CASE COVER SHEET

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

PLANNING & ZONING CASE NO. MIS2025-017

PLANNING & ZONING FEE $ 75.00

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☑ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On October 14, 2025, the Planning and Zoning Commission approved a motion to approve the Miscellaneous Case by a vote of 7-0.

CITY COUNCIL READING #1

On October 20, 2025, the City Council approved a motion to approve the Miscellaneous Case by a vote of 7-0.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

Any construction resulting from the approval of this Miscellaneous Case shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

NOTES

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	379 N COUNTRY LN, ROCKWALL, TX 75087				
SUBDIVISION	J.A. RAMSEY, ABSTRACT NO. 186, TRACT 6	LOT	-	BLOCK	-
GENERAL LOCATION	EAST OF FM 1141 BETWEEN N COUNTRY LN AND CUSTER RD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE	VACANT	
PROPOSED ZONING	PD		PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
ACREAGE	101.43	LOTS [CURRENT]	123	LOTS [PROPOSED]	123

☐ ***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	~~SEGO~~ ERWIN FARMS SF, LTD	☐ APPLICANT	SCORBURG COMPANY
CONTACT PERSON	JOHN ARNOLD	CONTACT PERSON	JOHN ARNOLD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	TY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

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 $ 75.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF SEPTEMBER, 2025. 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 30th DAY OF SEPTEMBER, 2025.

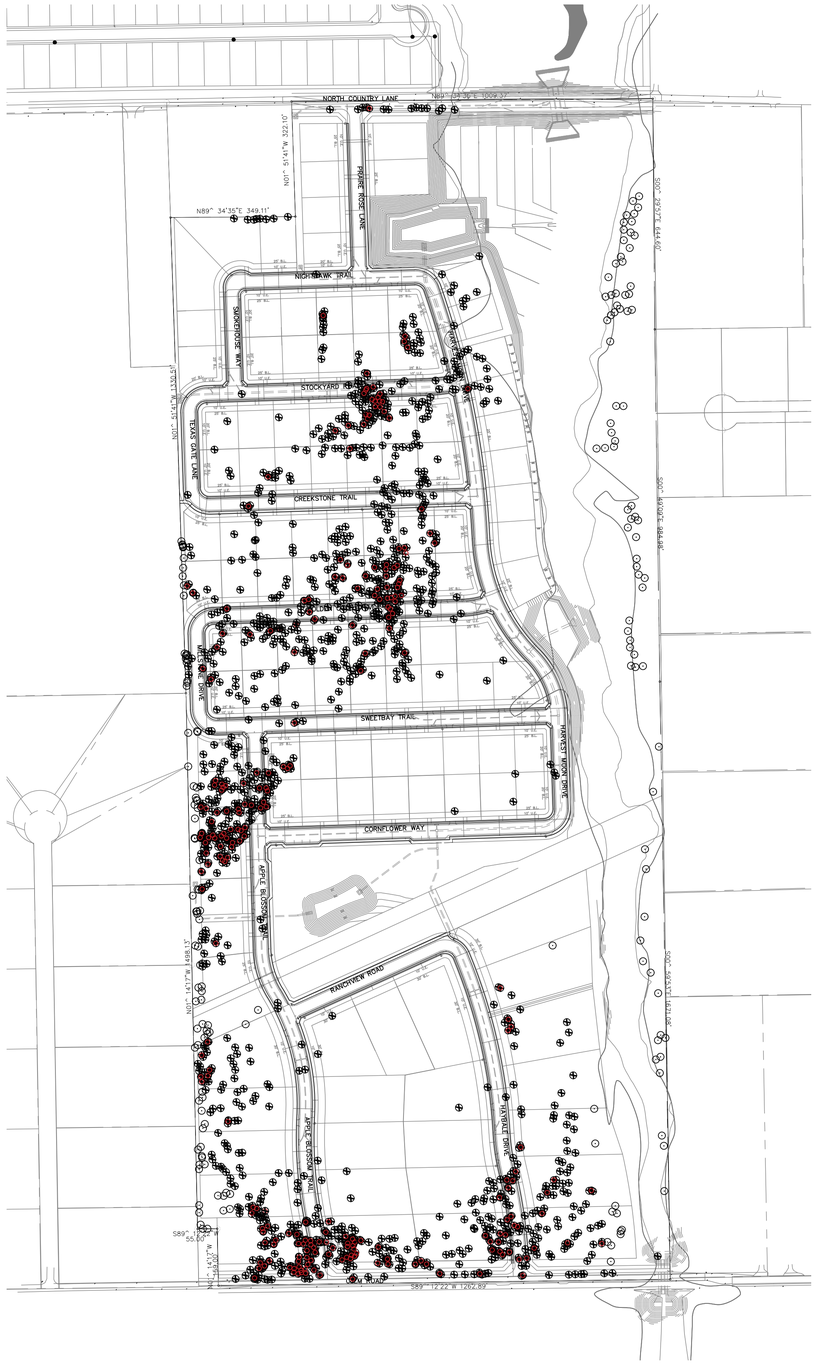
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Thomas

NOTARY PUBLIC STATE OF TEXAS
HEATHER THOMAS
My Notary ID # 10361994
Expires October 29, 2028

MY COMMISSION EXPIRES 10/29/2028

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



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

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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

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

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

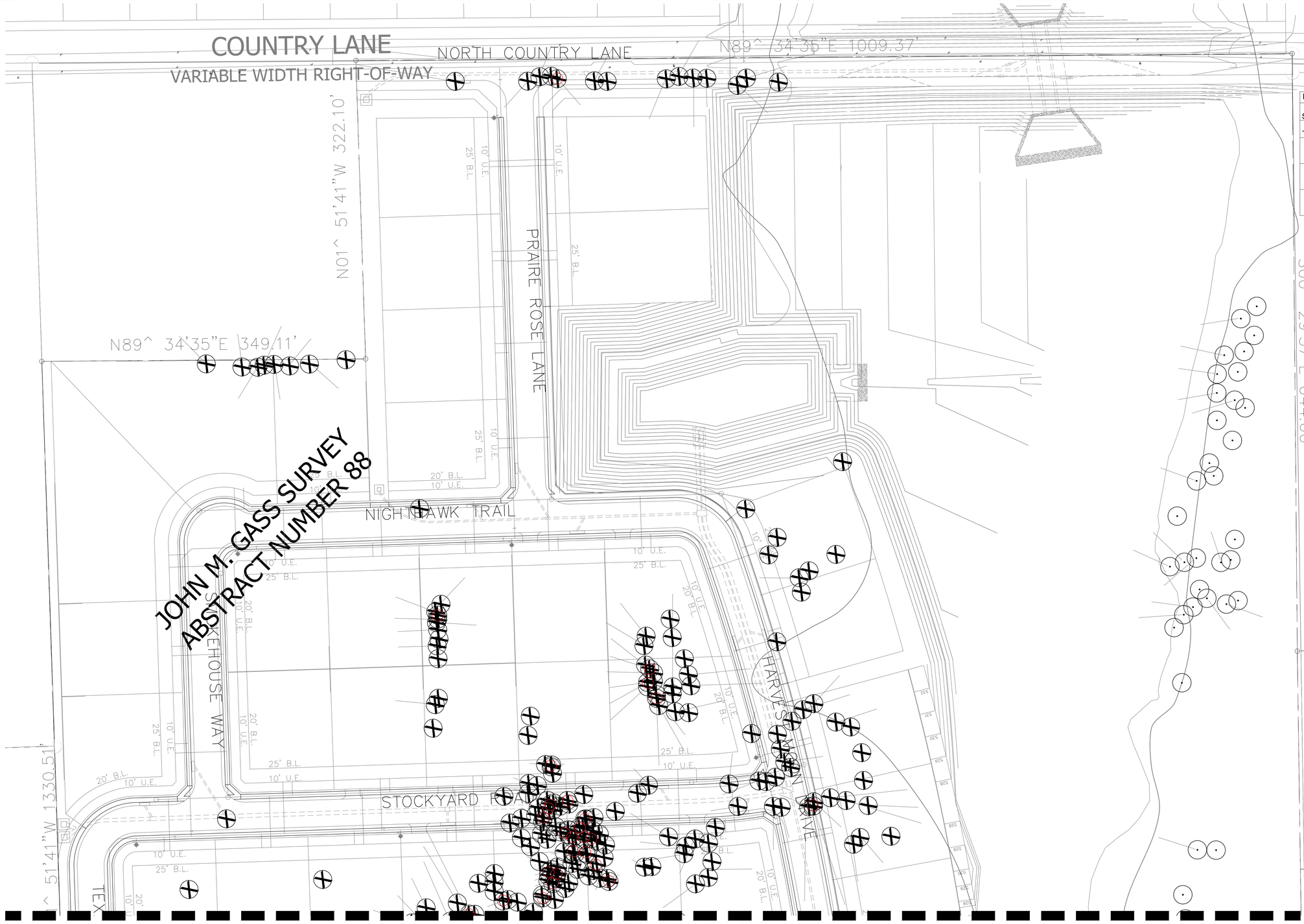
No.	Date	Revision Description

PROJECT NO: 090-25-003

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
09/30/2025

SHEET NO.

L-1.0



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

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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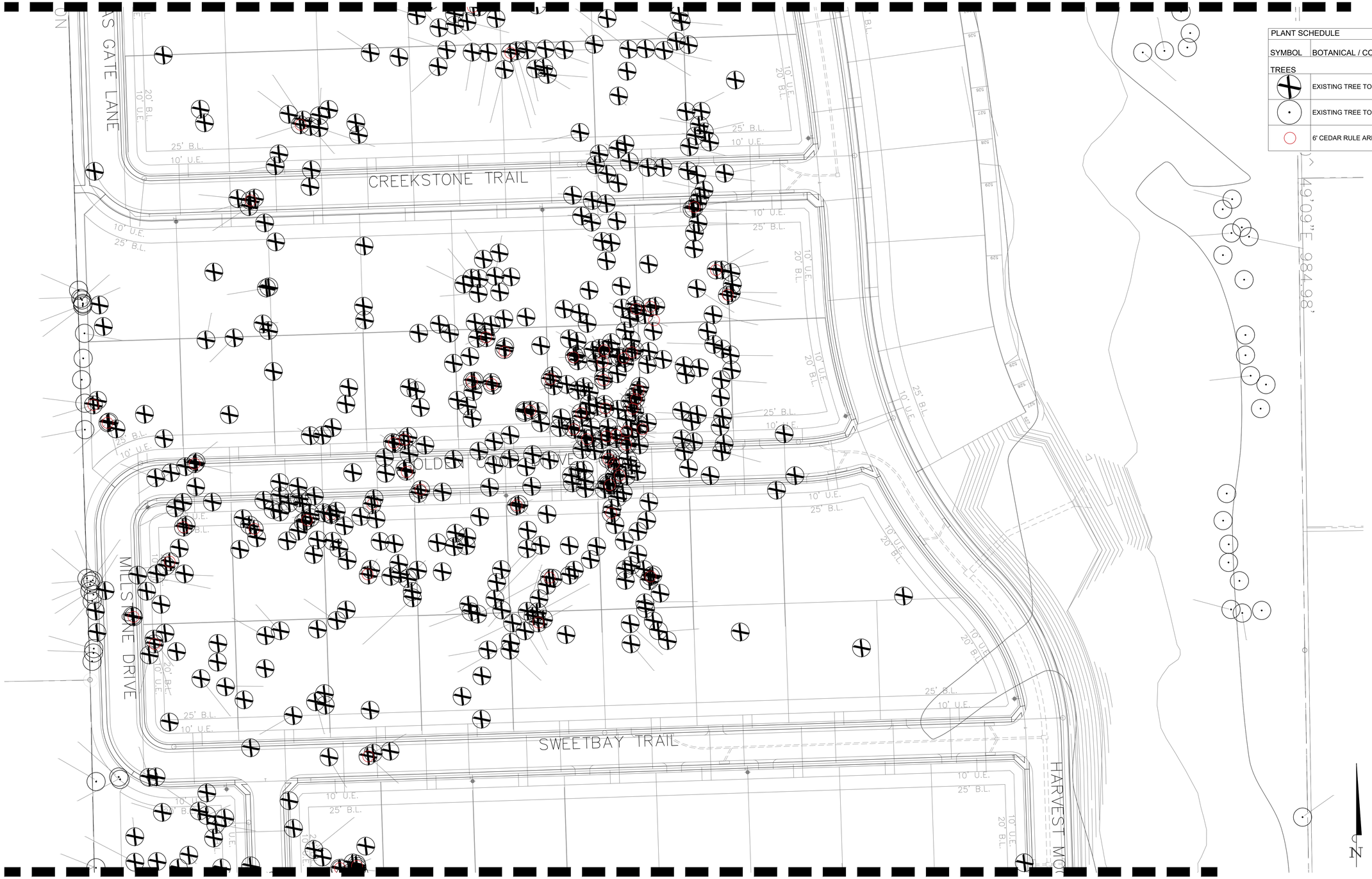
L.A.#3141
09/30/2025

SHEET NO.
L-1.1

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

MATCH LINE 'B' - SHEET L-1.3

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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

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ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

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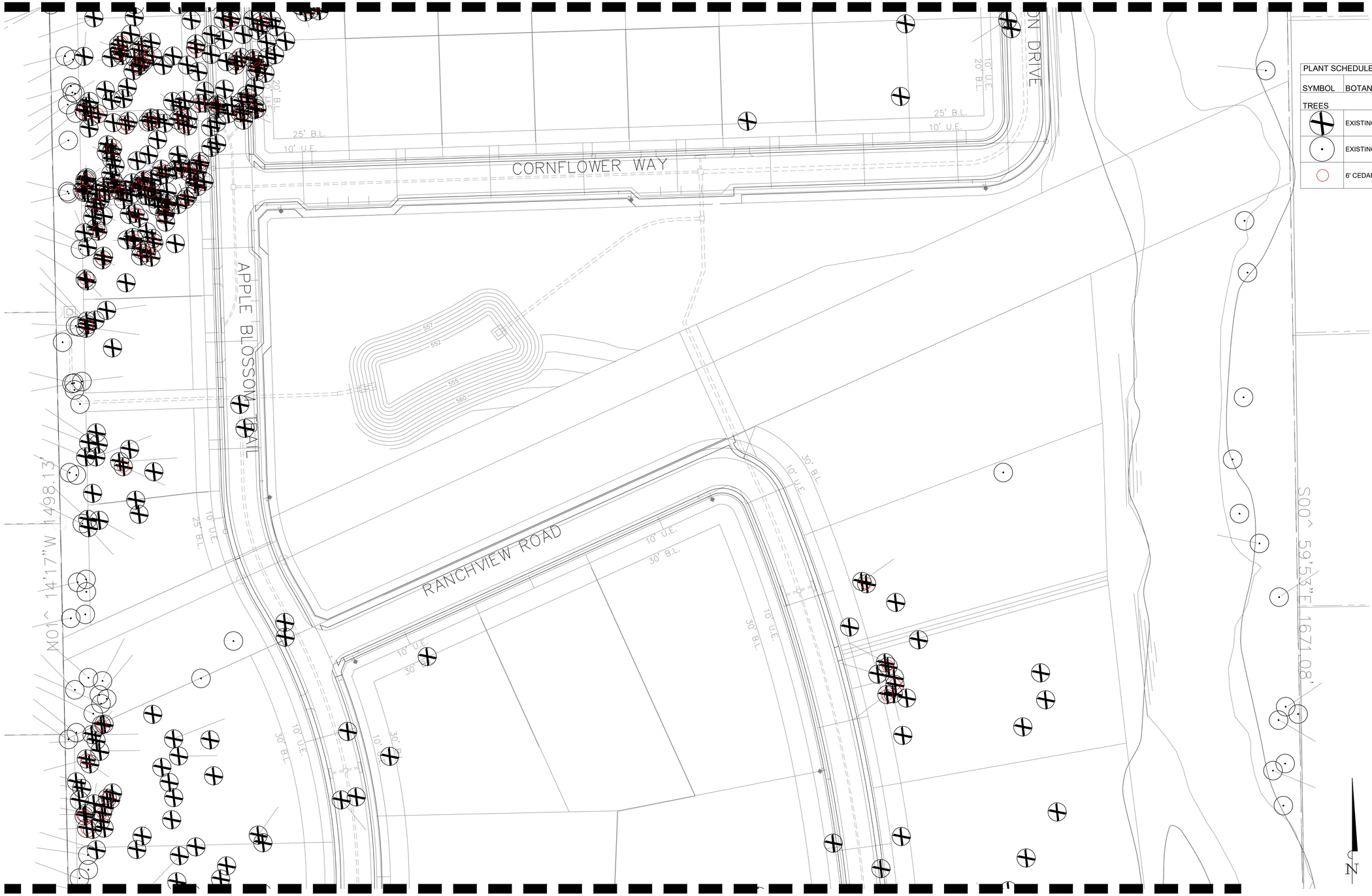
L.A.#3141
09/30/2025

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

N

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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L.A.#3141
09/30/2025

SHEET NO.

L-1.3

NO.	CALIPER	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
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5013	6	CEDAR		X	SECONDARY
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5024	10	CEDAR		X	SECONDARY
5025	8	CEDAR	X		SECONDARY
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5037	6	CEDAR		X	SECONDARY
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5040	11	CEDAR		X	SECONDARY
5041	10	CEDAR		X	SECONDARY
5042	8	CEDAR		X	SECONDARY
5043	8	CEDAR		X	SECONDARY
5044	6	CEDAR		X	SECONDARY
5045	11	CEDAR		X	SECONDARY
5046	5	CEDAR		X	SECONDARY
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5096	2	CEDAR		X	NON-PROTECTED
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5143	8	CEDAR		X	SECONDARY
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5155	3	CEDAR		X	NON-PROTECTED
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5180	3	CEDAR		X	NON-PROTECTED
5181	2	CEDAR		X	NON-PROTECTED
5182	4	CEDAR		X	SECONDARY
5183	7	CEDAR		X	SECONDARY
5184	2	CEDAR		X	NON-PROTECTED
5185	2	CEDAR		X	NON-PROTECTED
5186	1	CEDAR		X	NON-PROTECTED
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5191	1	CEDAR		X	NON-PROTECTED
5192	1	CEDAR		X	NON-PROTECTED
5193	4	CEDAR		X	SECONDARY
5194	5	CEDAR		X	SECONDARY
5195	1	CEDAR		X	NON-PROTECTED
5196	6	CEDAR		X	SECONDARY
5197	7	CEDAR		X	SECONDARY
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5210	8	CEDAR		X	SECONDARY
5211	6	CEDAR		X	SECONDARY
5212	6	CEDAR		X	SECONDARY
5213	3	CEDAR		X	NON-PROTECTED
5214	9	CEDAR		X	SECONDARY
5215	8	CEDAR		X	SECONDARY
5216	6	CEDAR		X	SECONDARY
5217	6	CEDAR		X	SECONDARY
5218	6	CEDAR		X	SECONDARY
5219	10	CEDAR		X	SECONDARY
5220	4	CEDAR		X	SECONDARY
5221	5	CEDAR		X	SECONDARY
5222	6	CEDAR		X	SECONDARY
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5433	3	CEDAR		X	NON-PROTECTED
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5609	7	CEDAR		X	SECONDARY
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5613	3	CEDAR		X	NON-PROTECTED
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5672	4	CEDAR		X	SECONDARY
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5674	8	CEDAR		X	SECONDARY
5675	5	CEDAR		X	SECONDARY
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5678	5	CEDAR		X	SECONDARY
5679	3	CEDAR		X	NON-PROTECTED
5680	8	CEDAR		X	SECONDARY
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5682	6	CEDAR		X	SECONDARY
5683	7	CEDAR		X	SECONDARY
5684	3	CEDAR		X	SECONDARY
5685	6	CEDAR		X	SECONDARY
5686	7	CEDAR	X		SECONDARY
5687	7	CEDAR		X	SECONDARY
5688	7	CEDAR	X		SECONDARY
5689	7	CEDAR	X		SECONDARY
5690	2	CEDAR	X		NON-PROTECTED
5691	3	CEDAR	X		NON-PROTECTED
5692	8	CEDAR	X		SECONDARY
5693	7	CEDAR		X	SECONDARY
5694	7	CEDAR	X		SECONDARY
5695	7	CEDAR		X	SECONDARY
5696	6	CEDAR		X	SECONDARY
5697	6	CEDAR		X	SECONDARY
5699	2	CEDAR		X	NON-PROTECTED
5700	7	CEDAR		X	SECONDARY
5701	9	CEDAR		X	SECONDARY
5702	7	CEDAR		X	SECONDARY
5703	8	CEDAR		X	SECONDARY
5704	10	CEDAR		X	SECONDARY
5705	9	CEDAR		X	SECONDARY
5706	8	CEDAR	X		SECONDARY
5707	10	CEDAR		X	SECONDARY
5708	8	CEDAR		X	SECONDARY

811

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.5

5709	6	CEDAR		X	SECONDARY
5710	6	CEDAR		X	SECONDARY
5711	6	CEDAR		X	SECONDARY
5712	6	CEDAR		X	SECONDARY
5713	7	CEDAR		X	SECONDARY
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
5719	7	CEDAR		X	SECONDARY
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5721	8	CEDAR		X	SECONDARY
5722	2	CEDAR		X	NON-PROTECTED
5723	3	CEDAR		X	NON-PROTECTED
5724	4	CEDAR		X	SECONDARY
5725	6	CEDAR		X	SECONDARY
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5727	4	CEDAR		X	SECONDARY
5728	6	CEDAR		X	SECONDARY
5729	1	CEDAR		X	NON-PROTECTED
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5754	3	CEDAR		X	NON-PROTECTED
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5835	10	CEDAR	X		SECONDARY
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5995	8	CEDAR		X	SECONDARY
5996	3	CEDAR		X	NON-PROTECTED
5997	13	CEDAR		X	SECONDARY
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5999	6	CEDAR	X		SECONDARY
6000	7	CEDAR		X	SECONDARY
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6037	5	CEDAR		X	SECONDARY
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6057	2	CEDAR	X		NON-PROTECTED
6058	4	CEDAR		X	SECONDARY
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6060	2	CEDAR	X		NON-PROTECTED

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6077	2	CEDAR		X	NON-PROTECTED
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6079	4	CEDAR		X	SECONDARY
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6081	6	CEDAR		X	SECONDARY
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6105	6	CEDAR		X	SECONDARY
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6107	3	CEDAR		X	NON-PROTECTED
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6115	4	CEDAR		X	SECONDARY
6116	3	CEDAR		X	NON-PROTECTED
6117	3	CEDAR		X	NON-PROTECTED
6118	4	CEDAR		X	SECONDARY
6119	6	CEDAR		X	SECONDARY
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6135	4	CEDAR		X	SECONDARY
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6138	3	CEDAR		X	NON-PROTECTED
6139	7	CEDAR		X	SECONDARY
6140	7	CEDAR		X	SECONDARY
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6142	6	CEDAR		X	SECONDARY
6143	4	CEDAR		X	SECONDARY
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6145	2	CEDAR		X	NON-PROTECTED
6146	8	CEDAR		X	SECONDARY
6147	8	CEDAR		X	SECONDARY
6148	8	CEDAR		X	SECONDARY
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6157	6	CEDAR		X	SECONDARY
6158	5	CEDAR		X	SECONDARY
6159	7	CEDAR		X	SECONDARY
6160	7	CEDAR		X	SECONDARY

6161	7	CEDAR		X	SECONDARY
6162	3	CEDAR		X	NON-PROTECTED
6163	7	CEDAR		X	SECONDARY
6164	7	CEDAR		X	SECONDARY
6165	7	CEDAR		X	SECONDARY
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6463	6	CEDAR		X	SECONDARY
6464	4	CEDAR		X	SECONDARY

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.6

6465	4	CEDAR		X	SECONDARY
6466	8	CEDAR		X	SECONDARY
6467	6	CEDAR		X	SECONDARY
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6607	6	CEDAR		X	SECONDARY
6608	6	CEDAR		X	SECONDARY
6609	6	CEDAR		X	SECONDARY
6610	6	CEDAR		X	SECONDARY
6611	6	CEDAR		X	SECONDARY
6612	8	CEDAR		X	SECONDARY
6613	6	CEDAR		X	SECONDARY
6614	6	CEDAR		X	SECONDARY
6615	8	CEDAR		X	SECONDARY
6616	6	CEDAR		X	SECONDARY
6617	10	CEDAR		X	SECONDARY
6618	6	CEDAR		X	SECONDARY
6619	6	CEDAR		X	SECONDARY
6620	6	CEDAR		X	SECONDARY
6621	8	CEDAR		X	SECONDARY
6622	6	CEDAR		X	SECONDARY
6623	6	CEDAR		X	SECONDARY
6624	6	CEDAR		X	SECONDARY
6625	6	CEDAR		X	SECONDARY
6626	6	CEDAR		X	SECONDARY
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6630	6	CEDAR		X	SECONDARY
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6648	8	CEDAR		X	SECONDARY
6649	4	CEDAR		X	SECONDARY
6650	6	CEDAR		X	SECONDARY
6651	8	CEDAR		X	SECONDARY
6652	8	CEDAR		X	SECONDARY
6653	3	CEDAR		X	NON-PROTECTED
6654	8	CEDAR		X	SECONDARY
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6661	6	CEDAR		X	SECONDARY
6662	8	CEDAR		X	SECONDARY
6663	4	CEDAR		X	SECONDARY
6664	6	CEDAR		X	SECONDARY
6665	6	CEDAR		X	SECONDARY
6666	8	CEDAR		X	SECONDARY

