DEVELOPMENT APPLICATION

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

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: BJH

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	239		

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8899
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021. 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 8th DAY OF July 2021

OWNER'S SIGNATURE Ben Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

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SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

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"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 $ 2,122.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July, 2021 *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."*

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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N01° 13'44"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

N00° 56'00"W 908.25'

CITY LIMITS

F.M. 549
(VARIABLE WIDTH R.O.W.)

PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL - WATER DISTRICT - VOL. 3054, PG. 222 - O.P.R.C.C.T.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 28 BLK G OPEN SPACE 0.366 AC.

LOT 9 BLK F OPEN SPACE 1.606 AC.

LOT 8 BLK O OPEN SPACE 0.659 AC.

LOT 1 BLK O OPEN SPACE 9.132 AC.

LOT 1 BLK D - OPEN SPACE - 2.54 AC.

LOT 23 BLK D OPEN SPACE 0.358 AC.

LOT 9 BLK A - OPEN SPACE - 0.085 AC.

MAVERICK LANE (50' R.O.W.)

HARDIN BOULEVARD (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

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

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

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

PECAN STREET (50' R.O.W.)

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

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

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

THOMPSON STREET (50' R.O.W.)

FLOYD STREET (50' R.O.W.)

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

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

KEALEY LANE (50' R.O.W.)

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

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

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

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

HOMESTEAD BOULEVARD (50' R.O.W.)

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

LAWSON WAY (50' R.O.W.)

ARTHUR AVENUE (50' R.O.W.)

SIMS STREET (50' R.O.W.)

WEBB LANE (50' R.O.W.)

PHASE 1

PHASE 2

PHASE 1

PHASE 2

HILLVIEW ACRES CAB. F, PG. 1

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

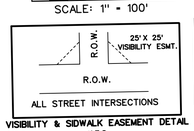
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N



VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

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
H.O.A. - HOMEOWNERS ASSOCIATION
- CITY LIMITS
- PHASE LINE

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

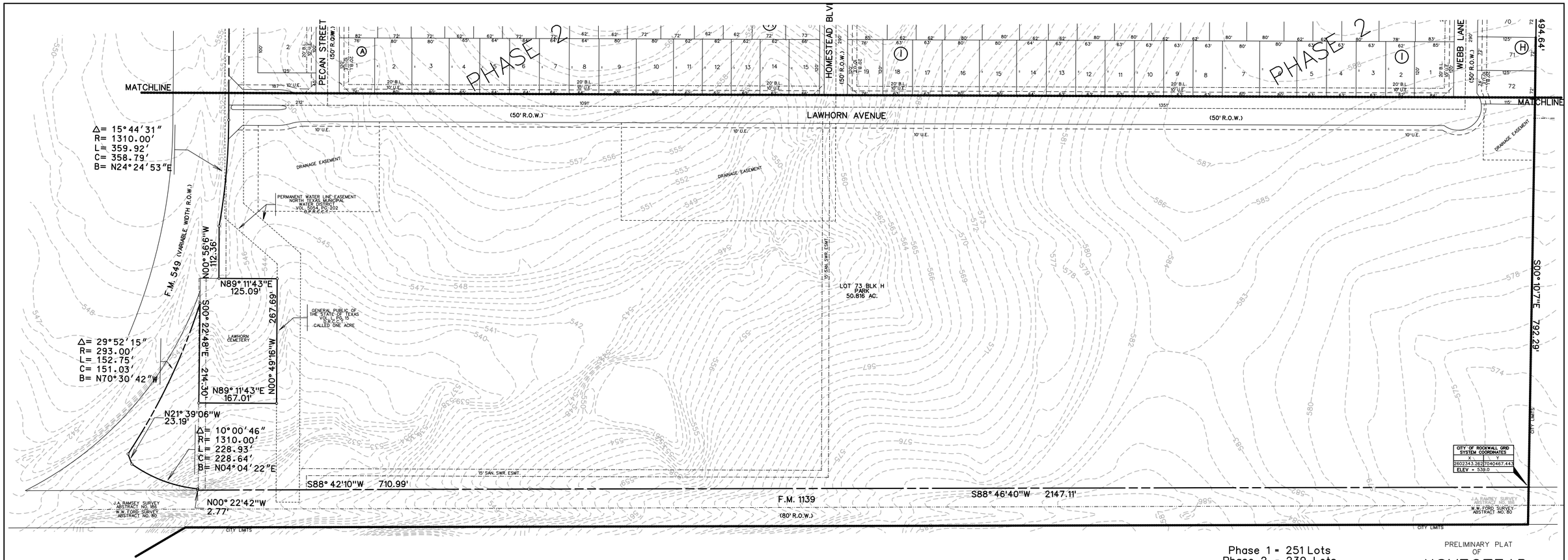
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



Phase 1 = 251 Lots
Phase 2 = 239 Lots

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

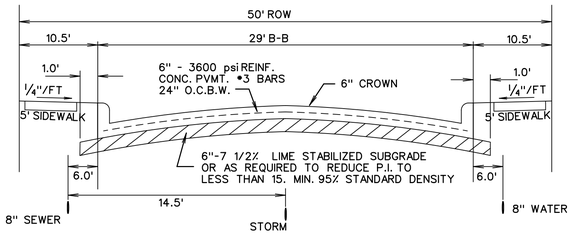
Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7647	6	8640		
5	8640	6	7647	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7647	10	7700		
9	17360	10	7647	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7647	14	7700		
13	8640	14	7647	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
22	10795		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots



TYPICAL PAVEMENT SECTION (25' B-B)

N.T.S.

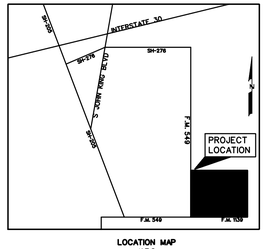
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
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ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX

PHASE 2

PHASE 2

F.M. 549

EX. 12" WATER

EX. 12" WATER EX. 12" WATER

MATCHLINE

PECAN STREET

HOMESTEAD BOULEVARD

WEBB LANE

8" WATER

8" SS

LAWHORN AVENUE

MATCHLINE

HILLVIEW ACRES CAB. F, PG. 1

DRAINAGE EASEMENT

PERMANENT WATER LINE EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 3894, PG. 202
O.P.R.C.C.T.

LOT 73
BLK H
PARK
50.816 AC.

15' SAN. SWR. ESMT.

LAWHORN CEMETERY

N.T.M.W.D. 84" W.L.

F.M. 1139 (80' R.O.W.)

MATCHLINE

F.M.549

F.M. 1139

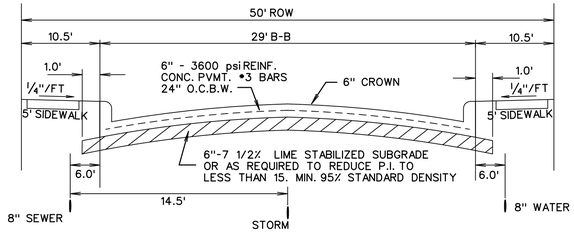
MATCHLINE

EX. LIFT STATION

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

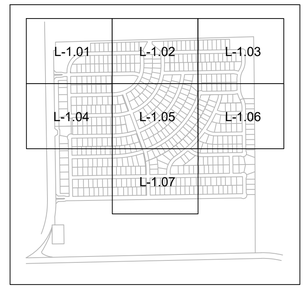
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

