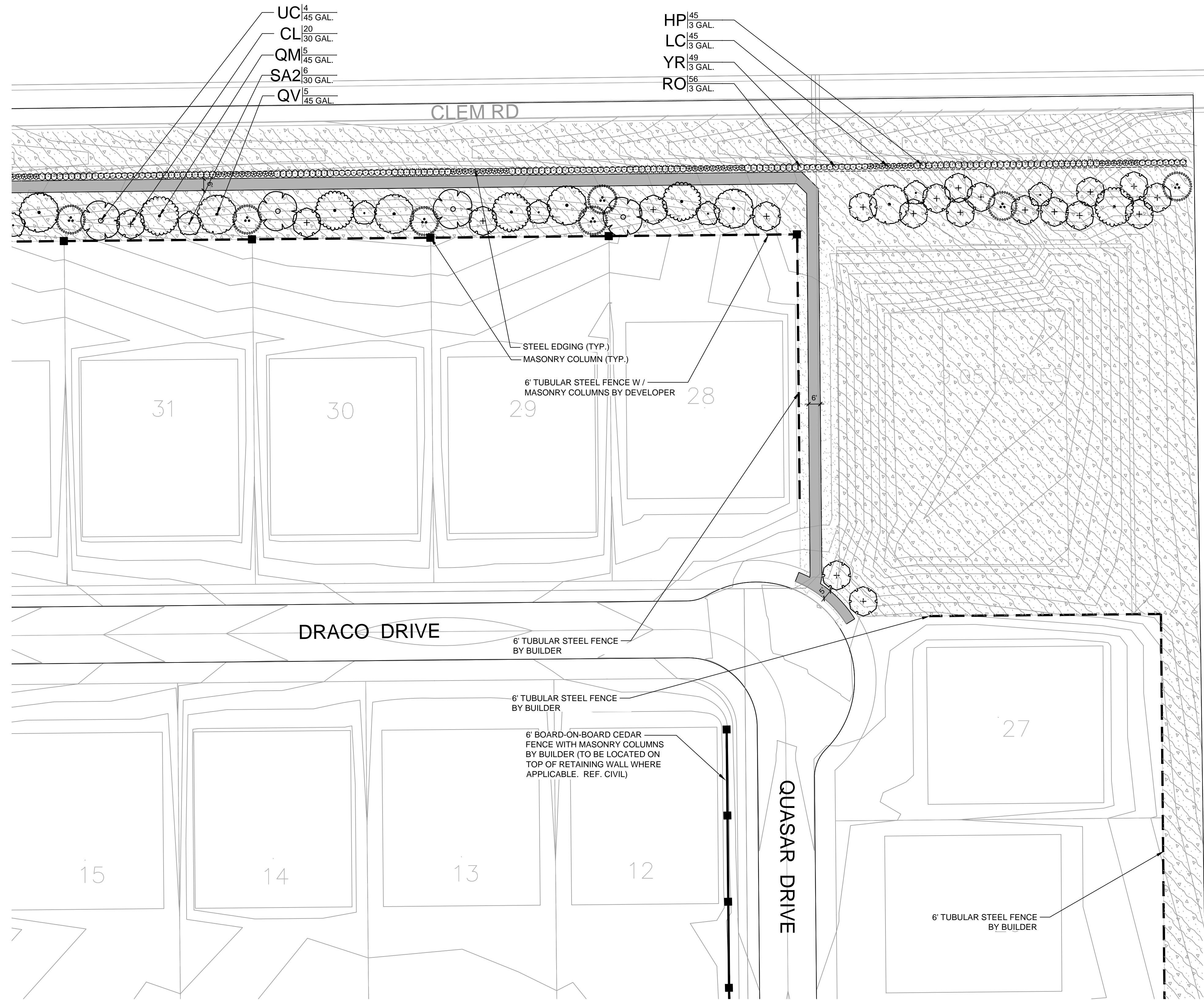
617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0
*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING	

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
YAUAPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1



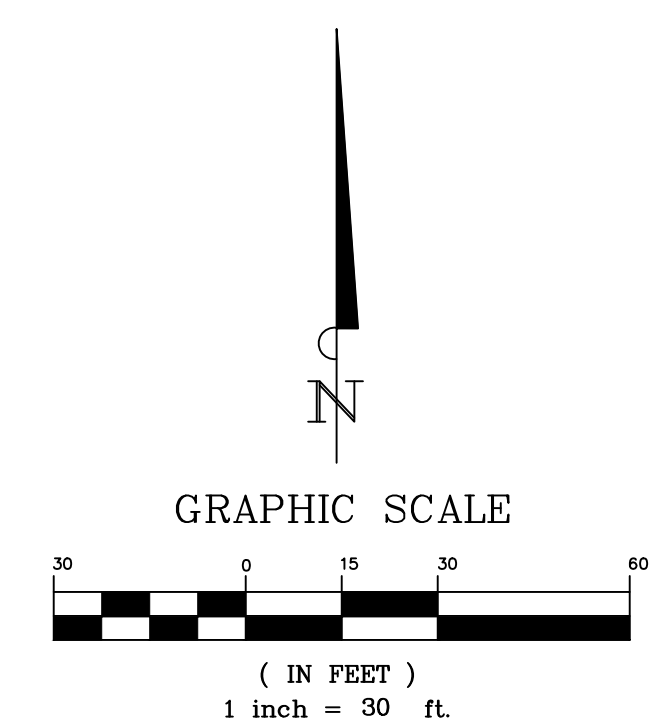
KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

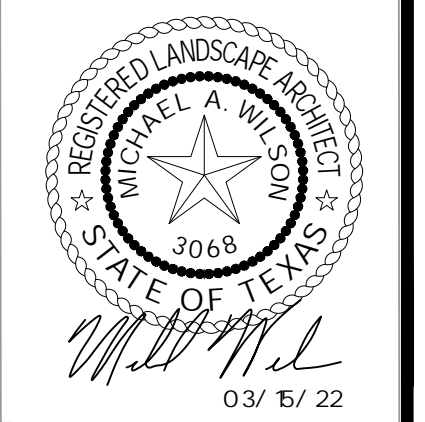
	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



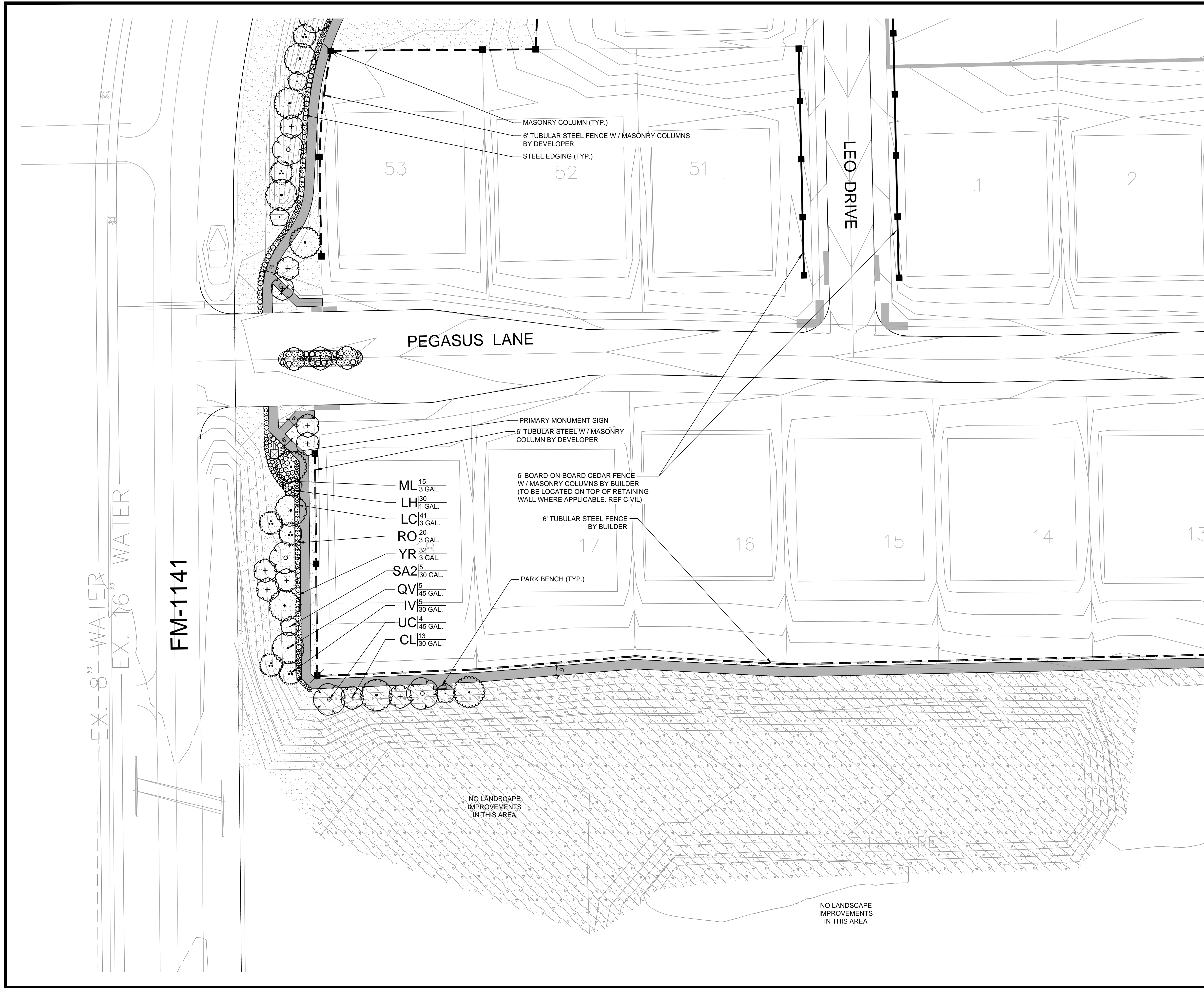
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240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.04



- ML 15
3 GAL.
- LH 30
1 GAL.
- LC 41
3 GAL.
- RO 20
3 GAL.
- YR 32
3 GAL.
- SA2 5
30 GAL.
- QV 5
45 GAL.
- IV 5
30 GAL.
- UC 4
45 GAL.
- CL 13
30 GAL.

MASONRY COLUMN (TYP.)
6' TUBULAR STEEL FENCE W / MASONRY COLUMNS
BY DEVELOPER
STEEL EDGING (TYP.)

PRIMARY MONUMENT SIGN
6' TUBULAR STEEL W / MASONRY
COLUMN BY DEVELOPER

6' BOARD-ON-BOARD CEDAR FENCE
W / MASONRY COLUMNS BY BUILDER
(TO BE LOCATED ON TOP OF RETAINING
WALL WHERE APPLICABLE. REF CIVIL)

6' TUBULAR STEEL FENCE
BY BUILDER

PARK BENCH (TYP.)

