

Exhibit 'A': Applicant's Request

Miller, Ryan

To: John Arnold
Subject: RE: Breezy Hill Phase 6

From: John Arnold [<mailto:jarnold@skorburgcompany.com>]
Sent: Thursday, December 08, 2016 3:08 PM
To: Miller, Ryan; 'Grubbs Design Group '
Subject: RE: Breezy Hill Phase 6

Ryan,

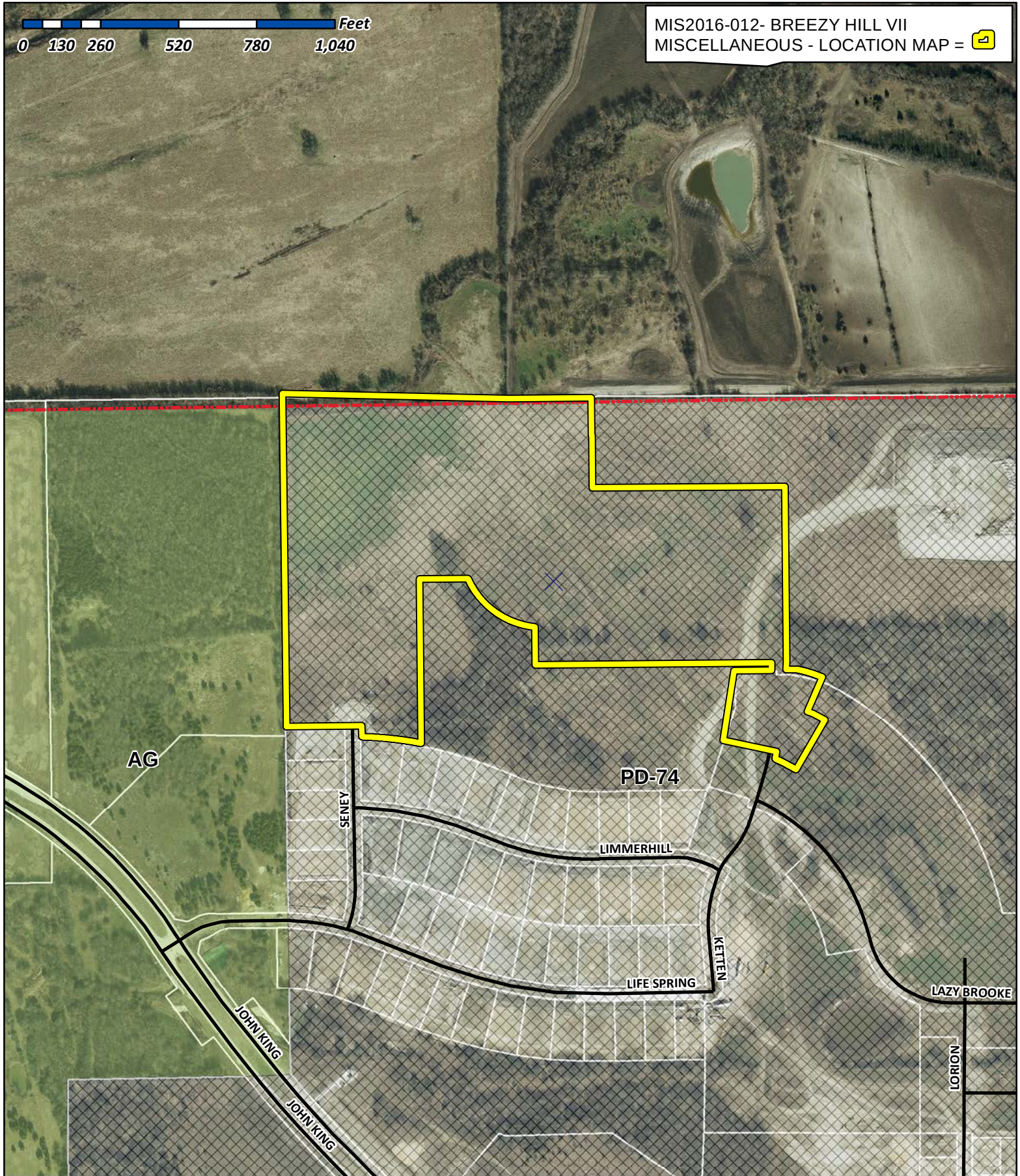
Skorburg Company is requesting that the City approve the Tree mitigation as submitted by Joe Grubbs Design on December 8, 2016.