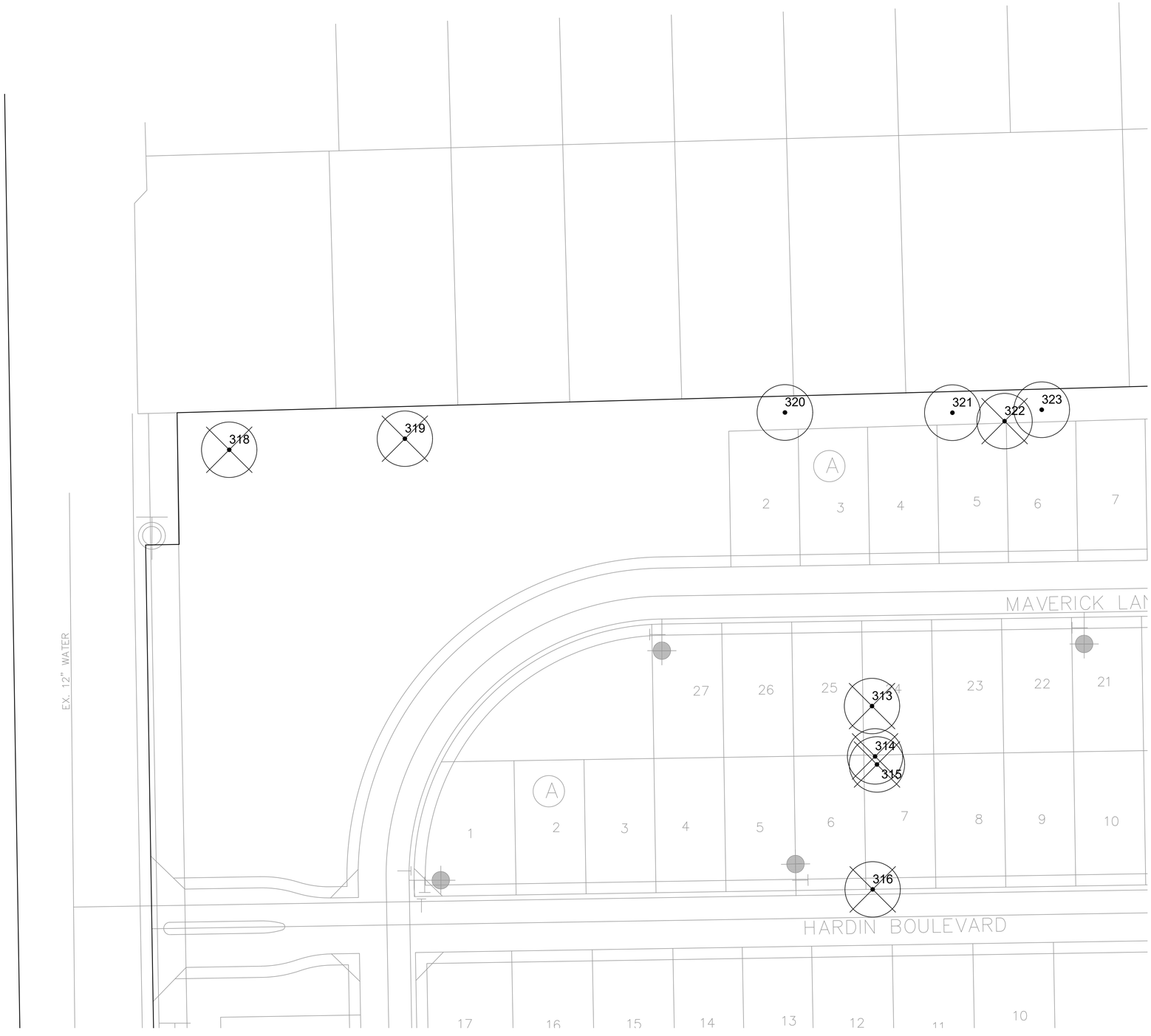
No.	Date	Revision Description

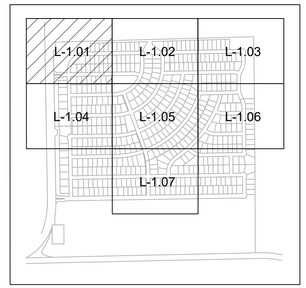
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson



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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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

SHEET NUMBER
L-1.02



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

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

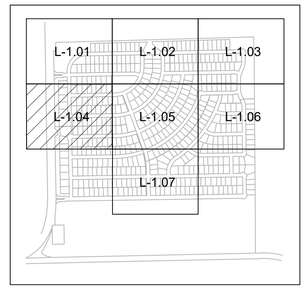
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:29 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

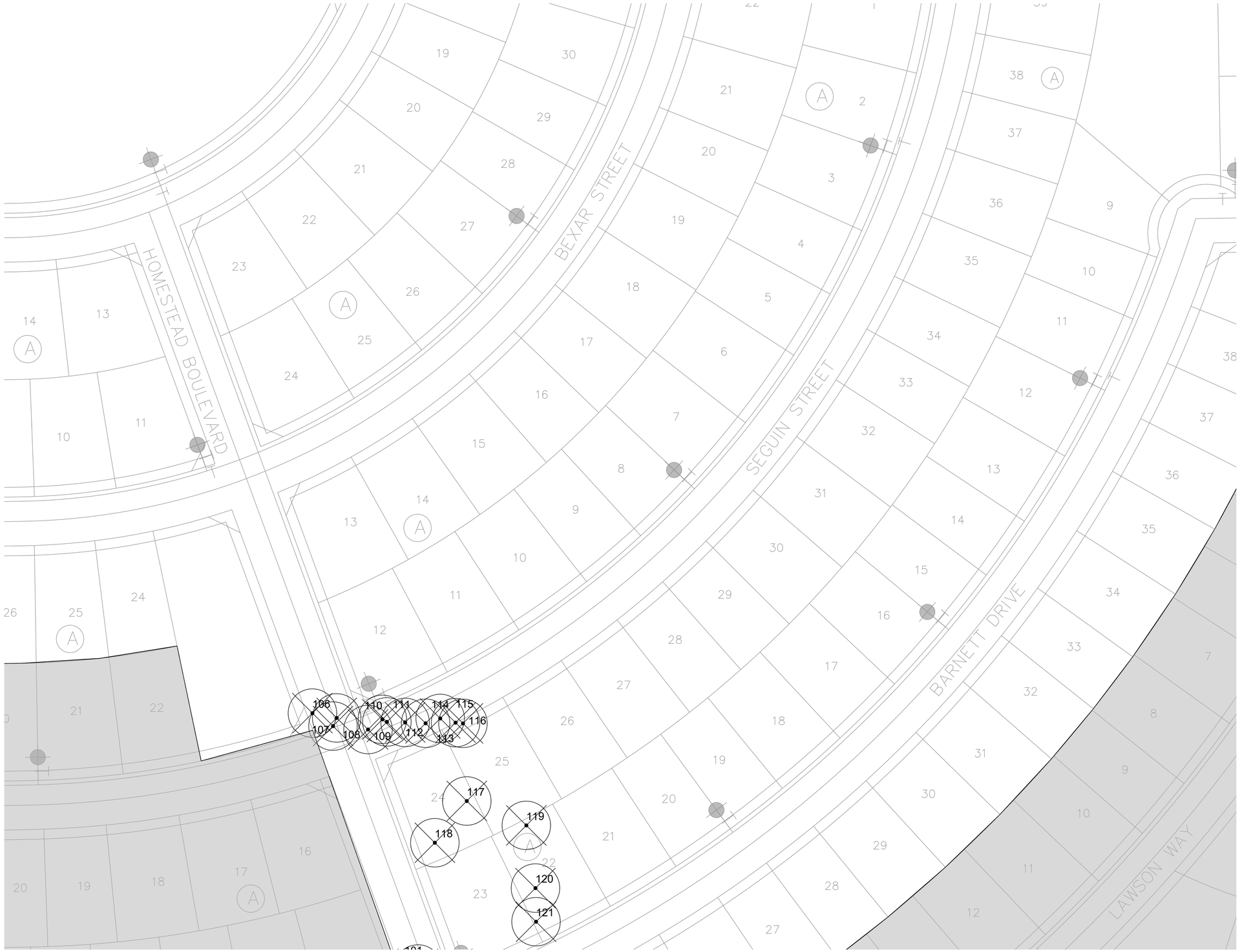
PROJECT NO.: TEMPLATE

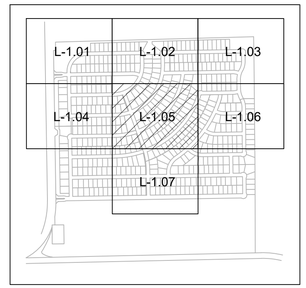
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

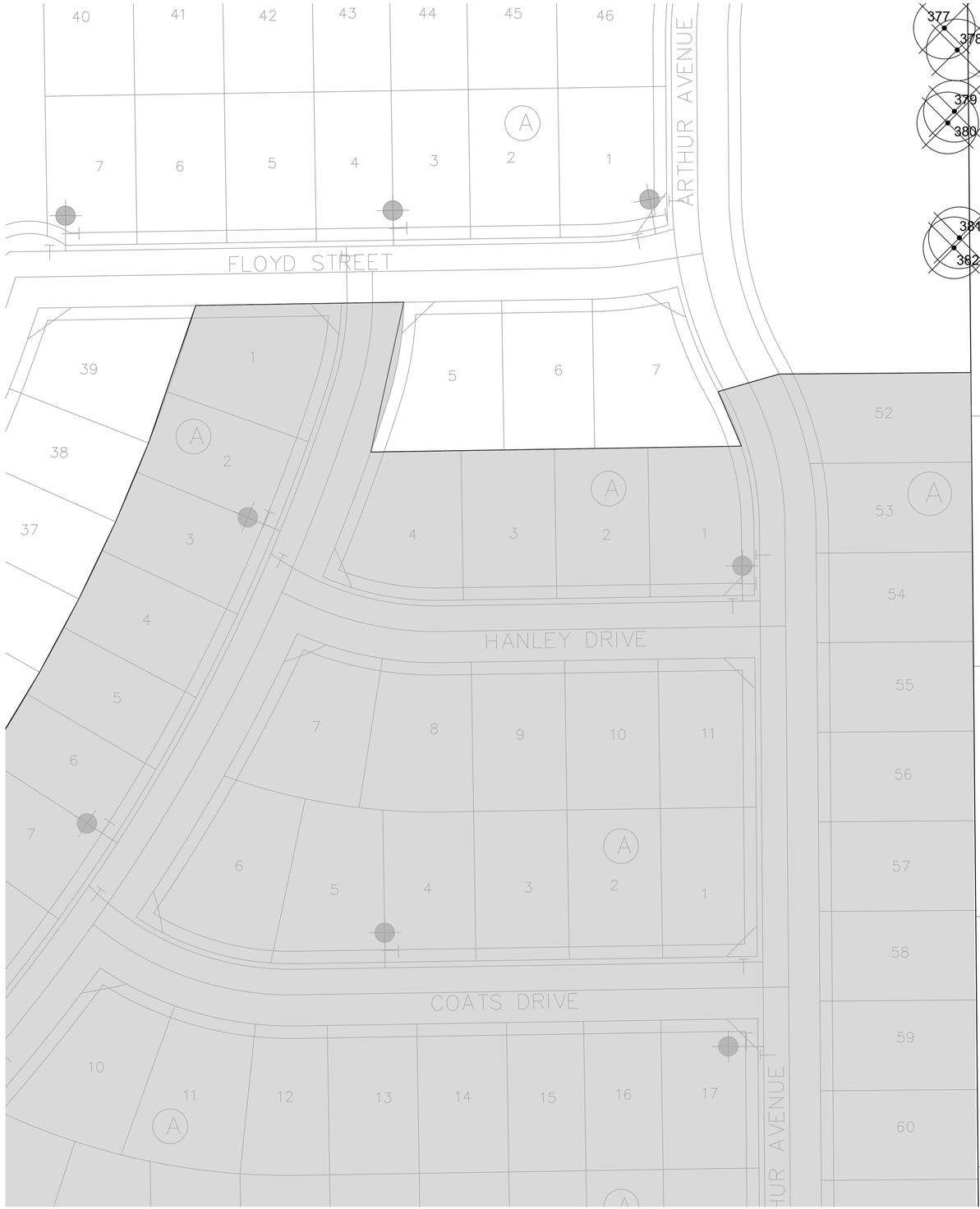
TREESCAPE PLAN - PH 1

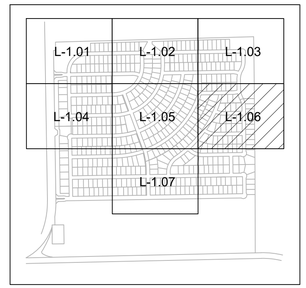
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