NO LANDSCAPE
IMPROVEMENTS
IN THIS AREA

NO LANDSCAPE
IMPROVEMENTS
IN THIS AREA



PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

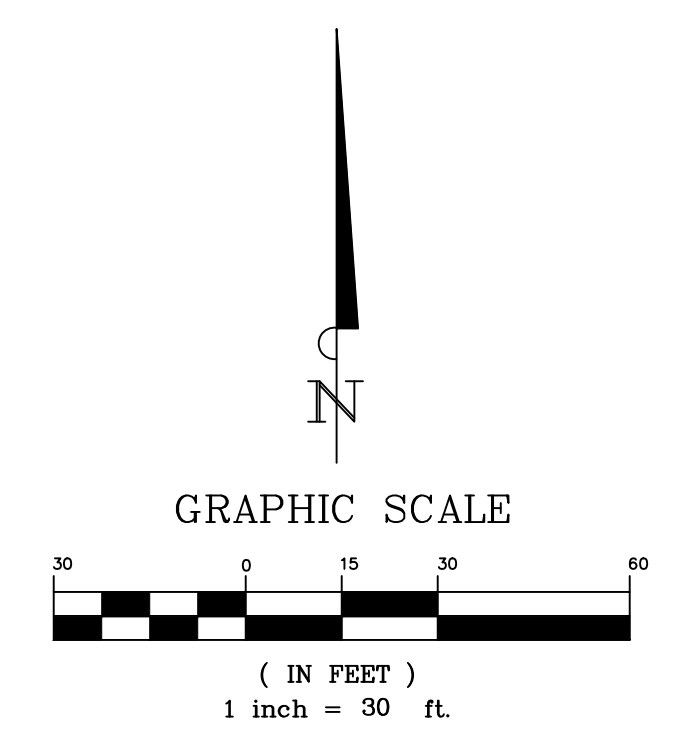
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



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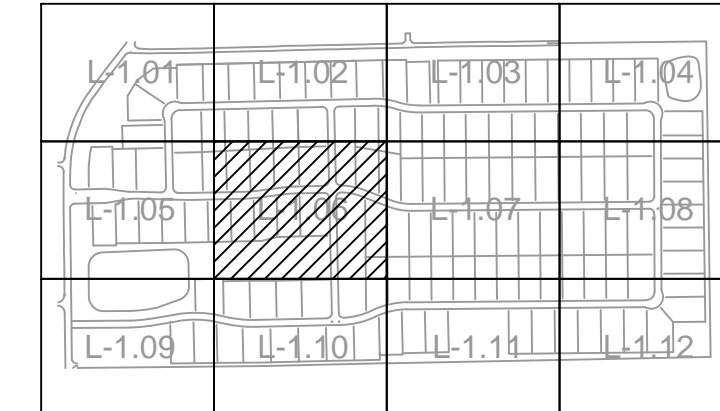
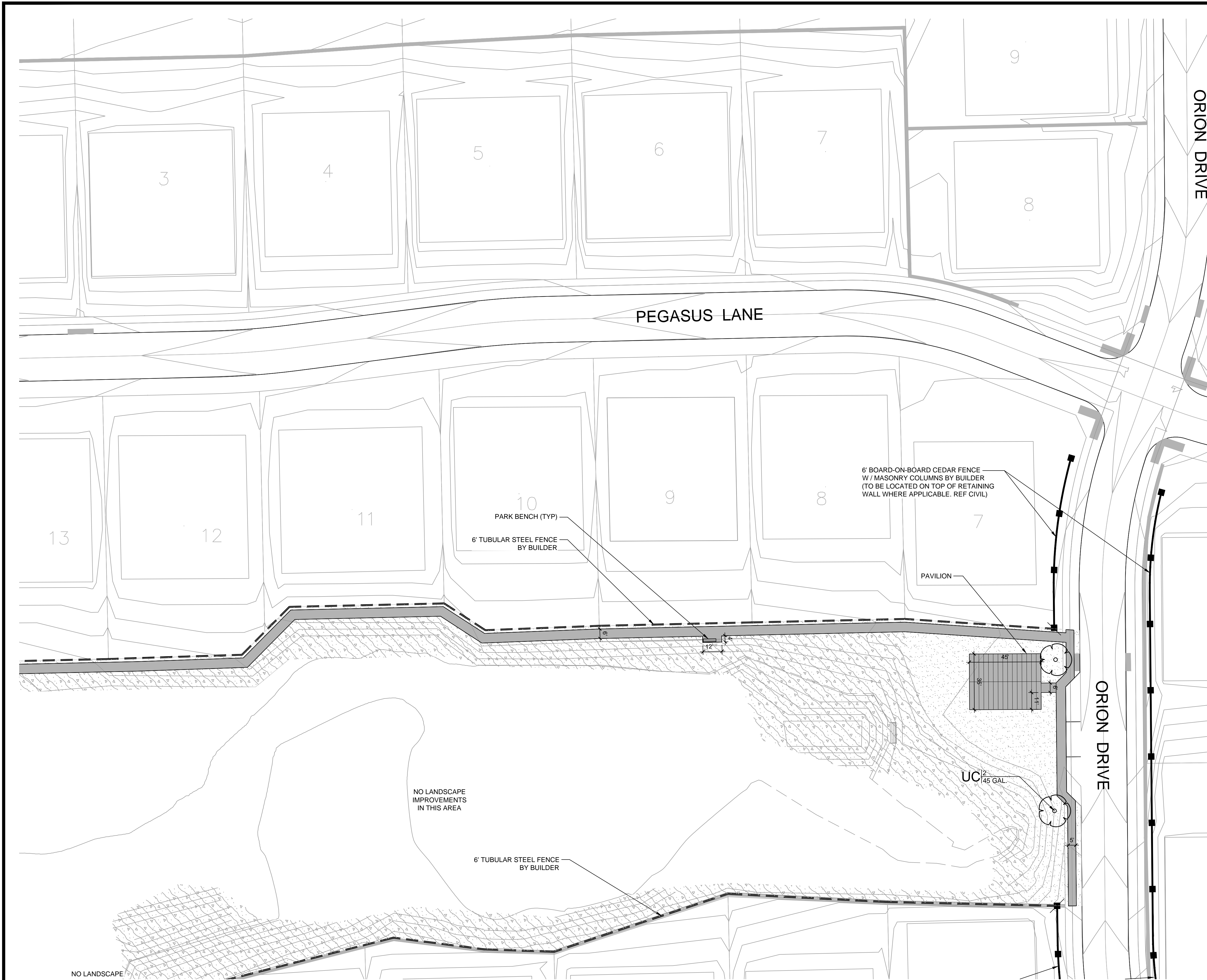
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description

03/ 5/ 22

SHEET NUMBER
L-1.05

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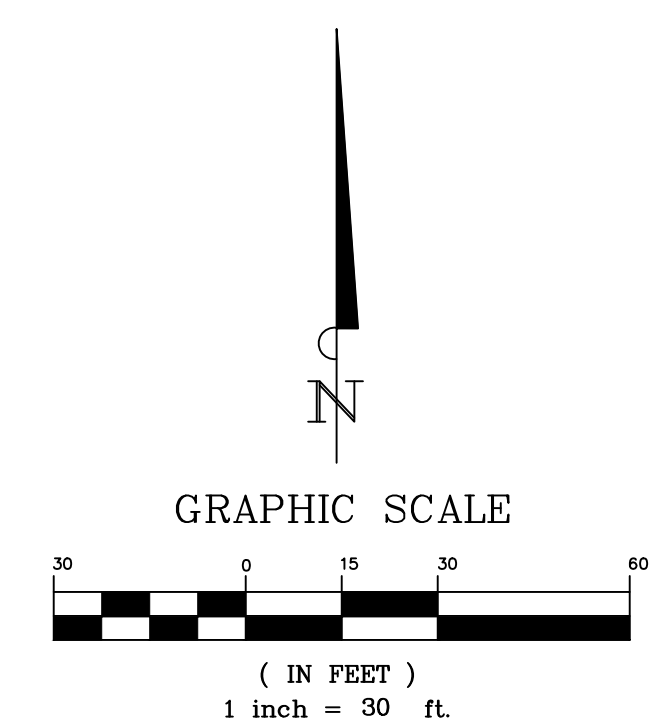
KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

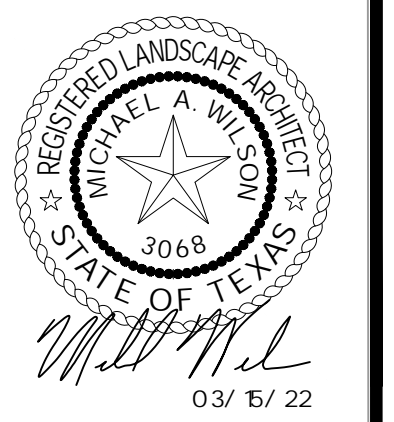
	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



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 REGISTRATION # F-10599 (TEXAS)

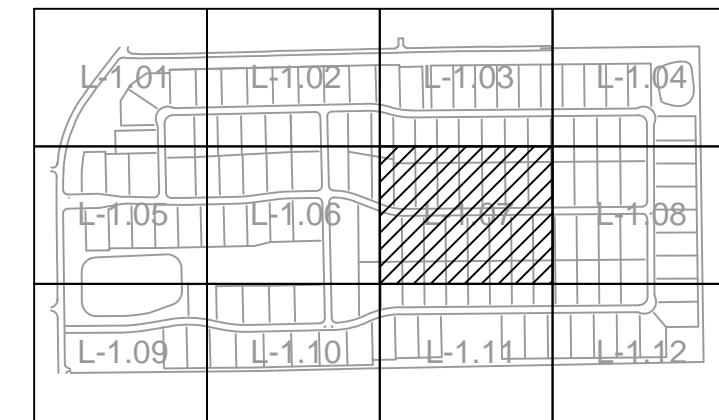
Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
 LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.06

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KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



GRAPHIC SCALE



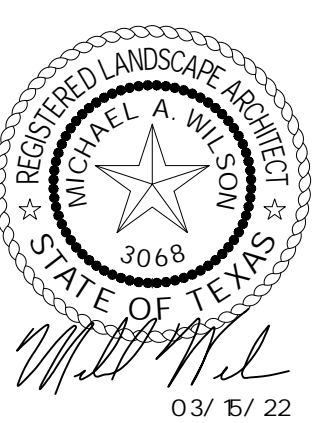
(IN FEET)
1 inch = 30 ft.

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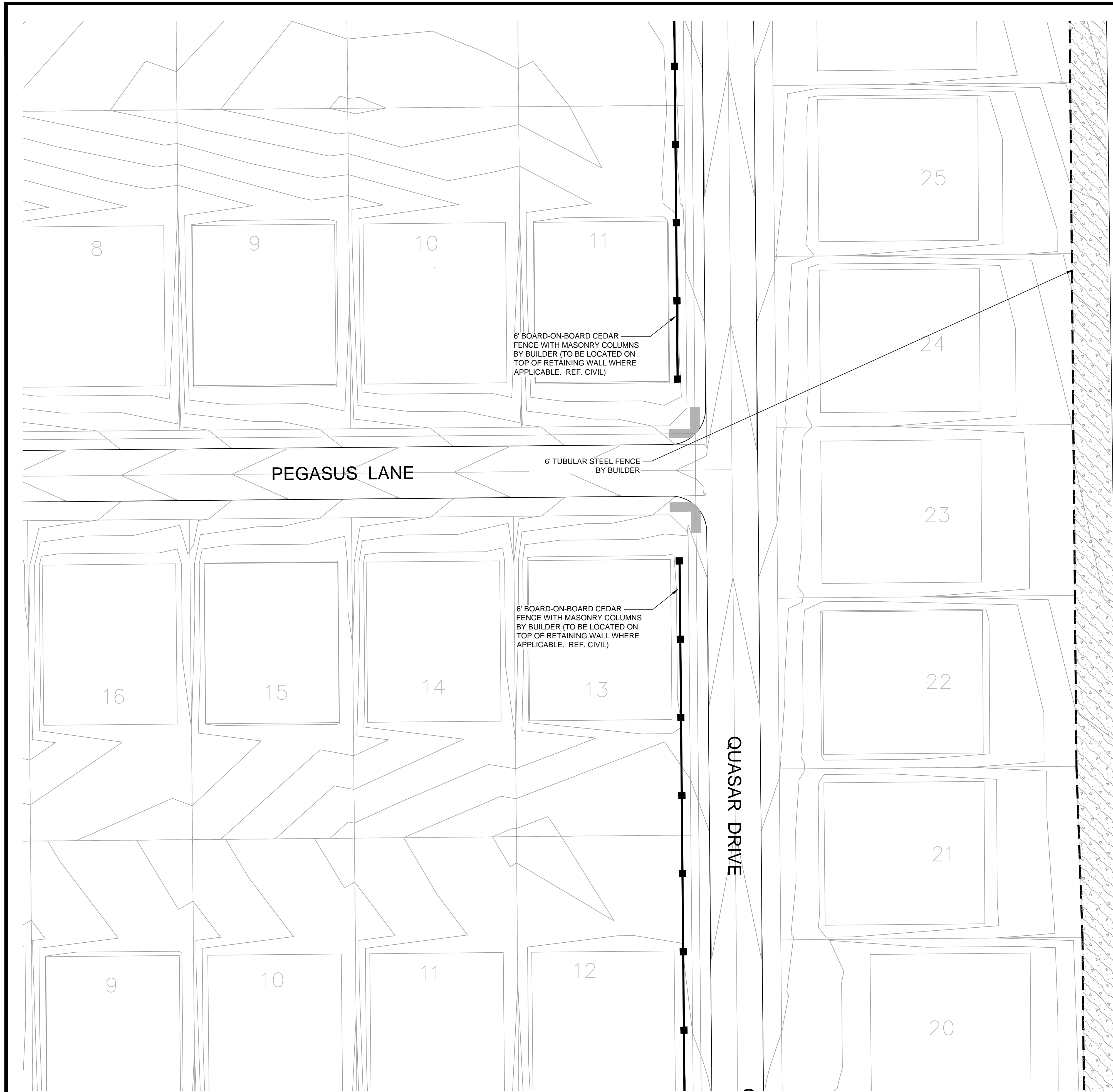
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER

