



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

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

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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 _____

SUBDIVISION **Quail Hollow Phase 2**

LOT _____

BLOCK _____

GENERAL LOCATION **Northeast Corner of Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE **42.742**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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 **Quail Hollow SF, LTD.**

☐ APPLICANT **Corwin Engineering**

CONTACT PERSON **John Arnold**

CONTACT PERSON **Chase Finch**

ADDRESS **8214 Westchester Drive Ste. 900**

ADDRESS **200 W. Belmont Ste. E**

CITY, STATE & ZIP **Dallas, TX 75202**

CITY, STATE & ZIP **Allen, Tx 75013**

PHONE **214-522-4945**

PHONE **972-396-1200**

E-MAIL **jarnold@skorburgcompany.com**

E-MAIL **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

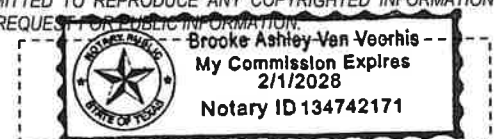
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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 17 DAY OF April, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 2/1/2028

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

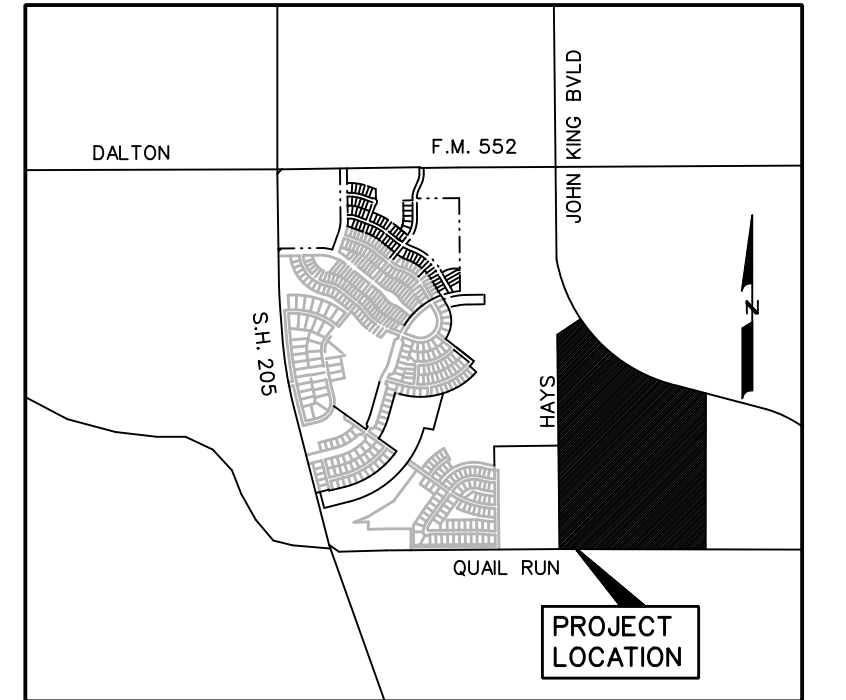
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

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

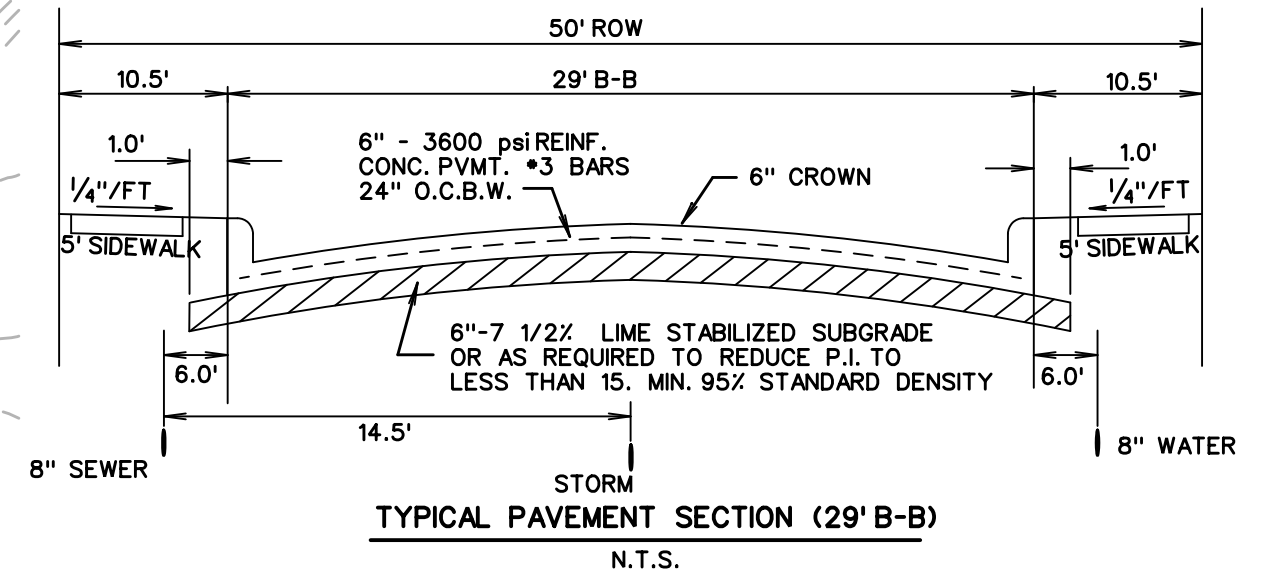
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

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



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

LEGEND

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

NOTES:

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN
OF

QUAIL HOLLOW

LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X Y
2598387.341 7036156.262
ELEV = 923.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883

77.5'x40'
DRAINAGE
EASEMENT

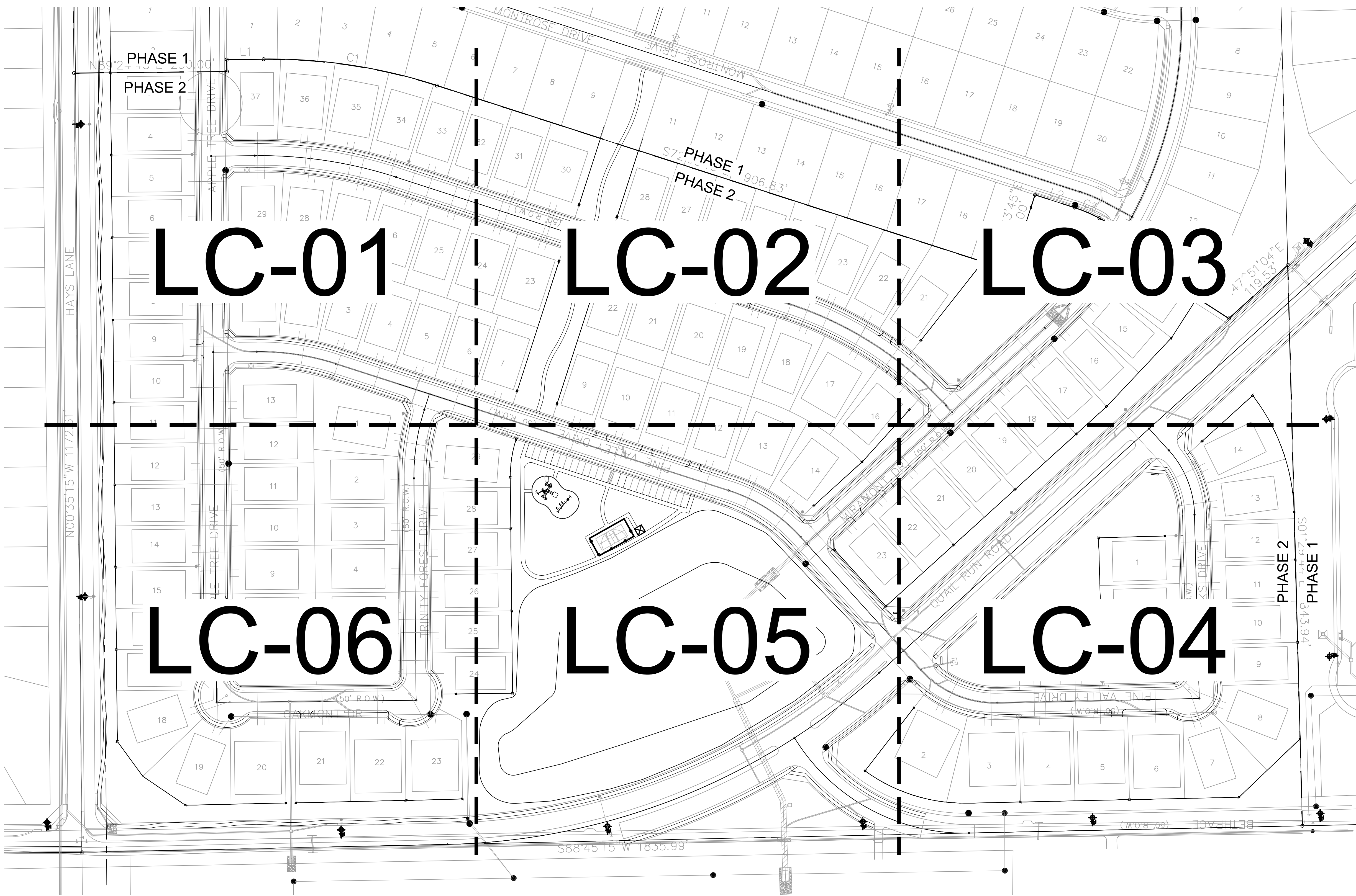
R & R HANCE INVESTMENTS L.P.
VOL. 5-433, PG. 23

77.5'x150'
DRAINAGE
EASEMENT

77.5'x40'
DRAINAGE
EASEMENT

MICHEL & JENNIFER WILSTER
DOC. NO. 2020000003578

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X Y
2598387.341 7036156.262
ELEV = 923.0



LC-01

LC-02

LC-03

LC-06

LC-05

LC-04



Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

National Presence. Local Expertise.

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FOR INTERIM REVIEW AND
IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

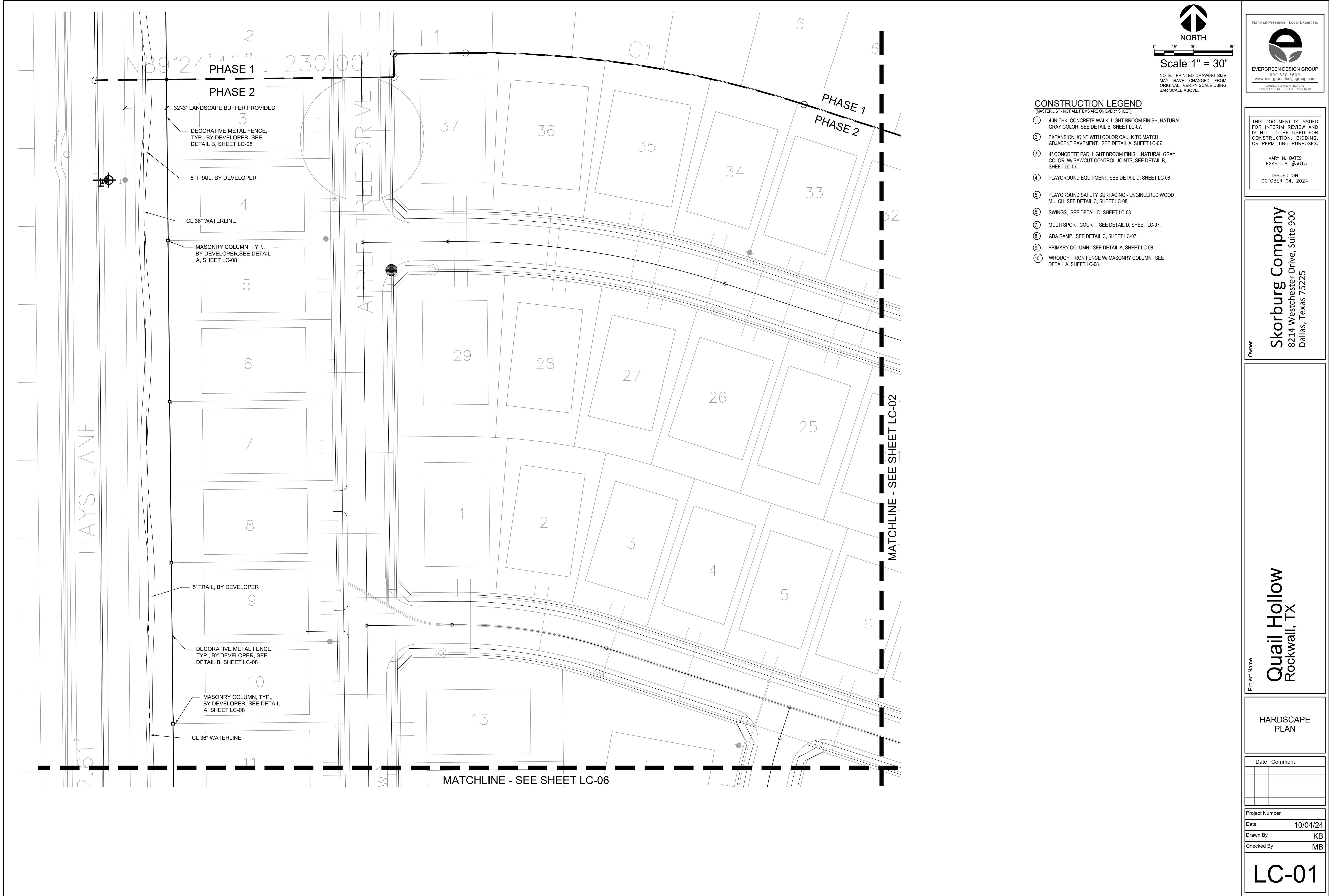
Quail Hollow
Rockwall, TX

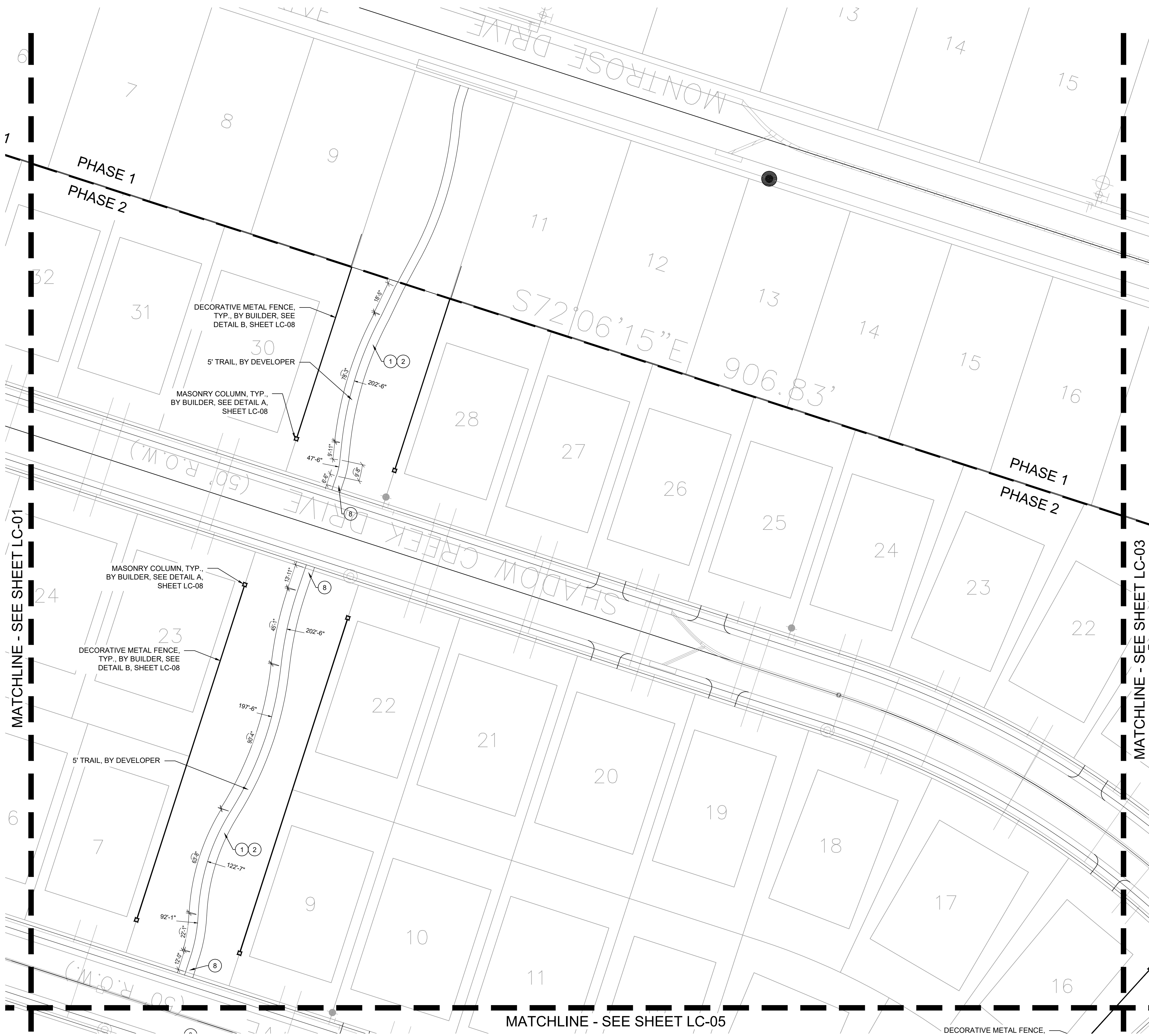
**OVERALL
HARDSCAPE
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB


LC-00







NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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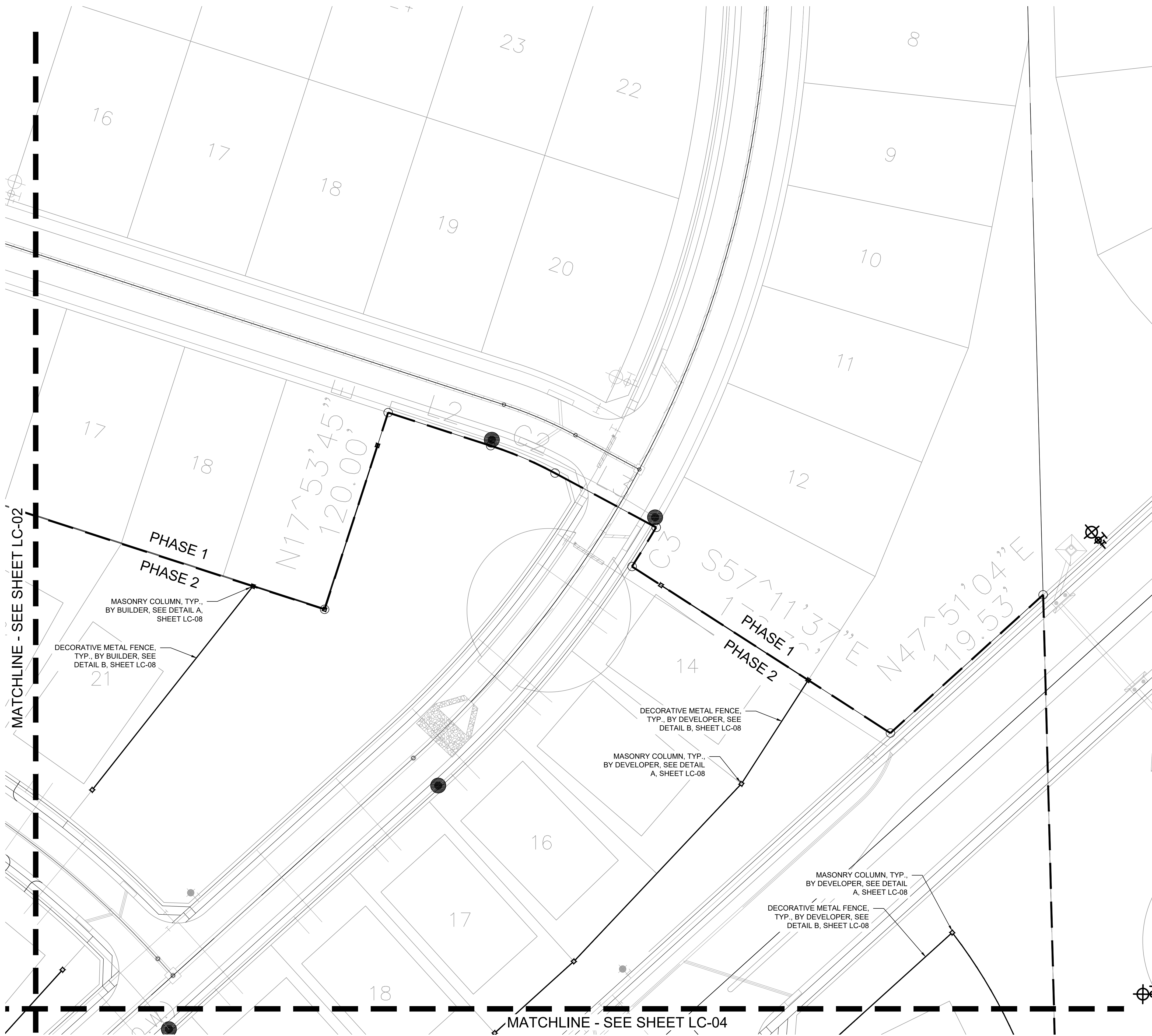
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-02



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS. SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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TEXAS L.A. #3613

ISSUED ON:

OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date

Comment

Project Number

Date

10/04/24

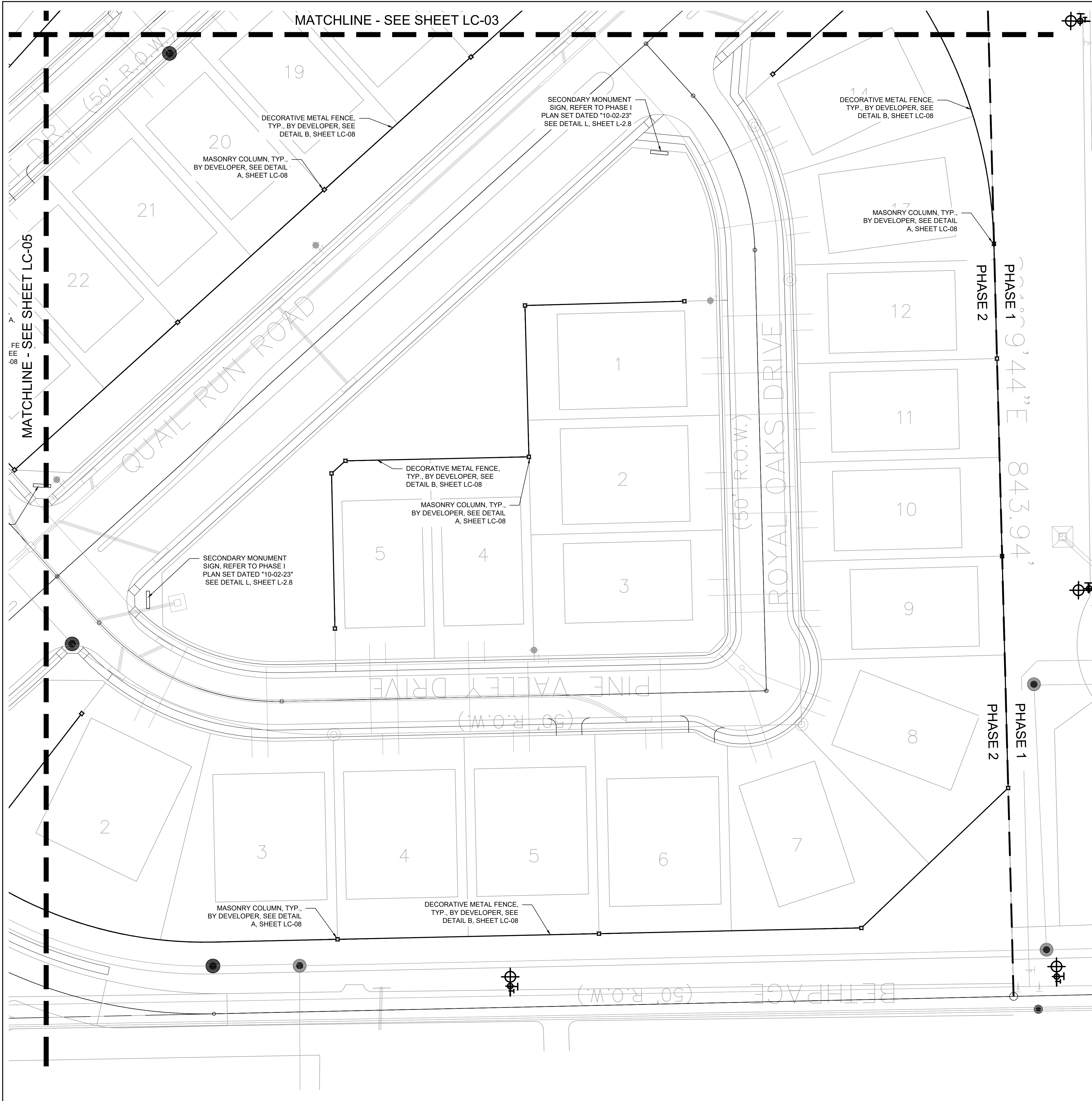
Drawn By


KB

Checked By


MB

LC-03





NORTH




Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
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 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number

Date 10/04/24

Drawn By KB

Checked By MB

LC-04

MATCHLINE - SEE SHEET LC-02

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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- CONSTRUCTION LEGEND
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- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
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 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-05

MATCHLINE - SEE SHEET LC-01

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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LANDSCAPE ARCHITECTURE

LAND PLANNING • IRRIGATION DESIGN

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS. SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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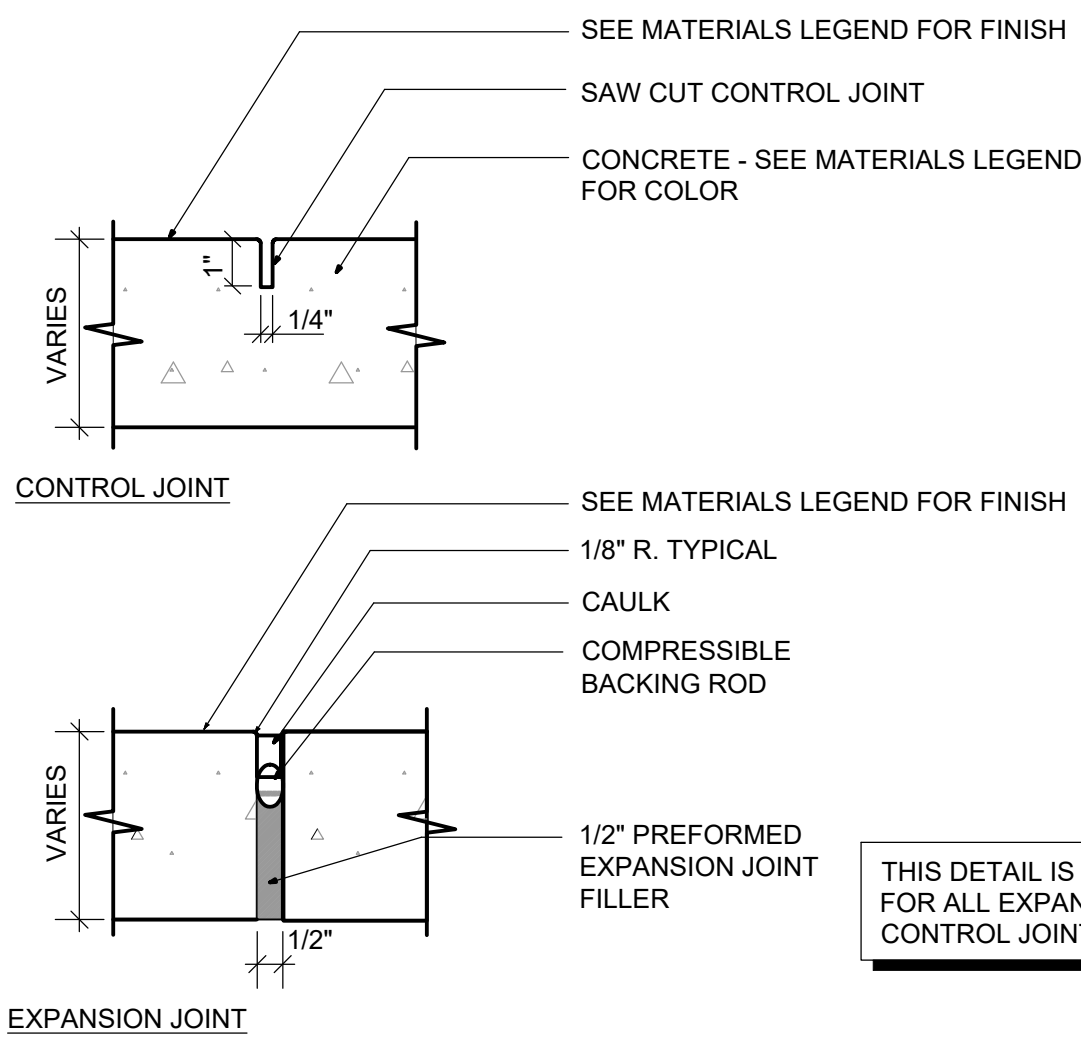
Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

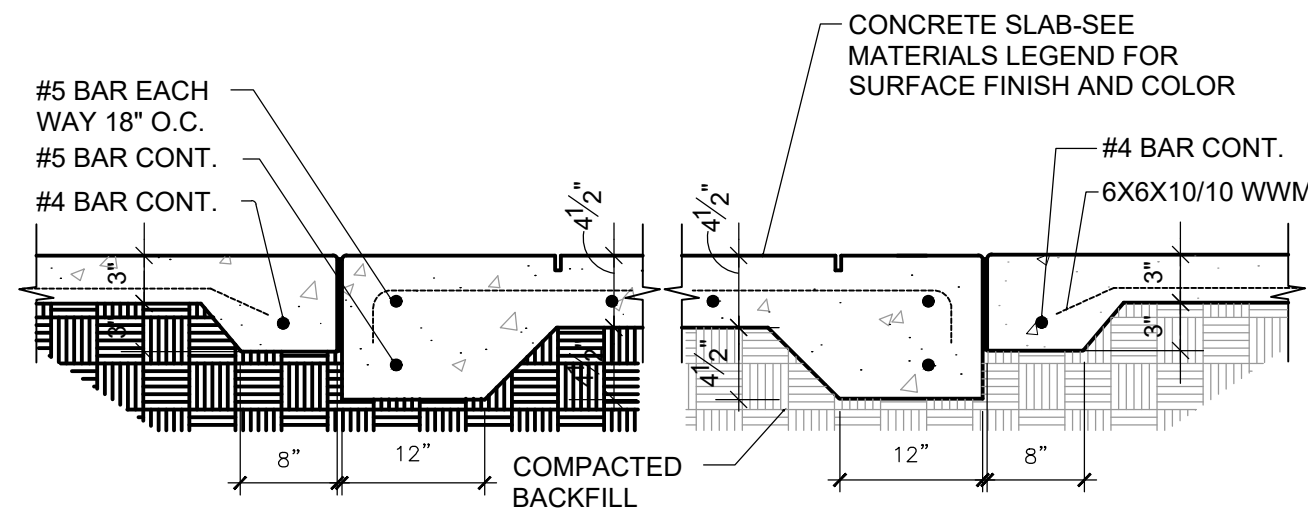
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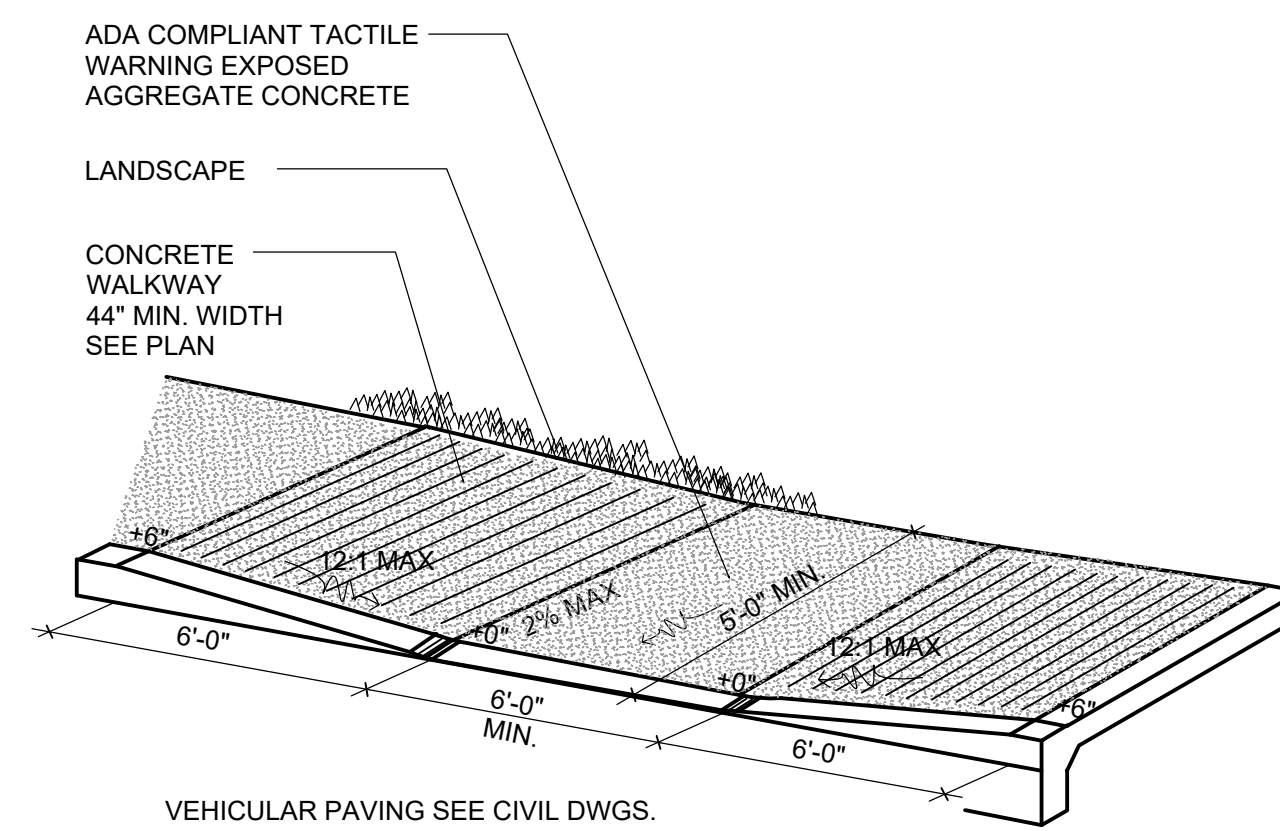
LC-06



A CONCRETE JOINTING DETAILS
Scale: 3" = 1'-0"



B CONCRETE PAVEMENT - LIGHT DUTY
Scale: 3/4" = 1'-0"



C ADA RAMP
Scale: N.T.S.



COURT BUILDER™



MANUFACTURER: SPORT COURT
SUPPLIER: NEXCOURT
CONTACT: CHRIS WALKER
PHONE: 972-898-7529
COLORS: TBD
OPTIONS: 30'X60' MULTI-SPORT COURT, 1/2 BASKETBALL, PICKLEBALL, 2 SINGLE LIGHTS, FULL 3 SIDES
BLACK VINYL COATED CHAIN LINK FENCE BACKSTOP

PICKLE BALL COURT FENCE NOTE:
8' HIGH FENCE AT REAR OF COURT.
4' HIGH FENCE AT SIDES OF COURT.

D MULTI-SPORT COURT
Scale: NOT TO SCALE

National Presence. Local Expertise.