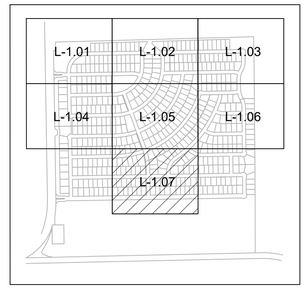
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	-	-	N/A	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	13.8	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	13.8	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

430.2
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

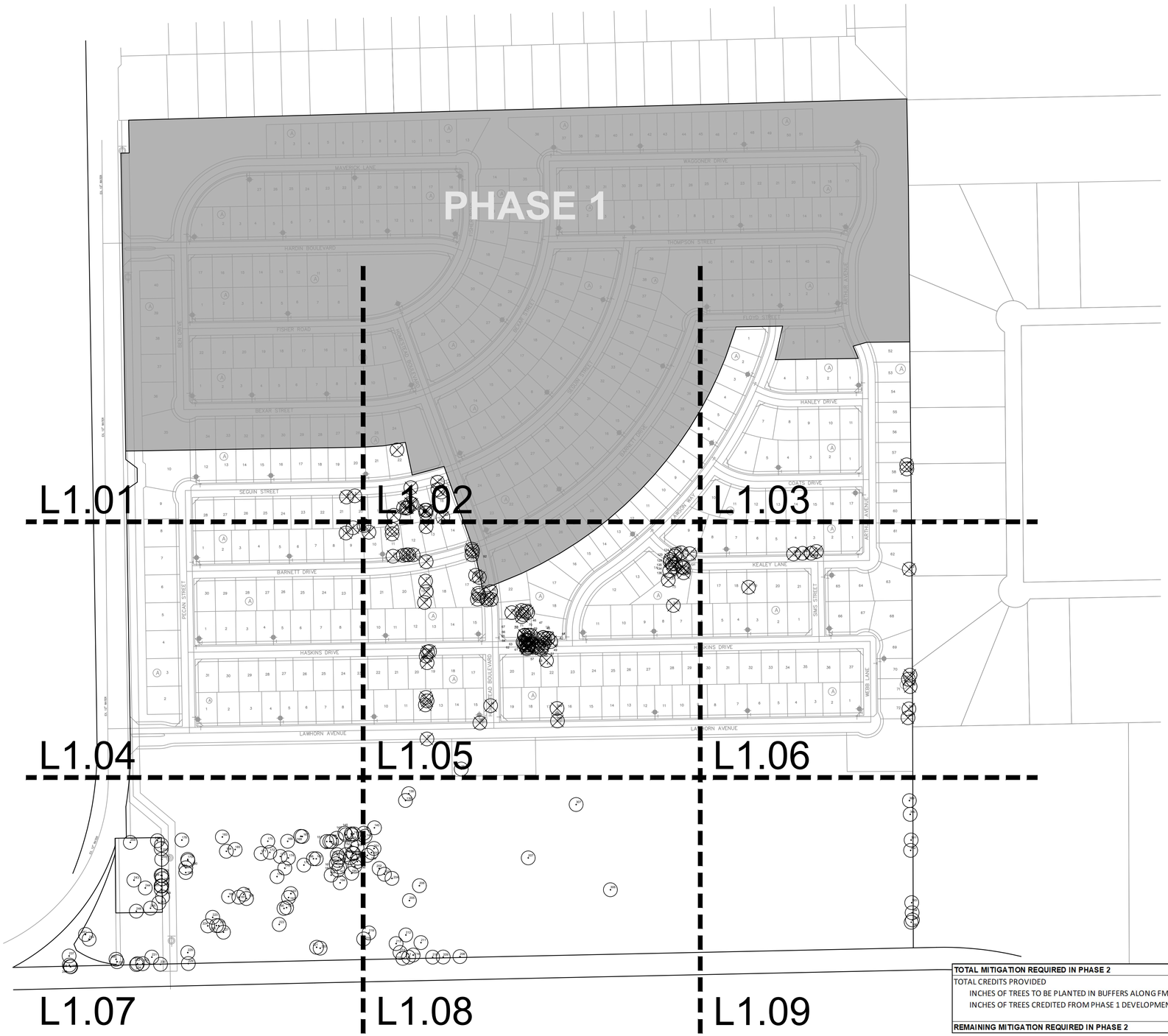
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

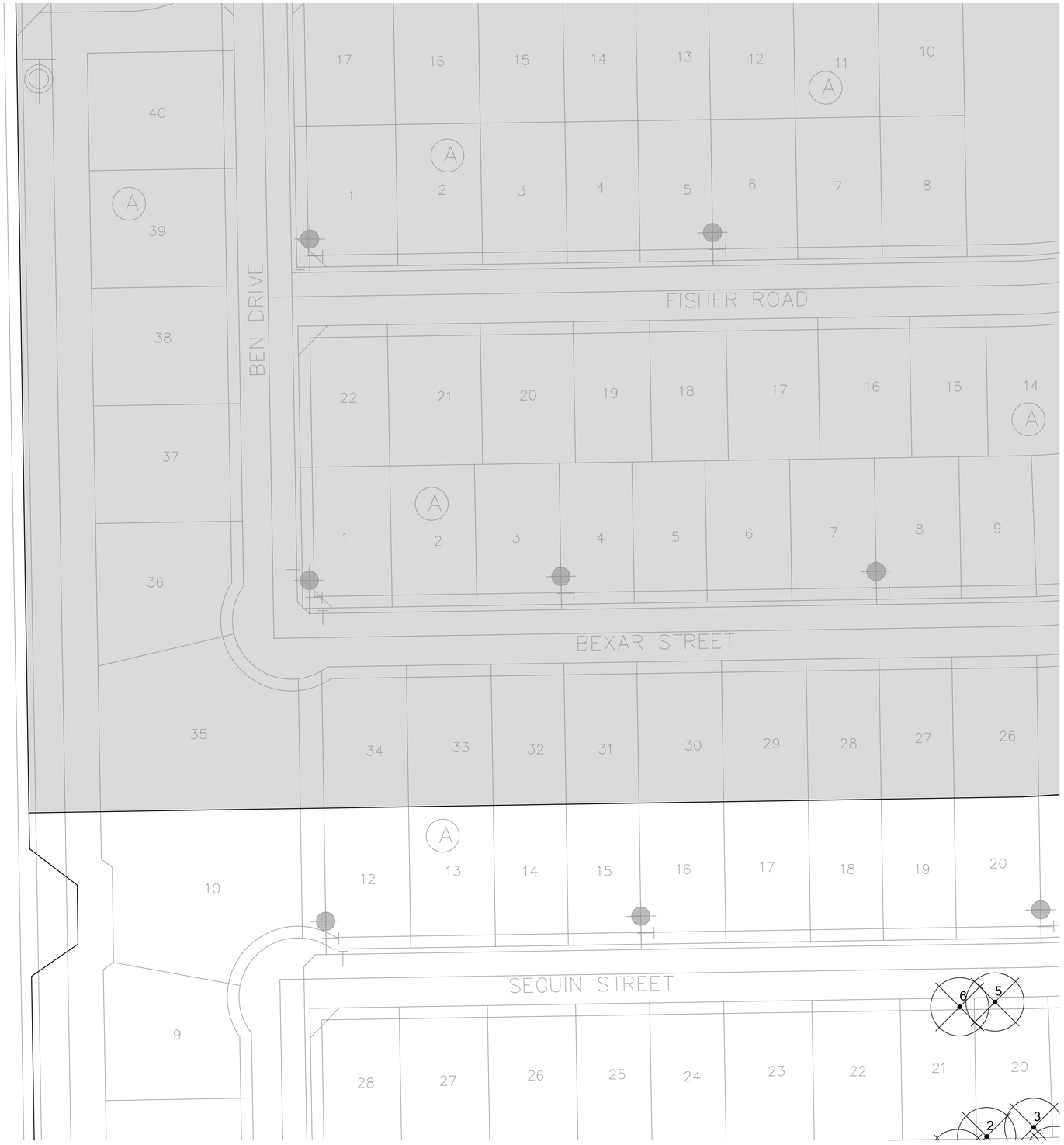
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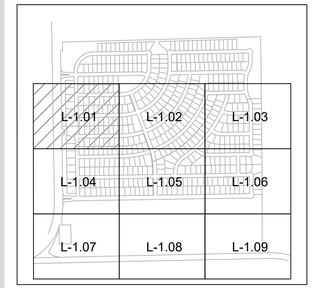
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

