



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 _____

SUBDIVISION

Erwin Farms

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

98.198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- 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

Erwin Farms

APPLICANT

Corwin Engineering, Inc

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

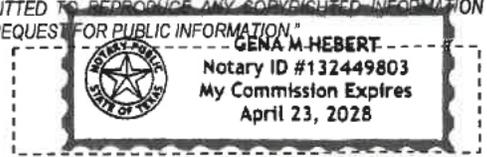
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,672.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. 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."

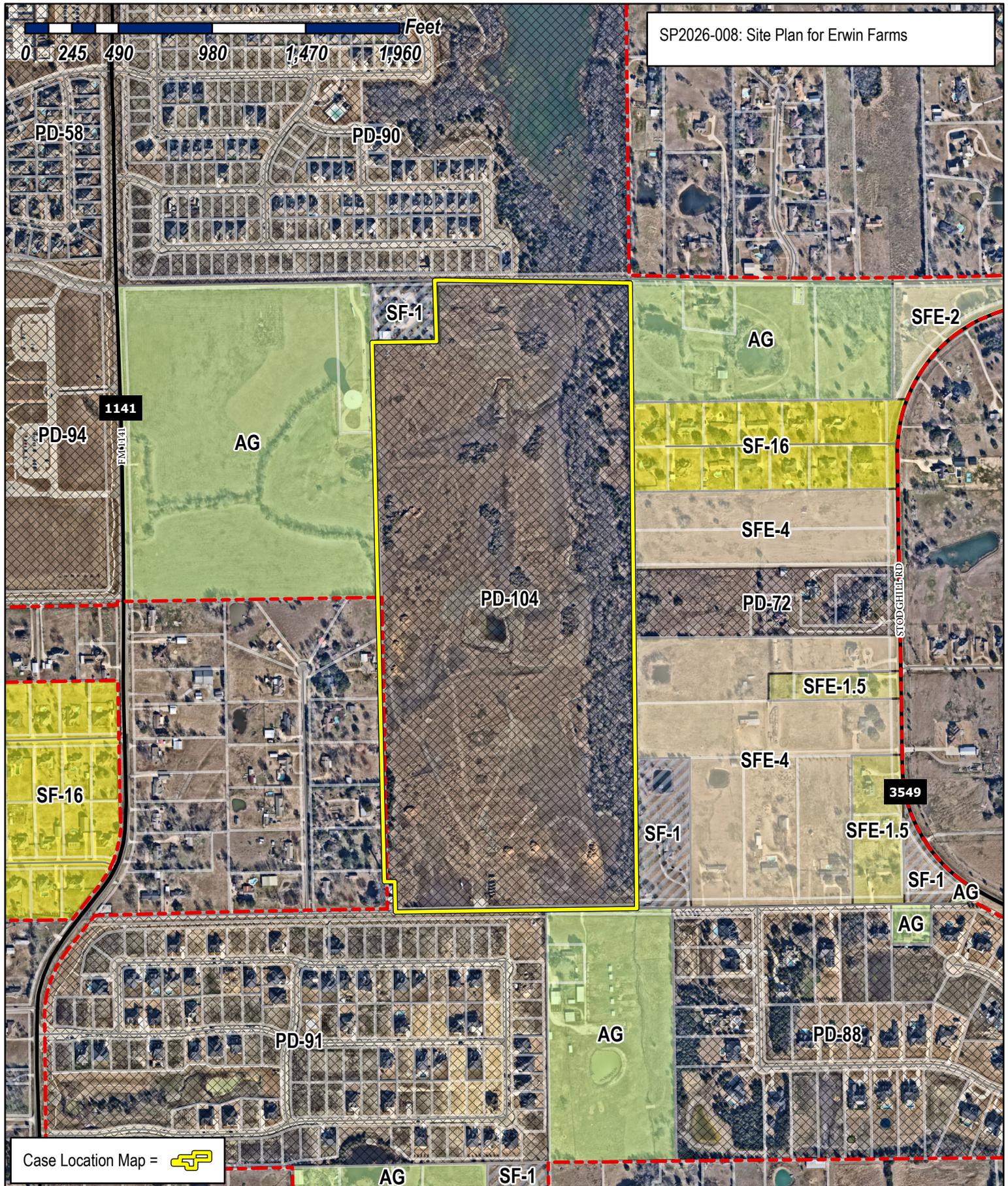
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2026

OWNER'S SIGNATURE

[Signature]



MY COMMISSION EXPIRES 4/23/2028



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

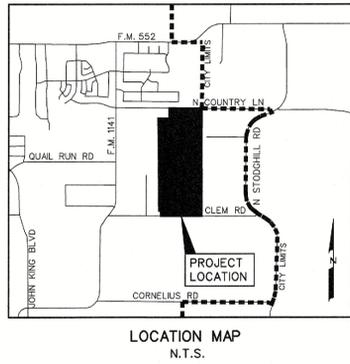


APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2026.
 WITNESS OUR HANDS, the _____ day _____, 2026.

