



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)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 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

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

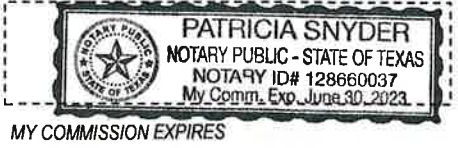
NOTARY VERIFICATION [REQUIRED]

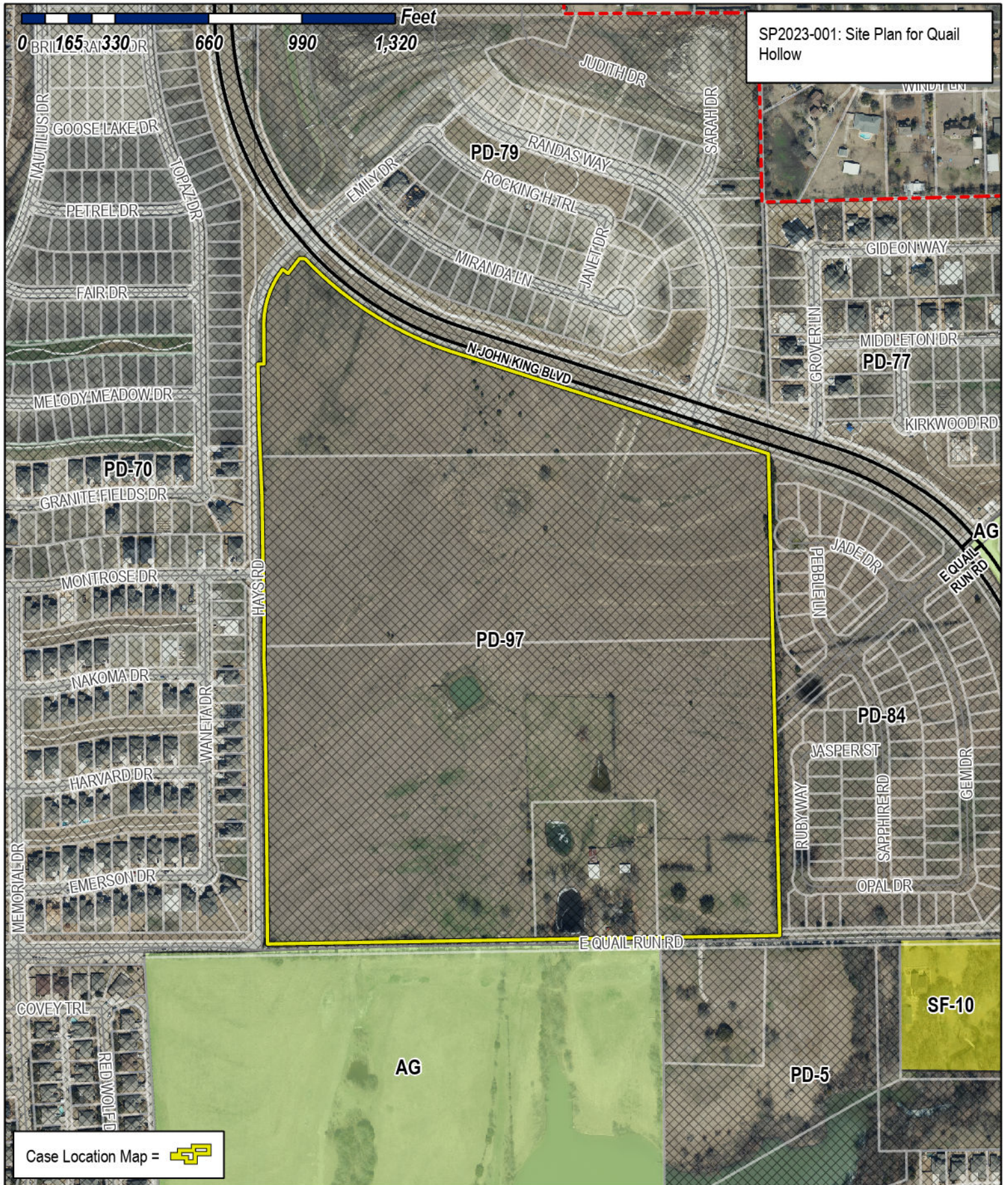
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

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





SP2023-001: Site Plan for Quail Hollow

Case Location Map =

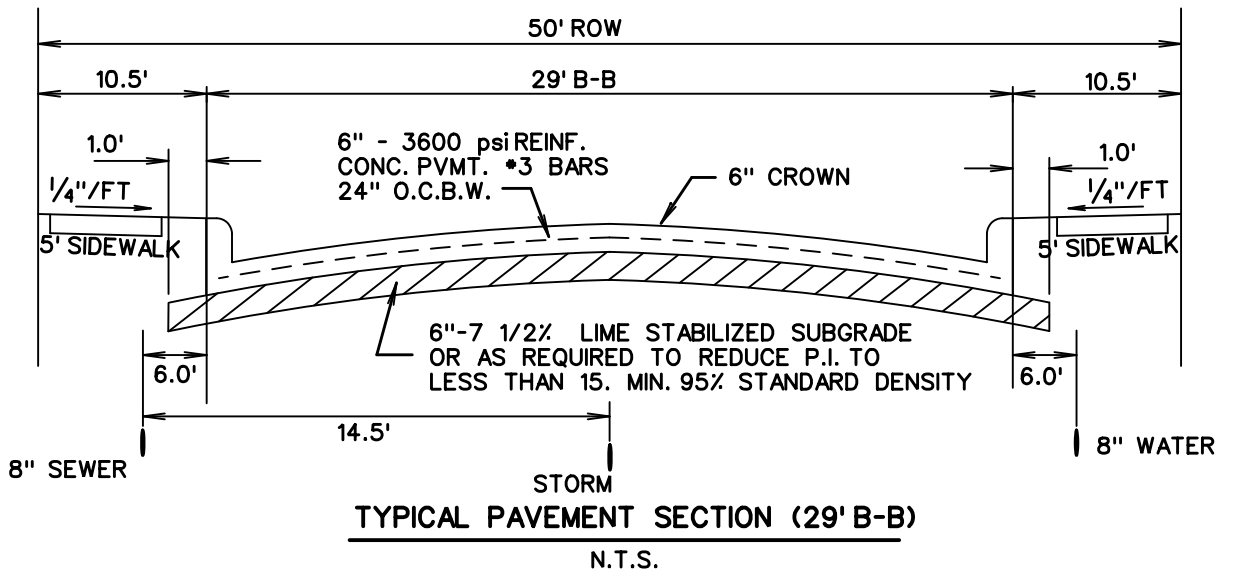
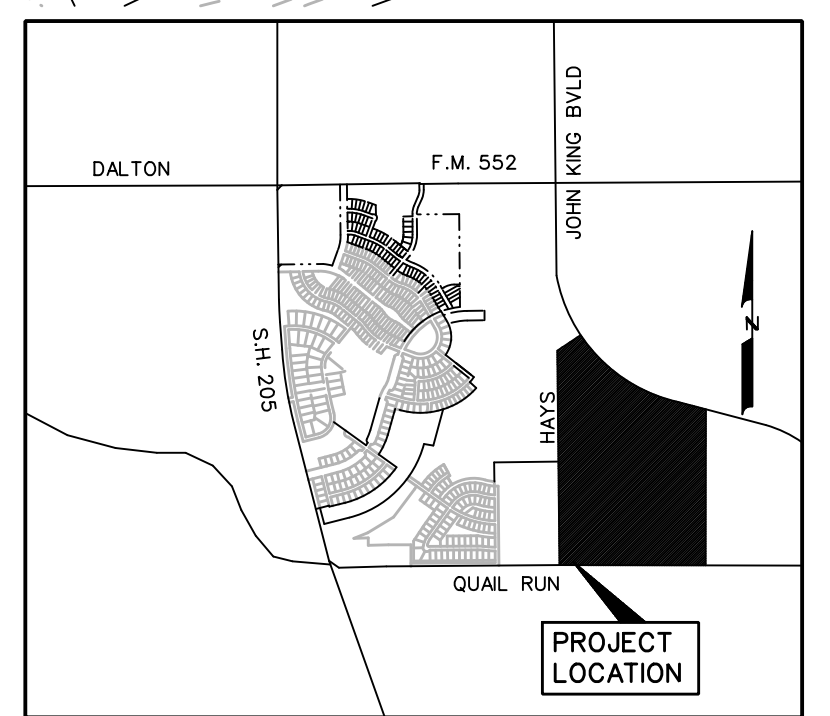
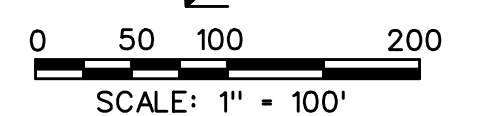


City of Rockwall

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

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





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

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°47'38" E	24.00'
4.	N 37°47'22" E	66.65'
5.	S 87°00'28" E	19.25'

LEGEND

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

NOTES:

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

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

PD SITE PLAN
 OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 139
 PHASE II LOTS 111
 OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 DEVELOPER
QUAIL HOLLOW SF, LTD.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 JANUARY 2023 SCALE 1" = 100'
 CASE #P2022-53
 CASE #P2023-xxx

LAND USE SINGLE FAMILY DEVELOPMENT

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598387.341	7036150.262
ELEV = 923.0	

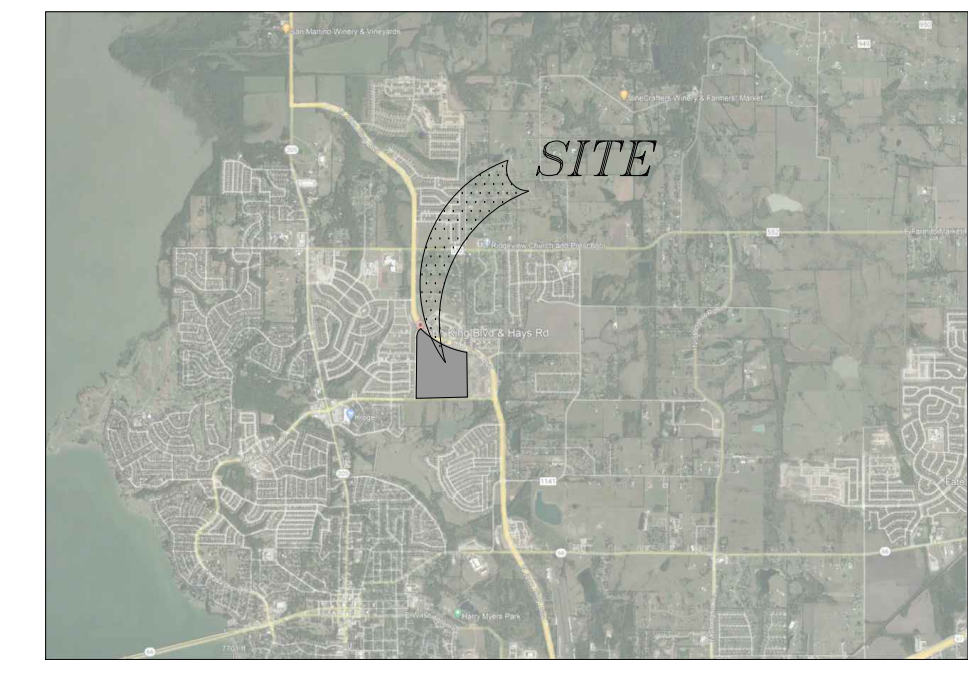
CITY OF ROCKWALL GRID SYSTEM COORDINATES

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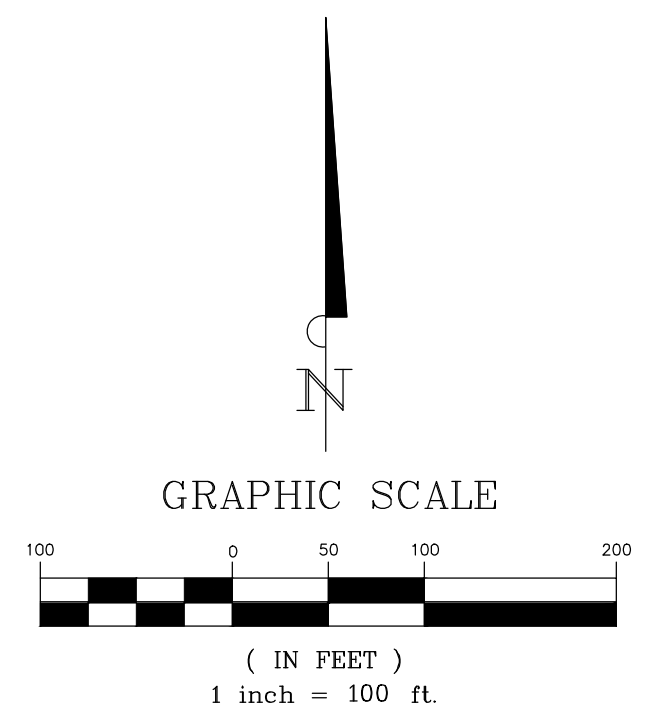
GIDEON GROVE NORTH DOC. NO. 2019000006883

X	Y
2598387.341	7036150.262
ELEV = 923.0	

QUALICO DEVELOPMENT (US), INC.



VICINITY MAP



LANDSCAPE TABULATIONS:

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

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

KEY MAP
SCALE: 1"=500'



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

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

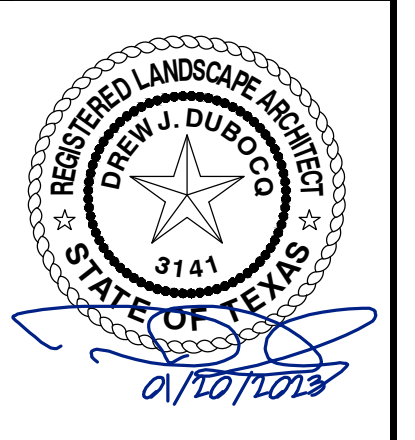
CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE 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)