6667	6	CEDAR		X	SECONDARY
6668	8	CEDAR		X	SECONDARY
6669	6	CEDAR		X	SECONDARY
6670	8	CEDAR		X	SECONDARY
6671	4	CEDAR		X	SECONDARY
6672	6	ELM	X		PRIMARY
6673	6	CEDAR		X	SECONDARY
6674	6	CEDAR		X	SECONDARY
6675	4	CEDAR		X	SECONDARY
6676	10	CEDAR		X	SECONDARY
6677	10	CEDAR		X	SECONDARY
6678	8	CEDAR		X	SECONDARY
6679	5	CEDAR		X	SECONDARY
6680	4	CEDAR		X	SECONDARY
6681	6	ELM		X	PRIMARY
6682	6	ELM	X		PRIMARY
6683	6	ELM	X		PRIMARY
6685	6	ELM		X	PRIMARY
6686	12	ELM		X	PRIMARY
6687	8	CEDAR		X	SECONDARY
6688	8	CEDAR		X	SECONDARY
6689	12	ELM	X		PRIMARY
6691	8	CEDAR		X	SECONDARY
6692	4	CEDAR	X		SECONDARY
6693	8	CEDAR		X	SECONDARY
6694	6	ELM	X		PRIMARY
6695	6	ELM	X		PRIMARY
6696	6	ELM		X	PRIMARY
6698	6	ELM		X	PRIMARY
6699	6	ELM		X	PRIMARY
6700	6	ELM	X		PRIMARY
6701	8	CEDAR		X	SECONDARY
6702	6	CEDAR		X	SECONDARY
6703	6	CEDAR		X	SECONDARY
6704	6	ELM		X	PRIMARY
6705	6	ELM		X	PRIMARY
6706	6	CEDAR		X	SECONDARY
6707	6	CEDAR		X	SECONDARY
6708	6	CEDAR		X	SECONDARY
6709	6	CEDAR		X	SECONDARY
6710	6	ELM		X	PRIMARY
6711	8	CEDAR		X	SECONDARY
6712	8	CEDAR		X	SECONDARY
6713	8	CEDAR		X	SECONDARY
6714	12	ELM	X		PRIMARY
6715	6	ELM		X	PRIMARY
6716	12	ELM		X	PRIMARY
6717	8	ELM	X		PRIMARY
6718	6	ELM		X	PRIMARY
6719	8	CEDAR		X	SECONDARY
6720	6	ELM	X		PRIMARY
6721	10	CEDAR		X	SECONDARY
6722	8	CEDAR		X	SECONDARY
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6737	8	CEDAR		X	SECONDARY
6738	8	CEDAR		X	SECONDARY
6739	8	CEDAR		X	SECONDARY
6740	4	CEDAR		X	SECONDARY
6741	6	ELM		X	PRIMARY
6742	4	ELM	X		PRIMARY
6743	4	CEDAR	X		SECONDARY
6744	8	CEDAR	X		SECONDARY
6745	8	CEDAR	X		SECONDARY
6746	8	CEDAR	X		SECONDARY
6747	4	CEDAR	X		SECONDARY
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6762	8	CEDAR	X		SECONDARY
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6764	8	CEDAR	X		SECONDARY
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6766	8	CEDAR	X		SECONDARY
6767	6	CEDAR	X		SECONDARY
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6769	8	CEDAR	X		SECONDARY

6770	8	CEDAR	X		SECONDARY
6771	8	CEDAR	X		SECONDARY
6772	8	CEDAR	X		SECONDARY
6773	4	CEDAR	X		SECONDARY
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6796	6	CEDAR	X		SECONDARY
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6798	6	CEDAR	X		SECONDARY
6799	6	CEDAR	X		SECONDARY
6800	6	CEDAR	X		SECONDARY
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6817	6	ELM	X		SECONDARY
6818	3	CEDAR	X		SECONDARY
6819	4	CEDAR	X		SECONDARY
6820	8	ELM	X		SECONDARY
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6822	4	CEDAR	X		SECONDARY
6823	8	ELM	X		SECONDARY
6824	6	CEDAR	X		SECONDARY
6825	4	CEDAR	X		SECONDARY
6826	4	CEDAR	X		SECONDARY
6827	4	CEDAR		X	SECONDARY
6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	1075
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9369
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000

BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-1.7

811
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.

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	40	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	13	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	43	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	35	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	12	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	40	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	602	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

811
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ERWIN FARMS
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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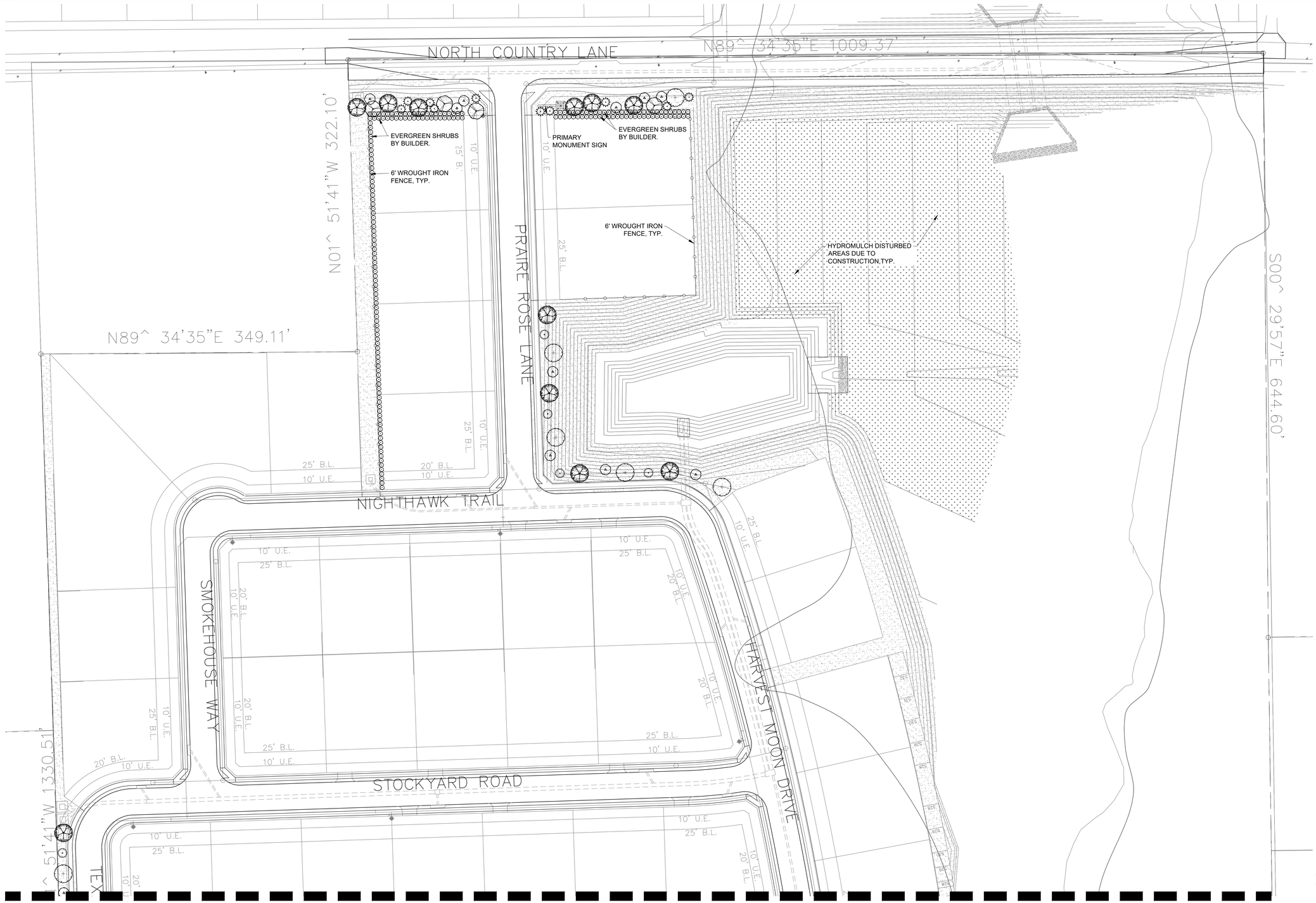
L.A.#3141
09/30/2025

SHEET NO.

L-2.0



MATCH LINE 'A' - SHEET L-2.2

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
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LANDSCAPE PLAN

No.	Date	Revision Description

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09/30/2025

SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1

CREEKSTONE TRAIL

GOLDEN COOP DRIVE

SWEETBAY TRAIL

MILLSTONE DRIVE

S AS GATE LANE

HARVEST MO

S00^ 49'09"E 984.98'

25' B.L.
10' U.E.
20' B.L.

MATCH LINE 'B' - SHEET L-2.3

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
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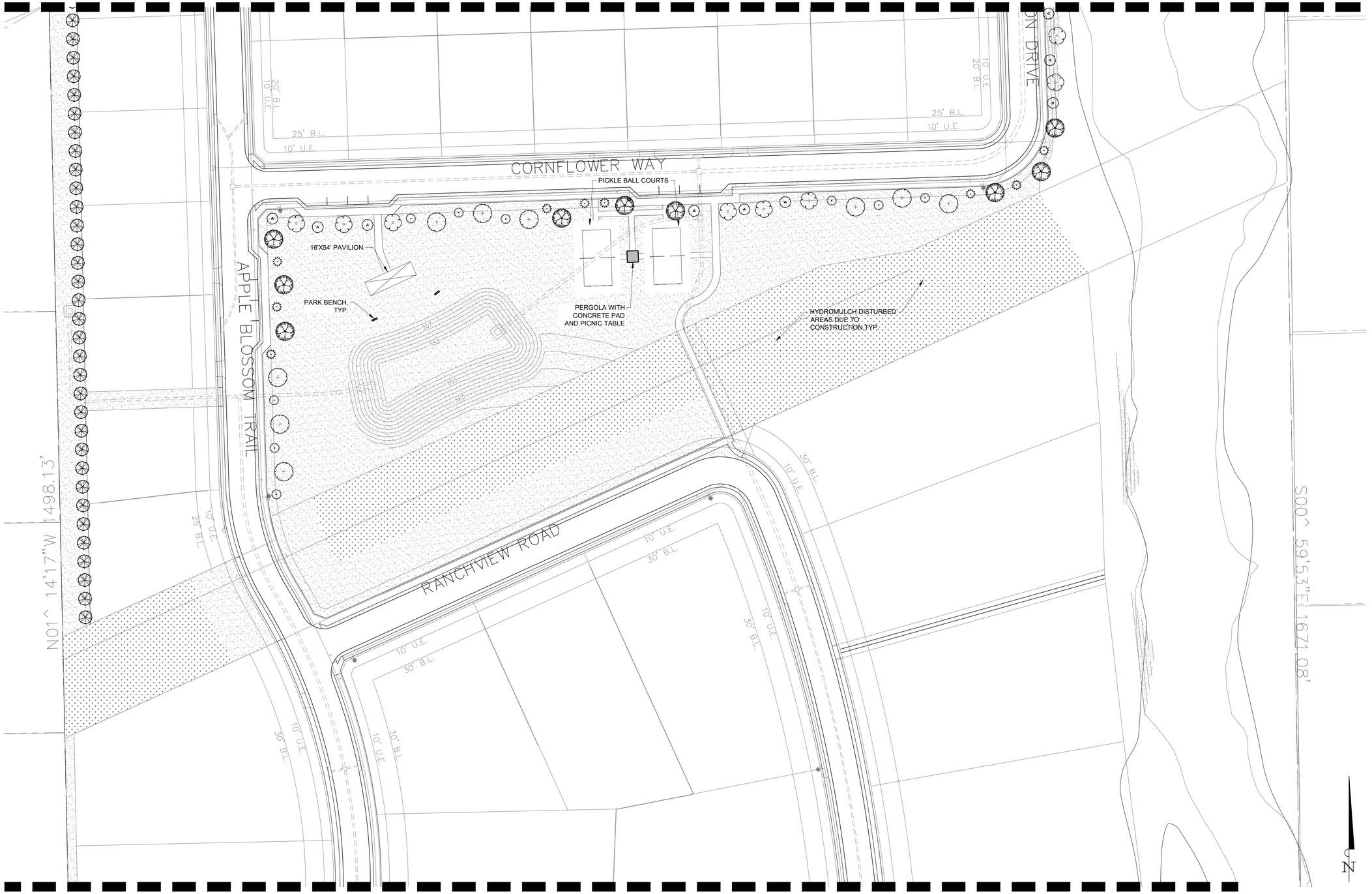
SHEET NO.

L-2.2

MATCH LINE 'B' - SHEET L-2.3



MATCH LINE 'C' - SHEET L-2.4

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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LANDSCAPE PLAN

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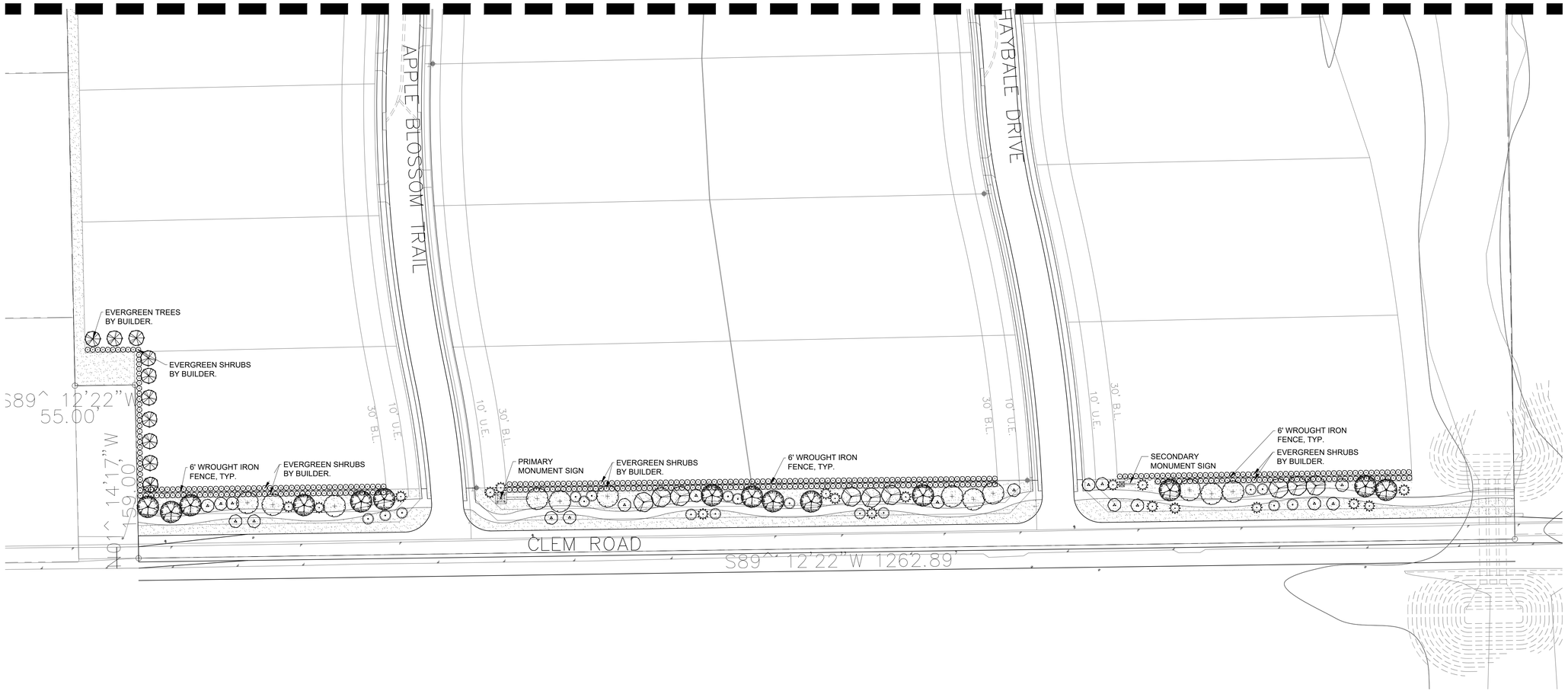
09/30/2025

SHEET NO.

L-2.3

MATCH LINE 'C' - SHEET L-2.3



N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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ERWIN FARMS
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LANDSCAPE PLAN

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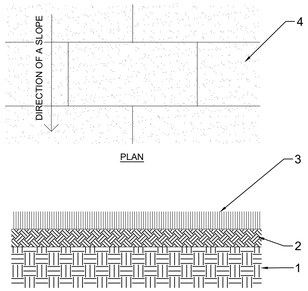
SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. 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.
10. 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.
11. 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.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. 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.
14. 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.
15. 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.
16. 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.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. 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.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. 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.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. 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.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. 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.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

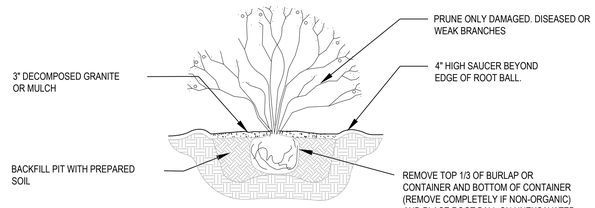
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

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.

A SOD PLANTING DETAIL



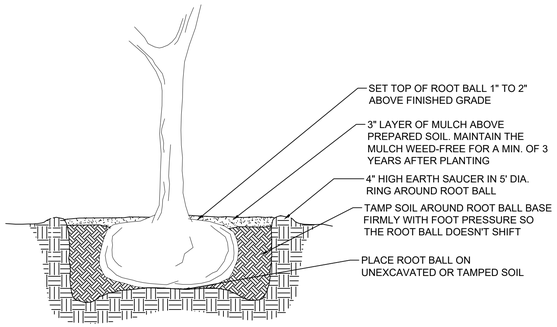
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

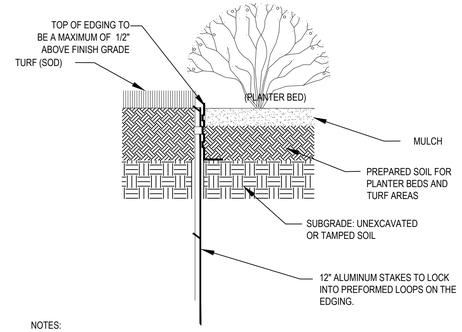
B SHRUB PLANTING DETAIL

NOTES:

1. 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.
2. 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.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. 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

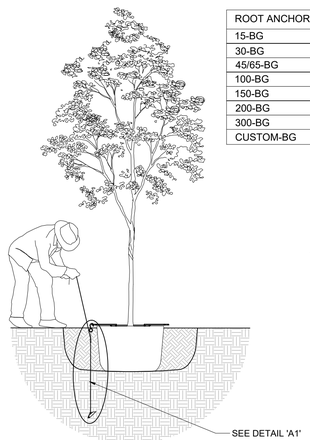


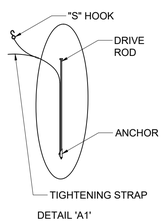
NOTES:

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

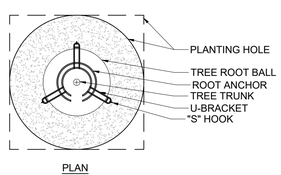
D STEEL EDGING DETAIL

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





DETAIL 'A1'



PLAN

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.

E TREE STAKING DETAIL

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

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
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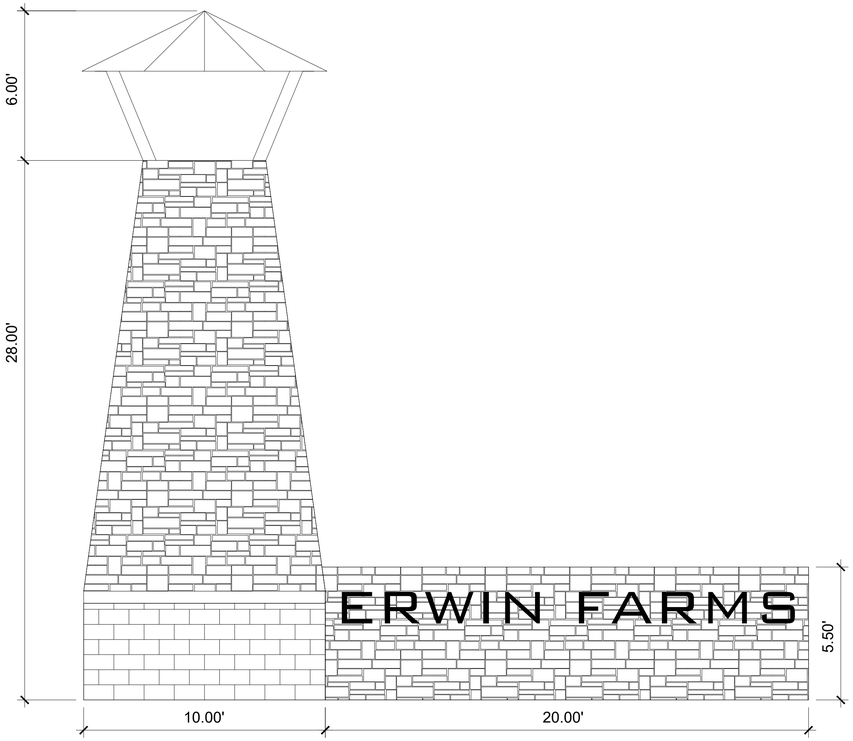
Drew J. Dubocq
L.A.#3141
09/30/2025

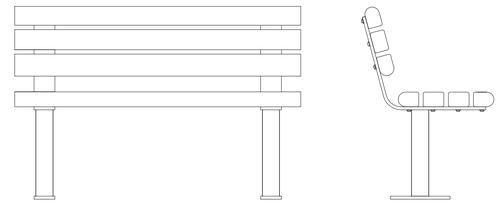
SHEET NO.

L-2.5

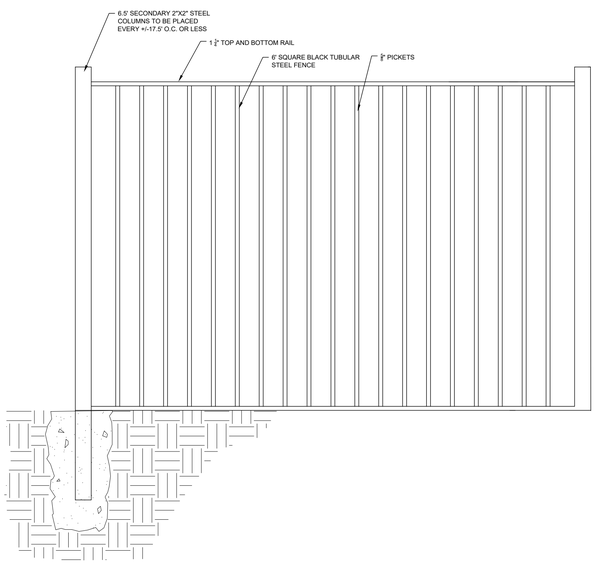


F PRIMARY MONUMENT SIGN DETAIL

G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

811
Know what's below.
Call before you dig.
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ERWIN FARMS
ROCKWALL, TEXAS

HARDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO: 090-25-003

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09/30/2025

SHEET NO.
L-2.6

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	379 N COUNTRY LN, ROCKWALL, TX 75087				
SUBDIVISION	J.A. RAMSEY, ABSTRACT NO. 186, TRACT 6	LOT	-	BLOCK	-
GENERAL LOCATION	EAST OF FM 1141 BETWEEN N COUNTRY LN AND CUSTER RD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE	VACANT	
PROPOSED ZONING	PD		PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
ACREAGE	101.43	LOTS [CURRENT]	123	LOTS [PROPOSED]	123

☐ ***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	~~SEGO~~ ERWIN FARMS SF, LTD	☐ APPLICANT	SCORBURG COMPANY
CONTACT PERSON	JOHN ARNOLD	CONTACT PERSON	JOHN ARNOLD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	TY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

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 $ 75.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF SEPTEMBER, 2025. 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 30th DAY OF SEPTEMBER, 2025.