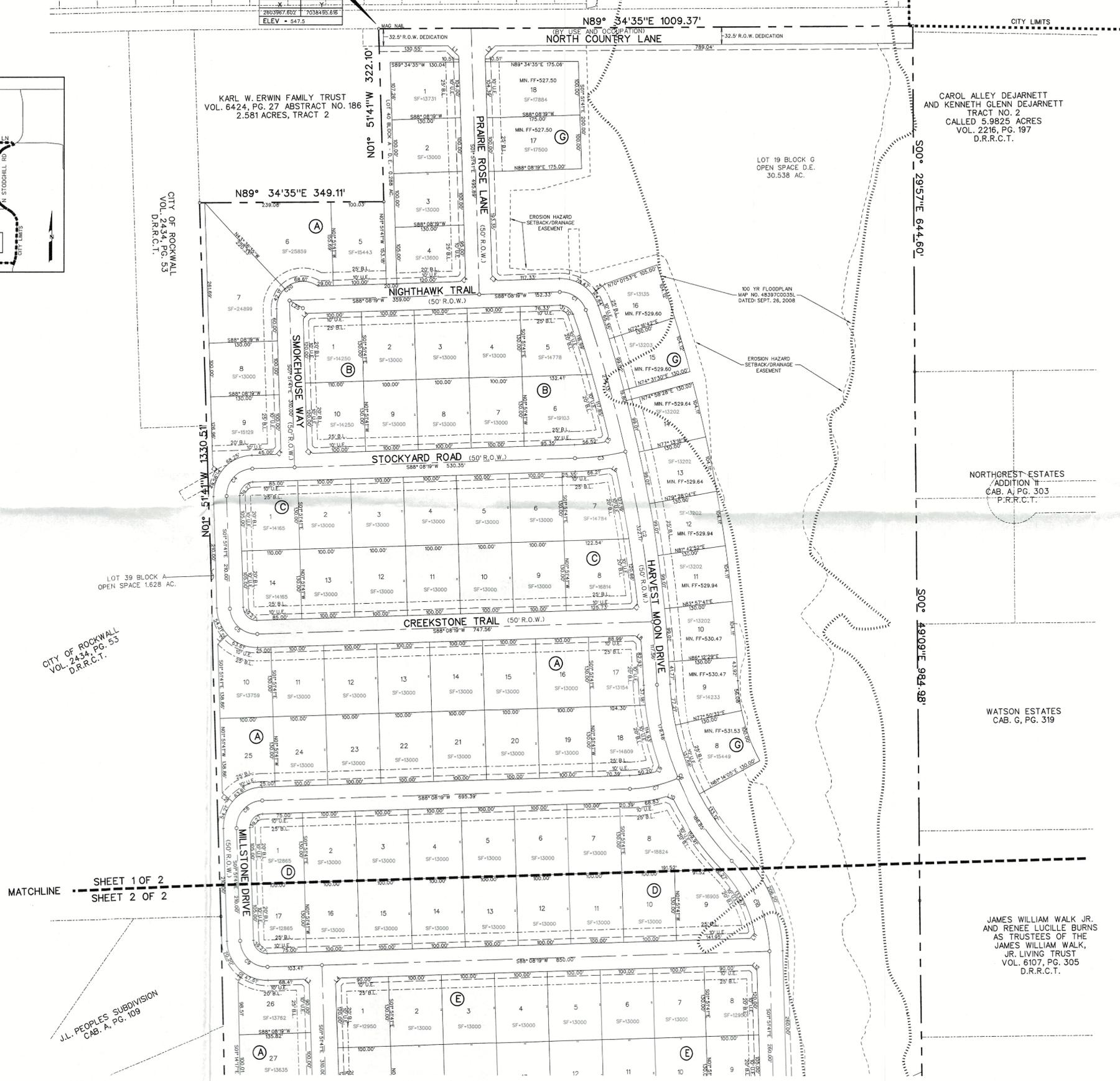
 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning

0 50 100 200
 SCALE: 1" = 100'



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
7038495.88	1330511.51
ELEV = 547.5	



- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
 U.E. - Utility Easements
 C.M. - Controlling Monument
 S.S.E. - Sanitary Sewer Easement
 D.E. - Drainage Easement
 - - - - City Limits Line
 - - - - Street Name Change
 - The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - All decorative signposts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.
 - Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plot by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plot shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plot, as required under the Subdivision Ordinance of the City of Rockwall.

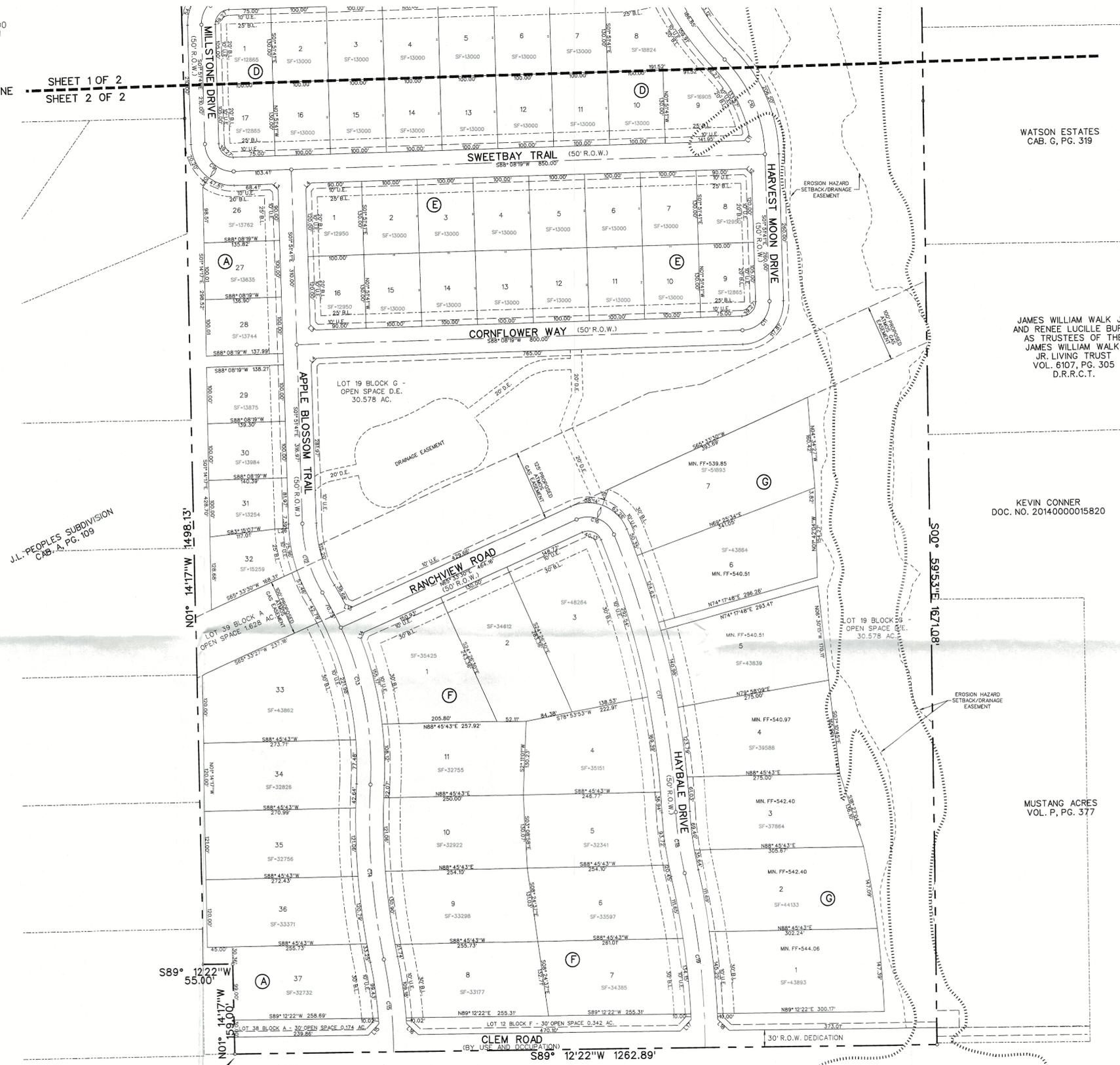
PD SITE PLAN
 OF
ERWIN FARMS
 LOTS 1-40, BLOCK A
 LOTS 1-10, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-17, BLOCK D
 LOTS 1-16, BLOCK E
 LOTS 1-12, BLOCK F
 LOTS 1-19, BLOCK G
 TOTAL RESIDENTIAL LOTS 123
 TOTAL OPEN SPACE LOTS 5
 TOTAL ACRES 98.198 or 4,277,504.88 SF
 OUT OF THE
 JOHN M. GASS SURVEY,
 ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 ERWIN FARMS 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
 MARCH 2026 SCALE 1" = 100'
 CASE #P2026-XXX SHEET 1 OF 2