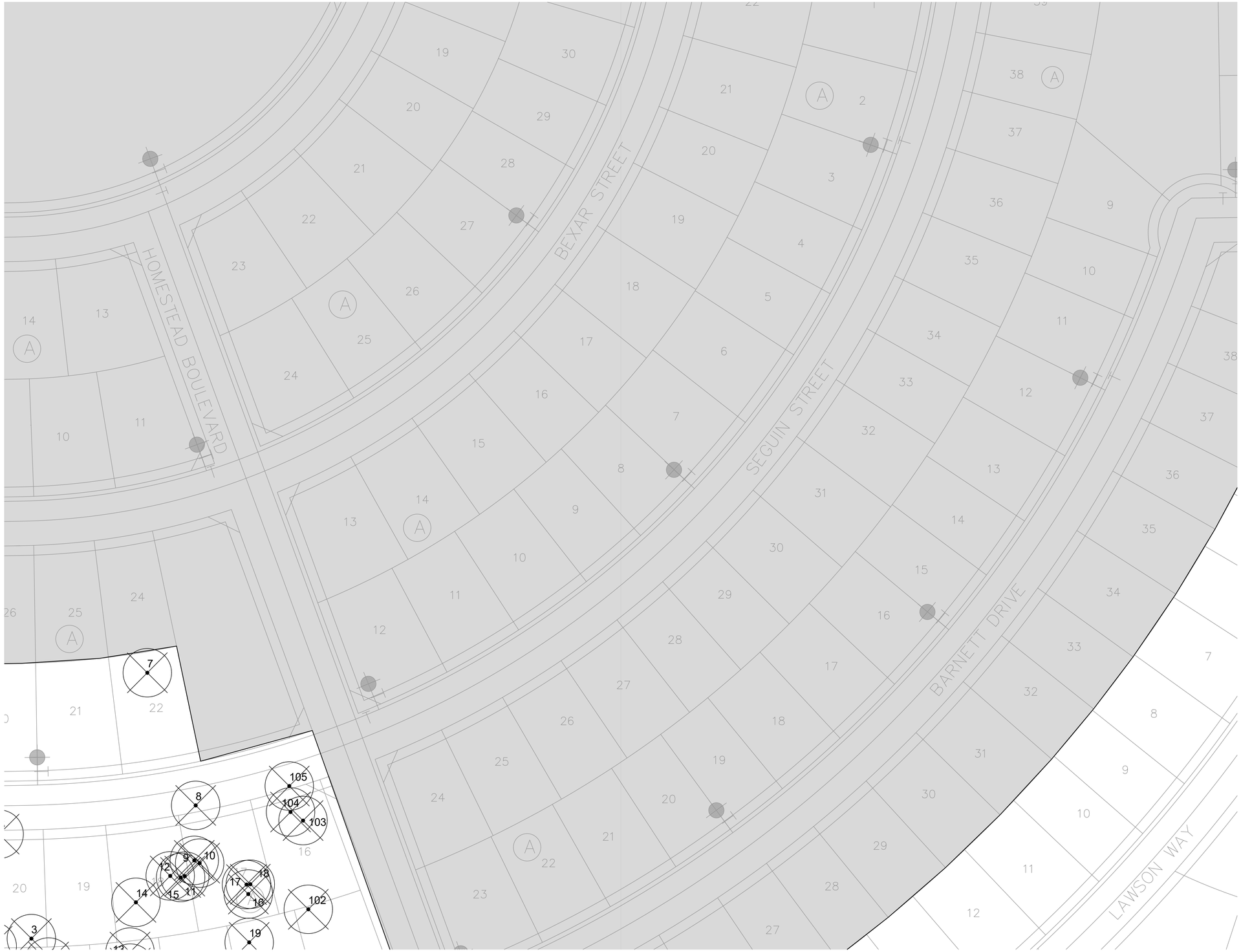
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

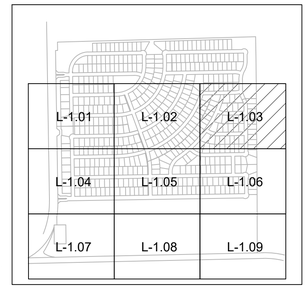
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

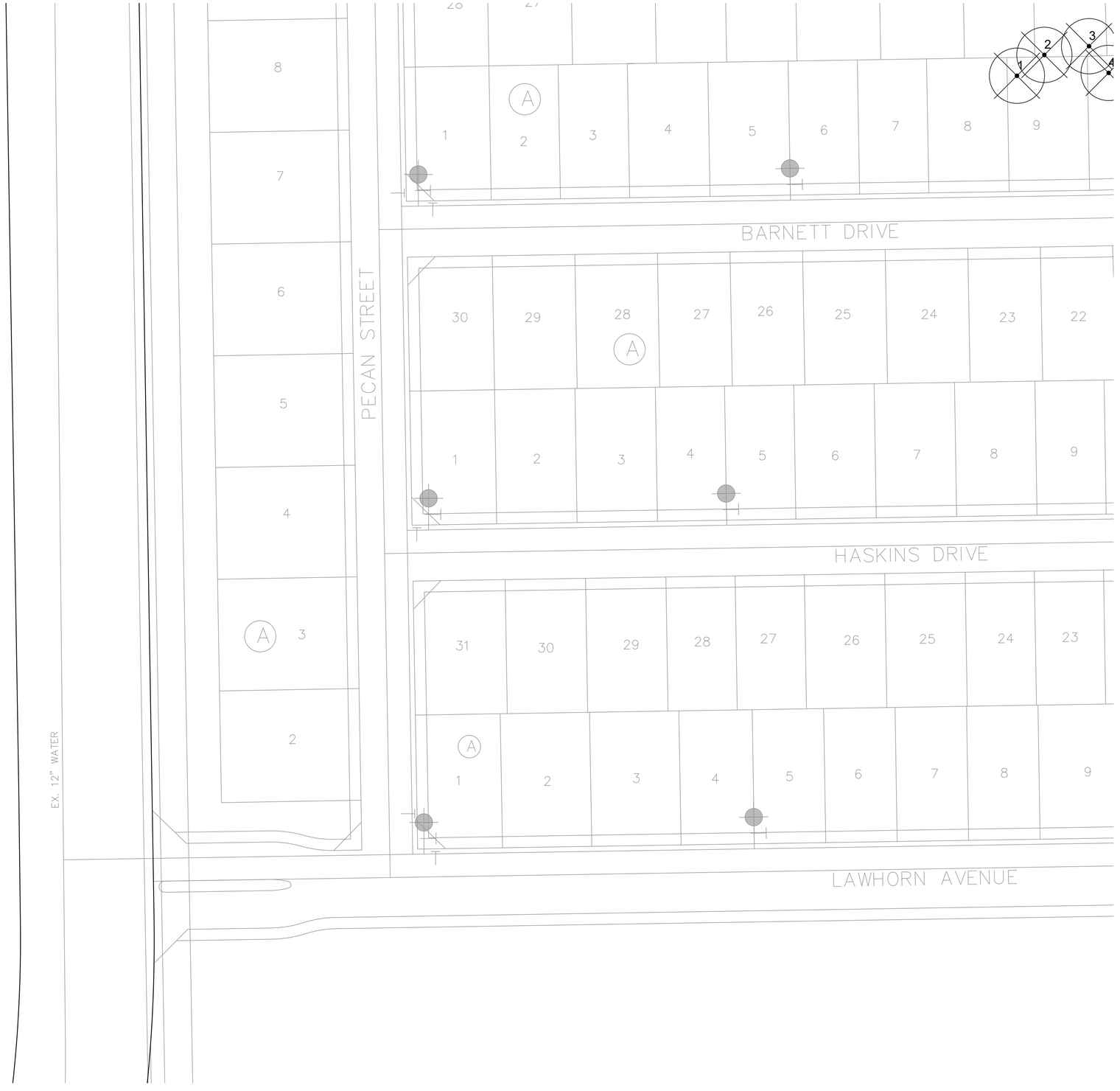
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

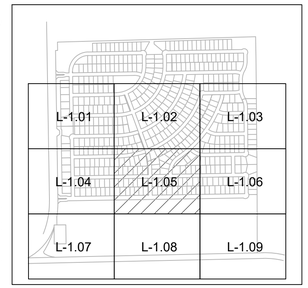
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