QUAL HOLLOW
ROCKWALL, TEXAS
OVERALL LANDSCAPE PLAN

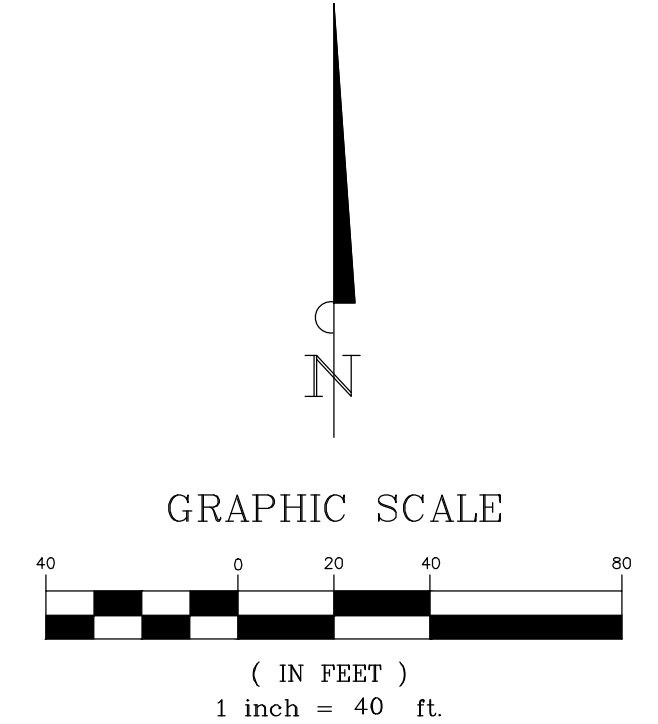
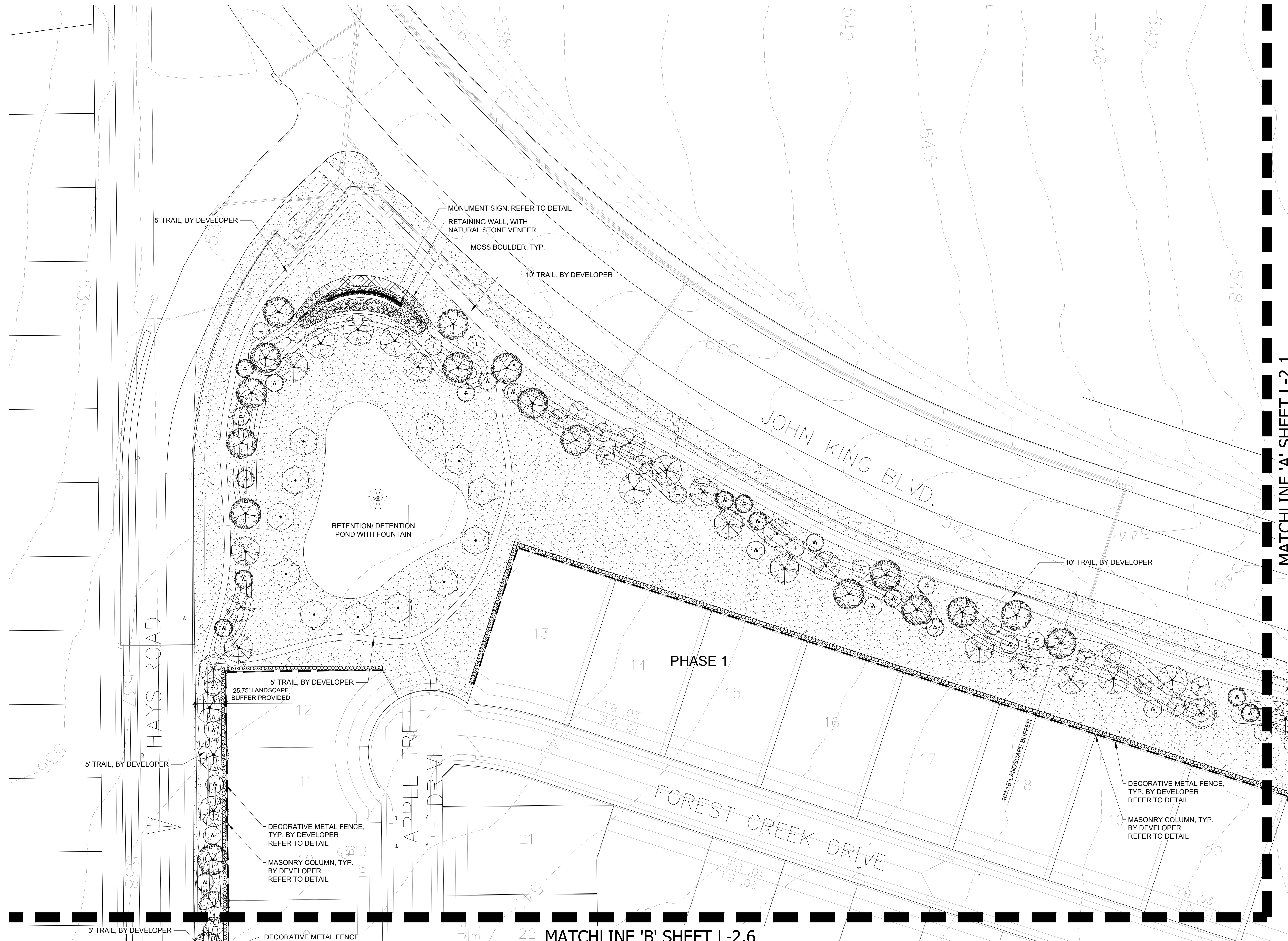
No.	Date	Revision Description



SHEET NO.

L-2.0

PROJECT NO.: 090-22-009



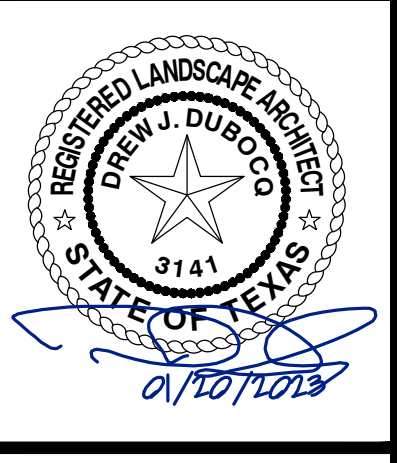
PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
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	GRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4"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

KEY MAP
SCALE: 1"=500'



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

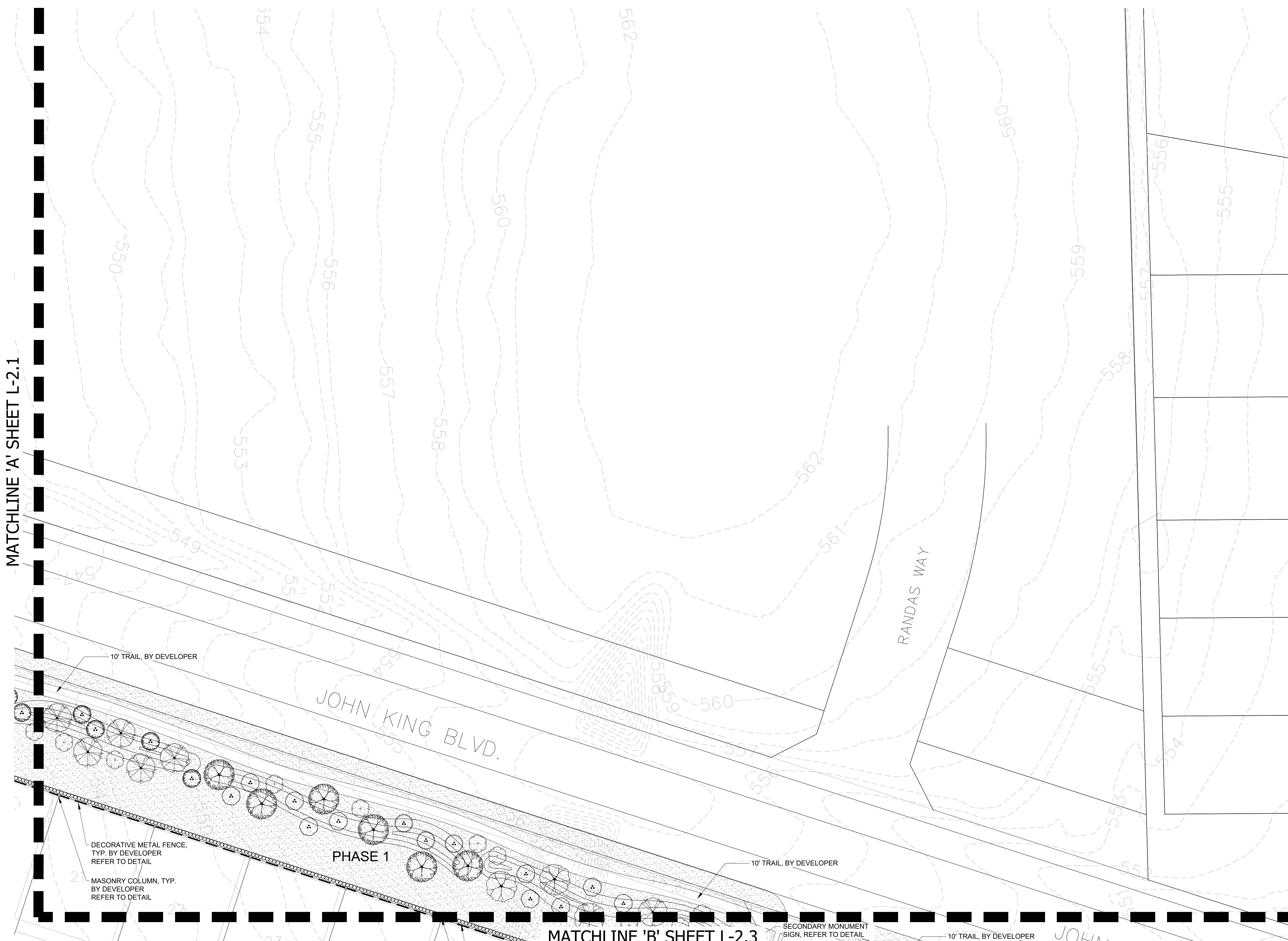
No.	Date	Revision Description



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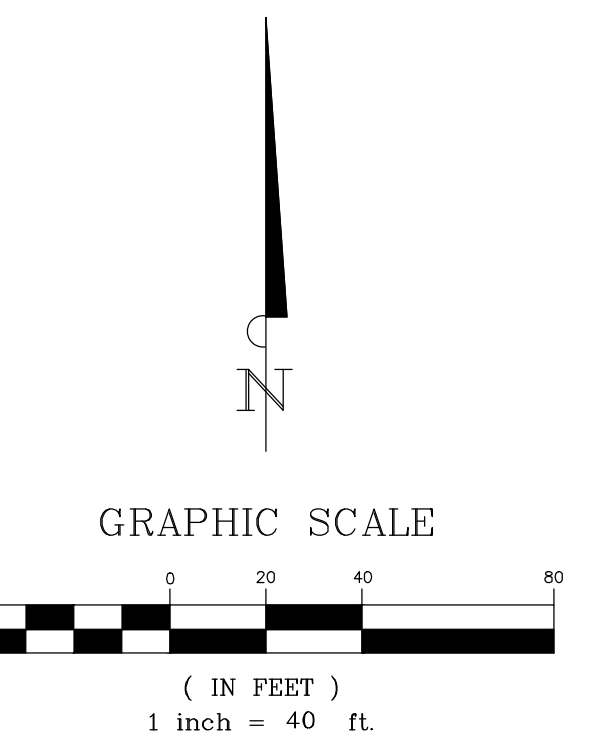
CASE NO. P2022-037

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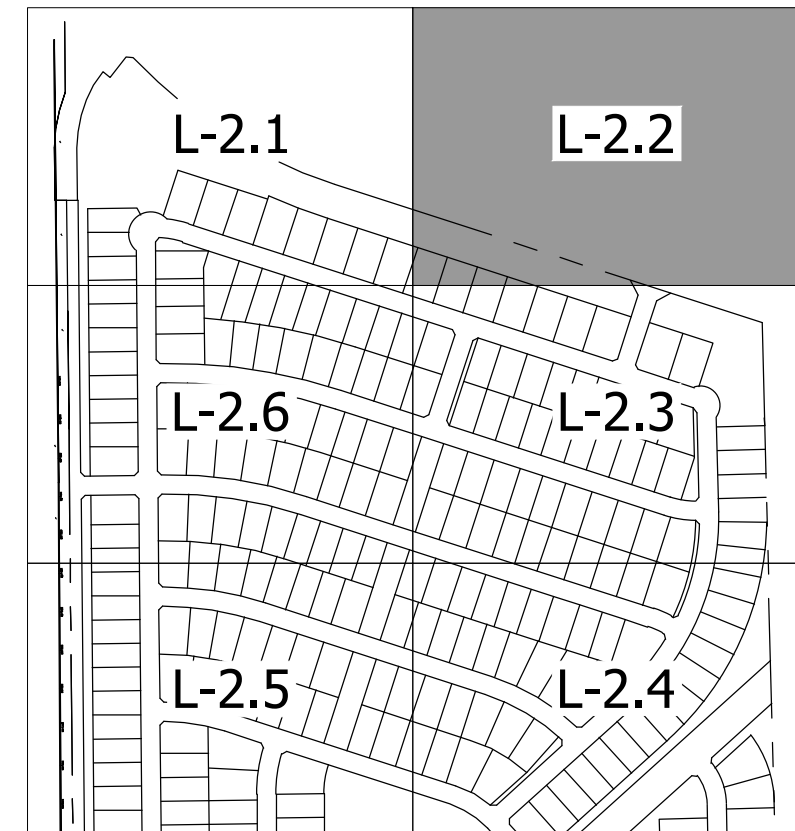
MATCHLINE 'A' SHEET L-2.1

MATCHLINE 'B' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
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GROUND COVERS		
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'

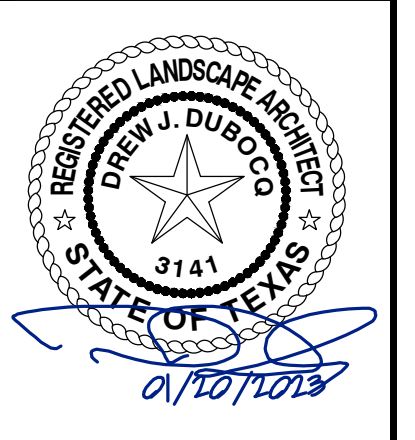


BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009

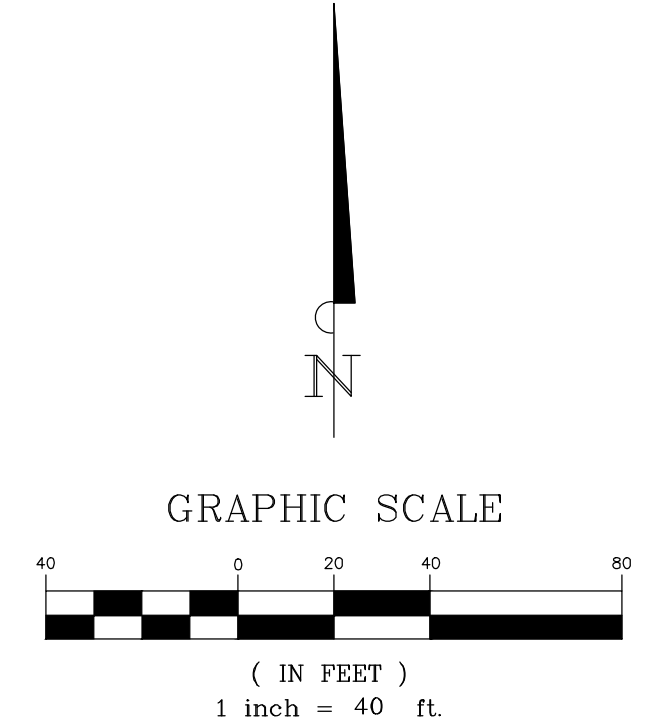
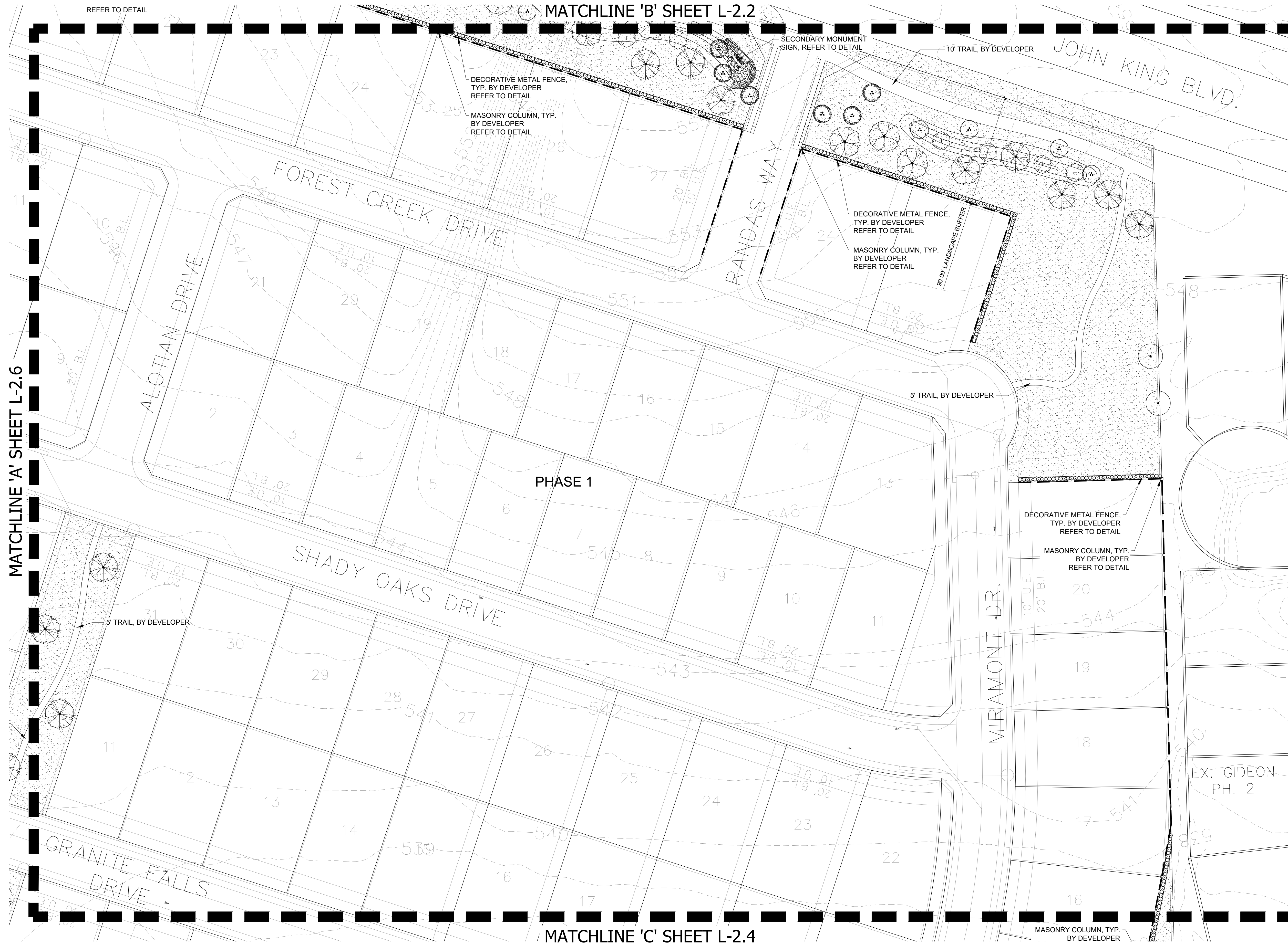