MATCHLINE SHEET 1 OF 2 SHEET 2 OF 2

J.L. PEOPLES SUBDIVISION
 CAB. A, PG. 109

0 50 100 200
SCALE: 1" = 100'

MATCHLINE SHEET 1 OF 2
SHEET 2 OF 2



J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

WATSON ESTATES
CAB. G, PG. 319

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

KEVIN CONNER
DOC. NO. 2014000015820

MUSTANG ACRES
VOL. P, PG. 377

CITY OF ROCKWALL GRS SYSTEM COORDINATES	
X	Y
2803771+43	7030215.91
ELEV = 571.5	

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall,
Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2026.

WITNESS OUR HANDS, the _____ day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

PD SITE PLAN
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88

IN THE
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OWNER
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MARCH 2026 SCALE 1" = 100'

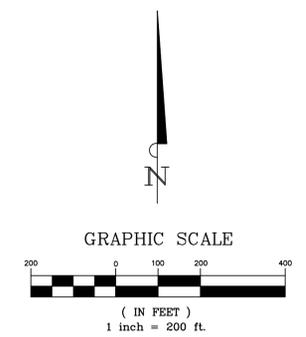
CASE #P2026-XXX SHEET 2 OF 2



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE
	PISTACIA CHINENSIS / CHINESE PISTACHE
	QUERCUS ACUMINATA / CHINKAPIN OAK
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM / BALD CYPRESS
	ULMUS CRASSIFOLIA / CEDAR ELM
	VITEX AGNUS-CASTUS / CHASTE TREE
	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
SHRUBS	
	AGAVE AMERICANA / CENTURY PLANT
	HESPERALOE PARVIFLORA / RED YUCCA
	ILEX 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY
	SALVIA GREGGII / AUTUMN SAGE
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE
SHRUB AREAS	
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS
GROUND COVERS	
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

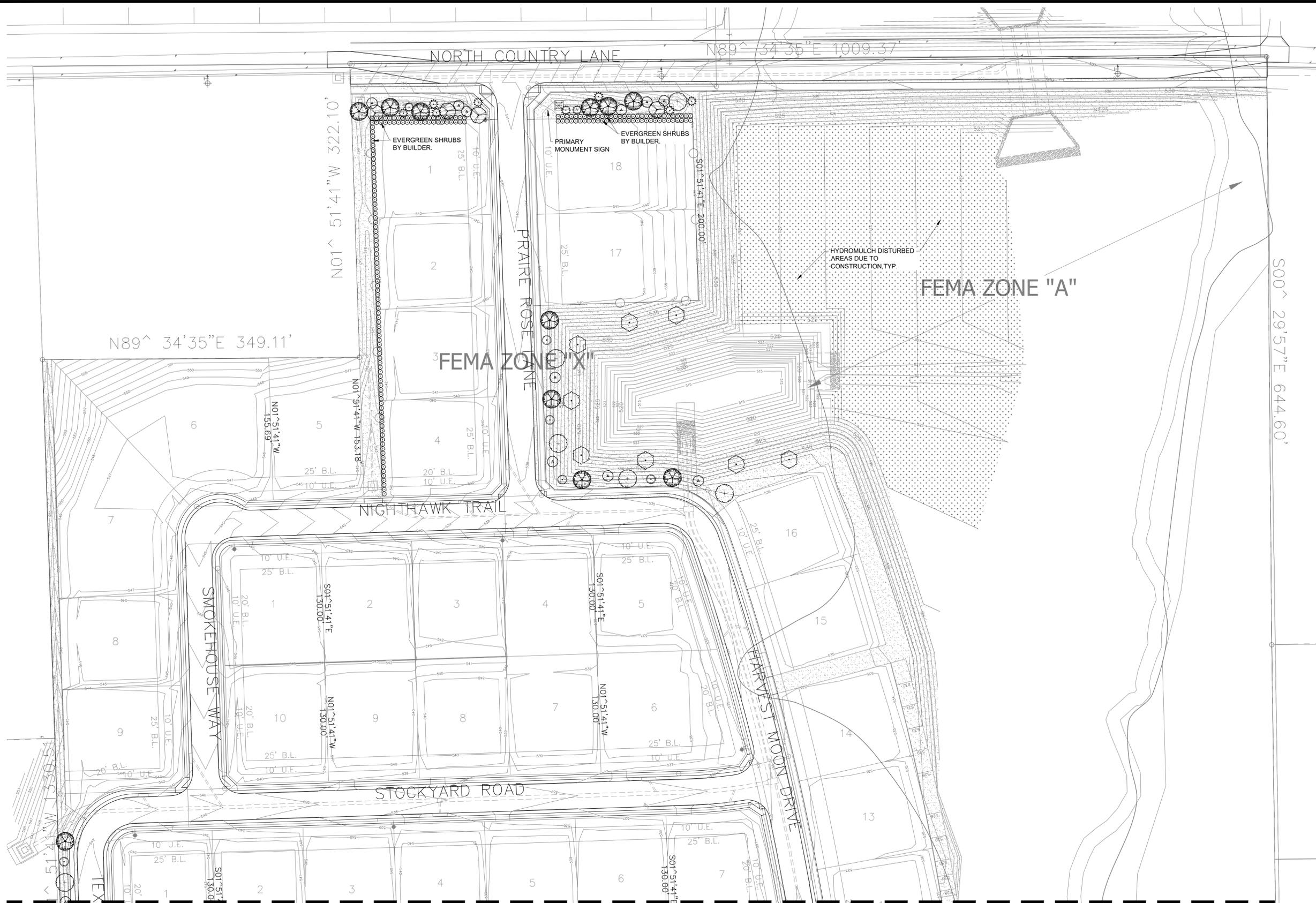


INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

PROJECT NO.: 080-25-003

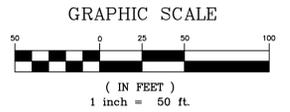
PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026