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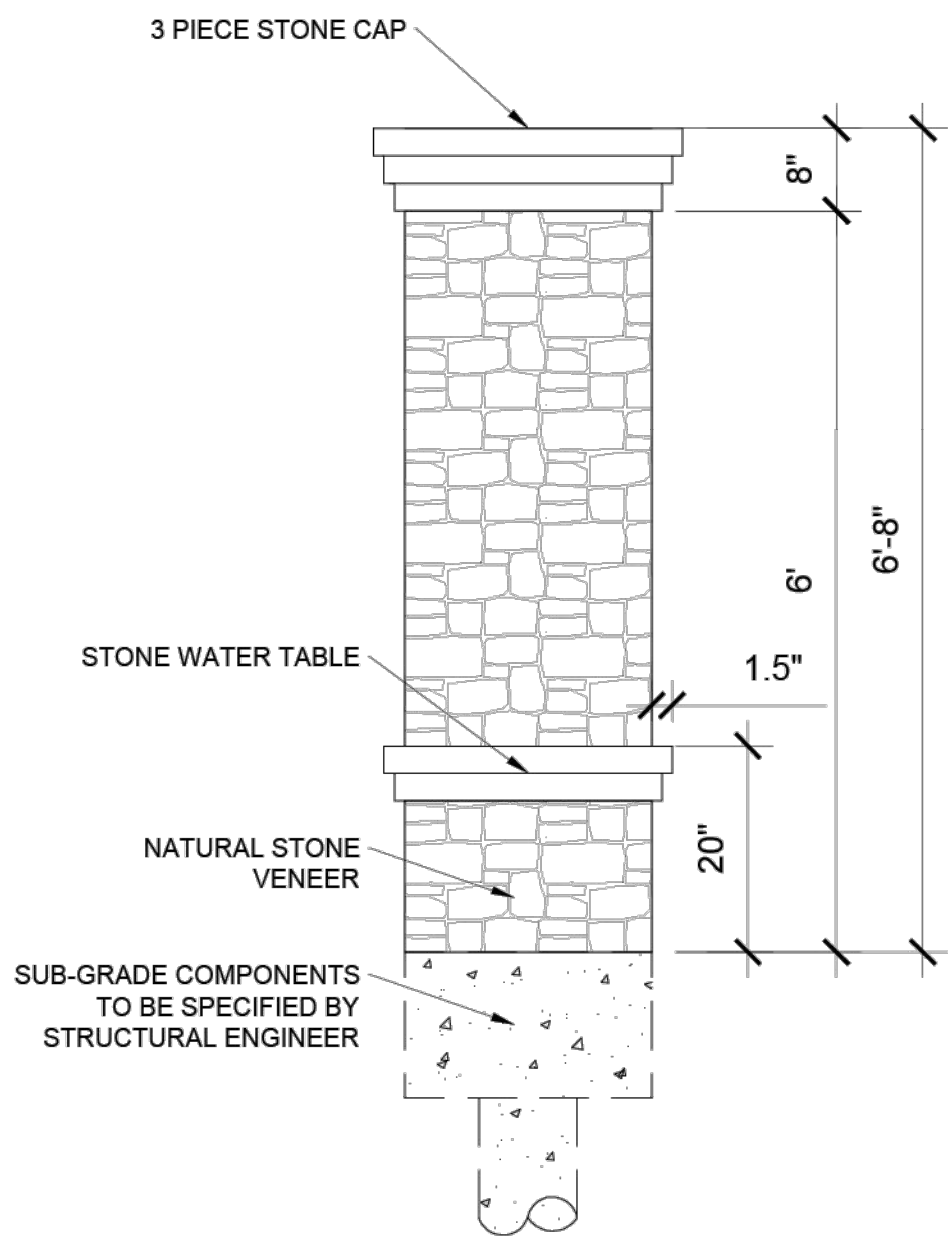
Project Name
Quail Hollow
Rockwall, TX

**HARDSCAPE
DETAILS**

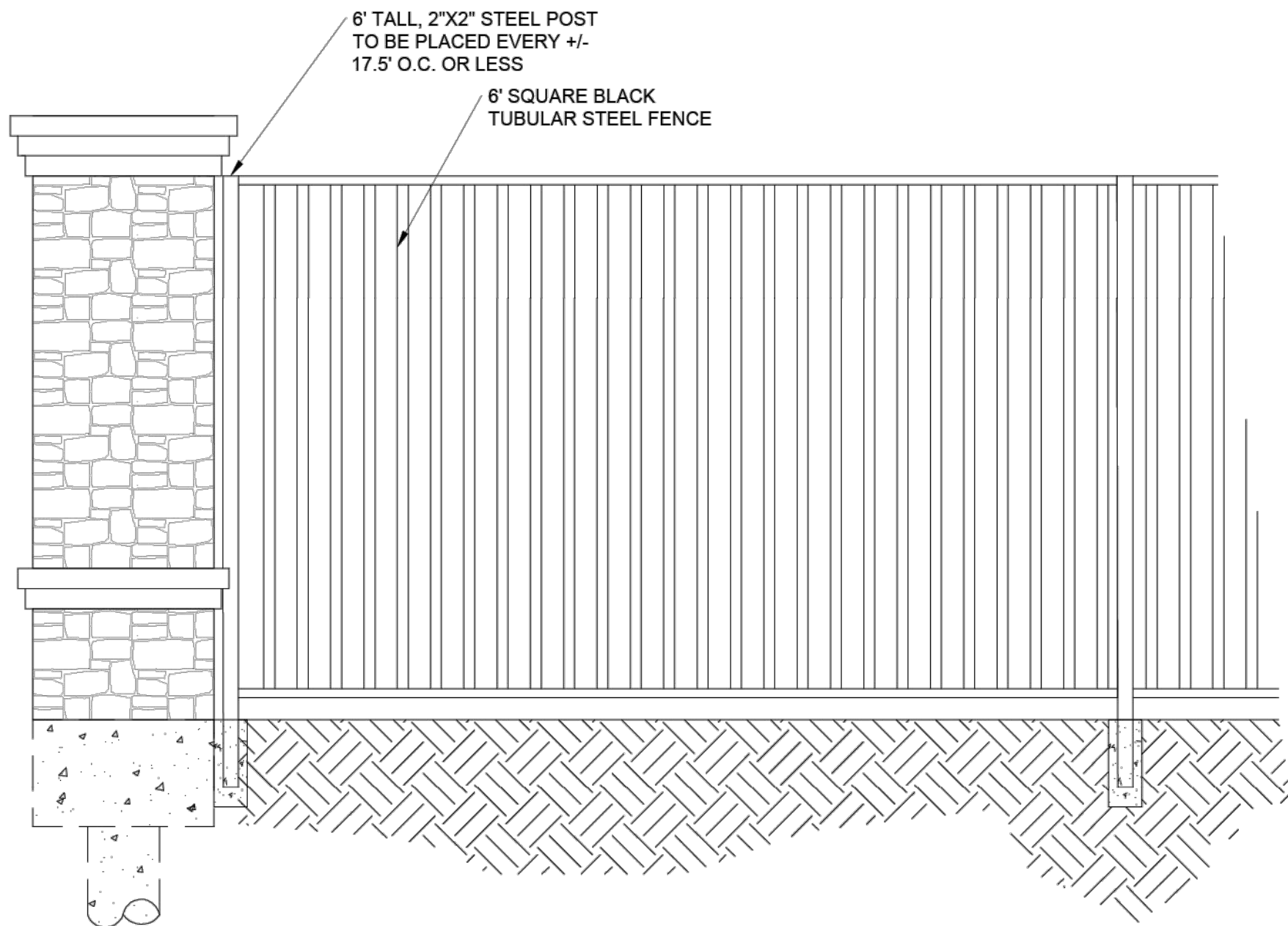
Date	Comment

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Date	10/04/24
Drawn By	KB
Checked By	MB

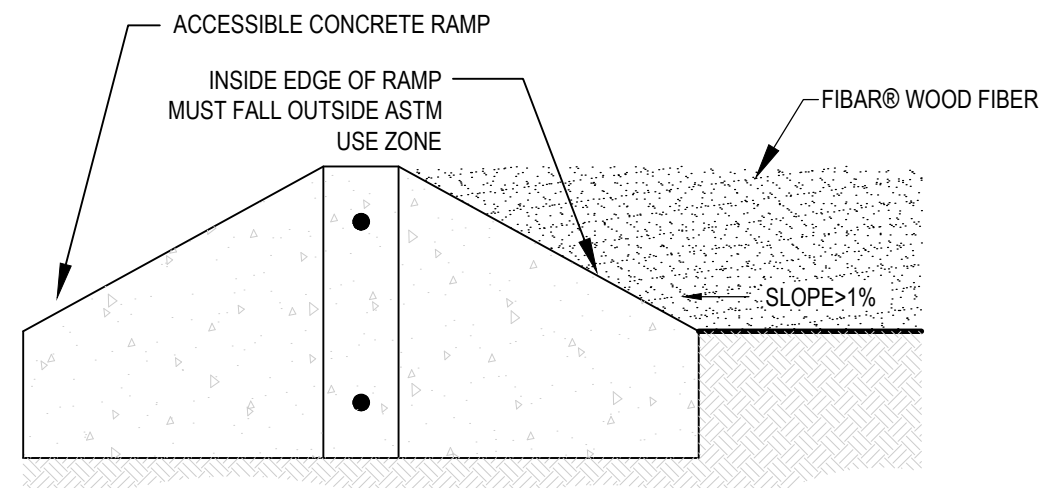
LC-07



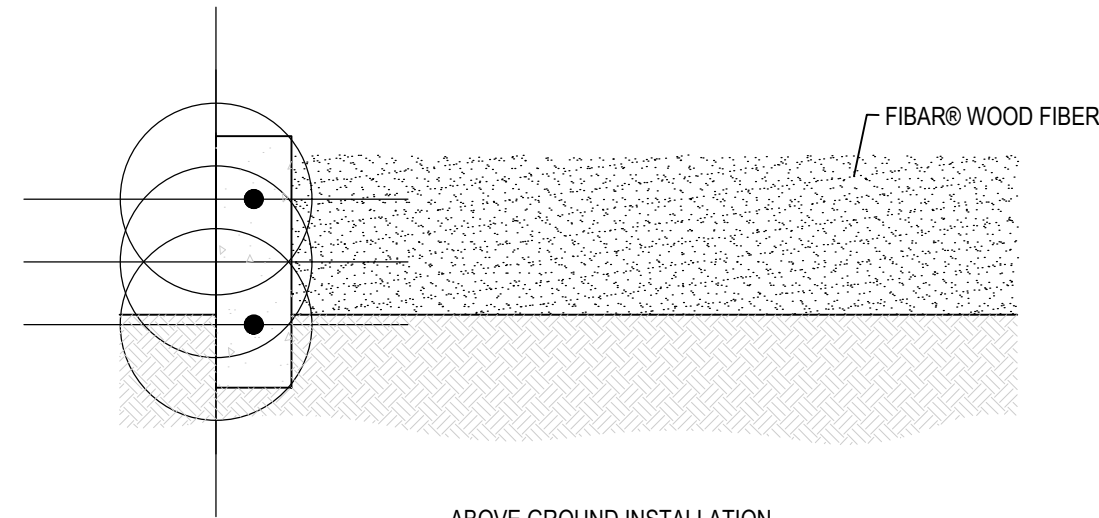
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
 3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
Scale: NOT TO SCALE

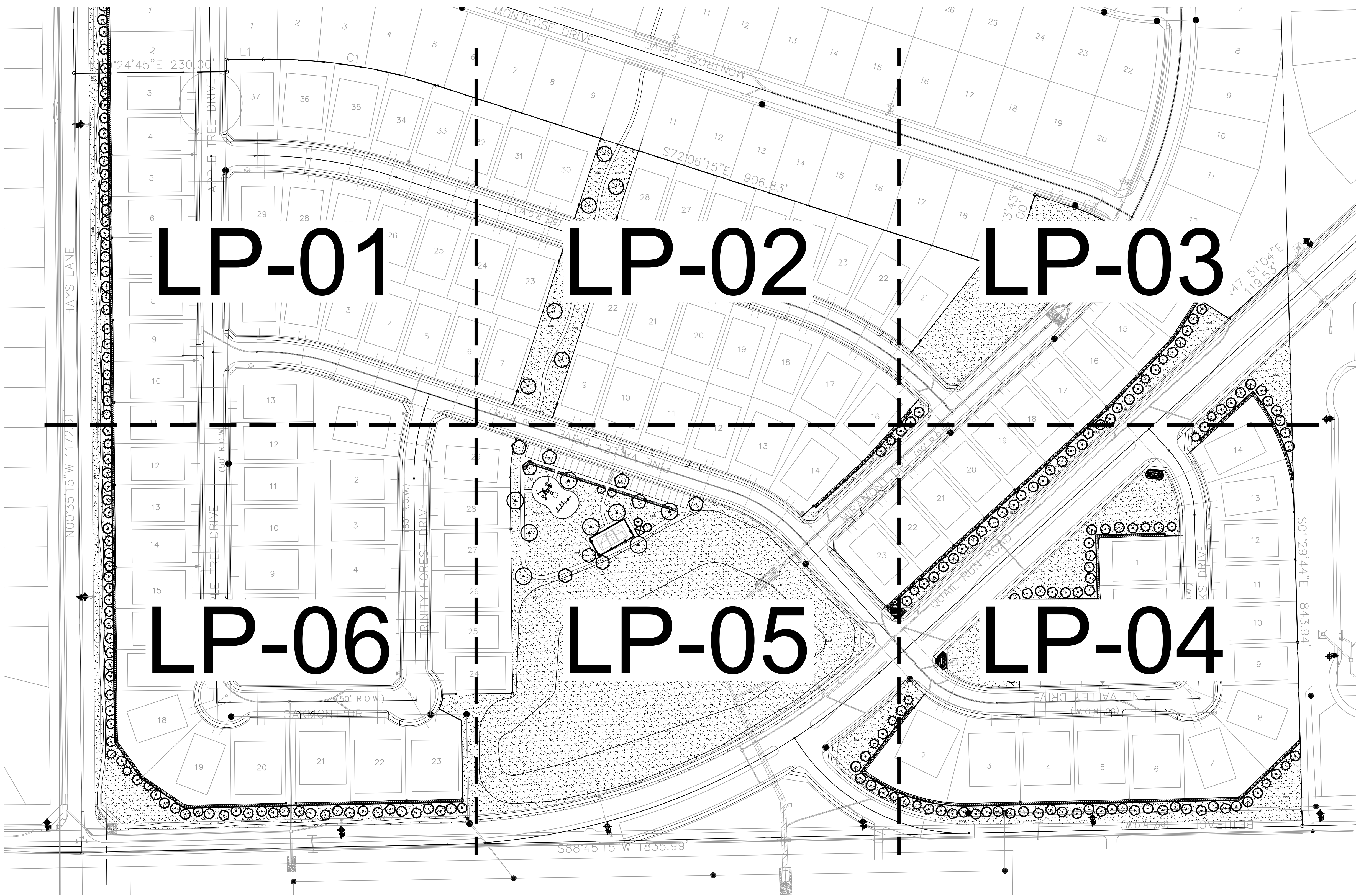



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB




NORTH

0' 40' 80' 160'

Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

National Presence. Local Expertise.



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800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN

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OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

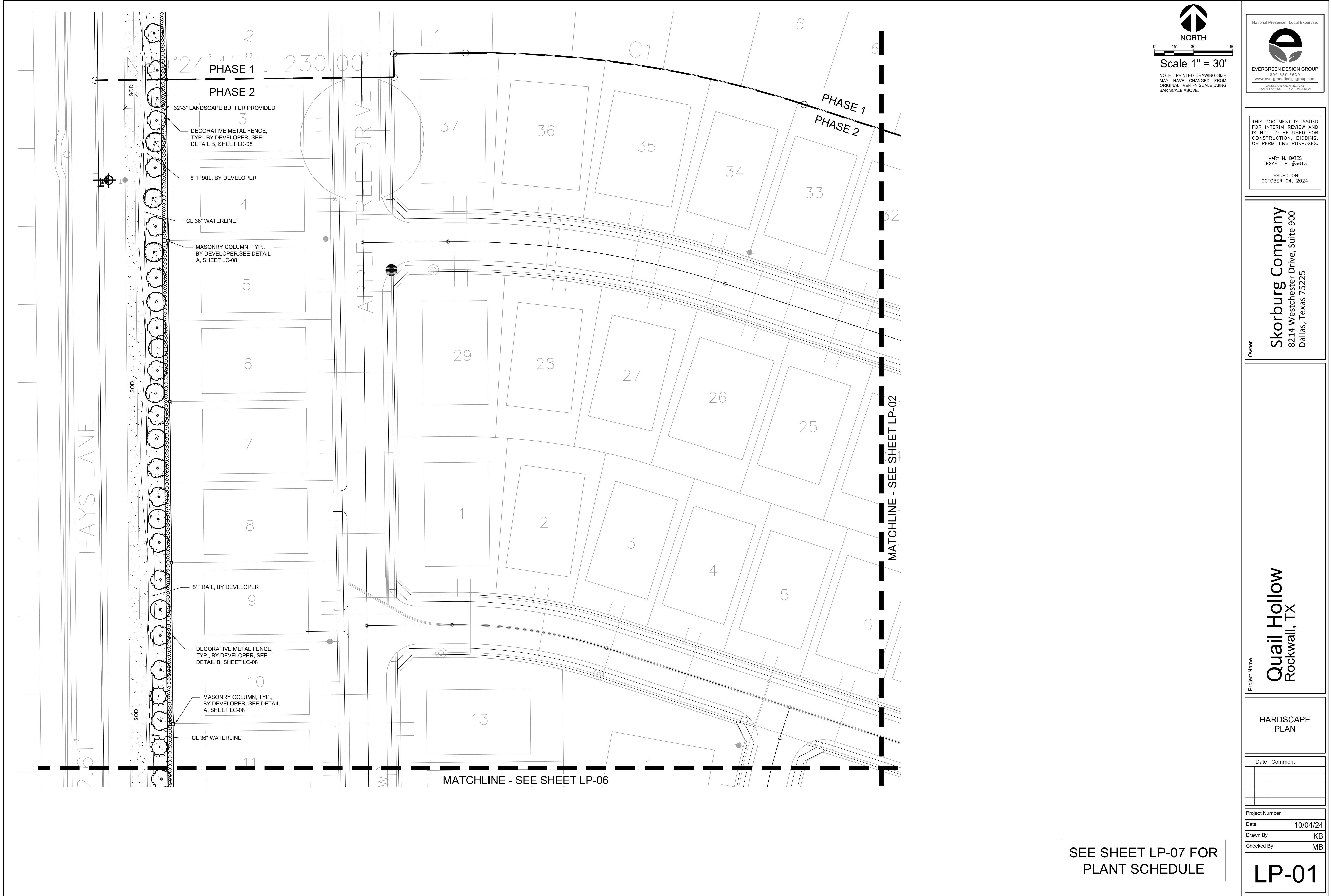
Quail Hollow
Rockwall, TX

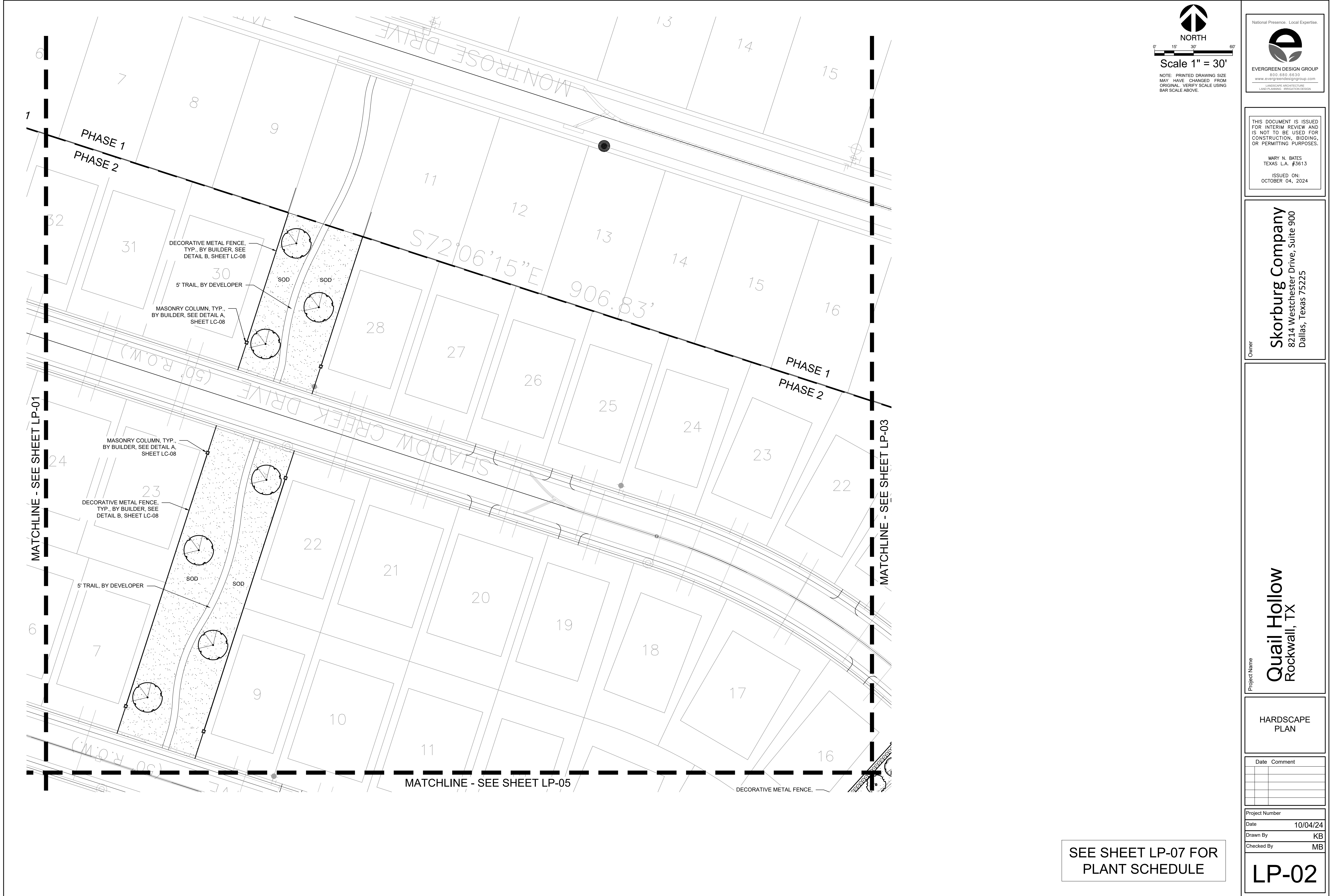
OVERALL
HARDSCAPE
PLAN


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-00






NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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TEXAS L.A. #3613

ISSUED ON:
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Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

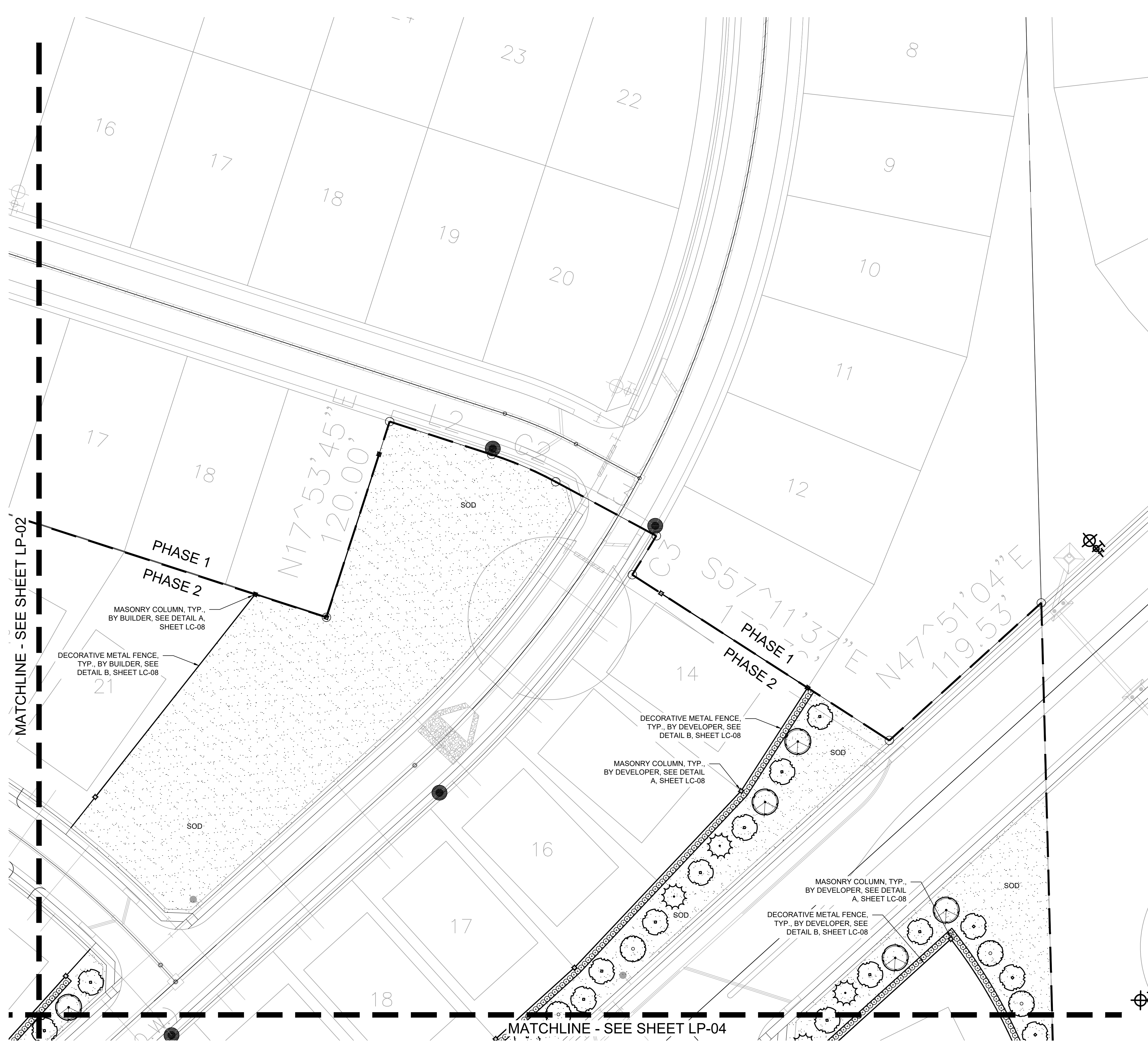
HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-02

SEE SHEET LP-07 FOR
PLANT SCHEDULE



NORTH

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
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TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

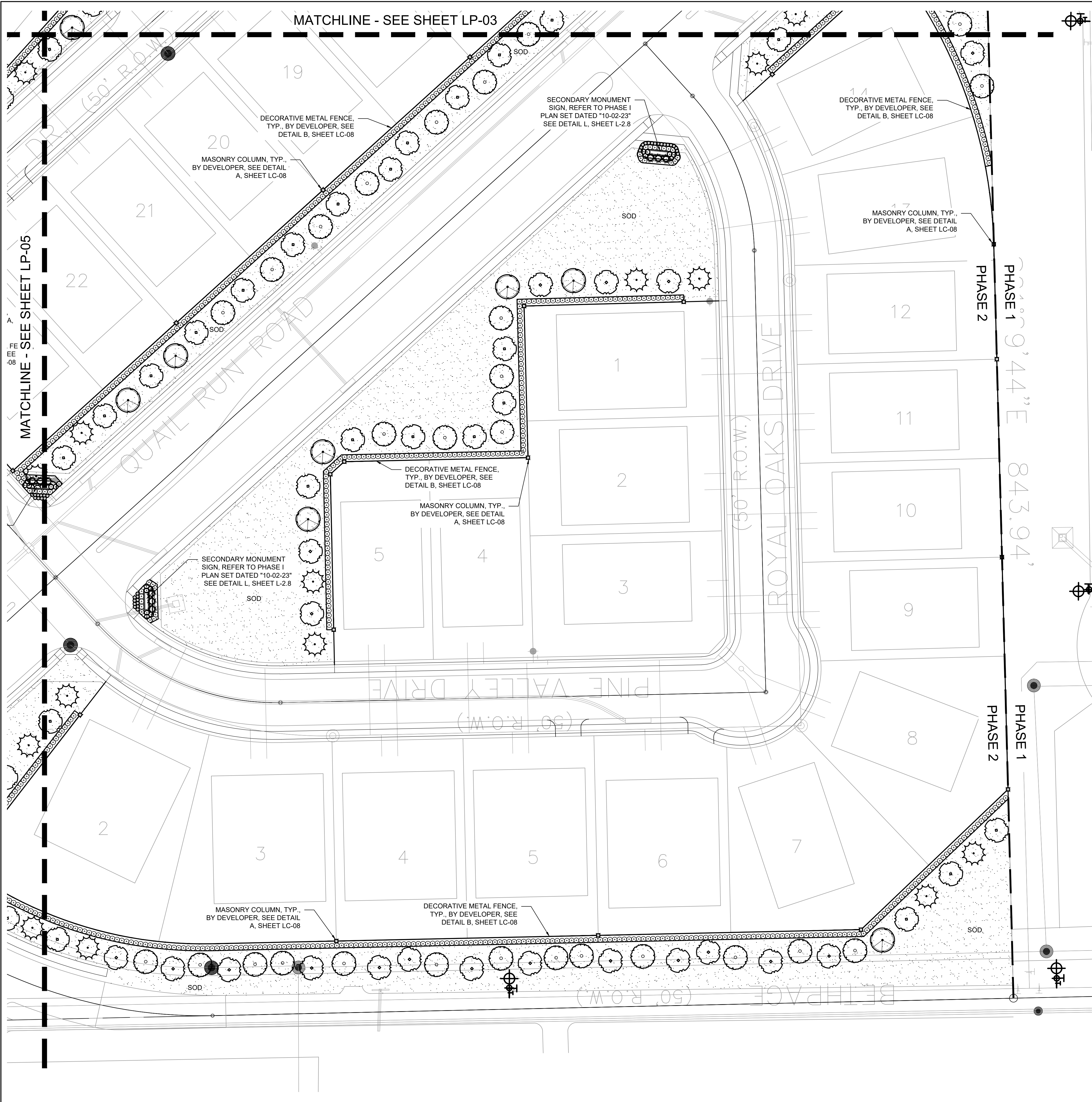
**HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-03

SEE SHEET LP-07 FOR
PLANT SCHEDULE



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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MARY N. BATES

TEXAS L.A. #3613

ISSUED ON:

OCTOBER 04, 2024

Owner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Project Name

Quail Hollow

Rockwall, TX

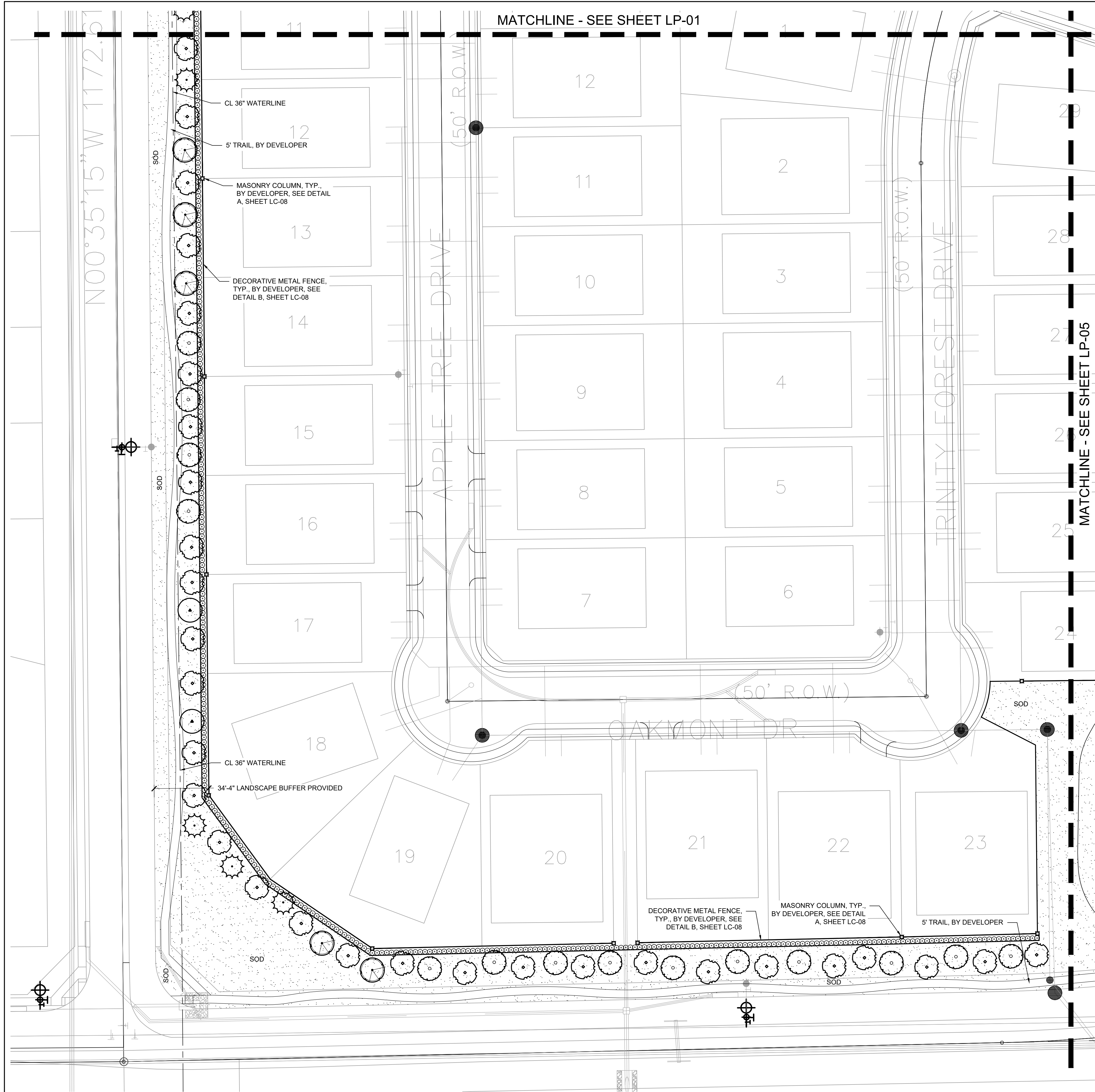
HARDSCAPE PLAN


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

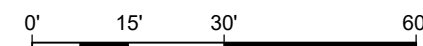
LP-04

SEE SHEET LP-07 FOR PLANT SCHEDULE






NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

Date	Comment

Project Number

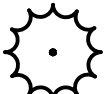

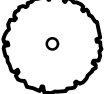






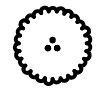

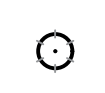

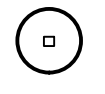

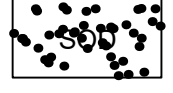
Date 10/04/24

Drawn By KB

Checked By MB

LP-06


SEE SHEET LP-07 FOR
PLANT SCHEDULE

PLANT SCHEDULE								
TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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11/06/2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-07



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION **Quail Hollow Phase 2**

LOT _____

BLOCK _____

GENERAL LOCATION **Northeast Corner of Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE **42.742**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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 **Quail Hollow SF, LTD.**

☐ APPLICANT **Corwin Engineering**

CONTACT PERSON **John Arnold**

CONTACT PERSON **Chase Finch**

ADDRESS **8214 Westchester Drive Ste. 900**

ADDRESS **200 W. Belmont Ste. E**

CITY, STATE & ZIP **Dallas, TX 75202**

CITY, STATE & ZIP **Allen, Tx 75013**

PHONE **214-522-4945**

PHONE **972-396-1200**

E-MAIL **jarnold@skorburgcompany.com**

E-MAIL **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

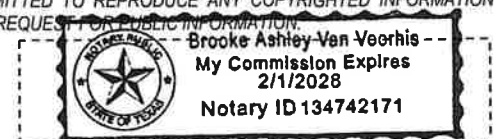
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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."