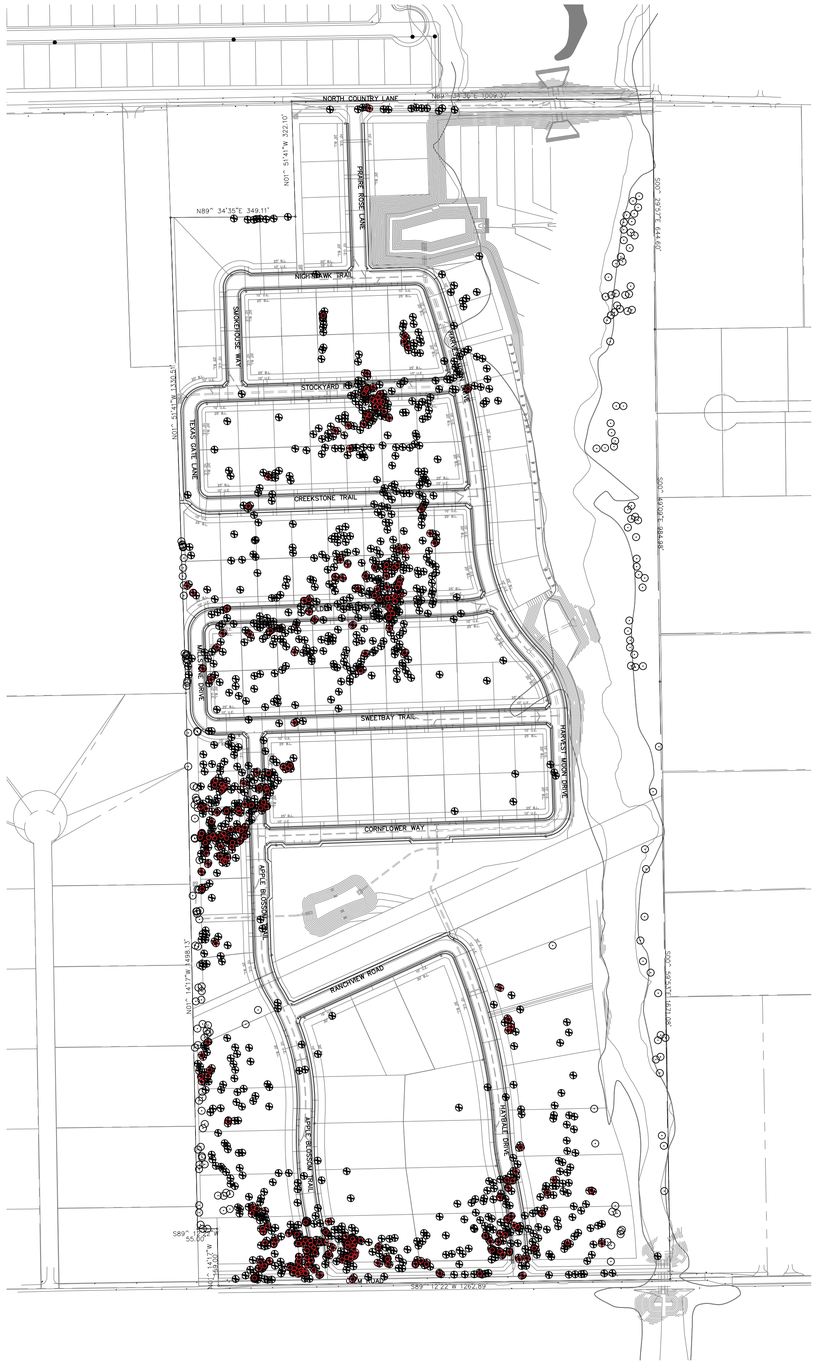
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Thomas

NOTARY PUBLIC STATE OF TEXAS
HEATHER THOMAS
My Notary ID # 10361994
Expires October 29, 2028

MY COMMISSION EXPIRES 10/29/2028

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



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

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO: 090-25-003

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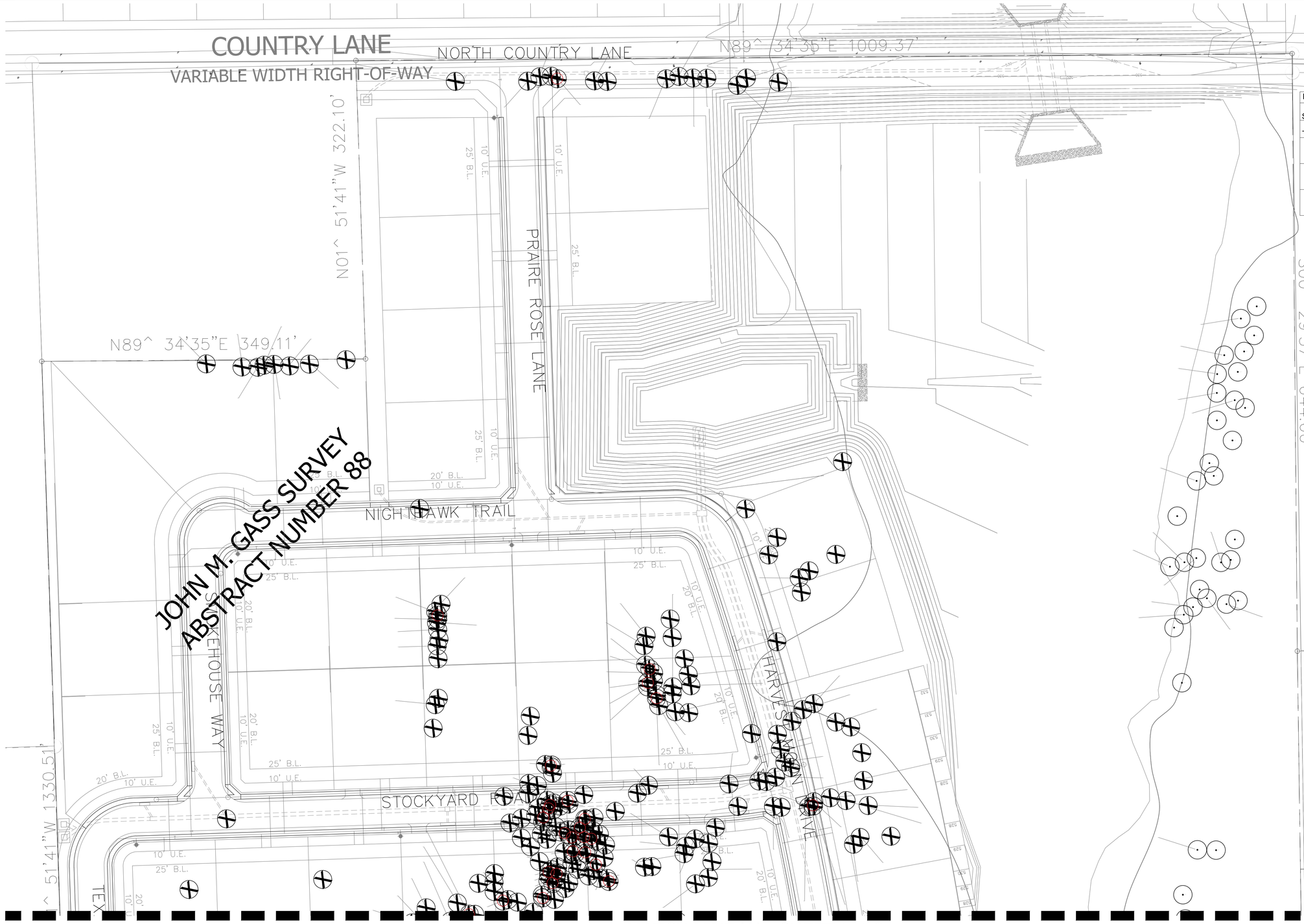
SHEET NO.

L-1.0



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

811
Know what's below.
Call before you dig.
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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

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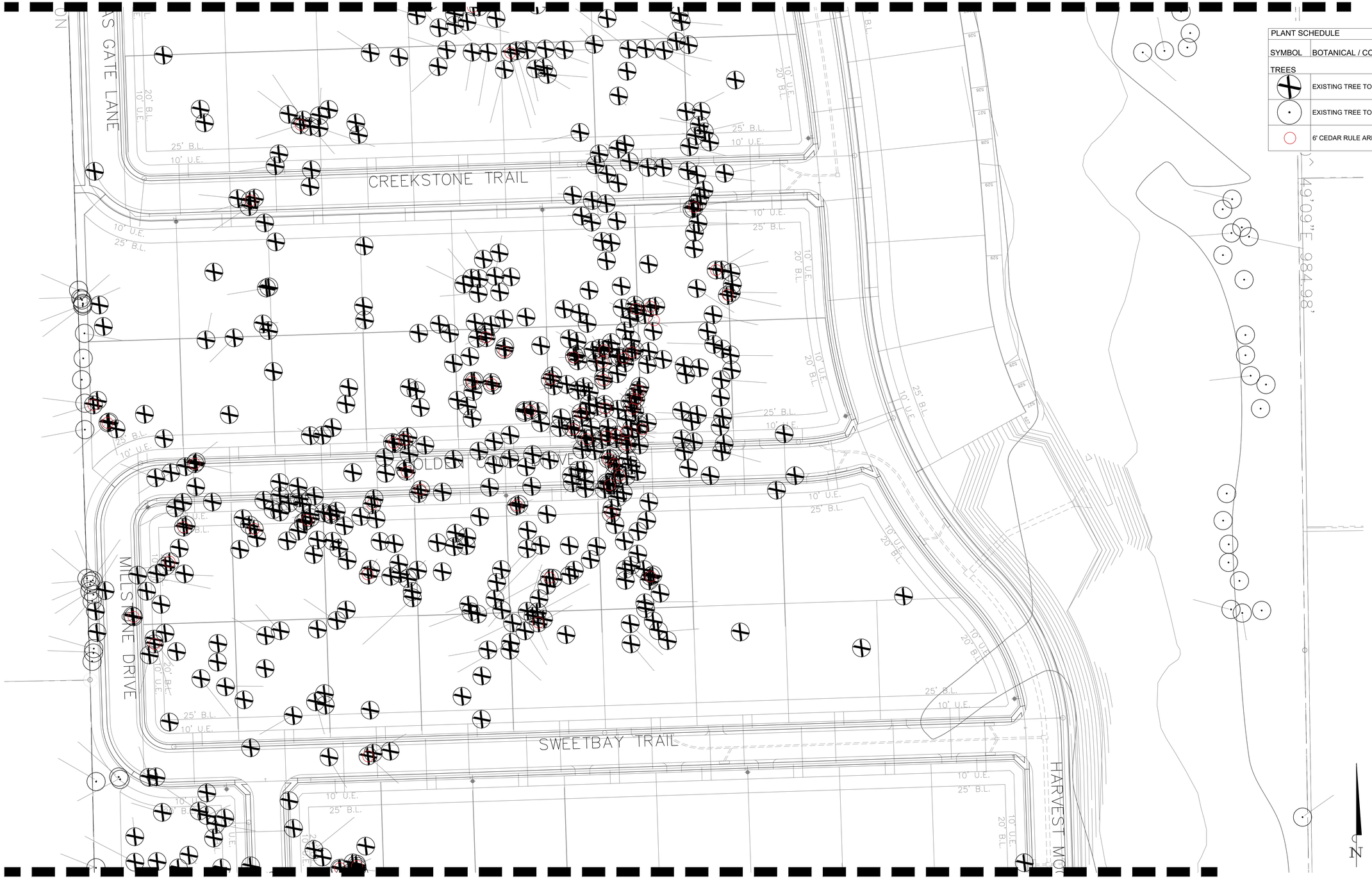
09/30/2025

SHEET NO.
L-1.1

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

MATCH LINE 'B' - SHEET L-1.3

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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TREE PRESERVATION PLAN

No.	Date	Revision Description

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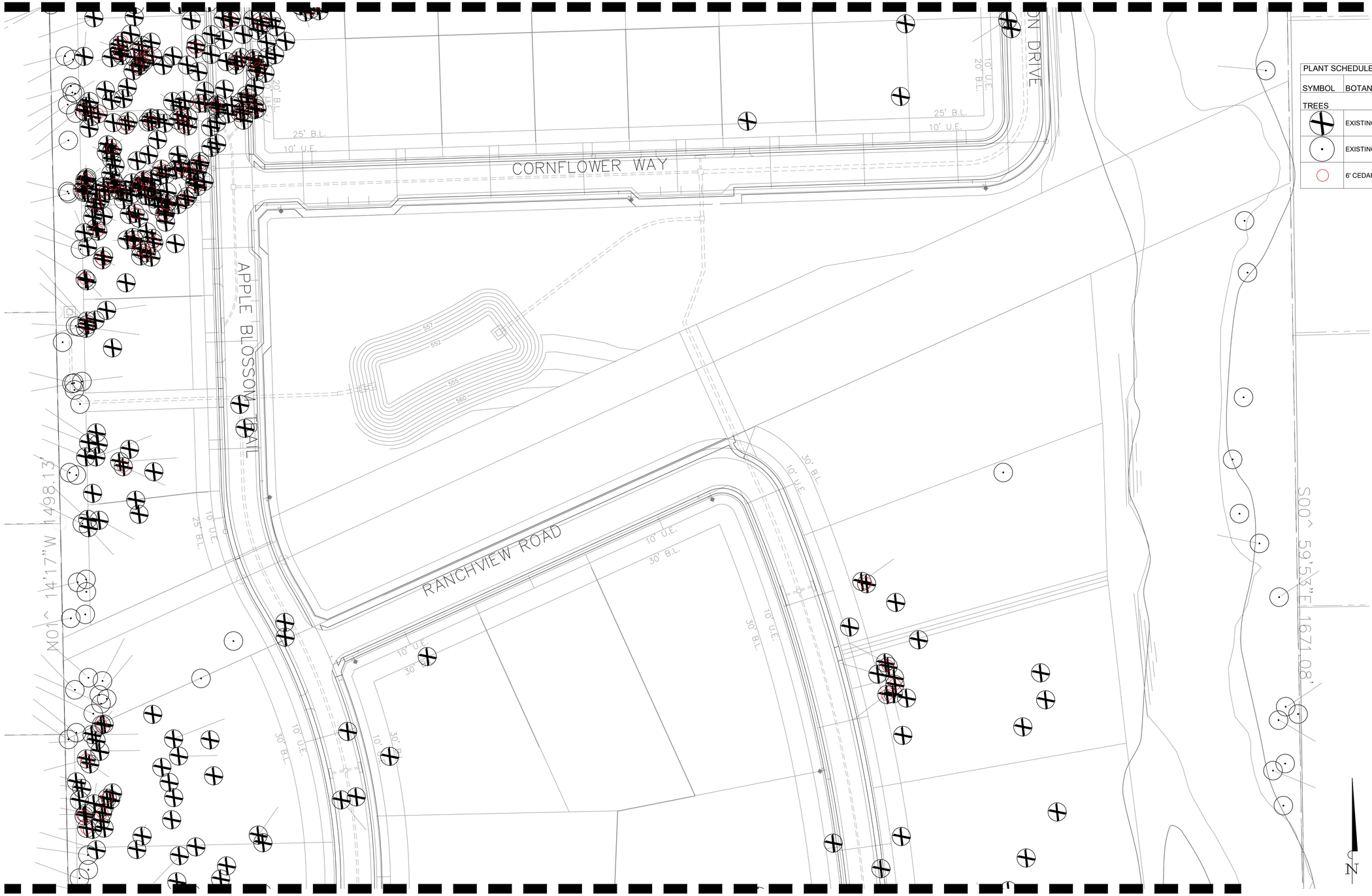
09/30/2025

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

N

811
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TREE PRESERVATION PLAN

No.	Date	Revision Description

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09/30/2025

SHEET NO.

L-1.3

NO.	CALIPER	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
5015	12	CEDAR		X	SECONDARY
5016	6	CEDAR		X	SECONDARY
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5281	9	CEDAR		X	SECONDARY
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5386	2	CEDAR		X	NON-PROTECTED
5387	2	CEDAR		X	NON-PROTECTED
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5707	10	CEDAR		X	SECONDARY
5708	8	CEDAR		X	SECONDARY

811

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.5

5709	6	CEDAR		X	SECONDARY
5710	6	CEDAR		X	SECONDARY
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5964	6	CEDAR		X	SECONDARY
5965	4	CEDAR		X	SECONDARY
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5968	3	CEDAR		X	NON-PROTECTED
5969	6	CEDAR		X	SECONDARY
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5976	3	CEDAR		X	NON-PROTECTED
5977	4	CEDAR		X	SECONDARY
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5979	5	CEDAR		X	SECONDARY
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5981	5	CEDAR		X	SECONDARY
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5983	6	CEDAR		X	SECONDARY
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5995	8	CEDAR		X	SECONDARY
5996	3	CEDAR		X	NON-PROTECTED
5997	13	CEDAR		X	SECONDARY
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6010	5	CEDAR		X	SECONDARY
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6012	6	CEDAR		X	SECONDARY
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6014	2	CEDAR		X	NON-PROTECTED
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6053	5	CEDAR	X		SECONDARY
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6055	2	CEDAR	X		NON-PROTECTED
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6060	2	CEDAR	X		NON-PROTECTED

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6064	1	CEDAR		X	NON-PROTECTED
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6114	3	CEDAR		X	NON-PROTECTED
6115	4	CEDAR		X	SECONDARY
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6135	4	CEDAR		X	SECONDARY
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6142	6	CEDAR		X	SECONDARY
6143	4	CEDAR		X	SECONDARY
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6157	6	CEDAR		X	SECONDARY
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6159	7	CEDAR		X	SECONDARY
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6413	8	CEDAR		X	SECONDARY
6414	6	CEDAR		X	SECONDARY
6415	8	CEDAR		X	SECONDARY
6416	6	CEDAR		X	SECONDARY
6417	6	CEDAR		X	SECONDARY
6418	6	CEDAR		X	SECONDARY
6419	4	CEDAR		X	SECONDARY
6420	4	CEDAR		X	SECONDARY
6421	4	CEDAR		X	SECONDARY
6422	6	CEDAR		X	SECONDARY
6423	8	CEDAR		X	SECONDARY
6424	8	CEDAR		X	SECONDARY
6425	8	CEDAR		X	SECONDARY
6426	8	CEDAR		X	SECONDARY
6427	5	CEDAR		X	SECONDARY
6428	8	CEDAR		X	SECONDARY
6430	6	CEDAR		X	SECONDARY
6431	8	CEDAR		X	SECONDARY
6432	6	CEDAR		X	SECONDARY
6433	6	CEDAR		X	SECONDARY
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6435	6	CEDAR		X	SECONDARY
6436	6	CEDAR		X	SECONDARY
6437	10	CEDAR		X	SECONDARY
6438	6	CEDAR		X	SECONDARY
6439	6	CEDAR		X	SECONDARY
6440	6	CEDAR		X	SECONDARY
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6442	6	CEDAR		X	SECONDARY
6443	6	CEDAR		X	SECONDARY
6444	6	CEDAR		X	SECONDARY
6445	8	CEDAR		X	SECONDARY
6446	8	CEDAR		X	SECONDARY
6447	6	CEDAR		X	SECONDARY
6448	6	CEDAR		X	SECONDARY
6449	4	CEDAR		X	SECONDARY
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6453	6	CEDAR		X	SECONDARY
6454	3	CEDAR		X	SECONDARY
6455	10	CEDAR		X	SECONDARY
6456	8	CEDAR		X	SECONDARY
6457	8	CEDAR		X	SECONDARY
6458	6	CEDAR		X	SECONDARY
6459	6	CEDAR		X	SECONDARY
6460	6	CEDAR		X	SECONDARY
6461	6	CEDAR		X	SECONDARY
6462	6	CEDAR		X	SECONDARY
6463	6	CEDAR		X	SECONDARY
6464	4	CEDAR		X	SECONDARY

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

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BANNISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.
L-1.6

6465	4	CEDAR		X	SECONDARY
6466	8	CEDAR		X	SECONDARY
6467	6	CEDAR		X	SECONDARY
6468	6	CEDAR		X	SECONDARY
6469	6	CEDAR		X	SECONDARY
6470	8	CEDAR		X	SECONDARY
6471	8	CEDAR		X	SECONDARY
6472	8	CEDAR		X	SECONDARY
6473	6	CEDAR		X	SECONDARY
6474	6	CEDAR		X	SECONDARY
6475	6	CEDAR		X	SECONDARY
6476	6	CEDAR		X	SECONDARY
6477	6	CEDAR		X	SECONDARY
6478	6	CEDAR		X	SECONDARY
6479	6	CEDAR		X	SECONDARY
6480	6	CEDAR		X	SECONDARY
6481	6	CEDAR		X	SECONDARY
6482	6	CEDAR		X	SECONDARY
6483	6	CEDAR		X	SECONDARY
6484	6	CEDAR		X	SECONDARY
6485	6	CEDAR		X	SECONDARY
6486	8	CEDAR		X	SECONDARY
6487	10	CEDAR		X	SECONDARY
6488	6	CEDAR		X	SECONDARY
6489	8	CEDAR		X	SECONDARY
6490	8	CEDAR		X	SECONDARY
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6492	8	CEDAR		X	SECONDARY
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6494	6	CEDAR		X	SECONDARY
6495	8	CEDAR		X	SECONDARY
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6498	6	CEDAR		X	SECONDARY
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6501	6	CEDAR		X	SECONDARY
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6503	6	CEDAR		X	SECONDARY
6504	4	CEDAR		X	SECONDARY
6505	6	CEDAR		X	SECONDARY
6506	3	CEDAR		X	NON-PROTECTED
6507	3	CEDAR		X	NON-PROTECTED
6508	6	CEDAR		X	SECONDARY
6509	8	CEDAR		X	SECONDARY
6510	6	CEDAR		X	SECONDARY
6511	10	CEDAR		X	SECONDARY
6512	10	CEDAR		X	SECONDARY
6513	8	CEDAR		X	SECONDARY
6514	10	CEDAR		X	SECONDARY
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6516	6	CEDAR		X	SECONDARY
6517	10	CEDAR		X	SECONDARY
6518	5	CEDAR		X	SECONDARY
6519	6	CEDAR		X	SECONDARY
6520	6	CEDAR		X	SECONDARY
6521	6	CEDAR		X	SECONDARY
6522	6	CEDAR		X	SECONDARY
6523	6	CEDAR		X	SECONDARY
6524	6	CEDAR		X	SECONDARY
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6526	4	CEDAR		X	SECONDARY
6527	4	CEDAR		X	SECONDARY
6528	4	CEDAR		X	SECONDARY
6529	6	CEDAR		X	SECONDARY
6530	6	CEDAR		X	SECONDARY
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6533	6	CEDAR		X	SECONDARY
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6535	6	CEDAR		X	SECONDARY
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6539	4	CEDAR		X	SECONDARY
6540	4	CEDAR		X	SECONDARY
6541	3	CEDAR		X	NON-PROTECTED
6542	8	CEDAR		X	SECONDARY
6543	5	CEDAR		X	SECONDARY
6544	6	CEDAR		X	SECONDARY
6545	6	CEDAR		X	SECONDARY
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6563	6	CEDAR		X	SECONDARY
6564	6	CEDAR		X	SECONDARY

6565	6	CEDAR		X	SECONDARY
6566	6	CEDAR		X	SECONDARY
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6569	6	CEDAR		X	SECONDARY
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6571	6	CEDAR		X	SECONDARY
6572	6	CEDAR		X	SECONDARY
6573	6	CEDAR		X	SECONDARY
6574	6	CEDAR		X	SECONDARY
6575	6	CEDAR		X	SECONDARY
6576	6	CEDAR		X	SECONDARY
6577	6	CEDAR		X	SECONDARY
6578	6	CEDAR		X	SECONDARY
6579	4	CEDAR		X	SECONDARY
6580	4	CEDAR		X	SECONDARY
6581	4	CEDAR		X	SECONDARY
6582	6	CEDAR		X	SECONDARY
6583	6	CEDAR		X	SECONDARY
6584	4	CEDAR		X	SECONDARY
6585	10	CEDAR		X	SECONDARY
6586	8	CEDAR		X	SECONDARY
6587	6	CEDAR		X	SECONDARY
6588	6	CEDAR		X	SECONDARY
6589	6	CEDAR		X	SECONDARY
6590	8	CEDAR		X	SECONDARY
6591	6	CEDAR		X	SECONDARY
6592	6	CEDAR		X	SECONDARY
6593	6	CEDAR		X	SECONDARY
6594	6	CEDAR		X	SECONDARY
6595	6	CEDAR		X	SECONDARY
6596	6	CEDAR		X	SECONDARY
6597	6	CEDAR		X	SECONDARY
6598	6	CEDAR		X	SECONDARY
6599	6	CEDAR		X	SECONDARY
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6604	6	CEDAR		X	SECONDARY
6605	6	CEDAR		X	SECONDARY
6606	6	CEDAR		X	SECONDARY
6607	6	CEDAR		X	SECONDARY
6608	6	CEDAR		X	SECONDARY
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6611	6	CEDAR		X	SECONDARY
6612	8	CEDAR		X	SECONDARY
6613	6	CEDAR		X	SECONDARY
6614	6	CEDAR		X	SECONDARY
6615	8	CEDAR		X	SECONDARY
6616	6	CEDAR		X	SECONDARY
6617	10	CEDAR		X	SECONDARY
6618	6	CEDAR		X	SECONDARY
6619	6	CEDAR		X	SECONDARY
6620	6	CEDAR		X	SECONDARY
6621	8	CEDAR		X	SECONDARY
6622	6	CEDAR		X	SECONDARY
6623	6	CEDAR		X	SECONDARY
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6626	6	CEDAR		X	SECONDARY
6627	6	CEDAR		X	SECONDARY
6630	6	CEDAR		X	SECONDARY
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6632	6	CEDAR		X	SECONDARY
6633	6	CEDAR		X	SECONDARY
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6635	8	CEDAR		X	SECONDARY
6636	8	CEDAR		X	SECONDARY
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6644	6	CEDAR		X	SECONDARY
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6647	6	CEDAR		X	SECONDARY
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6651	8	CEDAR		X	SECONDARY
6652	8	CEDAR		X	SECONDARY
6653	3	CEDAR		X	NON-PROTECTED
6654	8	CEDAR		X	SECONDARY
6655	8	CEDAR		X	SECONDARY
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6657	10	CEDAR		X	SECONDARY
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6660	8	CEDAR		X	SECONDARY
6661	6	CEDAR		X	SECONDARY
6662	8	CEDAR		X	SECONDARY
6663	4	CEDAR		X	SECONDARY
6664	6	CEDAR		X	SECONDARY
6665	6	CEDAR		X	SECONDARY
6666	8	CEDAR		X	SECONDARY