MATCH LINE 'A' - SHEET L-2.2



**Know what's below.
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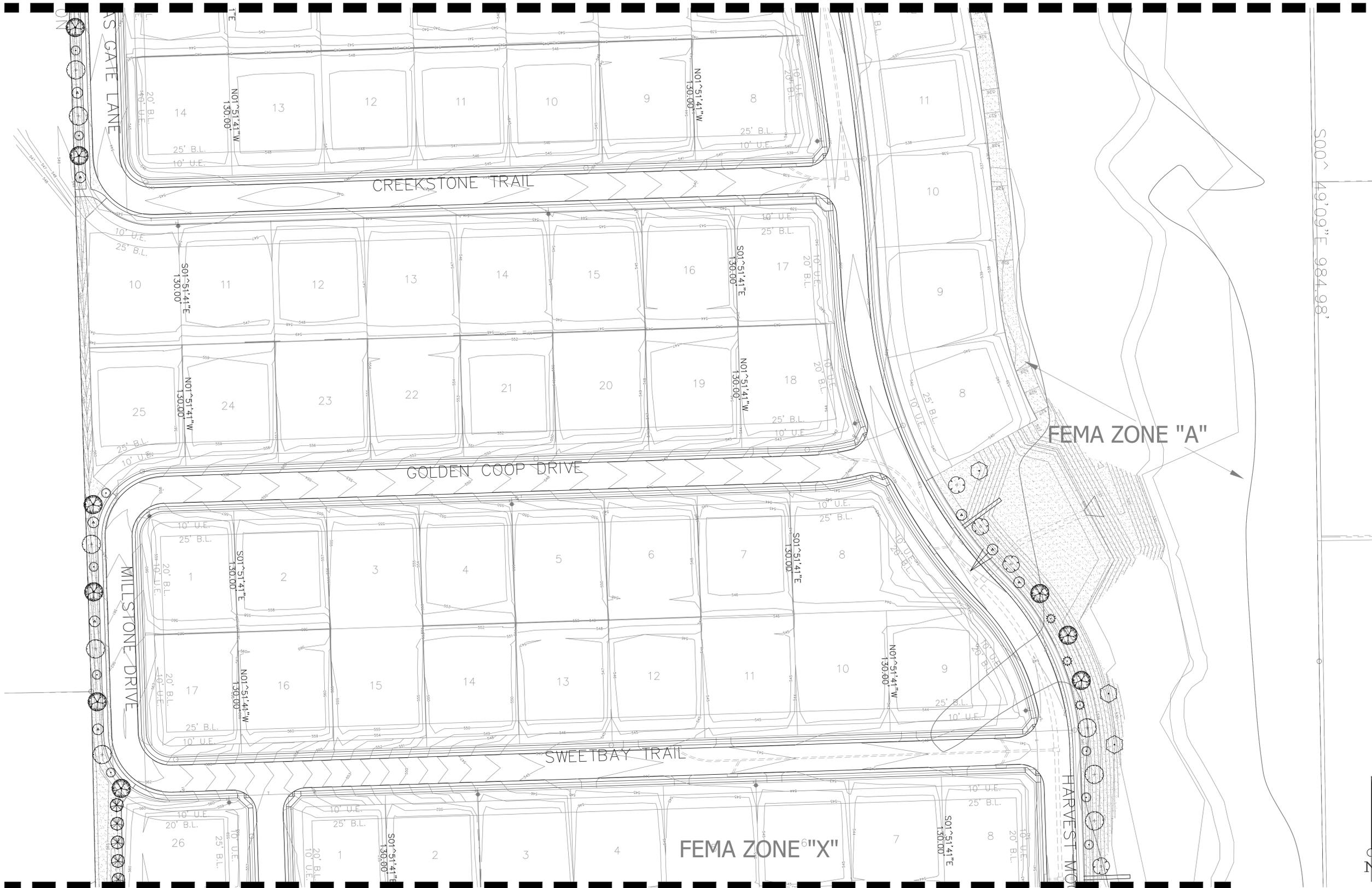
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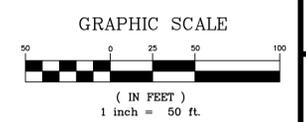
SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1



MATCH LINE 'B' - SHEET L-2.3

S00°49'09"E 984.98'



**Know what's below.
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BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