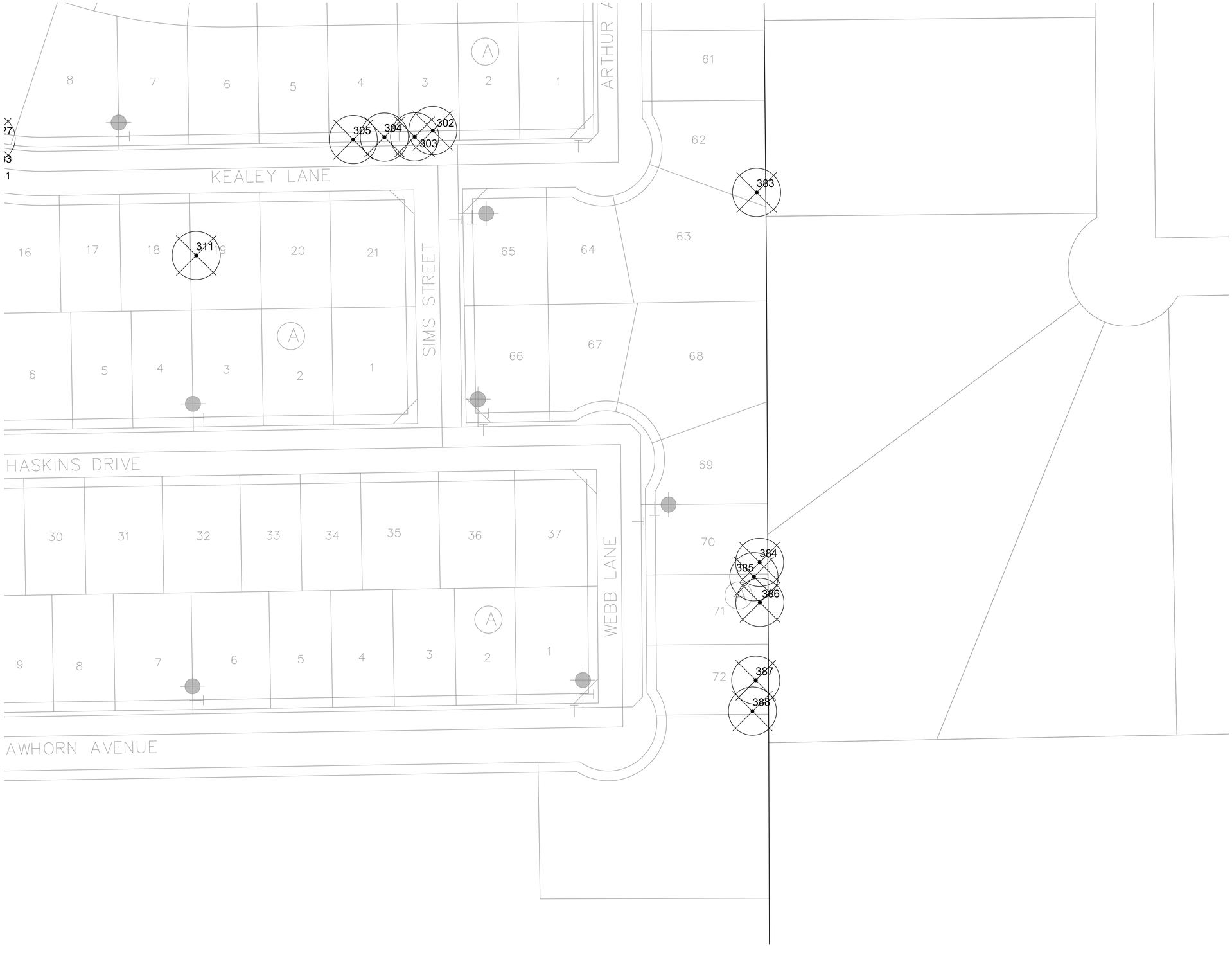
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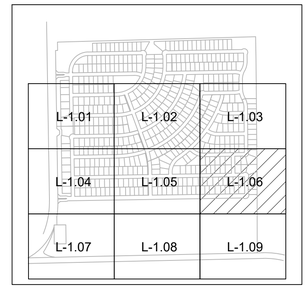
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

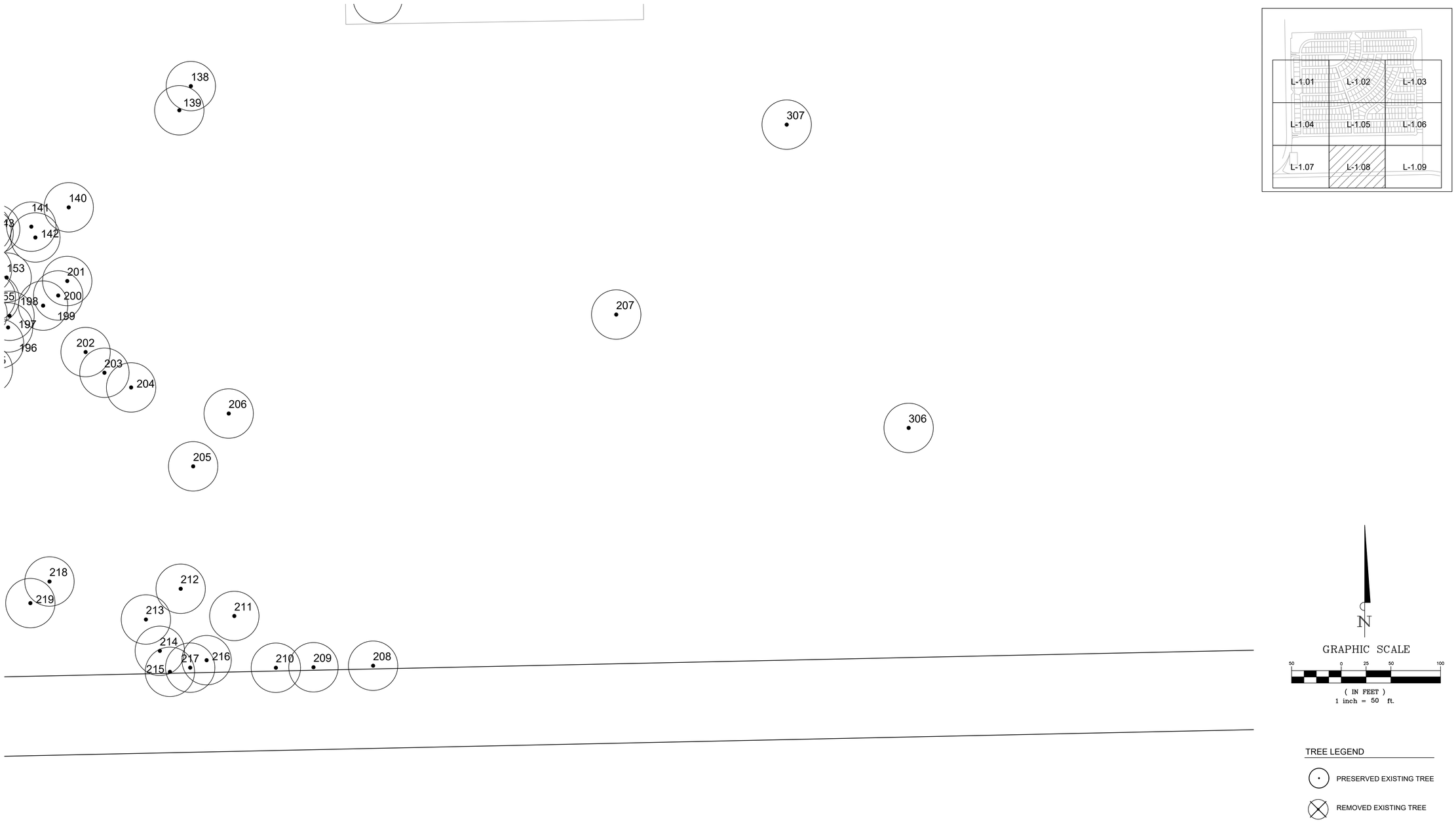
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07



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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

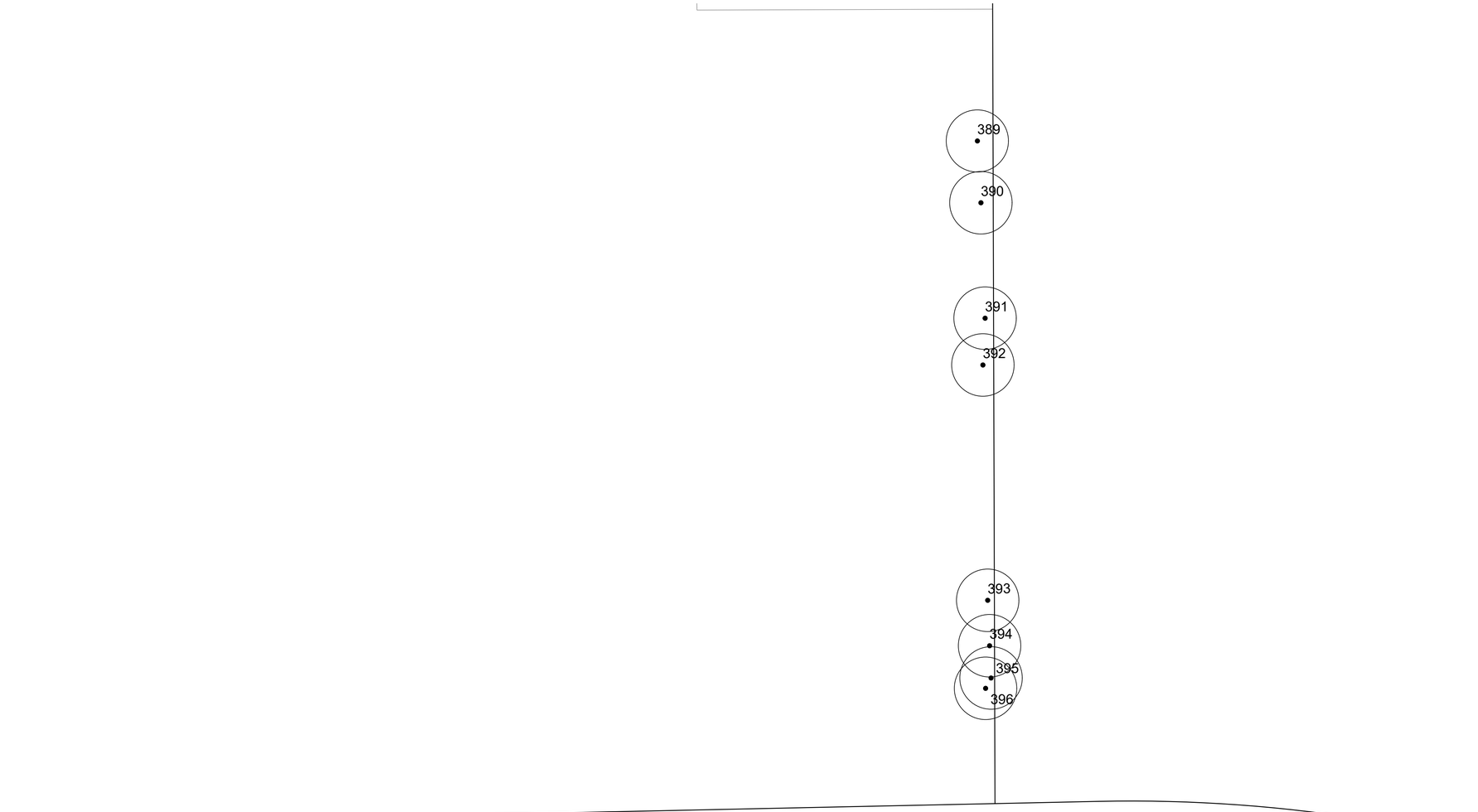
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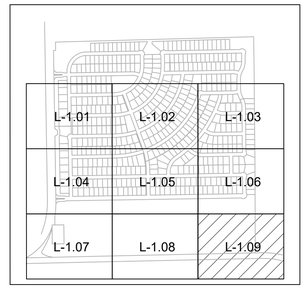
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	-	-	N/A	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	13.3	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