John

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

0 130 260 520 780 1,040 Feet

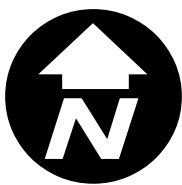
MIS2016-012- BREEZY HILL VII
MISCELLANEOUS - LOCATION MAP = 



City of Rockwall

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

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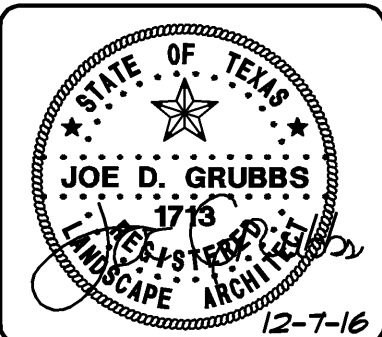
#	Revisions:	Date:

Issued For:
CONSTRUCTION
Job No.
16129
Scale
1" = 70'-0"
Drawn By:
JDG
Date
12-7-2016

Breezy Hill

Phase VI

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Title:
Sheet Number:
TS1
of TS2 Sheets

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1388	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1389	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1390	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1391	17"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1392	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1393	12"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1394	6"	HERCULES CLUB	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1395	42"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	84 INCHES	
1396	12"	CEDAR ELM	GOOD	SAVED	MITIGATION REQUIRED 1:1 RATIO	12 INCHES	
1397	23" M.T.	CEDAR	GOOD	SAVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	11.5 INCHES	
1398	17"	CEDAR	GOOD	SAVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1399	17"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1400	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1401	13"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	13 INCHES	
1402	14"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1403	23" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1404	11"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1405	25"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1406	17" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1407	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1408	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1409	18"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1410	30"	RED OAK	GOOD	SAVED			
1411	17"	PECAN	GOOD	SAVED			
1412	18"	PECAN	GOOD	SAVED			
1413	24"	PECAN	GOOD	SAVED			24 INCHES
1414	19"	PECAN	GOOD	SAVED			
1415	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1416	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1417	13"	PECAN	GOOD	SAVED			
1418	25"	PECAN	GOOD	SAVED			25 INCHES
1419	22"	RED OAK	GOOD	SAVED			
1420	28"	PECAN	GOOD	SAVED			28 INCHES
1421	19"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1422	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1423	10"	PECAN	LEANING	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1424	21"	HACKBERRY	LEANING TOP BROKEN	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	10.5 INCHES	
1425	15"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	7.5 INCHES	

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1426	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1427	20" M.T.	HACKBERRY	GOOD	SAVED			
1428	24" M.T.	CEDAR ELM	GOOD	SAVED			24 INCHES
1429	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1430	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1431	19"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	9.5 INCHES	
1432	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1433	28"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	28 INCHES	
1434	22"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	22 INCHES	
1435	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1436	34" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	68 INCHES	
1437	15"	CEDAR ELM	GOOD	SAVED			
1438	13"	CEDAR ELM	GOOD	SAVED			
1439	16" M.T.	CEDAR ELM	GOOD	SAVED			
1440	14"	CEDAR ELM	GOOD	SAVED			
1441	8"	CEDAR ELM	GOOD	SAVED			
1442	15"	CEDAR ELM	GOOD	SAVED			
1443	7"	CEDAR ELM	GOOD	SAVED			
1444	6"	CEDAR ELM	GOOD	SAVED			
1445	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1446	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1447	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1448	6"	CEDAR ELM	GOOD	SAVED			
1449	6"	MEXICAN PLUM	GOOD	SAVED			
1450	8"	CEDAR ELM	GOOD	SAVED			
1451	7"	CEDAR ELM	GOOD	SAVED			
1452	6"	CEDAR ELM	GOOD	SAVED			
1453	6"	CEDAR ELM	GOOD	SAVED			
1454	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1455	19"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1456	27"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	27 INCHES	
1457	25"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1458	19" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1459	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1460	37"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	74 INCHES	
1461	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1462	12"	HACKBERRY	GOOD	SAVED			
1463	20"	CEDAR ELM	GOOD	SAVED			

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1464	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1465	26"	CEDAR ELM	GOOD	SAVED			26 INCHES
1466	22"	PECAN	GOOD	SAVED			22 INCHES
1467	17"	CHITTAMWOOD	GOOD	SAVED			17 INCHES
1468	24"	PECAN	GOOD	SAVED			24 INCHES
1469	27"	CEDAR ELM	GOOD	SAVED			27 INCHES
1471	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1472	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1473	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1474	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1475	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1476	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1477	12" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1478	18"	TEXAS ASH	GOOD	SAVED			
1479	10"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1480	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1481	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1482	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1483	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1484	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1485	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1486	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1487	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1488	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1489	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1490	8"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	8 INCHES	
1491	11"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1492	9"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1493	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1494	15"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	15 INCHES	
1495	16" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8 INCHES	
TOTAL MITIGATION REQUIRED						1091 INCHES	
TOTAL TREES PRESERVED							318 INCHES