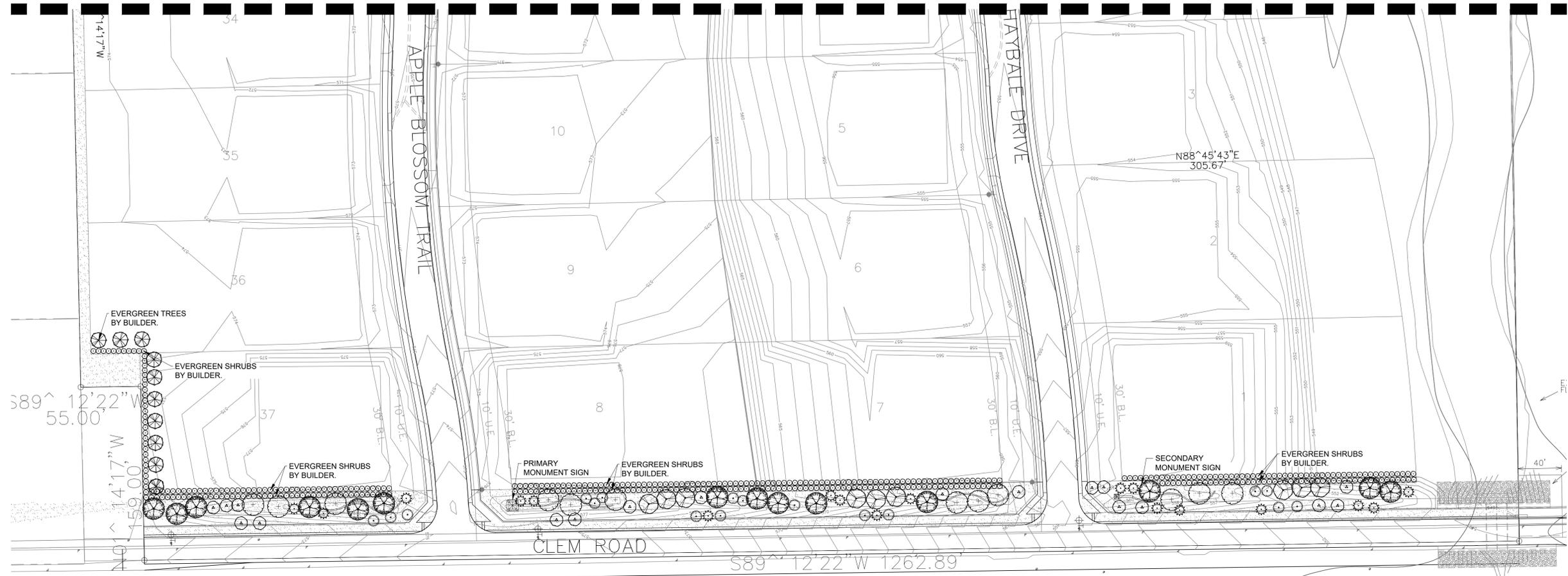
No.	Date	Revision Description

PROJECT NO.: 080-25-003

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.2

MATCH LINE 'C' - SHEET L-2.3



ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

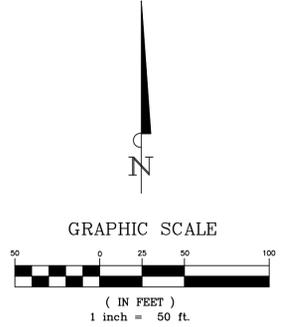
PROJECT NO.: 090-25-003

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L.A.#3141
03/05/2026

SHEET NO.
L-2.4



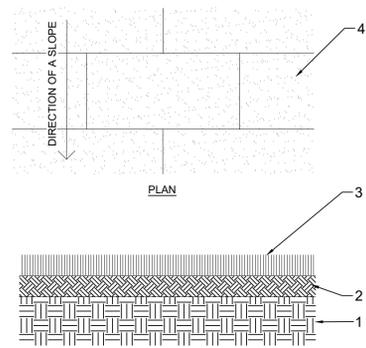
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INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN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

GENERAL NOTES :

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR 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 ENGINEER'S 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 BED 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-OF-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 GRADE.
- CONTRACTOR SHALL WARRANTY 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 THE PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS 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 BY 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, WINTERCREEPER, 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.



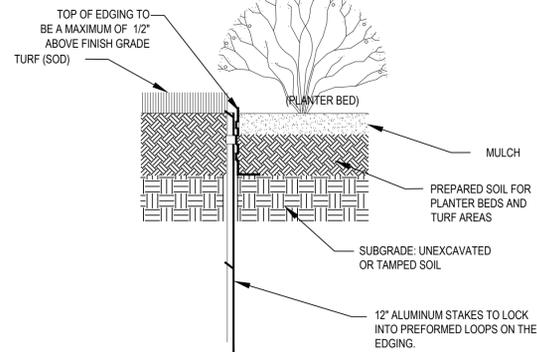
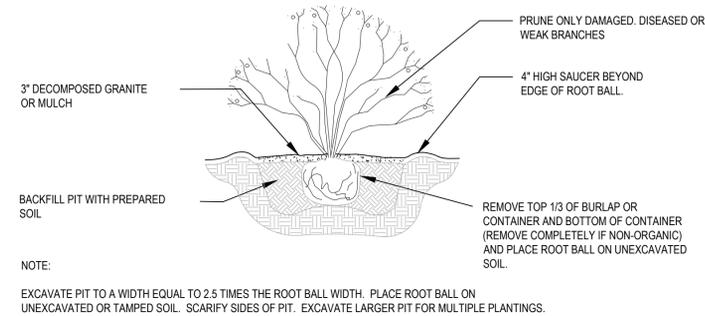
A SOD PLANTING DETAIL

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.

- SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS
 - TWO (2\") OF PREPARED TOPSOIL
 - TURF / SOD.
 - SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.
- NOTES:**
- WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1\") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.
- FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

B SHRUB PLANTING DETAIL

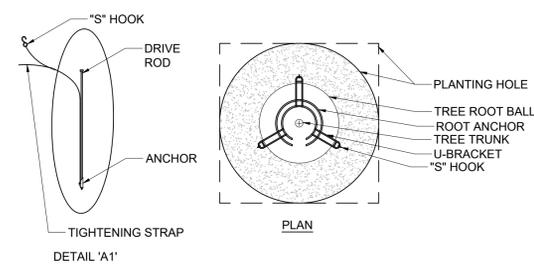
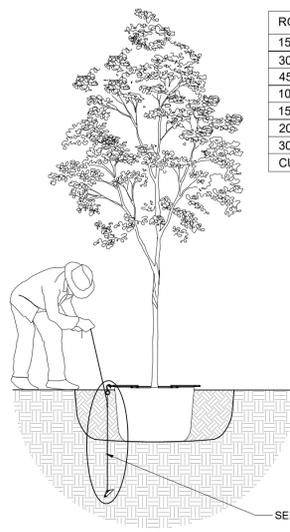


- NOTES:**
- SIZE TO BE 3/16\" x 3-1/2\"
 - COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
 - 16\" SECTIONS TO INCLUDE (5) 12\" ALUMINUM STAKES.
 - COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2\" BELOW TOP OF EDGING.
 - FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.