L-1.07



KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



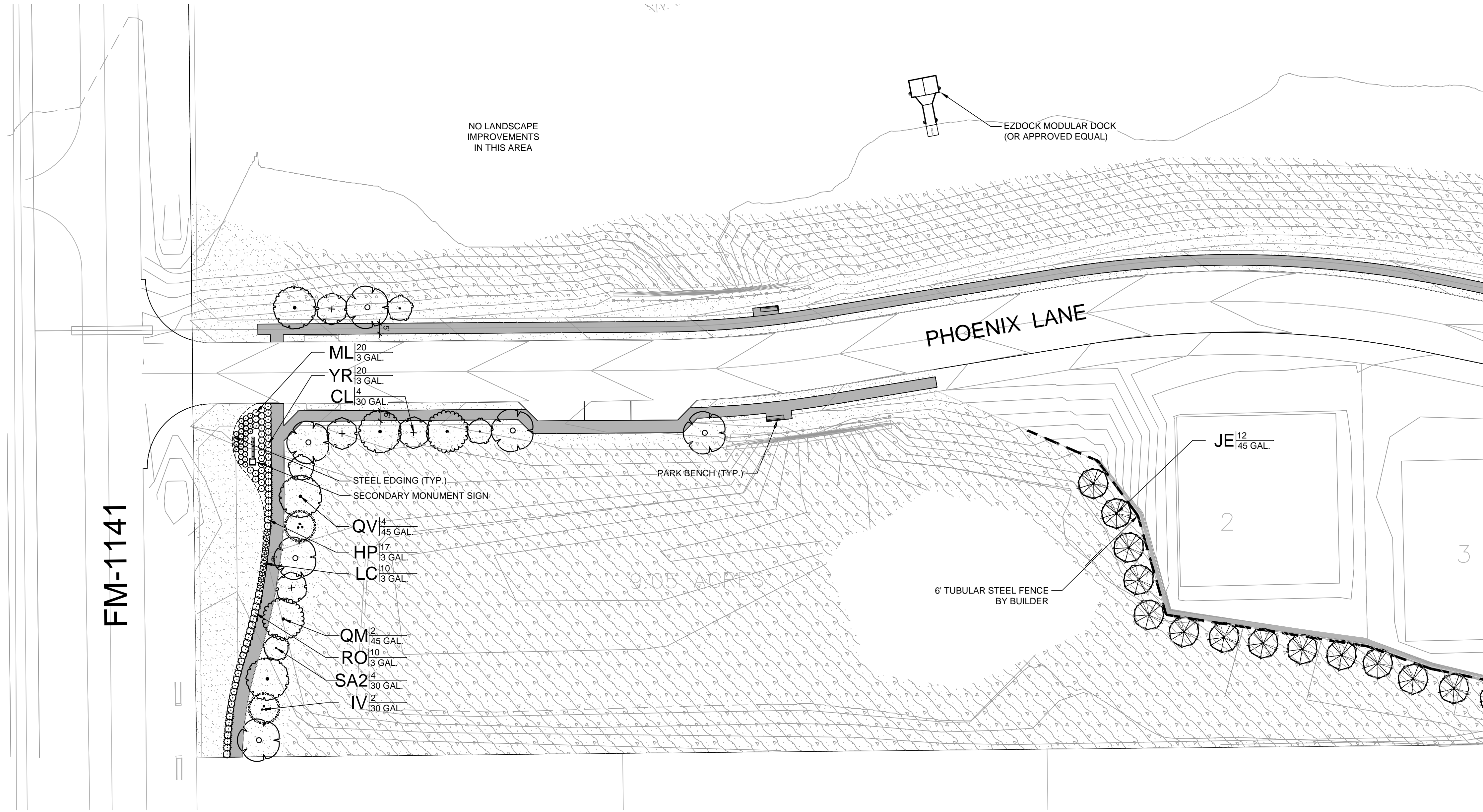
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No.	Date	Revision	Description

PROJECT NO.: TEMPLATE

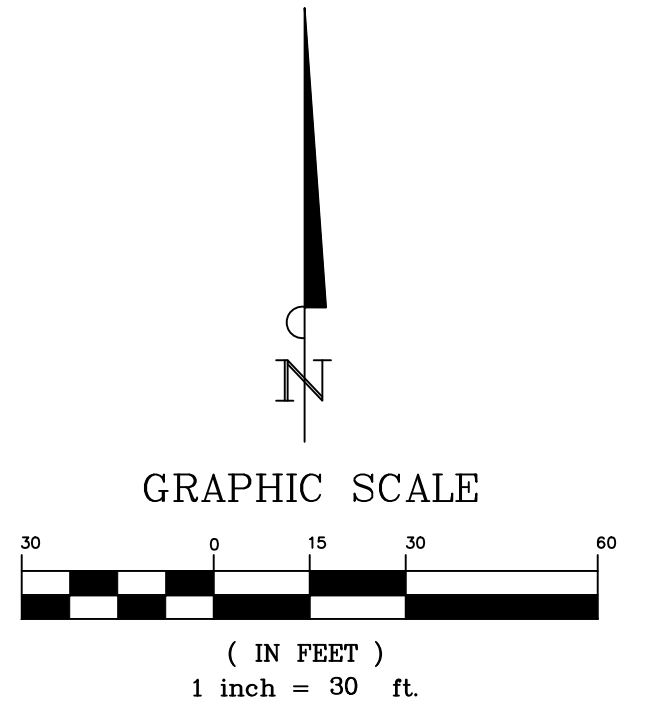




KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
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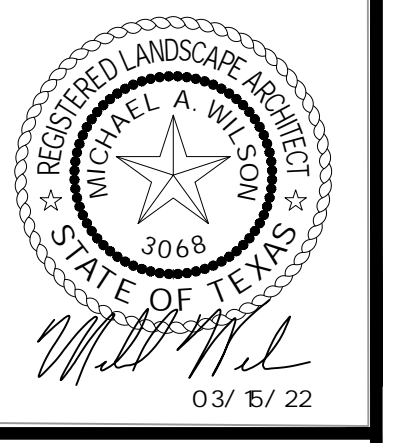
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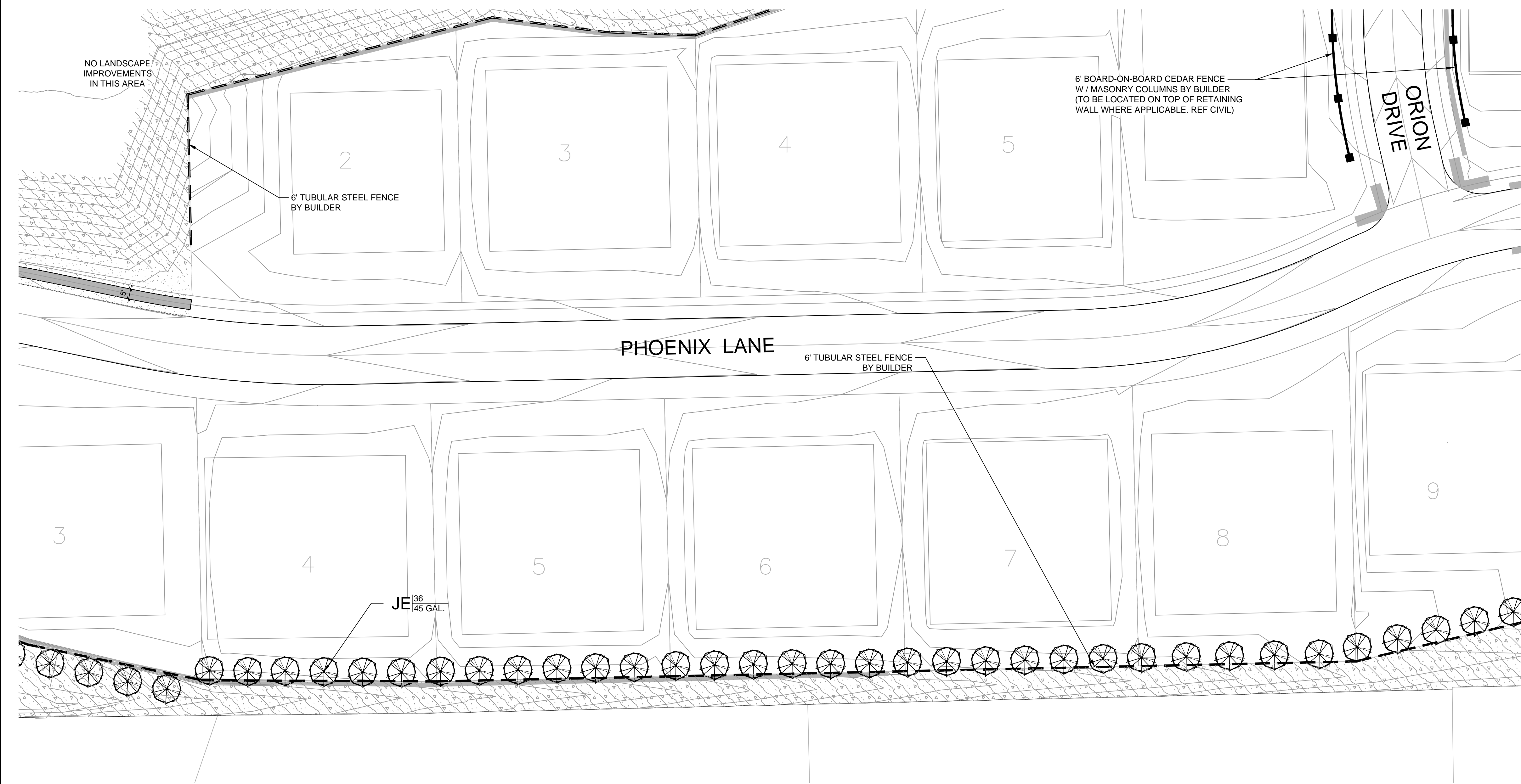
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
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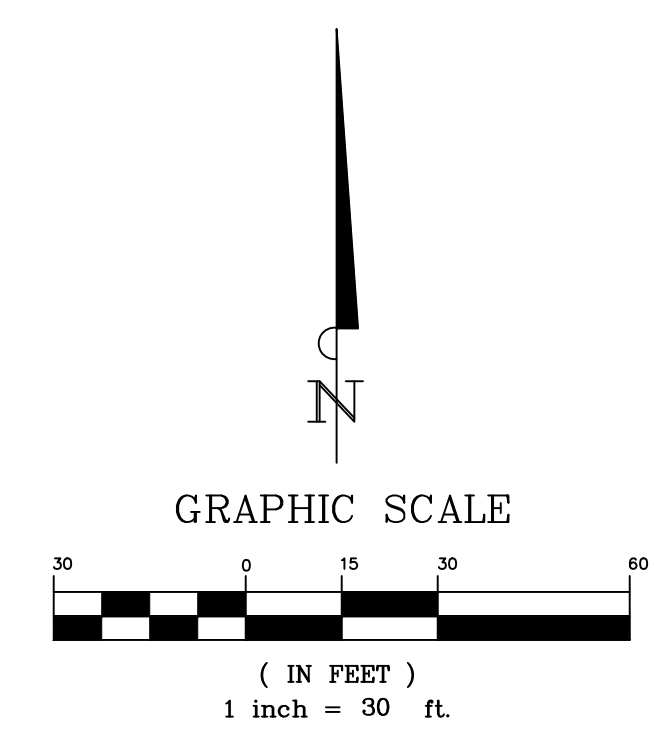
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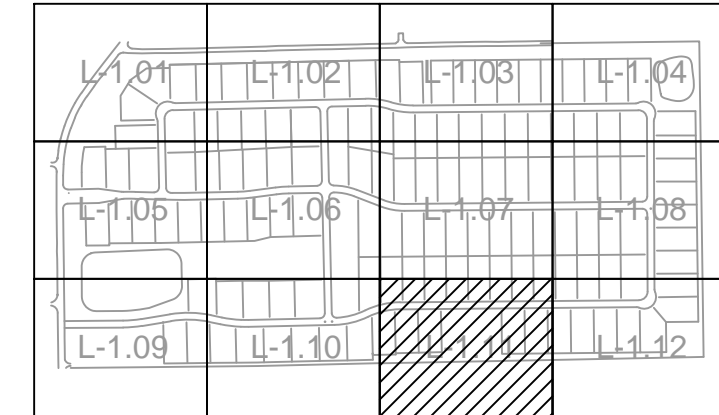
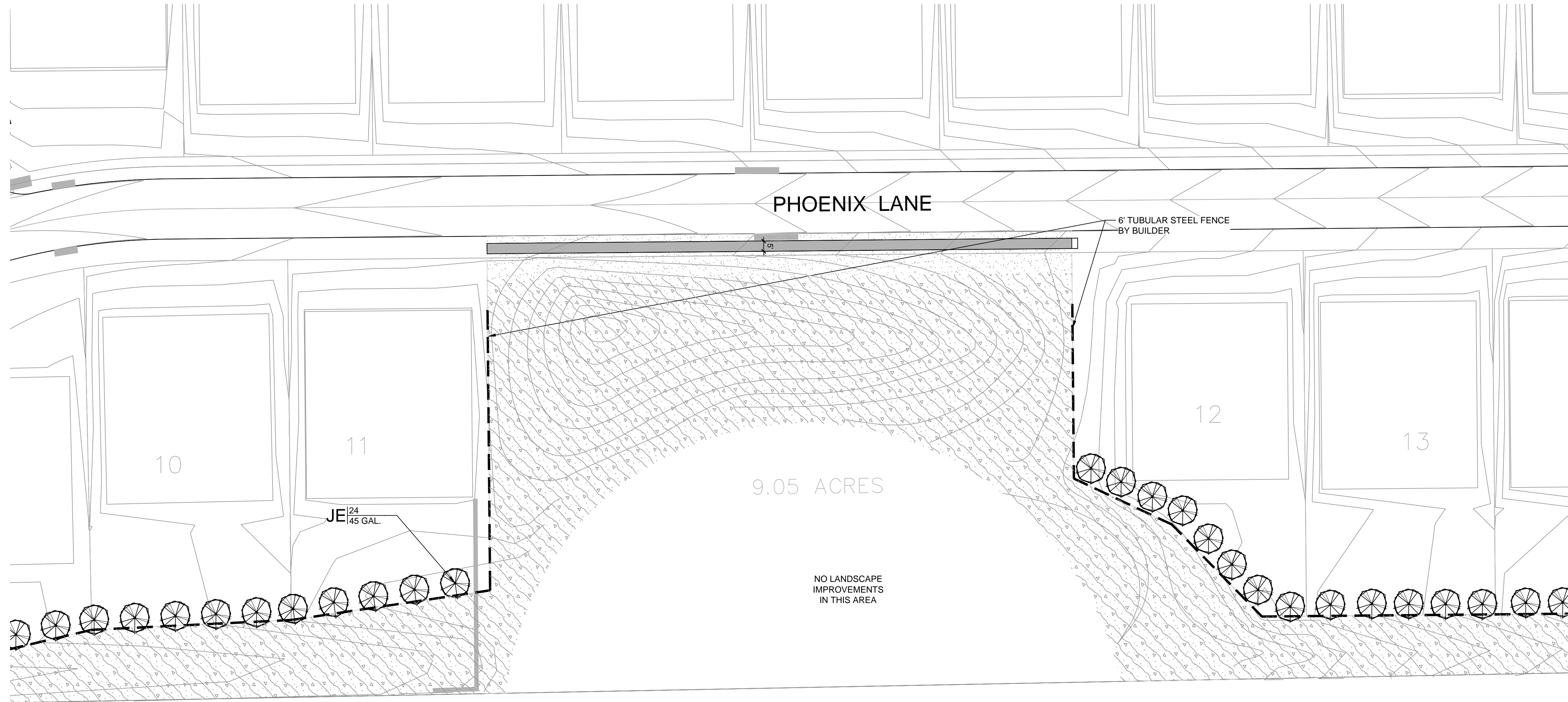
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No.	Date	Revision	Description