307.4	538.5	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,118.3
Total Required Mitigation in Phase 2

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

RESERVOIR 1
AC. 3.74 Q 18.3

RESERVOIR 3
576

MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
BEN DRIVE
BEXAR STREET
HOMESTEAD BOULEVARD
SEGUIN STREET
BARNETT DRIVE
HANLEY DRIVE
SEGUIN STREET
COATS DRIVE
LAWSON WAY
KEALEY LANE
PECAN STREET
SIMS STREET
HASKINS DRIVE
MATCHLINE
MATCHLINE
HOMESTEAD BOULEVARD
WEBB LANE
ARTHUR AVENUE

	AC.	Q
1	3.74	18.3
2	3.63	17.8
3	4.24	20.8
4	5.21	25.5
5	6.71	32.9
6	3.91	19.1
7	2.48	12.1
8	3.81	18.7
9	2.65	13.0
10	4.20	20.6
11	2.99	14.7
12	4.21	20.7
13	4.24	20.8
14	4.97	24.3
15	2.59	12.7
16	3.41	16.7
17	4.04	19.8
18	3.90	19.1
19	3.29	16.1
20	1.97	9.7
21	5.60	27.5
22	4.23	20.7
23	4.05	19.8
24	3.73	18.3
25	2.72	13.3
26	3.12	15.3
27	3.16	15.5
28	2.28	11.2
29	3.58	17.5
30	5.15	25.2
31	4.87	23.8
32	4.99	24.5
33	4.97	24.3
34	4.97	24.3
35	4.97	24.3
36	5.65	17.9
37	2.43	11.9
38	2.38	11.7
39	1.30	6.4
40	3.17	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

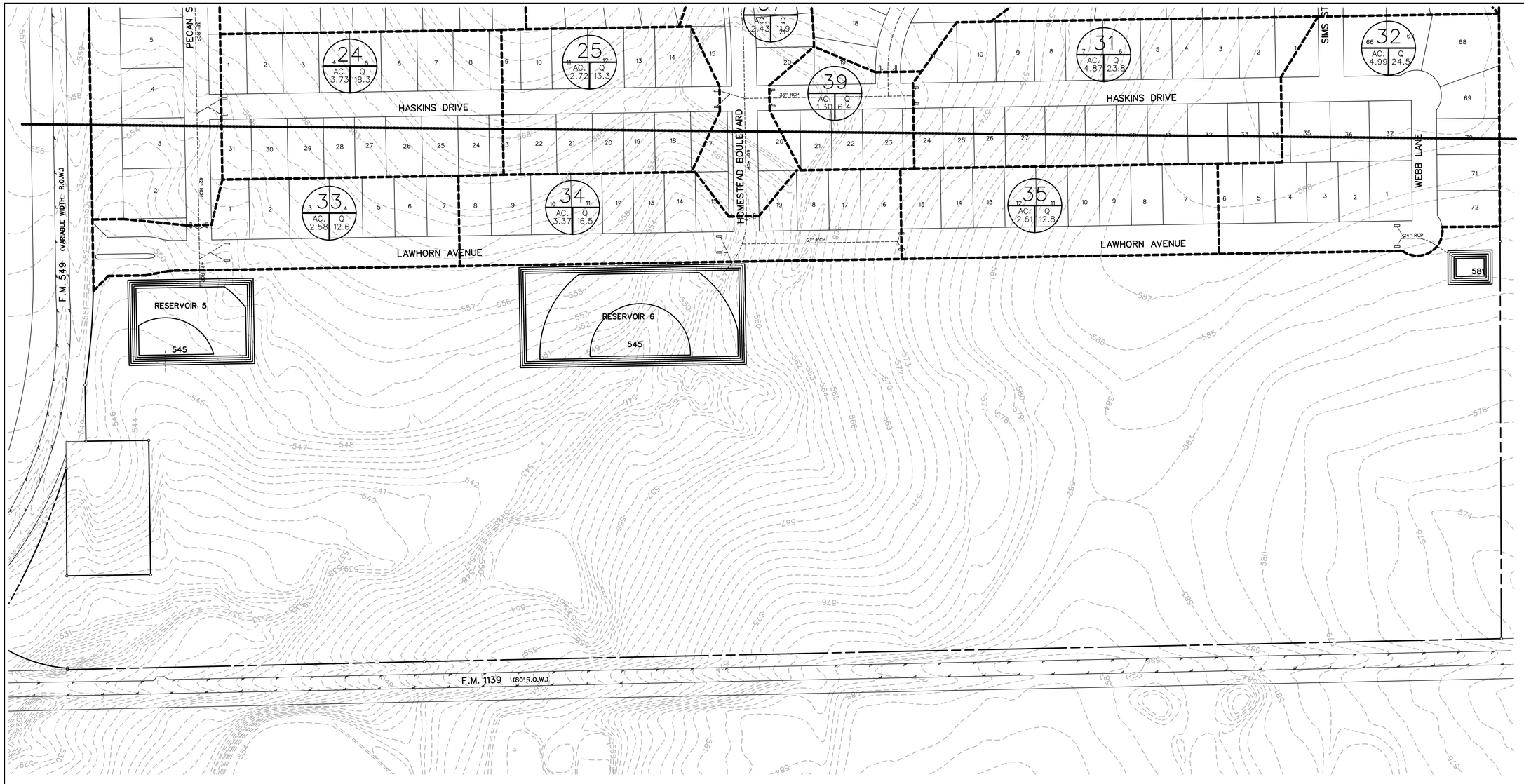
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 **CASE #P2021-XXX**

DEVELOPMENT APPLICATION

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

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT] N/A	LOTS [PROPOSED] 239

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8859
E-MAIL	BKluttsjr@ATT.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 1,217.15 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July *20* 21*. 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 8th *DAY OF* July *20* 21

OWNER'S SIGNATURE Ben A Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

DEVELOPMENT APPLICATION

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

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

☐ ***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.*

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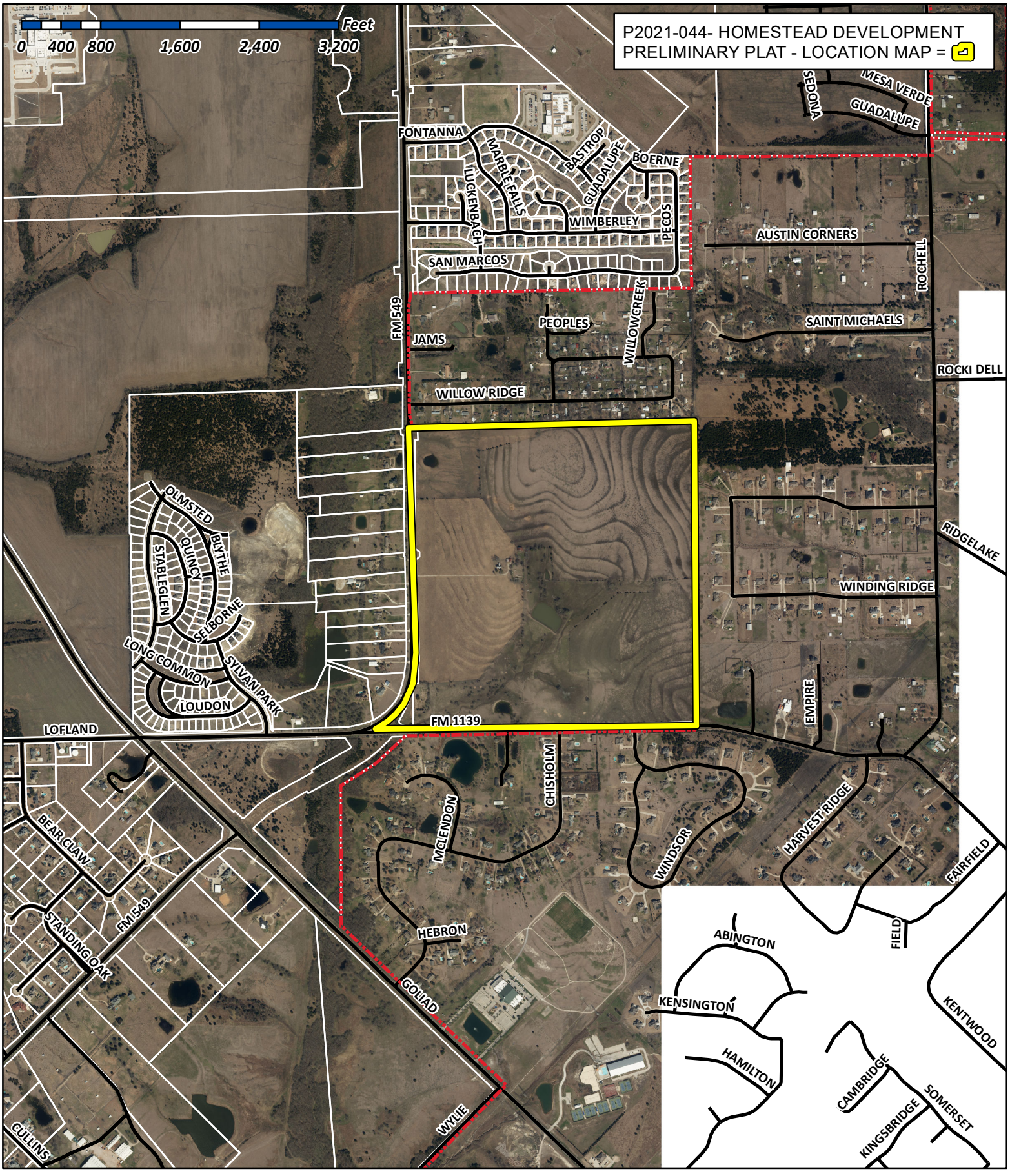
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697