D STEEL EDGING DETAIL

C TREE PLANTING DETAIL

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
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	95 / 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



E TREE STAKING DETAIL

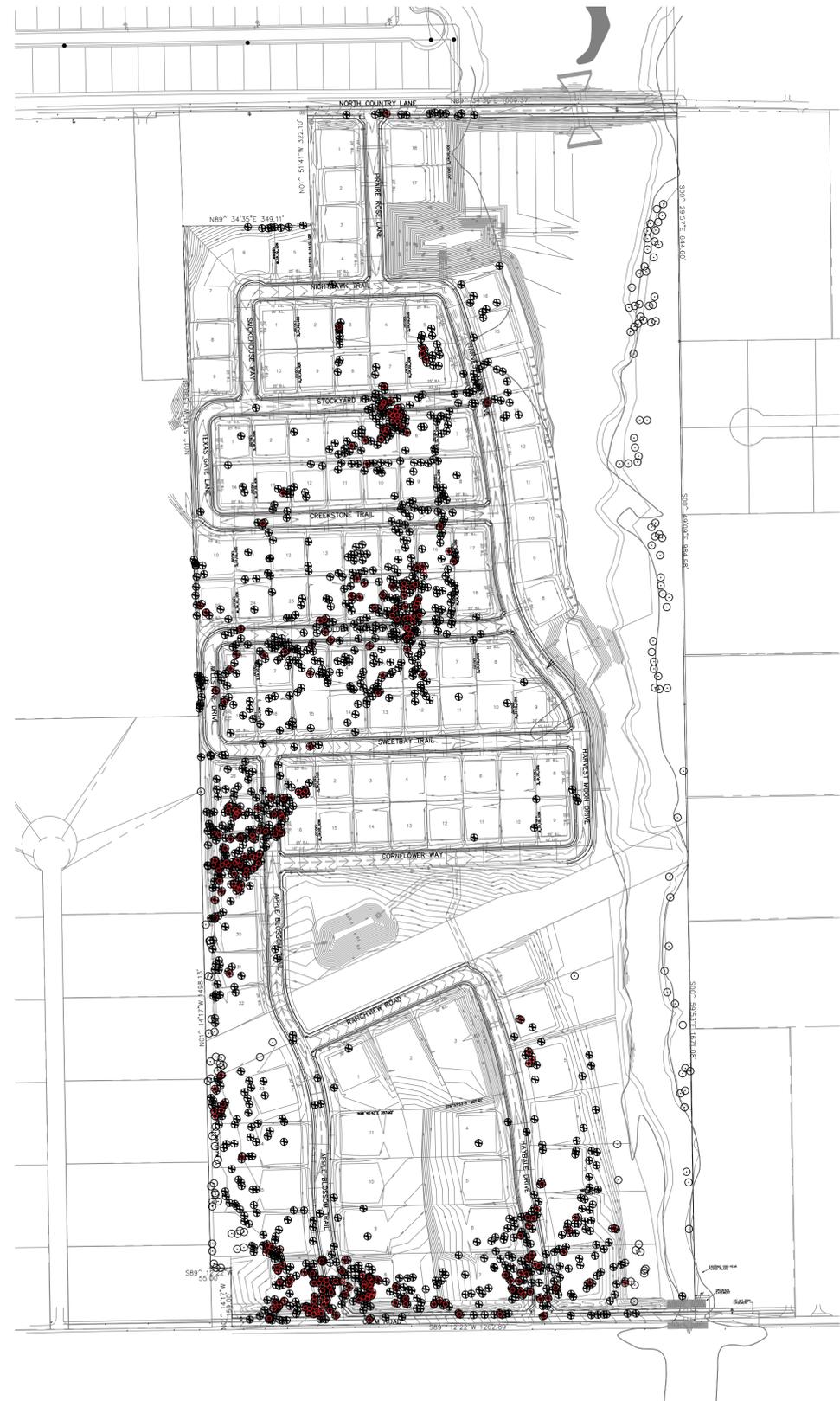
- STEP 1:**
- SET TREE IN PLANTING PIT.
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.
- STEP 2:**
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
 - 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-88 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.

No.	Date	Revision Description

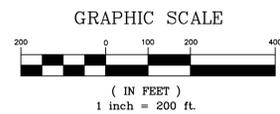
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 Drew J. Dubocq
 L.A.#3141
 03/05/2026



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.



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



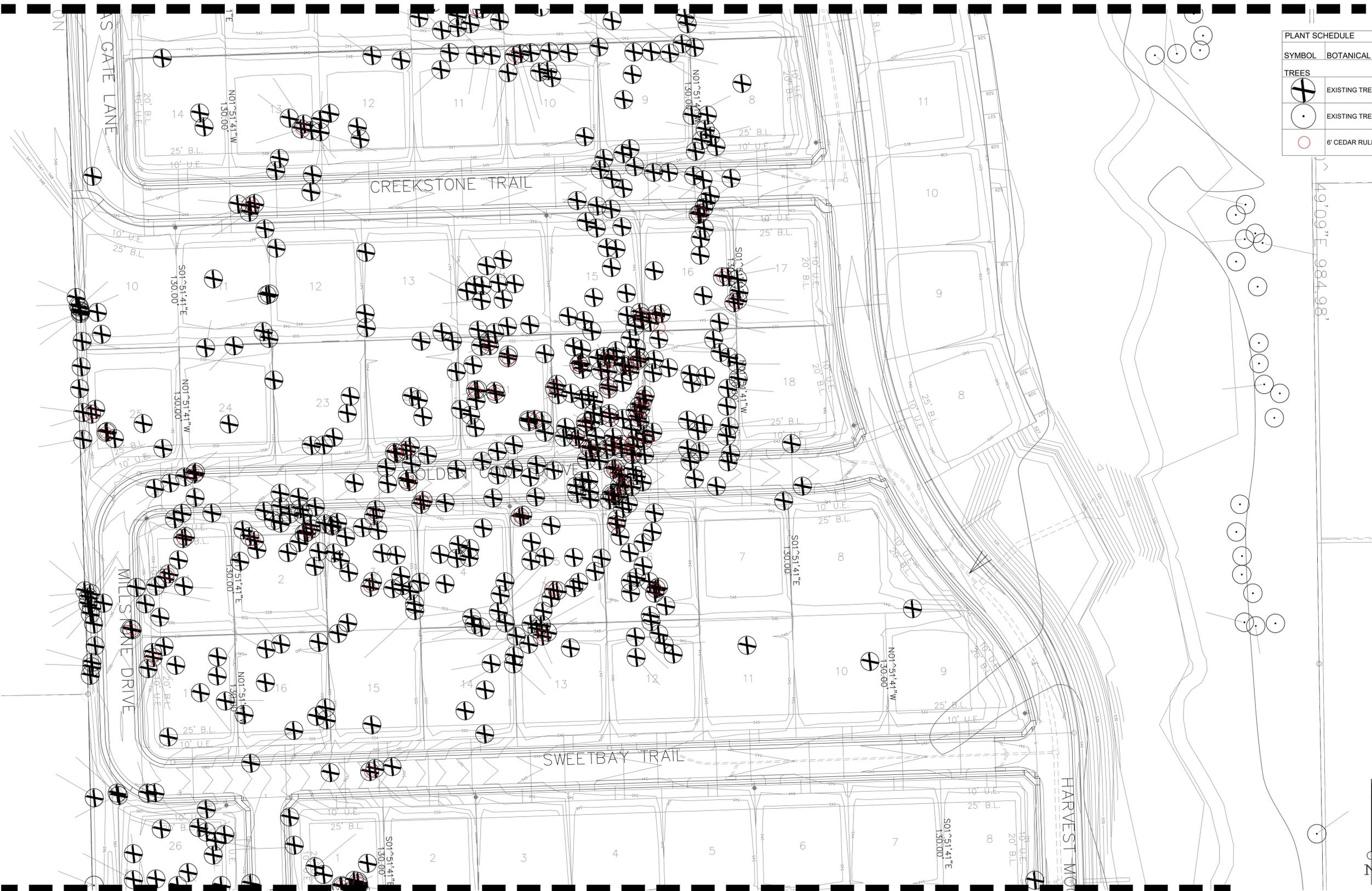
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Call before you dig.**
(@ least 48 hours prior to digging)