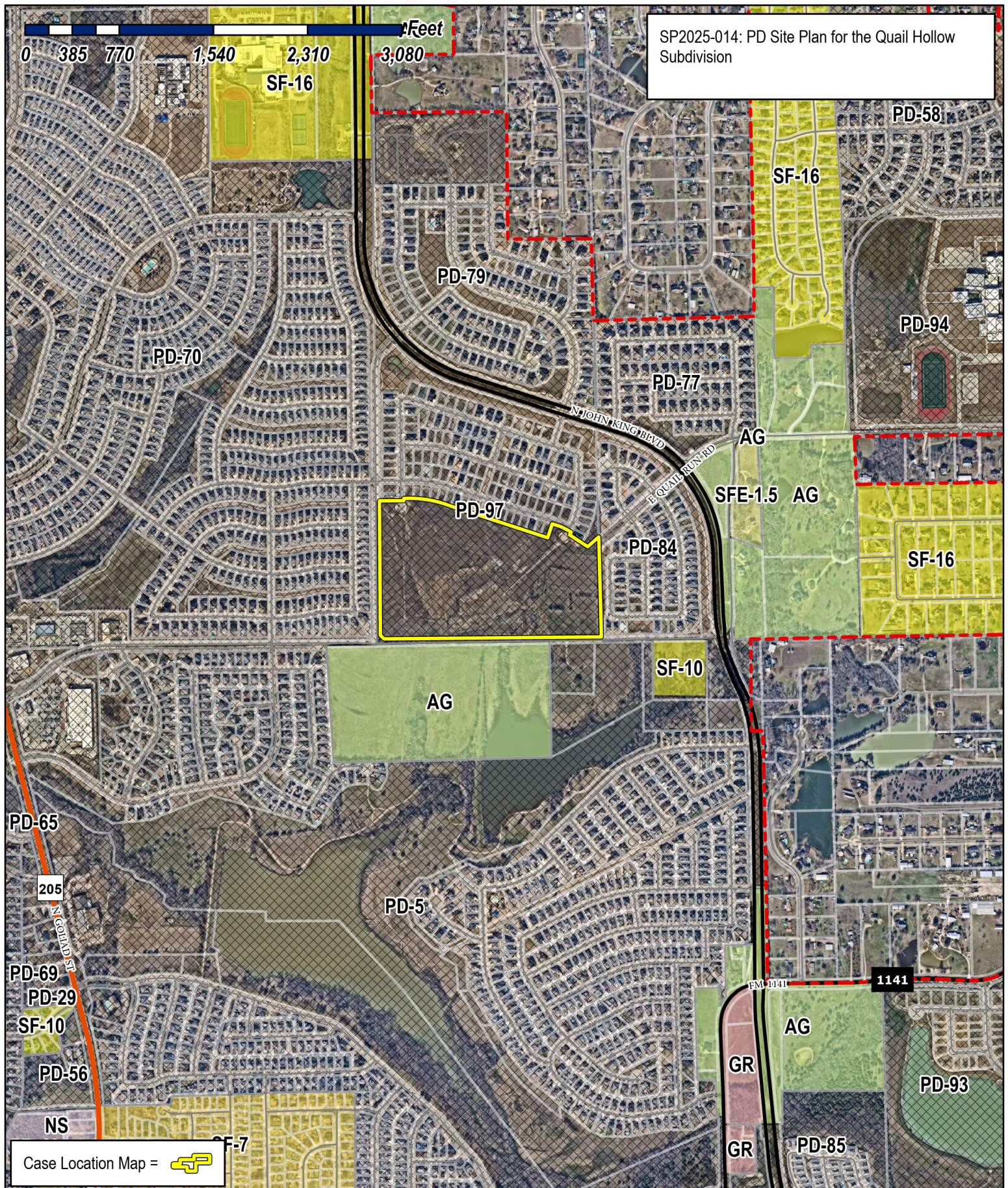
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 2/1/2028



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



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

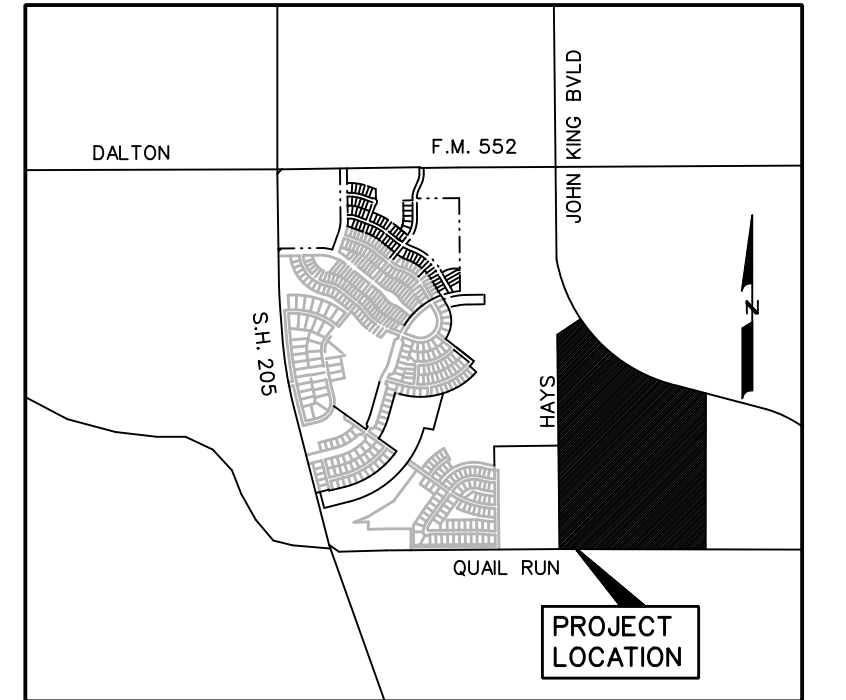
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

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

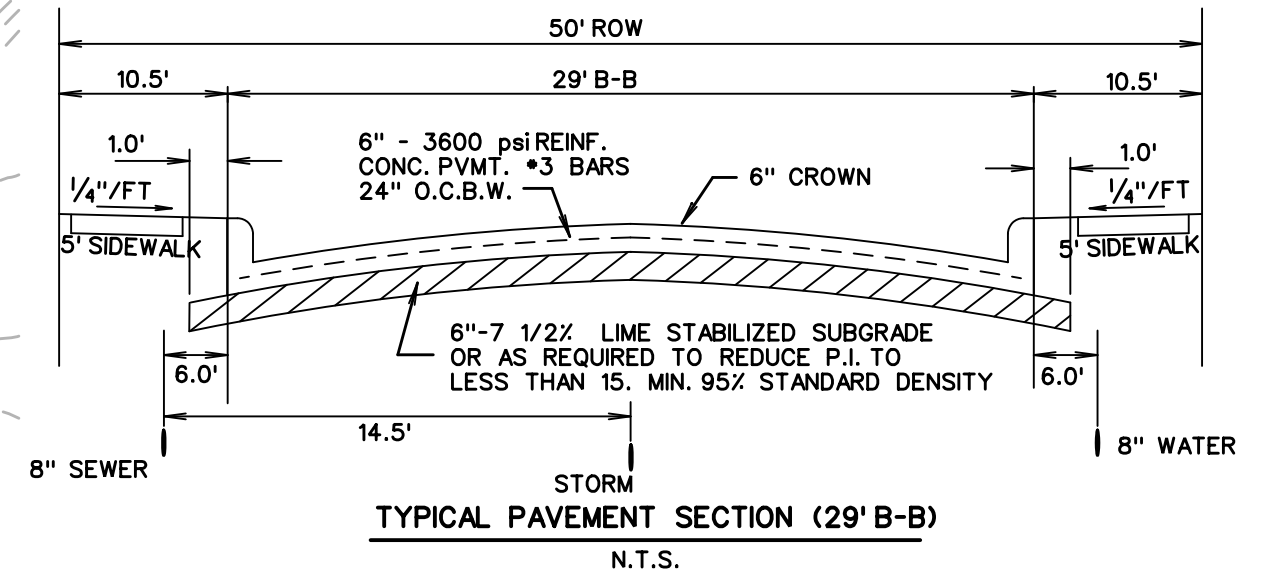
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

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



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

LEGEND

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

NOTES:

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X 2598387.341 Y 7036156.262
ELEV = 923.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883

77.5'x40'
DRAINAGE
EASEMENT

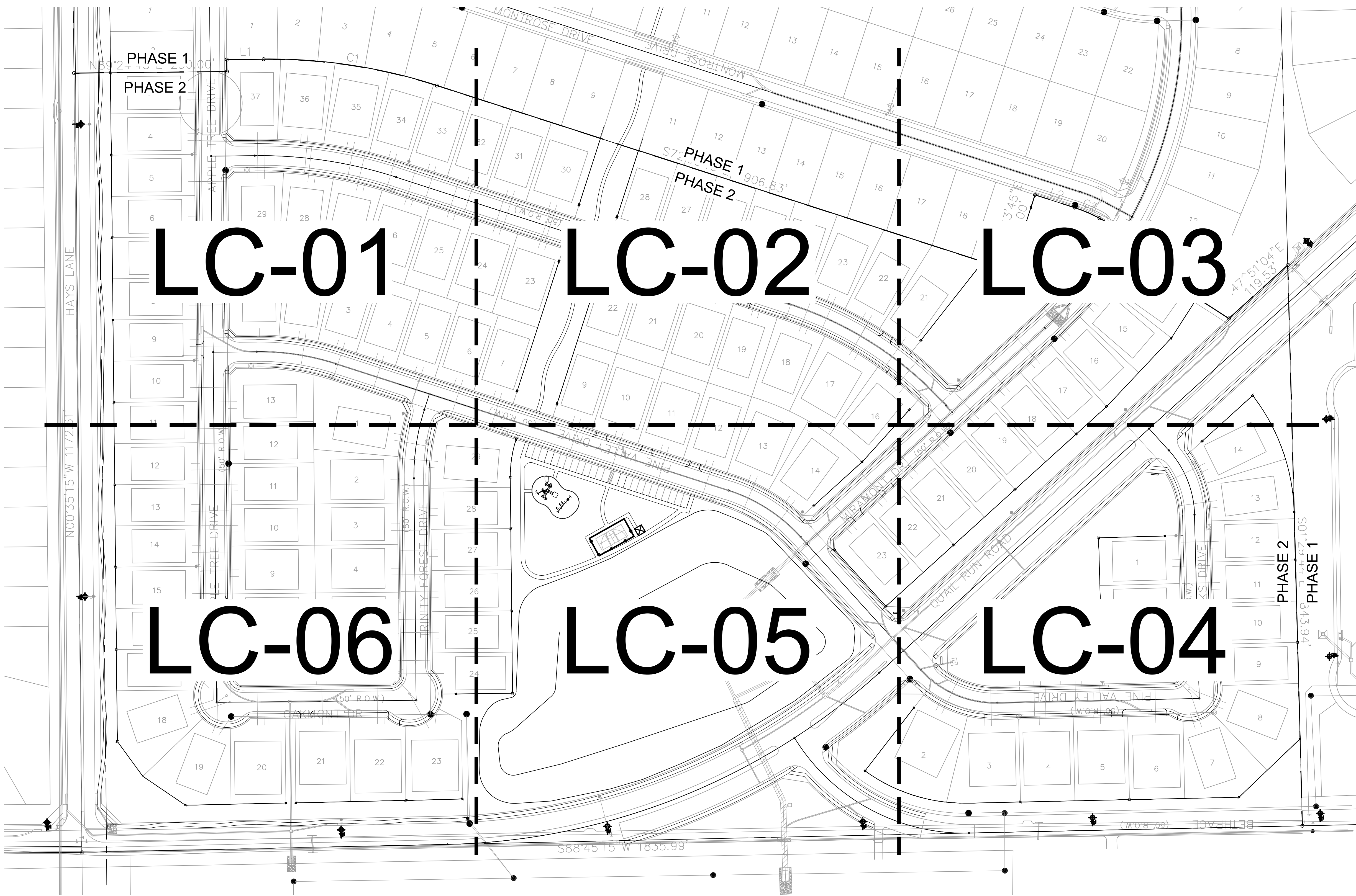
R & R HANCE INVESTMENTS L.P.
VOL. 5-433, PG. 23

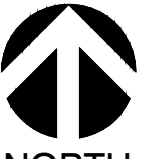
77.5'x150'
DRAINAGE
EASEMENT

77.5'x40'
DRAINAGE
EASEMENT

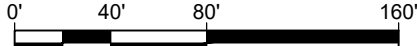
MICHEL & JENNIFER WILSTER
DOC. NO. 2020-000003578

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X 2598387.341 Y 7036156.262
ELEV = 923.0





NORTH



Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

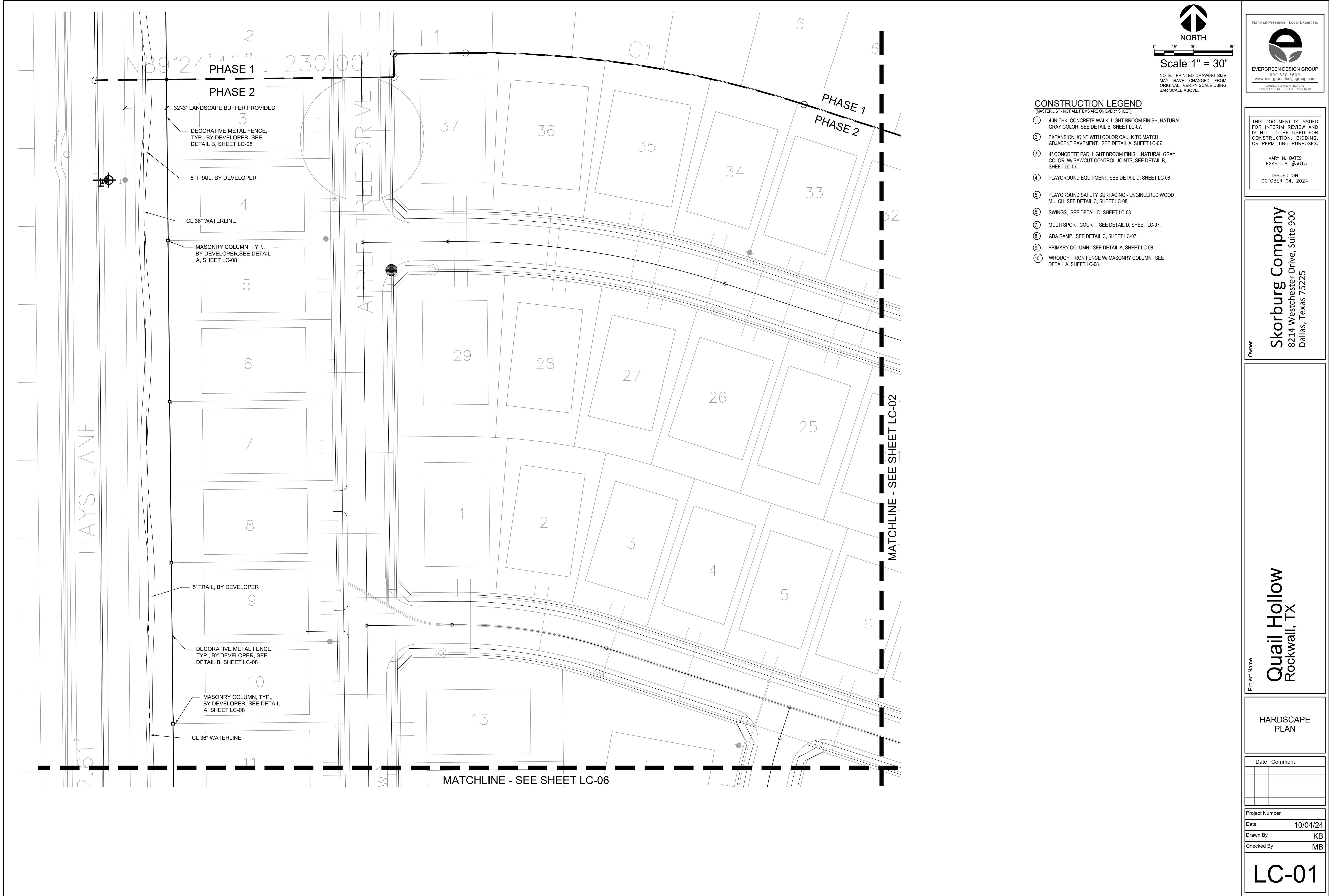
Quail Hollow
Rockwall, TX

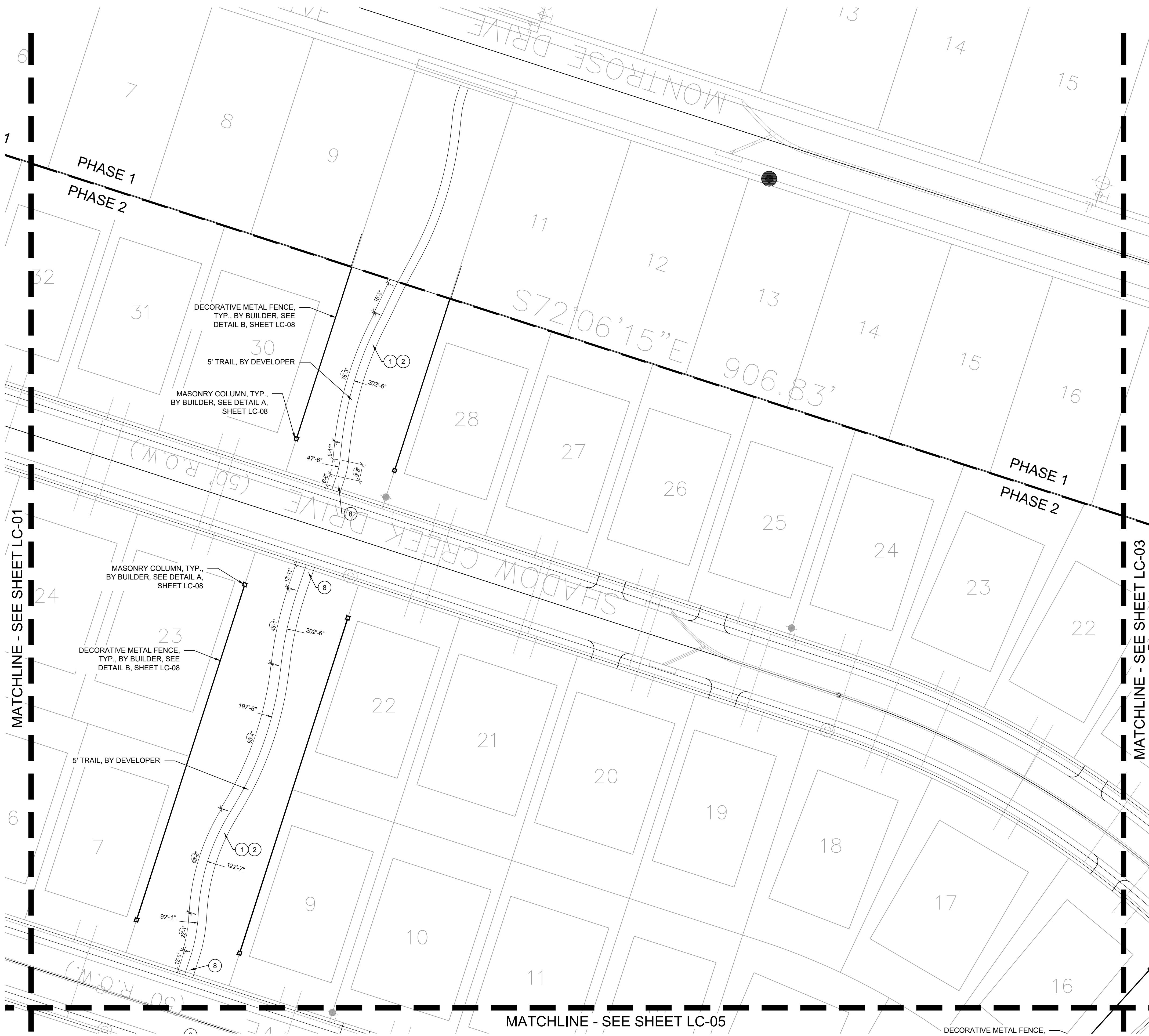
**OVERALL
HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-00





NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS. SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Project Name

Quail Hollow

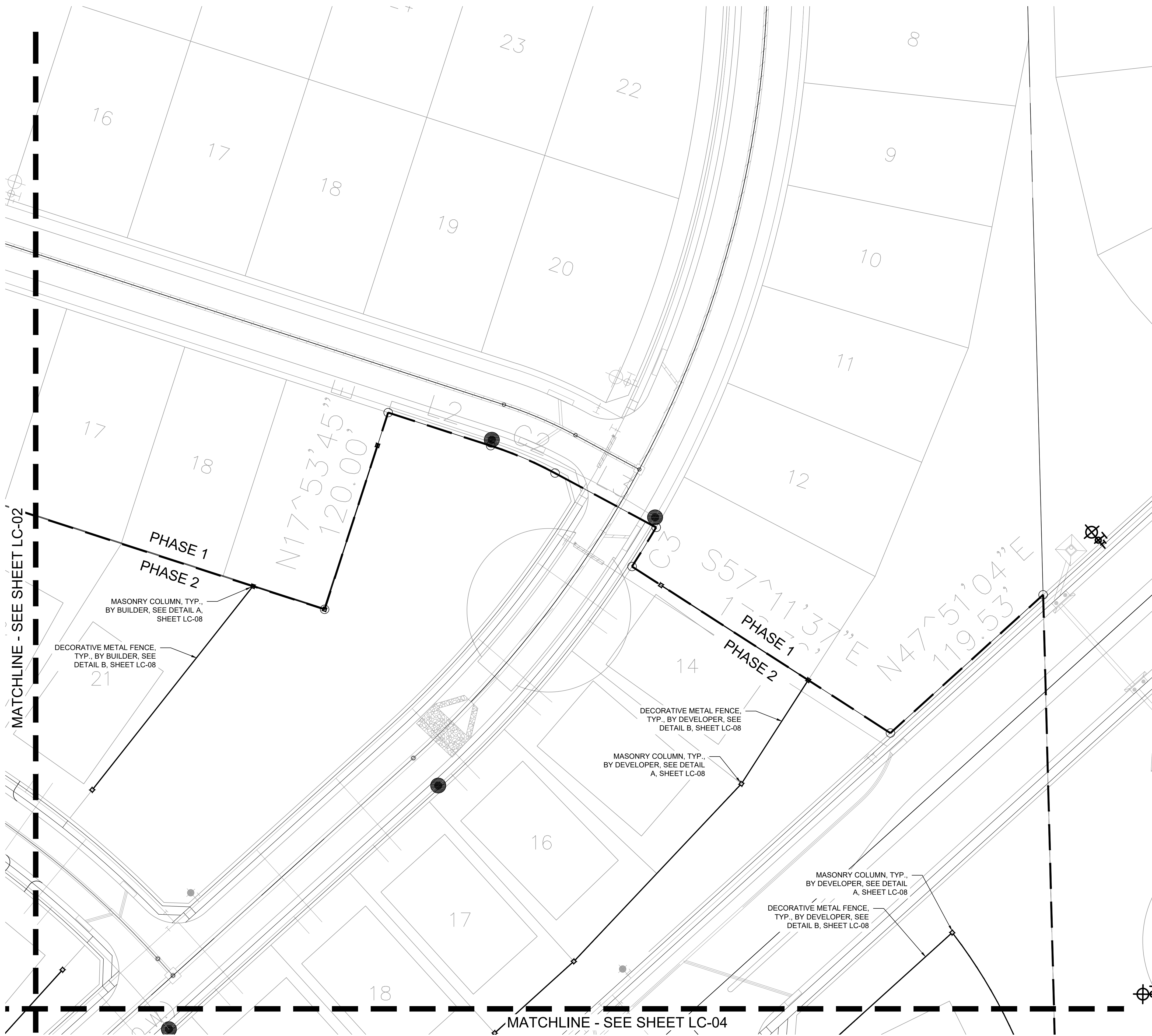
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-02



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT; SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date

Comment

Project Number

Date

10/04/24

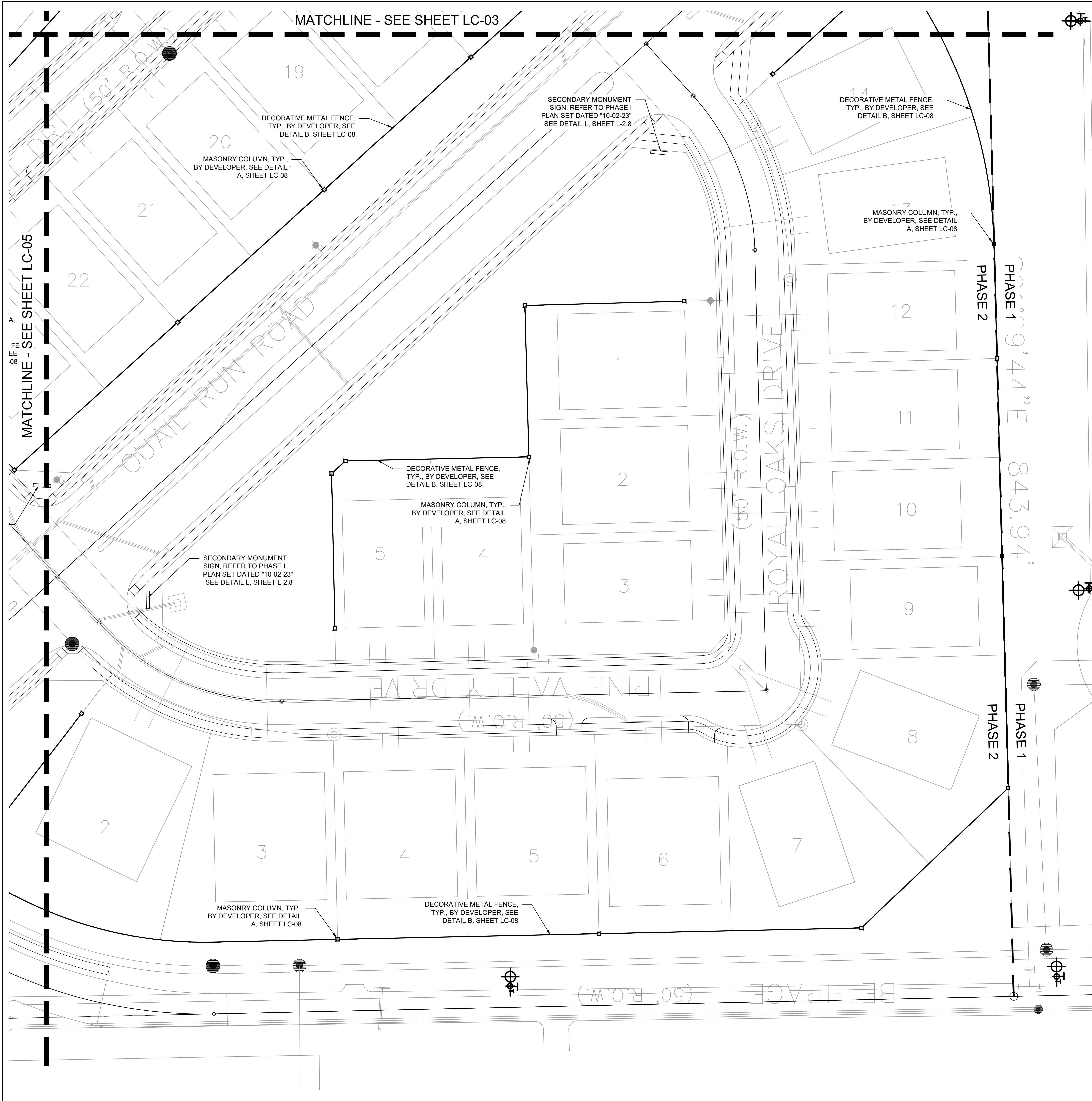
Drawn By


KB

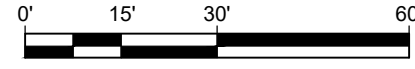
Checked By

MB

LC-03





NORTH


Scale 1" = 30'

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- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-04

MATCHLINE - SEE SHEET LC-02

NORTH

0'15'30'60'

Scale 1" = 30'

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- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-05

MATCHLINE - SEE SHEET LC-01

NORTH

0'15'30'60'

Scale 1" = 30'

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LANDSCAPE ARCHITECTURE

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- CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08.
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

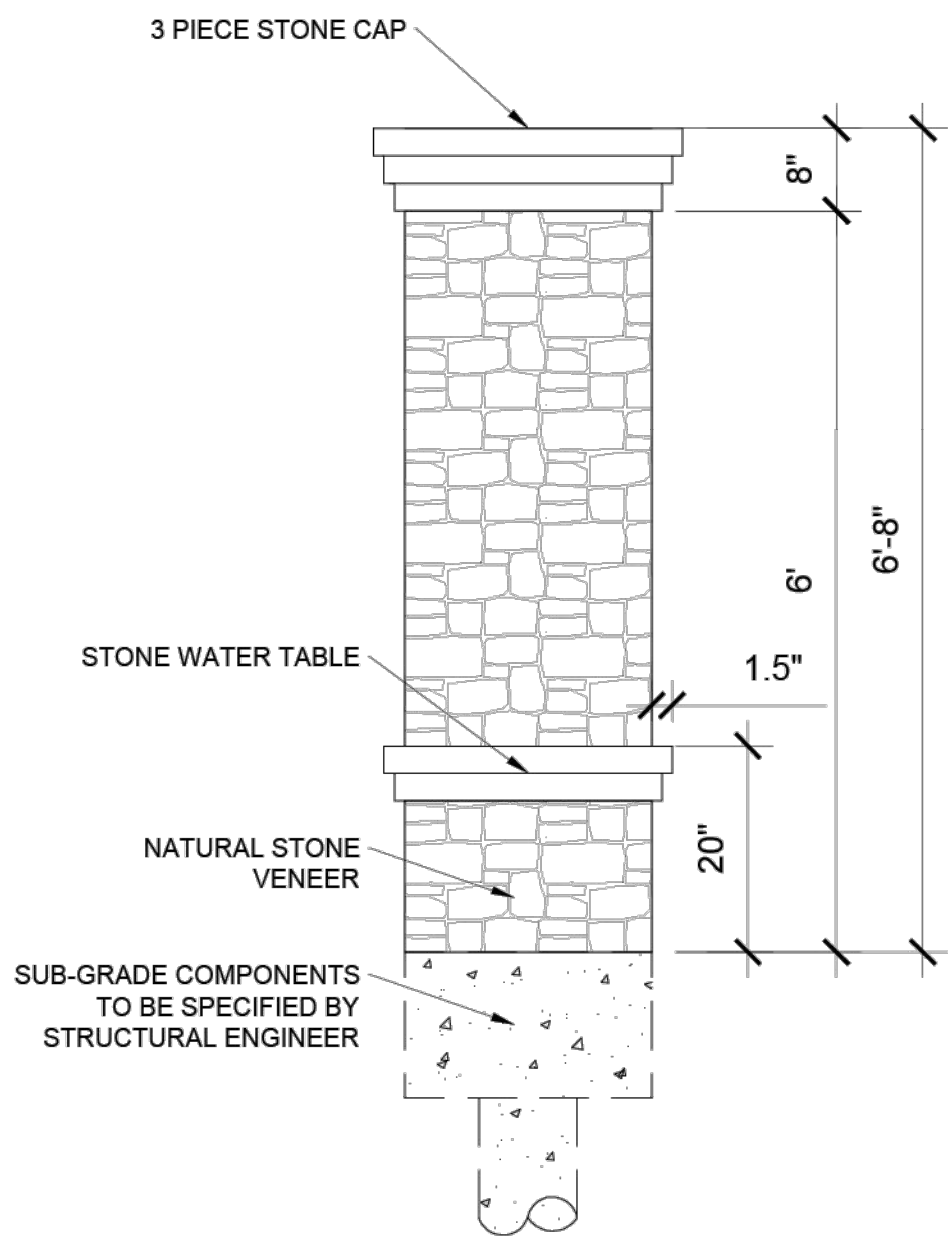
Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

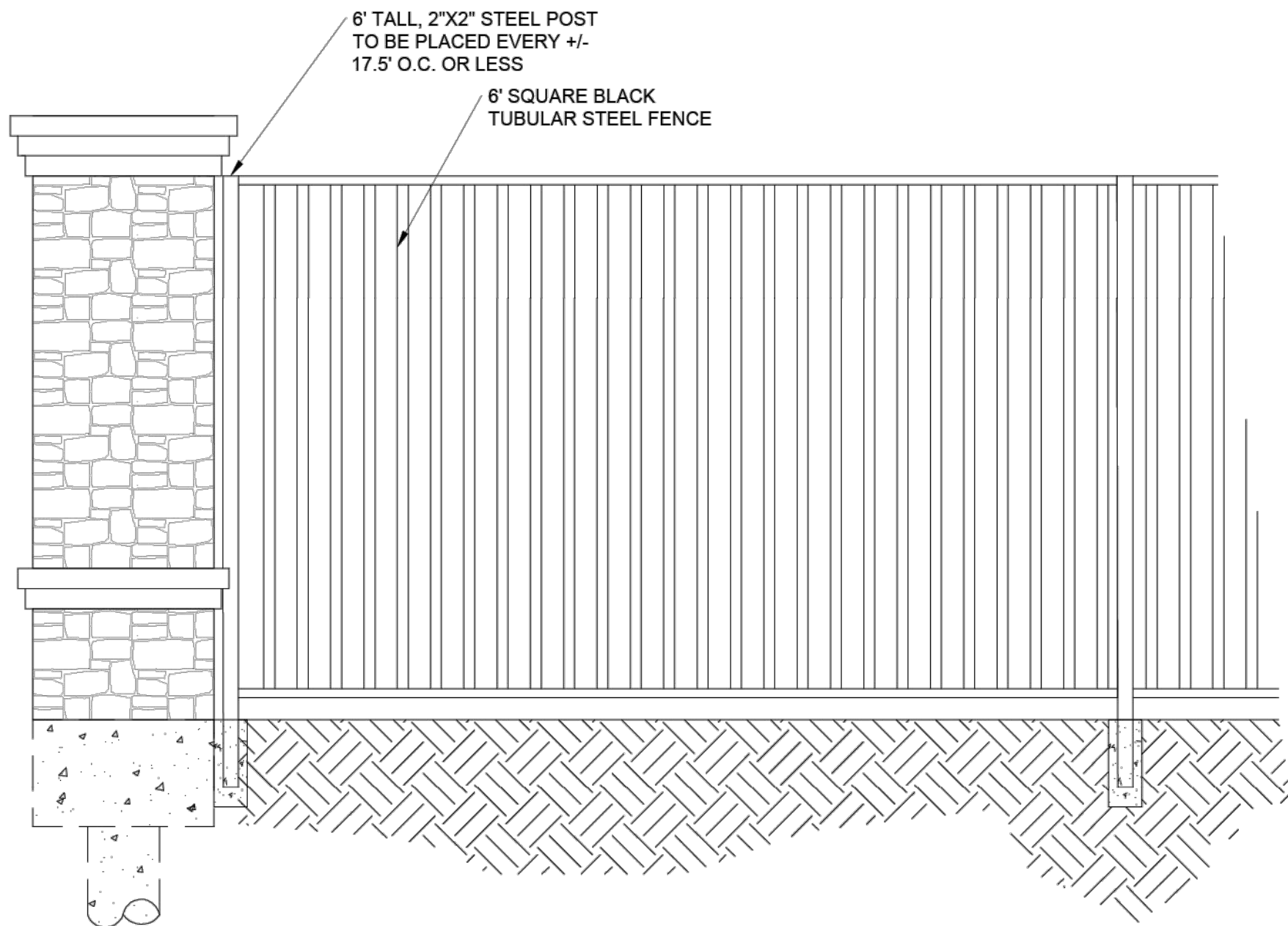
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

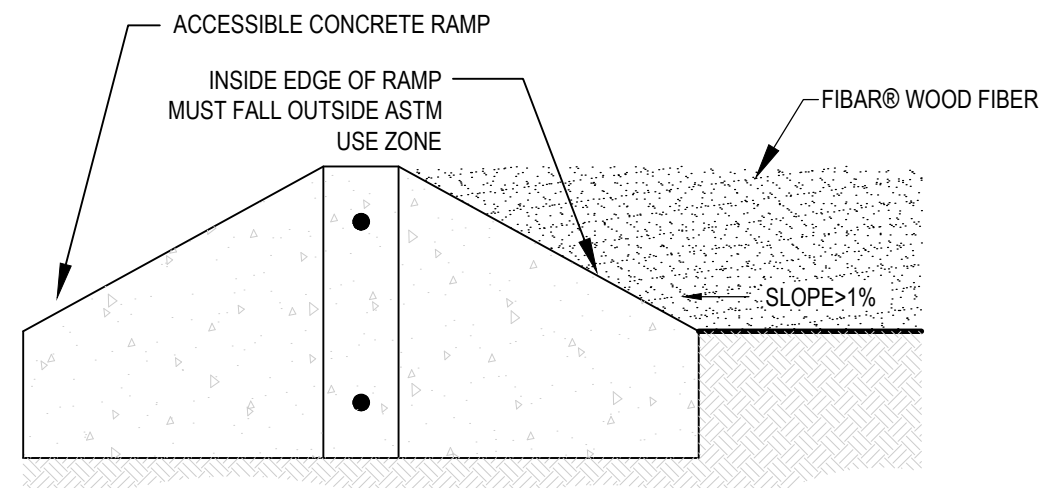
LC-06



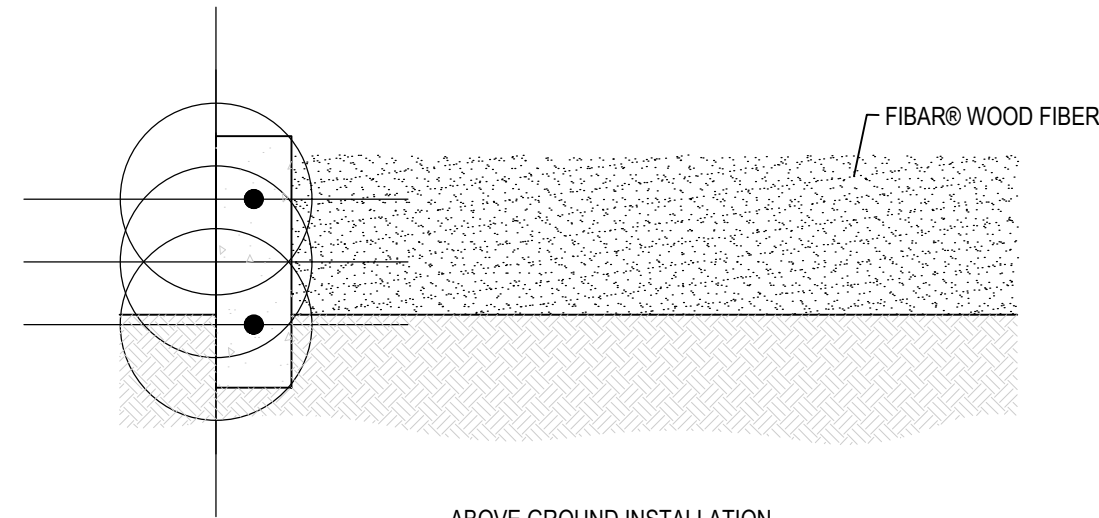
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
 3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE

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TEXAS L.A. #3613
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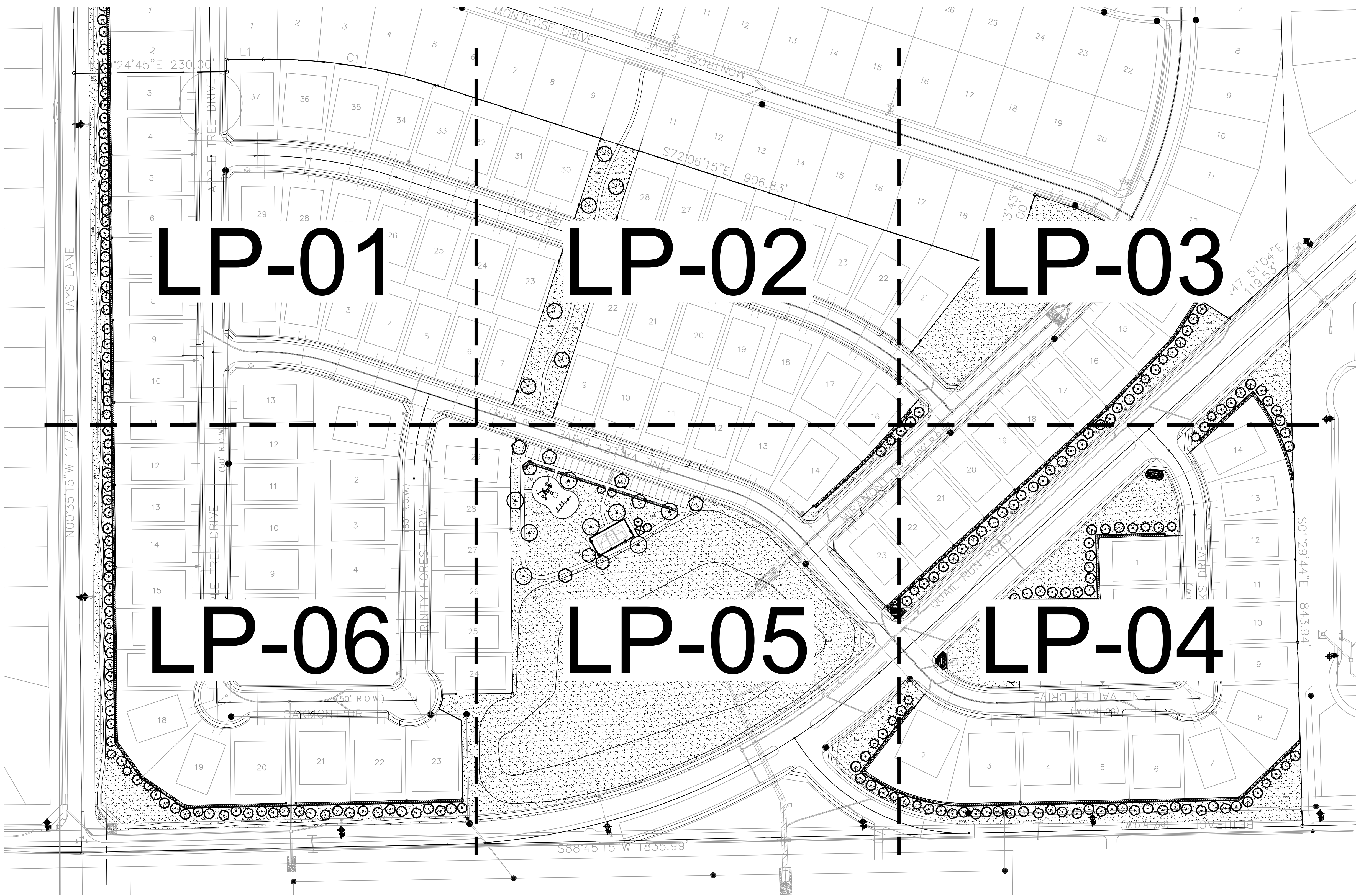
Project Name
Quail Hollow
Rockwall, TX


**HARDSCAPE
DETAILS**

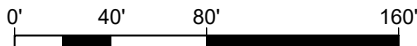
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-08




NORTH


Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
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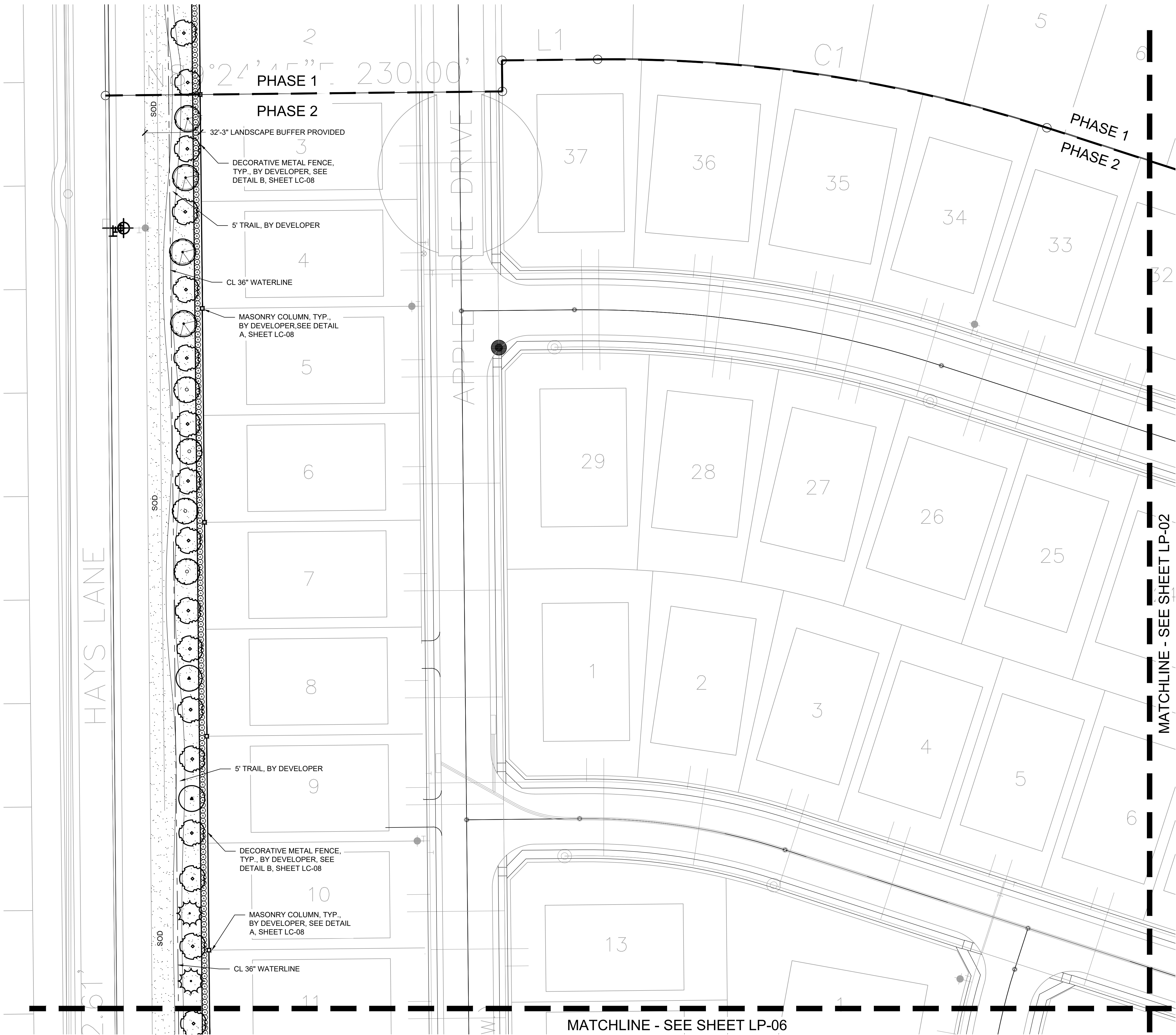
Quail Hollow
Rockwall, TX

**OVERALL
HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-00



NORTH

Scale 1" = 30'

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Quail Hollow
Rockwall, TX

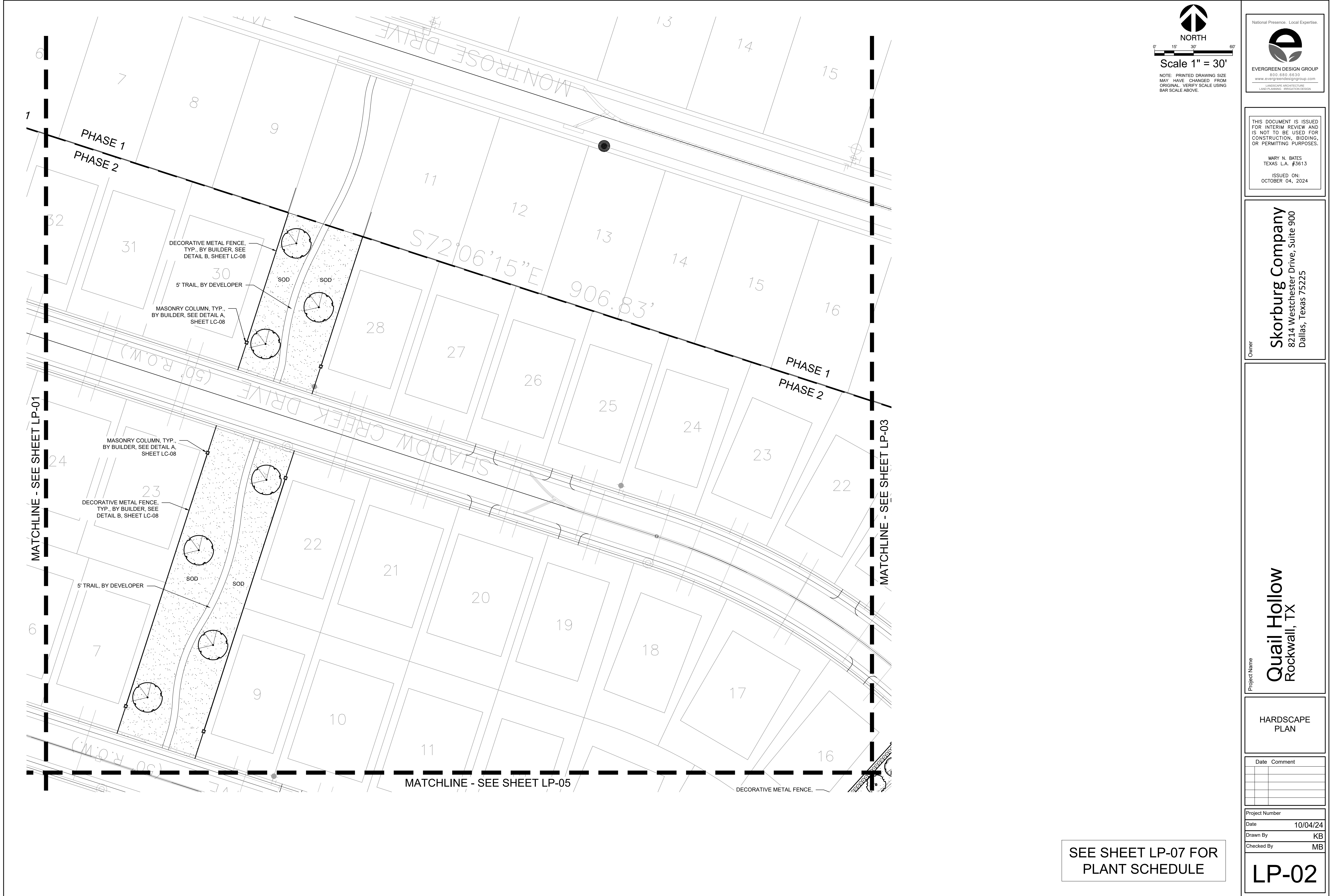
HARDSCAPE PLAN

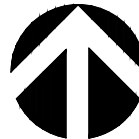
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

SEE SHEET LP-07 FOR
PLANT SCHEDULE

LP-01




NORTH
0' 15' 30' 60'
Scale 1" = 30'
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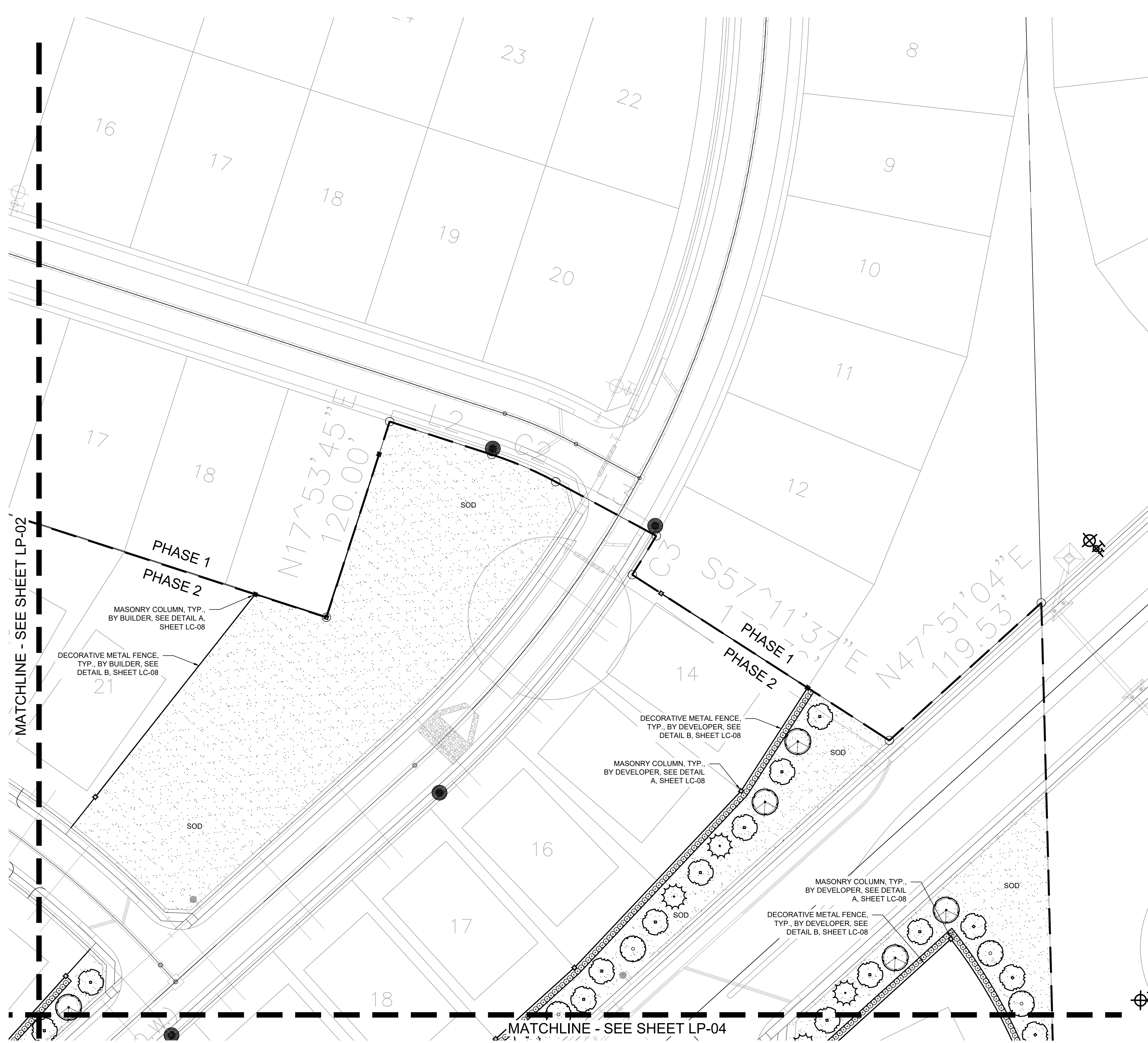
**HARDSCAPE
PLAN**

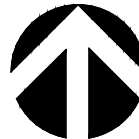
Date	Comment

Project Number	
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Checked By	MB


LP-02

SEE SHEET LP-07 FOR
PLANT SCHEDULE





NORTH



Scale 1" = 30'

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Project Name

Quail Hollow
Rockwall, TX

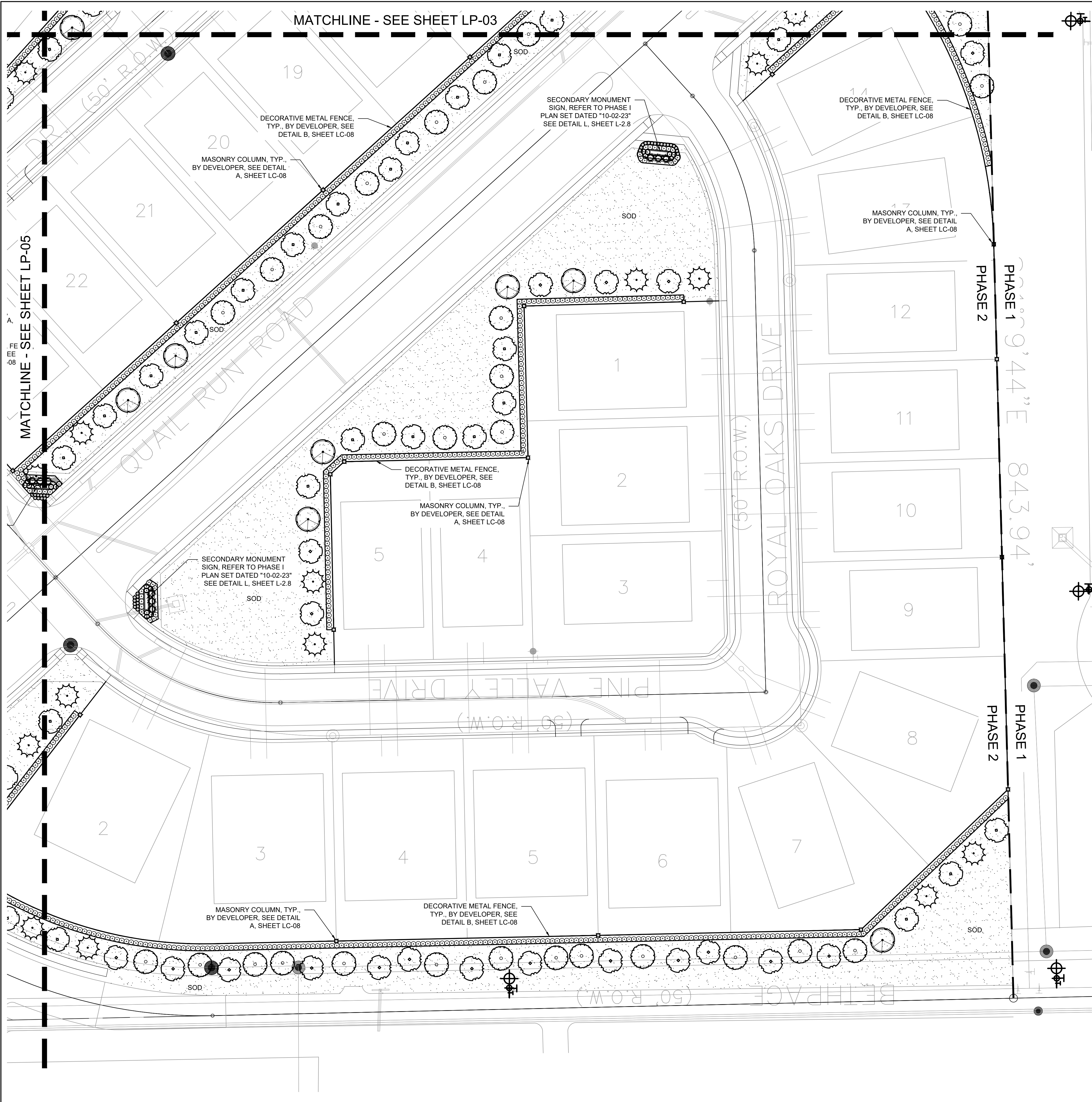
**HARDSCAPE
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

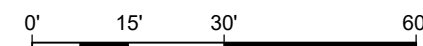
LP-03

SEE SHEET LP-07 FOR
PLANT SCHEDULE






NORTH



Scale 1" = 30'

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Quail Hollow
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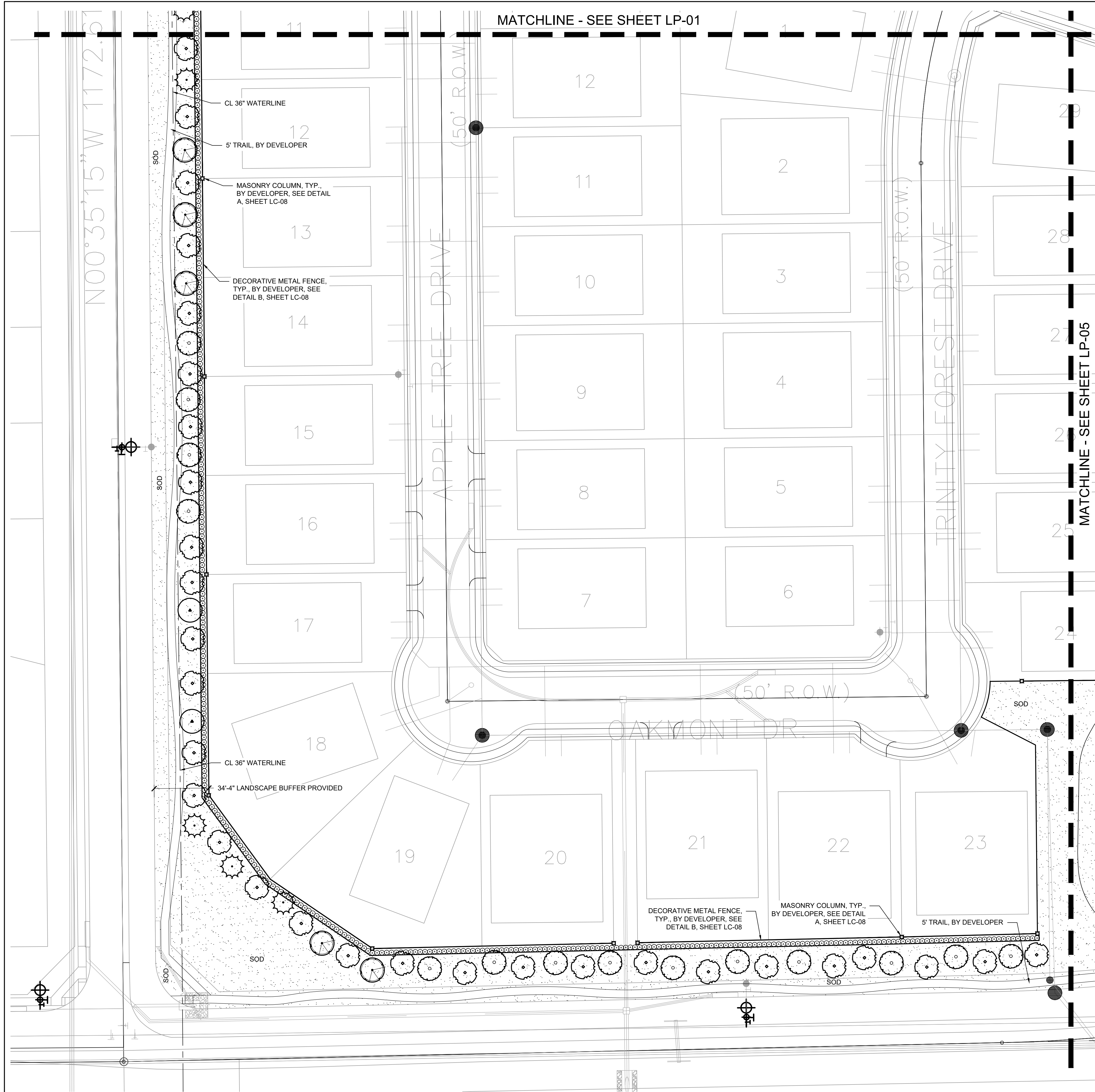
**HARDSCAPE
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
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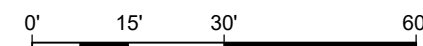
LP-04

SEE SHEET LP-07 FOR
PLANT SCHEDULE






NORTH



Scale 1" = 30'

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**HARDSCAPE
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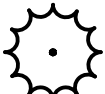

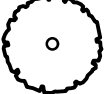






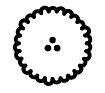

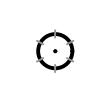

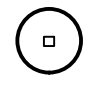

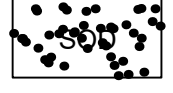
Date 10/04/24

Drawn By KB

Checked By MB

LP-06

SEE SHEET LP-07 FOR
PLANT SCHEDULE

PLANT SCHEDULE								
TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN



11/06/2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-07

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/24/2025

PROJECT NUMBER: SP2025-015
PROJECT NAME: Site Plan for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/24/2025	Needs Review

04/24/2025: SP2025-015; PD Site Plan for Quail Hollow Phase II
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, and generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2025-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 97 (PD-97).
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- M.6 Site Plan:
(1) Provide an overall fence exhibit that shows the entirety of Phase II on one (1) sheet.

- (2) Update the site plan to match the Final Plat revisions.

M.7 Landscape Plan:

- (1) Crape Myrtle is not a permitted accent tree. Please propose a different accent tree.
- (2) Please change the colors of the basketball court to match RISD yellowjacket colors.
- (3) The detention area is required to have 1 canopy tree per 1500 SF of detention and 1 accent tree per 750 SF of detention. The proposed 150,000 SF of detention would require 100 canopy trees and 200 accent trees. (Subsection 05.03(D), Article 08, Unified Development Code)
- (4) Remove the street name BethPage from all plans, this is Old E. Quail Run Road. Old E Quail Run Road is required a 5' sidewalk and ten (10) foot landscape buffer along the entire adjacency. Extend the sidewalk. (Exhibit D, Density and Dimensional Standards, (7) Landscape and Hardscape Standards, (b) Landscape Buffers, (2) Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road – and Old Quail Run Road, PD-97; Ordinance No. 22-44)
- (5) The landscape buffer is required along the entire adjacency of Quail Run Road. Provide the landscape buffer adjacent to the detention pond and along the adjacency between the two secondary monuments. (Exhibit D, Density and Dimensional Standards, (7) Landscape and Hardscape Standards, (b) Landscape Buffers, (2) Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road – and Old Quail Run Road, PD-97; Ordinance No. 22-44)

M.8 Hardscape Plan:

- (1) Provide exhibits of secondary entry monumentation. (PD, 97; Ordinance No. 22-44)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on May 6, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 6, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 13, 2025 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on April 29, 2025.
- 2) Parks Board meeting will be held on May 6, 2025.
- 3) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

bold text

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments
04/22/2025: 1. Show and label NTMWD easement along Hays Lane for all sheets.			
2. Min 20' for all easements.			
3. This line isn't on the final plat			
4. "and Detention"			
5. "E. Quail Run Road"			
6. "Old E. Quail Run"			
7. All sheets: Label ROW line for Hays and E. Quail Run and "Old E. Quail Run"			
8. Need to show the NTMWD easement and 36" water line along Hays			
9. Need street names labeled for all sheets.			
10. Street hasn't been named. Name it "Old E. Quail Run" for now			

11. Show and label detention & drainage easement. Playground area can't be in detention easement
12. Remove. No parking allowed to back out onto a public street
13. This water line is to be abandoned
14. FYI Detention area to be irrigated

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Additional comments may be provided at time of Engineering.

Streets/Paving:

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- City driveway spacing requirements must be met.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Drainage calculations are based on property zoning, not land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation.

- Detention pond is required to have an emergency spillway, located at the freeboard elevation.
- Detention ponds must be irrigated.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- The 100-year WSEL must be called out for detention ponds.
- Grate inlets are not allowed.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2025	Approved w/ Comments

04/22/2025: 1. Please calculate and show required detention pond landscape

One canopy tree for every 750 sqft of detention

One accent tree for every 1500 sqft of detention

2. There are better varieties of turfgrass available that are more drought, shade, wear and cold tolerant than 419 such as Tif Tuf and Tahoma 31



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION **Quail Hollow Phase 2**

LOT _____

BLOCK _____

GENERAL LOCATION **Northeast Corner of Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE **42.742**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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 **Quail Hollow SF, LTD.**

☐ APPLICANT **Corwin Engineering**

CONTACT PERSON **John Arnold**

CONTACT PERSON **Chase Finch**

ADDRESS **8214 Westchester Drive Ste. 900**

ADDRESS **200 W. Belmont Ste. E**

CITY, STATE & ZIP **Dallas, TX 75202**

CITY, STATE & ZIP **Allen, Tx 75013**

PHONE **214-522-4945**

PHONE **972-396-1200**

E-MAIL **jarnold@skorburgcompany.com**

E-MAIL **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

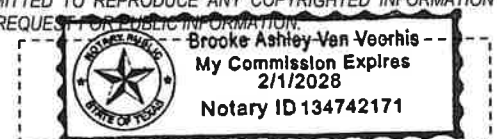
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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."

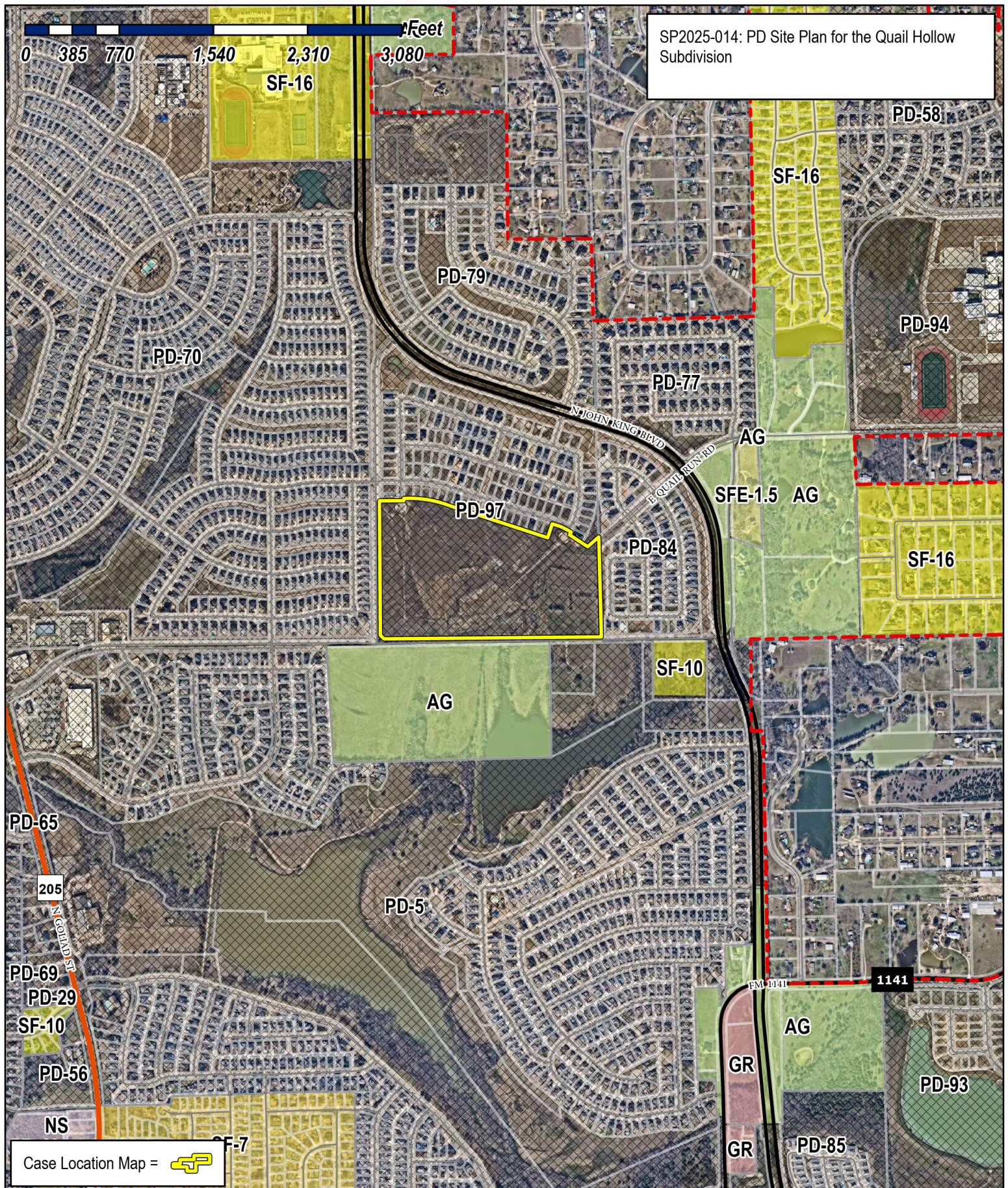
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 2/1/2028



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



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

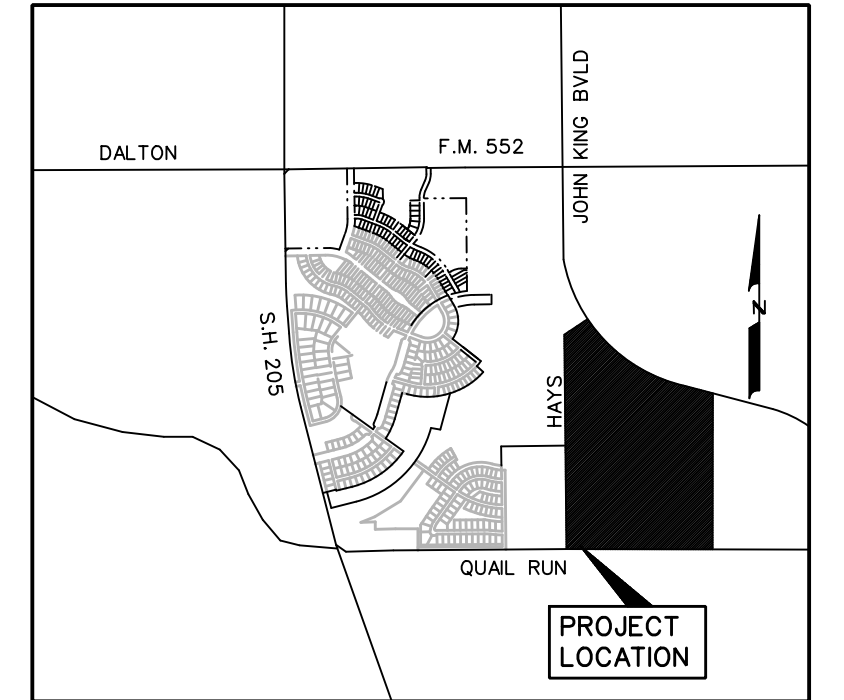
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

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

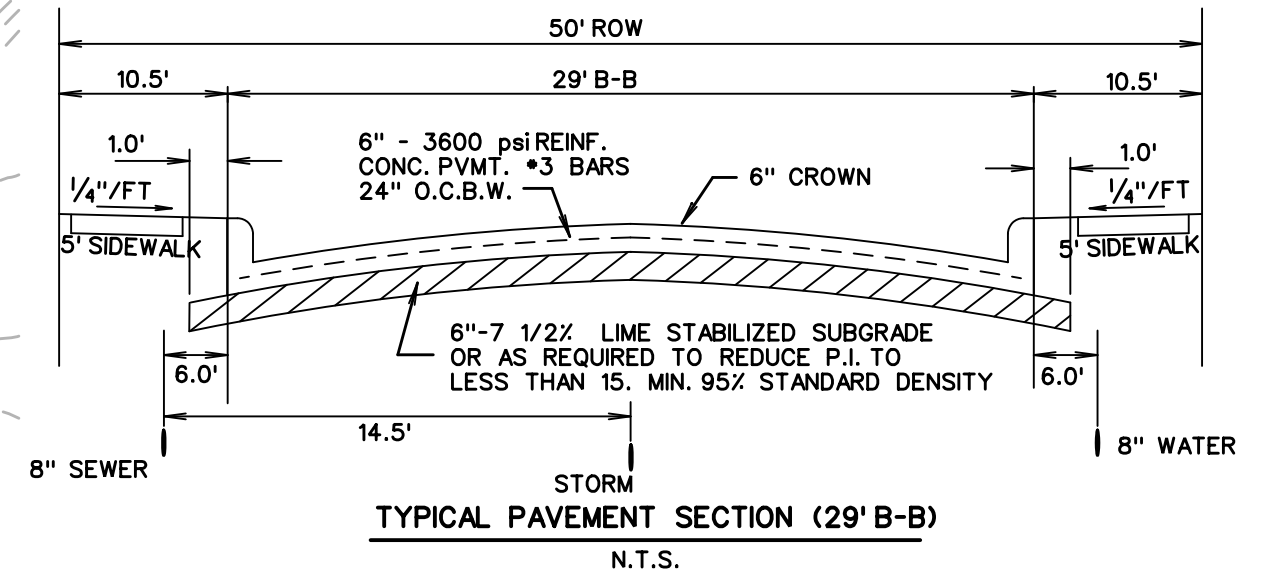
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

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



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

LEGEND

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

NOTES:

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

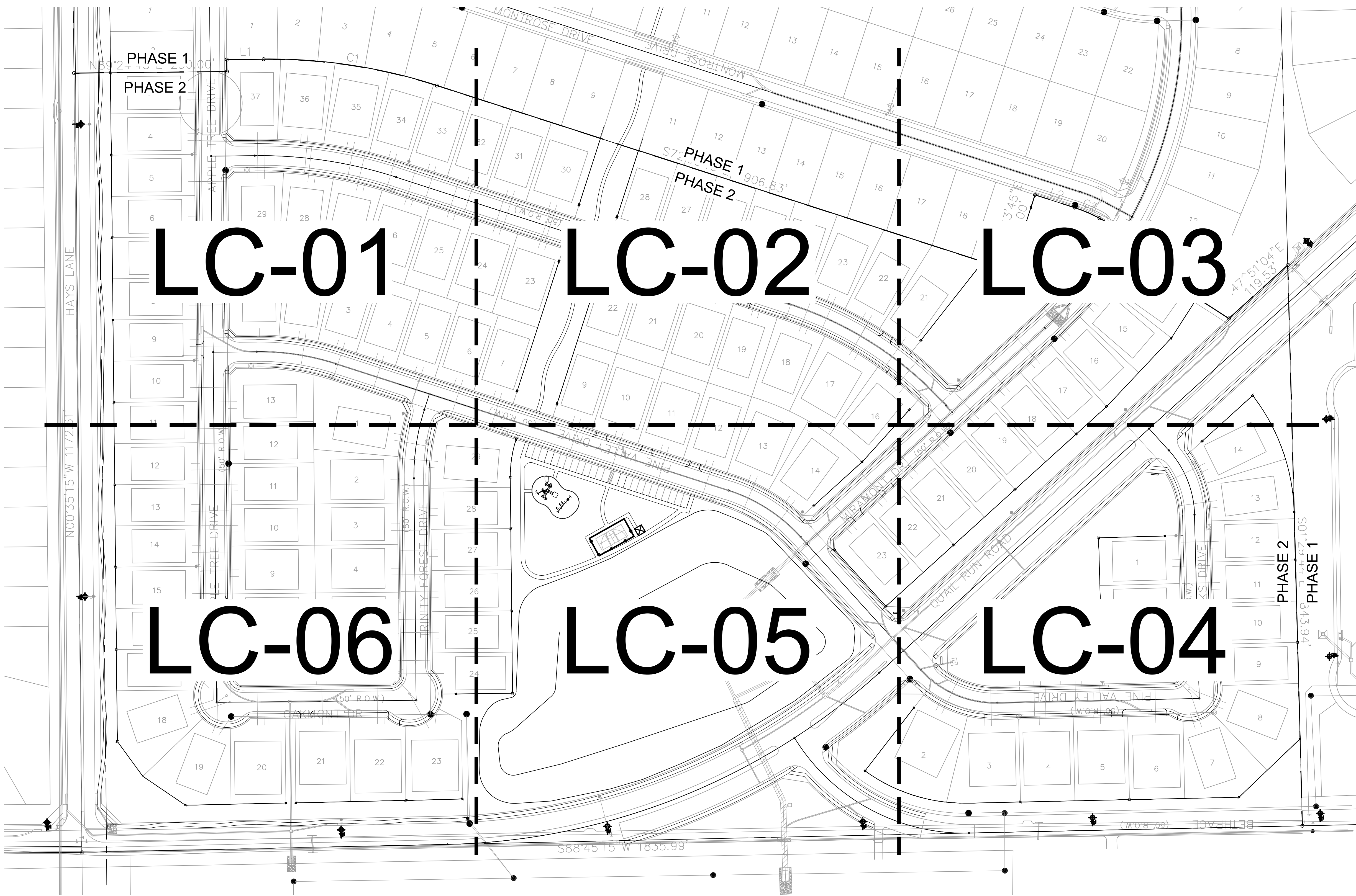
DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X Y
2598387.341 7036156.262
ELEV = 923.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883