6667	6	CEDAR		X	SECONDARY
6668	8	CEDAR		X	SECONDARY
6669	6	CEDAR		X	SECONDARY
6670	8	CEDAR		X	SECONDARY
6671	4	CEDAR		X	SECONDARY
6672	6	ELM	X		PRIMARY
6673	6	CEDAR		X	SECONDARY
6674	6	CEDAR		X	SECONDARY
6675	4	CEDAR		X	SECONDARY
6676	10	CEDAR		X	SECONDARY
6677	10	CEDAR		X	SECONDARY
6678	8	CEDAR		X	SECONDARY
6679	5	CEDAR		X	SECONDARY
6680	4	CEDAR		X	SECONDARY
6681	6	ELM		X	PRIMARY
6682	6	ELM	X		PRIMARY
6683	6	ELM	X		PRIMARY
6685	6	ELM		X	PRIMARY
6686	12	ELM		X	PRIMARY
6687	8	CEDAR		X	SECONDARY
6688	8	CEDAR		X	SECONDARY
6689	12	ELM	X		PRIMARY
6691	8	CEDAR		X	SECONDARY
6692	4	CEDAR	X		SECONDARY
6693	8	CEDAR		X	SECONDARY
6694	6	ELM	X		PRIMARY
6695	6	ELM	X		PRIMARY
6696	6	ELM		X	PRIMARY
6698	6	ELM		X	PRIMARY
6699	6	ELM		X	PRIMARY
6700	6	ELM	X		PRIMARY
6701	8	CEDAR		X	SECONDARY
6702	6	CEDAR		X	SECONDARY
6703	6	CEDAR		X	SECONDARY
6704	6	ELM		X	PRIMARY
6705	6	ELM		X	PRIMARY
6706	6	CEDAR		X	SECONDARY
6707	6	CEDAR		X	SECONDARY
6708	6	CEDAR		X	SECONDARY
6709	6	CEDAR		X	SECONDARY
6710	6	ELM		X	PRIMARY
6711	8	CEDAR		X	SECONDARY
6712	8	CEDAR		X	SECONDARY
6713	8	CEDAR		X	SECONDARY
6714	12	ELM	X		PRIMARY
6715	6	ELM		X	PRIMARY
6716	12	ELM		X	PRIMARY
6717	8	ELM	X		PRIMARY
6718	6	ELM		X	PRIMARY
6719	8	CEDAR		X	SECONDARY
6720	6	ELM	X		PRIMARY
6721	10	CEDAR		X	SECONDARY
6722	8	CEDAR		X	SECONDARY
6723	8	CEDAR		X	SECONDARY
6724	8	CEDAR		X	SECONDARY
6725	8	CEDAR		X	SECONDARY
6726	8	CEDAR		X	SECONDARY
6727	8	CEDAR		X	SECONDARY
6728	8	CEDAR		X	SECONDARY
6729	8	CEDAR		X	SECONDARY
6730	8	CEDAR		X	SECONDARY
6731	8	CEDAR		X	SECONDARY
6732	8	CEDAR		X	SECONDARY
6733	8	CEDAR		X	SECONDARY
6734	8	CEDAR		X	SECONDARY
6735	8	CEDAR		X	SECONDARY
6736	8	CEDAR		X	SECONDARY
6737	8	CEDAR		X	SECONDARY
6738	8	CEDAR		X	SECONDARY
6739	8	CEDAR		X	SECONDARY
6740	4	CEDAR		X	SECONDARY
6741	6	ELM		X	PRIMARY
6742	4	ELM	X		PRIMARY
6743	4	CEDAR	X		SECONDARY
6744	8	CEDAR	X		SECONDARY
6745	8	CEDAR	X		SECONDARY
6746	8	CEDAR	X		SECONDARY
6747	4	CEDAR	X		SECONDARY
6748	8	CEDAR	X		SECONDARY
6749	8	CEDAR	X		SECONDARY
6750	8	CEDAR	X		SECONDARY
6751	8	CEDAR	X		SECONDARY
6752	6	CEDAR	X		SECONDARY
6753	6	CEDAR	X		SECONDARY
6754	6	CEDAR	X		SECONDARY
6755	8	CEDAR	X		SECONDARY
6756	6	CEDAR	X		SECONDARY
6757	8	CEDAR	X		SECONDARY
6758	6	CEDAR	X		SECONDARY
6759	8	CEDAR	X		SECONDARY
6760	8	CEDAR	X		SECONDARY
6761	8	CEDAR	X		SECONDARY
6762	8	CEDAR	X		SECONDARY
6763	8	CEDAR	X		SECONDARY
6764	8	CEDAR	X		SECONDARY
6765	8	CEDAR	X		SECONDARY
6766	8	CEDAR	X		SECONDARY
6767	6	CEDAR	X		SECONDARY
6768	8	CEDAR	X		SECONDARY
6769	8	CEDAR	X		SECONDARY

6770	8	CEDAR	X		SECONDARY
6771	8	CEDAR	X		SECONDARY
6772	8	CEDAR	X		SECONDARY
6773	4	CEDAR	X		SECONDARY
6774	4	CEDAR	X		SECONDARY
6775	4	CEDAR	X		SECONDARY
6776	4	CEDAR	X		SECONDARY
6777	4	CEDAR	X		SECONDARY
6778	6	CEDAR	X		SECONDARY
6779	6	CEDAR	X		SECONDARY
6780	6	CEDAR	X		SECONDARY
6781	6	CEDAR	X		SECONDARY
6782	6	CEDAR	X		SECONDARY
6783	6	CEDAR	X		SECONDARY
6784	6	CEDAR	X		SECONDARY
6785	6	CEDAR	X		SECONDARY
6786	6	CEDAR	X		SECONDARY
6787	6	CEDAR	X		SECONDARY
6788	6	CEDAR	X		SECONDARY
6789	6	CEDAR	X		SECONDARY
6790	6	CEDAR	X		SECONDARY
6791	6	CEDAR	X		SECONDARY
6792	6	CEDAR	X		SECONDARY
6793	6	CEDAR	X		SECONDARY
6794	6	CEDAR	X		SECONDARY
6795	6	CEDAR	X		SECONDARY
6796	6	CEDAR	X		SECONDARY
6797	8	CEDAR	X		SECONDARY
6798	6	CEDAR	X		SECONDARY
6799	6	CEDAR	X		SECONDARY
6800	6	CEDAR	X		SECONDARY
6801	6	CEDAR	X		SECONDARY
6802	6	CEDAR	X		SECONDARY
6803	6	CEDAR		X	SECONDARY
6804	6	CEDAR		X	SECONDARY
6805	5	ELM		X	SECONDARY
6806	6	ELM	X		SECONDARY
6807	6	CEDAR		X	SECONDARY
6808	6	CEDAR		X	SECONDARY
6809	6	CEDAR		X	SECONDARY
6810	8	CEDAR		X	SECONDARY
6811	5	CEDAR		X	SECONDARY
6812	6	CEDAR		X	SECONDARY
6814	8	CEDAR		X	SECONDARY
6816	8	CEDAR		X	SECONDARY
6817	6	ELM	X		SECONDARY
6818	3	CEDAR	X		SECONDARY
6819	4	CEDAR	X		SECONDARY
6820	8	ELM	X		SECONDARY
6821	4	CEDAR		X	SECONDARY
6822	4	CEDAR	X		SECONDARY
6823	8	ELM	X		SECONDARY
6824	6	CEDAR	X		SECONDARY
6825	4	CEDAR	X		SECONDARY
6826	4	CEDAR	X		SECONDARY
6827	4	CEDAR		X	SECONDARY
6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	1075
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9369
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000

BANISTER 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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-1.7

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	40	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	13	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	43	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	35	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	12	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	40	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	602	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

811
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

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
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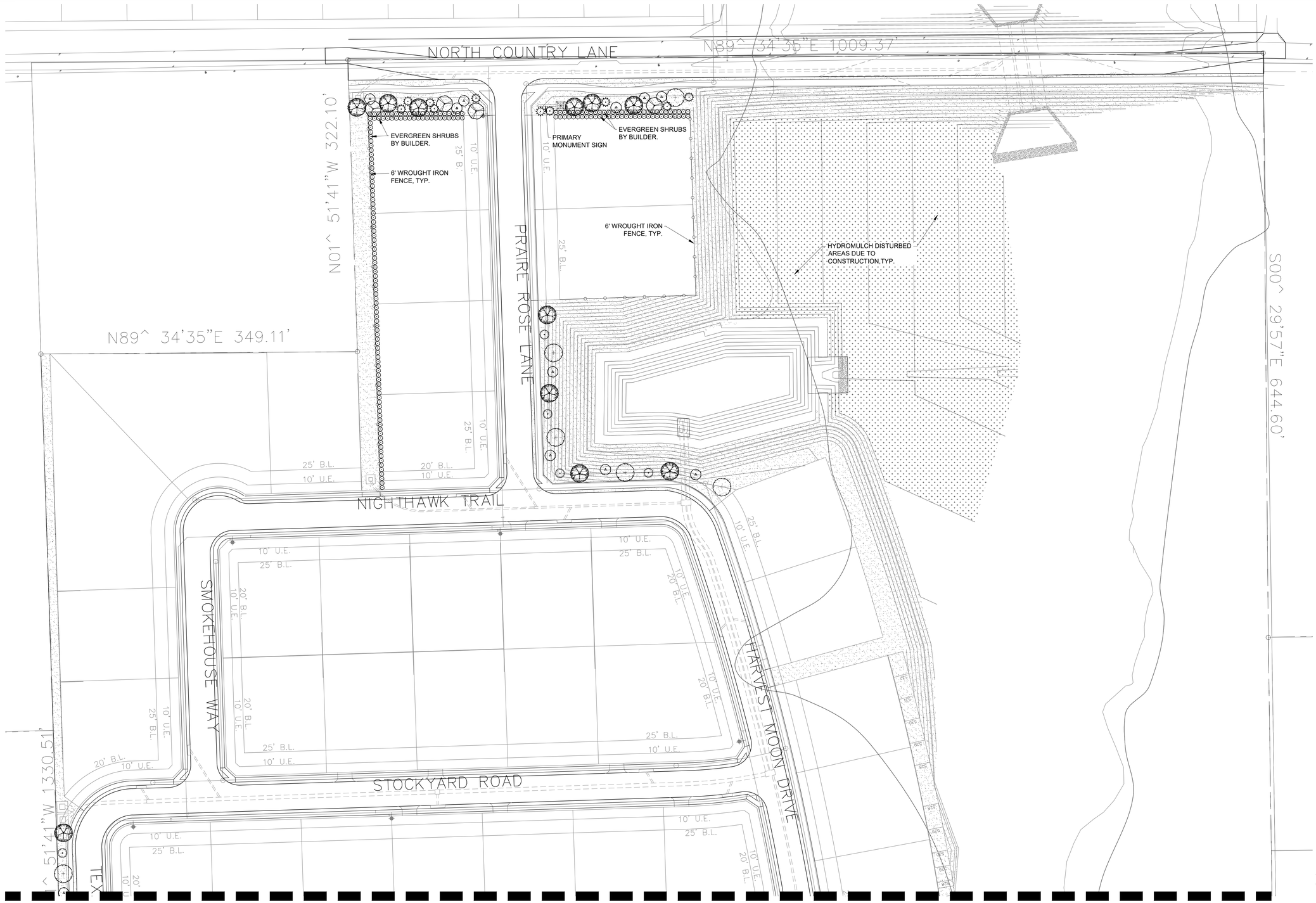
Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.

L-2.0



MATCH LINE 'A' - SHEET L-2.2

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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LANDSCAPE PLAN

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SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1

CREEKSTONE TRAIL

GOLDEN COOP DRIVE

SWEETBAY TRAIL

MILLSTONE DRIVE

S AS GATE LANE

HARVEST MO

S00^ 49'09"E 984.98'

25' B.L.
10' U.E.
20' B.L.

MATCH LINE 'B' - SHEET L-2.3

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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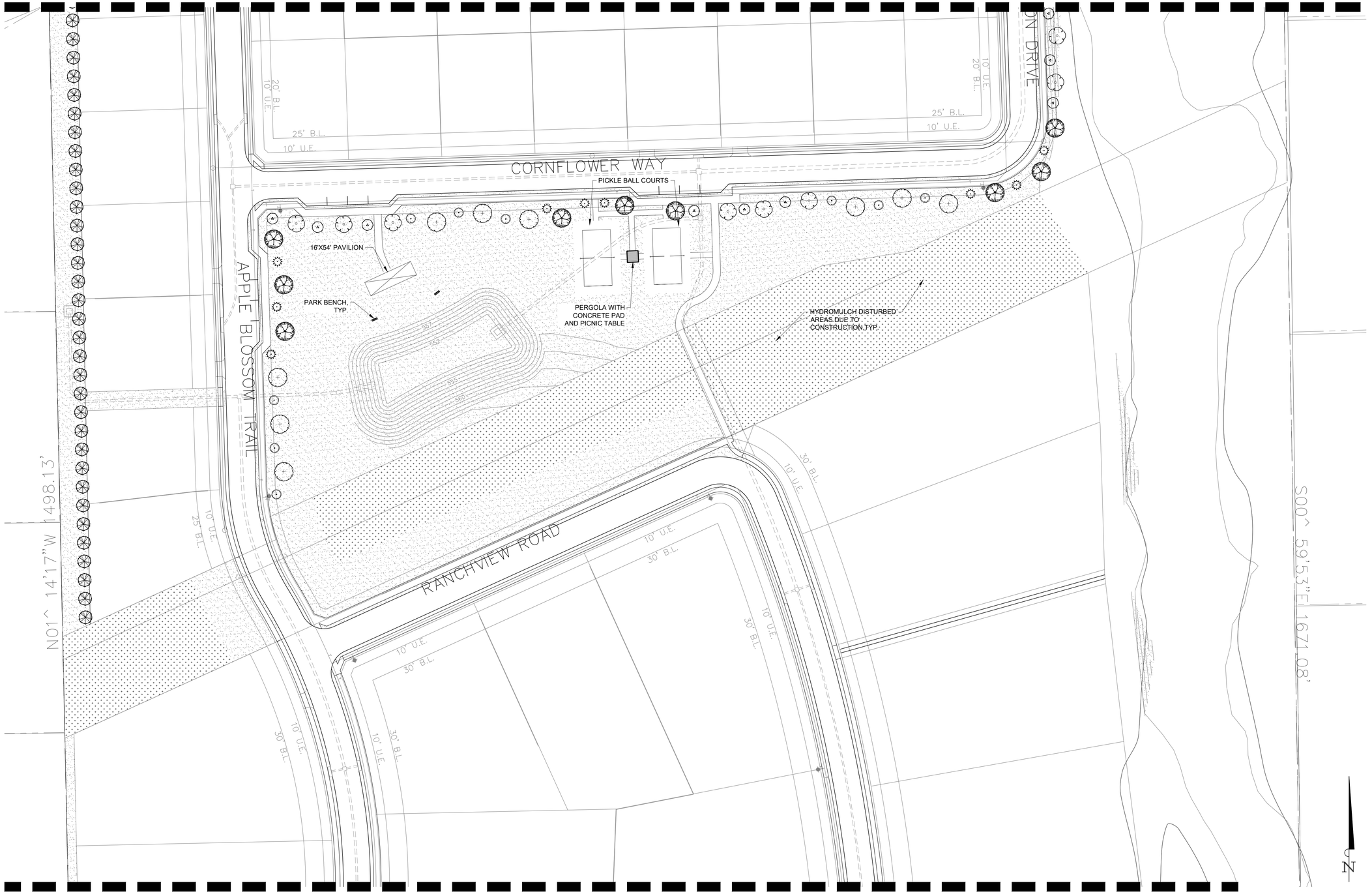
SHEET NO.

L-2.2

MATCH LINE 'B' - SHEET L-2.3



MATCH LINE 'C' - SHEET L-2.4

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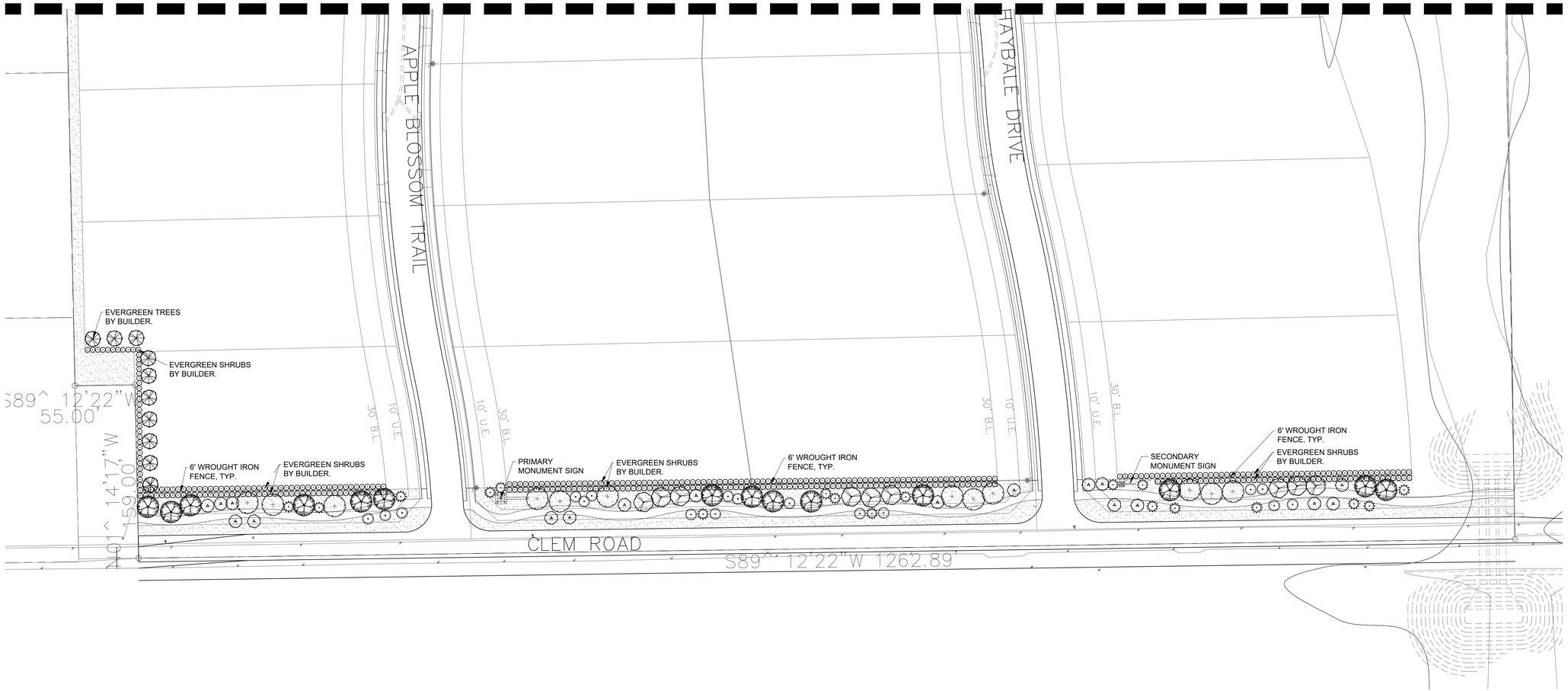
SHEET NO.

L-2.3

MATCH LINE 'C' - SHEET L-2.3



N

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LANDSCAPE PLAN

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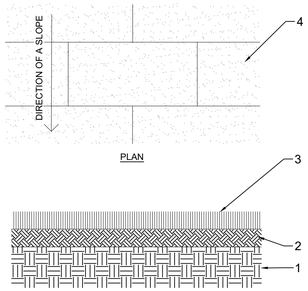
SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. 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.
10. 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.
11. 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.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. 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.
14. 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.
15. 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.
16. 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.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. 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.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. 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.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. 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.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. 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.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

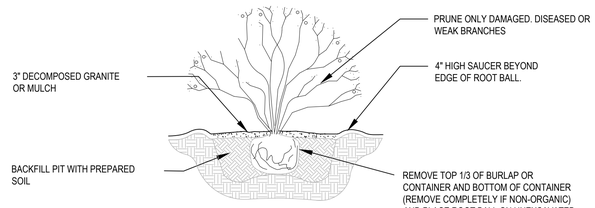
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

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.

A SOD PLANTING DETAIL



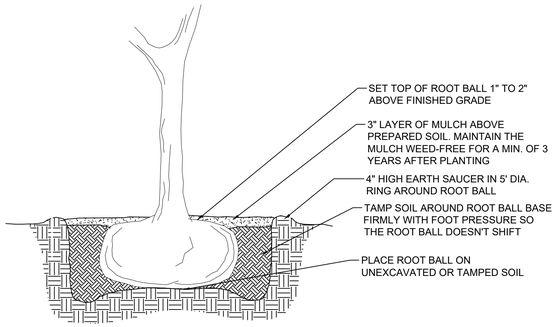
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

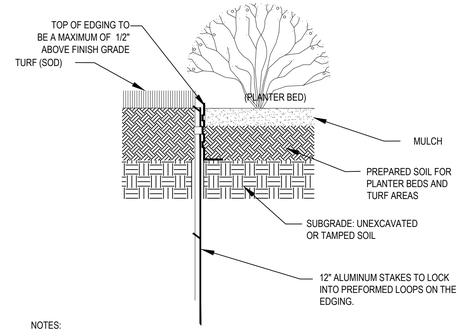
B SHRUB PLANTING DETAIL

NOTES:

1. 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.
2. 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.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. 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

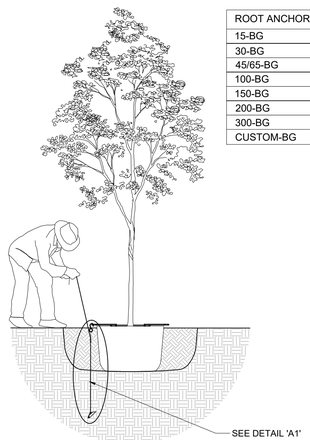


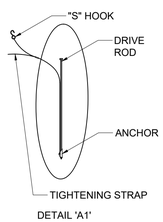
NOTES:

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

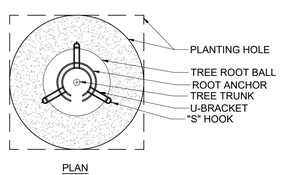
D STEEL EDGING DETAIL

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





DETAIL 'A1'



PLAN

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.

E TREE STAKING DETAIL

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LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

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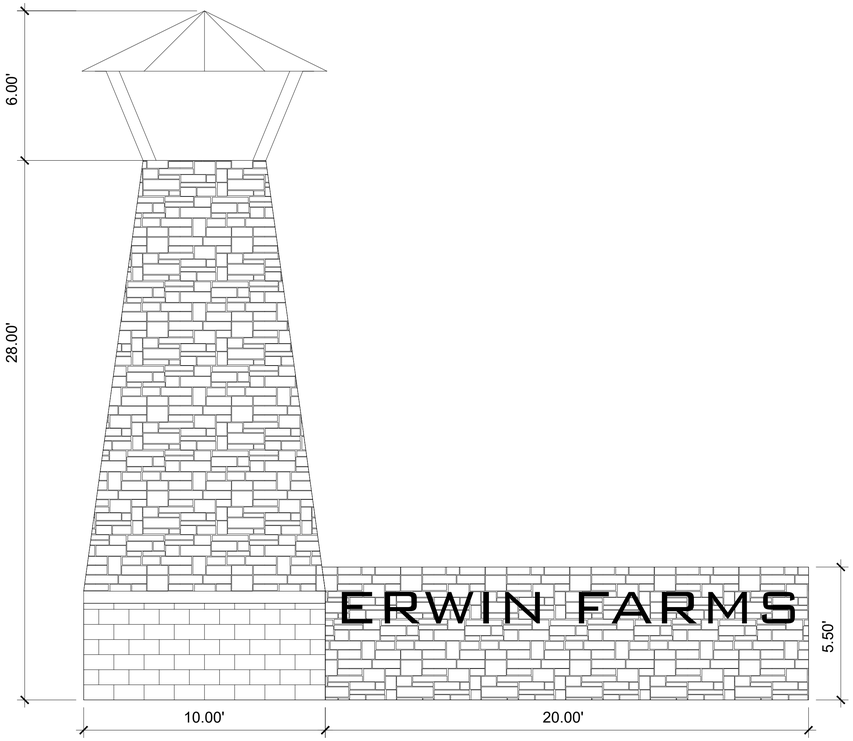
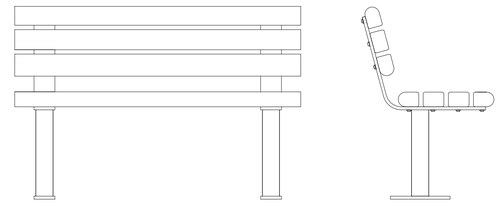
SHEET NO.