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

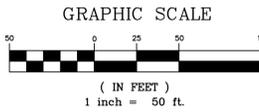
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03/05/2026

MATCH LINE 'A' - SHEET L-1.1



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

49'09"E 984.98'



MATCH LINE 'B' - SHEET L-1.3



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

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

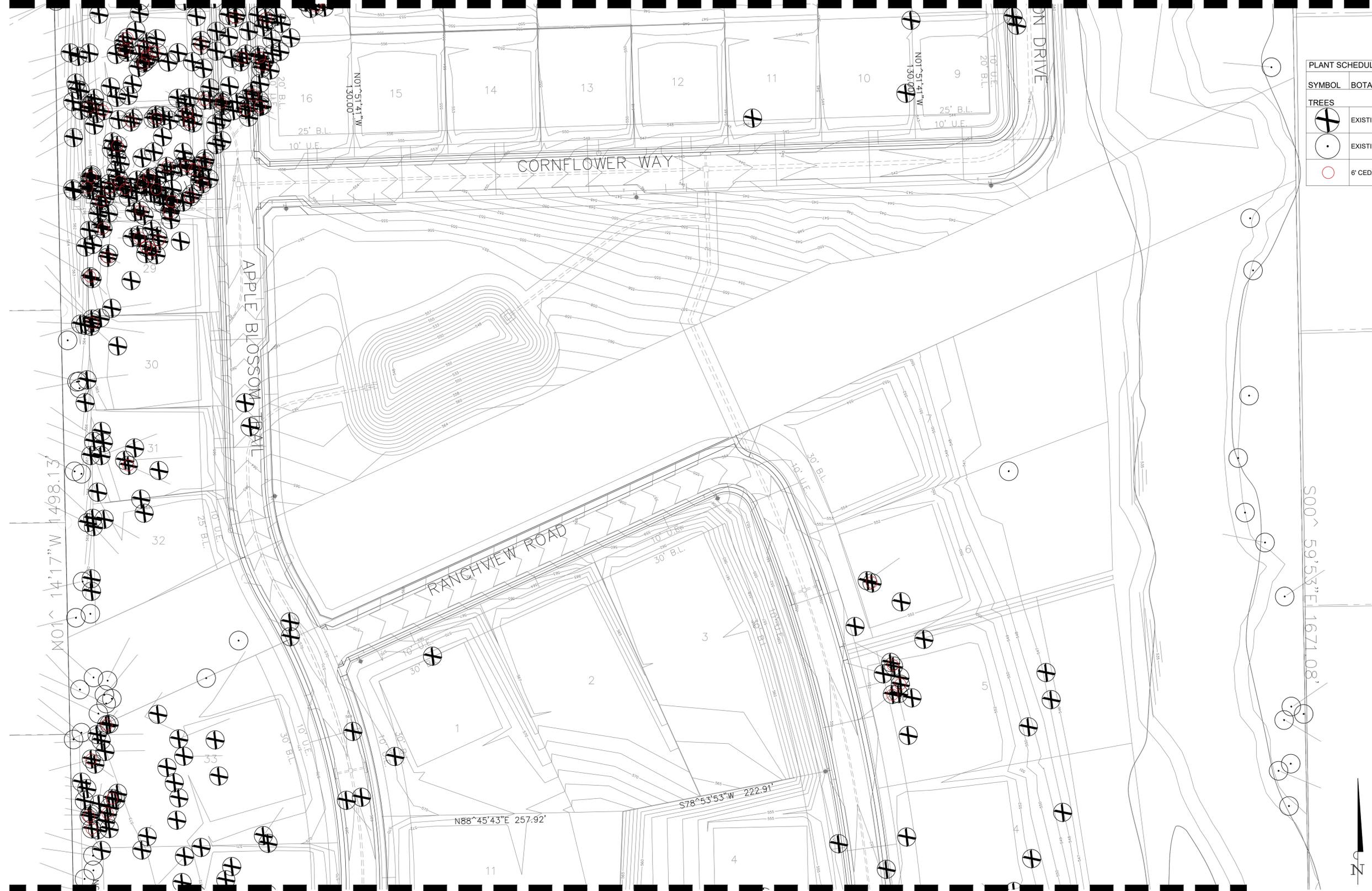
No.	Date	Revision Description

PROJECT NO.: 080-25-003

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SHEET NO.
L-1.2

MATCH LINE 'B' - SHEET L-1.3

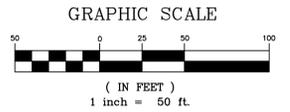


PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

MATCH LINE 'C' - SHEET L-1.4



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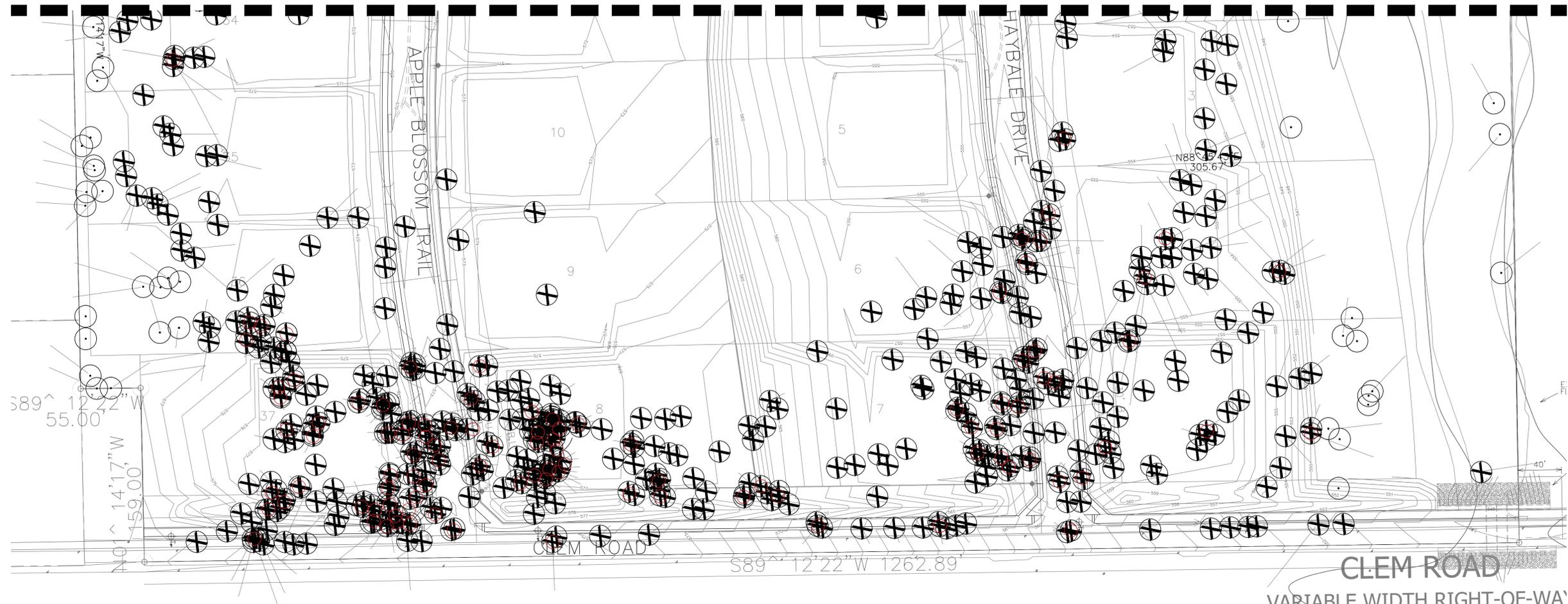
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

PROJECT NO.: 080-25-003

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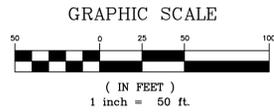
MATCH LINE 'C' - SHEET L-1.3



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



**Know what's below.
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 080-25-003