LC-01


LC-02

LC-03

LC-06

LC-05

LC-04


NORTH

0' 40' 80' 160'

Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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FOR INTERIM REVIEW AND
IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

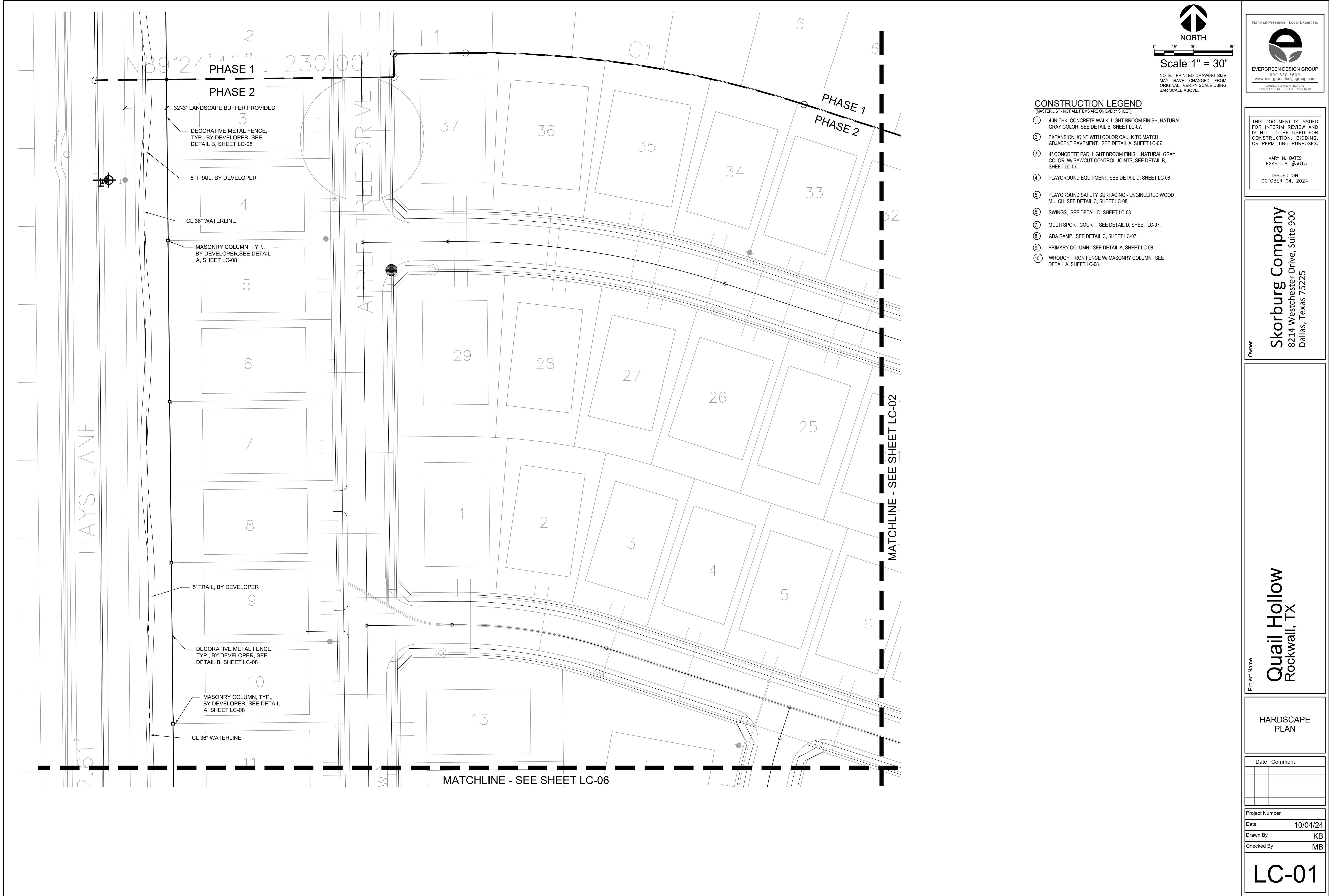
Quail Hollow
Rockwall, TX

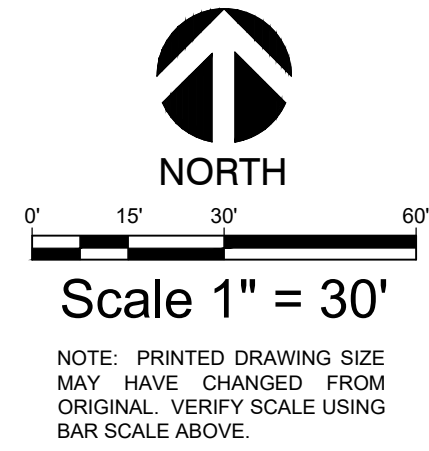
**OVERALL
HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-00





(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR. W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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LAND PLANNING - IRRIGATION DESIGN

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Owner

Project Name

Quail Hollow

Rockwall, TX

HARDSCAPE PLAN

Date		Comment

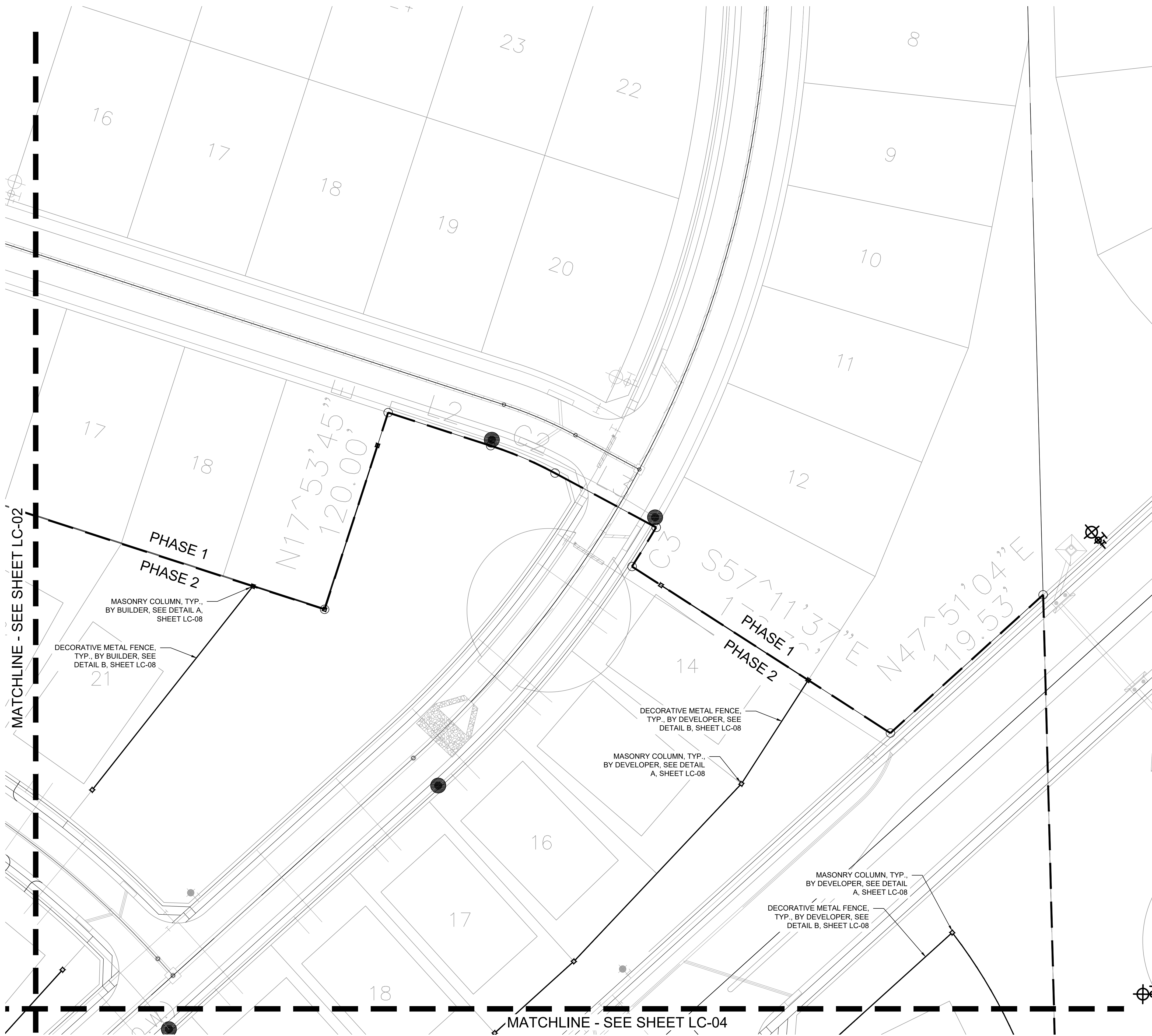
Project Number

Date	10/04/24
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Drawn By KB

Checked By	MB
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LC-02



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS, SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date

Comment

Project Number

Date

10/04/24

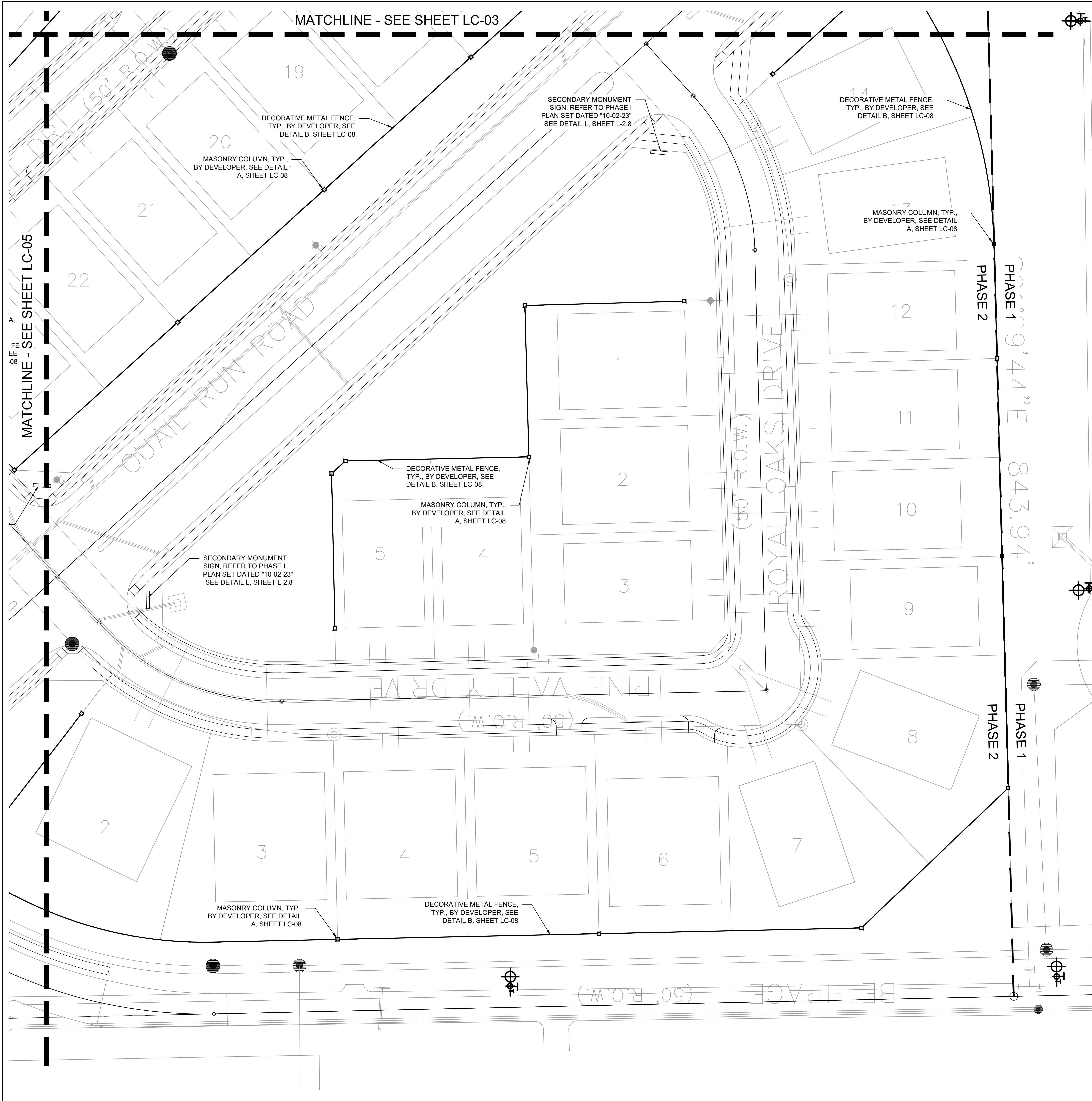
Drawn By


KB

Checked By

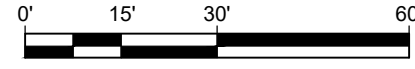
MB

LC-03





NORTH




Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-04

MATCHLINE - SEE SHEET LC-02

NORTH

0'15'30'60'

Scale 1" = 30'

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- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-05

MATCHLINE - SEE SHEET LC-01

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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- CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ①

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- ②

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- ⑤

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥

SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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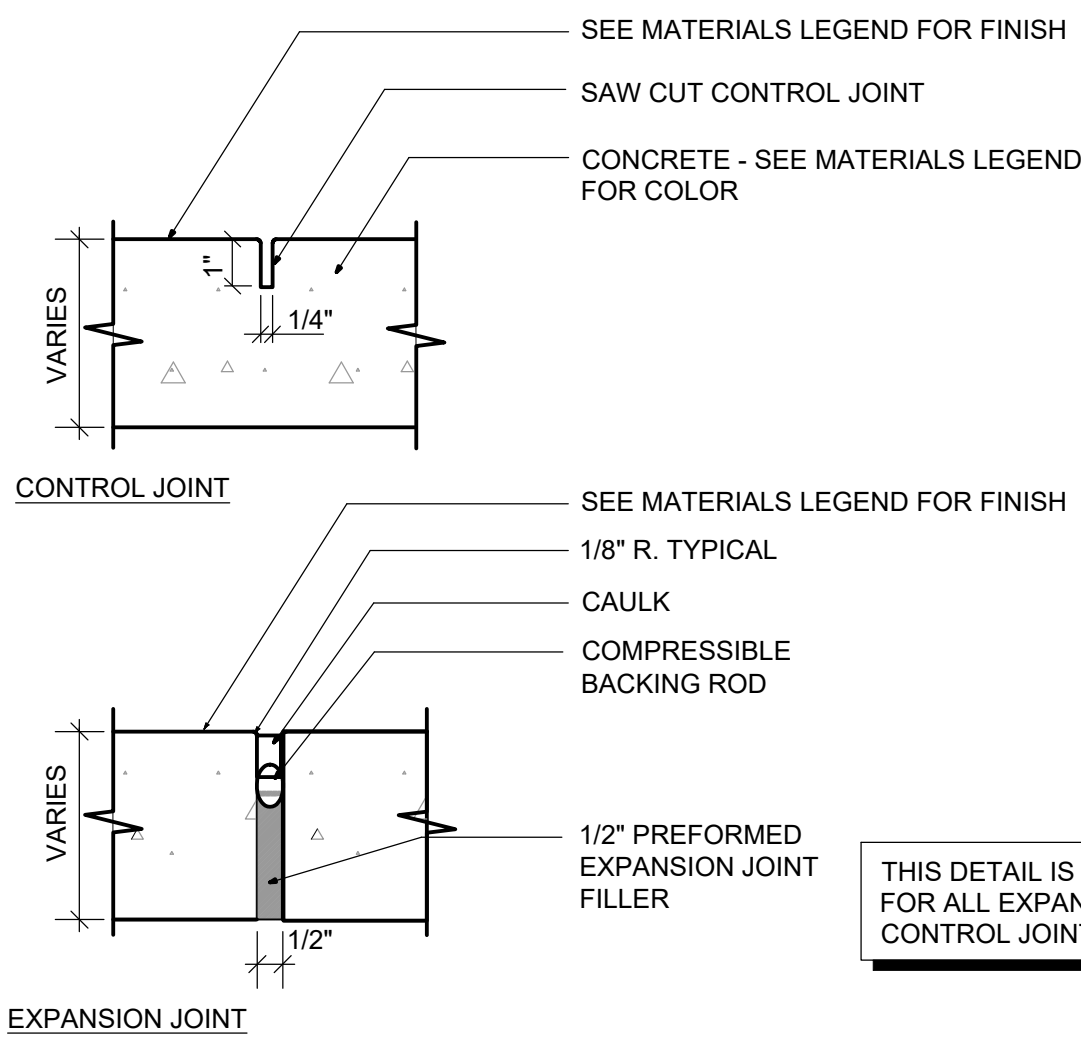
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

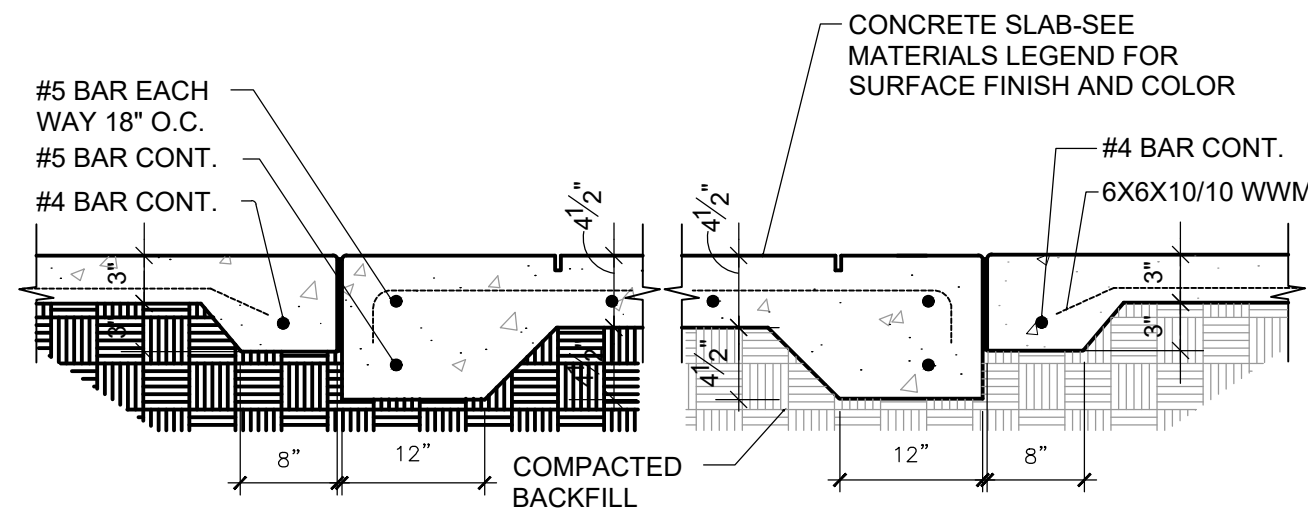
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

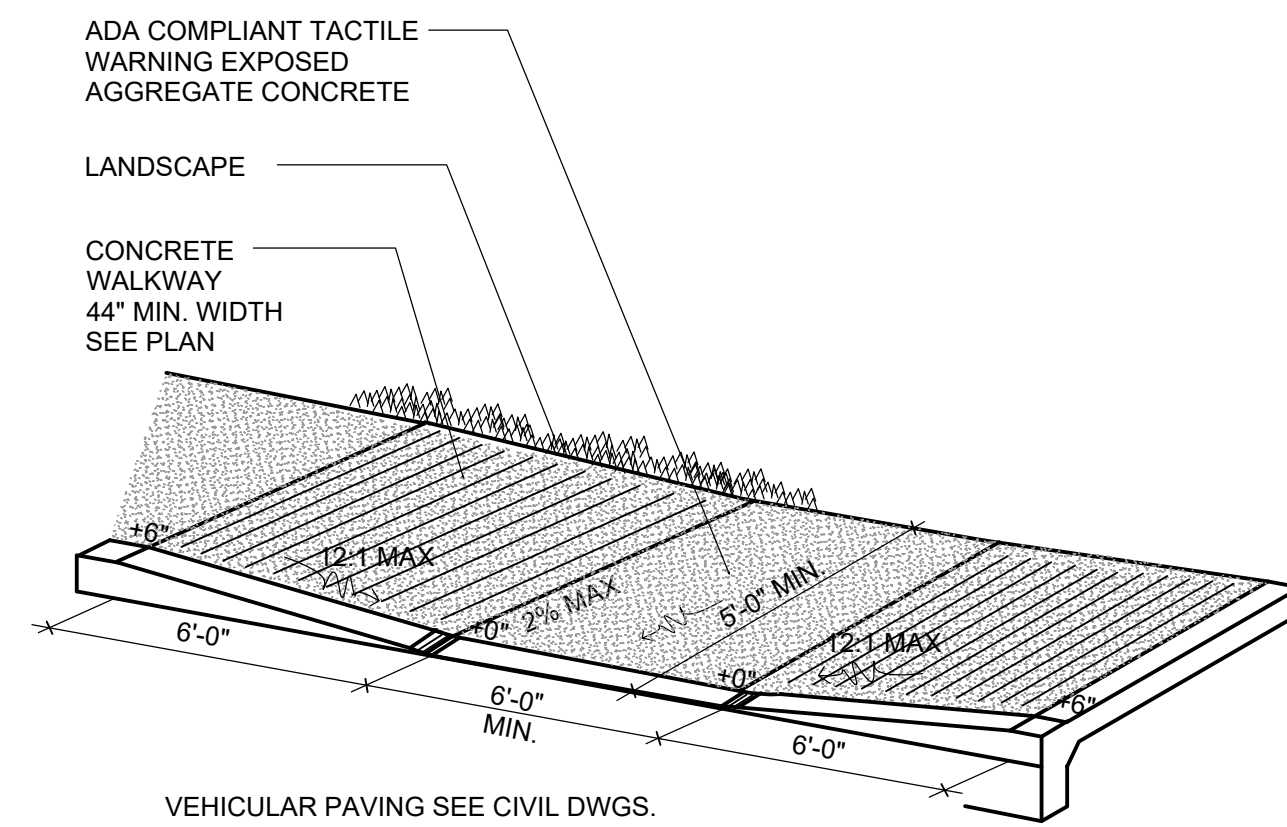
LC-06



A CONCRETE JOINTING DETAILS
Scale: 3" = 1'-0"



B CONCRETE PAVEMENT - LIGHT DUTY
Scale: 3/4" = 1'-0"



C ADA RAMP
Scale: N.T.S.



COURT BUILDER™



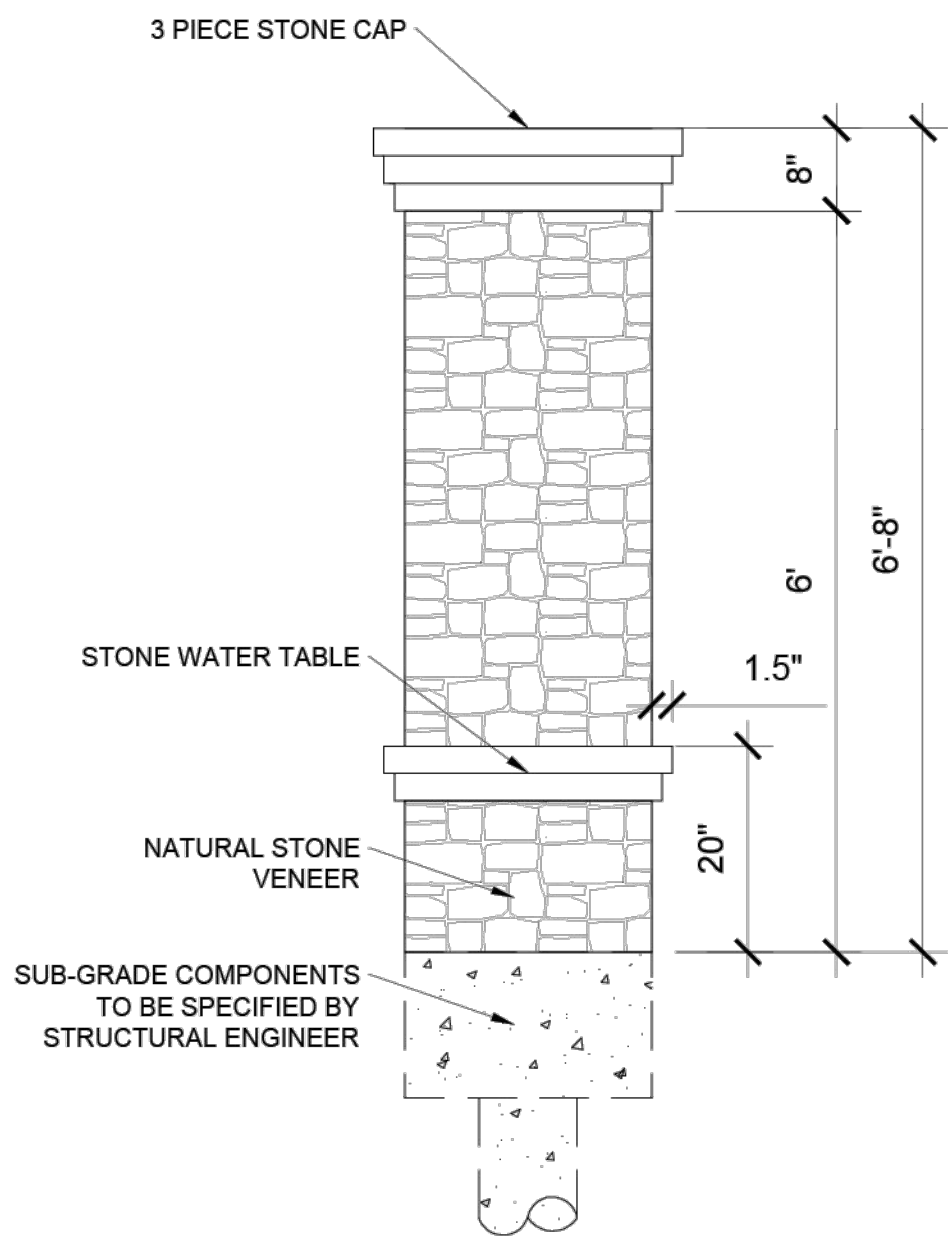
MANUFACTURER: SPORT COURT
SUPPLIER: NEXCOURT
CONTACT: CHRIS WALKER
PHONE: 972-898-7529
COLORS: TBD
OPTIONS: 30'X60' MULTI-SPORT COURT, 1/2 BASKETBALL, PICKLEBALL, 2 SINGLE LIGHTS, FULL 3 SIDES
BLACK VINYL COATED CHAIN LINK FENCE BACKSTOP

PICKLE BALL COURT FENCE NOTE:
8' HIGH FENCE AT REAR OF COURT.
4' HIGH FENCE AT SIDES OF COURT.

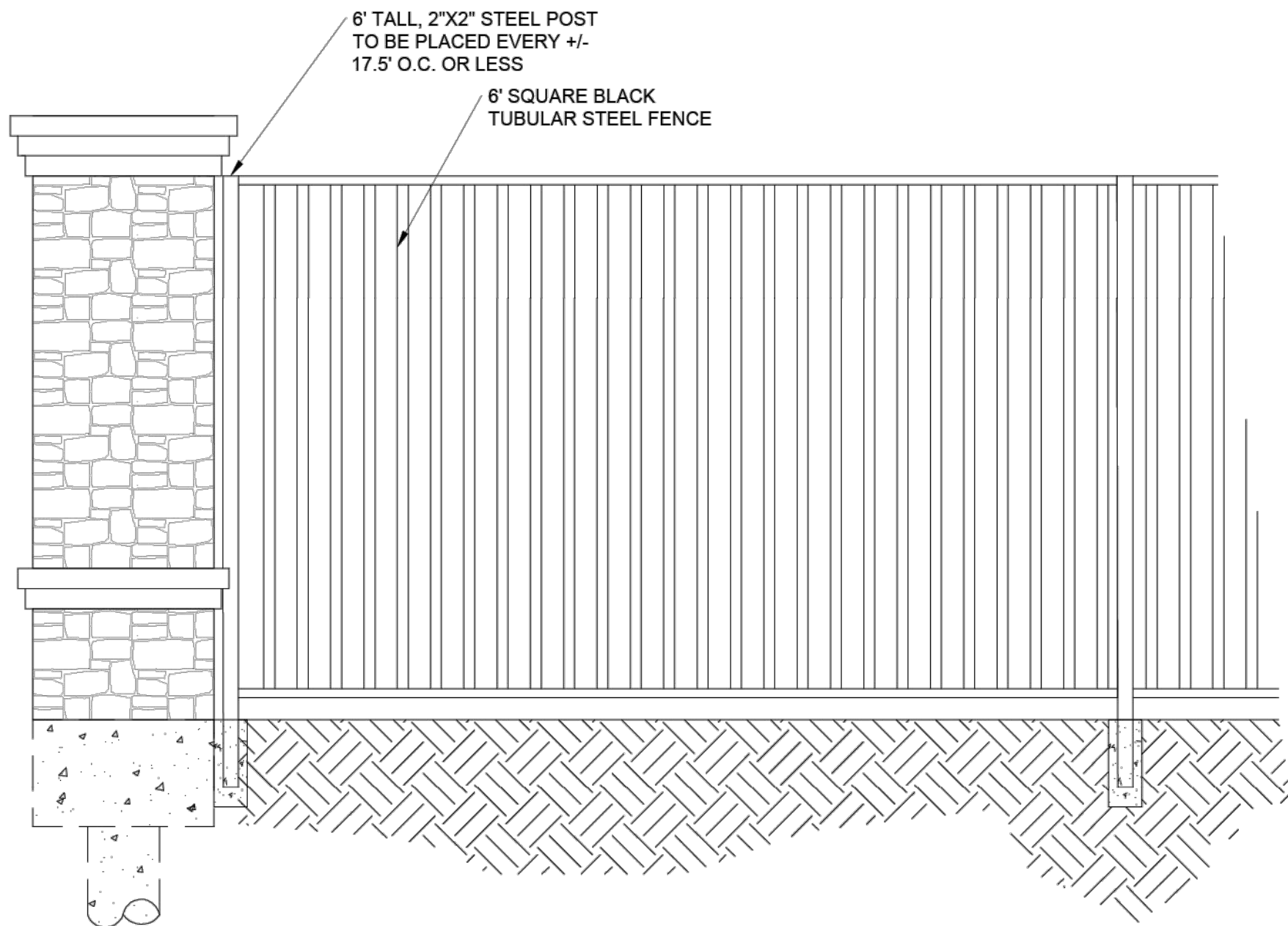
D MULTI-SPORT COURT
Scale: NOT TO SCALE

Date	Comment

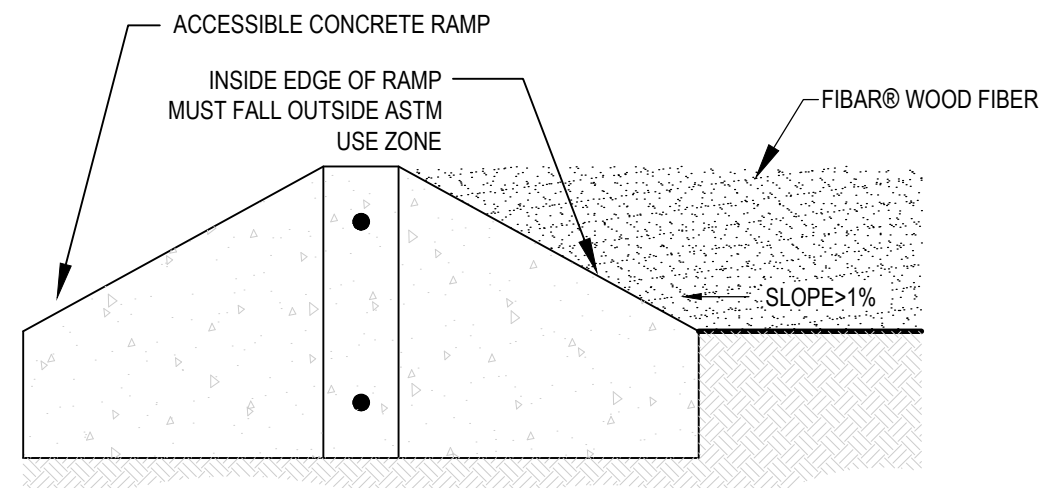
Project Number	
Date	10/04/24
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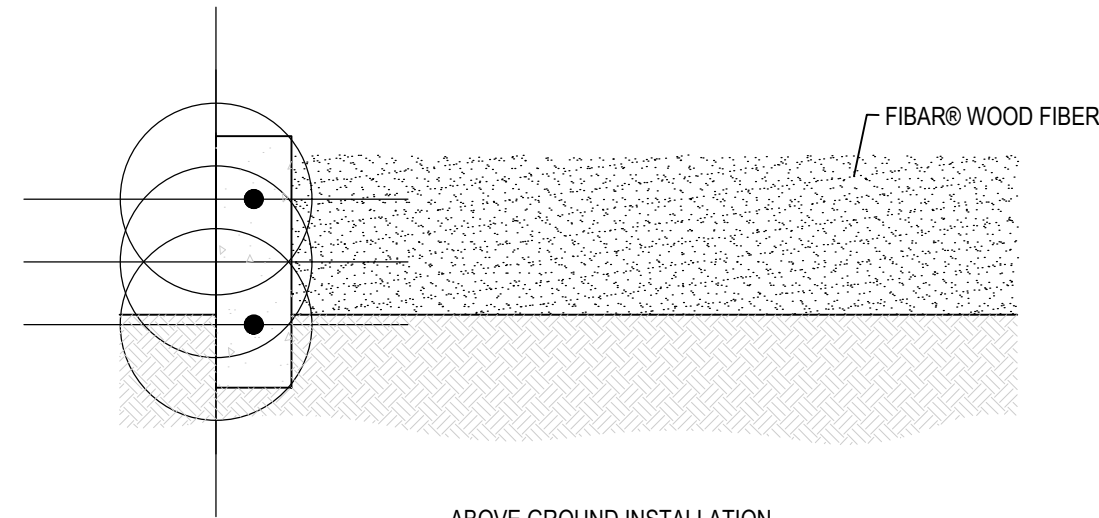
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
 3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE