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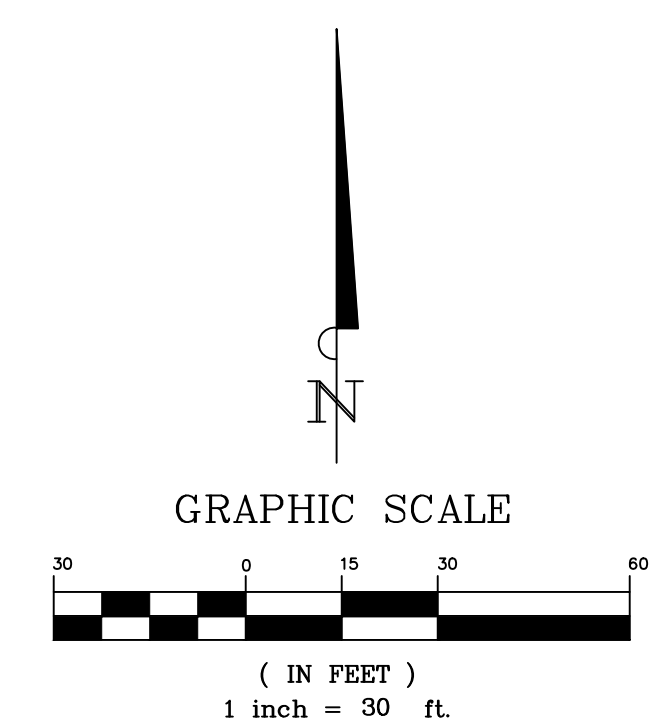
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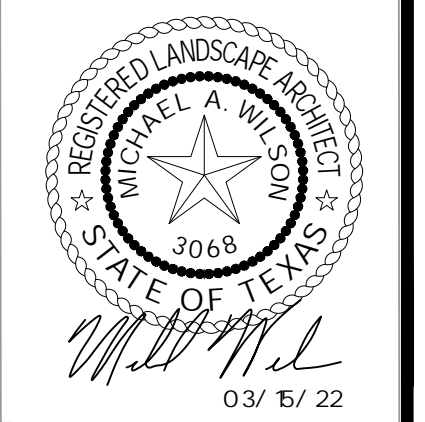
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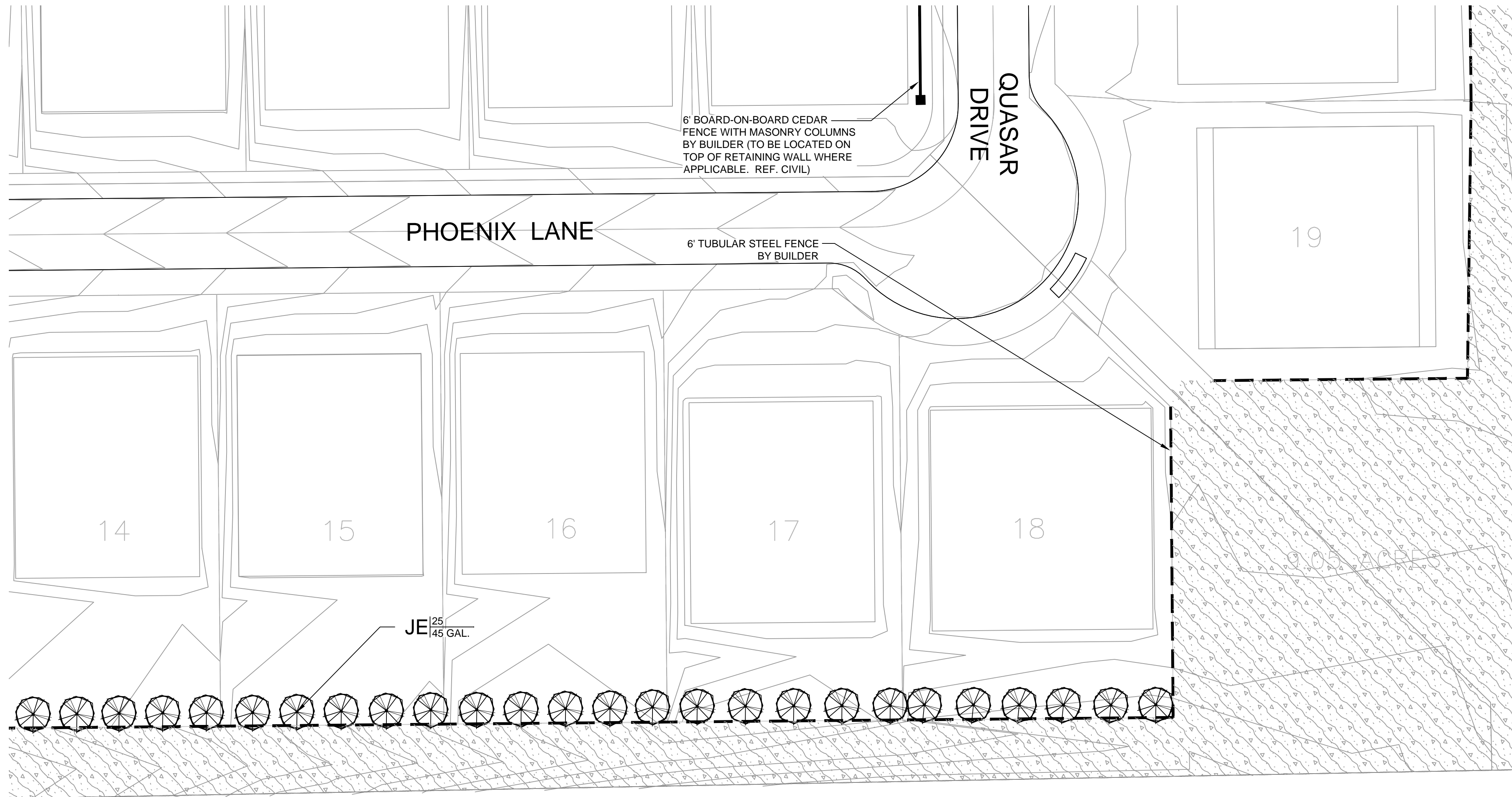
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SHEET NUMBER
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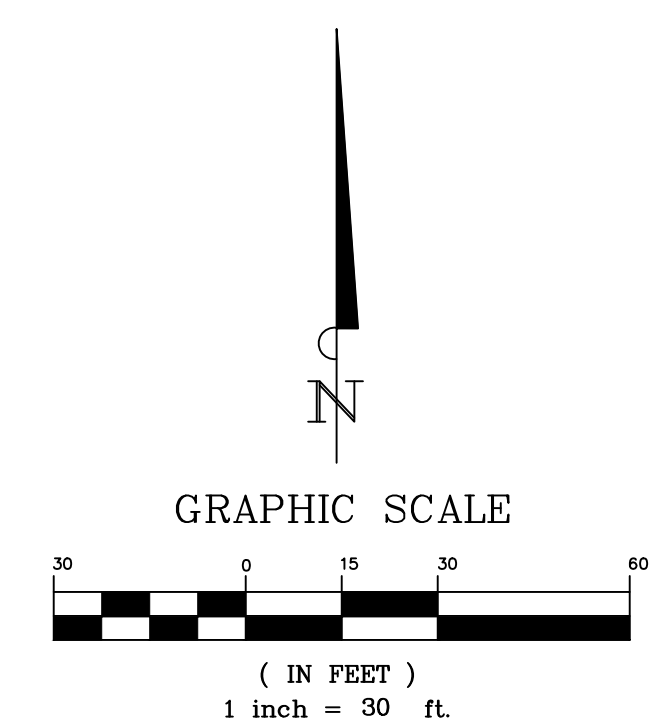
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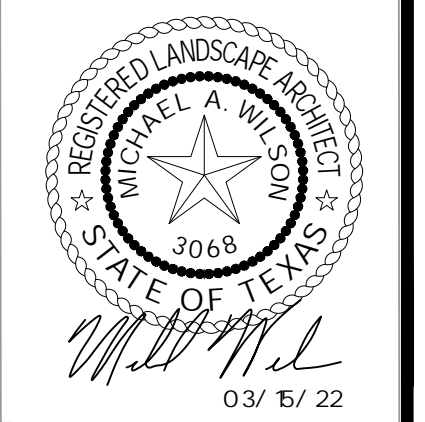
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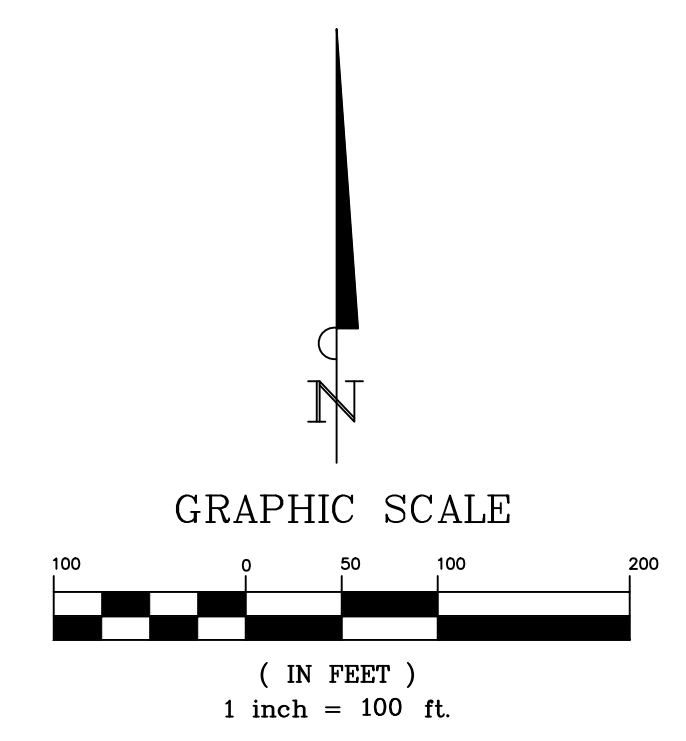
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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	297,066 SF
	TEMPORARY IRRIGATION	268,578 SF