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03/05/2026

SHEET NO.
L-1.4

NO	CULPER	SPECIES	REMAIN	REMOVE	REMARKS
5001	12	CEDAR	X		SECONDARY
5002	12	CEDAR	X		SECONDARY
5003	10	CEDAR	X		SECONDARY
5004	10	CEDAR	X		SECONDARY
5005	10	CEDAR	X		SECONDARY
5006	12	CEDAR	X		SECONDARY
5007	12	CEDAR	X		SECONDARY
5008	6	CEDAR	X		SECONDARY
5009	8	CEDAR	X		SECONDARY
5010	8	CEDAR	X		SECONDARY
5011	12	CEDAR	X		SECONDARY
5012	6	CEDAR	X		SECONDARY
5013	6	CEDAR	X		SECONDARY
5014	8	CEDAR	X		SECONDARY
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5282					

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5714	7	CEDAR	X		SECONDARY
5715	7	CEDAR	X		SECONDARY
5716	5	CEDAR	X		SECONDARY
5717	5	CEDAR	X		SECONDARY
5718	7	CEDAR	X		SECONDARY
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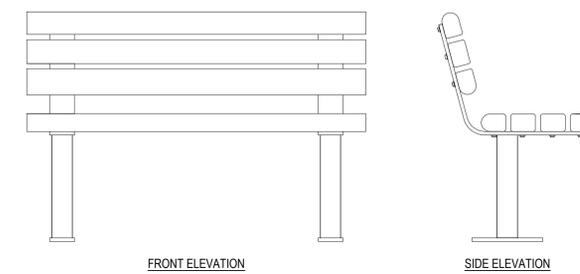
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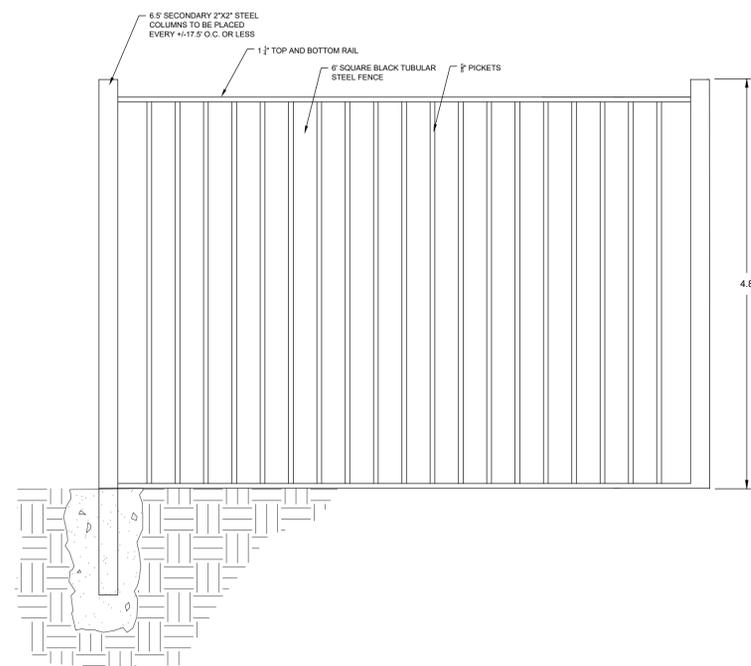
F PRIMARY MONUMENT SIGN DETAIL



G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

No.	Date	Revision Description

PROJECT NO.: 080-25-003

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-2.6



**Know what's below.
Call before you dig.**
(@ 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.