SHEET NO.
L-2.2

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

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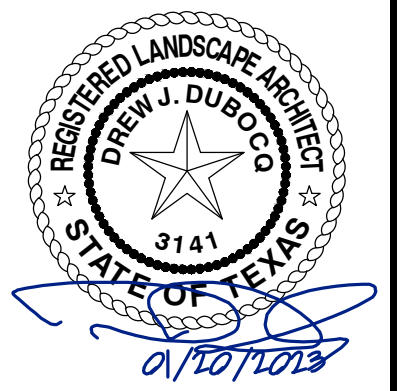
PLANT SCHEDULE		
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	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 900
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214.522.4945

No.	Date	Revision Description



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MATCHLINE 'A' SHEET L-2.6

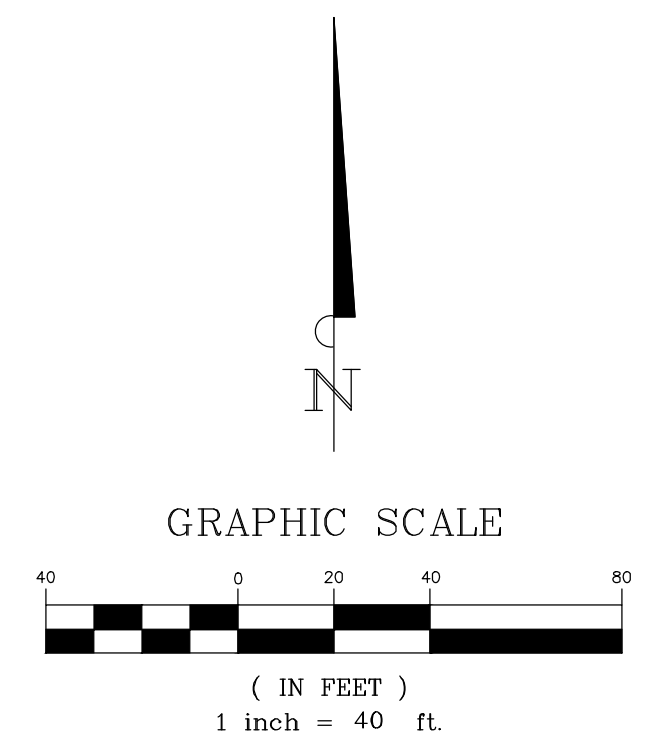
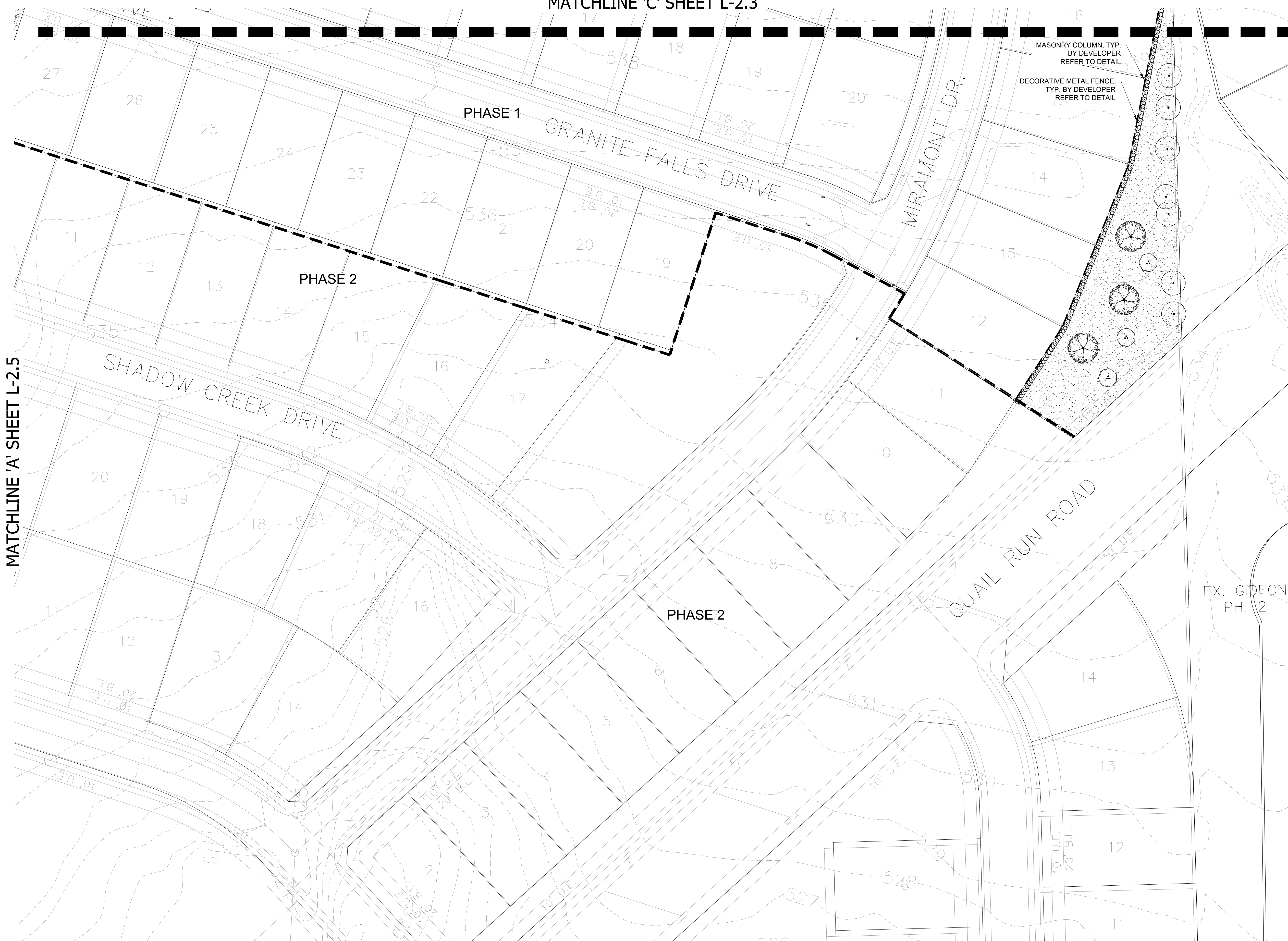
MATCHLINE 'B' SHEET L-2.2

MATCHLINE 'C' SHEET L-2.4

PHASE 1

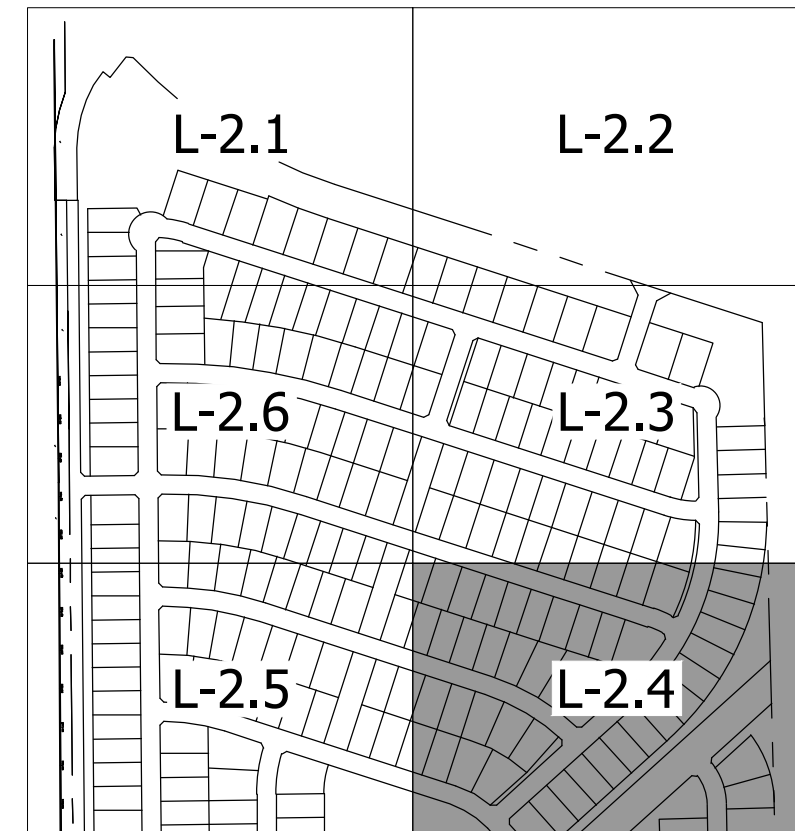
EX. GIDEON PH. 2

MATCHLINE 'C' SHEET L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
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KEY MAP
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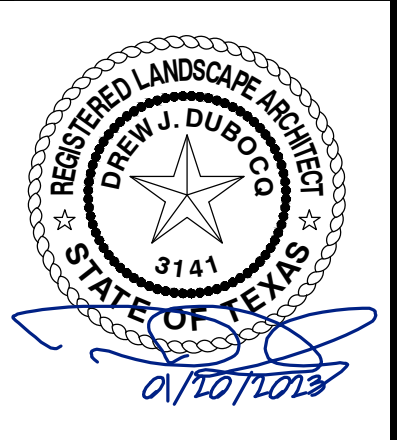
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REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
LANDSCAPE PLAN

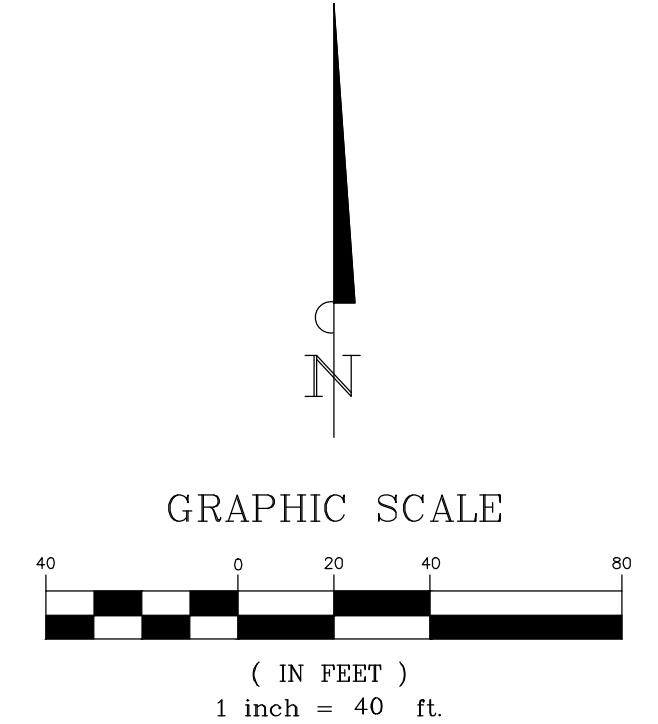
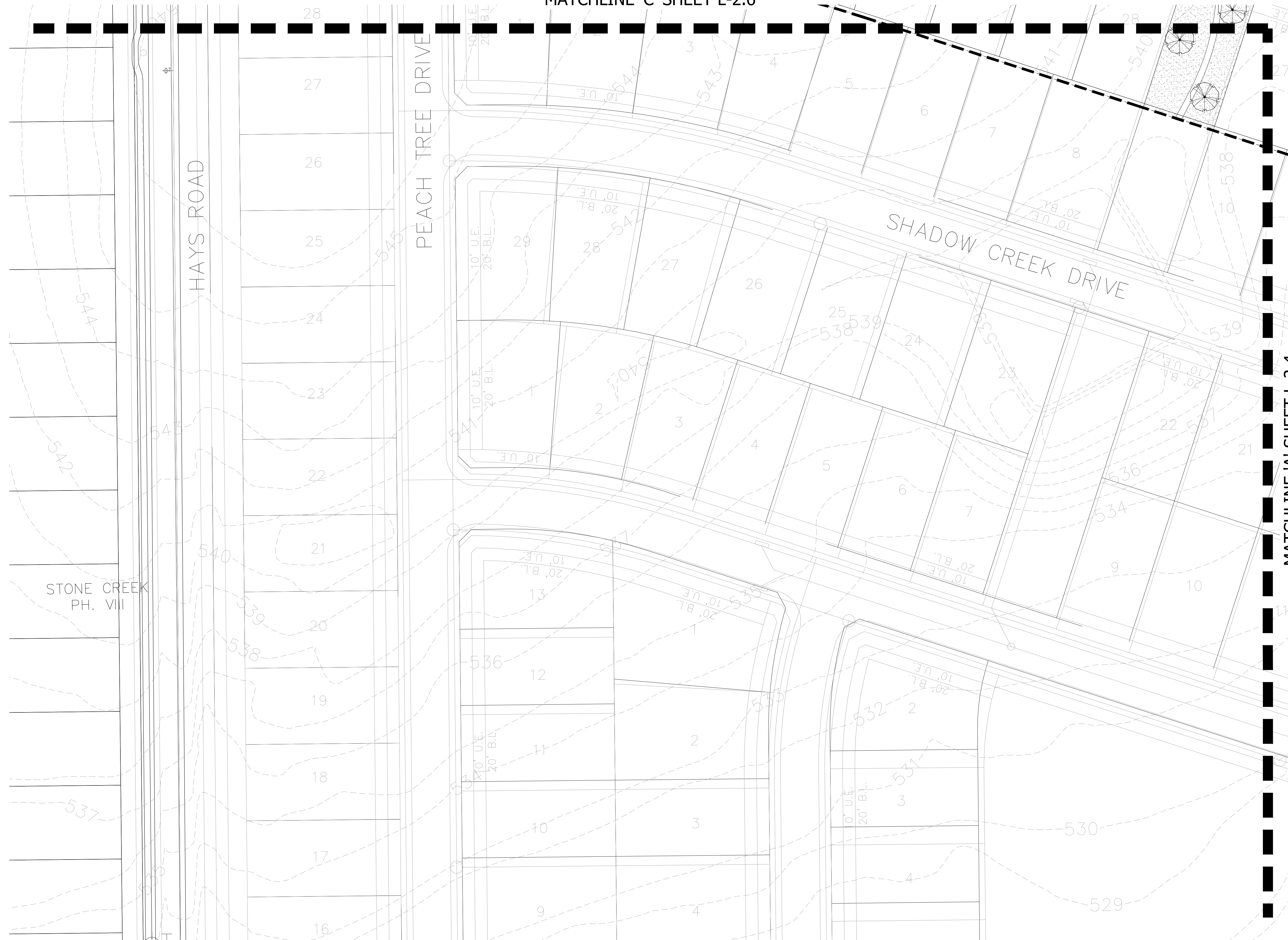
No.	Date	Revision Description



SHEET NO.
L-2.4

PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-2.6



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

KEY MAP
SCALE: 1"=500'



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

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CASE NO. P2022-037

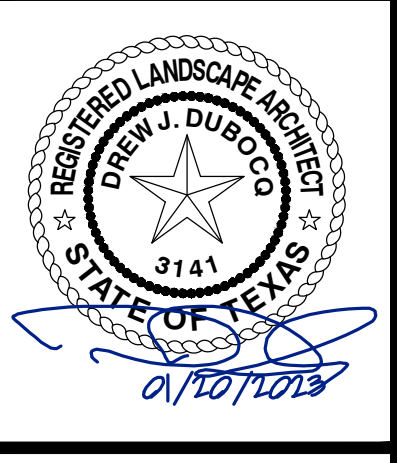
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BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
LANDSCAPE PLAN