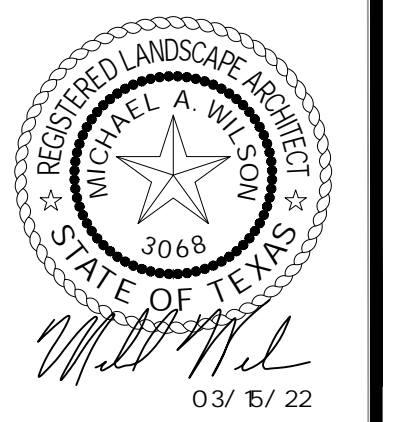
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OVERALL LANDSCAPE PLAN

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE



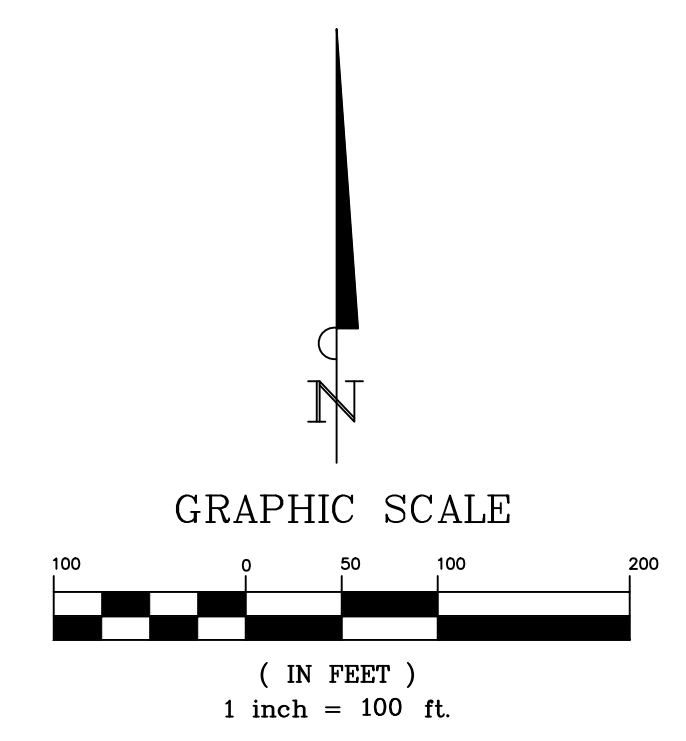
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FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6' TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
	MASONRY COLUMN (BY DEVELOPER)	35
	6' TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
	6' BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
	MASONRY COLUMN (BY BUILDER)	54



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FENCING PLAN

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE

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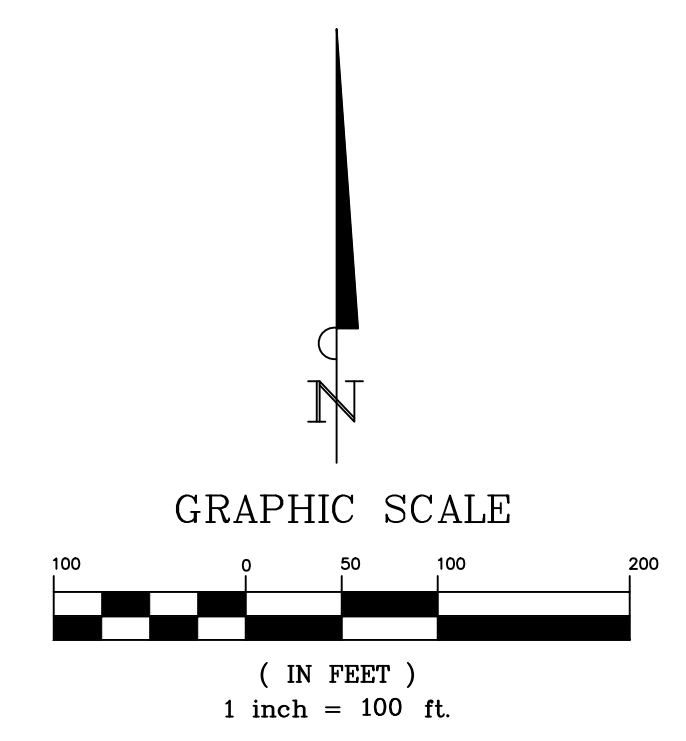
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HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF



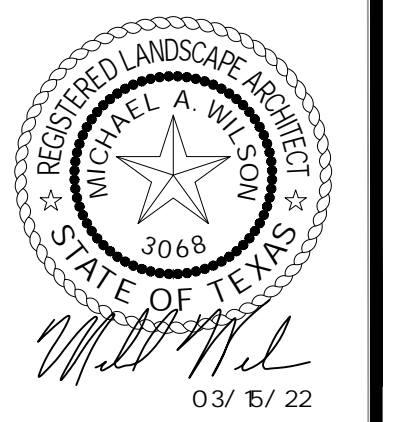
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HARDSCAPE PLAN

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PROJECT NO.: TEMPLATE



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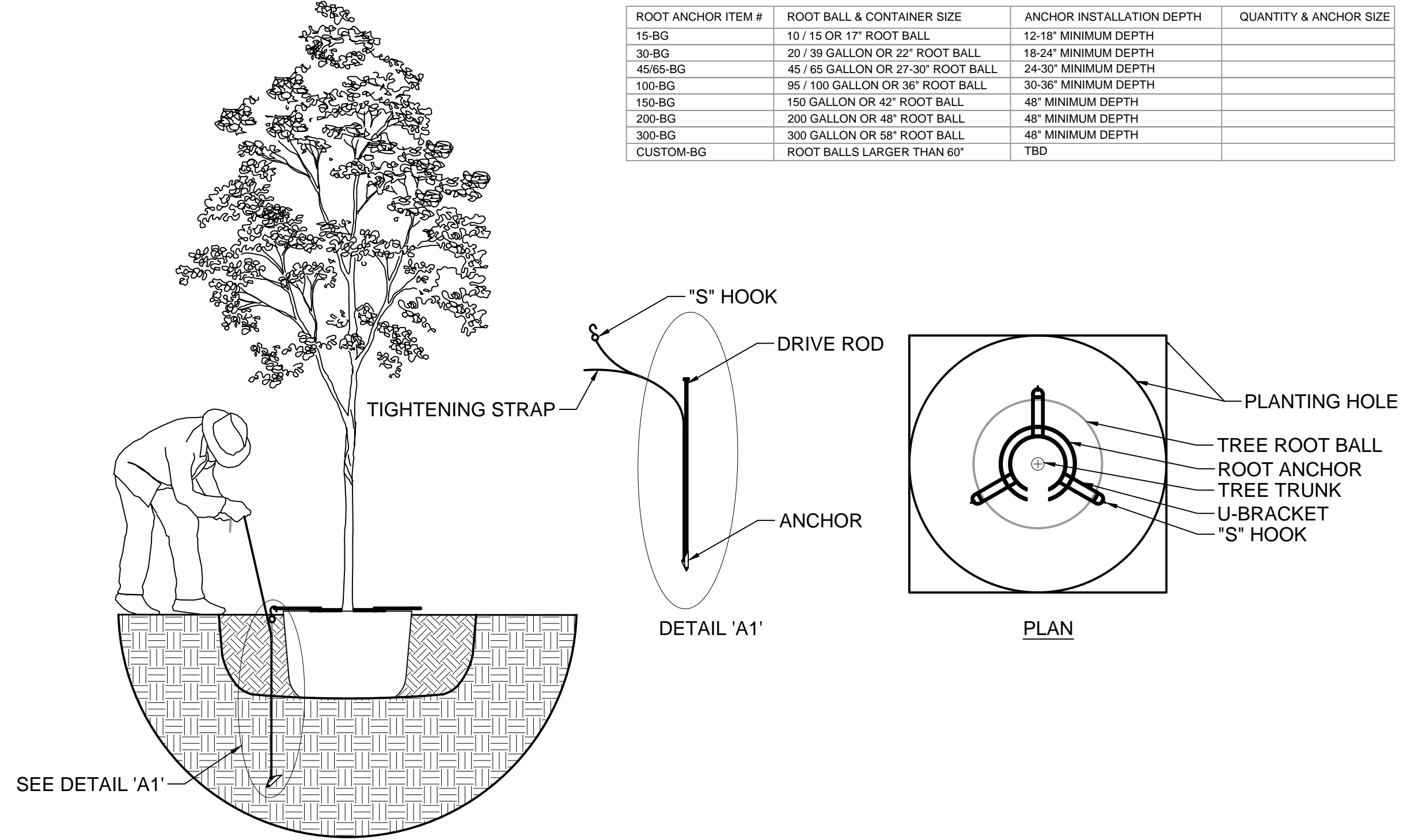
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GENERAL NOTES:

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
 - 3 OF ORGANIC COMPOST
 - 20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
 - TILL BEDS TO A DEPTH OF 6" TO 8"
 - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
- CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	85 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	