MITIGATION REQUIREMENT PHASE VI	
GROSS MITIGATION REQUIRED	1091 INCHES
TOTAL EARNED TREE CREDITS (318 x 20% =)	64 INCHES
NET MITIGATION REQUIRED	-1027 INCHES
LESS 2 - 3" CALIPER TREES PER LOT PHASE VI-14 LOTS (14 x 2 x 3" CALIPER=)	+474 INCHES
LESS 4" CALIPER TREES PLANTED ON RECENT ANENITY CENTER ADDITION =16 (16 x 4 =)	+88 INCHES
LESS 3" CALIPER TREES PLANTED ON RECENT PHASE 3 PARK IMPROVEMENTS =61 (61 x 3 =)	+169 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE I (92.5 CALIPER INCHES)	+92 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE T (60 CALIPER INCHES)	+60 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 2A&2B (214 CALIPER INCHES)	+214 INCHES
EXCESS TREE CREDITS TO BE USED IN NEXT DEVELOPMENT PHASE	+70 INCHES
	+84 INCHES

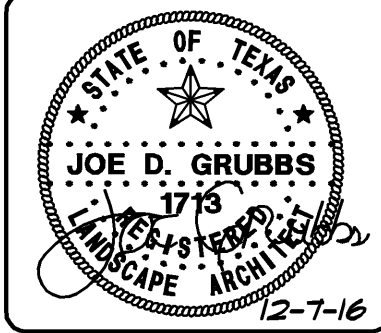
Date:					
Revisions:					
#					

Issued For:	CONSTRUCTION
Job No.	16129
Scale	
Drawn By:	JDG
Date	12-7-2016

Breezy Hill

Phase VI

Rockwall Texas



Tree Survey & Mitigation Plan

Sheet Number:	TS2
of TS2 Sheets	



NOTE:
RETAINING WALLS 3' IN HEIGHT AND OVER
NEED A ENGINEERED SEALED PLAN.
(PLANS TO BE SUBMITTED PRIOR
TO ENGINEERING APPROVAL)

Note:
Each lot will need a detailed grading plan
with building permit submittal. This is a
general grading plan for site work only.

DRIVEWAY LOCATION SO MAXIMUM 10%
SLOPE OR UNDER IS MAINTAINED, OR AS TO
AVOID INLET OR MIN. DISTANCE FROM INTER-
SECTION
DRIVEWAY MAY BE PLACED AT ALTERNATE
LOCATION WITH USE OF A DROP GARAGE AS
LONG AS MAXIMUM SLOPE IS 10% OR UNDER)

- LEGEND
- SPOT ELEVATION 706.2
 - EXIST. CONTOUR 700
 - PROP. CONTOUR 704
 - RETAINING WALL ---

- NOTES:
1. Finish Floor Elevation to be
0.70 Feet above Finished Pad.(FP)
 2. Additional Erosion Control to be
installed in Parkways as determined
by the City Inspector.
 3. Finished Pad Elevations are
within ± 0.3 Feet.
 4. All fill compacted to min 95% std.
density using sheeps foot roller.
 5. All portions of the wall to be on one
lot. Do not install on property line or
in easements or right of way.
 6. All R.O.W. to be $\frac{1}{4}$ " per foot.