No.	Date	Revision Description

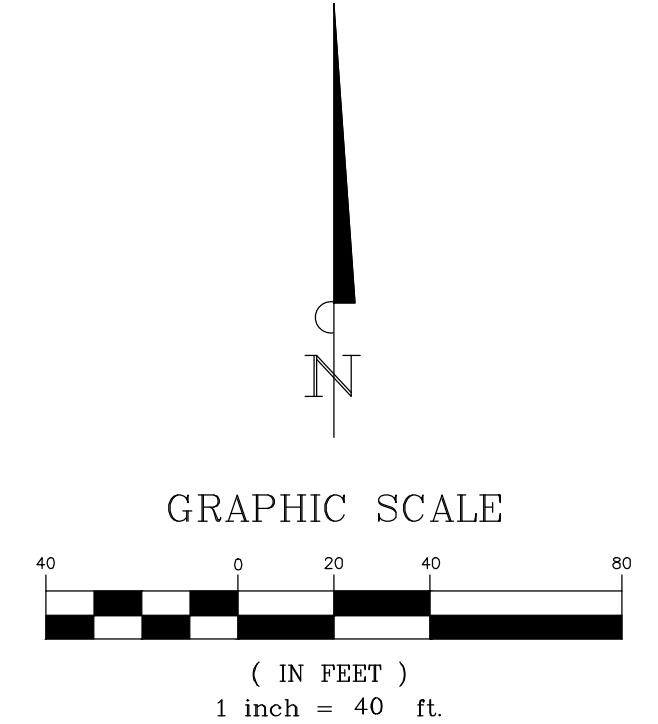
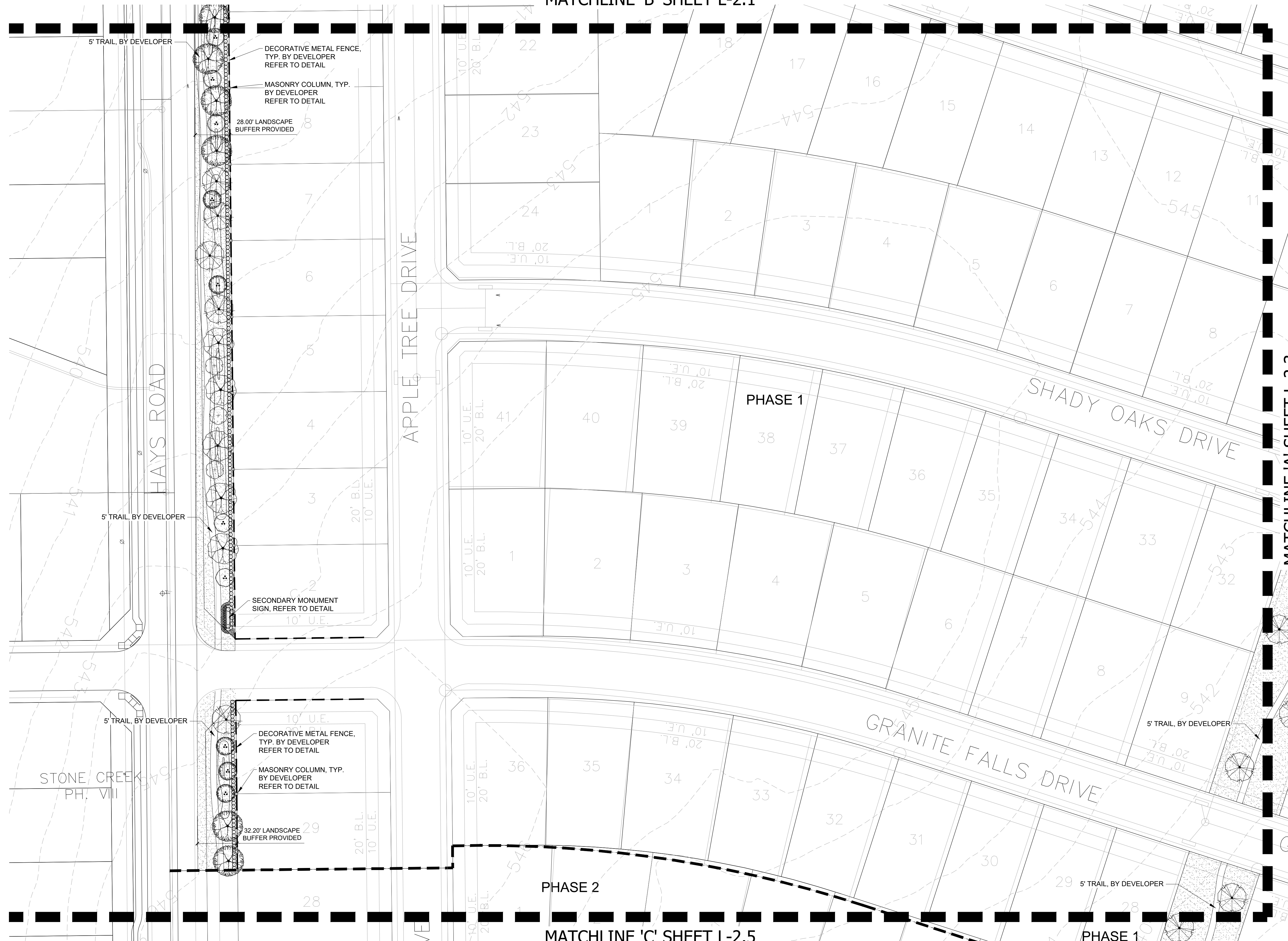
PROJECT NO.: 090-22-009



SHEET NO.

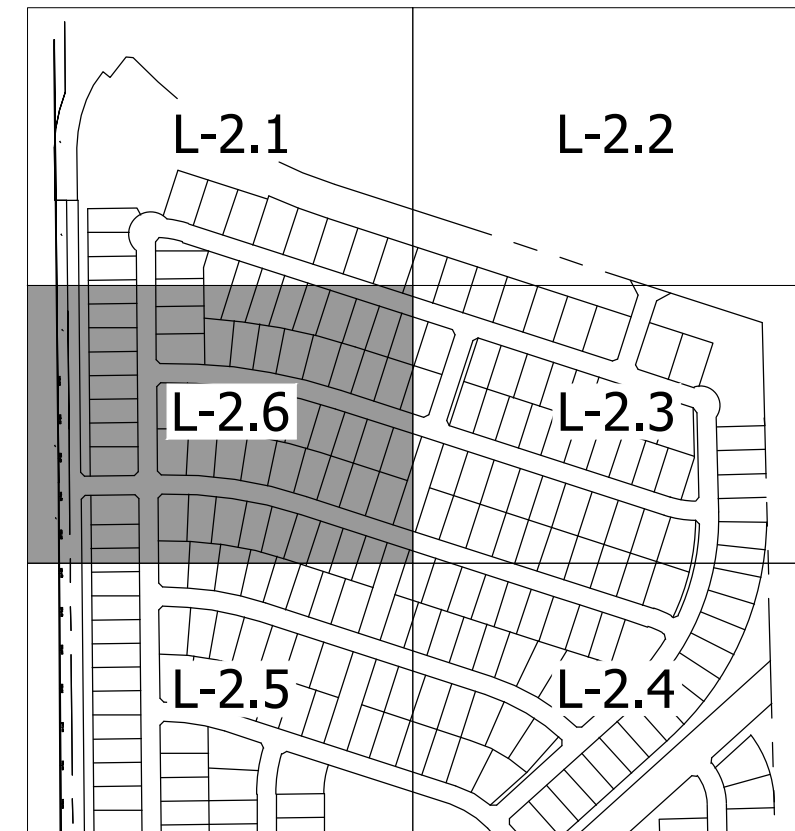
L-2.5

MATCHLINE 'B' SHEET L-2.1



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

KEY MAP
SCALE: 1"=500'



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

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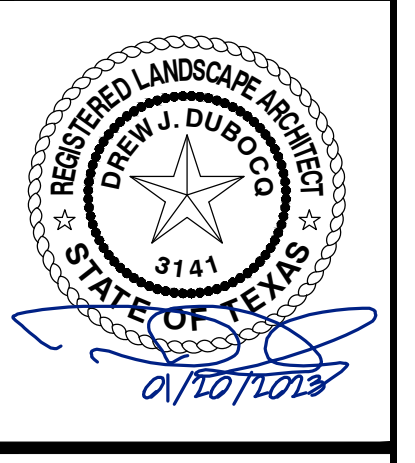
CASE NO. P2022-037

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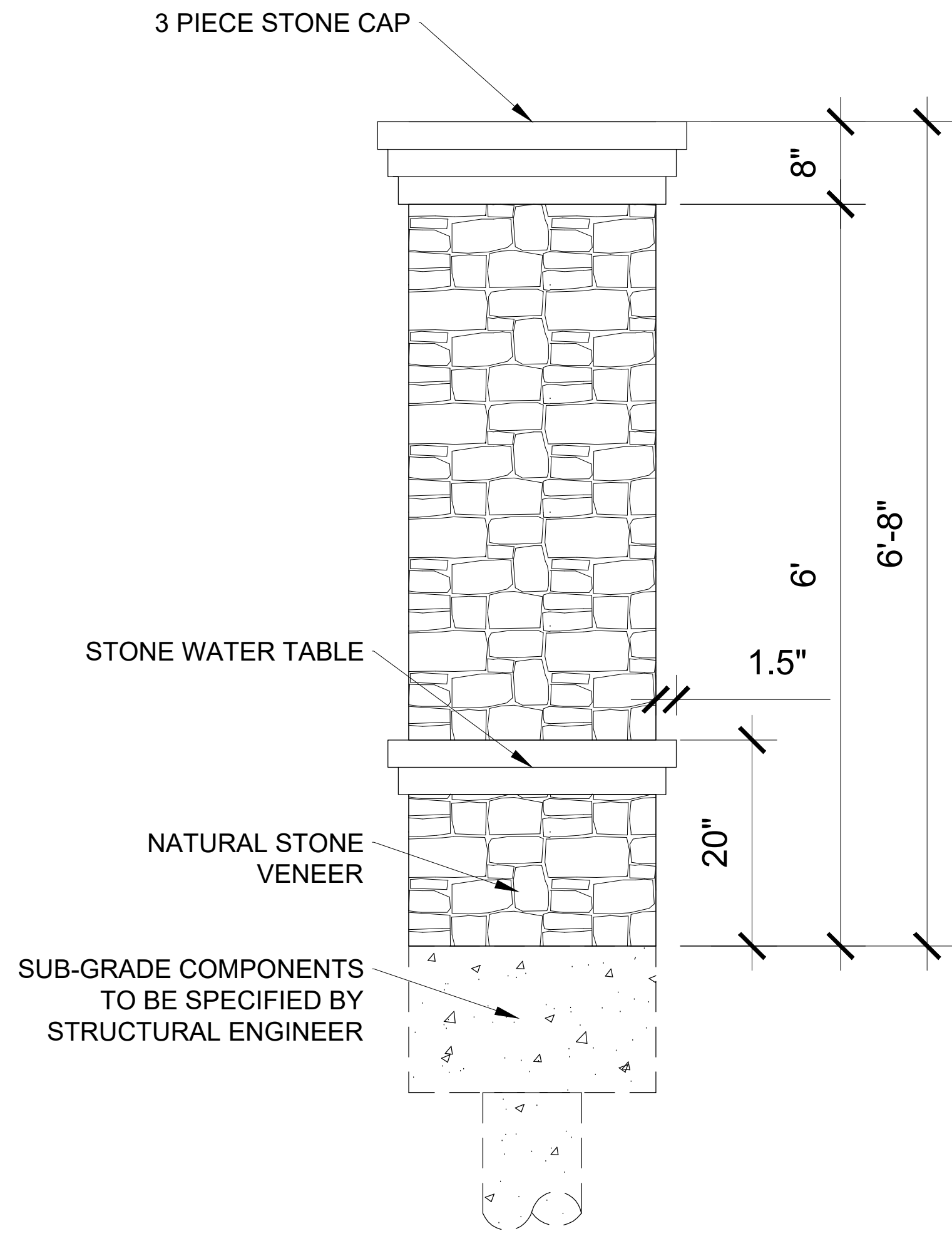
QUAIL HOLLOW
ROCKWALL, TEXAS
LANDSCAPE PLAN