City of Rockwall

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

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

N88° 26'14"E 2790.07'

N89° 05'09"E 29.97'

N00° 54'51"W 117.73'

N00° 56'00"W 1098.65'

N52° 46'08"W 50.86'

N00° 45'51"W 50.21'

N55° 22'09"E 48.05'

N00° 56'00"W 908.25'

S01° 01'34"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

F.M. 549
(VARIABLE WIDTH R.O.W.)

PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL WATER DISTRICT - VOL. 3054, PG. 222 - O.P.R.C.C.T.

CITY LIMITS

MAVERICK LANE (50' R.O.W.)

HARDIN BOULEVARD (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

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

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

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

PECAN STREET (50' R.O.W.)

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

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

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

THOMPSON STREET (50' R.O.W.)

FLOYD STREET (50' R.O.W.)

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

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

KEALEY LANE (50' R.O.W.)

ARTHUR AVENUE (50' R.O.W.)

SIMS STREET (50' R.O.W.)

WEBB LANE (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

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

HOMESTEAD BOULEVARD (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

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

LAWSON WAY (50' R.O.W.)

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

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 28 BLK G OPEN SPACE 0.366 AC.

LOT 9 BLK F OPEN SPACE 1.606 AC.

LOT 1 BLK D - OPEN SPACE - 2.54 AC.

LOT 23 BLK D OPEN SPACE 0.358 AC.

LOT 8 BLK O OPEN SPACE 0.659 AC.

LOT 1 BLK D OPEN SPACE 9.132 AC.

LOT 9 BLK A - OPEN SPACE - 0.085 AC.

PHASE 1

PHASE 2

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

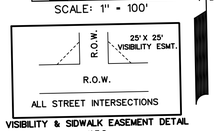
NOTES:

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.

0 50 100 200
SCALE: 1" = 100'

N



VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

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
H.O.A. - HOMEOWNERS ASSOCIATION
- CITY LIMITS
- PHASE LINE

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

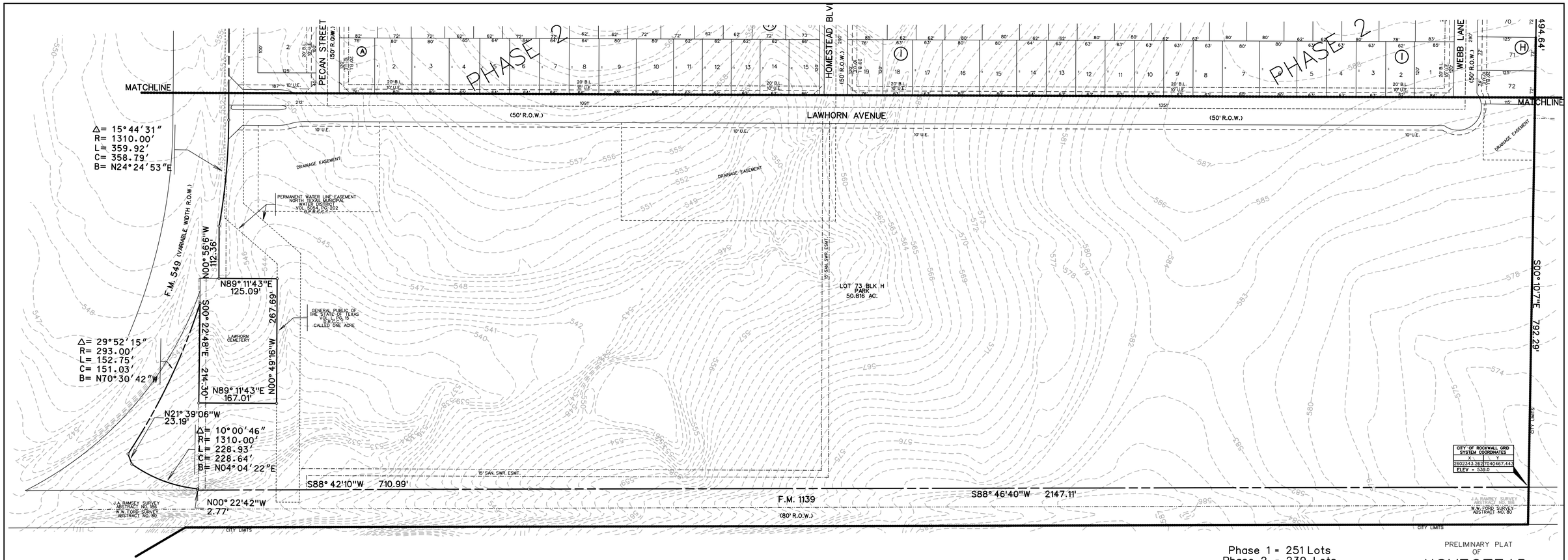
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



Phase 1 = 251 Lots
Phase 2 = 239 Lots

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

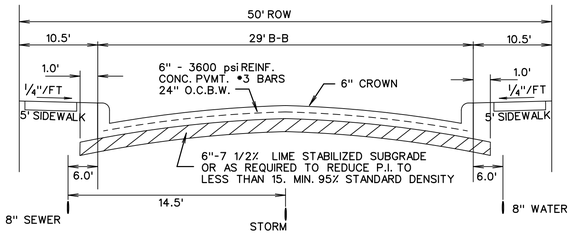
Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7647	6	8640		
5	8640	6	7647	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7647	10	7700		
9	17360	10	7647	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7647	14	7700		
13	8640	14	7647	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
22	10795		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots



TYPICAL PAVEMENT SECTION (25' B-B)

N.T.S.

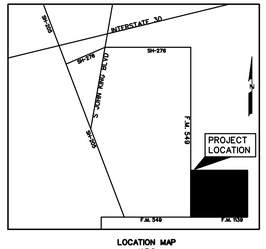
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
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TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

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SHEET 1 OF 2 CASE #P2021-XXX

PHASE 2

PHASE 2

F.M. 549

EX. 12" WATER

EX. 12" WATER EX. 12" WATER

MATCHLINE

PECAN STREET

HOMESTEAD BOULEVARD

WEBB LANE

8" WATER

8" SS

LAWHORN AVENUE

MATCHLINE

HILLVIEW ACRES CAB. F, PG. 1

DRAINAGE EASEMENT

PERMANENT WATER LINE EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 3894, PG. 202
O.P.R.C.C.T.

LOT 73
BLK H
PARK
50.816 AC.

15' SAN. SWR. ESMT.

LAWHORN CEMETERY

N.T.M.W.D. 84" W.L.

F.M. 1139 (80' R.O.W.)