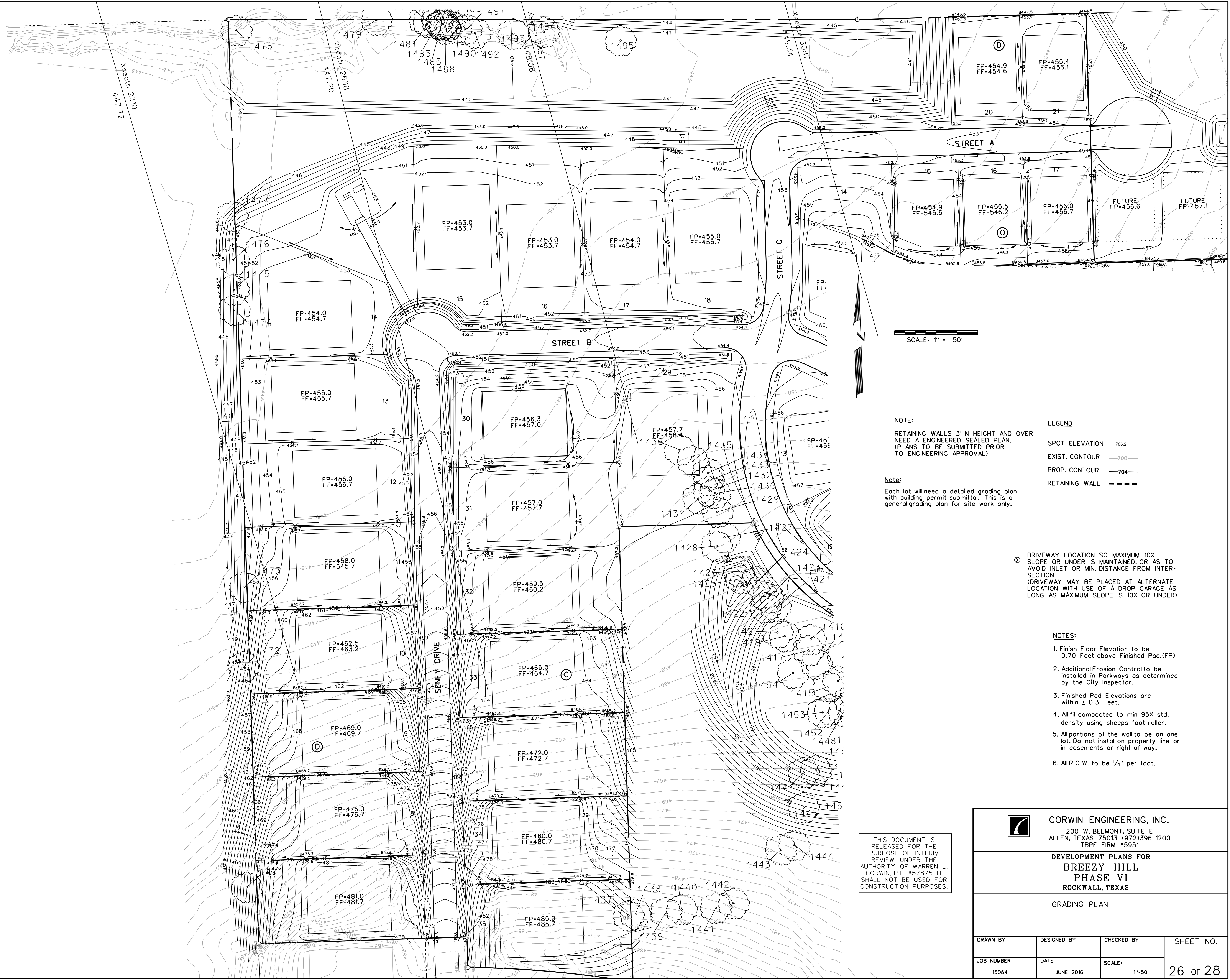
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF WARREN L.
CORWIN, P.E. #57875. IT
SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES.

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE VI
ROCKWALL, TEXAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	25 of 28
15054	JUNE 2016	1"=50'	



SCALE: 1" = 50'

NOTE:

RETAINING WALLS 3' IN HEIGHT AND OVER
NEED AN ENGINEERED SEALED PLAN.
(PLANS TO BE SUBMITTED PRIOR
TO ENGINEERING APPROVAL)

Note:

Each lot will need a detailed grading plan
with building permit submittal. This is a
general grading plan for site work only.

LEGEND

- SPOT ELEVATION 706.2
- EXIST. CONTOUR 700
- PROP. CONTOUR 704
- RETAINING WALL

⊗ DRIVEWAY LOCATION SO MAXIMUM 10%
SLOPE OR UNDER IS MAINTAINED, OR AS TO
AVOID INLET OR MIN. DISTANCE FROM INTER-
SECTION
(DRIVEWAY MAY BE PLACED AT ALTERNATE
LOCATION WITH USE OF A DROP GARAGE AS
LONG AS MAXIMUM SLOPE IS 10% OR UNDER)

NOTES:

1. Finish Floor Elevation to be
0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be
installed in Parkways as determined
by the City Inspector.
3. Finished Pad Elevations are
within ± 0.3 Feet.
4. All fill compacted to min 95% std.
density using sheeps foot roller.
5. All portions of the wall to be on one
lot. Do not install on property line or
in easements or right of way.
6. AIR.O.W. to be 1/4" per foot.

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CORWIN, P.E. #57875. IT
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

**DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE VI
ROCKWALL, TEXAS**

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	26 OF 28
15054	JUNE 2016	1"=50'	