No.	Date	Revision Description

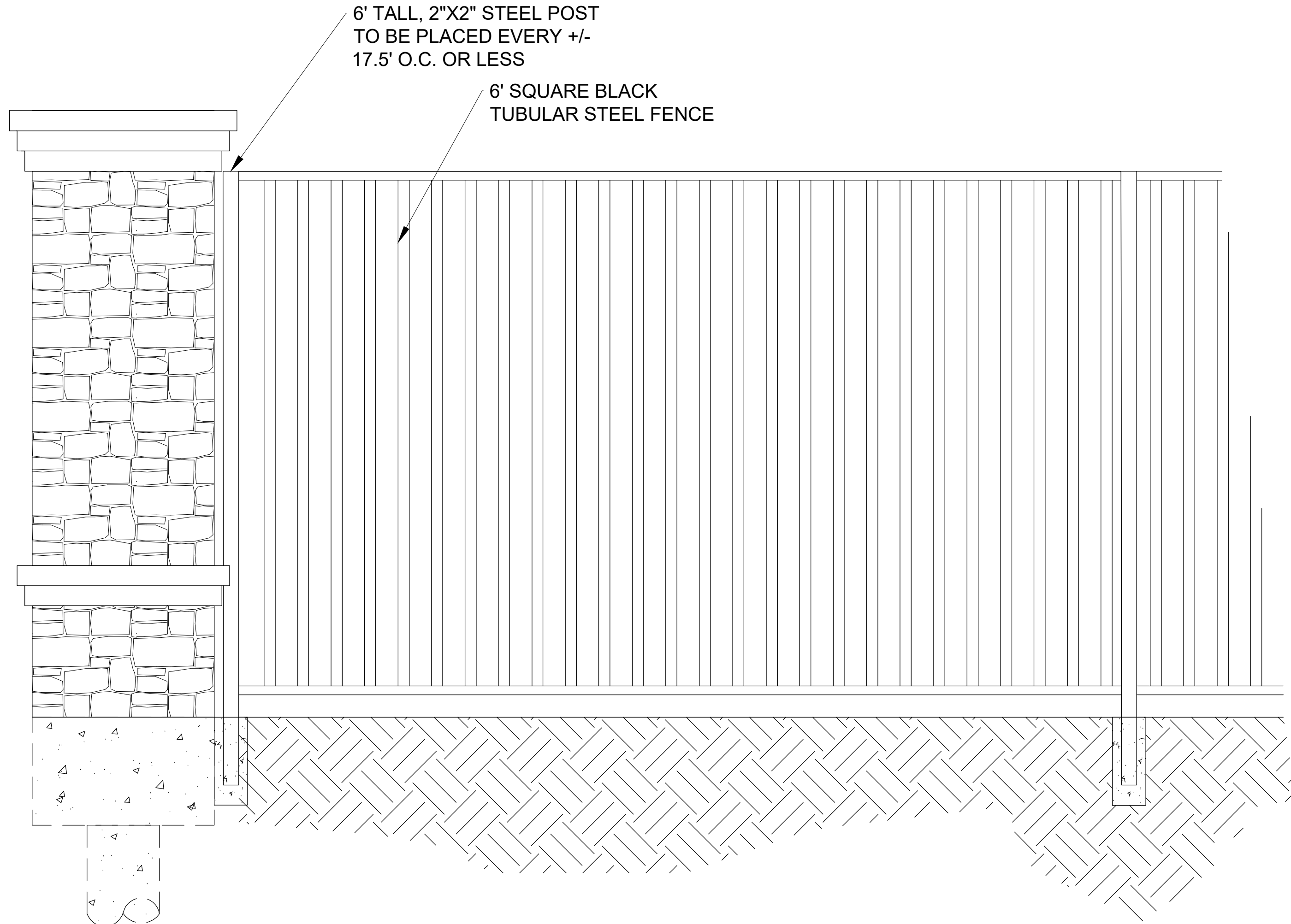


SHEET NO.
L-2.6

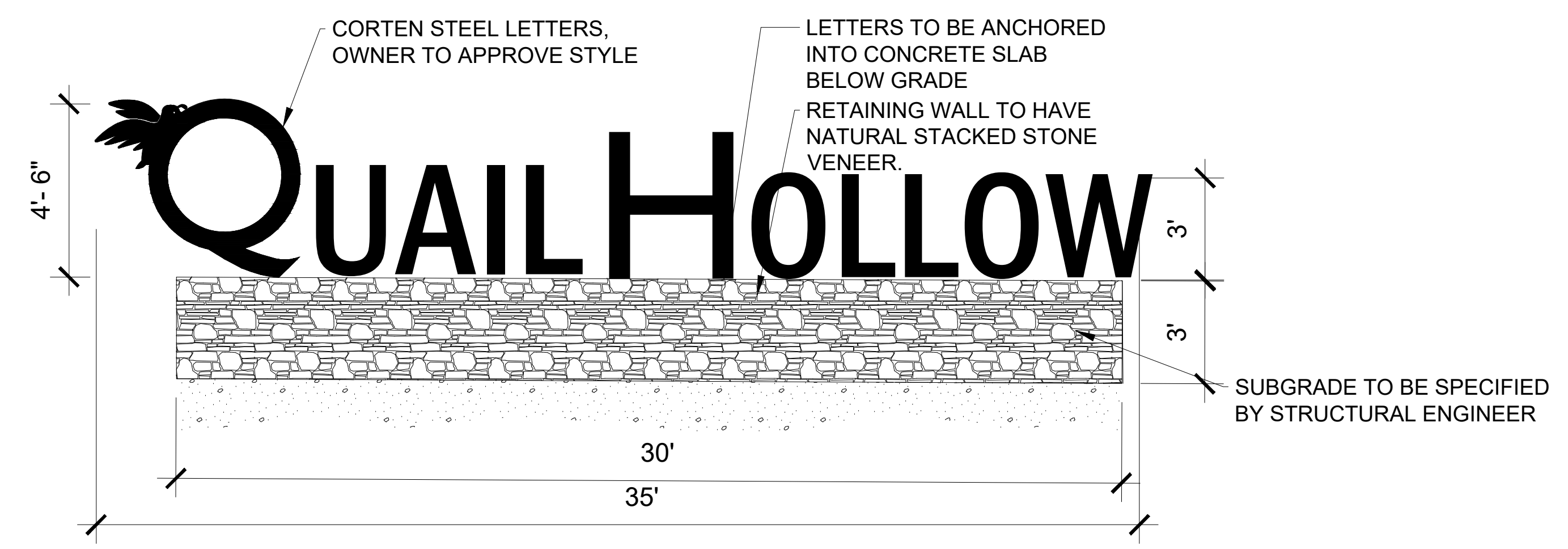
PROJECT NO.: 090-22-009



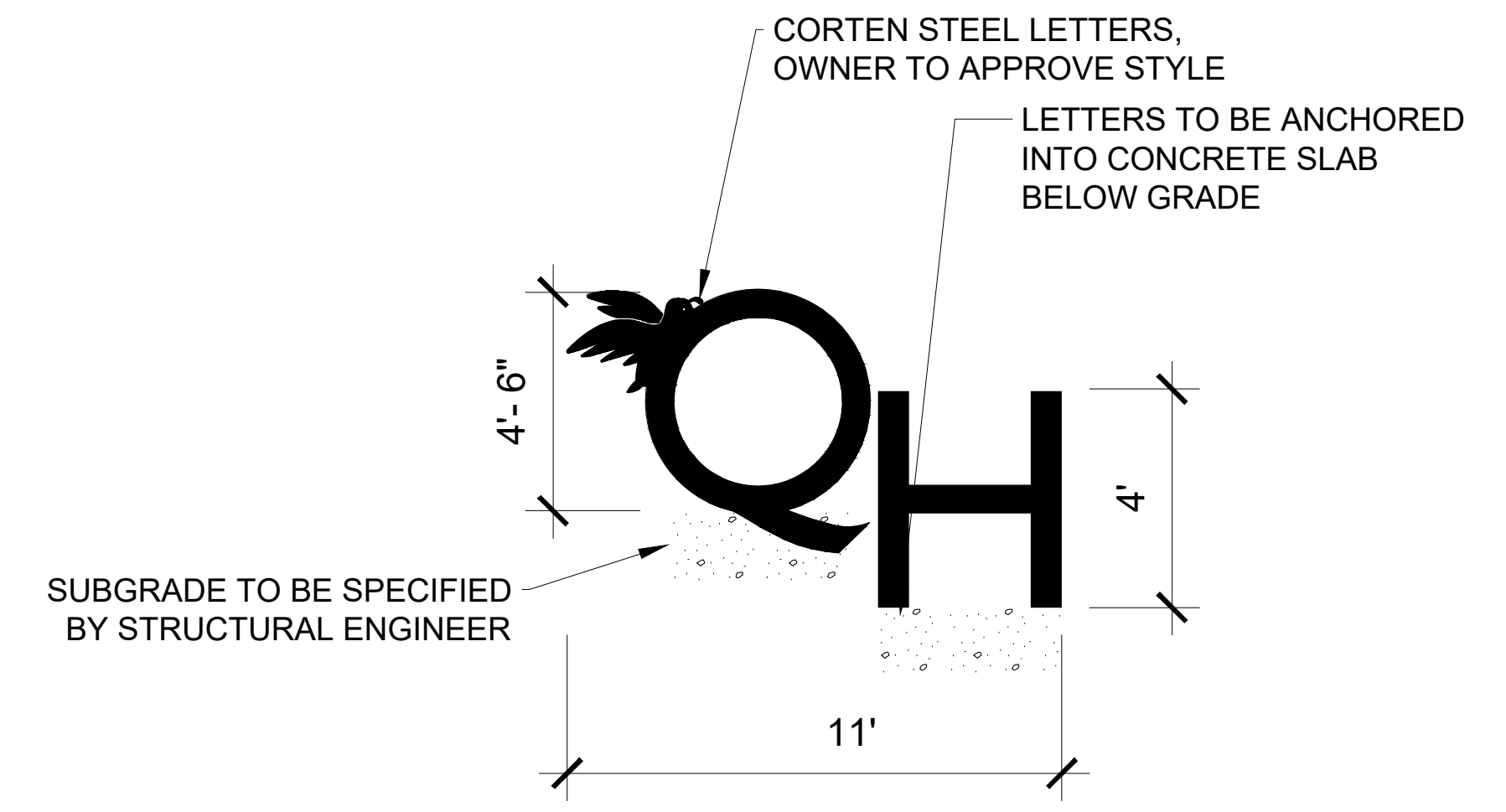
D PRIMARY COLUMN NOT TO SCALE



E DECORATIVE METAL FENCE W/ MASONRY COLUMN NOT TO SCALE



F PRIMARY MONUMENT SIGN NOT TO SCALE



G SECONDARY MONUMENT SIGN NOT TO SCALE

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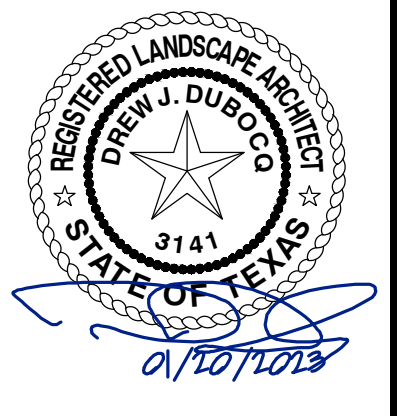
DEVELOPER: SKORBURG COMPANY
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TX 75225
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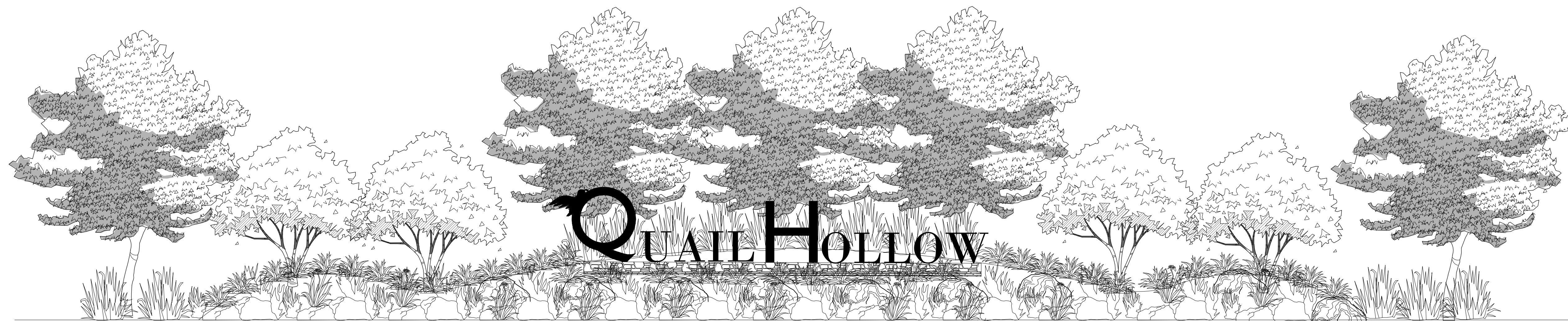
No.	Date	Revision Description

PROJECT NO.: 090-22-009

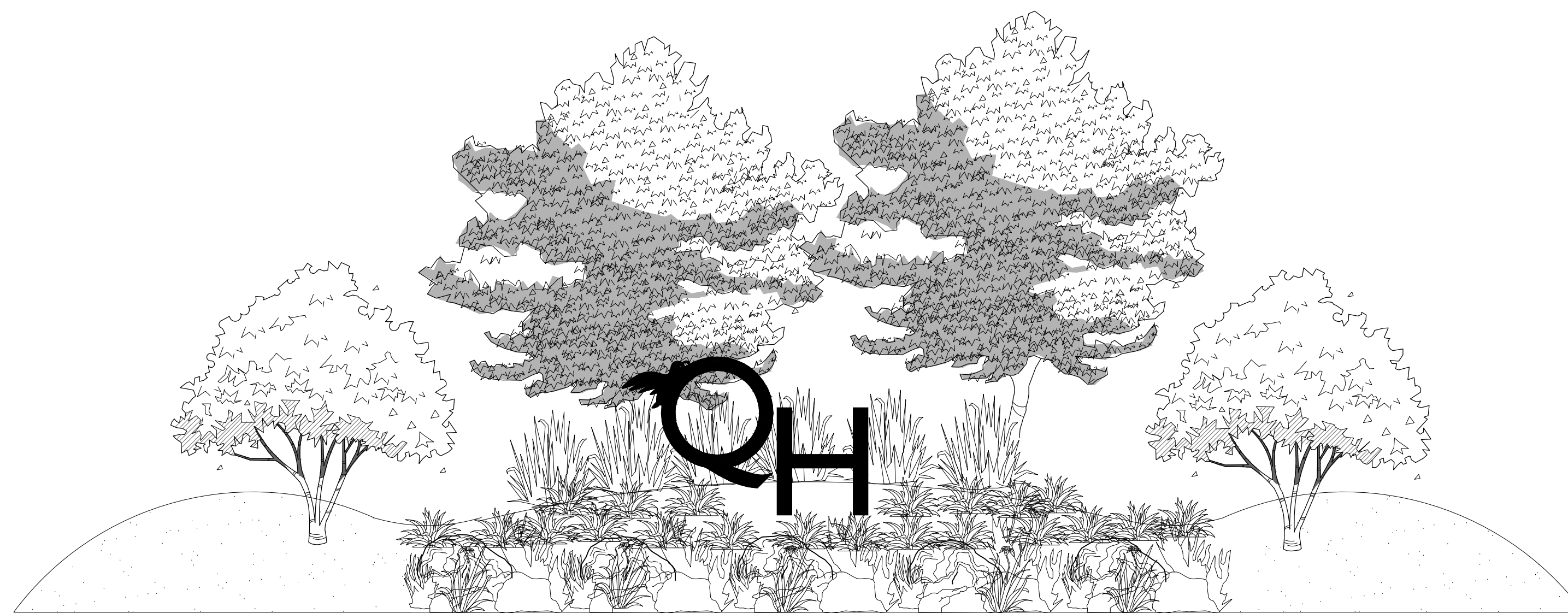


SHEET NO.

L-2.8



H PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



I SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

No.	Date	Revision Description



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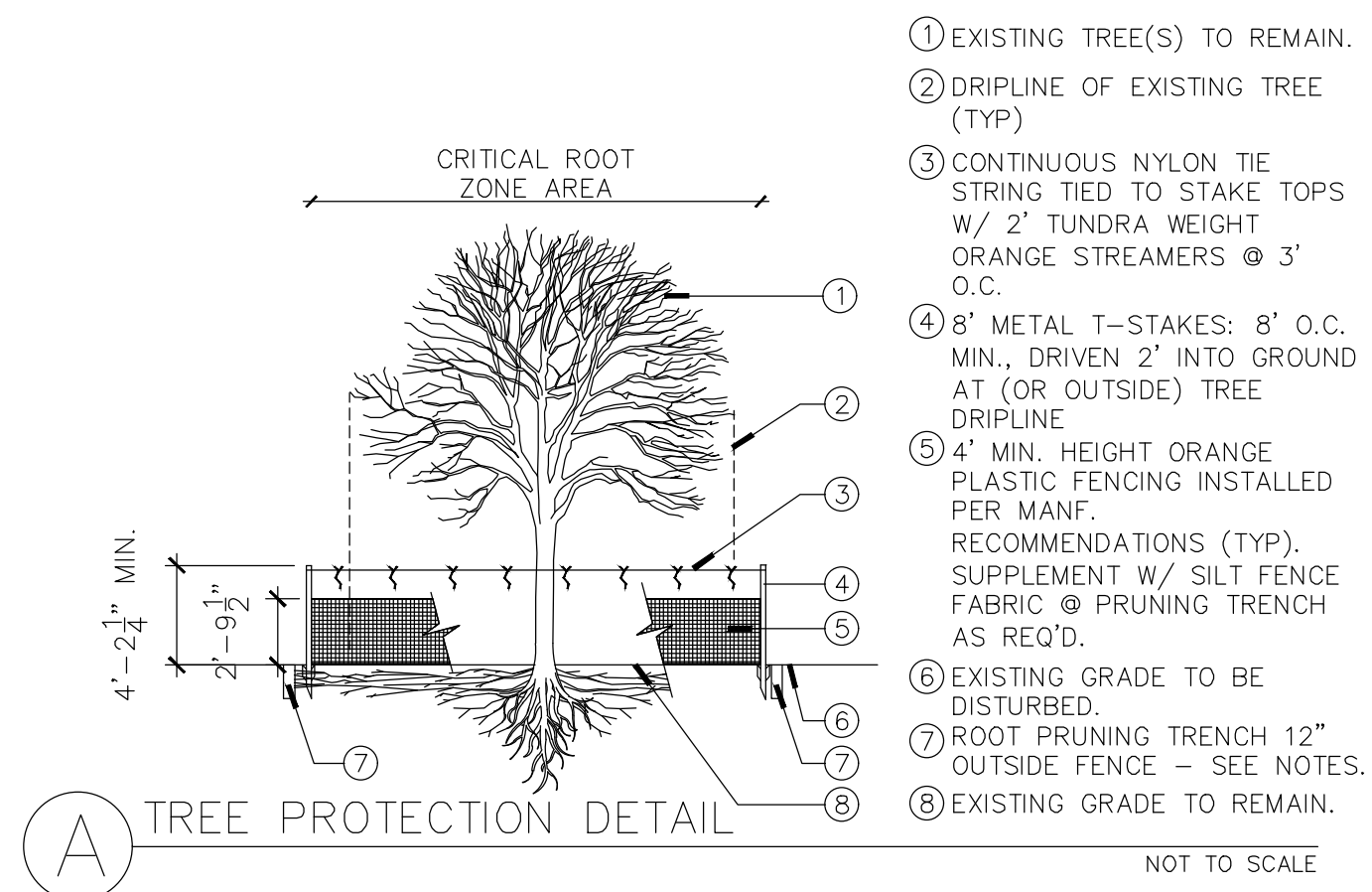
PROJECT NO.: 090-22-009

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

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



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



KEY MAP
SCALE: 1"=500'



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HANCE DEVELOPMENT
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

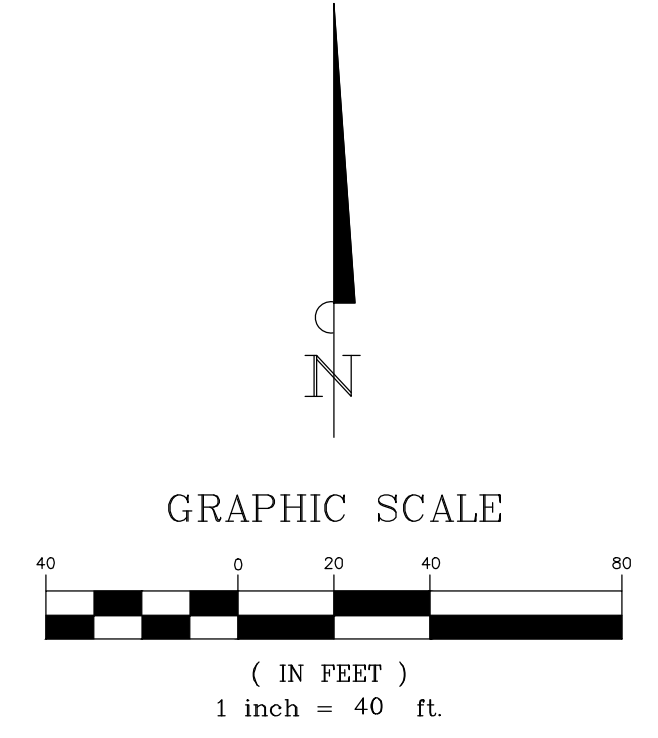


SHEET NO.