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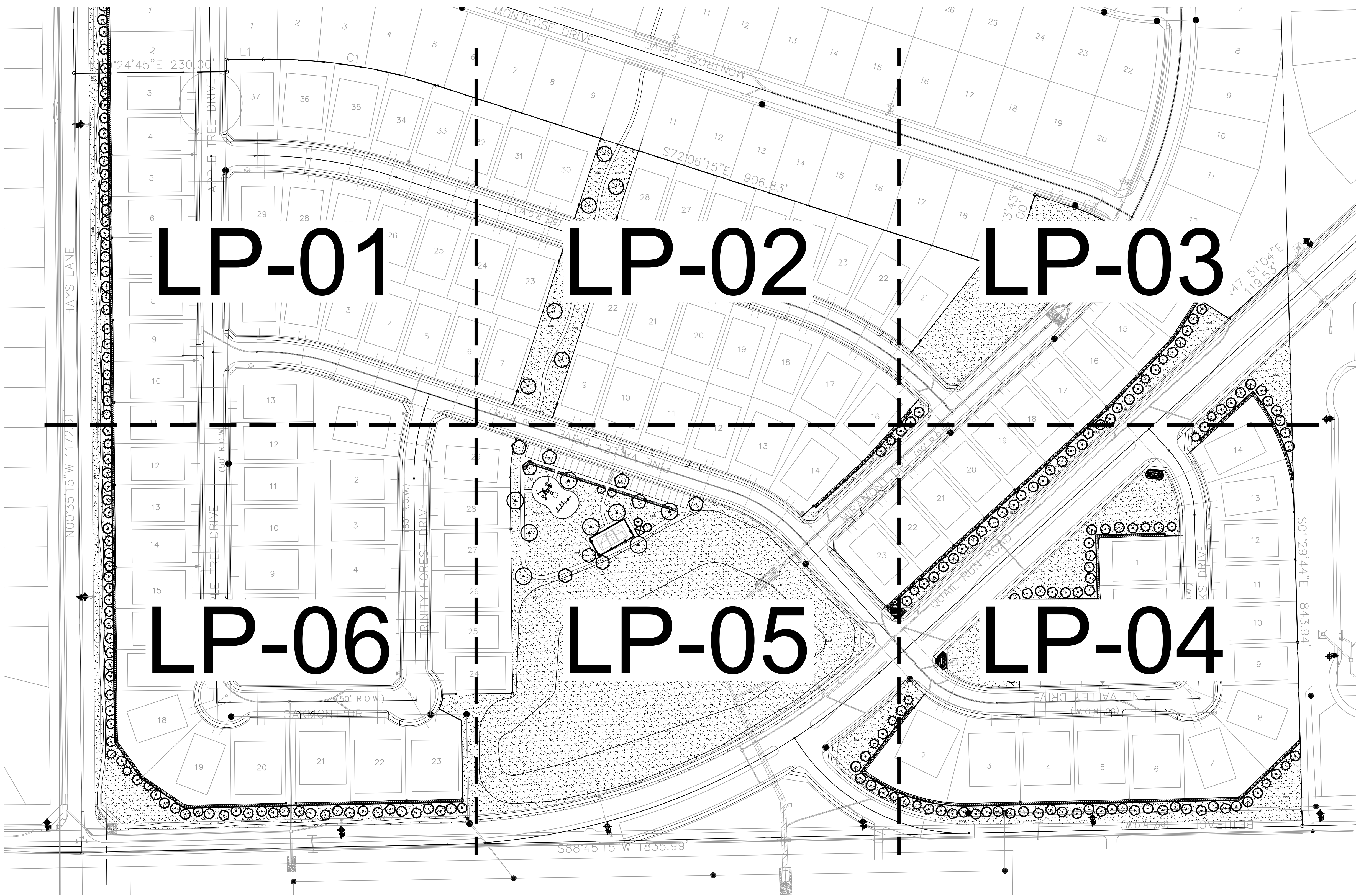
Quail Hollow
Rockwall, TX


HARDSCAPE
DETAILS

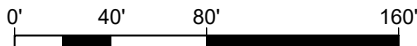
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-08




NORTH


Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
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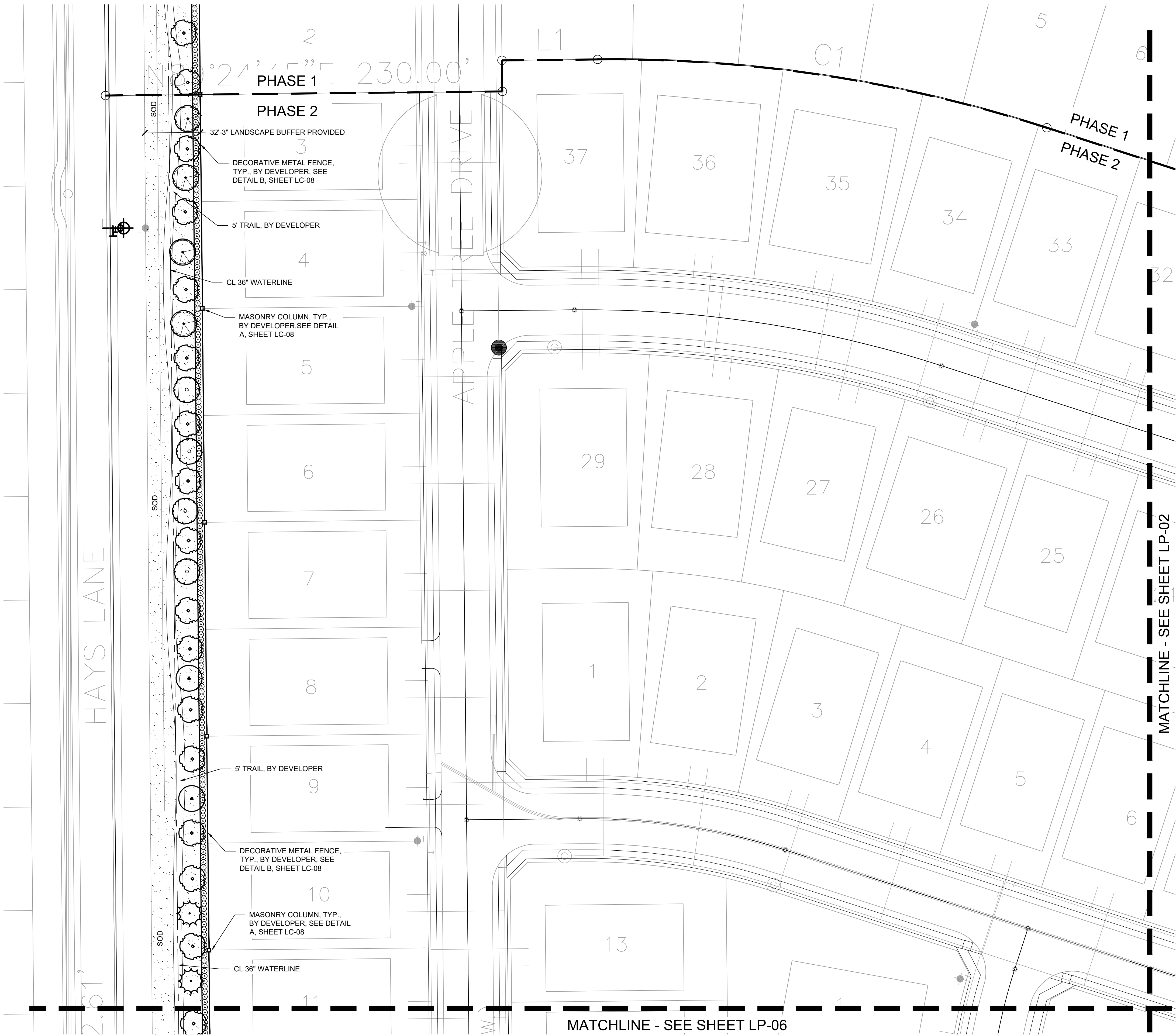
Quail Hollow
Rockwall, TX

**OVERALL
HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-00



NORTH

0'15'30'60'

Scale 1" = 30'

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Quail Hollow

Rockwall, TX

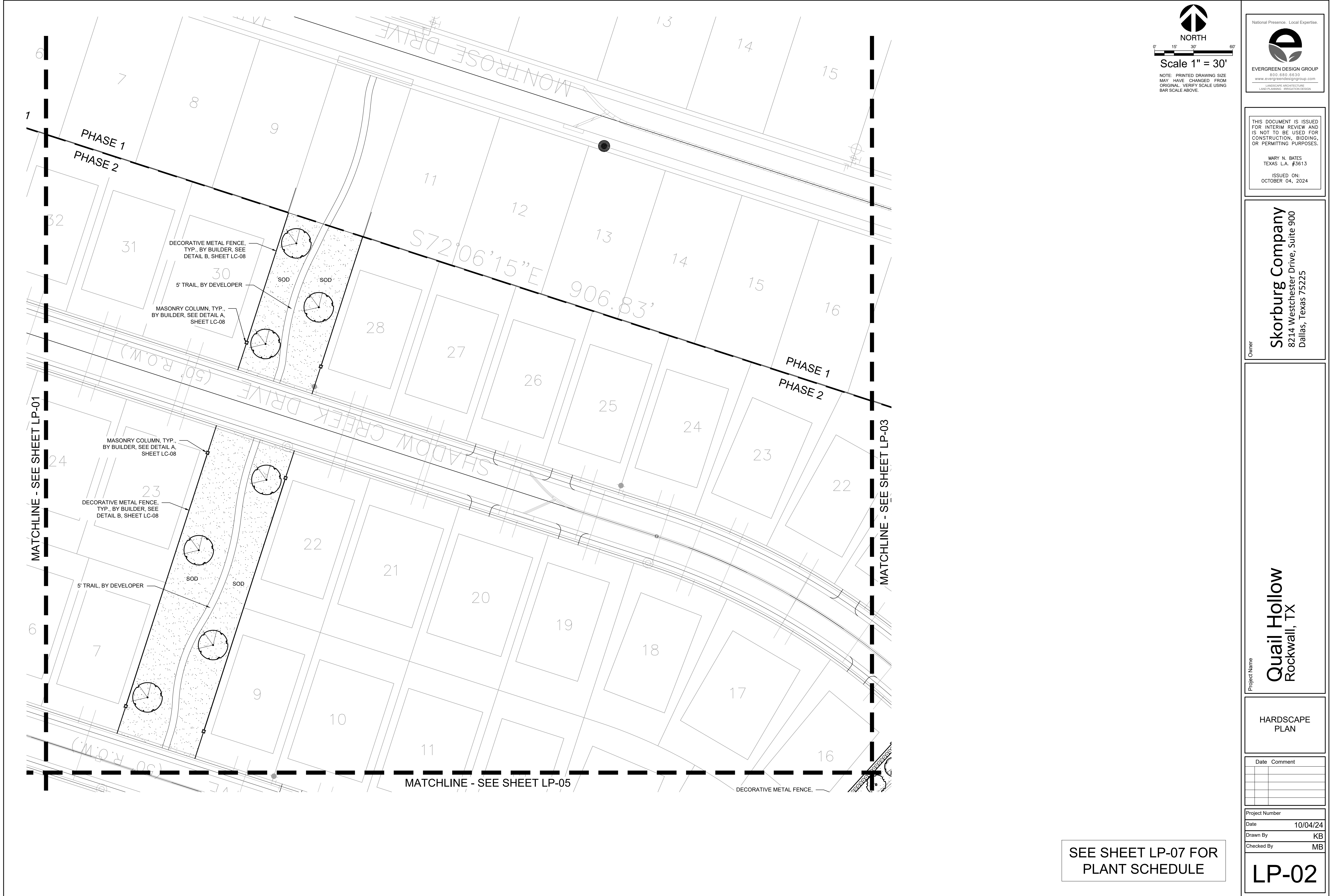
HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-01

SEE SHEET LP-07 FOR
PLANT SCHEDULE



NORTH

Scale 1" = 30'

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Project Name

Quail Hollow
Rockwall, TX

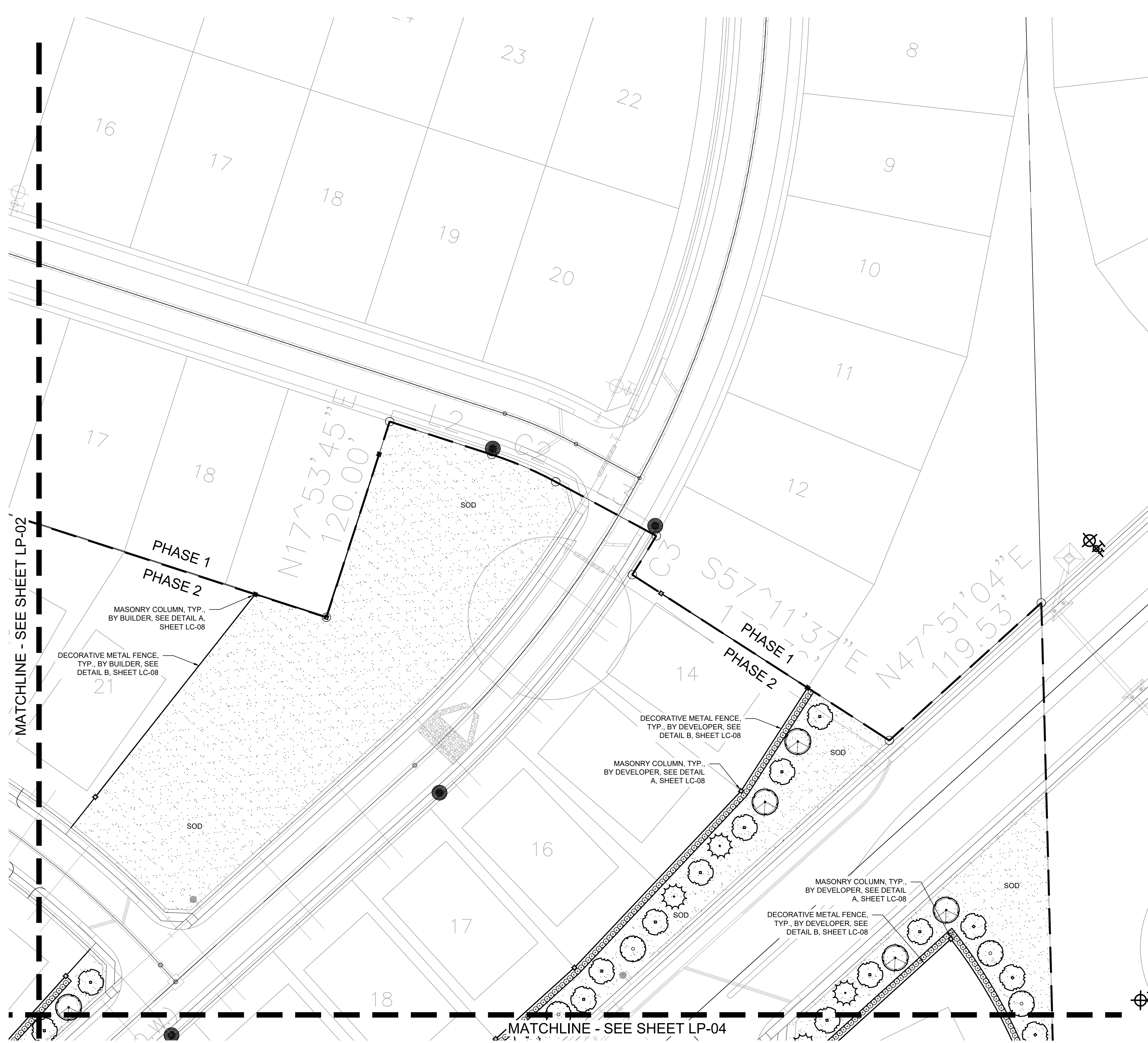
**HARDSCAPE
PLAN**

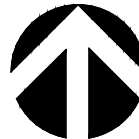
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB


LP-02

SEE SHEET LP-07 FOR
PLANT SCHEDULE





NORTH



Scale 1" = 30'

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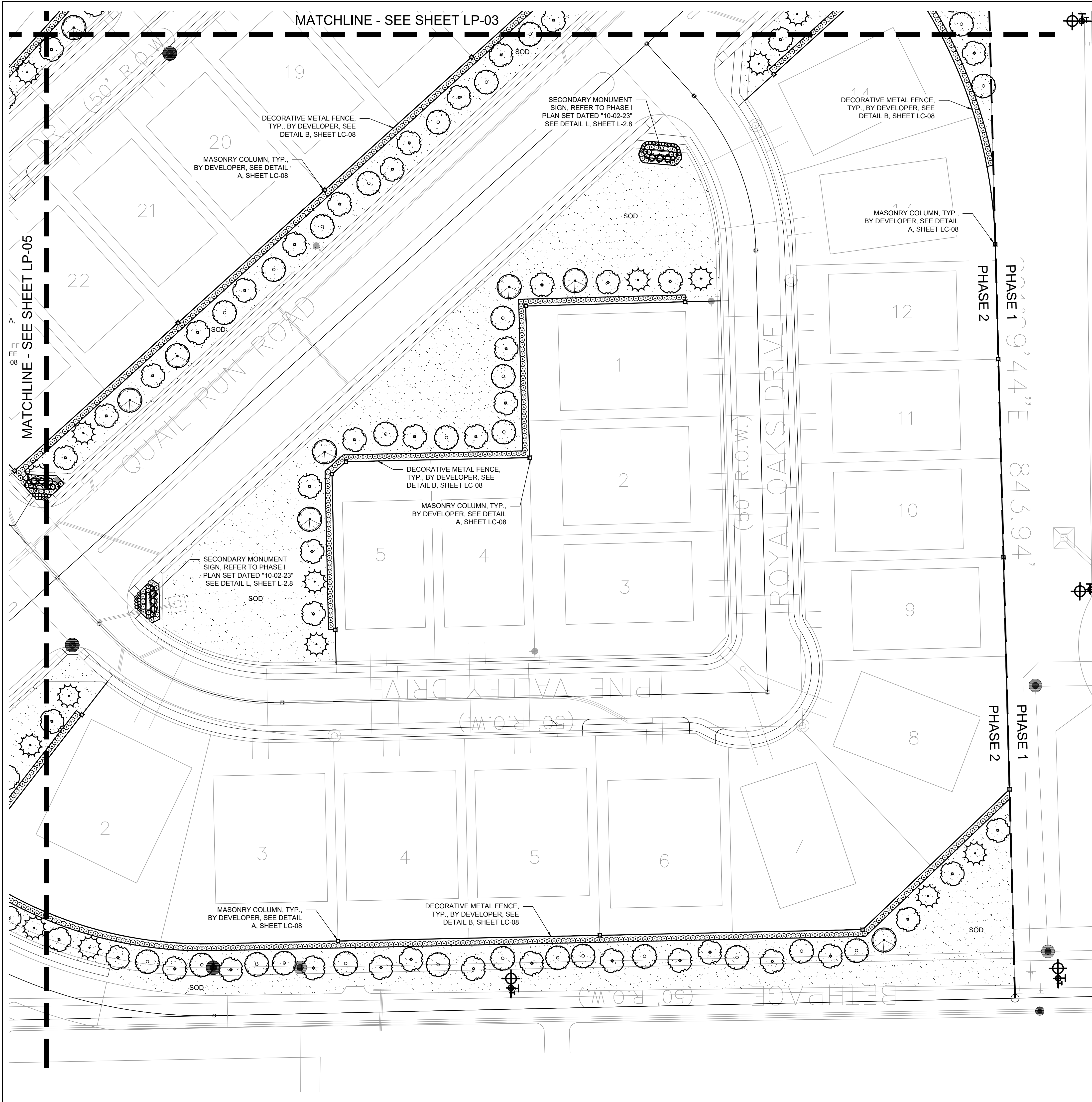
**HARDSCAPE
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
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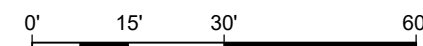
SEE SHEET LP-07 FOR
PLANT SCHEDULE

LP-03






NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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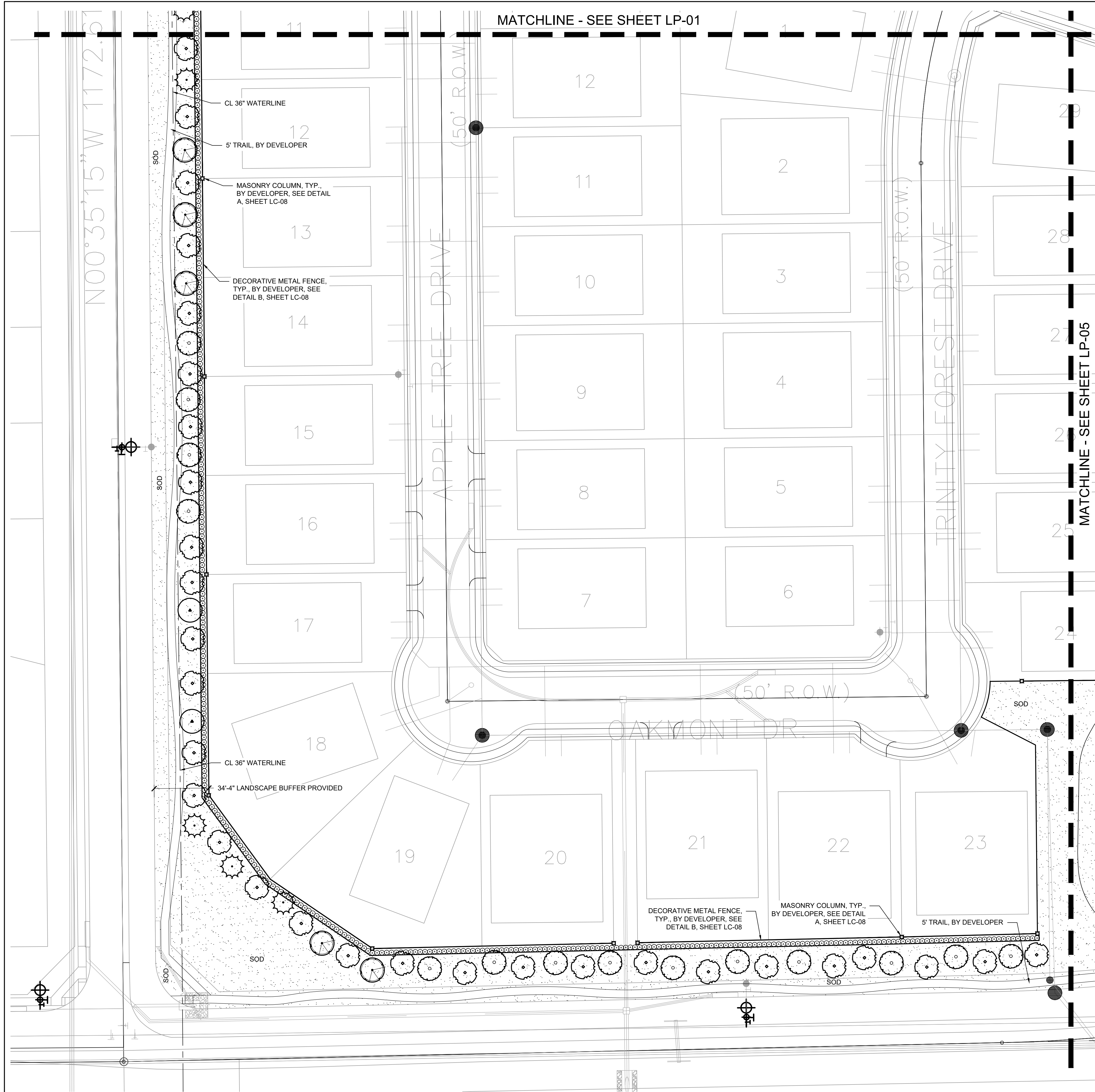
**HARDSCAPE
PLAN**


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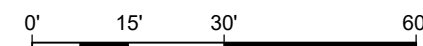
SEE SHEET LP-07 FOR
PLANT SCHEDULE

LP-04





NORTH



Scale 1" = 30'

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Rockwall, TX

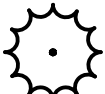

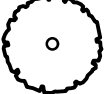






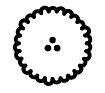

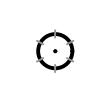

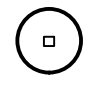

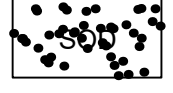
HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-06

SEE SHEET LP-07 FOR
PLANT SCHEDULE

PLANT SCHEDULE								
TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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11/06/2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-07

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

1. CONTAINER AND BALLED AND BURLAPPED PLANTS.
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS (FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED. PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST. WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER. GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH. SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A-641, GLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES. ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND AN AUTOMATIC AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE FINISH GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO COMPLETE THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD A TREE FALL OR CLEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-1/2" TREES TWO STAKES PER TREE
 - b. 2-1/2" - 4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH MULCH AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS WITH JOINTS OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# UNHULLED BERMUDA SEED
 - b. 2# ANNUAL RYE SEED
 - c. 15-15-15 WATER SOLUBLE FERTILIZER
2. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - a. 50# CELLULOSE FIBER MULCH
 - b. 2# UNHULLED BERMUDA SEED
 - c. 15-15-15 WATER SOLUBLE FERTILIZER
3. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED RATE PER LEGEND

H. DRILL SEEDING

1. ALL SEED SHALL BE DRILL SEED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. 50# CELLULOSE FIBER MULCH
 - b. 15-15-15 WATER SOLUBLE FERTILIZER
 - c. 4# ORGANIC BINDER

I. MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

J. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

K. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

L. LANDSCAPE MAINTENANCE

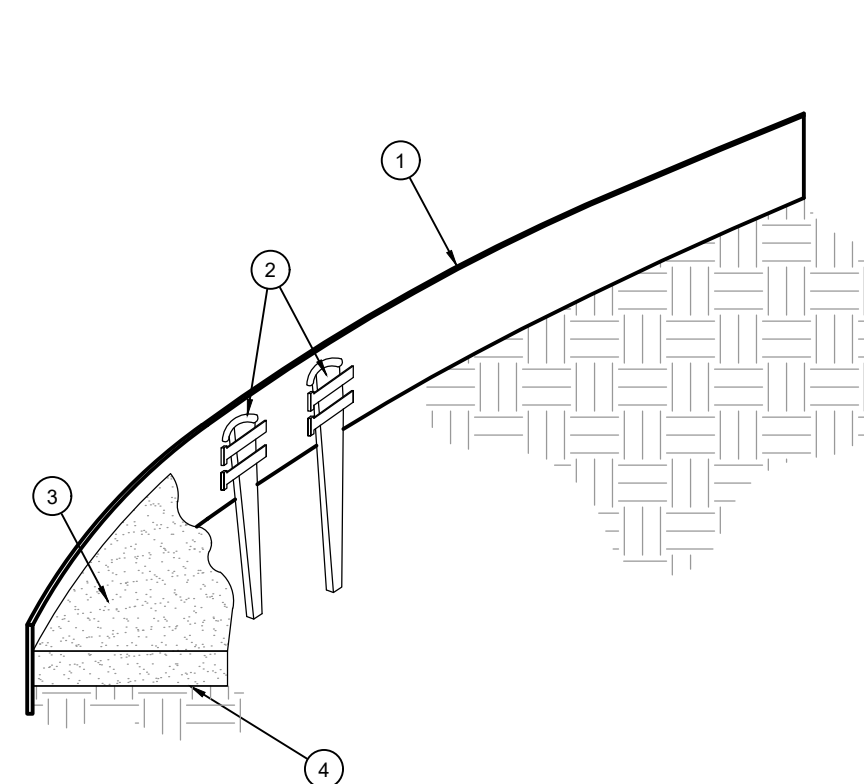
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
3. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

M. WARRANTY

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEED, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

N. RECORD DRAWINGS

1. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



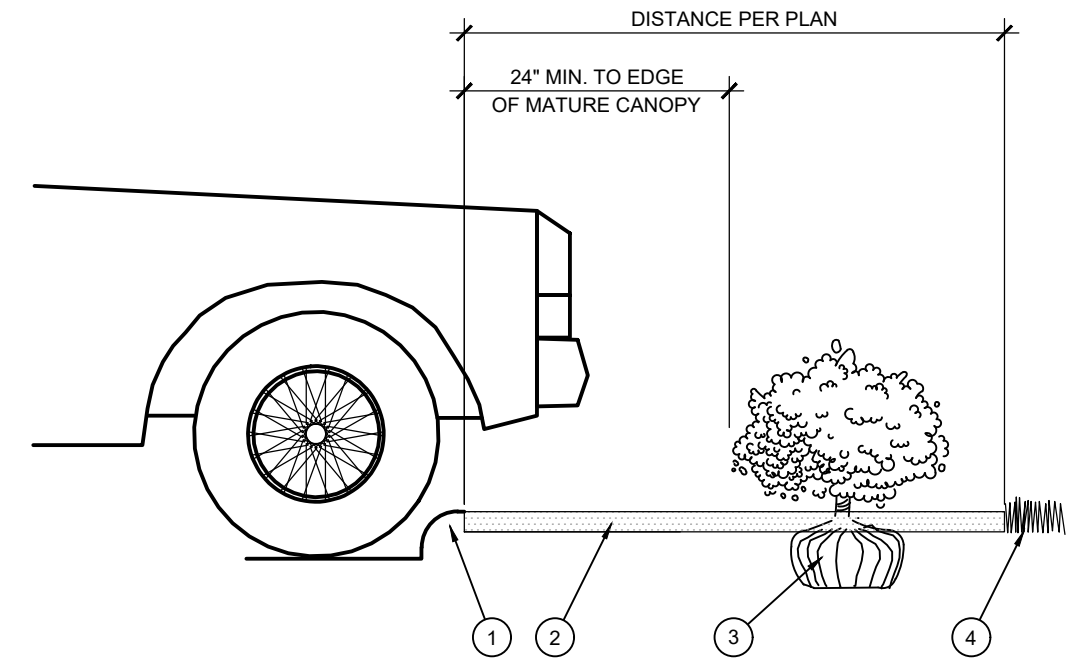
1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES

1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

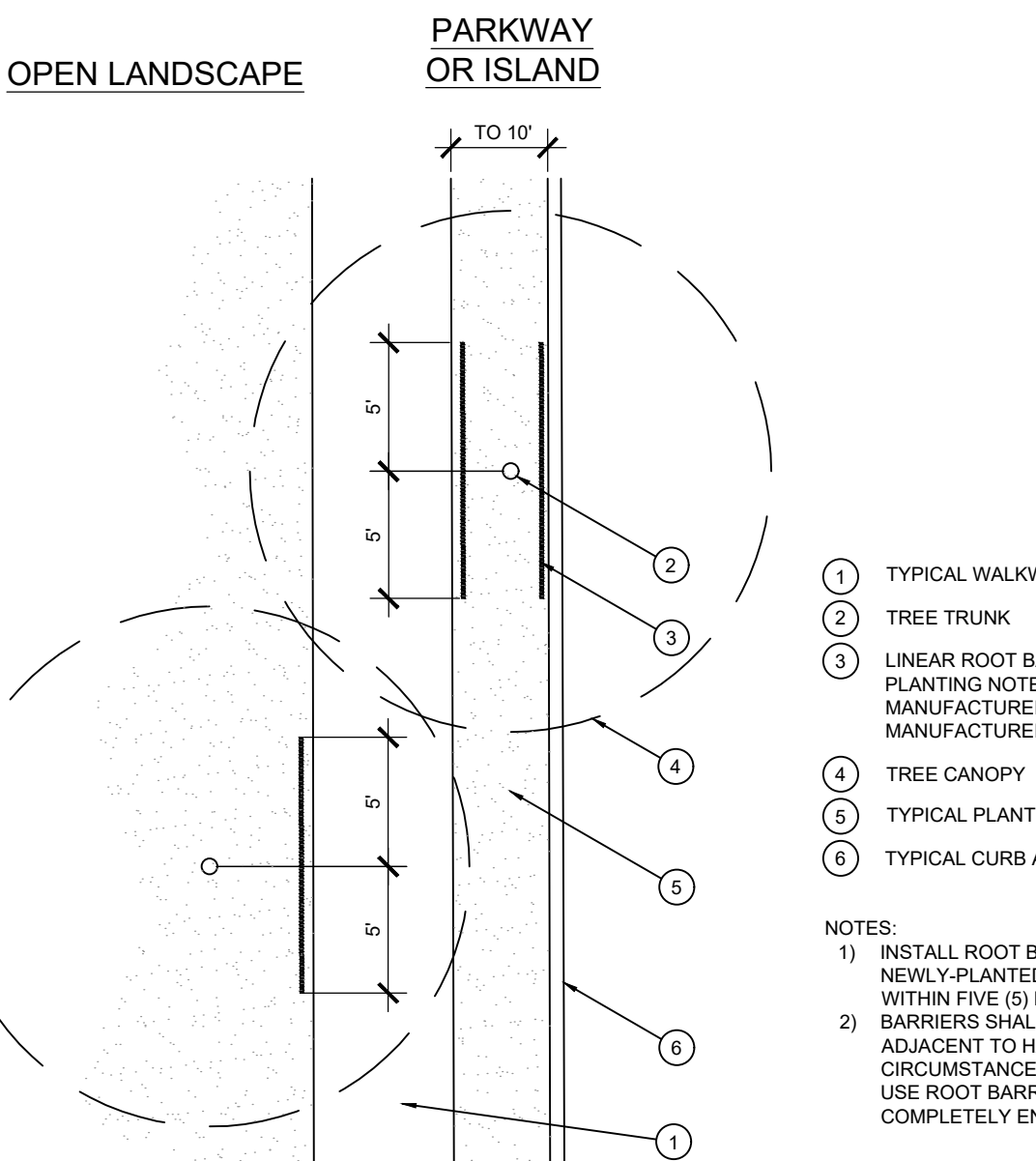
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



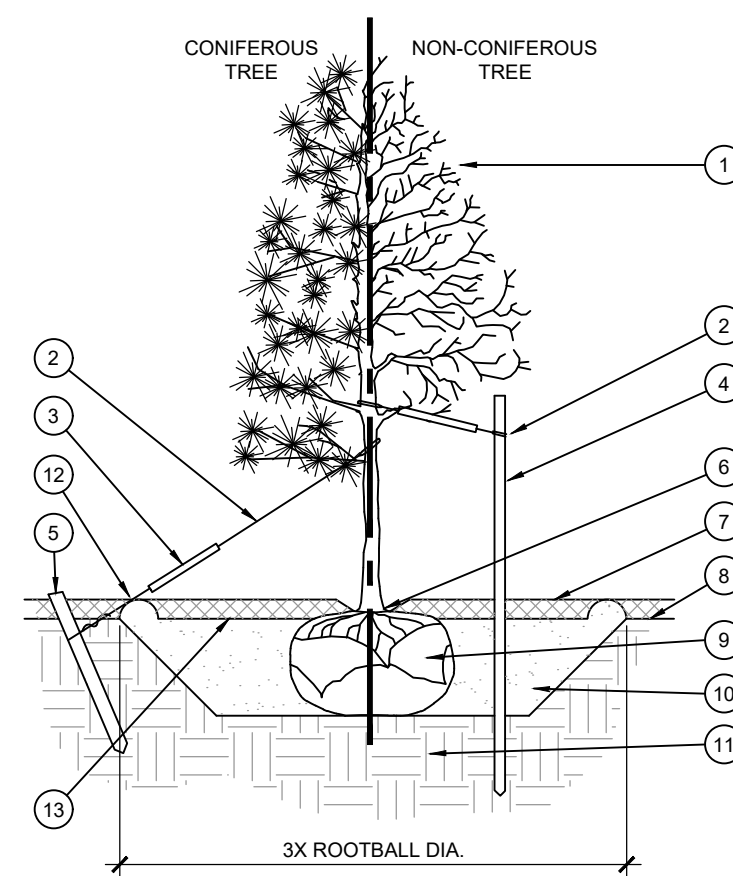
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES

1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



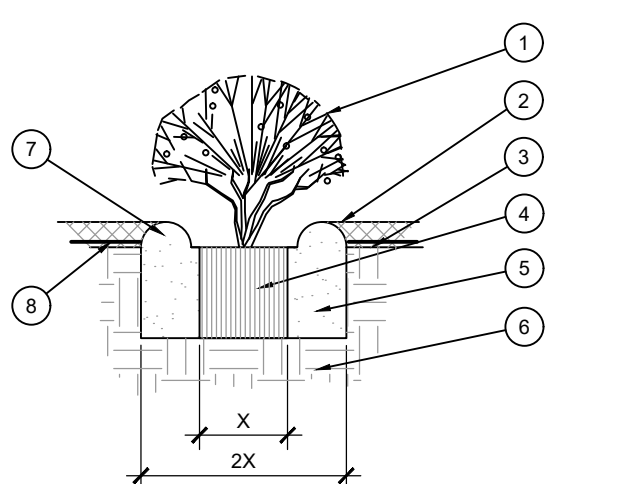
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 1/2 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
3. FOR 8&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING

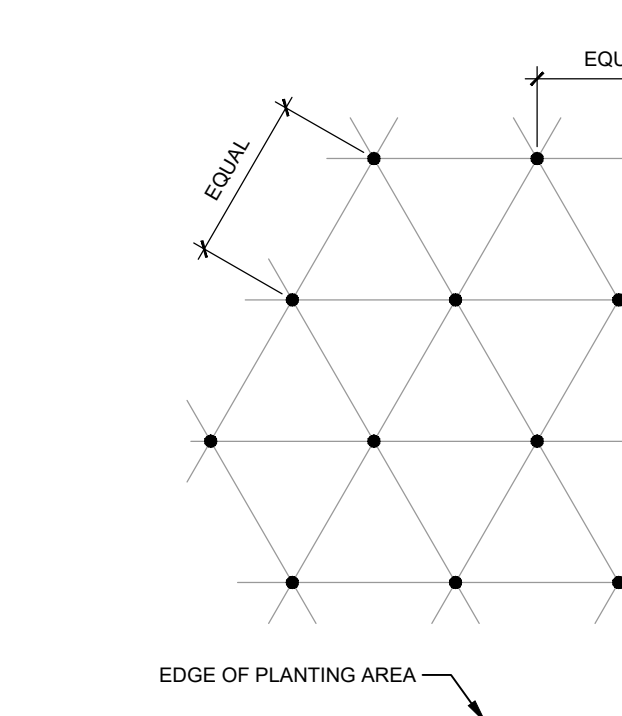
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.58	30"	5.00
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA. 40 LF PERIMETER

STEP 1: 100 SF / 1.95 = 51 PLANTS

STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS

National Presence. Local Expertise.



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LANDSCAPE ARCHITECTS
LAND PLANNING • IRRIGATION DESIGN

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date Comment

Project Number

Date 10/04/24

Drawn By KB

Checked By MB

LP-08



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, *Planner*
DATE: May 13, 2025
SUBJECT: SP2025-015; *PD Site Plan for the Quail Hollow Subdivision Phase II*

The applicant, Chase Finch of Corwin Engineering -- *on behalf of John Arnold of Skorburg Company* --, is requesting the approval of a Site Plan for Phase II of the Quail Hollow Subdivision. The subject property is a 42.742-acre tract of land (*i.e. Lot 20, Block G, Quail Hollow, Phase 1 Addition*) generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2025-012] for Phase II of the subdivision.