L-2.5

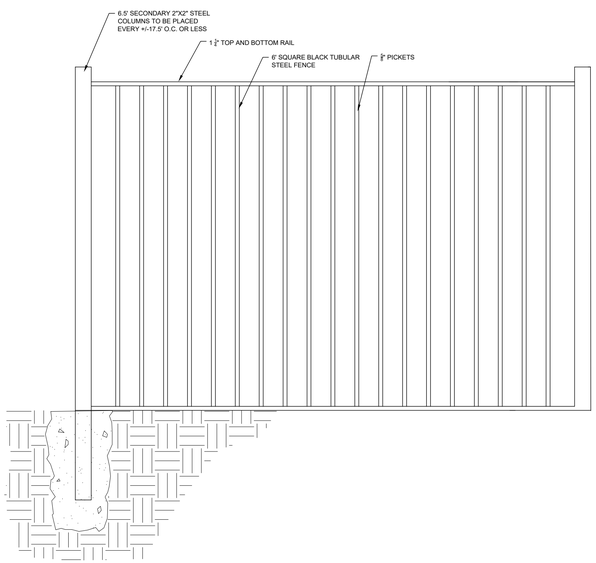


F PRIMARY MONUMENT SIGN DETAIL

G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

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ROCKWALL, TEXAS

HARDSCAPE DETAILS

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09/30/2025

SHEET NO.
L-2.6

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	October 14, 2025
SUBJECT:	MIS2025-017; *Alternative Tree Mitigation Settlement Agreement for the Erwin Farms Subdivision*

On September 12, 2025, the applicant -- *John Arnold of Skorburg Company* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for the Erwin Farms Subdivision. The Erwin Farms Subdivision was established by the City Council on April 7, 2025 through the adoption of *Ordinance No. 25-15* [*Planned Development District 104 (PD-104*); *Case No. Z2025-005*]. According to this Planned Development (PD) District ordinance, the Erwin Farms Subdivision is a 98.316-acre residential subdivision that will consist of 123 residential lots with a gross density of 1.25 dwelling units per acre (*see Figure 1*). These lots will consist of three (3) lot types: [*1*] 100, *Type 'A'* lots that will be a minimum of 100' x 120' (*or 12,000 SF*), [*2*] 17, *Type 'B'* lots that will be a minimum of 120' x 230' (*or 32,760 SF*), and [*3*] 6, *Type 'C'* lots that will be a minimum of 120' x 275' (*or 43,560 SF*). In addition, the development will consist of a minimum of 33.19-acres of open space that includes a 30.578-acre amenity site. Currently, the subject property remains undeveloped.

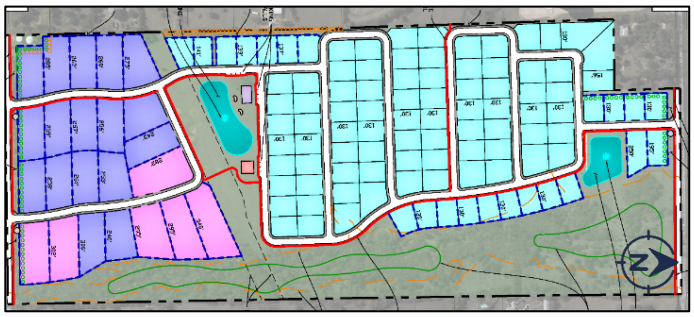


FIGURE 1: CONCEPT PLAN

FIGURE 2: AERIAL IMAGE OF THE SUBJECT PROPERTY

According to Section 05, *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC), for every protected canopy tree over four (4) caliper inches removed, *inch-for-inch* replacement shall be required, and any Eastern Red Cedar over eight (8) feet in height must be replaced with a four (4) inch caliper canopy tree. That being said, the UDC grants *Tree Preservation Credits* "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20.00% of the total mitigation balance..." In this case, the applicant has completed a preliminary tree survey that estimated 4,188 caliper inches would be removed with the development of the subject property. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (*i.e. two (2) trees per lot; three (3) trees per corner lot*). Based on the provided landscape plan, 269 canopy trees will be planted by the developer, and 278 canopy trees will be planted on the residential lots. This equates to a total of 547 canopy trees or 2,188 caliper inches. This brings the total mitigation balance of 4,188 caliper inches to 2,000 caliper inches (*i.e. 4,188 – 2,188 = 2000*). In accordance with *Tree Mitigation Requirements*, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 3,350.4 caliper inches or 838 trees and pay a fee of $83,760 (*i.e. [4188 caliper inches * 20%] * $100.00 = $83,760*). At an all cash consideration, the applicant's remaining mitigation balance is 2,000 caliper inches or $200,000.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in accordance with Section 05(G), *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to provide the full amount of $200,000.00 to fund amenities and park improvements for the adjacent Alma Williams Park. Staff should note that the applicant is making this request in addition to the park fees required by the Municipal Code of Ordinances and the improvements

they are already required to be provided per the Planned Development District. According to the Planned Development District 104 (PD-104) Ordinance [*Ordinance No. 25-15*] the applicant is required to amenitize the subdivision with [*1*] an eight (8) foot concrete hike & bike trail, [*2*] a pavilion, [*3*] two (2) multi-use courts, [*4*] two (2) retention ponds each with a fountain, [*5*] and two benches, and [*7*] landscape features (*e.g. trees and other vegetation*).

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In this case, the applicant is proposing to use the tree mitigation balance of $200,000.00 to fund park improvements at the adjacent Alma Williams Park. In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available during the *October 14, 2025* Planning and Zoning Commission work session meeting.

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	379 N COUNTRY LN, ROCKWALL, TX 75087				
SUBDIVISION	J.A. RAMSEY, ABSTRACT NO. 186, TRACT 6	LOT	-	BLOCK	-
GENERAL LOCATION	EAST OF FM 1141 BETWEEN N COUNTRY LN AND CUSTER RD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE	VACANT	
PROPOSED ZONING	PD		PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
ACREAGE	101.43	LOTS [CURRENT]	123	LOTS [PROPOSED]	123

☐ ***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	~~SEGO~~ ERWIN FARMS SF, LTD	☐ APPLICANT	SCORBURG COMPANY
CONTACT PERSON	JOHN ARNOLD	CONTACT PERSON	JOHN ARNOLD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	TY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

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 $ 75.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF SEPTEMBER, 2025. 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 30th DAY OF SEPTEMBER, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Thomas

NOTARY PUBLIC STATE OF TEXAS
HEATHER THOMAS
My Notary ID # 10361994
Expires October 29, 2028

MY COMMISSION EXPIRES 10/29/2028

SKORBURG
COMPANY

October 8, 2025

City of Rockwall
Attn: Bethany Ross
385 S. Goliad St.
Rockwall, TX 75087

Re: Erwin Farms – Tree Mitigation

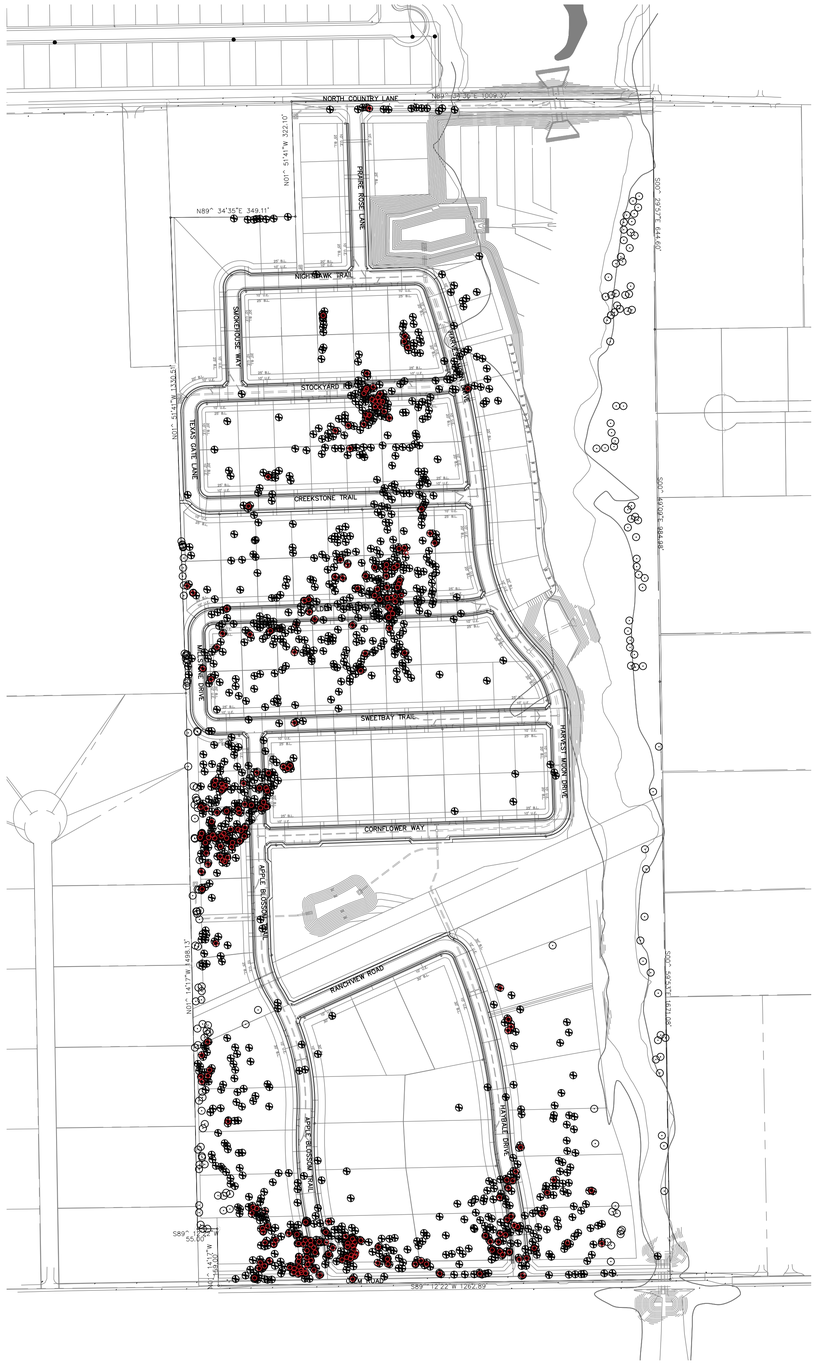
Bethany,

We are requesting an Alternative Tree Mitigation Settlement Agreement whereby the developer contributes the balance of the required tree mitigation for the Erwin Farms development to the City of Rockwall. The funds shall be used for the contemplated improvements to Alma Williams Park. The developer contribution shall satisfy the Tree Mitigation Requirements outlined in Article 09 of the City of Rockwall Unified Development Code in full.

Cordially,

John Arnold
Development Partner

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



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

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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

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

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

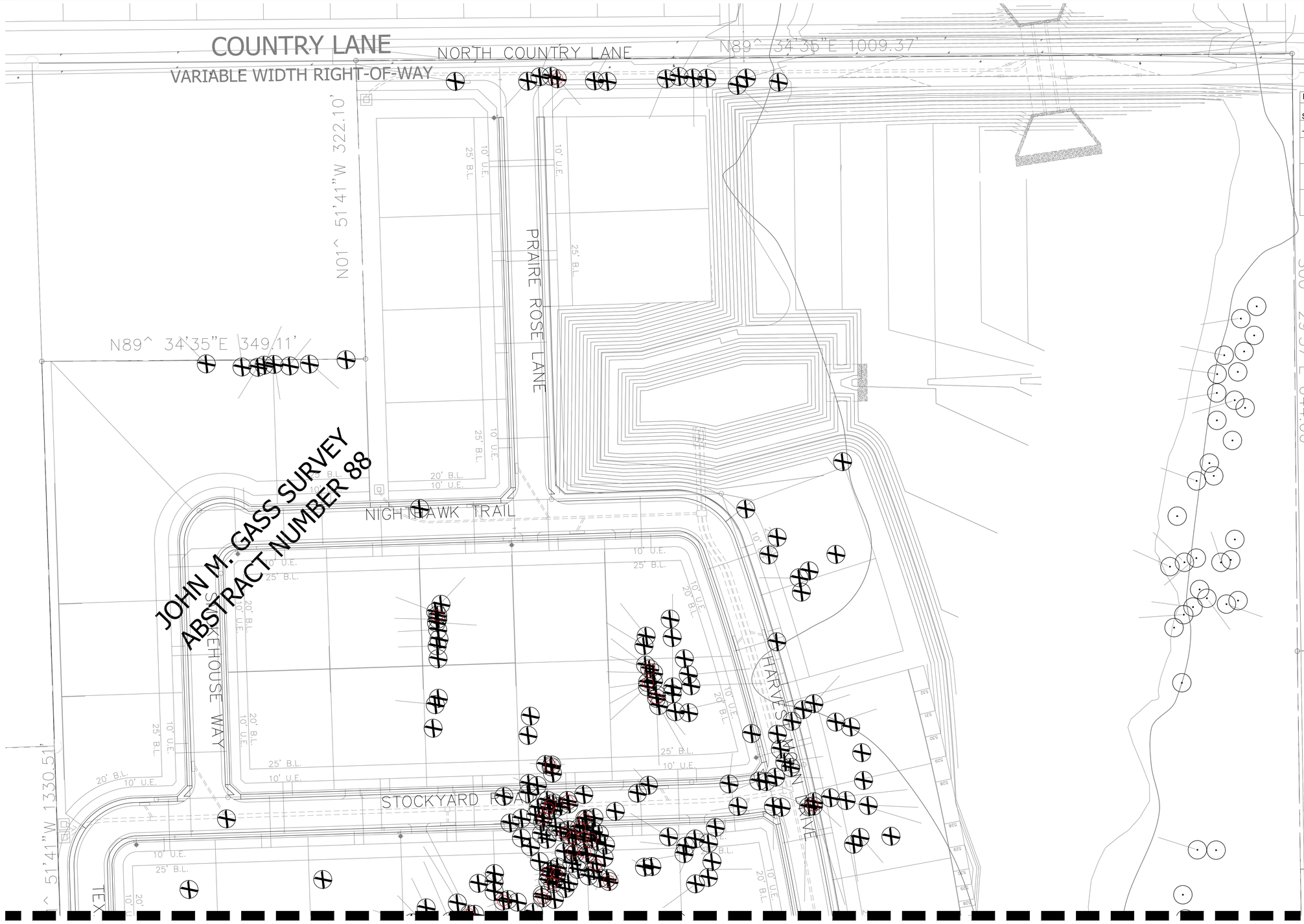
No.	Date	Revision Description

PROJECT NO: 090-25-003

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
09/30/2025

SHEET NO.

L-1.0



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

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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.

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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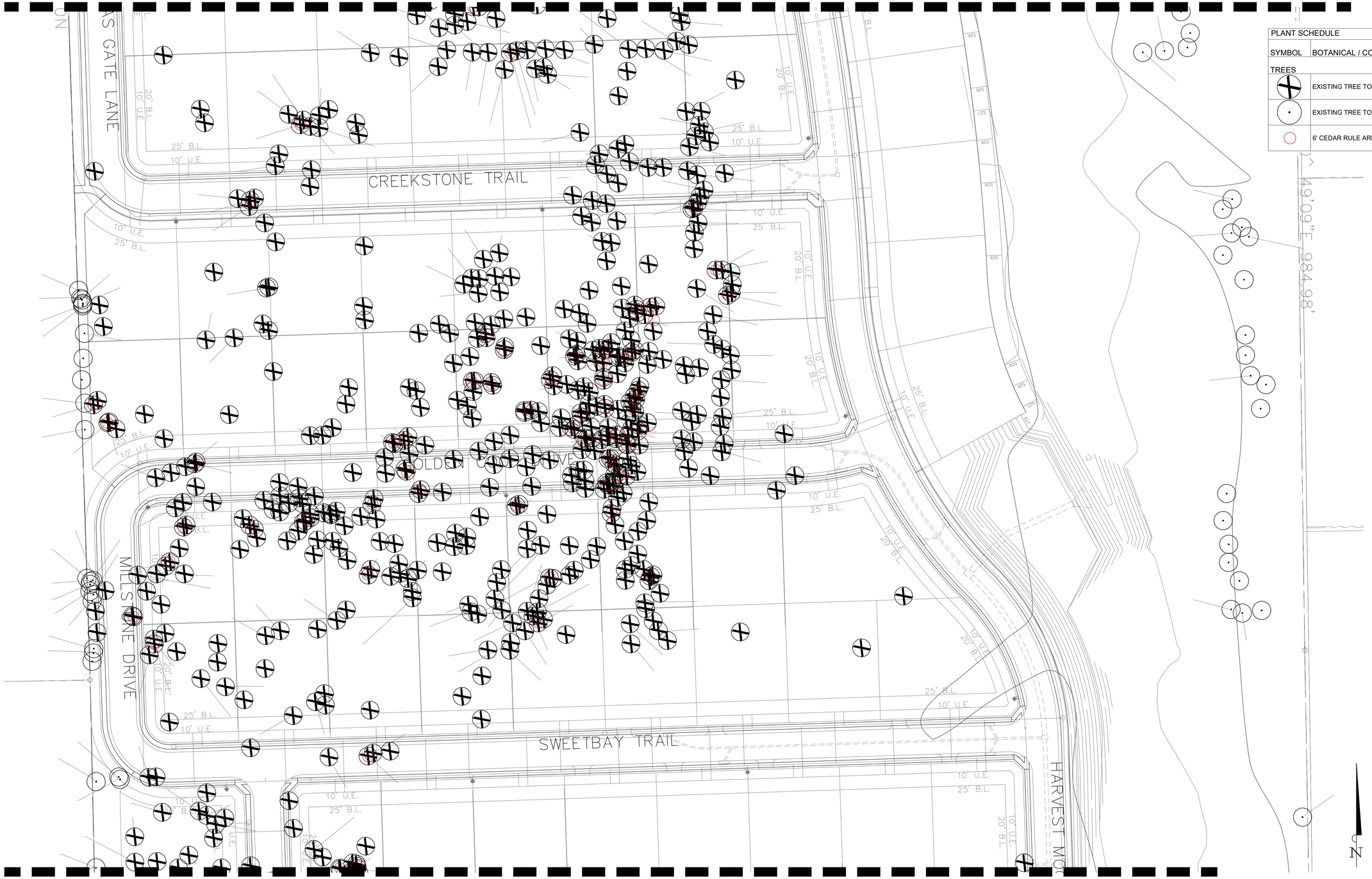
09/30/2025

SHEET NO.
L-1.1

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

MATCH LINE 'B' - SHEET L-1.3

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Know what's below.
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(@ least 48 hours prior to digging)

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ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO: 090-25-003

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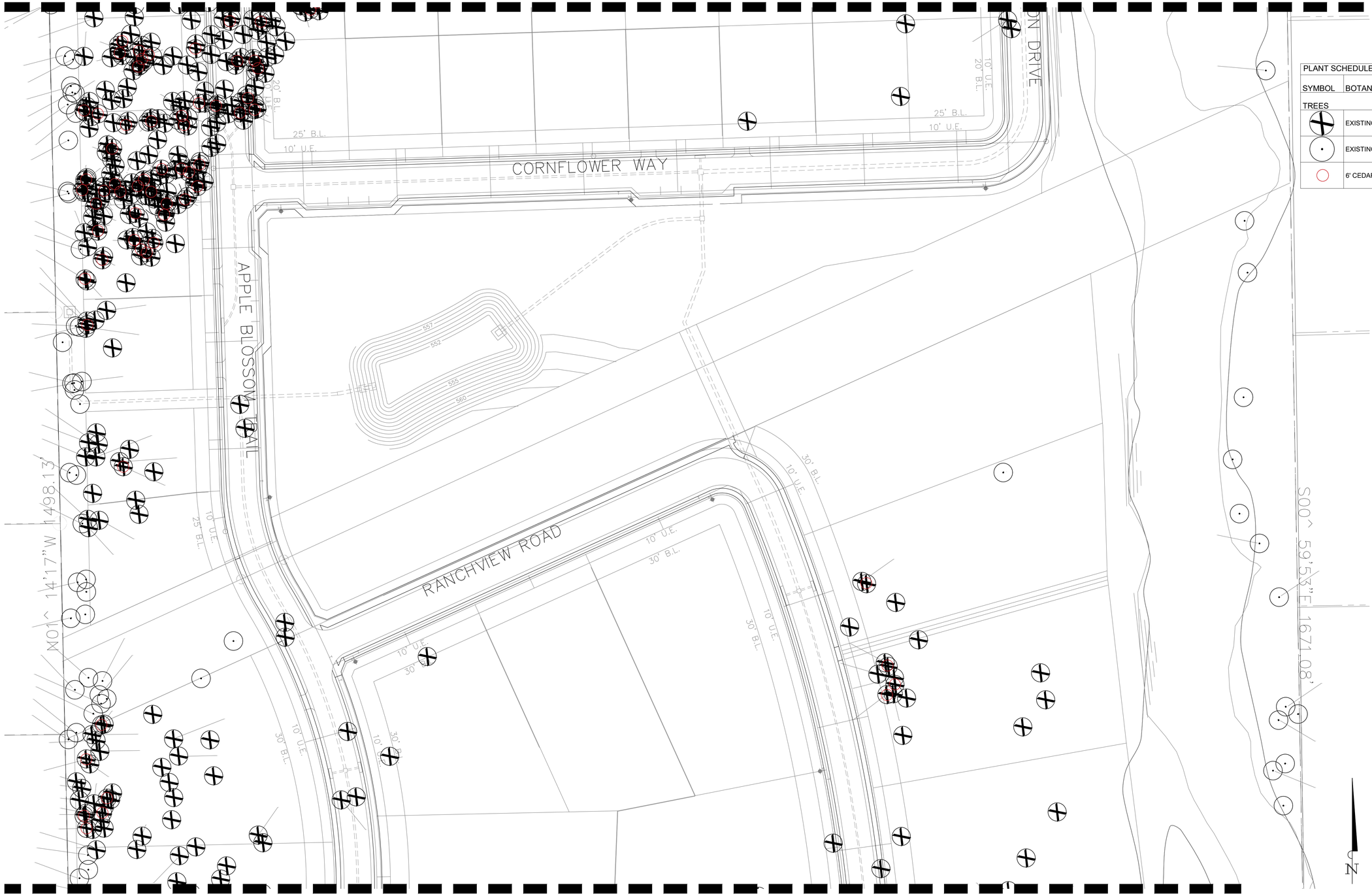
L.A.#3141
09/30/2025

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

N

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.