L-1.0

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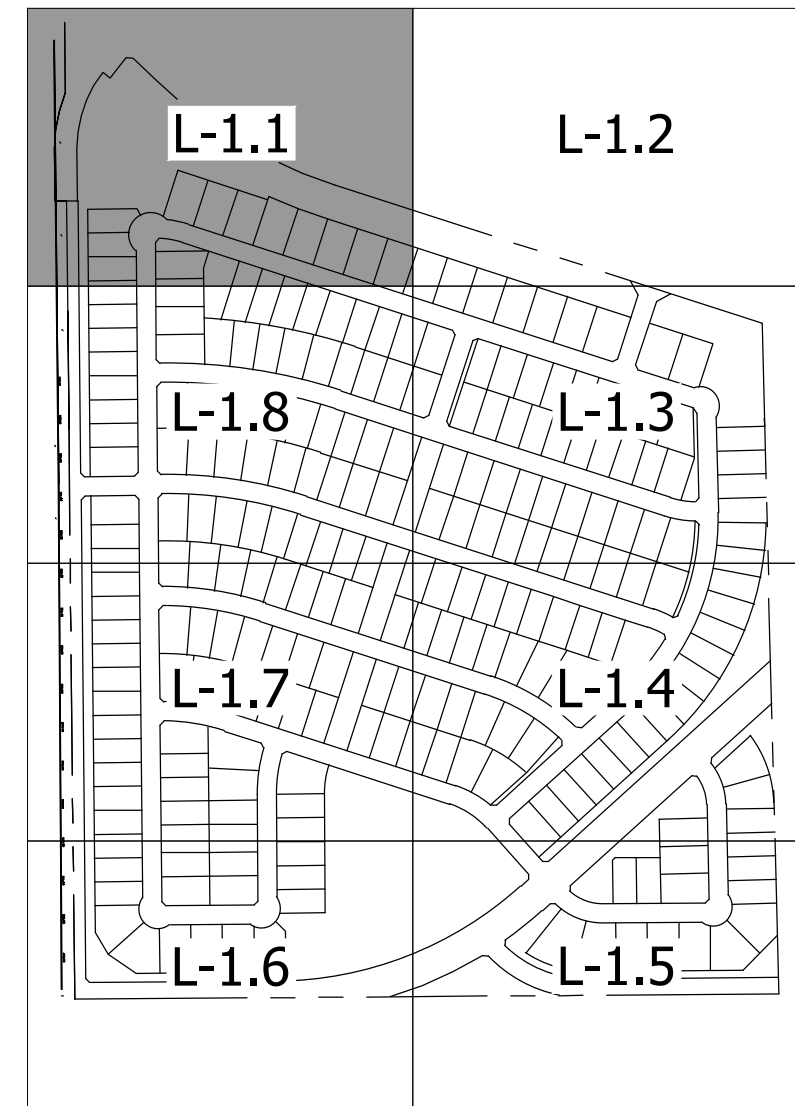
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



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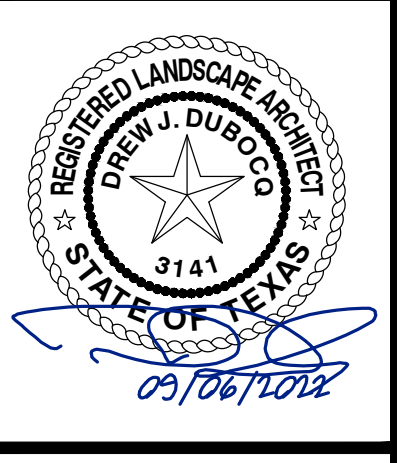
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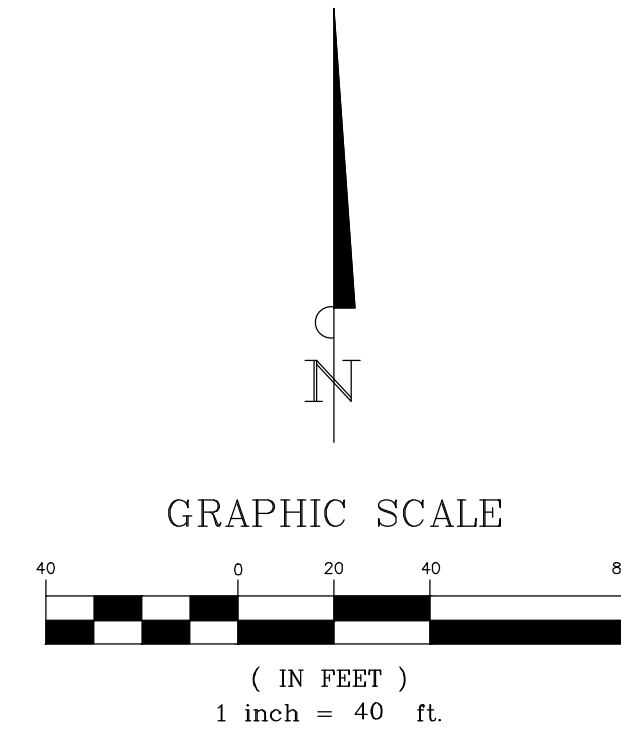
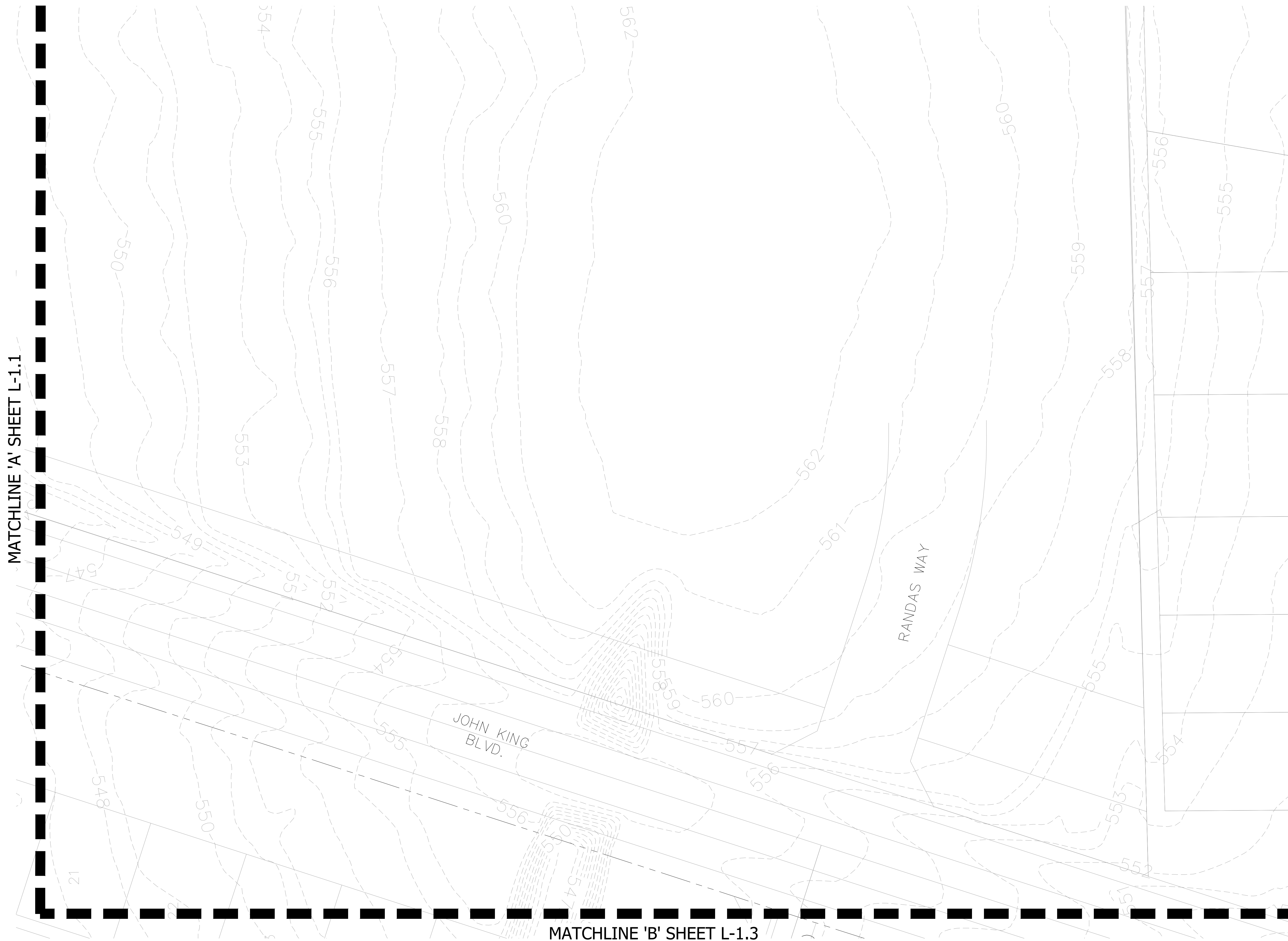
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ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

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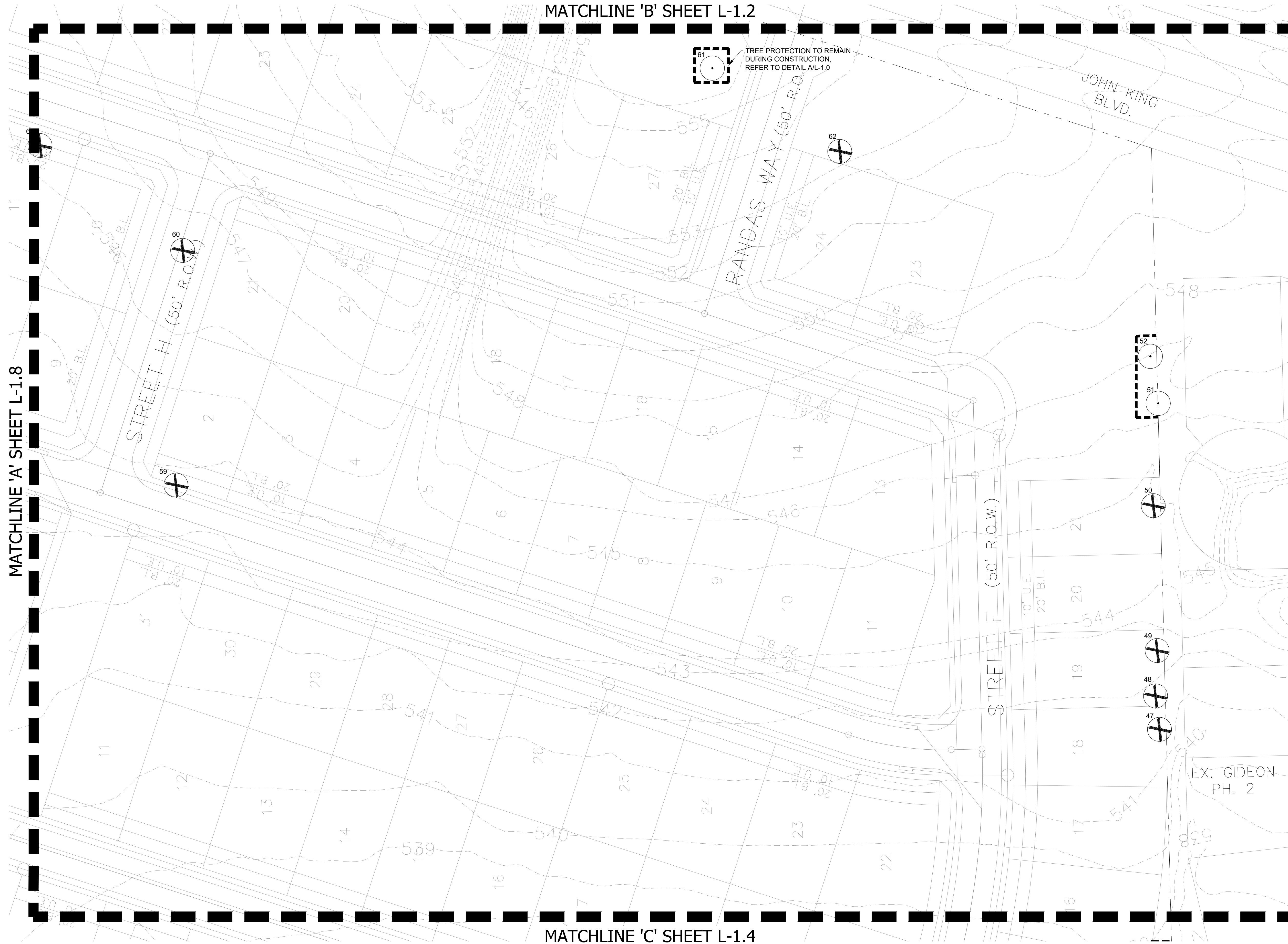
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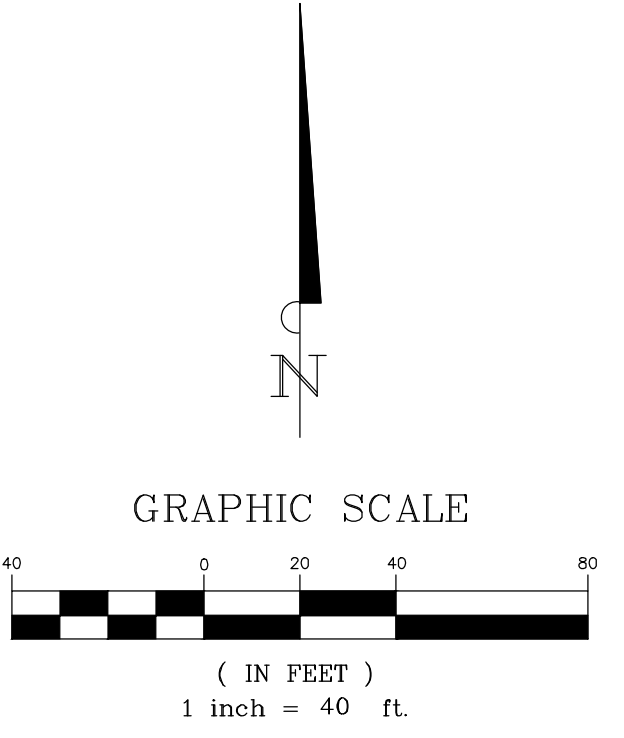
No.	Date	Revision Description



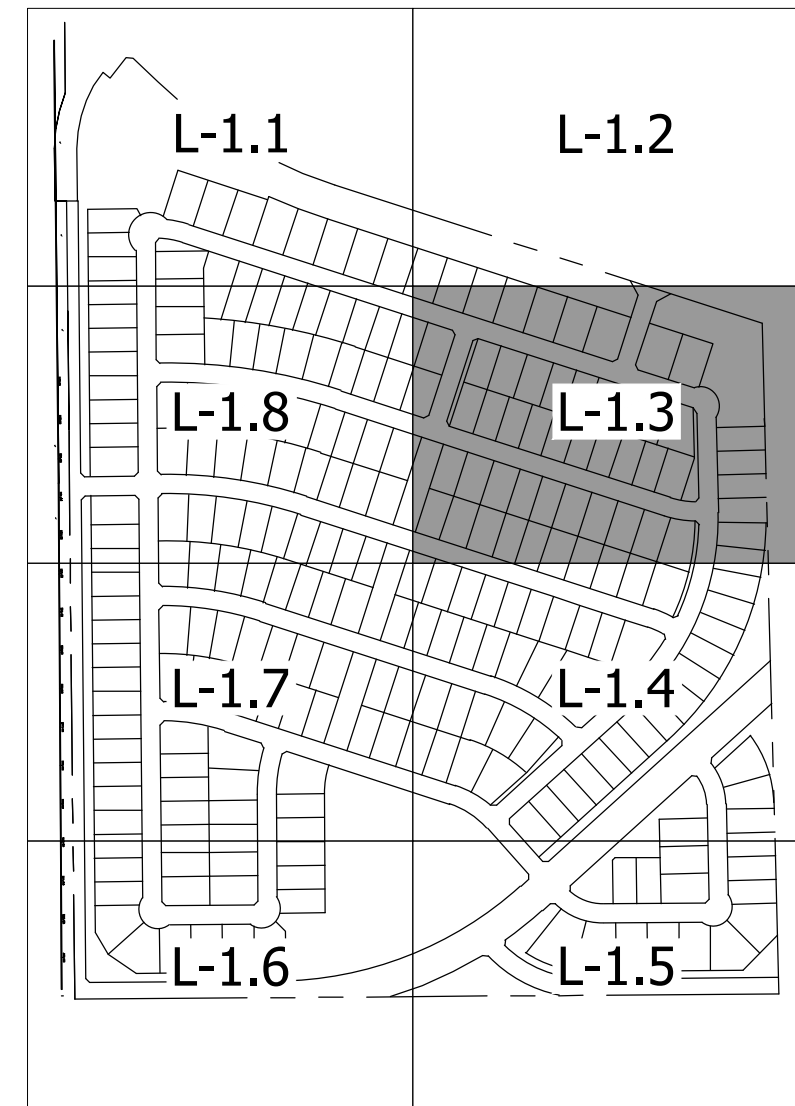
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61
TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