The subject property is zoned Planned Development District 97 (PD-97) [Ordinance No. 22-44] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of three (3) lot types (*i.e. [Type A Lots] 150, 62' x 120' lots; [Type B Lots] 74, 72' x 120' lots; [Type C Lots] 26, 82' x 125' lots*) and be subject to the following density and dimensional requirements:

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	62'	72'	82'
MINIMUM LOT DEPTH	120'	120'	125'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	10,250 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) ^{(2), (5) & (7)}	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'	20'
MAXIMUM HEIGHT ⁽³⁾	36'	36'	36'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,200 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%

GENERAL NOTES:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- ⁷: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. A Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

In accordance with the *PD Site Plan* requirements outlined within the PD Ordinance [Ordinance No. 22-44] the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed *Site Plan* appears to conform to all requirements stipulated by Ordinance No. 22-44. The *Hardscape Plan* shows the required entry monumentation signage, sidewalks, and trails. Since the request generally conforms to the requirements of Planned Development District 97 (PD-97) [Ordinance No.

22-44] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 13, 2025 Planning and Zoning Commission 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 _____

SUBDIVISION **Quail Hollow Phase 2**

LOT _____

BLOCK _____

GENERAL LOCATION **Northeast Corner of Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE **42.742**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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 **Quail Hollow SF, LTD.**

☐ APPLICANT **Corwin Engineering**

CONTACT PERSON **John Arnold**

CONTACT PERSON **Chase Finch**

ADDRESS **8214 Westchester Drive Ste. 900**

ADDRESS **200 W. Belmont Ste. E**

CITY, STATE & ZIP **Dallas, TX 75202**

CITY, STATE & ZIP **Allen, Tx 75013**

PHONE **214-522-4945**

PHONE **972-396-1200**

E-MAIL **jarnold@skorburgcompany.com**

E-MAIL **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

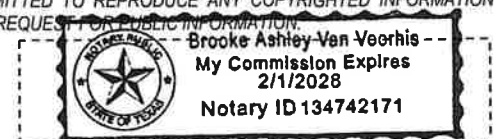
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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."

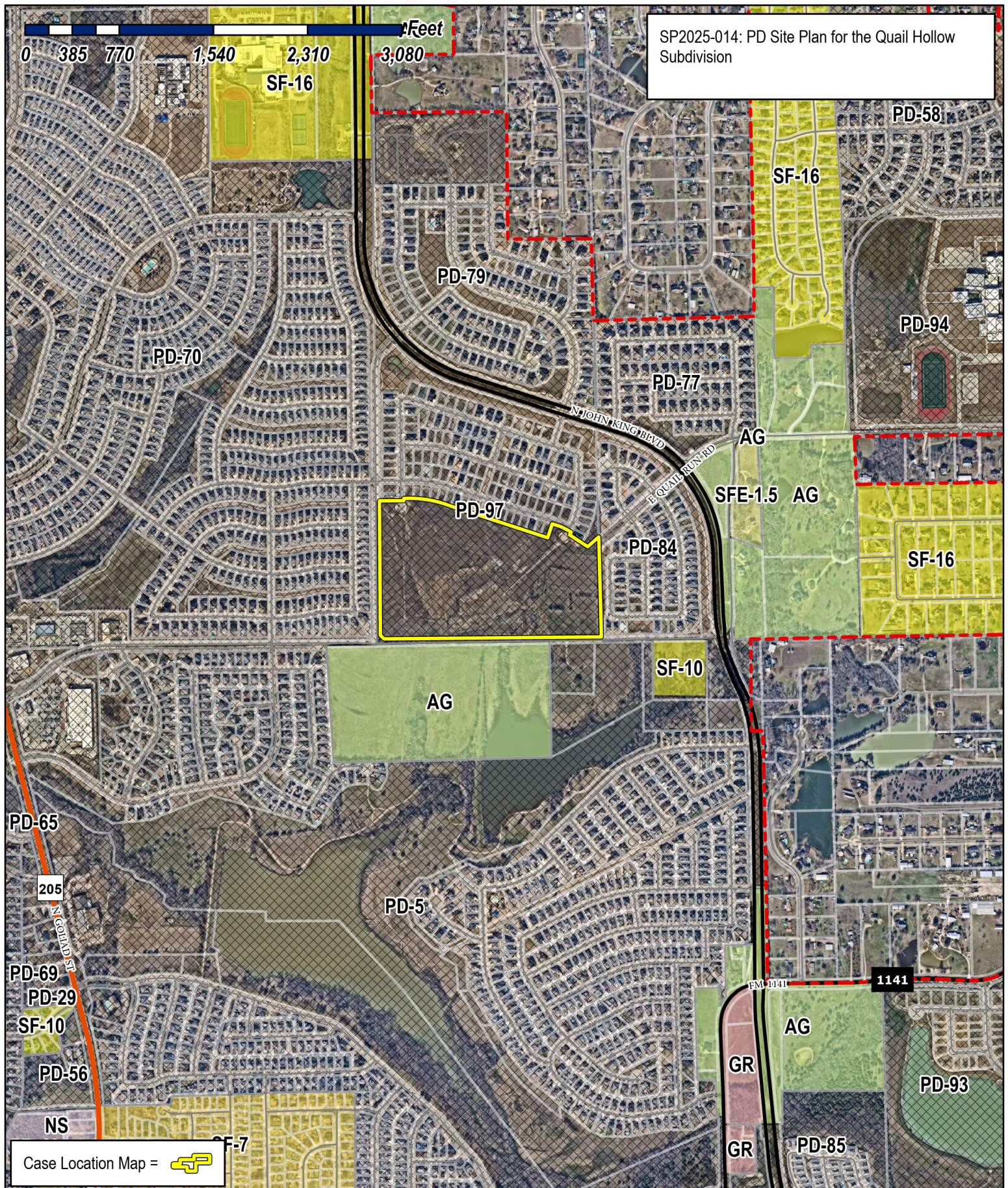
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 2/1/2028



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

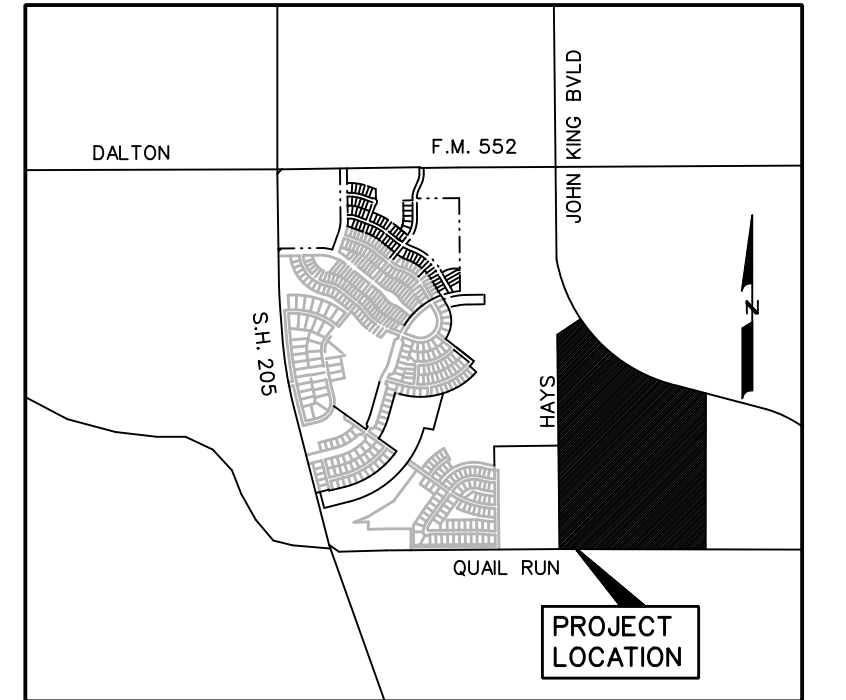
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

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

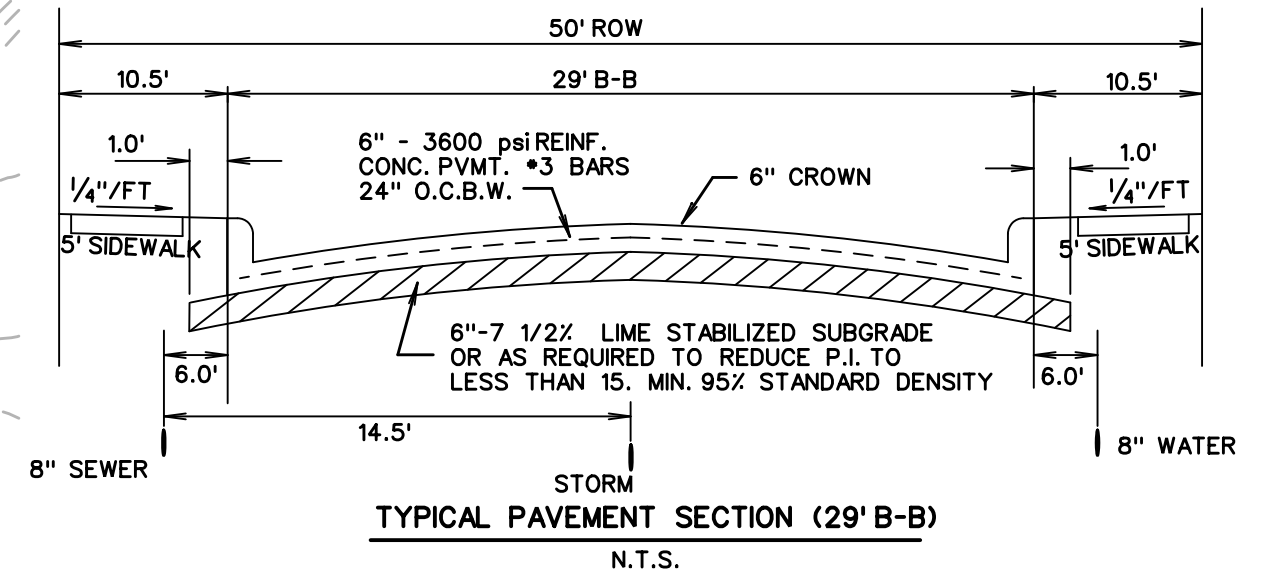
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

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



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

LEGEND

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

NOTES:

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X Y
2598387.341 7036156.262
ELEV = 923.0

QUALICO DEVELOPMENT (US), INC.

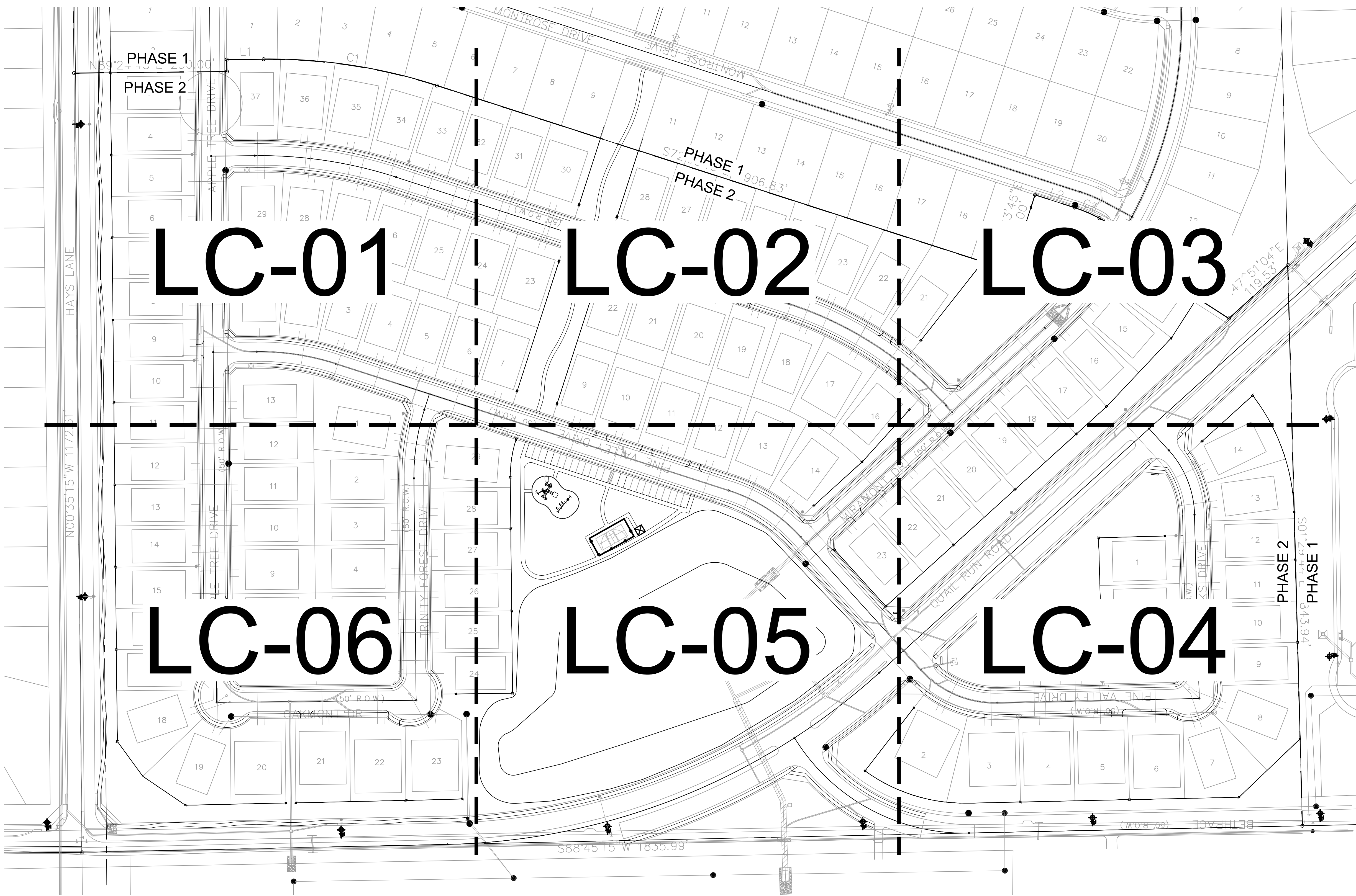
GIDEON GROVE NORTH
DOC. NO. 20190000006883

77.5'x40'
DRAINAGE
EASEMENT

77.5'x150'
DRAINAGE
EASEMENT

77.5'x40'
DRAINAGE
EASEMENT

77.5'x40'
DRAINAGE
EASEMENT



LC-01

LC-02

LC-03

LC-06

LC-05

LC-04



Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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OR PERMITTING PURPOSES.

MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

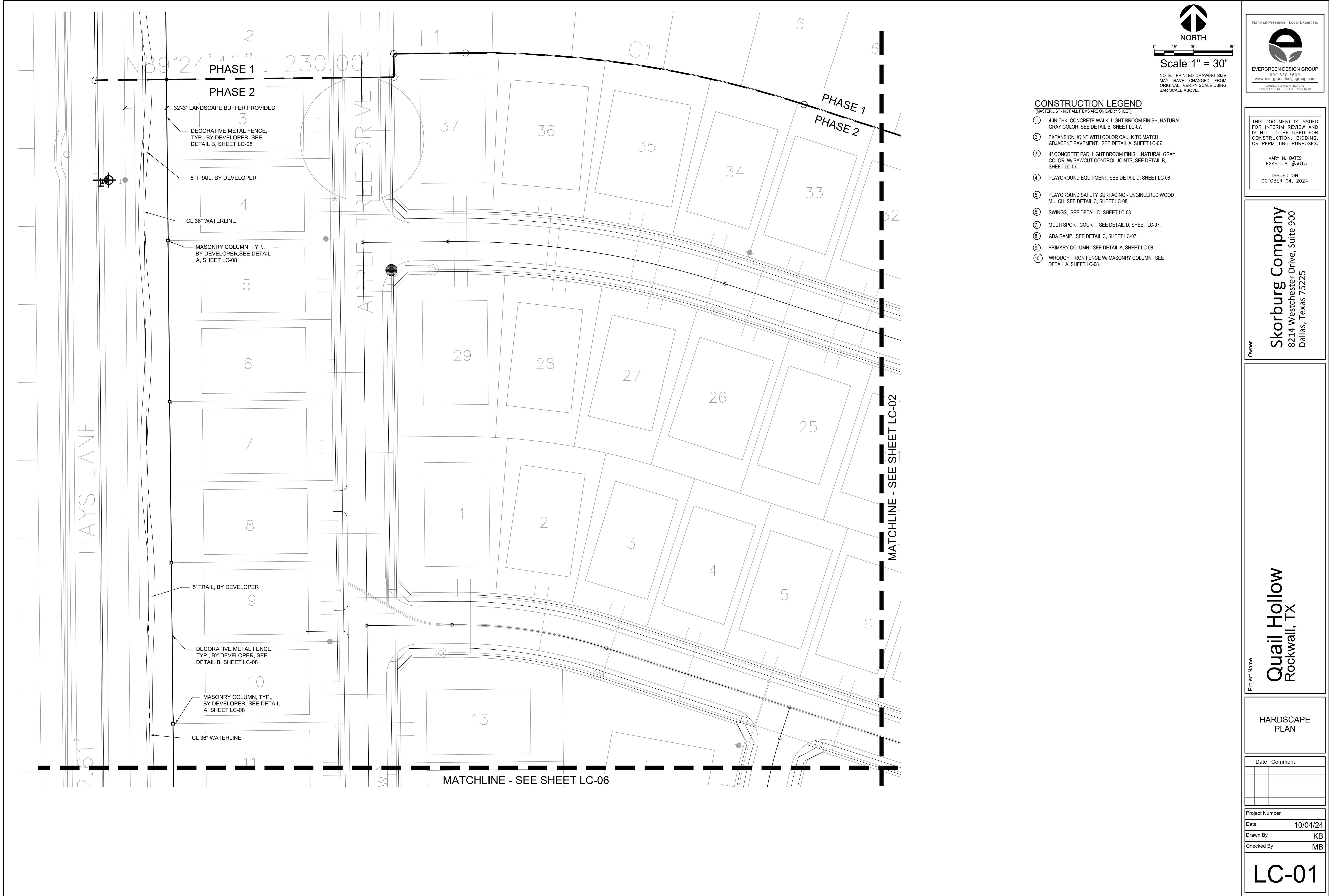
Quail Hollow
Rockwall, TX

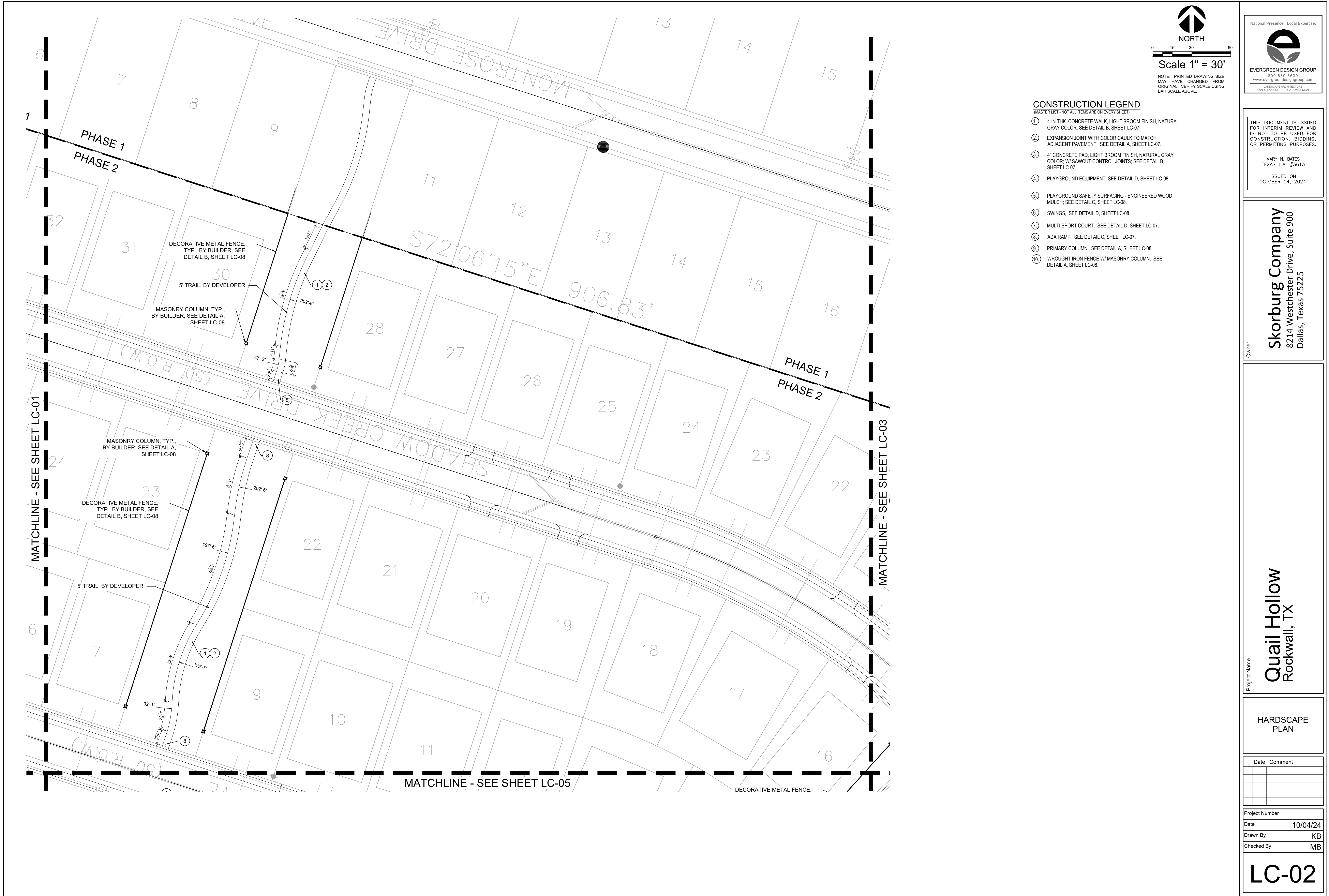
**OVERALL
HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-00





Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS. SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08.
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

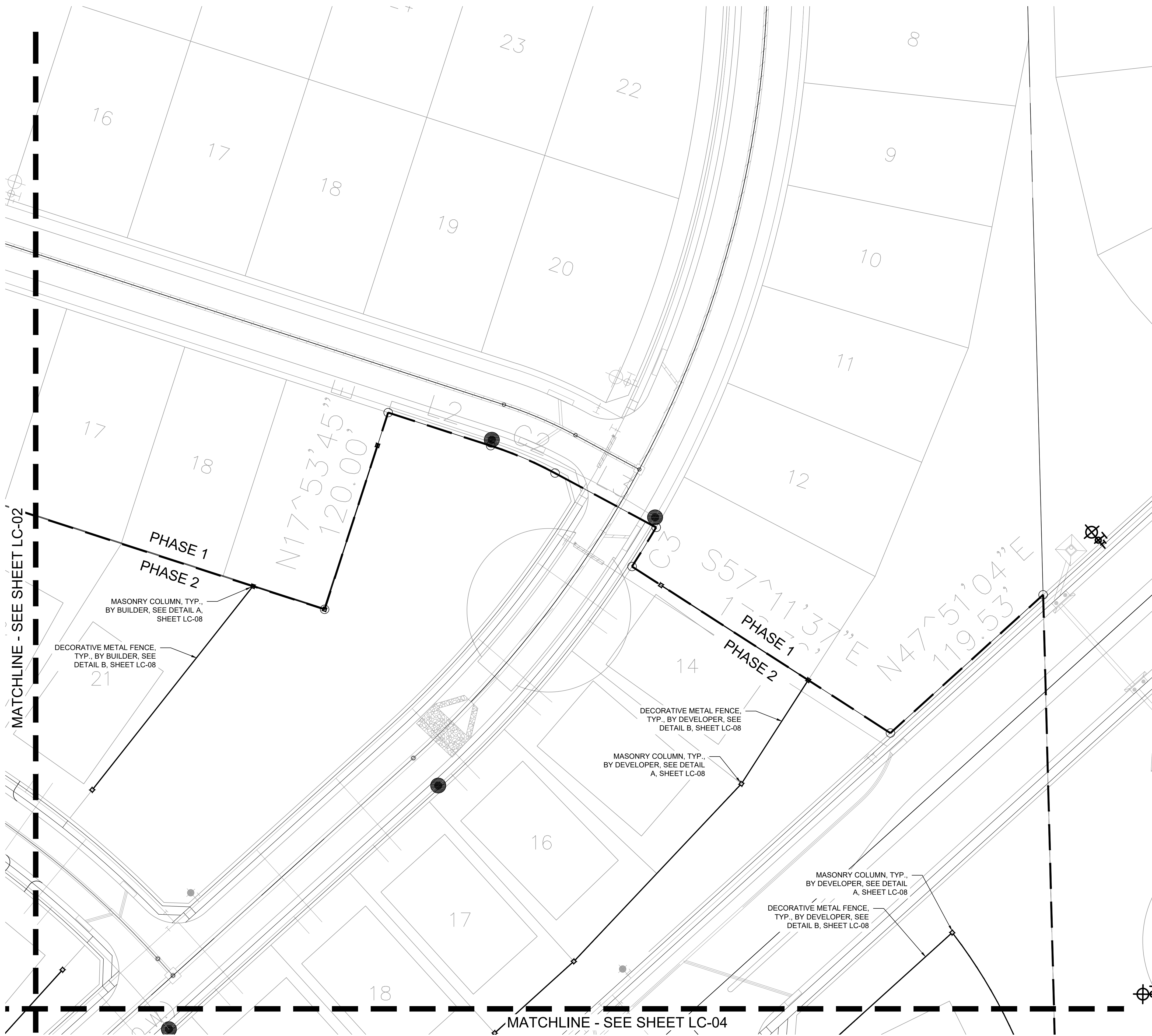
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-02



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS, SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date

Comment

Project Number

Date

10/04/24

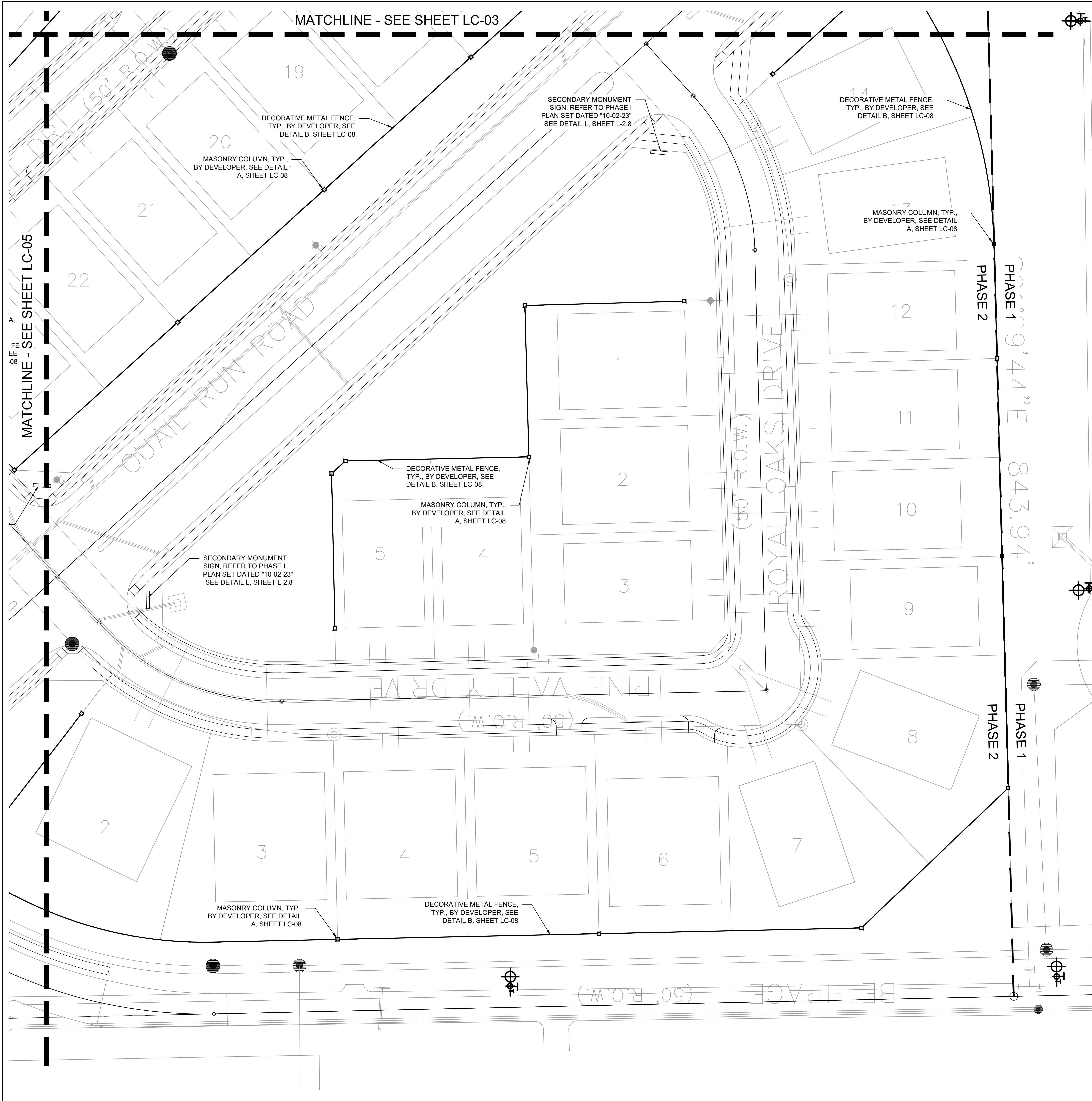
Drawn By


KB

Checked By

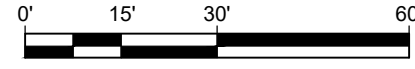
MB

LC-03





NORTH




Scale 1" = 30'

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- CONSTRUCTION LEGEND**
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
 - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
 - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-04

MATCHLINE - SEE SHEET LC-02

NORTH

0'15'30'60'

Scale 1" = 30'

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- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-05

MATCHLINE - SEE SHEET LC-01

NORTH

0'15'30'60'

Scale 1" = 30'

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CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS. SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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Owner

Skorburg Company

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Dallas, Texas 75225

Project Name

Quail Hollow

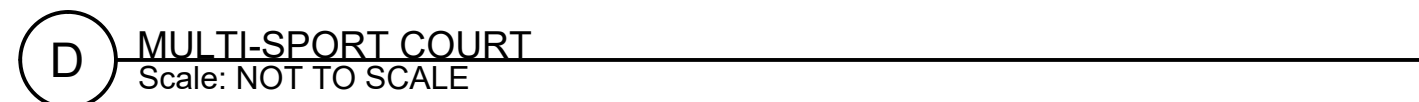
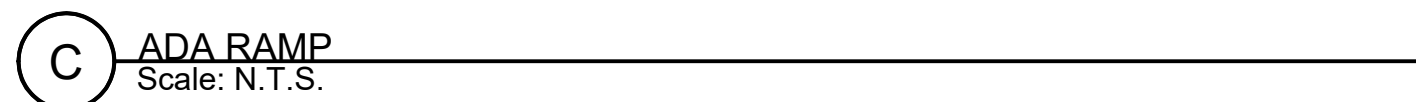
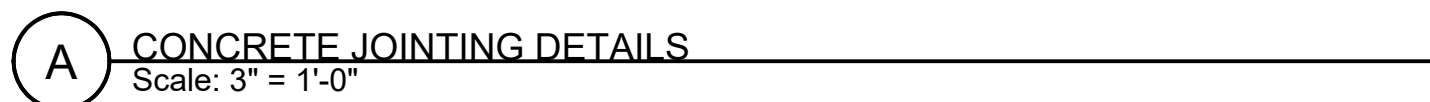
Rockwall, TX

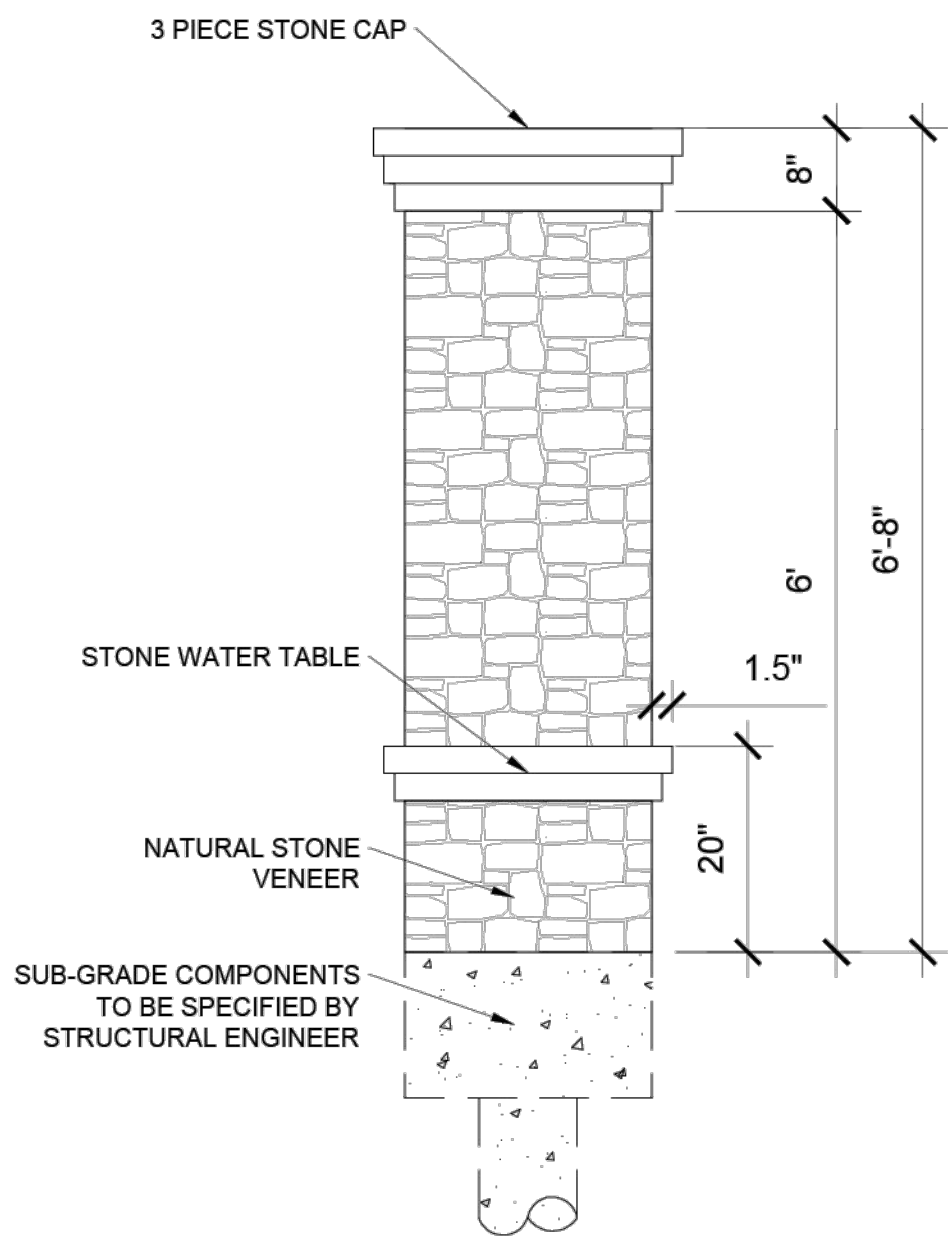
HARDSCAPE
PLAN

Date	Comment

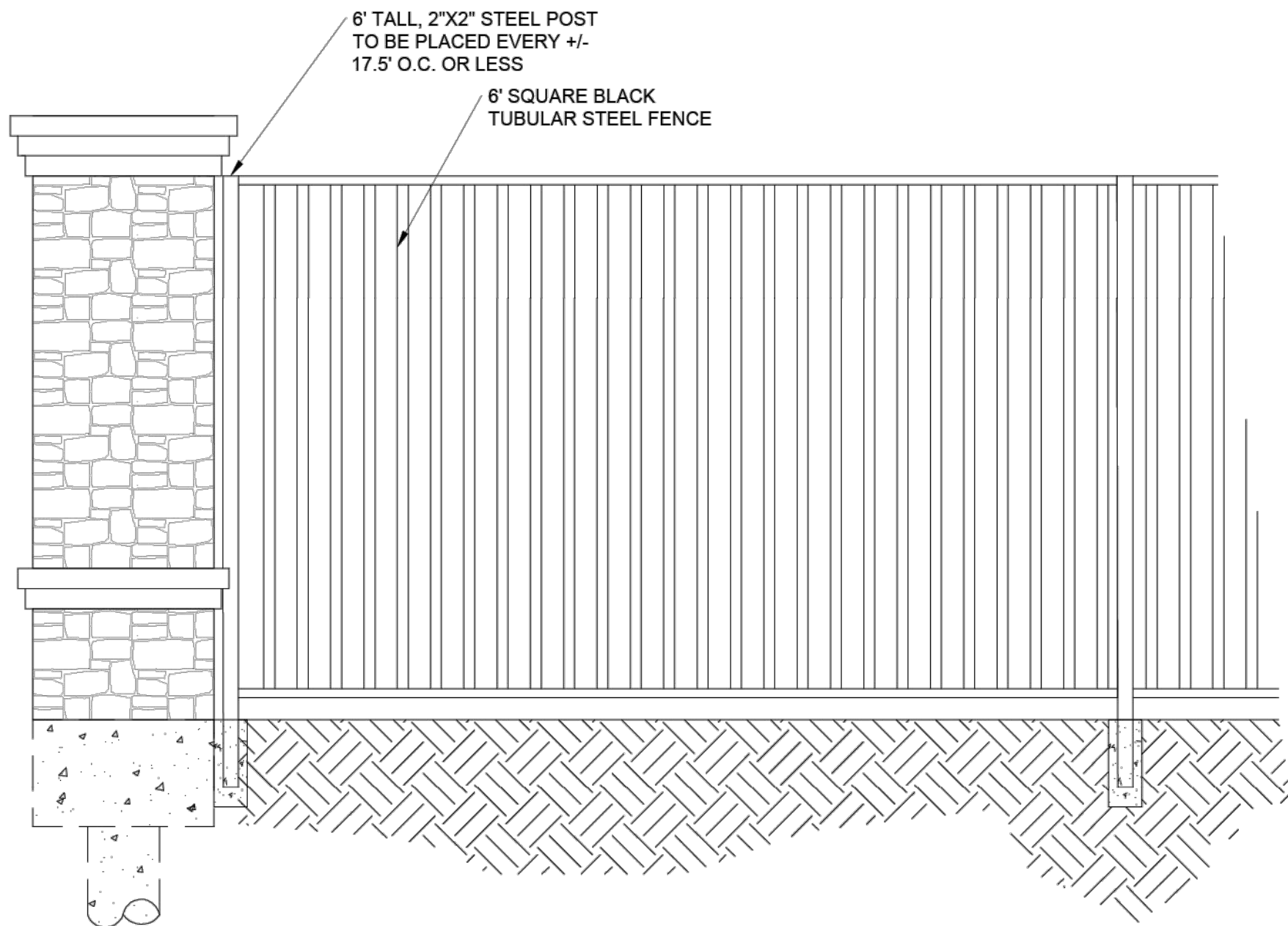
Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-06