L-1.3

NO.	CALIPER	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
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5161	3	CEDAR		X	NON-PROTECTED
5162	8	CEDAR		X	SECONDARY
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5166	3	CEDAR		X	NON-PROTECTED
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5174	4	CEDAR		X	SECONDARY
5175	3	CEDAR		X	NON-PROTECTED
5176	2	CEDAR		X	NON-PROTECTED
5177	2	CEDAR		X	NON-PROTECTED
5178	1	CEDAR		X	NON-PROTECTED
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5180	3	CEDAR		X	NON-PROTECTED
5181	2	CEDAR		X	NON-PROTECTED
5182	4	CEDAR		X	SECONDARY
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5185	2	CEDAR		X	NON-PROTECTED
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5192	1	CEDAR		X	NON-PROTECTED
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5201	2	CEDAR		X	NON-PROTECTED
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5270	4	ELM		X	PRIMARY
5271	5	ELM		X	PRIMARY
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5276	5	CEDAR		X	SECONDARY
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5280	6	ELM		X	PRIMARY
5281	9	CEDAR		X	SECONDARY
5282	6	PEAR		X	PRIMARY
5283	4	ELM		X	PRIMARY
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5387	2	CEDAR		X	NON-PROTECTED
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5389	5	CEDAR		X	SECONDARY
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5433	3	CEDAR		X	NON-PROTECTED
5434	3	CEDAR		X	NON-PROTECTED
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5597	4	CEDAR		X	SECONDARY
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5599	6	PEAR		X	SECONDARY
5600	7	CEDAR		X	SECONDARY
5601	7	CEDAR		X	SECONDARY
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5609	7	CEDAR		X	SECONDARY
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5611	5	CEDAR		X	SECONDARY
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5613	3	CEDAR		X	NON-PROTECTED
5614	6	CEDAR		X	SECONDARY
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5621	6	CEDAR		X	SECONDARY
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5648	6	CEDAR		X	SECONDARY
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5652	6	CEDAR		X	SECONDARY
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5655	4	CEDAR		X	SECONDARY
5656	5	CEDAR		X	SECONDARY
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5662	5	CEDAR		X	SECONDARY
5663	6	CEDAR		X	SECONDARY
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5665	5	CEDAR		X	SECONDARY
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5668	5	CEDAR		X	SECONDARY
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5683	7	CEDAR		X	SECONDARY
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5704	10	CEDAR		X	SECONDARY
5705	9	CEDAR		X	SECONDARY
5706	8	CEDAR	X		SECONDARY
5707	10	CEDAR		X	SECONDARY
5708	8	CEDAR		X	SECONDARY

811

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.5

5709	6	CEDAR		X	SECONDARY
5710	6	CEDAR		X	SECONDARY
5711	6	CEDAR		X	SECONDARY
5712	6	CEDAR		X	SECONDARY
5713	7	CEDAR		X	SECONDARY
5714	7	CEDAR		X	SECONDARY
5715	7	CEDAR		X	SECONDARY
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5876	3	CEDAR		X	NON-PROTECTED
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5995	8	CEDAR		X	SECONDARY
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6024	12	CEDAR		X	SECONDARY
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6036	8	CEDAR		X	SECONDARY
6037	5	CEDAR		X	SECONDARY
6038	3	CEDAR		X	NON-PROTECTED
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6058	4	CEDAR		X	SECONDARY
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6060	2	CEDAR	X		NON-PROTECTED

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6077	2	CEDAR		X	NON-PROTECTED
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6099	4	CEDAR		X	SECONDARY
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6462	6	CEDAR		X	SECONDARY
6463	6	CEDAR		X	SECONDARY
6464	4	CEDAR		X	SECONDARY

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.6

6465	4	CEDAR		X	SECONDARY
6466	8	CEDAR		X	SECONDARY
6467	6	CEDAR		X	SECONDARY
6468	6	CEDAR		X	SECONDARY
6469	6	CEDAR		X	SECONDARY
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6539	4	CEDAR		X	SECONDARY
6540	4	CEDAR		X	SECONDARY
6541	3	CEDAR		X	NON-PROTECTED
6542	8	CEDAR		X	SECONDARY
6543	5	CEDAR		X	SECONDARY
6544	6	CEDAR		X	SECONDARY
6545	6	CEDAR		X	SECONDARY
6546	6	CEDAR		X	SECONDARY
6547	6	CEDAR		X	SECONDARY
6548	8	CEDAR		X	SECONDARY
6549	4	CEDAR		X	SECONDARY
6550	6	CEDAR		X	SECONDARY
6551	6	CEDAR		X	SECONDARY
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6553	6	CEDAR		X	SECONDARY
6554	6	CEDAR		X	SECONDARY
6555	6	CEDAR		X	SECONDARY
6556	6	CEDAR		X	SECONDARY
6557	6	CEDAR		X	SECONDARY
6558	6	CEDAR		X	SECONDARY
6559	6	CEDAR		X	SECONDARY
6560	6	CEDAR		X	SECONDARY
6561	6	CEDAR		X	SECONDARY
6562	6	CEDAR		X	SECONDARY
6563	6	CEDAR		X	SECONDARY
6564	6	CEDAR		X	SECONDARY

6565	6	CEDAR		X	SECONDARY
6566	6	CEDAR		X	SECONDARY
6567	6	CEDAR		X	SECONDARY
6568	6	CEDAR		X	SECONDARY
6569	6	CEDAR		X	SECONDARY
6570	6	CEDAR		X	SECONDARY
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6588	6	CEDAR		X	SECONDARY
6589	6	CEDAR		X	SECONDARY
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6592	6	CEDAR		X	SECONDARY
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6615	8	CEDAR		X	SECONDARY
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6661	6	CEDAR		X	SECONDARY
6662	8	CEDAR		X	SECONDARY
6663	4	CEDAR		X	SECONDARY
6664	6	CEDAR		X	SECONDARY
6665	6	CEDAR		X	SECONDARY
6666	8	CEDAR		X	SECONDARY

6667	6	CEDAR		X	SECONDARY
6668	8	CEDAR		X	SECONDARY
6669	6	CEDAR		X	SECONDARY
6670	8	CEDAR		X	SECONDARY
6671	4	CEDAR		X	SECONDARY
6672	6	ELM	X		PRIMARY
6673	6	CEDAR		X	SECONDARY
6674	6	CEDAR		X	SECONDARY
6675	4	CEDAR		X	SECONDARY
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6677	10	CEDAR		X	SECONDARY
6678	8	CEDAR		X	SECONDARY
6679	5	CEDAR		X	SECONDARY
6680	4	CEDAR		X	SECONDARY
6681	6	ELM		X	PRIMARY
6682	6	ELM	X		PRIMARY
6683	6	ELM	X		PRIMARY
6685	6	ELM		X	PRIMARY
6686	12	ELM		X	PRIMARY
6687	8	CEDAR		X	SECONDARY
6688	8	CEDAR		X	SECONDARY
6689	12	ELM	X		PRIMARY
6691	8	CEDAR		X	SECONDARY
6692	4	CEDAR	X		SECONDARY
6693	8	CEDAR		X	SECONDARY
6694	6	ELM	X		PRIMARY
6695	6	ELM	X		PRIMARY
6696	6	ELM		X	PRIMARY
6698	6	ELM		X	PRIMARY
6699	6	ELM		X	PRIMARY
6700	6	ELM	X		PRIMARY
6701	8	CEDAR		X	SECONDARY
6702	6	CEDAR		X	SECONDARY
6703	6	CEDAR		X	SECONDARY
6704	6	ELM		X	PRIMARY
6705	6	ELM		X	PRIMARY
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6708	6	CEDAR		X	SECONDARY
6709	6	CEDAR		X	SECONDARY
6710	6	ELM		X	PRIMARY
6711	8	CEDAR		X	SECONDARY
6712	8	CEDAR		X	SECONDARY
6713	8	CEDAR		X	SECONDARY
6714	12	ELM	X		PRIMARY
6715	6	ELM		X	PRIMARY
6716	12	ELM		X	PRIMARY
6717	8	ELM	X		PRIMARY
6718	6	ELM		X	PRIMARY
6719	8	CEDAR		X	SECONDARY
6720	6	ELM	X		PRIMARY
6721	10	CEDAR		X	SECONDARY
6722	8	CEDAR		X	SECONDARY
6723	8	CEDAR		X	SECONDARY
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6728	8	CEDAR		X	SECONDARY
6729	8	CEDAR		X	SECONDARY
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6736	8	CEDAR		X	SECONDARY
6737	8	CEDAR		X	SECONDARY
6738	8	CEDAR		X	SECONDARY
6739	8	CEDAR		X	SECONDARY
6740	4	CEDAR		X	SECONDARY
6741	6	ELM		X	PRIMARY
6742	4	ELM	X		PRIMARY
6743	4	CEDAR	X		SECONDARY
6744	8	CEDAR	X		SECONDARY
6745	8	CEDAR	X		SECONDARY
6746	8	CEDAR	X		SECONDARY
6747	4	CEDAR	X		SECONDARY
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6762	8	CEDAR	X		SECONDARY
6763	8	CEDAR	X		SECONDARY
6764	8	CEDAR	X		SECONDARY
6765	8	CEDAR	X		SECONDARY
6766	8	CEDAR	X		SECONDARY
6767	6	CEDAR	X		SECONDARY
6768	8	CEDAR	X		SECONDARY
6769	8	CEDAR	X		SECONDARY

6770	8	CEDAR	X		SECONDARY
6771	8	CEDAR	X		SECONDARY
6772	8	CEDAR	X		SECONDARY
6773	4	CEDAR	X		SECONDARY
6774	4	CEDAR	X		SECONDARY
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6782	6	CEDAR	X		SECONDARY
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6798	6	CEDAR	X		SECONDARY
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6801	6	CEDAR	X		SECONDARY
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6806	6	ELM	X		SECONDARY
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6814	8	CEDAR		X	SECONDARY
6816	8	CEDAR		X	SECONDARY
6817	6	ELM	X		SECONDARY
6818	3	CEDAR	X		SECONDARY
6819	4	CEDAR	X		SECONDARY
6820	8	ELM	X		SECONDARY
6821	4	CEDAR		X	SECONDARY
6822	4	CEDAR	X		SECONDARY
6823	8	ELM	X		SECONDARY
6824	6	CEDAR	X		SECONDARY
6825	4	CEDAR	X		SECONDARY
6826	4	CEDAR	X		SECONDARY
6827	4	CEDAR		X	SECONDARY
6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	1075
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9369
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000

BANISTER 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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-1.7

811
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.

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	40	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	13	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	43	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	35	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	12	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	40	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	602	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

811
Know what's below.
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ERWIN FARMS
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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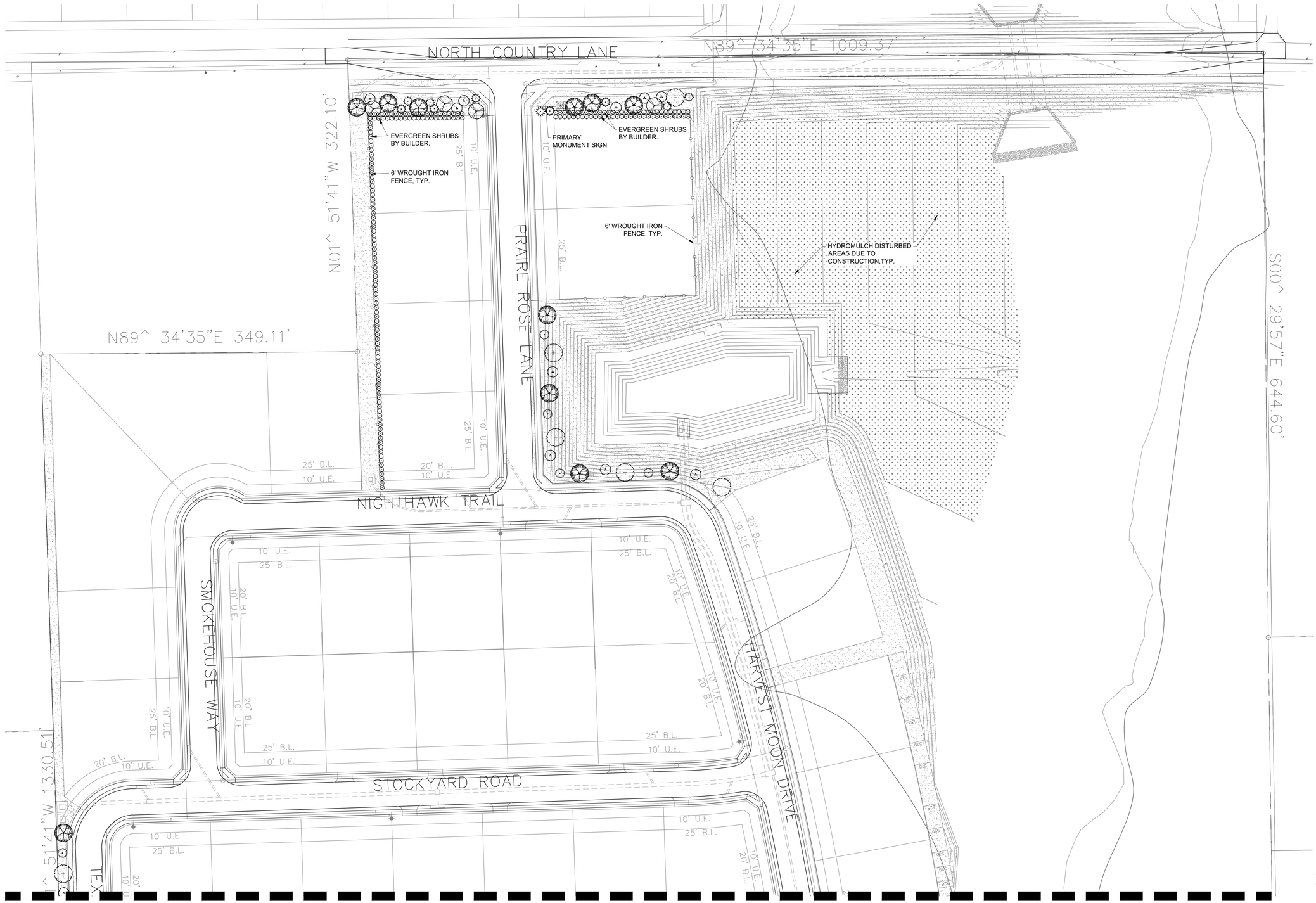
L.A.#3141
09/30/2025

SHEET NO.

L-2.0



MATCH LINE 'A' - SHEET L-2.2

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

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09/30/2025

SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1

CREEKSTONE TRAIL

GOLDEN COOP DRIVE

SWEETBAY TRAIL

MILLSTONE DRIVE

S AS GATE LANE

HARVEST MO

S00^ 49'09"E 984.98'

25' B.L.
10' U.E.
20' B.L.

MATCH LINE 'B' - SHEET L-2.3

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
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(@ least 48 hours prior to digging)

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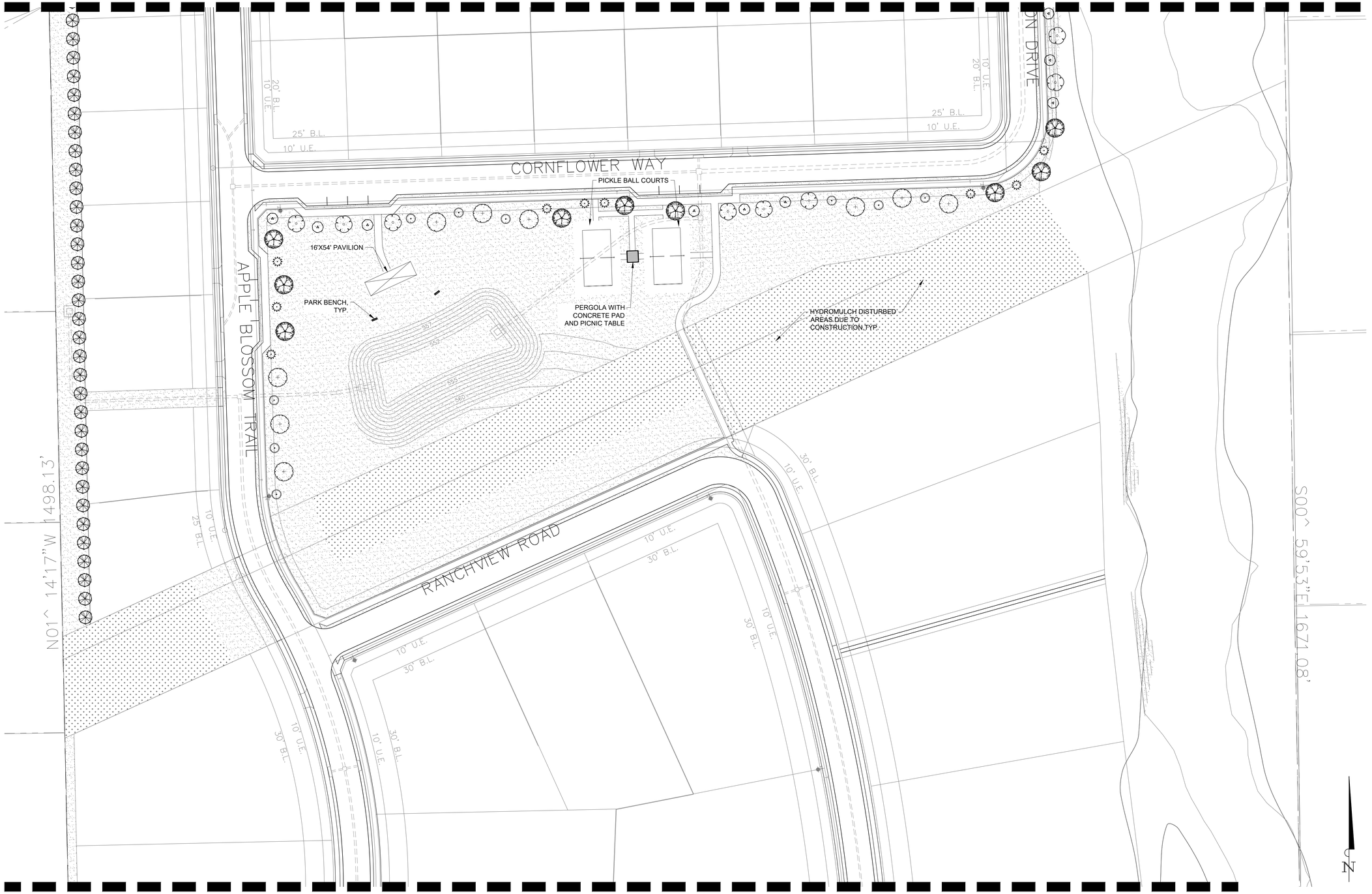
LA#3141
09/30/2025

SHEET NO.

L-2.2

MATCH LINE 'B' - SHEET L-2.3



MATCH LINE 'C' - SHEET L-2.4

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

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Drew J. Dubocq
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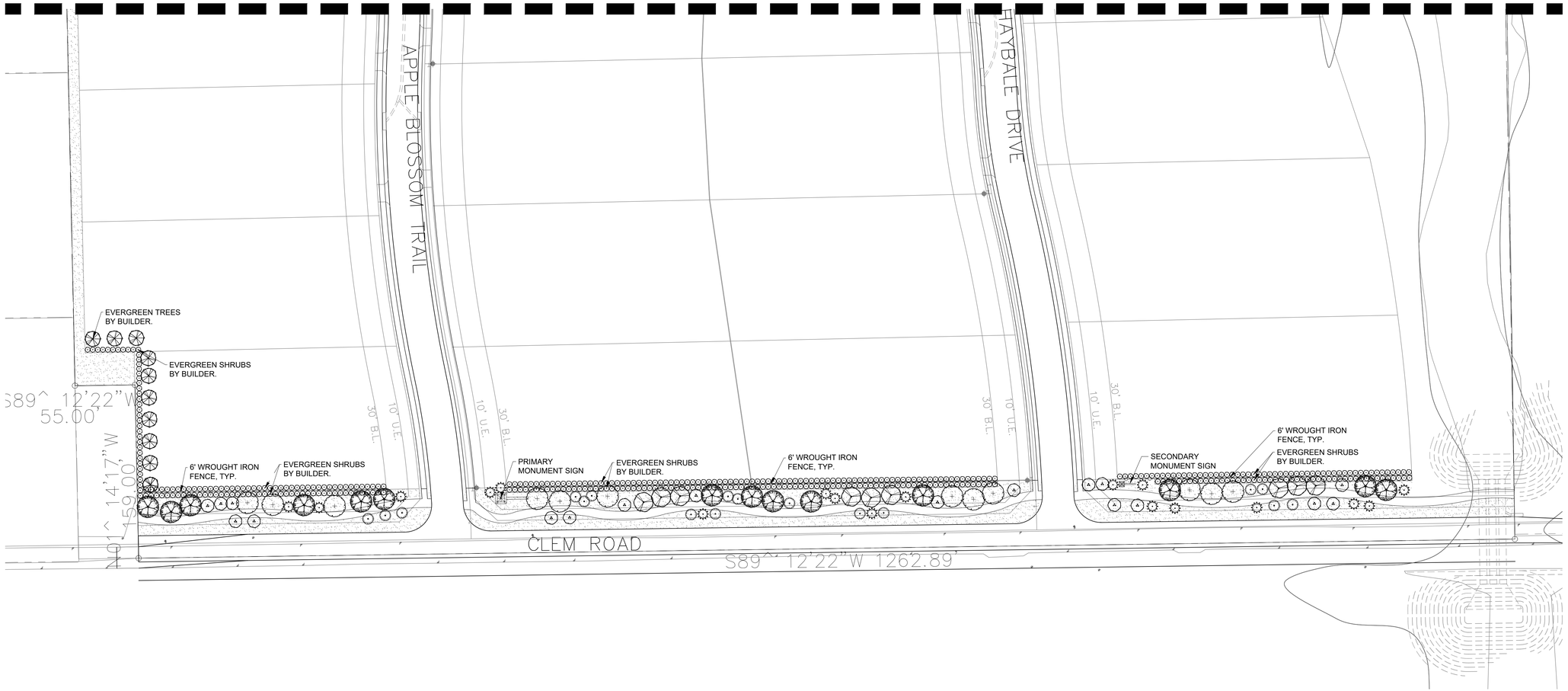
09/30/2025

SHEET NO.

L-2.3

MATCH LINE 'C' - SHEET L-2.3



N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
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.

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.: 090-25-003

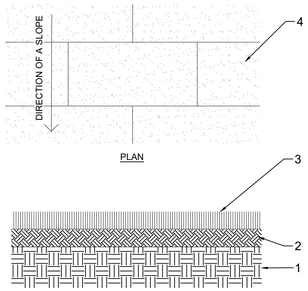
PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. 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.
10. 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.
11. 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.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. 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.
14. 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.
15. 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.
16. 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.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. 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.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. 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.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. 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.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. 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.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

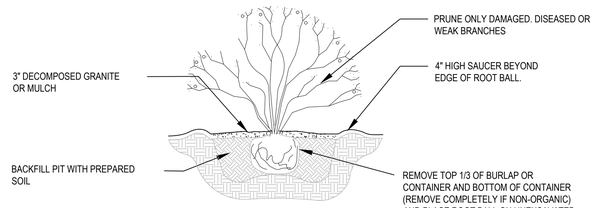
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

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.

A SOD PLANTING DETAIL



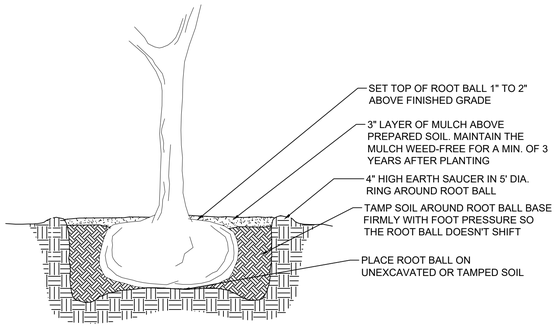
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

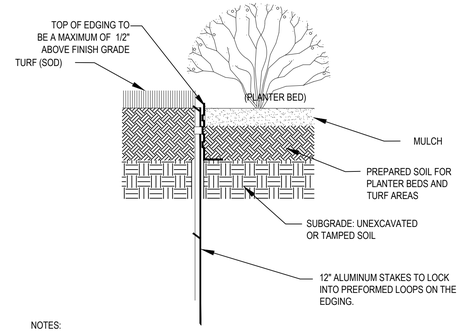
B SHRUB PLANTING DETAIL

NOTES:

1. 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.
2. 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.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. 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

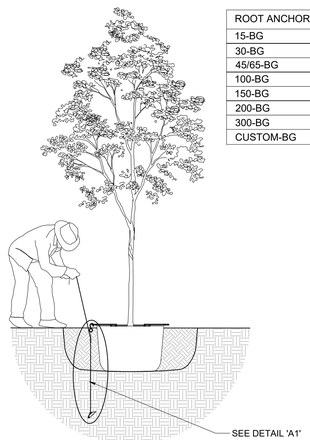


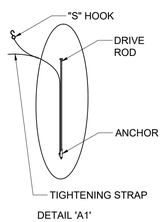
NOTES:

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

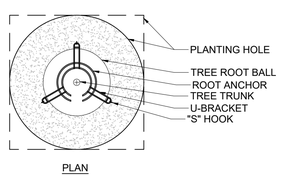
D STEEL EDGING DETAIL

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





DETAIL 'A1'



PLAN

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.

E TREE STAKING DETAIL

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

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
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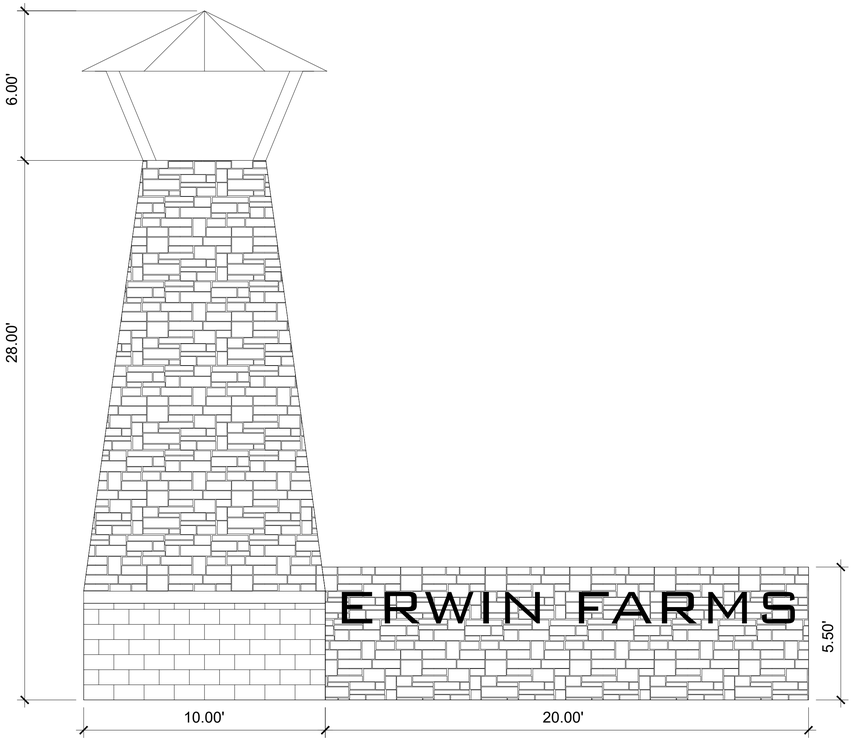
09/30/2025

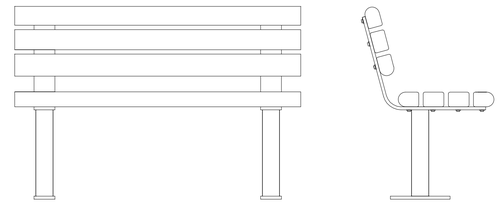
SHEET NO.