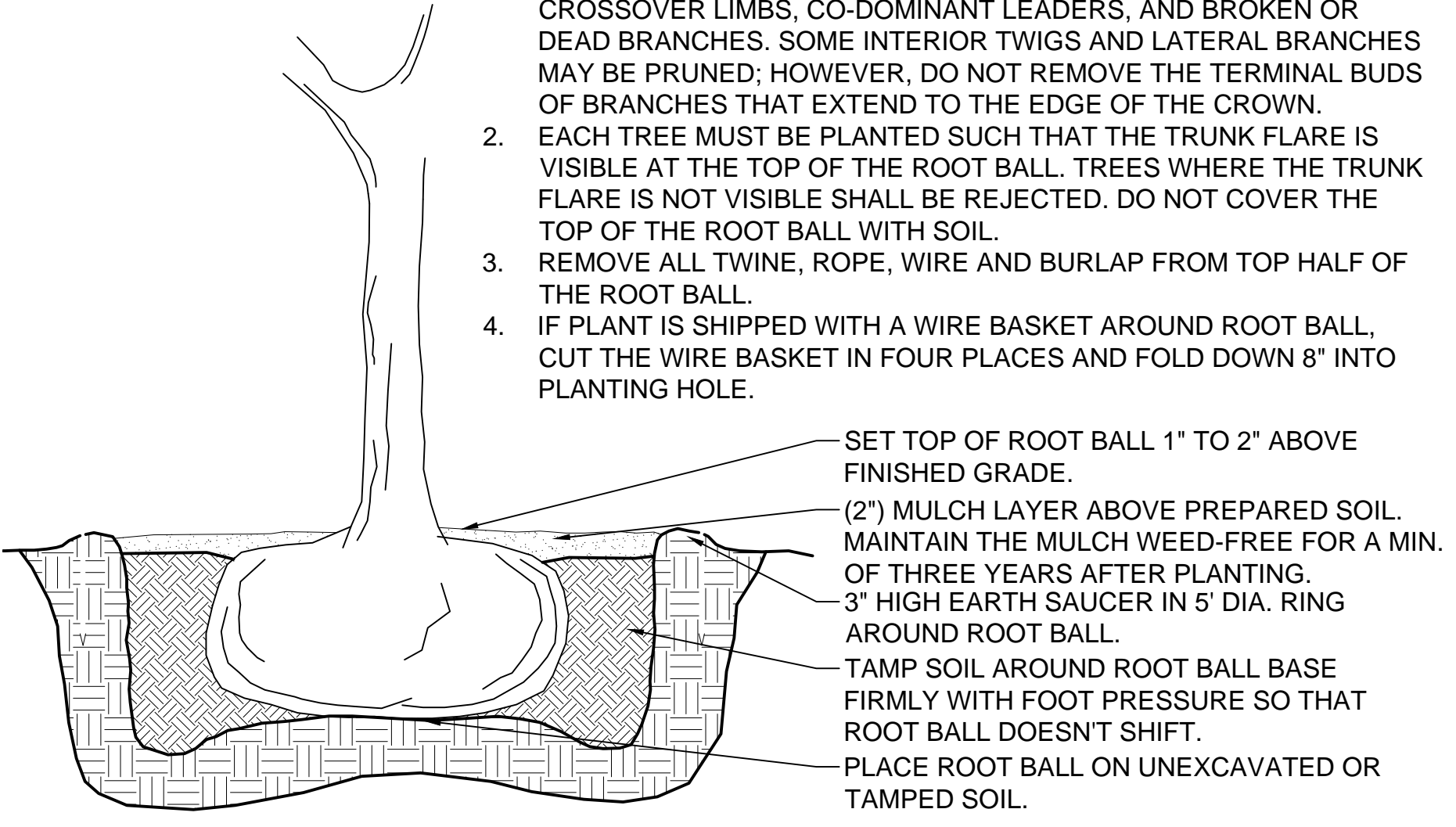
- STEP 1:**
- SET TREE IN PLANTING PIT.
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.
- STEP 2:**
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.
- STEP 3:**
- REMOVE DRIP ROD.
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



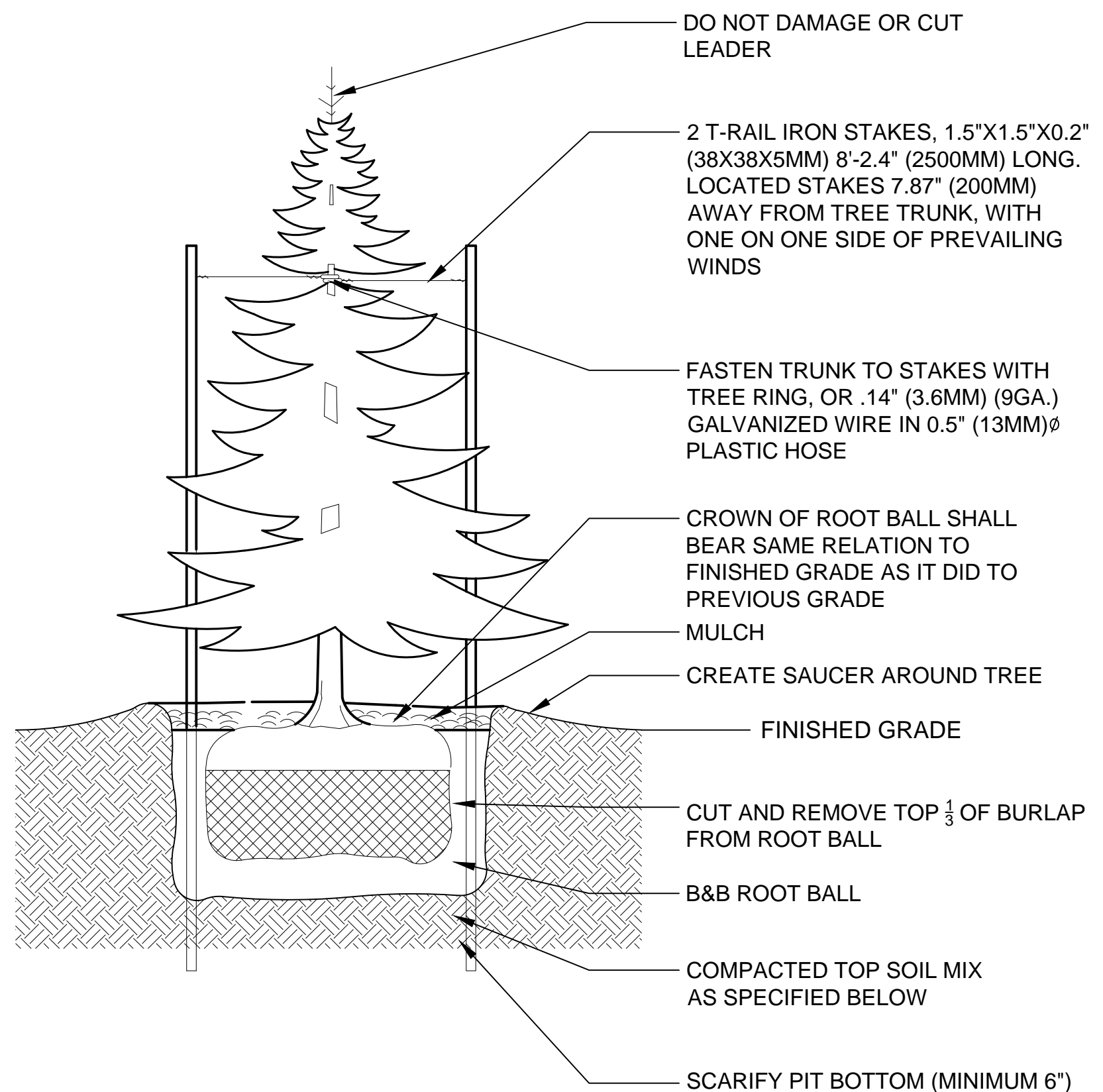
B TREE STAKING DETAIL

NOTES:

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

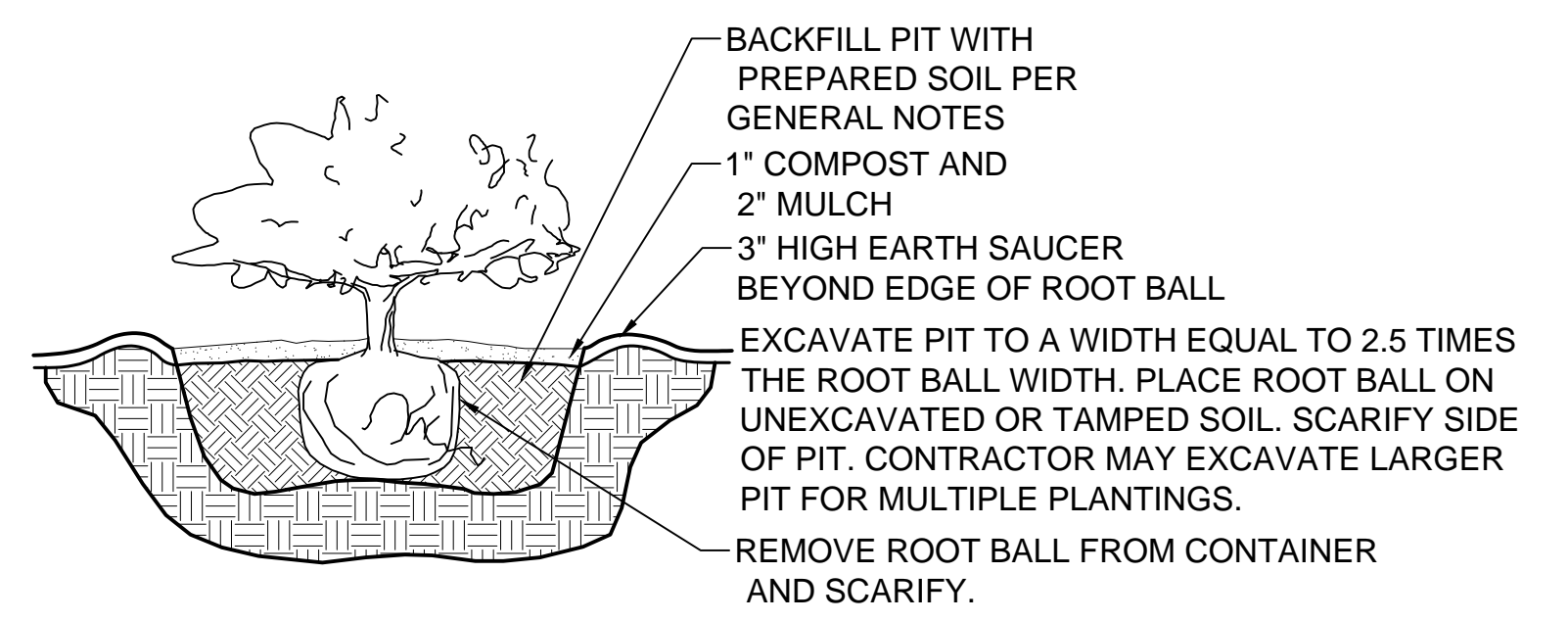


C TREE PLANTING DETAIL



- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 - PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
 - TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL



A SHRUB PLANTING DETAIL

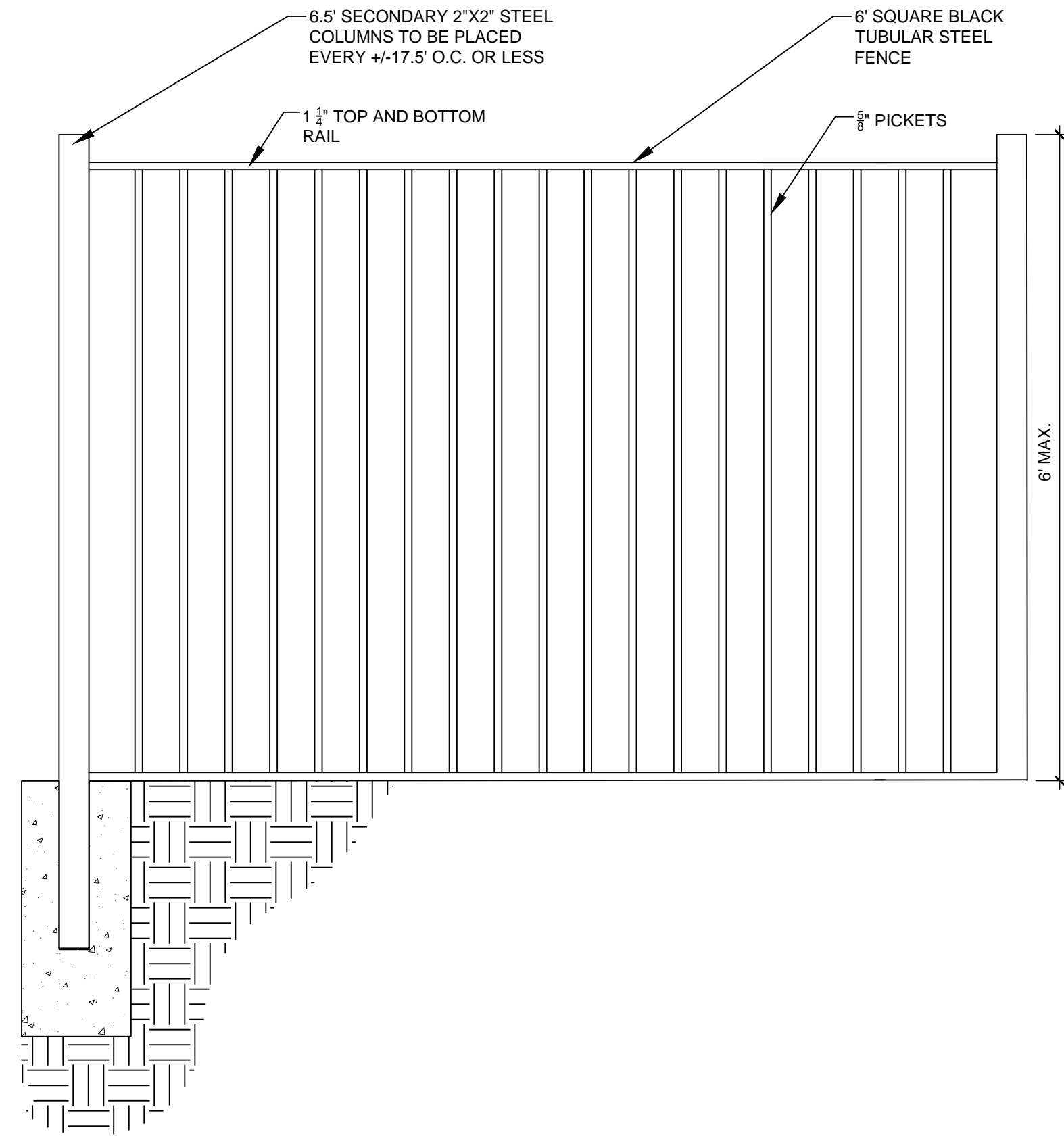


D GROUND COVER DETAIL

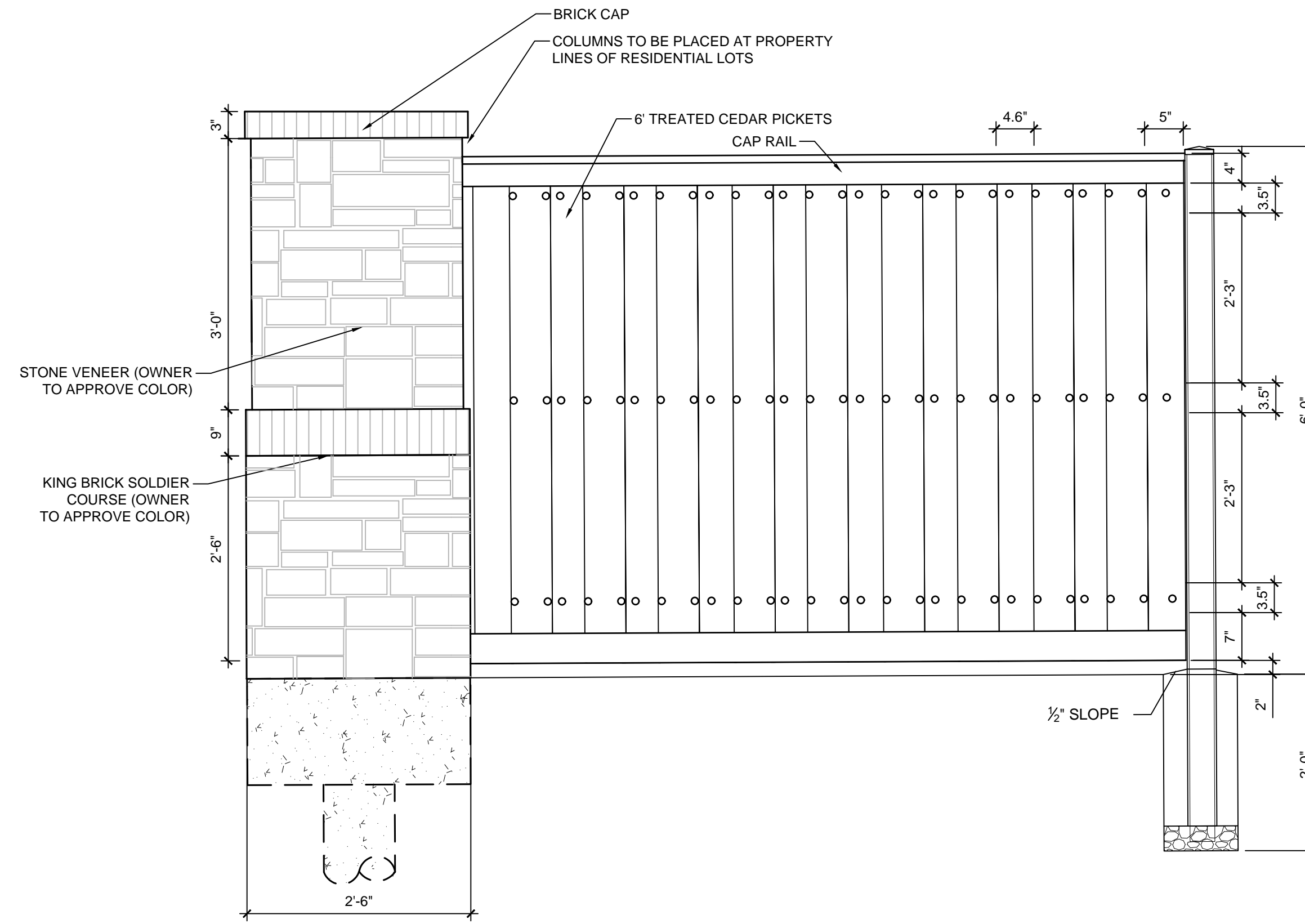
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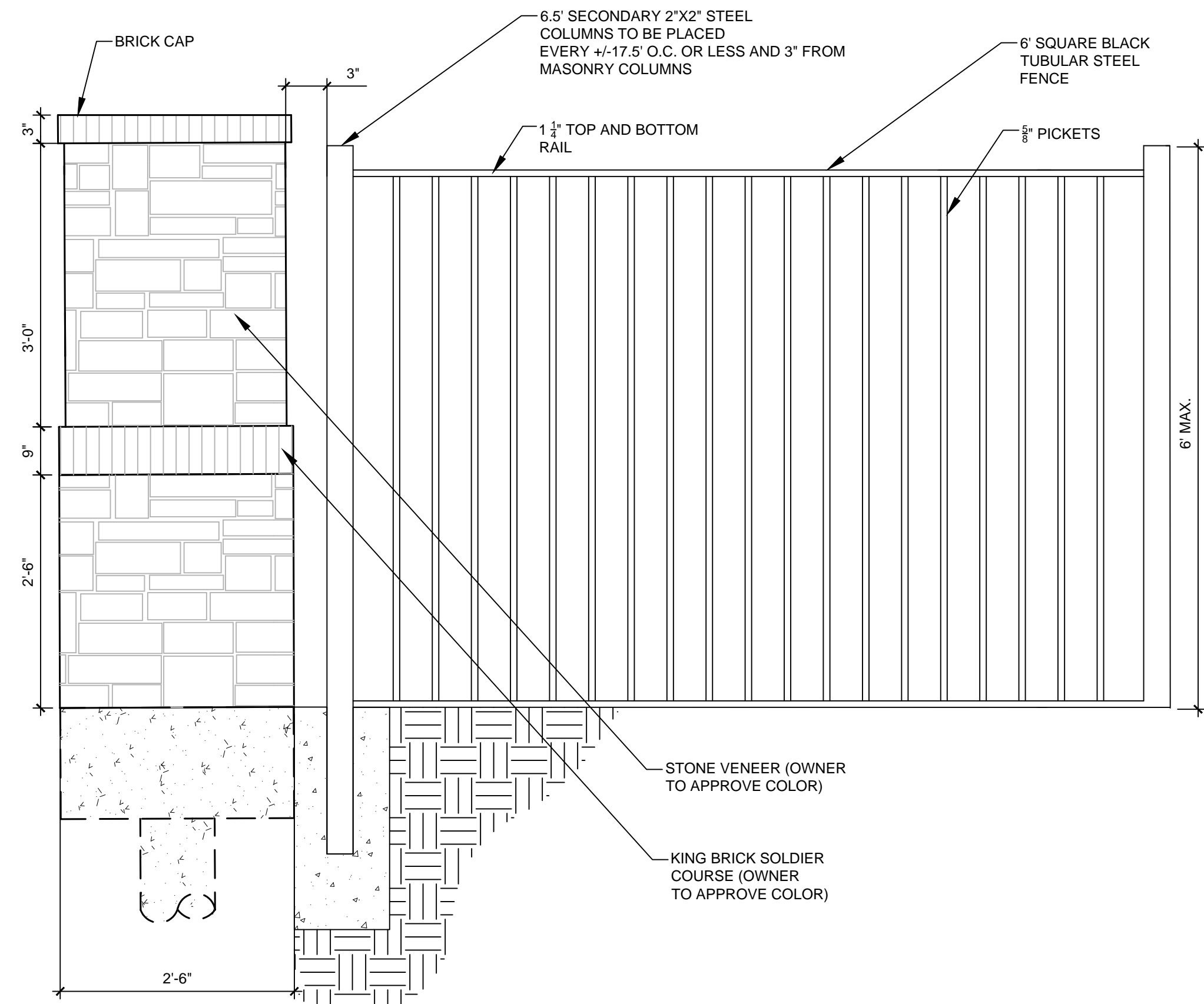
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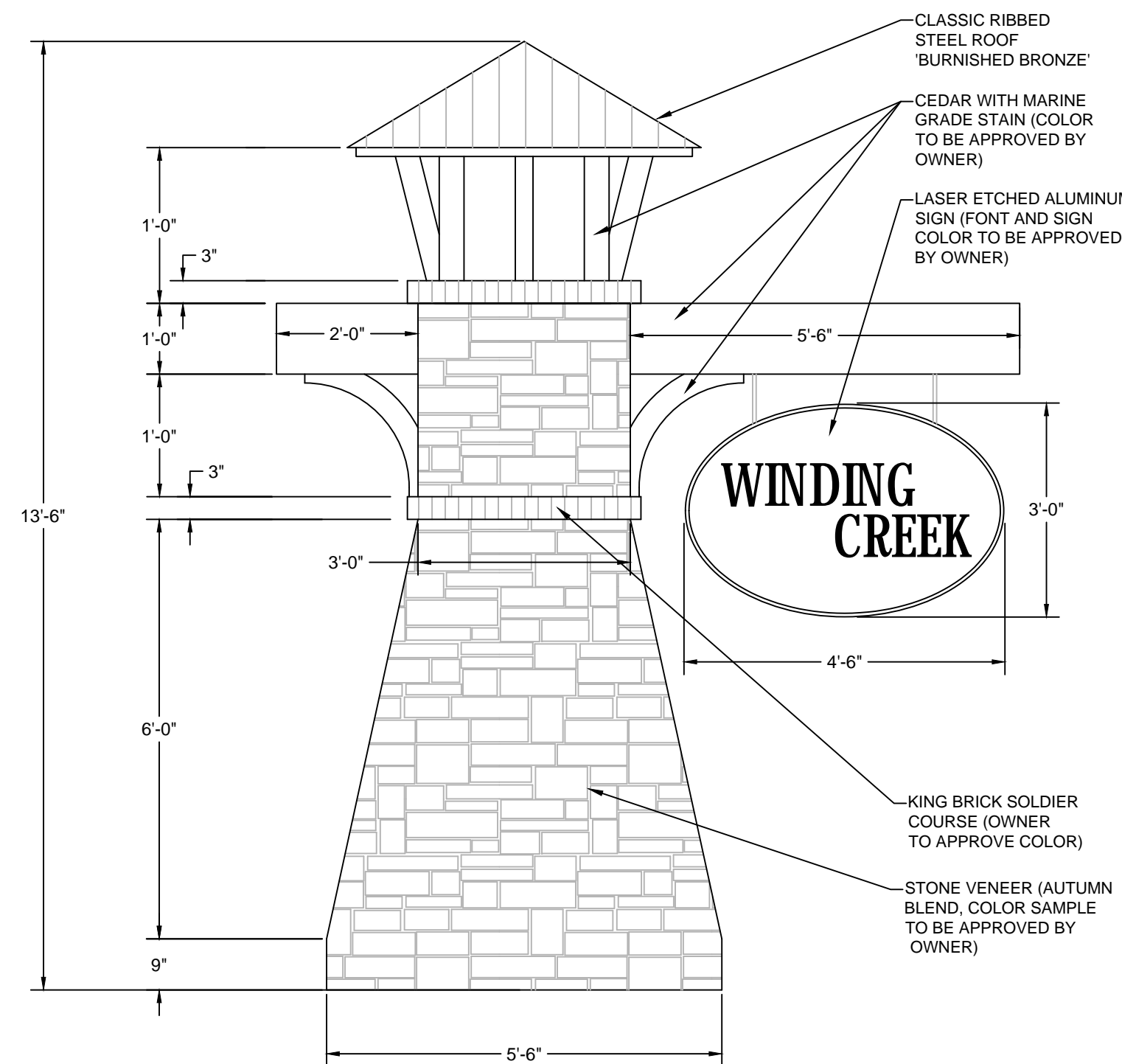
A TUBULAR STEEL FENCE DETAIL NOT TO SCALE