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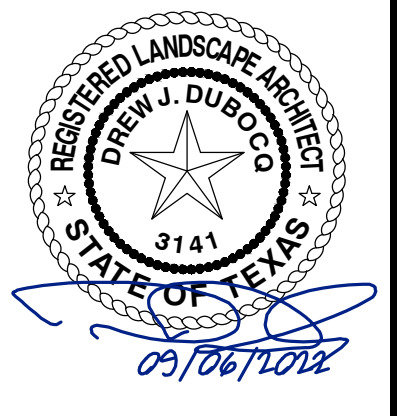
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HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.3

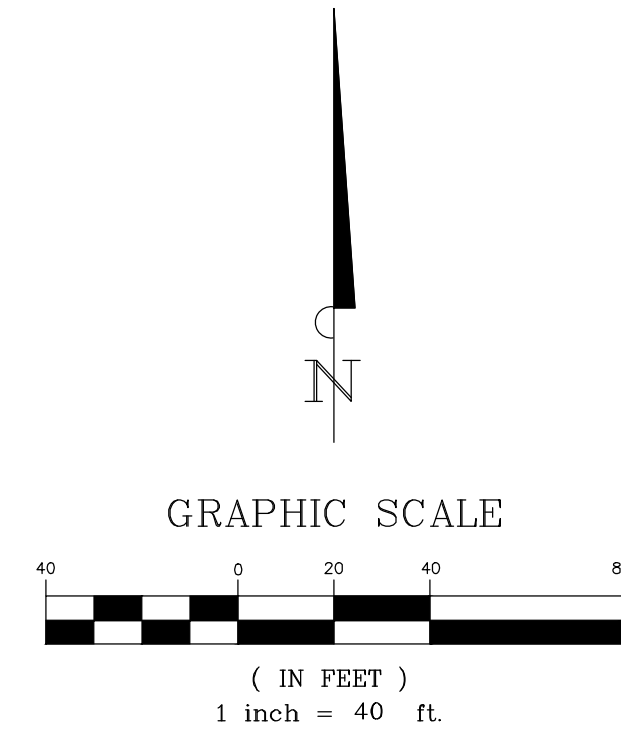
PROJECT NO.: 090-22-009

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

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



KEY MAP
SCALE: 1"=500'



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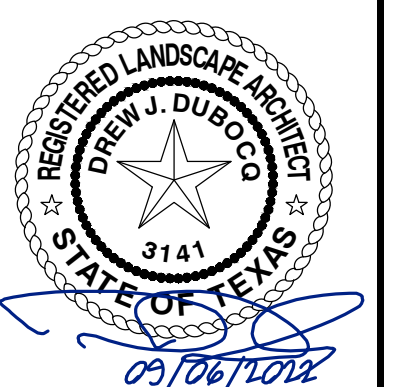
CASE NO. P2022-037

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ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



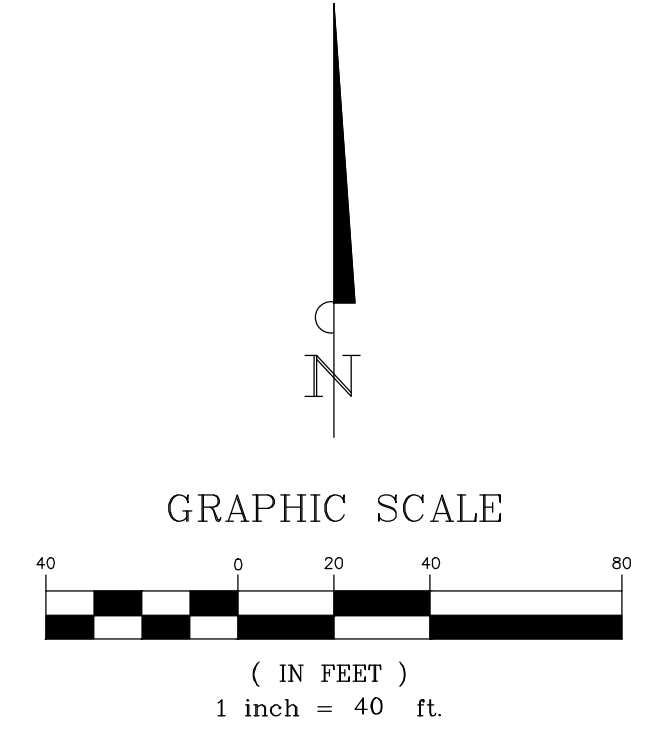
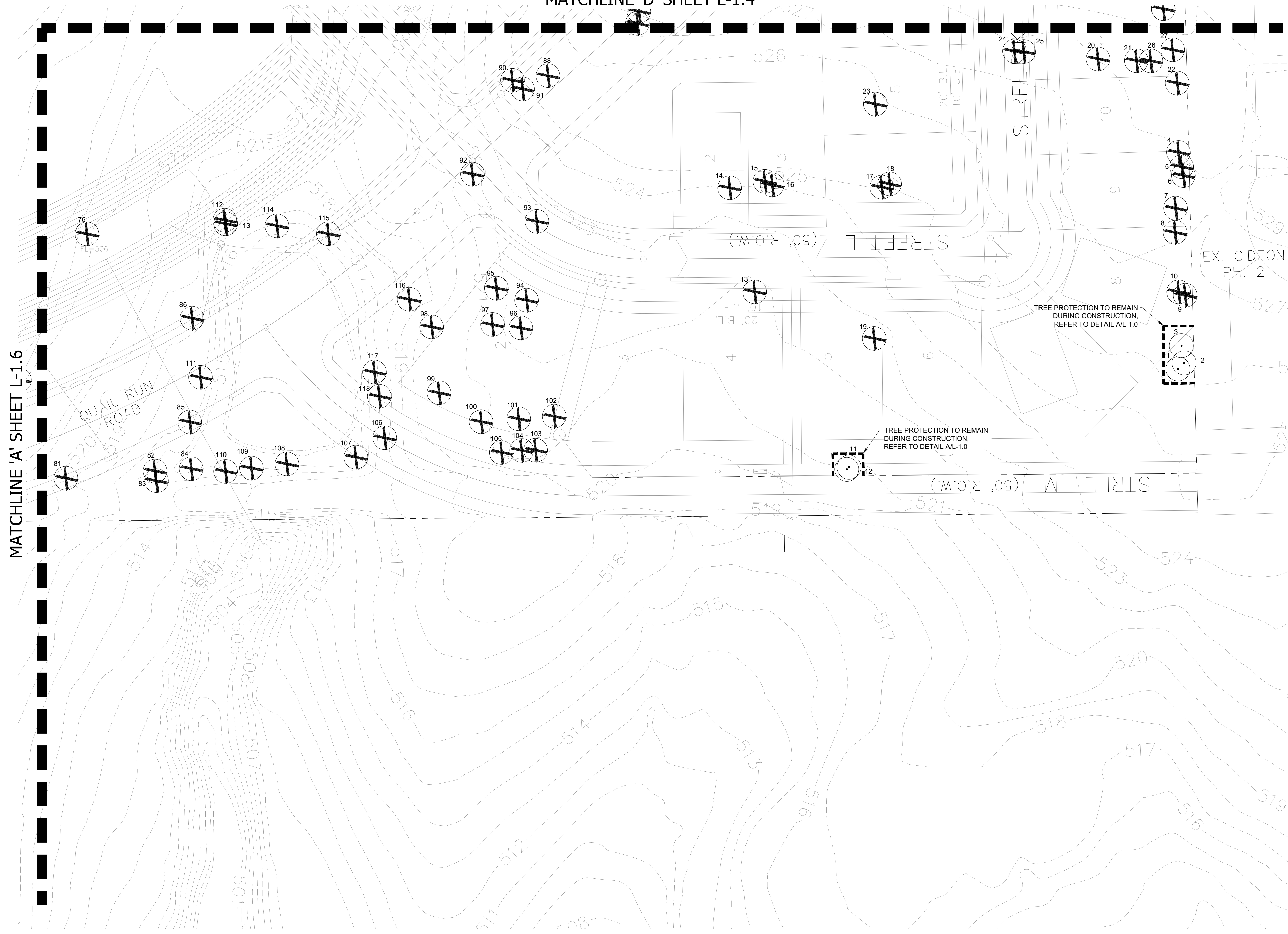
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L-1.4

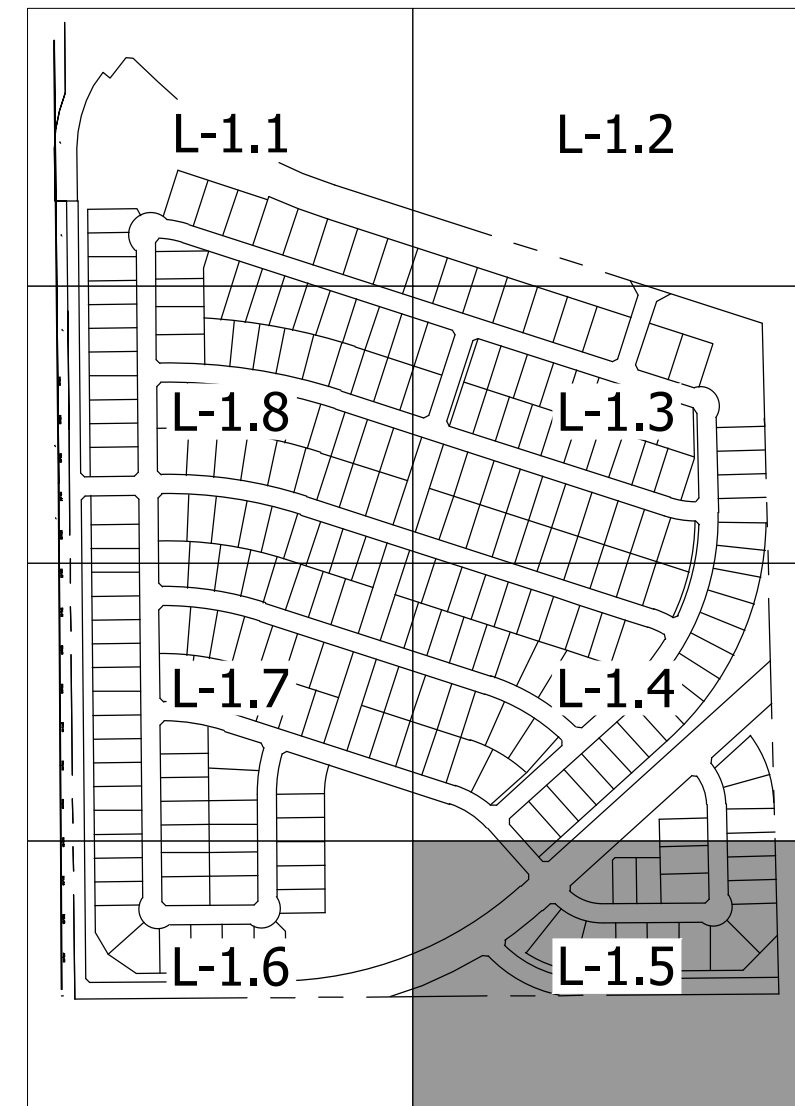
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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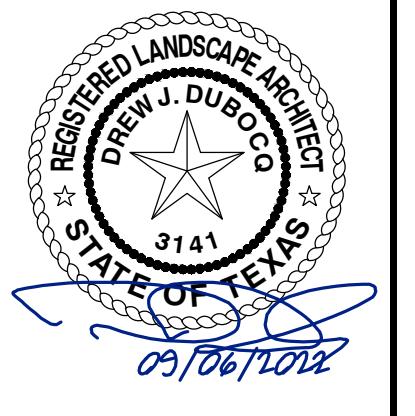
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

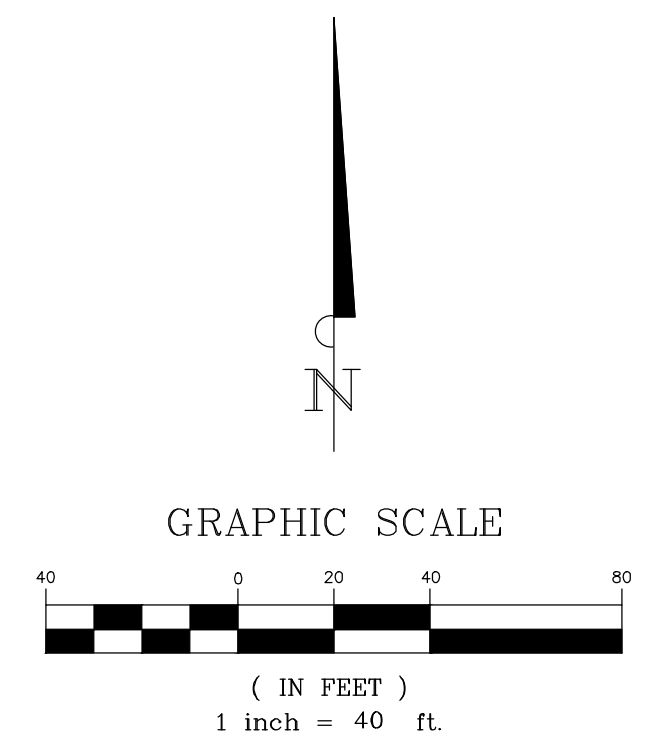
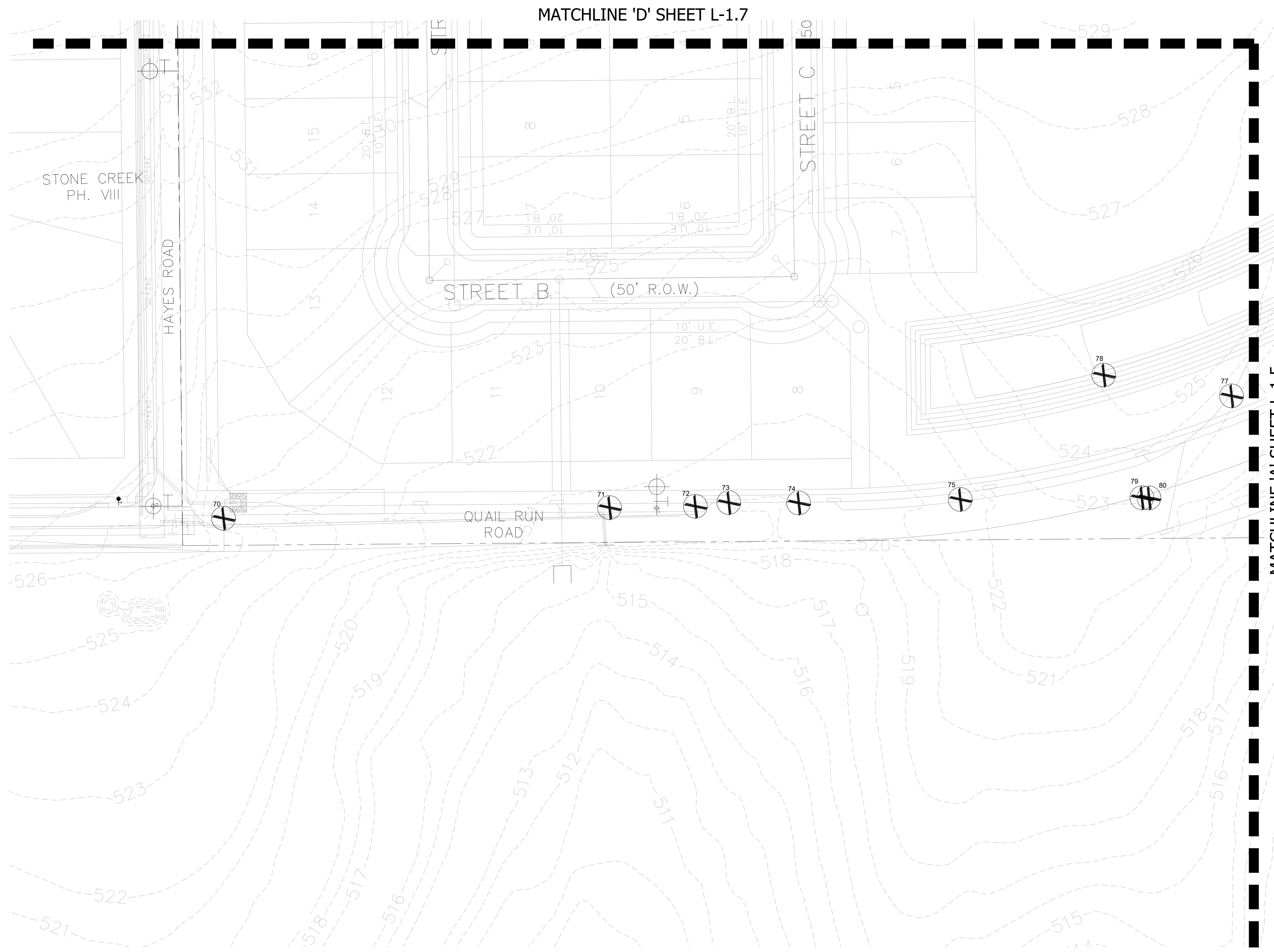
TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009