L-2.5

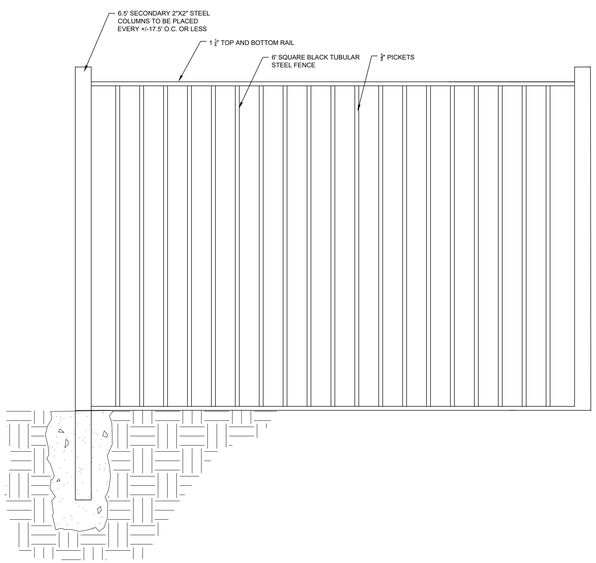


F PRIMARY MONUMENT SIGN DETAIL

G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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

ERWIN FARMS
ROCKWALL, TEXAS

HARDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO: 090-25-003

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L.A.#3141
09/30/2025

SHEET NO.
L-2.6

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager*; Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	October 20, 2025
SUBJECT:	MIS2025-017; *Alternative Tree Mitigation Settlement Agreement for the Erwin Farms Subdivision*

On September 12, 2025, the applicant -- *John Arnold of Skorburg Company* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for the Erwin Farms Subdivision. The Erwin Farms Subdivision was established by the City Council on April 7, 2025 through the adoption of *Ordinance No. 25-15* [*Planned Development District 104 (PD-104*); *Case No. Z2025-005*]. According to this Planned Development (PD) District ordinance, the Erwin Farms Subdivision is a 98.316-acre residential subdivision that will consist of 123 residential lots with a gross density of *1.25* dwelling units per acre (*see Figure 1*). These lots will consist of three (3) lot types: [*1*] 100, *Type 'A'* lots that will be a minimum of 100' x 120' (*or 12,000 SF*), [*2*] 17, *Type 'B'* lots that will be a minimum of 120' x 230' (*or 32,760 SF*), and [*3*] 6, *Type 'C'* lots that will be a minimum of 120' x 275' (*or 43,560 SF*). In addition, the development will consist of a minimum of 33.19-acres of open space that includes a 30.578-acre amenity site. Currently, the subject property remains undeveloped.

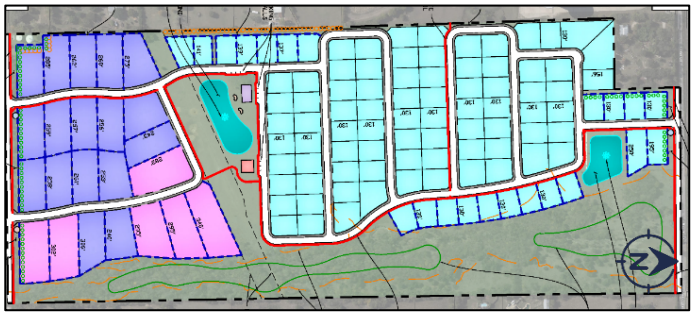


FIGURE 1: CONCEPT PLAN

FIGURE 2: AERIAL IMAGE OF THE SUBJECT PROPERTY

According to Section 05, *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC), for every protected canopy tree over four (4) caliper inches removed, *inch-for-inch* replacement shall be required, and any Eastern Red Cedar over eight (8) feet in height must be replaced with a four (4) inch caliper canopy tree. That being said, the UDC grants *Tree Preservation Credits* "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20.00% of the total mitigation balance..." In this case, the applicant has completed a preliminary tree survey that estimated 4,188 caliper inches would be removed with the development of the subject property. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (*i.e. two (2) trees per lot; three (3) trees per corner lot*). Based on the provided landscape plan, 269 canopy trees will be planted by the developer, and 278 canopy trees will be planted on the residential lots. This equates to a total of 547 canopy trees or 2,188 caliper inches. This brings the total mitigation balance of 4,188 caliper inches to 2,000 caliper inches (*i.e. 4,188 – 2,188 = 2000*). In accordance with *Tree Mitigation Requirements*, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 3,350.4 caliper inches or 838 trees and pay a fee of $83,760 (*i.e. [4188 caliper inches * 20%] * $100.00 = $83,760*). At an all cash consideration, the applicant's remaining mitigation balance is 2,000 caliper inches or $200,000.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in accordance with Section 05(G), *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to provide the full amount

of $200,000.00 to fund amenities and park improvements for the adjacent Alma Williams Park. Staff should note that the applicant is making this request in addition to the park fees required by the Municipal Code of Ordinances and the improvements they are already required to be provided per the Planned Development District. According to the Planned Development District 104 (PD-104) Ordinance [*Ordinance No. 25-15*] the applicant is required to amenitize the subdivision with [*1*] an eight (8) foot concrete hike & bike trail, [*2*] a pavilion, [*3*] two (2) multi-use courts, [*4*] two (2) retention ponds each with a fountain, [*5*] and two benches, and [*7*] landscape features (*e.g. trees and other vegetation*).

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In this case, the applicant is proposing to use the tree mitigation balance of $200,000.00 to fund park improvements at the adjacent Alma Williams Park. In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On October 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 7-0. Should the City Council have any questions concerning the applicant's request, staff and the applicant will be available during the *October 20, 2025* City Council meeting.

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	379 N COUNTRY LN, ROCKWALL, TX 75087				
SUBDIVISION	J.A. RAMSEY, ABSTRACT NO. 186, TRACT 6	LOT	-	BLOCK	-
GENERAL LOCATION	EAST OF FM 1141 BETWEEN N COUNTRY LN AND CUSTER RD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE	VACANT	
PROPOSED ZONING	PD		PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
ACREAGE	101.43	LOTS [CURRENT]	123	LOTS [PROPOSED]	123

☐ ***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	~~SEGO~~ ERWIN FARMS SF, LTD	☐ APPLICANT	SCORBURG COMPANY
CONTACT PERSON	JOHN ARNOLD	CONTACT PERSON	JOHN ARNOLD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	TY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

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 $ 75.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF SEPTEMBER, 2025. 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 30th DAY OF SEPTEMBER, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Thomas

NOTARY PUBLIC STATE OF TEXAS
HEATHER THOMAS
My Notary ID # 10361994
Expires October 29, 2028

MY COMMISSION EXPIRES 10/29/2028

SKORBURG
COMPANY

October 8, 2025

City of Rockwall
Attn: Bethany Ross
385 S. Goliad St.
Rockwall, TX 75087

Re: Erwin Farms – Tree Mitigation

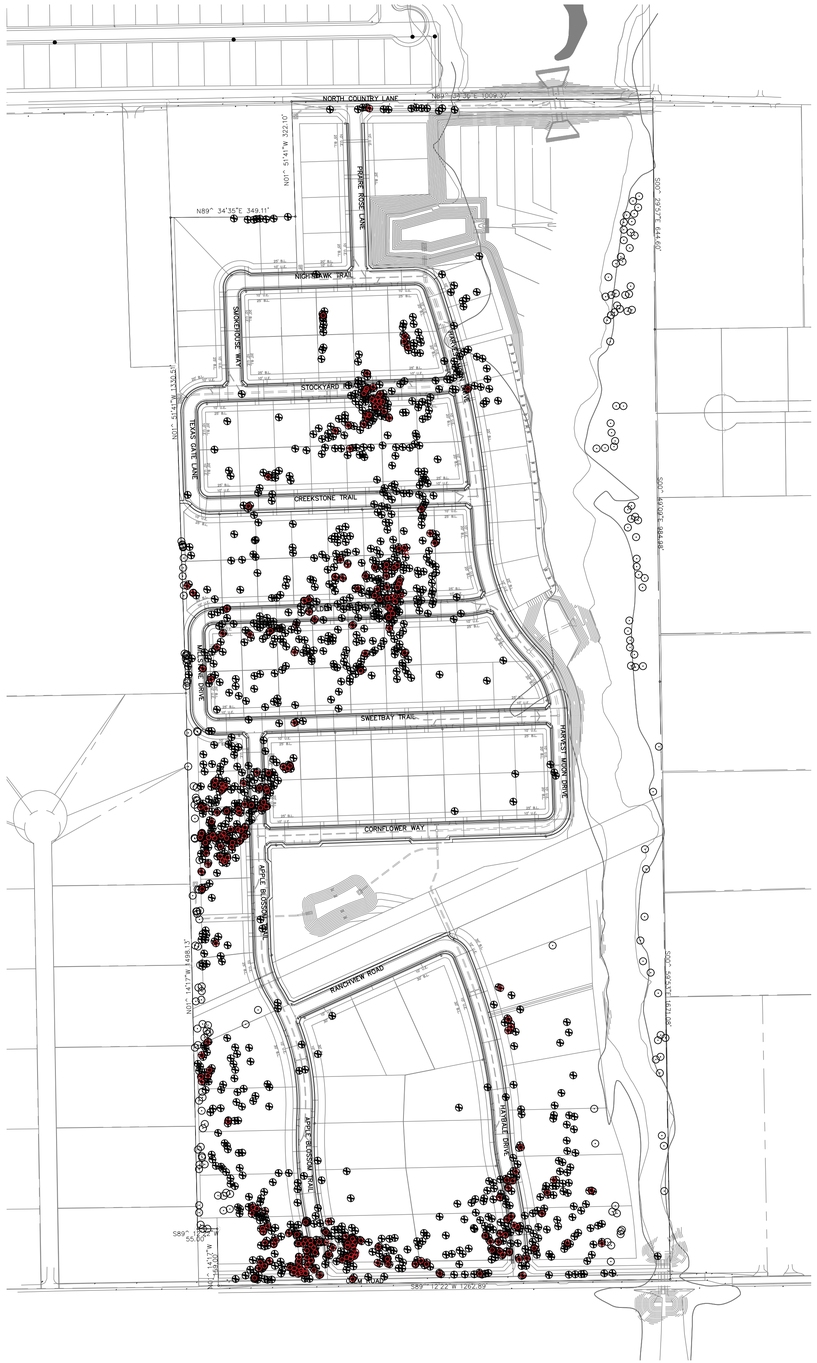
Bethany,

We are requesting an Alternative Tree Mitigation Settlement Agreement whereby the developer contributes the balance of the required tree mitigation for the Erwin Farms development to the City of Rockwall. The funds shall be used for the contemplated improvements to Alma Williams Park. The developer contribution shall satisfy the Tree Mitigation Requirements outlined in Article 09 of the City of Rockwall Unified Development Code in full.

Cordially,

John Arnold
Development Partner

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



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

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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

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

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

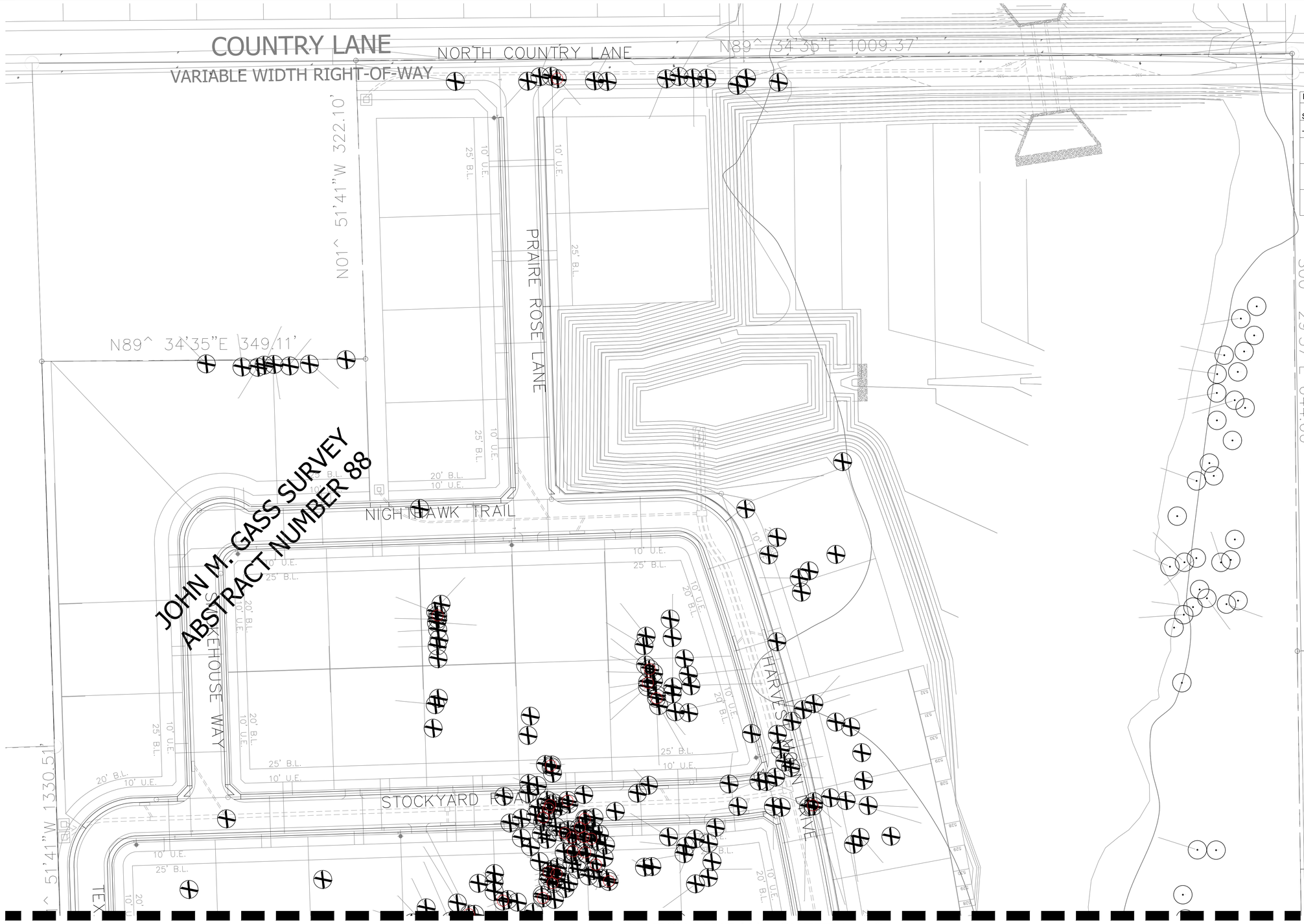
No.	Date	Revision Description

PROJECT NO: 090-25-003

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
09/30/2025

SHEET NO.

L-1.0



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

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

BANNISTER ENGINEERING
240 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.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
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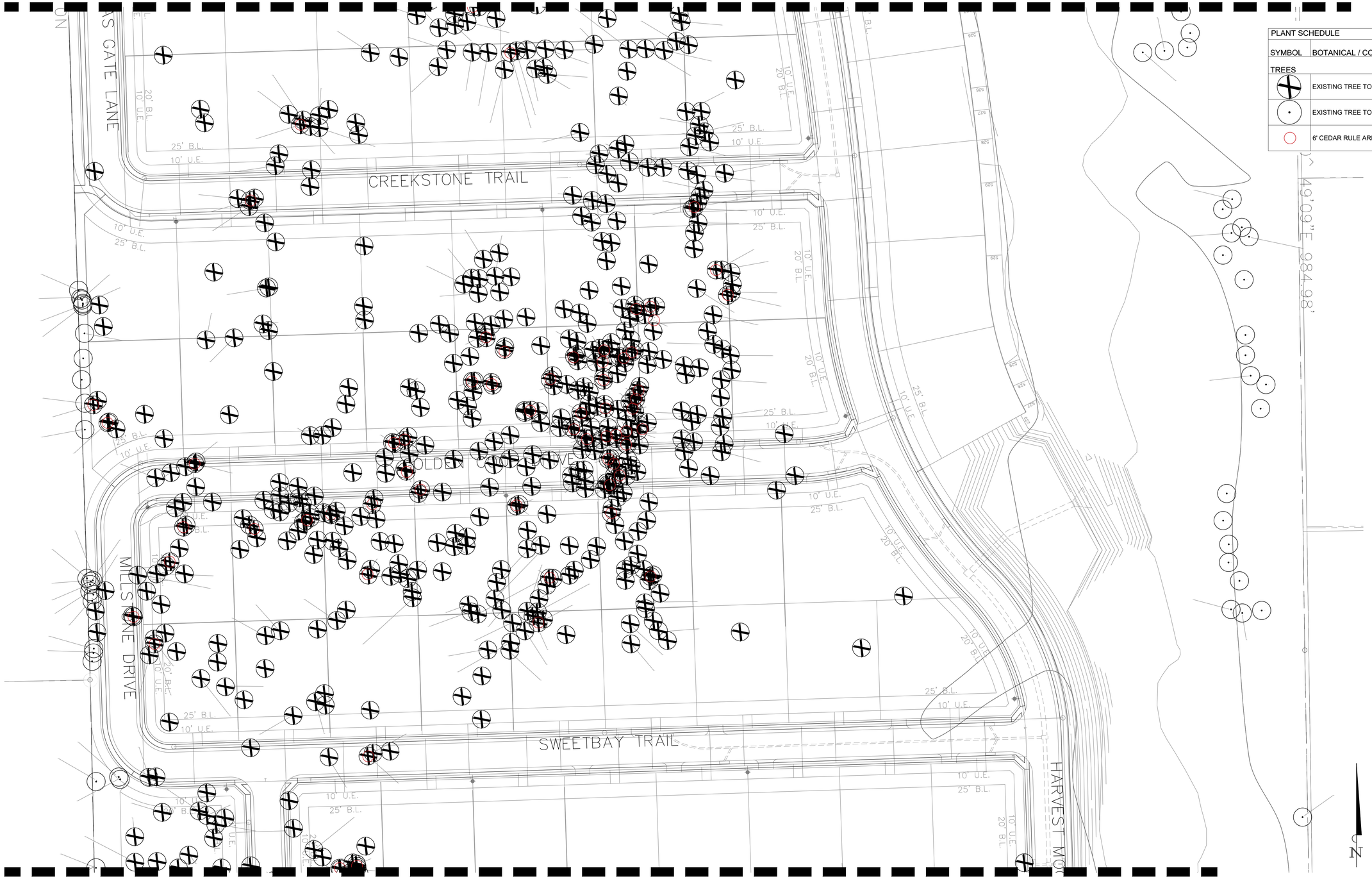
Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-1.1

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

MATCH LINE 'B' - SHEET L-1.3

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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.

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: 090-25-003

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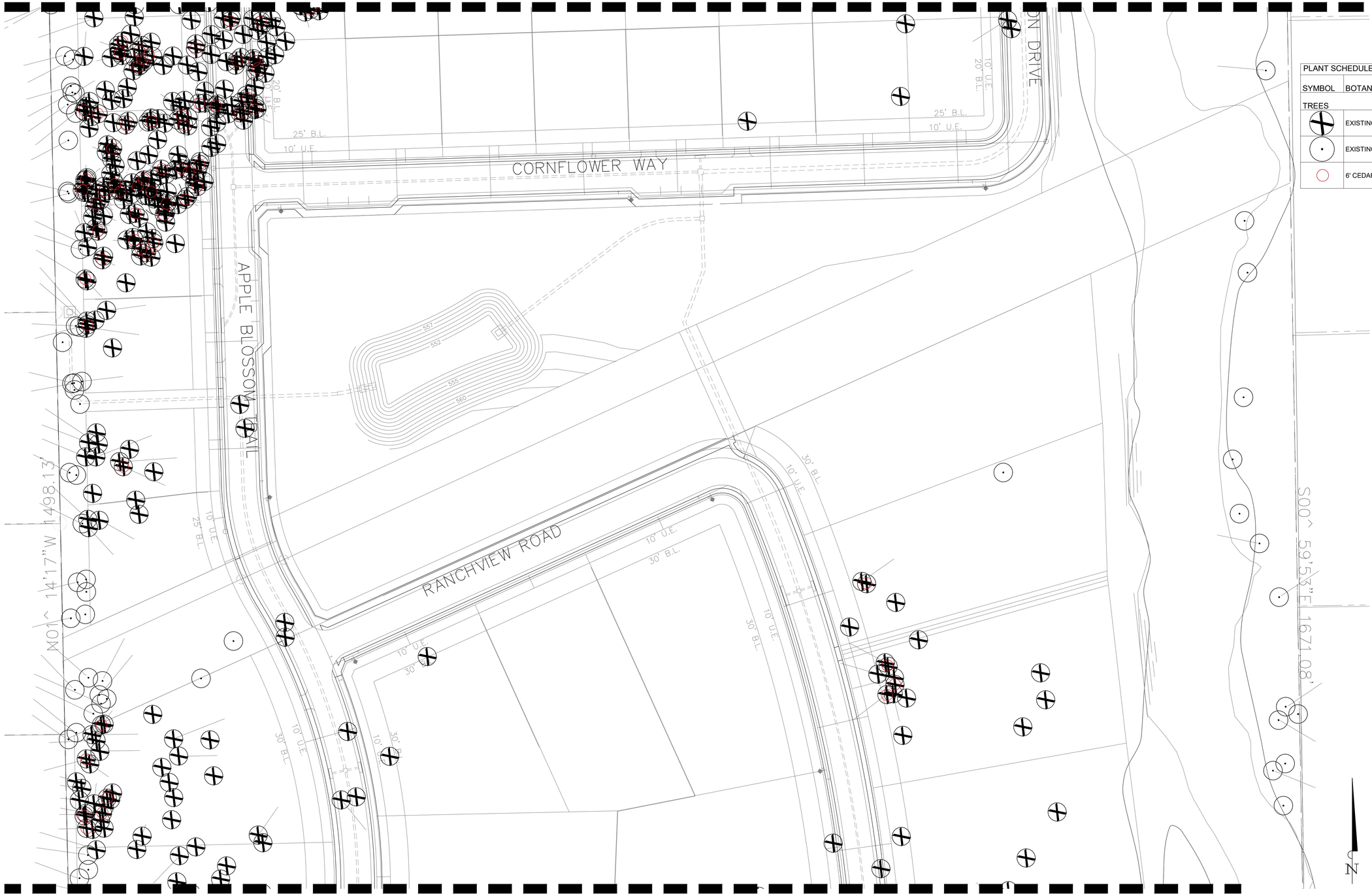
Drew J. Dubocq
L.A.#3141
09/30/2025

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

N

811
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.

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.: 090-25-003

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.

L-1.3

NO.	CALIPER	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
5015	12	CEDAR		X	SECONDARY
5016	6	CEDAR		X	SECONDARY
5017	6	CEDAR		X	SECONDARY
5018	6	CEDAR		X	SECONDARY
5019	8	CEDAR		X	SECONDARY
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5021	8	CEDAR	X		SECONDARY
5022	10	CEDAR	X		SECONDARY
5023	10	CEDAR		X	SECONDARY
5024	10	CEDAR		X	SECONDARY
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5101	2	CEDAR		X	NON-PROTECTED
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5143	8	CEDAR		X	SECONDARY
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5195	1	CEDAR		X	NON-PROTECTED
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5227	6	CEDAR		X	SECONDARY
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5229	6	CEDAR		X	SECONDARY
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5270	4	ELM		X	PRIMARY
5271	5	ELM		X	PRIMARY
5272	7	CEDAR		X	SECONDARY
5273	6	ELM		X	PRIMARY
5274	8	CEDAR		X	SECONDARY
5275	4	ELM		X	PRIMARY
5276	5	CEDAR		X	SECONDARY
5277	6	CEDAR		X	SECONDARY
5278	11	CEDAR		X	SECONDARY
5279	8	CEDAR		X	SECONDARY
5280	6	ELM		X	PRIMARY
5281	9	CEDAR		X	SECONDARY
5282	6	PEAR		X	PRIMARY
5283	4	ELM		X	PRIMARY
5284	7	CEDAR		X	SECONDARY
5285	10	CEDAR		X	SECONDARY
5286	8	CEDAR		X	SECONDARY
5287	9	CEDAR		X	SECONDARY
5288	12	CEDAR		X	SECONDARY
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5290	6	CEDAR		X	SECONDARY
5291	8	CEDAR		X	SECONDARY
5292	7	CEDAR		X	SECONDARY
5293	6	ELM		X	PRIMARY
5294	5	CEDAR		X	SECONDARY
5295	8	CEDAR		X	SECONDARY
5296	13	CEDAR		X	SECONDARY
5297	10	CEDAR		X	SECONDARY
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5299	6	CEDAR		X	SECONDARY
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5301	11	CEDAR		X	SECONDARY
5302	7	CEDAR		X	SECONDARY
5303	9	CEDAR		X	SECONDARY
5304	6	CEDAR		X	SECONDARY
5305	10	CEDAR		X	SECONDARY
5306	7	CEDAR		X	SECONDARY
5307	6	CEDAR		X	SECONDARY
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5310	8	CEDAR	X		SECONDARY
5311	13	CEDAR	X		SECONDARY
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5334	8	CEDAR		X	SECONDARY
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5374	7	ELM		X	PRIMARY
5375	4	ELM		X	PRIMARY
5376	5	ELM		X	PRIMARY
5377	4	ELM		X	PRIMARY
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5379	5	ELM		X	PRIMARY
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5384	6	CEDAR		X	SECONDARY
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5433	3	CEDAR		X	NON-PROTECTED
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5597	4	CEDAR		X	SECONDARY
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5599	6	PEAR		X	SECONDARY
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5601	7	CEDAR		X	SECONDARY
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5613	3	CEDAR		X	NON-PROTECTED
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5656	5	CEDAR		X	SECONDARY
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5660	8	CEDAR		X	SECONDARY
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5663	6	CEDAR		X	SECONDARY
5664	4	CEDAR		X	SECONDARY
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5669	4	CEDAR		X	SECONDARY
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5674	8	CEDAR		X	SECONDARY
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5678	5	CEDAR		X	SECONDARY
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5681	8	CEDAR		X	SECONDARY
5682	6	CEDAR		X	SECONDARY
5683	7	CEDAR		X	SECONDARY
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5688	7	CEDAR	X		SECONDARY
5689	7	CEDAR	X		SECONDARY
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5692	8	CEDAR	X		SECONDARY
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5697	6	CEDAR		X	SECONDARY
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5701	9	CEDAR		X	SECONDARY
5702	7	CEDAR		X	SECONDARY
5703	8	CEDAR		X	SECONDARY
5704	10	CEDAR		X	SECONDARY
5705	9	CEDAR		X	SECONDARY
5706	8	CEDAR	X		SECONDARY
5707	10	CEDAR		X	SECONDARY
5708	8	CEDAR		X	SECONDARY

811
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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.
L-1.5

5709	6	CEDAR		X	SECONDARY
5710	6	CEDAR		X	SECONDARY
5711	6	CEDAR		X	SECONDARY
5712	6	CEDAR		X	SECONDARY
5713	7	CEDAR		X	SECONDARY
5714	7	CEDAR		X	SECONDARY
5715	7	CEDAR		X	SECONDARY
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5722	2	CEDAR		X	NON-PROTECTED
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5754	3	CEDAR		X	NON-PROTECTED
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5759	2	CEDAR		X	NON-PROTECTED
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5893	2	CEDAR		X	NON-PROTECTED
5894	5	CEDAR		X	SECONDARY
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6053	5	CEDAR	X		SECONDARY
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6055	2	CEDAR	X		NON-PROTECTED
6056	2	CEDAR	X		NON-PROTECTED
6057	2	CEDAR	X		NON-PROTECTED
6058	4	CEDAR		X	SECONDARY
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6060	2	CEDAR	X		NON-PROTECTED

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6111	4	CEDAR		X	SECONDARY
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6117	3	CEDAR		X	NON-PROTECTED
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6135	4	CEDAR		X	SECONDARY
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6138	3	CEDAR		X	NON-PROTECTED
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6142	6	CEDAR		X	SECONDARY
6143	4	CEDAR		X	SECONDARY
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6163	7	CEDAR		X	SECONDARY
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6229	6	CEDAR		X	SECONDARY
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6231	6	CEDAR		X	SECONDARY
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6463	6	CEDAR		X	SECONDARY
6464	4	CEDAR		X	SECONDARY

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.