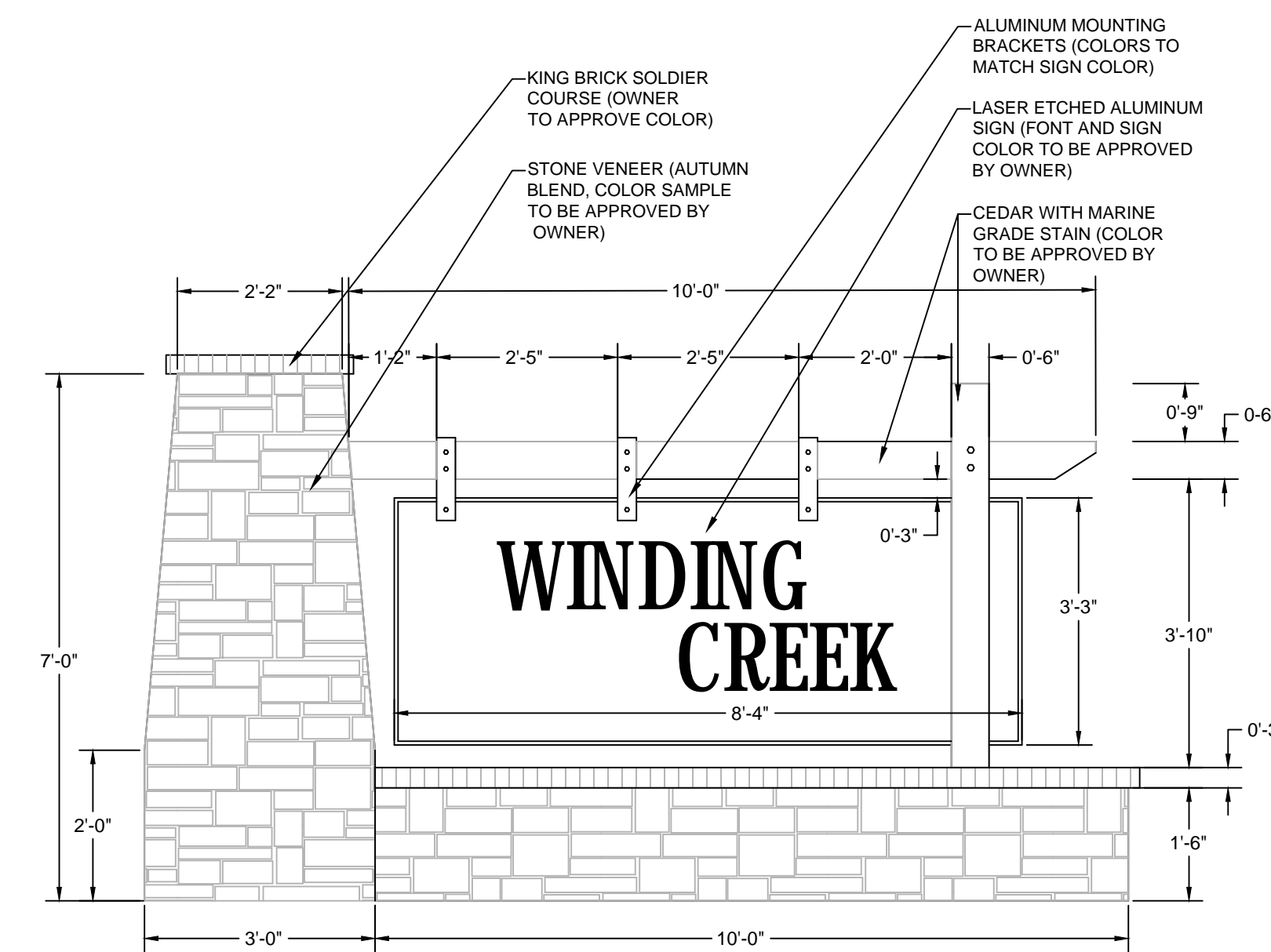
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL NOT TO SCALE



C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL NOT TO SCALE



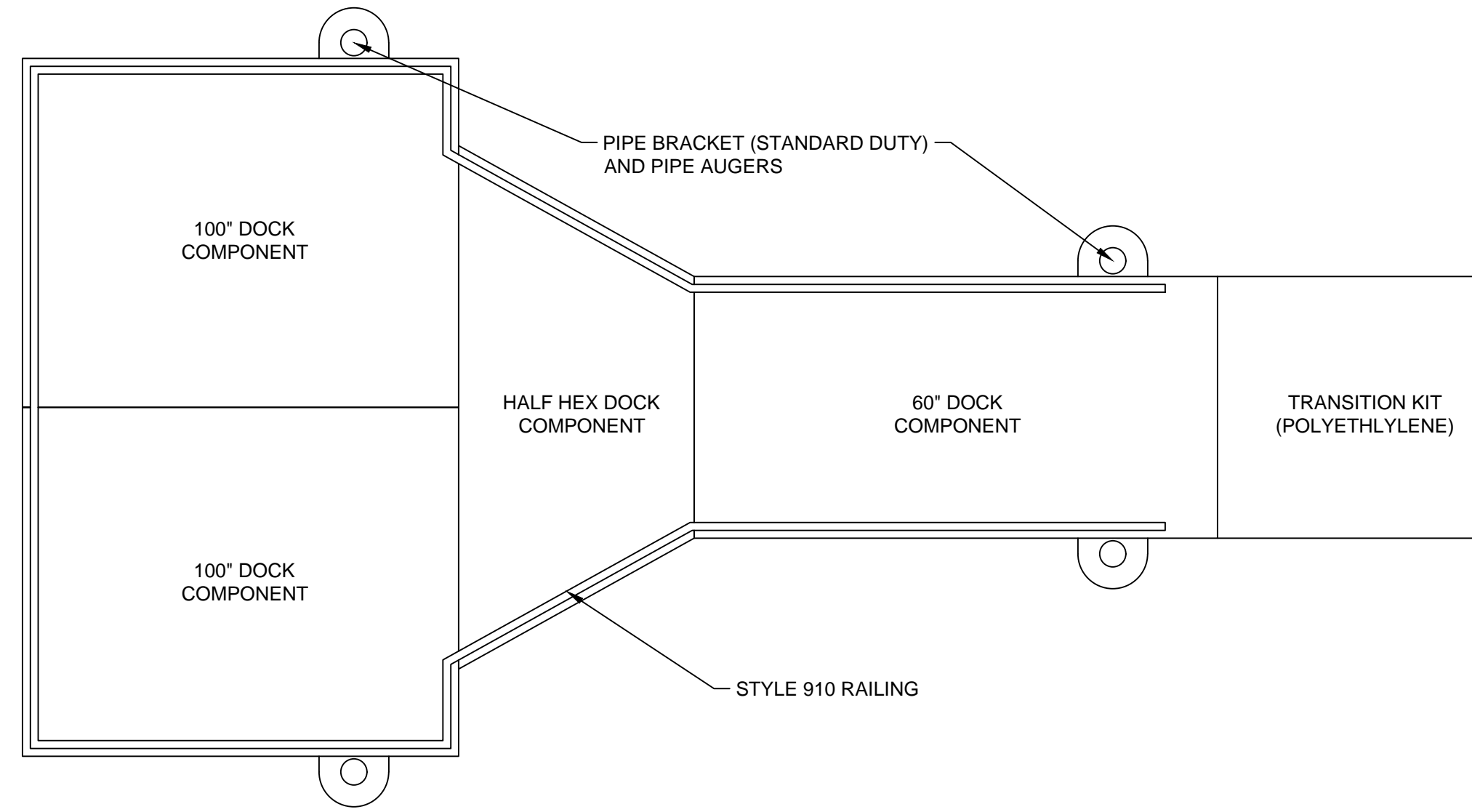
D PRIMARY MONUMENT SIGN DETAIL NOT TO SCALE



E SECONDARY MONUMENT SIGN DETAIL NOT TO SCALE

No.	Date	Revision Description





1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL) 3/8" = 1'-0" D-01

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L-2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson

PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10'-12'	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12'-14'	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12'-14'	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12'-14'	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4' MIN	FULL, MATCHING, SYMMETRICAL
	38	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4' MIN	FULL, MATCHING, SYMMETRICAL
	39	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4' MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	308	HESPERALOE PARVIFLORA RED YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	266	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	281	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	428,839 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SEED RATE PER MANUFACTURER			
	107,841 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SOD			

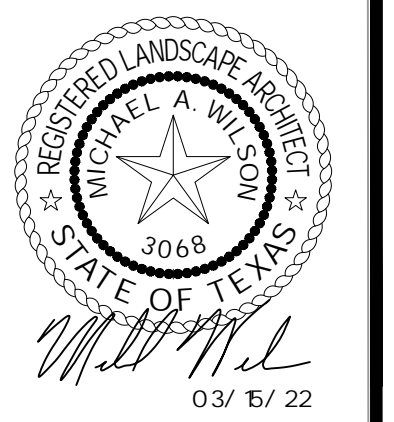
REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
1	6' TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6' TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
3	6' BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
4	PARK BENCH	5
5	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF
6	PERMANENT IRRIGATION	296,432 SF
7	TEMPORARY IRRIGATION	268,578 SF

BANNISTER
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS
LANDSCAPE SCHEDULE

No.	Date	Revision	Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-2.02