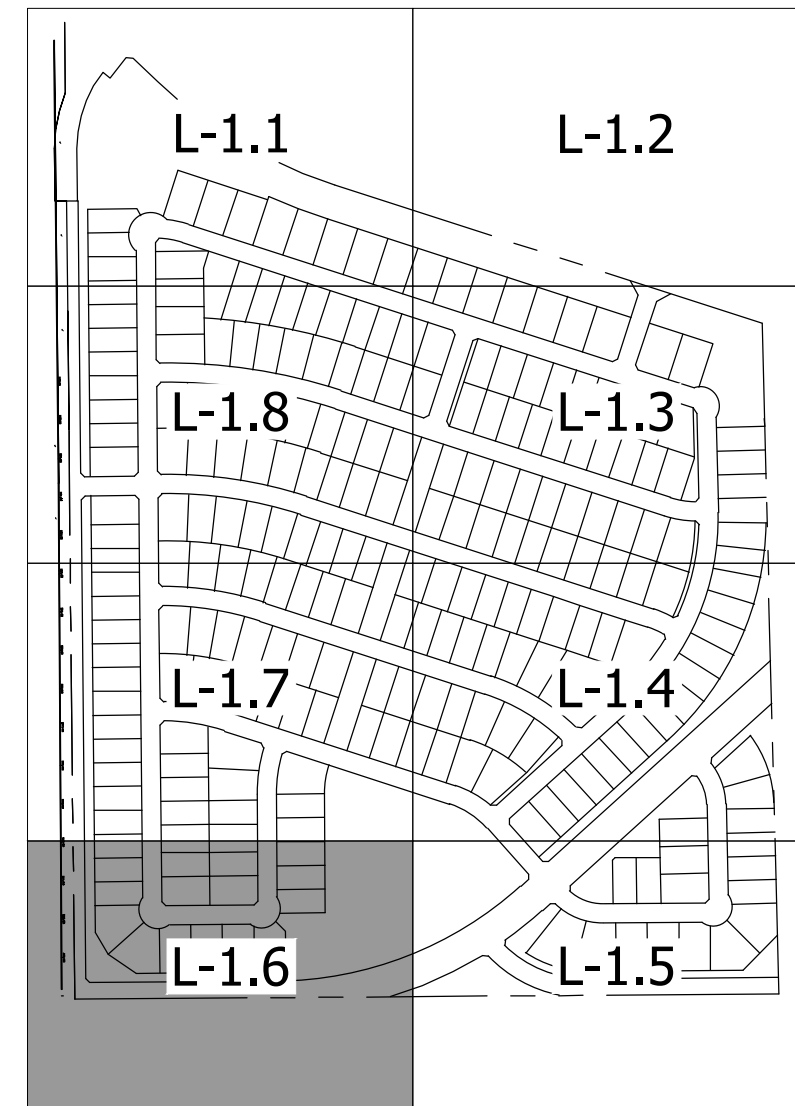


SHEET NO.
L-1.5



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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

CASE NO. P2022-037

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

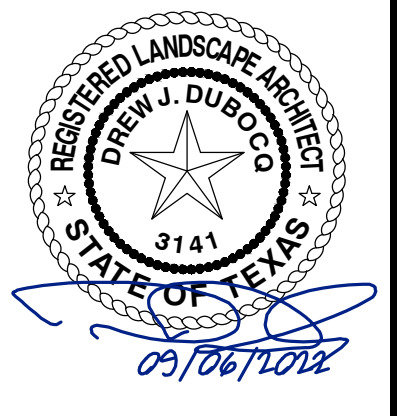
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

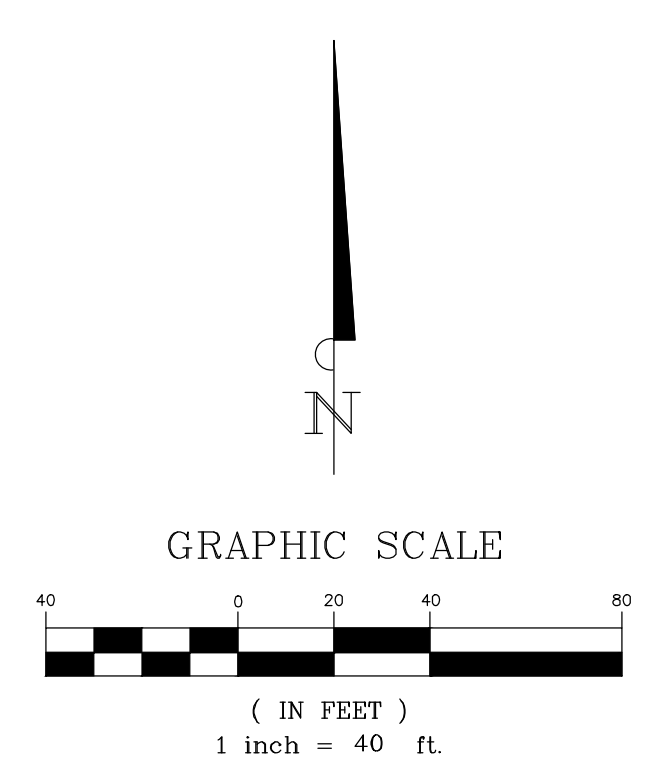
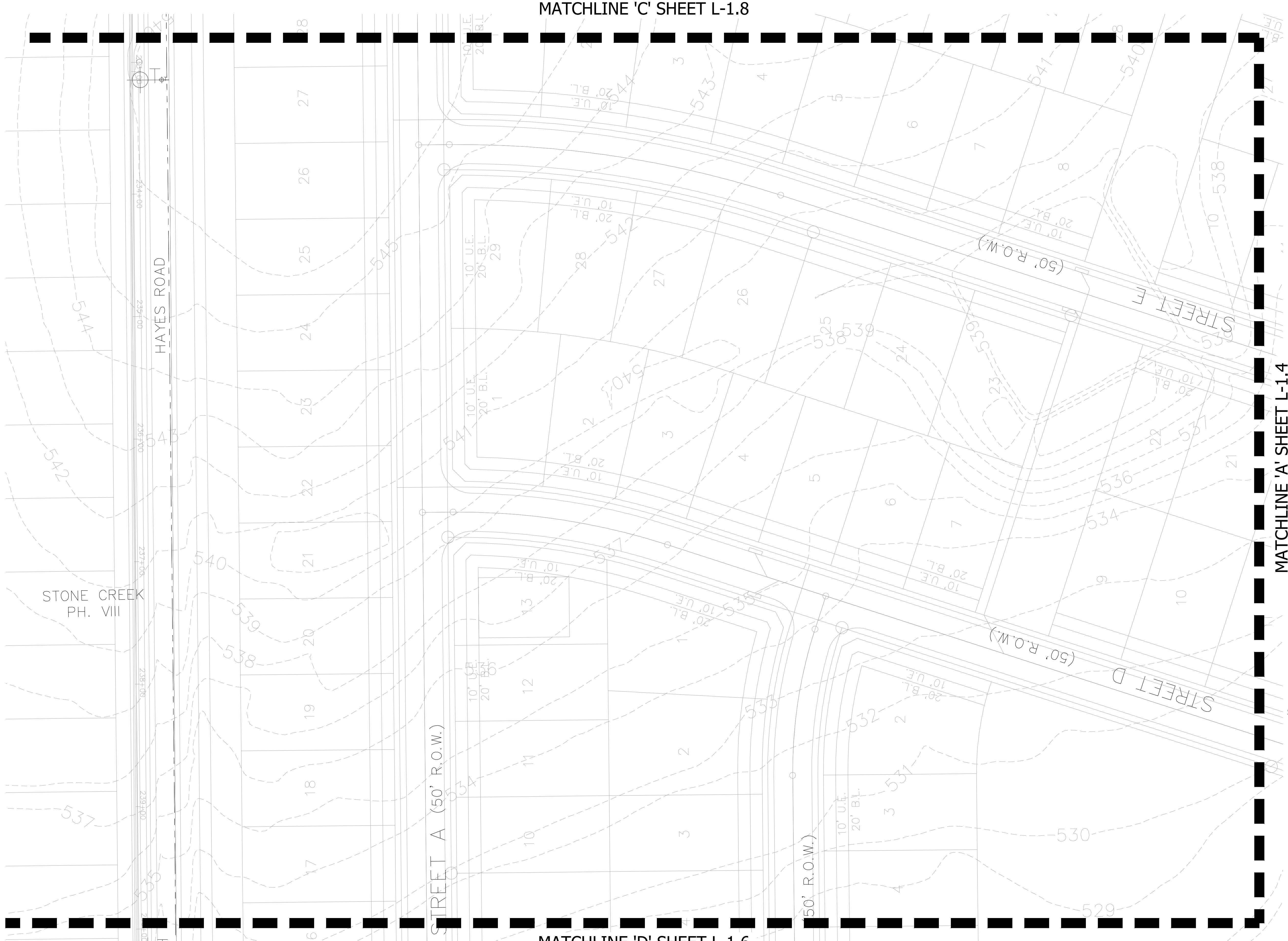
No.	Date	Revision Description

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)

CASE NO. P2022-037

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

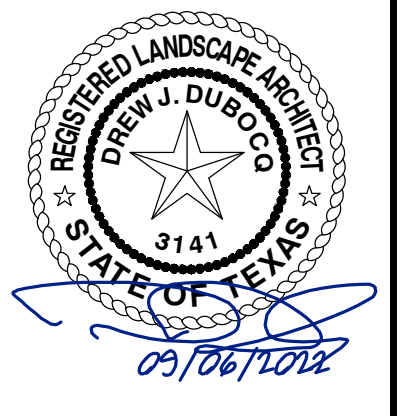
BANNISTER
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 ROCKWALL, TEXAS

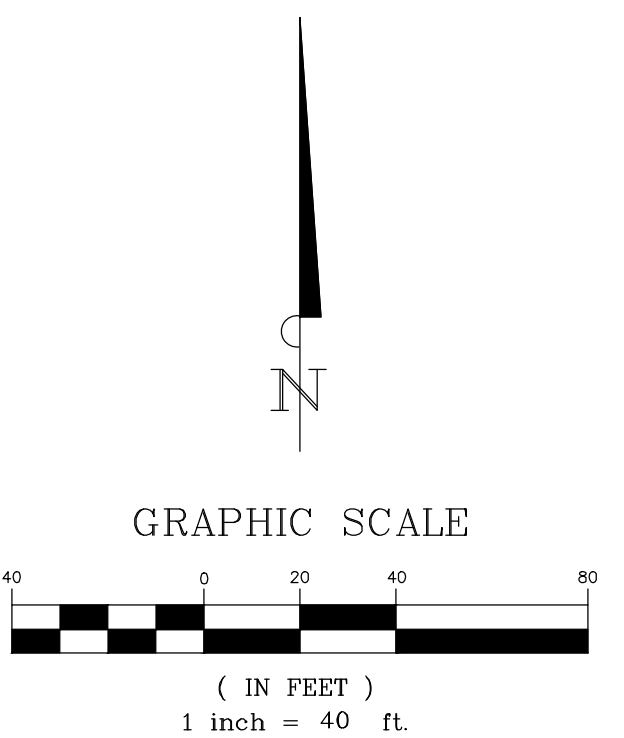
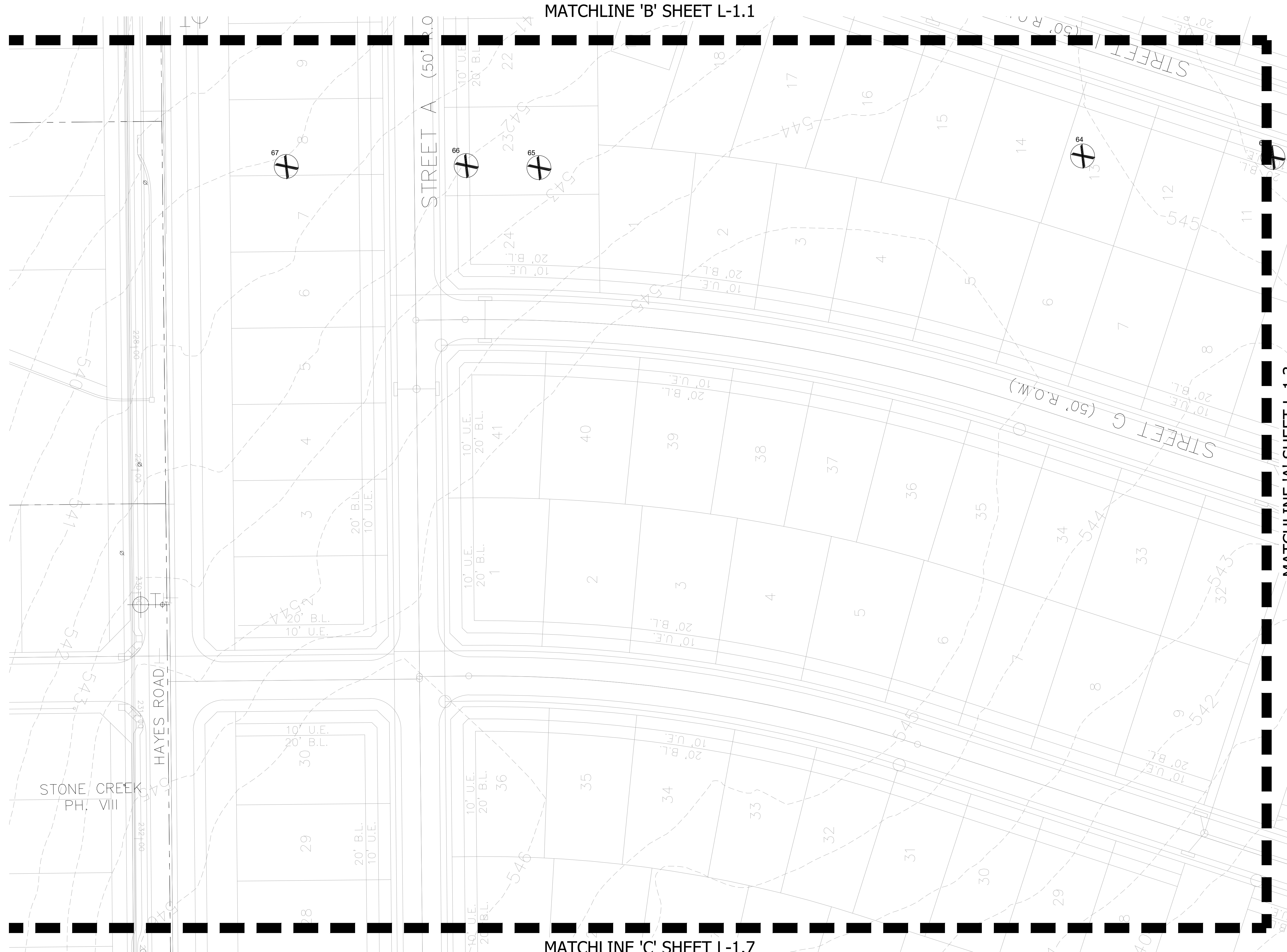
TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.
L-1.7



MATCHLINE 'A' SHEET L-1.3

MATCHLINE 'B' SHEET L-1.1

MATCHLINE 'C' SHEET L-1.7

KEY MAP
SCALE: 1"=500'



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

CASE NO. P2022-037

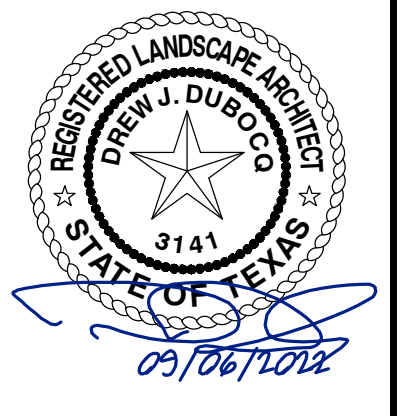
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.8

PROJECT NO.: 090-22-009