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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

SHEET NO.

L-1.6

6465	4	CEDAR		X	SECONDARY
6466	8	CEDAR		X	SECONDARY
6467	6	CEDAR		X	SECONDARY
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6683	6	ELM	X		PRIMARY
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6688	8	CEDAR		X	SECONDARY
6689	12	ELM	X		PRIMARY
6691	8	CEDAR		X	SECONDARY
6692	4	CEDAR	X		SECONDARY
6693	8	CEDAR		X	SECONDARY
6694	6	ELM	X		PRIMARY
6695	6	ELM	X		PRIMARY
6696	6	ELM		X	PRIMARY
6698	6	ELM		X	PRIMARY
6699	6	ELM		X	PRIMARY
6700	6	ELM	X		PRIMARY
6701	8	CEDAR		X	SECONDARY
6702	6	CEDAR		X	SECONDARY
6703	6	CEDAR		X	SECONDARY
6704	6	ELM		X	PRIMARY
6705	6	ELM		X	PRIMARY
6706	6	CEDAR		X	SECONDARY
6707	6	CEDAR		X	SECONDARY
6708	6	CEDAR		X	SECONDARY
6709	6	CEDAR		X	SECONDARY
6710	6	ELM		X	PRIMARY
6711	8	CEDAR		X	SECONDARY
6712	8	CEDAR		X	SECONDARY
6713	8	CEDAR		X	SECONDARY
6714	12	ELM	X		PRIMARY
6715	6	ELM		X	PRIMARY
6716	12	ELM		X	PRIMARY
6717	8	ELM	X		PRIMARY
6718	6	ELM		X	PRIMARY
6719	8	CEDAR		X	SECONDARY
6720	6	ELM	X		PRIMARY
6721	10	CEDAR		X	SECONDARY
6722	8	CEDAR		X	SECONDARY
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6737	8	CEDAR		X	SECONDARY
6738	8	CEDAR		X	SECONDARY
6739	8	CEDAR		X	SECONDARY
6740	4	CEDAR		X	SECONDARY
6741	6	ELM		X	PRIMARY
6742	4	ELM	X		PRIMARY
6743	4	CEDAR	X		SECONDARY
6744	8	CEDAR	X		SECONDARY
6745	8	CEDAR	X		SECONDARY
6746	8	CEDAR	X		SECONDARY
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6767	6	CEDAR	X		SECONDARY
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6769	8	CEDAR	X		SECONDARY

6770	8	CEDAR	X		SECONDARY
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6795	6	CEDAR	X		SECONDARY
6796	6	CEDAR	X		SECONDARY
6797	8	CEDAR	X		SECONDARY
6798	6	CEDAR	X		SECONDARY
6799	6	CEDAR	X		SECONDARY
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6801	6	CEDAR	X		SECONDARY
6802	6	CEDAR	X		SECONDARY
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6805	5	ELM		X	SECONDARY
6806	6	ELM	X		SECONDARY
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6808	6	CEDAR		X	SECONDARY
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6816	8	CEDAR		X	SECONDARY
6817	6	ELM	X		SECONDARY
6818	3	CEDAR	X		SECONDARY
6819	4	CEDAR	X		SECONDARY
6820	8	ELM	X		SECONDARY
6821	4	CEDAR		X	SECONDARY
6822	4	CEDAR	X		SECONDARY
6823	8	ELM	X		SECONDARY
6824	6	CEDAR	X		SECONDARY
6825	4	CEDAR	X		SECONDARY
6826	4	CEDAR	X		SECONDARY
6827	4	CEDAR		X	SECONDARY
6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	1075
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9369
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000

BANISTER 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 NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-1.7

811
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.

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	40	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	13	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	43	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	35	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	12	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10`-12`	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	40	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	602	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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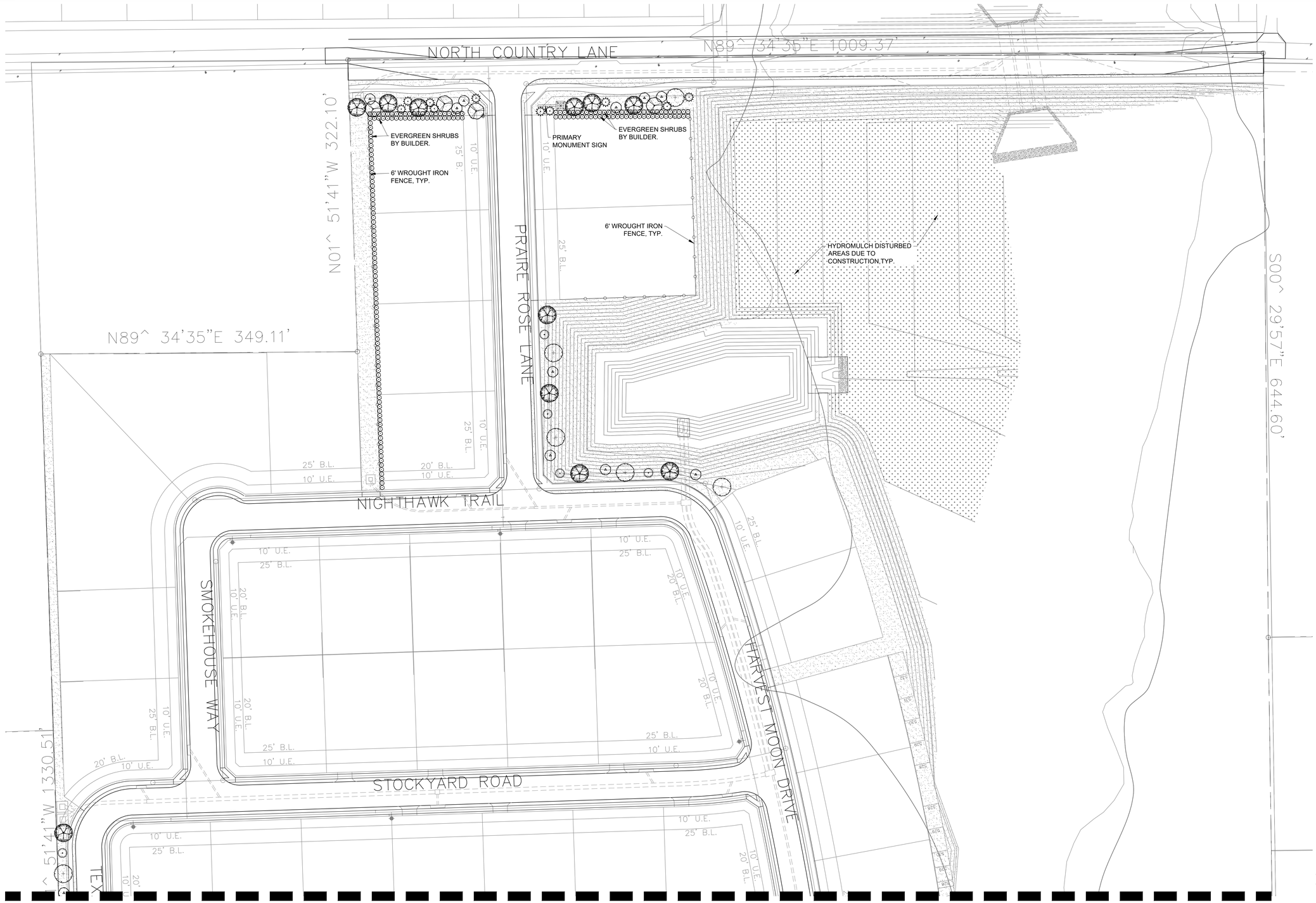
L.A.#3141
09/30/2025

SHEET NO.

L-2.0



MATCH LINE 'A' - SHEET L-2.2

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

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09/30/2025

SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1

CREEKSTONE TRAIL

GOLDEN COOP DRIVE

SWEETBAY TRAIL

MILLSTONE DRIVE

S AS GATE LANE

HARVEST MO

S00^ 49'09"E 984.98'

25' B.L.
10' U.E.
20' B.L.

MATCH LINE 'B' - SHEET L-2.3

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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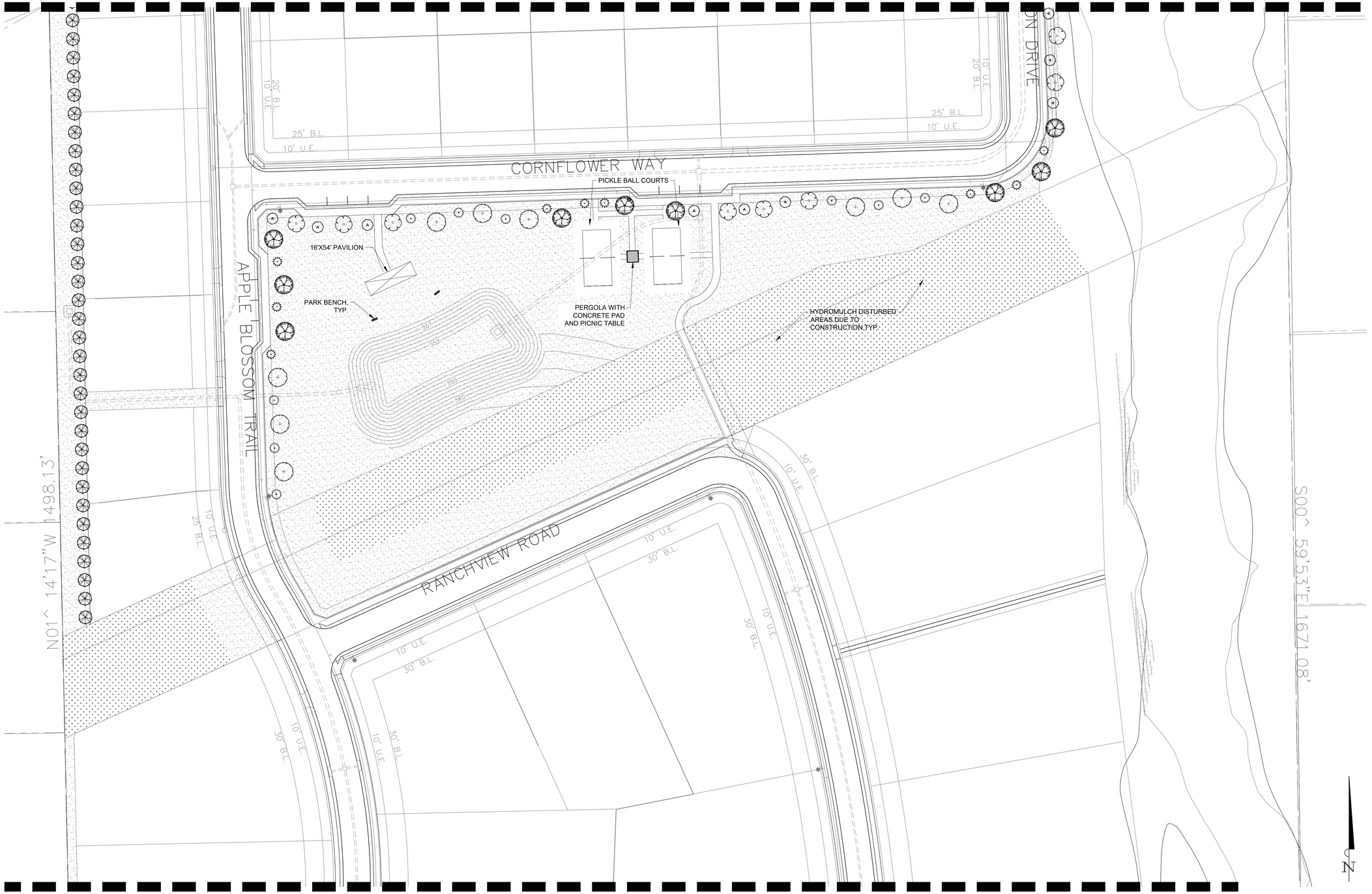
SHEET NO.

L-2.2

MATCH LINE 'B' - SHEET L-2.3



MATCH LINE 'C' - SHEET L-2.4

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

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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ERWIN FARMS
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LANDSCAPE PLAN

No.	Date	Revision Description

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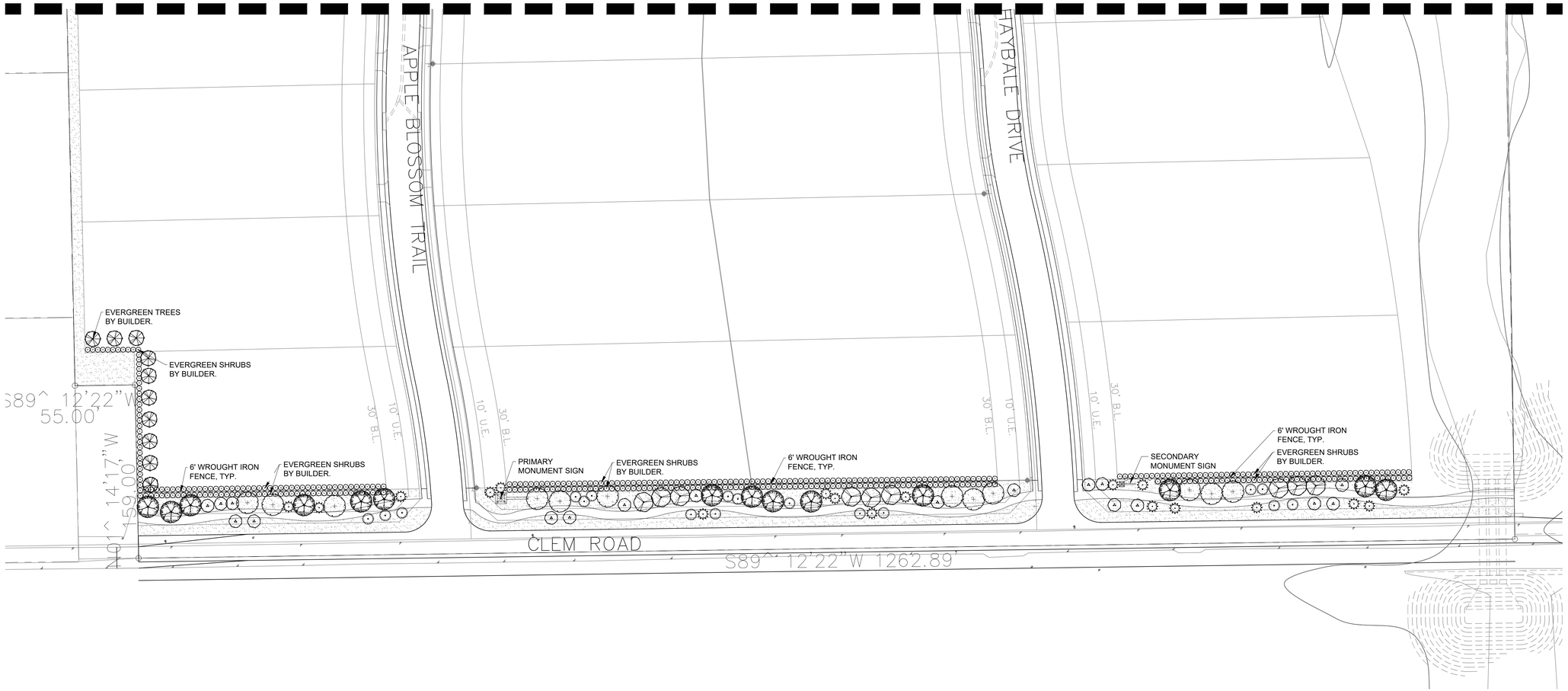
09/30/2025

SHEET NO.

L-2.3

MATCH LINE 'C' - SHEET L-2.3



N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
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ERWIN FARMS
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LANDSCAPE PLAN

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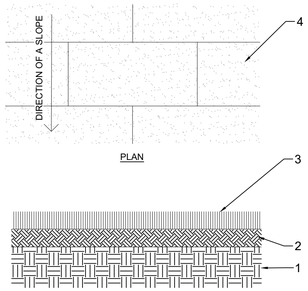
SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. 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.
10. 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.
11. 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.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. 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.
14. 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.
15. 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.
16. 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.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. 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.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. 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.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. 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.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. 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.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

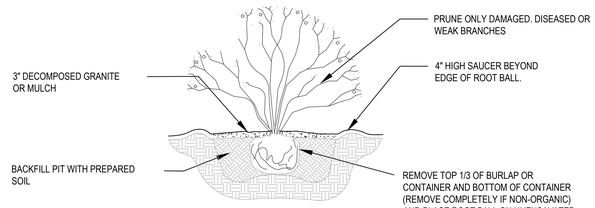
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

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.

A SOD PLANTING DETAIL



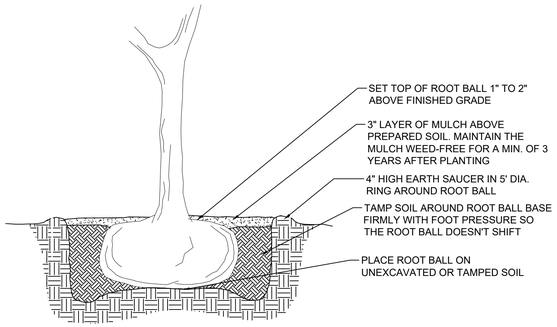
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

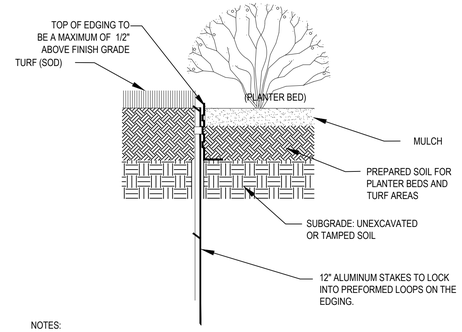
B SHRUB PLANTING DETAIL

NOTES:

1. 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.
2. 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.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. 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

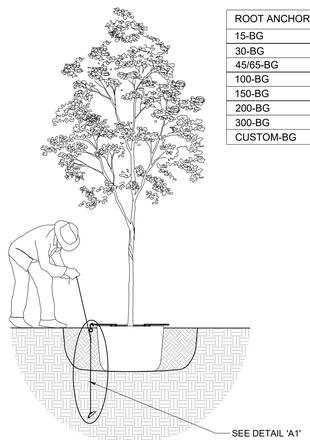


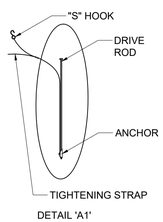
NOTES:

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

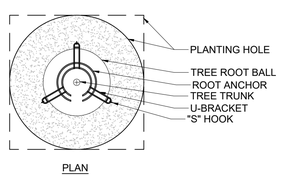
D STEEL EDGING DETAIL

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





DETAIL 'A1'



PLAN

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.

E TREE STAKING DETAIL

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.

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 NOTES AND DETAILS

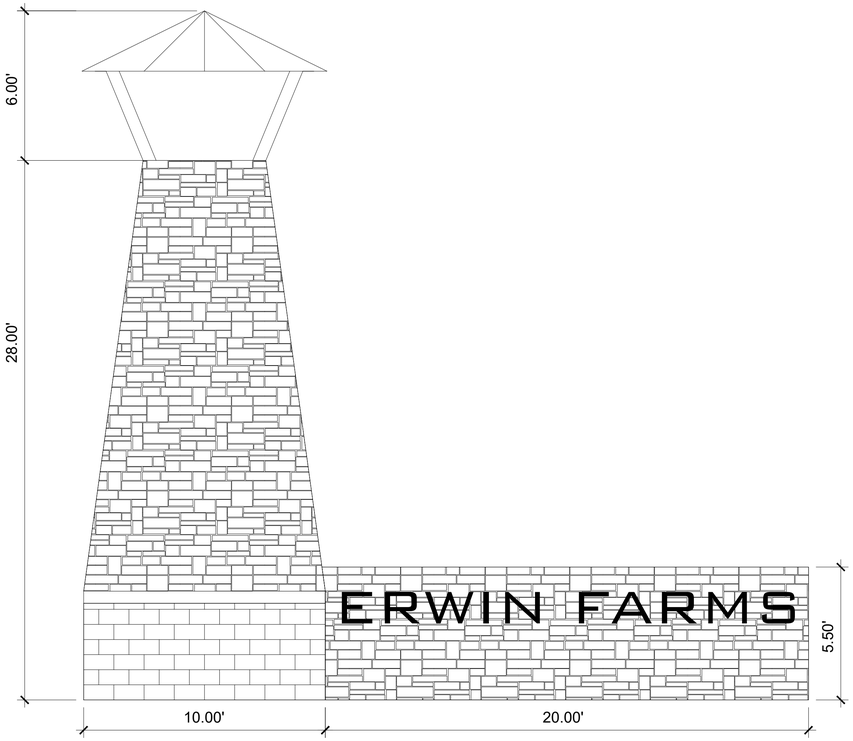
No.	Date	Revision Description

PROJECT NO.: 090-25-003

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
09/30/2025

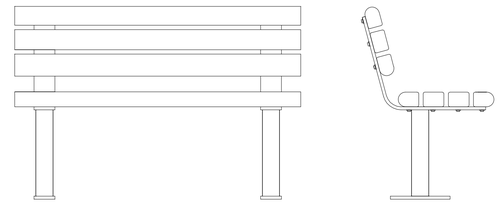
SHEET NO.

L-2.5

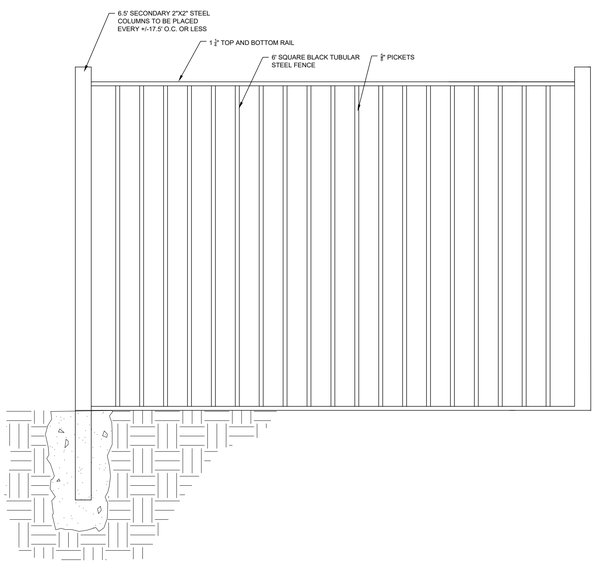


F PRIMARY MONUMENT SIGN DETAIL

G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

811
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.

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ERWIN FARMS
ROCKWALL, TEXAS

HARDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO: 090-25-003

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Drew J. Dubocq
L.A.#3141
09/30/2025

SHEET NO.
L-2.6

DATE: October 29, 2025

TO: John Arnold
Skorburg Company
8214 Westchester Drvie
Suite 900
Dallas, TX 75225

FROM: Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2025-017; *Alternative Tree Mitigation Settlement Agreement for Erwin Farms*

John:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the City Council on October 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) Any construction resulting from the approval of this *Miscellaneous Case* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On October 14, 2025, the Planning and Zoning Commission approved a motion to approve the *Miscellaneous Case* by a vote of 7-0.

City Council
On October 20, 2025, the City Council approved a motion to approve the *Miscellaneous Case* by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department