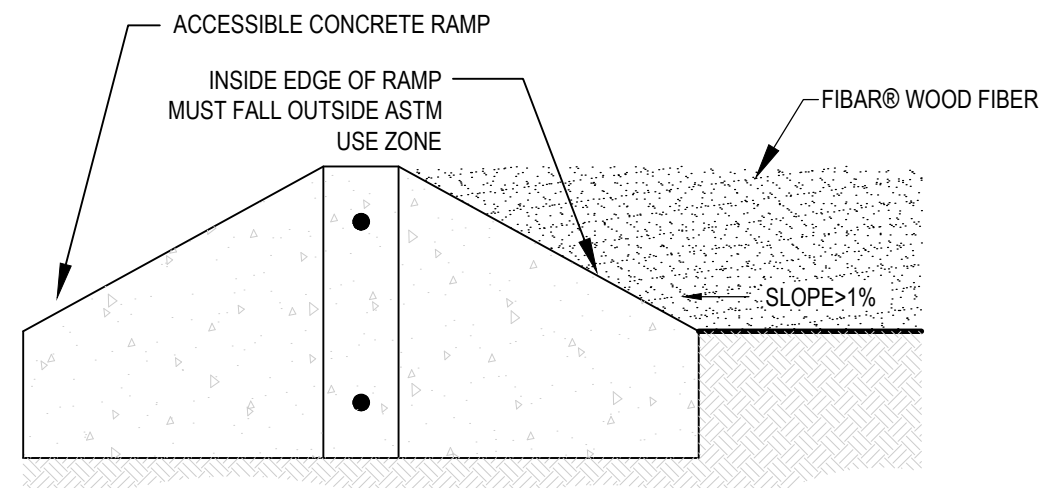




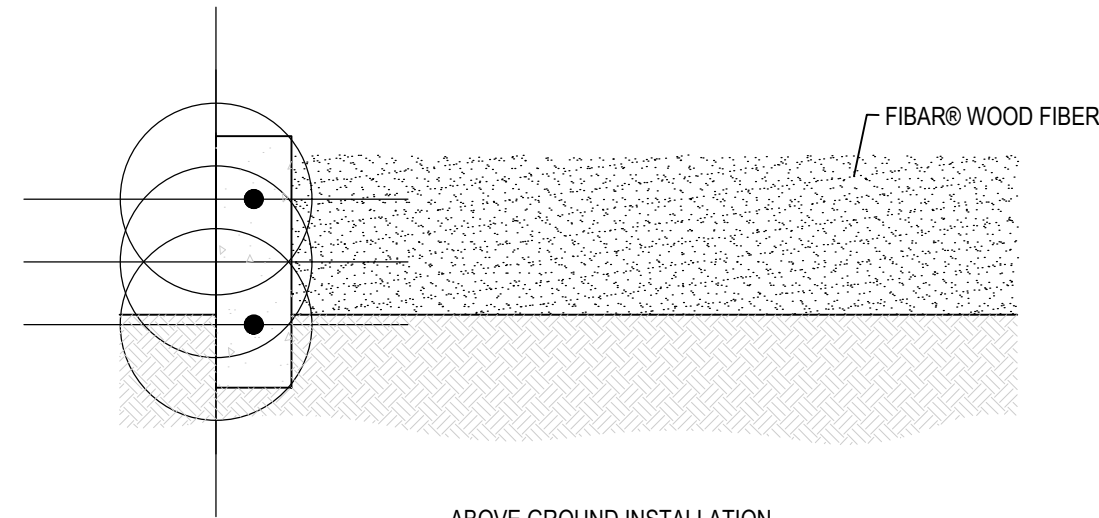
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
 3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
Scale: NOT TO SCALE

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MARY N. BATES
TEXAS L.A. #3613
ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
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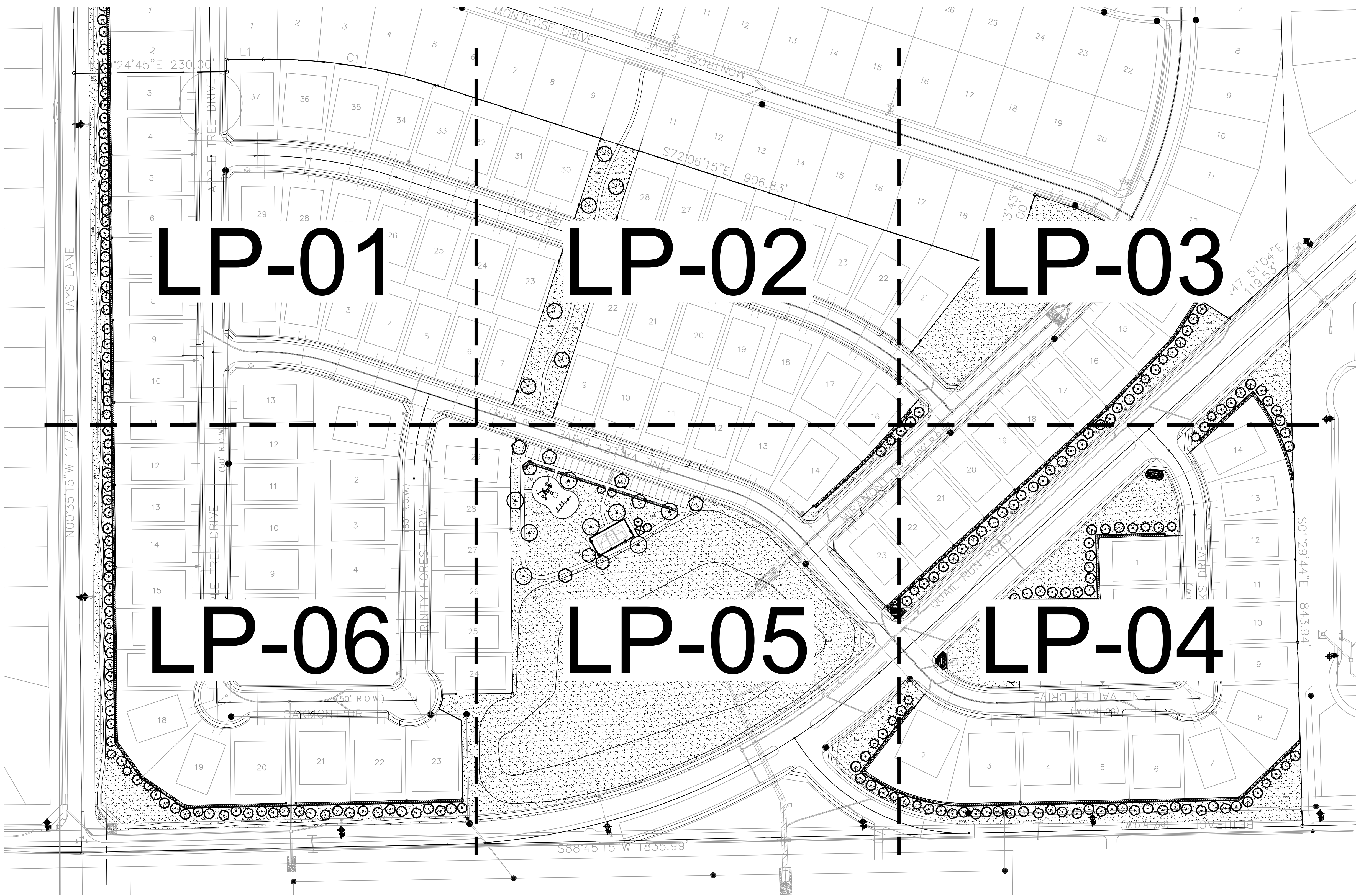
Project Name
Quail Hollow
Rockwall, TX


HARDSCAPE
DETAILS

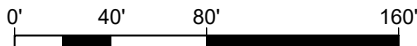
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-08




NORTH


Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE
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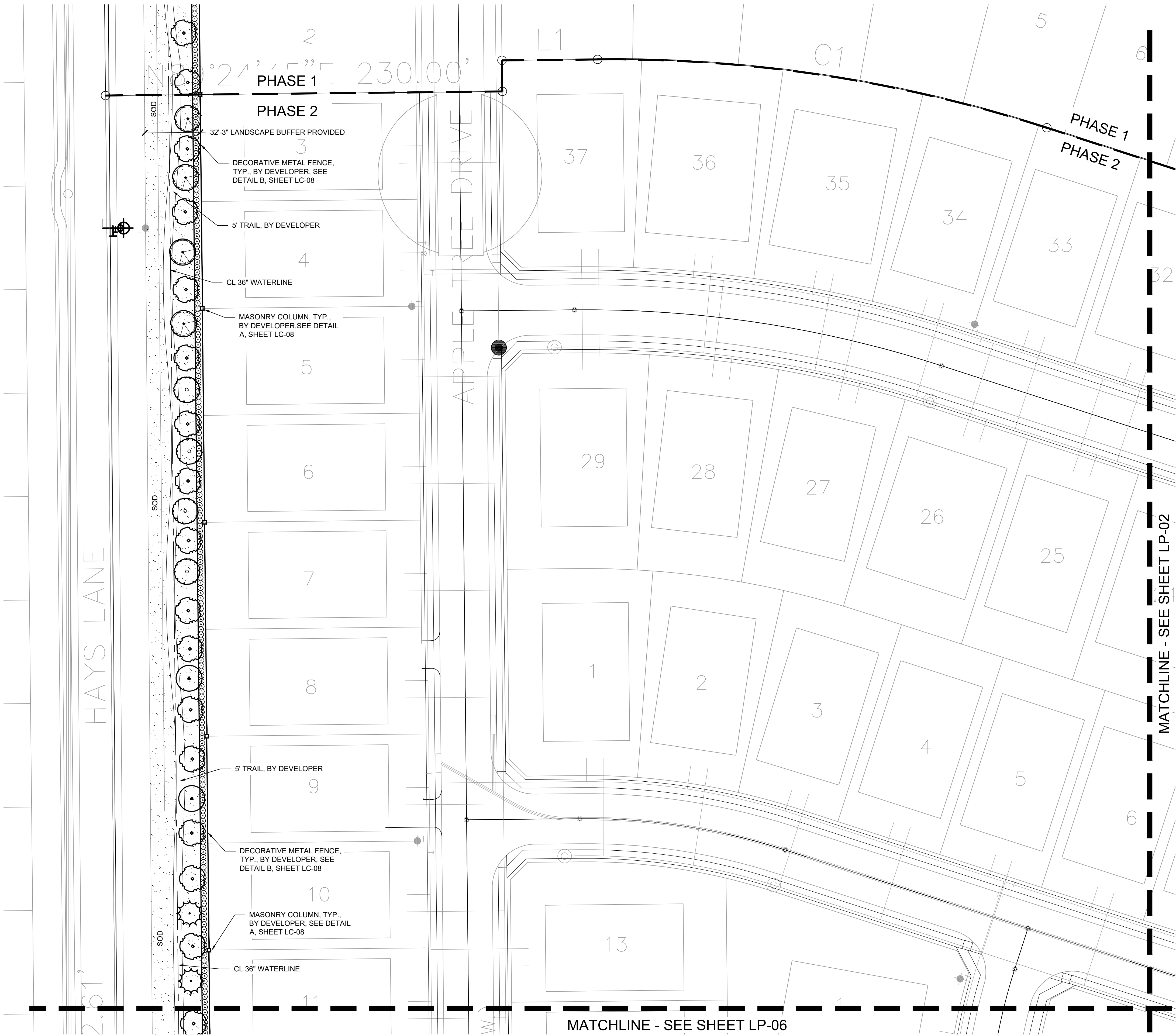
Quail Hollow
Rockwall, TX

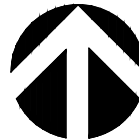
**OVERALL
HARDSCAPE
PLAN**

Date	Comment


Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-00





NORTH



Scale 1" = 30'

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Quail Hollow
Rockwall, TX

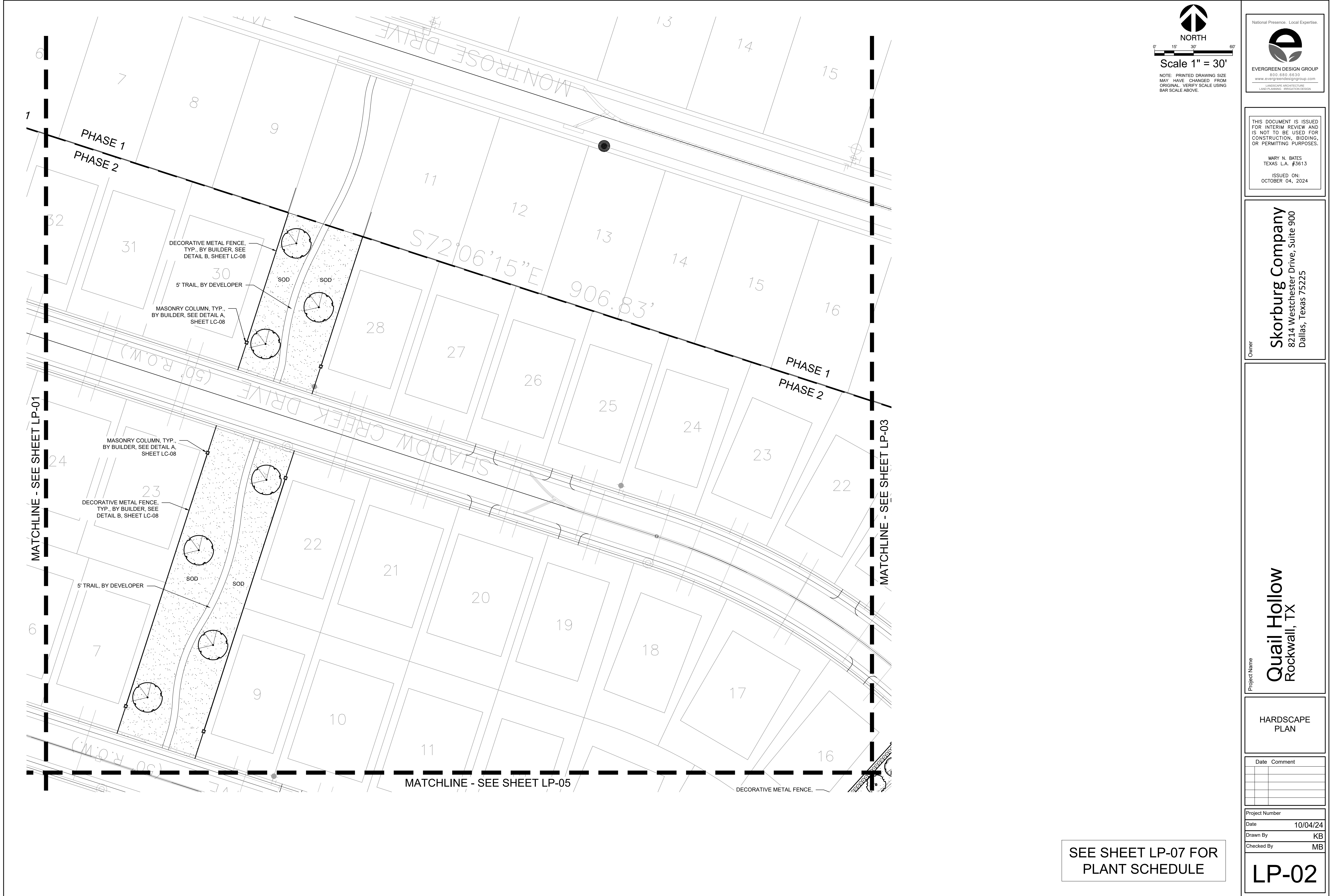
**HARDSCAPE
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-01

SEE SHEET LP-07 FOR
PLANT SCHEDULE




NORTH

0'15'30'60'

Scale 1" = 30'

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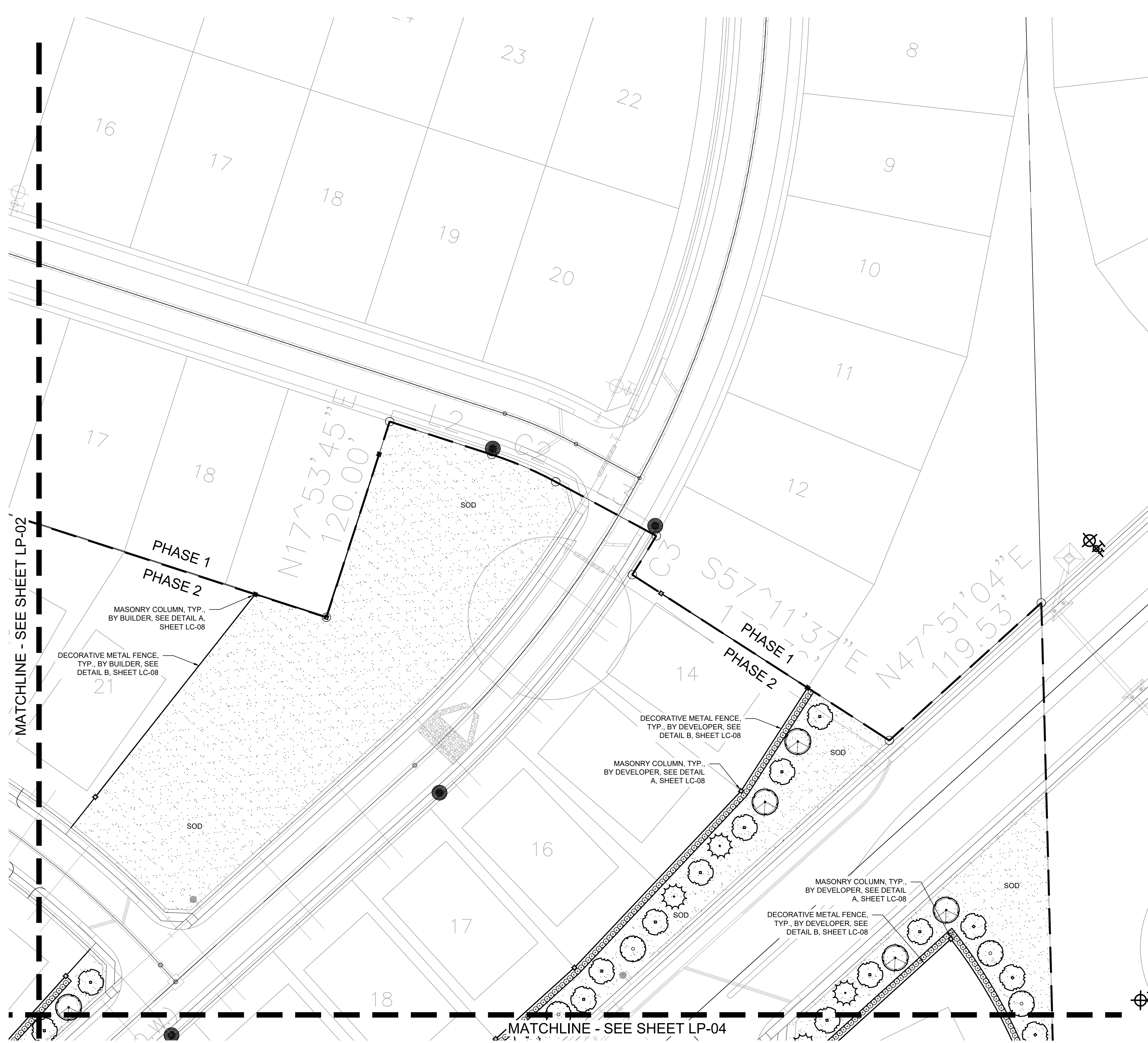
HARDSCAPE
PLAN

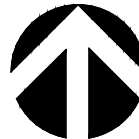
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB


LP-02

SEE SHEET LP-07 FOR
PLANT SCHEDULE





NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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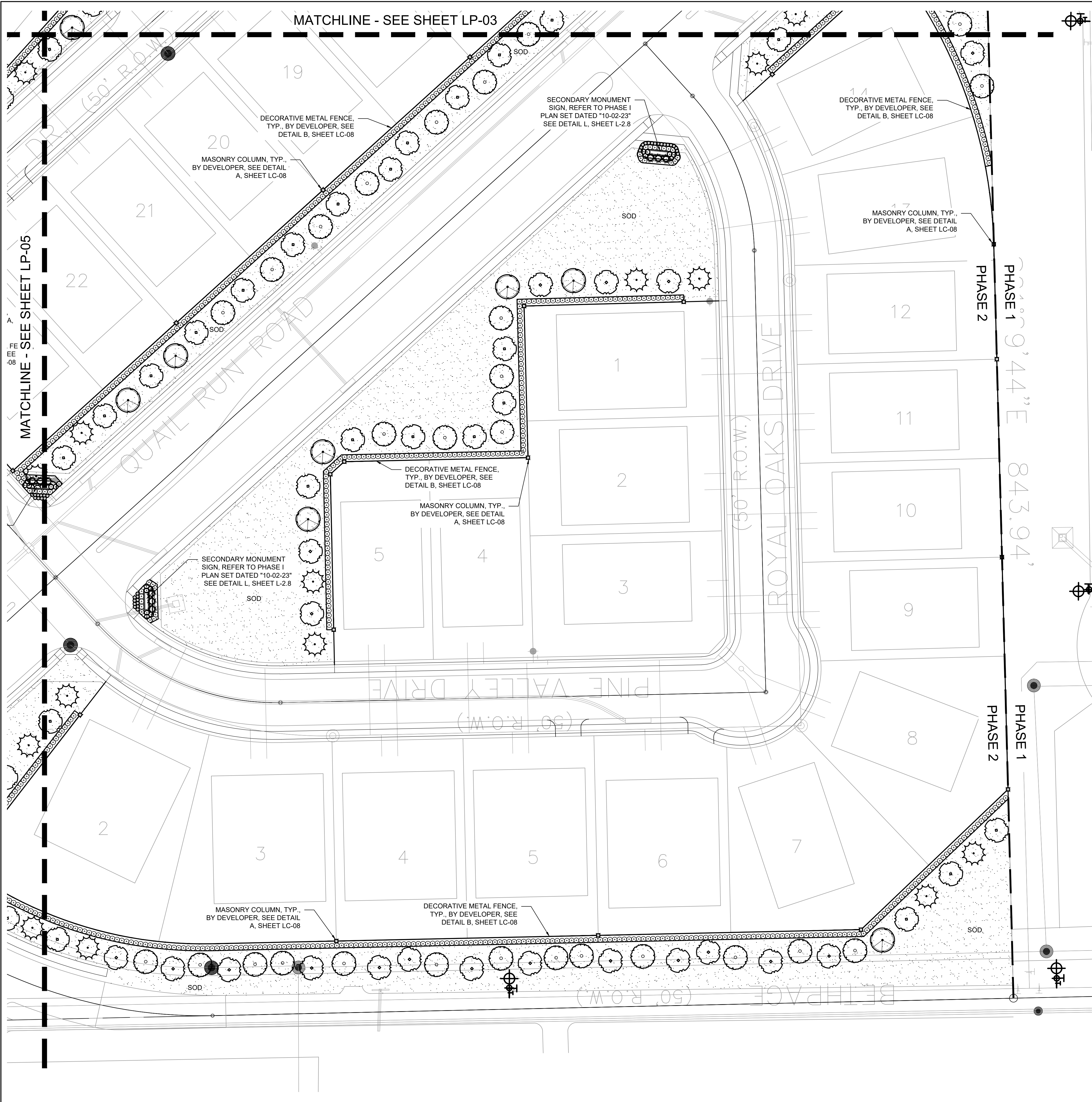
**HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-03

SEE SHEET LP-07 FOR
PLANT SCHEDULE



NORTH

0'15'30'60'

Scale 1" = 30'

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Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date

Comment

Project Number

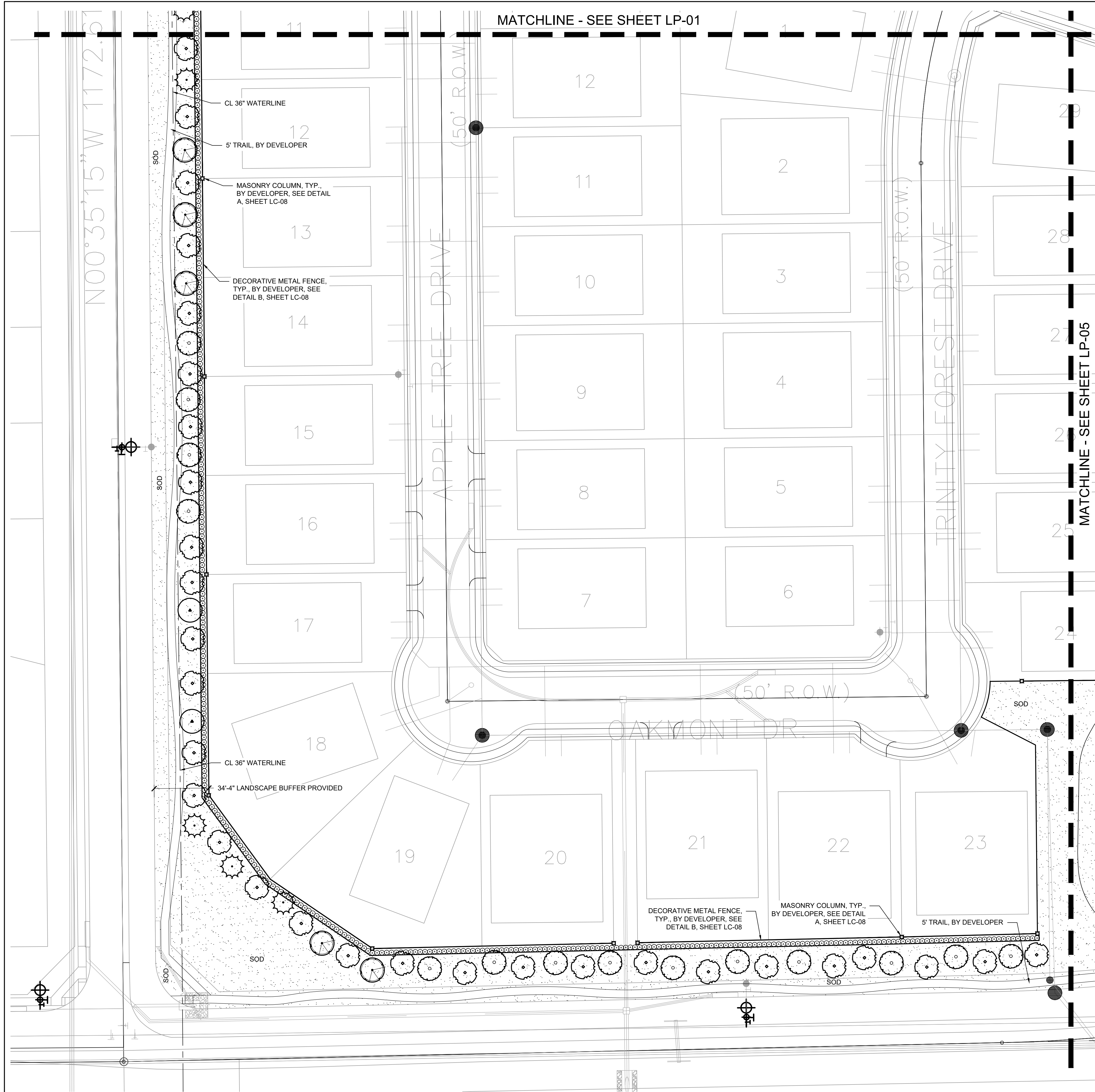
Date10/04/24


Drawn ByKB

Checked ByMB

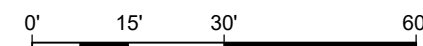
SEE SHEET LP-07 FOR PLANT SCHEDULE

LP-04





NORTH



Scale 1" = 30'

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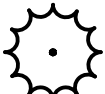

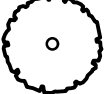






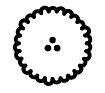

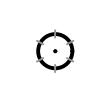

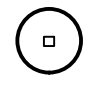

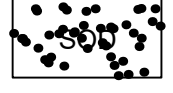
**HARDSCAPE
PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-06

SEE SHEET LP-07 FOR
PLANT SCHEDULE

PLANT SCHEDULE								
TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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11/06/2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-07



DATE: May 29, 2025

TO: Chase Finch
200 W. Belmont
Suite E
Allen, Texas 75013

CC: John Arnold
8214 Westchester Drive
Suite 900
Dallas, Texas 75202

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

SUBJECT: SP2025-015; *Site Plan for Phase II for Quail Hollow Subdivision*

Chase,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 13, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Site Plan 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 May 13, 2025, the Planning and Zoning Commission approved a motion to approve of the Site Plan by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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

Sincerely,

Bethany Ross, Planner
City of Rockwall Planning and Zoning Department

From: [Ross, Bethany](#)
To: [James Murphey](#); [Price, Madelyn](#); [Rice, James](#)
Cc: [Chase Finch](#); [Brandon Davidson](#); [John Arnold](#); [Kevin Geyer](#); [Browning, Jonathan](#); [Miller, Ryan](#)
Subject: RE: Quail Hollow 2 - Plans
Date: Wednesday, May 28, 2025 10:29:00 AM
Attachments: [Project Comments \(05.23.2025\).pdf](#)
[Engineering Markups \(05.23.2025\).pdf](#)
[image003.png](#)

James,

Please see attached highlighted comments and engineering markups that still need to be addressed.

On Comment M.7 (3) -- you should have 300 additional trees somewhere in the development for the detention requirement. Required trees for buffers do not count towards this number. A total of 478 trees is required for both buffers and the detention. (178 trees are required for buffers, 300 trees are required for the detention) Currently you are showing 249 total trees within the development of Phase 2.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: James Murphey <jmurphey@skorburgcompany.com>
Sent: Tuesday, May 27, 2025 12:01 PM
To: Price, Madelyn <MPrice@rockwall.com>; Rice, James <jrice@rockwall.com>; Ross, Bethany <bröss@rockwall.com>
Cc: Chase Finch <cfinch@corwinengineering.com>; Brandon Davidson <bdavidson@corwinengineering.com>; John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer <kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Quail Hollow 2 - Plans

Bethany, Johnathan,

Since we have delivered all remaining items to the city and the plat been approved. Can we please receive the stamped plans and be released for construction.

James Murphey
Director of Project Management | **Skorburg Company**
8214 Westchester Dr Suite 900 | Dallas, TX 75225
jmurphey@skorburgcompany.com
O: 214.888.8850 | C: 210.710.1472

From: James Murphey

Sent: Thursday, May 22, 2025 3:46 PM

To: Price, Madelyn <MPrice@rockwall.com>; Rice, James <jrice@rockwall.com>; Ross, Bethany <brass@rockwall.com>

Cc: Chase Finch <cfinch@corwinengineering.com>; Brandon Davidson <bdavidson@corwinengineering.com>; John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer <kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Quail Hollow 2 - Plans

Bethany,

Below is a link to the revised landscape/site plans

 [Quail Hollow-P2 Landscape Plans_2025-05-22.pdf](#)

James Murphey

Director of Project Management | **Skorburg Company**

8214 Westchester Dr Suite 900 | Dallas, TX 75225

jmurphey@skorburgcompany.com

O: 214.888.8850 | C: 210.710.1472

From: Price, Madelyn <MPrice@rockwall.com>

Sent: Tuesday, May 20, 2025 8:49 AM

To: Rice, James <jrice@rockwall.com>; Joe Winchester <joe@cwyoung.com>; Ross, Bethany <brass@rockwall.com>

Cc: James Murphey <jmurphey@skorburgcompany.com>; Chase Finch <cfinch@corwinengineering.com>; Brandon Davidson <bdavidson@corwinengineering.com>; John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer <kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>; cbonilla@lhlacy.com; Zachary McMahon <zmcmahon@rwsolutionsinc.com>; Kane Larue <kane@sinksexcavation.com>

Subject: RE: Quail Hollow 2 - Plans

Hi Joe,

I believe the plans have not been released because they needed to go back through the Site Plan process and Planning and Zoning are still waiting on revised plans per their comments. [@Ross, Bethany](#) is waiting on updated plans.

Thank you,

Madelyn Price, P.E.

Civil Engineer

City of Rockwall

385 S. Goliad

Rockwall, TX 75087

972-772-6443

From: Rice, James <jrice@rockwall.com>

Sent: Tuesday, May 20, 2025 8:31 AM

To: Joe Winchester <joe@cwyoung.com>

Cc: James Murphey <jmurphey@skorburgcompany.com>; Chase Finch <cfinch@corwinengineering.com>; Brandon Davidson <bdavidson@corwinengineering.com>; John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer <kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>; Price, Madelyn <MPrice@rockwall.com>; cbonilla@lhlacy.com; Zachary McMahon <zmcmahon@rwsolutionsinc.com>; Kane Larue <kane@sinksexcavation.com>

Subject: Re: Quail Hollow 2 - Plans

I do not have a set so I'm assuming they are not released yet for whatever reason. You can call or email Maddy price at mprice@rockwall.com

Thanks,

James Rice
Construction Inspector
City Of Rockwall
469-925-3597

Sent from my iPhone

On May 20, 2025, at 8:18 AM, Joe Winchester <joe@cwyoung.com> wrote:

James/Chase,

Do you know if the City still has the stamped plans or if someone picked them up? I never received my copies.

Thanks,

Joe Winchester

<image001.png>

Office: (817) 477-1414

joe@cwyoung.com

From: Joe Winchester

Sent: Wednesday, February 26, 2025 5:07 PM

To: James Murphey <jmurphey@skorburgcompany.com>; Chase Finch

<cfinch@corwinengineering.com>; Brandon Davidson

<bdavidson@corwinengineering.com>

Cc: John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer

<kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>;

Price, Madelyn <mprice@rockwall.com>; 'Rice, James' <jrice@rockwall.com>;

cbonilla@lhlacy.com; Zachary McMahon <zmcmahon@rwsolutionsinc.com>; Kane

Larue <kane@sinksexcavation.com>

Subject: RE: Quail Hollow 2 - Plans

For C.W. Young, please give us 3 large and 3 small sets. Also, a pdf with the City stamp when available.

From: James Murphey <jmurphey@skorburgcompany.com>

Sent: Wednesday, February 26, 2025 4:55 PM

To: Chase Finch <cfinch@corwinengineering.com>; Brandon Davidson

<bdavidson@corwinengineering.com>

Cc: John Arnold <jarnold@skorburgcompany.com>; Kevin Geyer

<kgeyer@skorburgcompany.com>; Browning, Jonathan <jbrowning@rockwall.com>;

Price, Madelyn <mprice@rockwall.com>; 'Rice, James' <jrice@rockwall.com>;

cbonilla@lhlacy.com; Joe Winchester <joe@cwyoung.com>; Zachary McMahon

<zmcmahon@rwsolutionsinc.com>; Kane Larue <kane@sinksexcavation.com>

Subject: Quail Hollow 2 - Plans

Chase,

Will you please deliver 7 Half Size and 2 Full Size sets of plans to the city.

Kane, Joe, Chris, Zach,

How many sets of plans do you need for the project?

James Murphey

Director of Project Management | **Skorburg Company**

8214 Westchester Dr Suite 900 | Dallas, TX 75225

jmurphey@skorburgcompany.com

O: 214.888.8850 | C: 210.710.1472

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From: [Lee, Henry](#)
To: [Chase Finch](#)
Cc: [John Arnold](#); [Ross, Bethany](#)
Subject: Project Comments SP2025-015
Date: Friday, April 25, 2025 1:46:17 PM
Attachments: [Project Comments \(04.24.2025\).pdf](#)
[Engineering Mark-Ups \(04.25.2025\).pdf](#)

Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due May 6, 2025. The meeting schedule for this case is as follows:

Planning and Zoning Commission: April 29, 2025

Parks Board: May 6, 2025

Planning and Zoning Commission: May 13, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Senior Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087