MATCHLINE

F.M.549

F.M. 1139

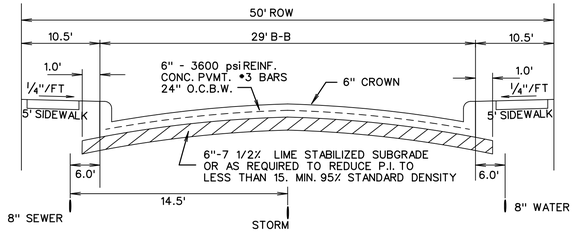
MATCHLINE

EX. LIFT STATION

LEGEND

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- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
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JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

RESERVOIR 1
AC. 3.74 Q 18.3

RESERVOIR 3
576

MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
BEN DRIVE
BEXAR STREET
HOMESTEAD BOULEVARD
SEGUIN STREET
BARNETT DRIVE
HANLEY DRIVE
SEGUIN STREET
COATS DRIVE
LAWSON WAY
KEALEY LANE
PECAN STREET
SIMS STREET
HASKINS DRIVE
MATCHLINE
MATCHLINE
HOMESTEAD BOULEVARD
WEBB LANE
ARTHUR AVENUE

	AC.	Q
1	3.74	18.3
2	3.63	17.8
3	4.24	20.8
4	5.21	25.5
5	6.71	32.9
6	3.91	19.1
7	2.48	12.1
8	3.81	18.7
9	2.65	13.0
10	4.20	20.6
11	2.99	14.7
12	4.21	20.7
13	4.24	20.8
14	4.97	24.3
15	2.59	12.7
16	3.41	16.7
17	4.04	19.8
18	3.90	19.1
19	3.29	16.1
20	1.97	9.7
21	5.60	27.5
22	4.23	20.7
23	4.05	19.8
24	3.73	18.3
25	2.72	13.3
26	3.12	15.3
27	3.16	15.5
28	2.28	11.2
29	3.58	17.5
30	5.15	25.2
31	4.87	23.8
32	4.99	24.5
33	4.97	24.3
34	4.97	24.3
35	4.97	24.3
36	5.65	17.9
37	2.43	11.9
38	2.38	11.7
39	1.30	6.4
40	3.17	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

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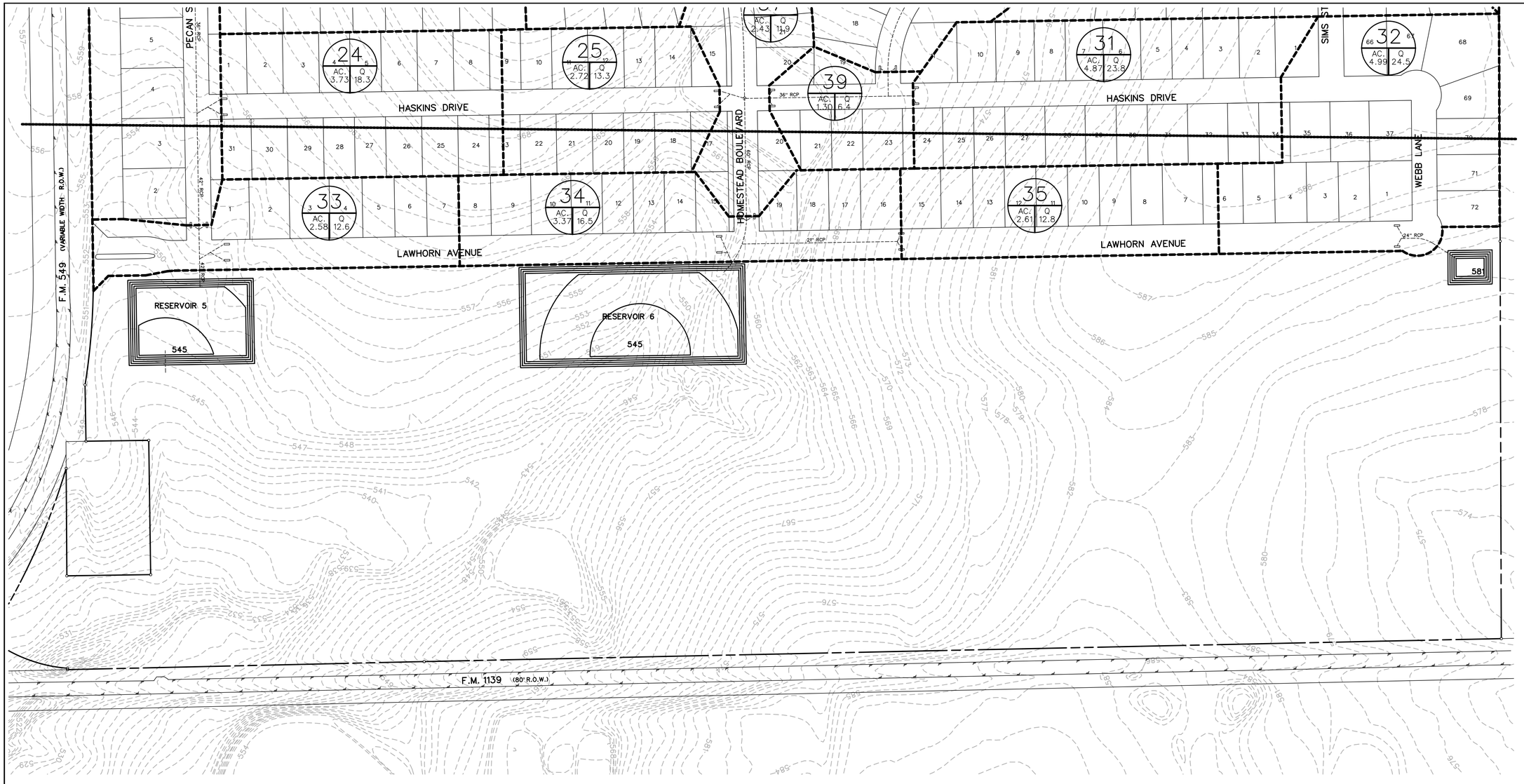
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JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

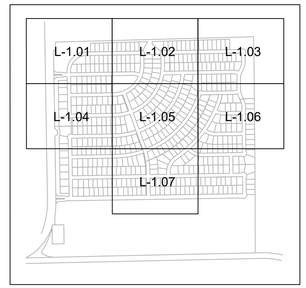
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 **CASE #P2021-XXX**





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

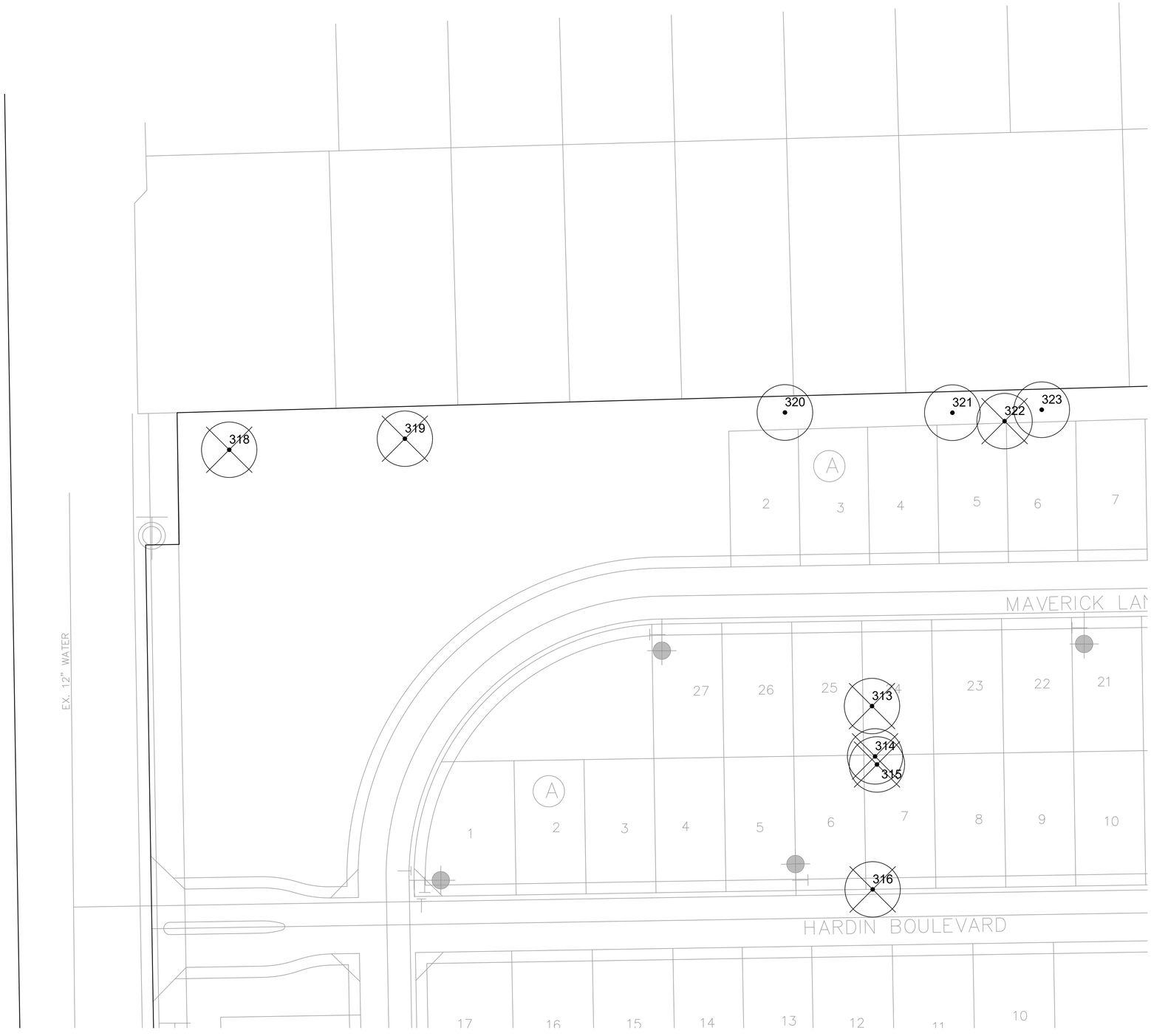
No.	Date	Revision Description

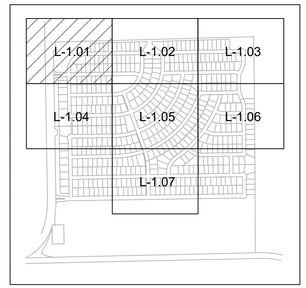
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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SHEET NUMBER
L-1.02



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

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

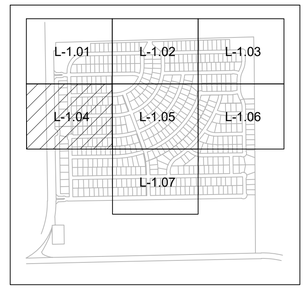
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:29 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

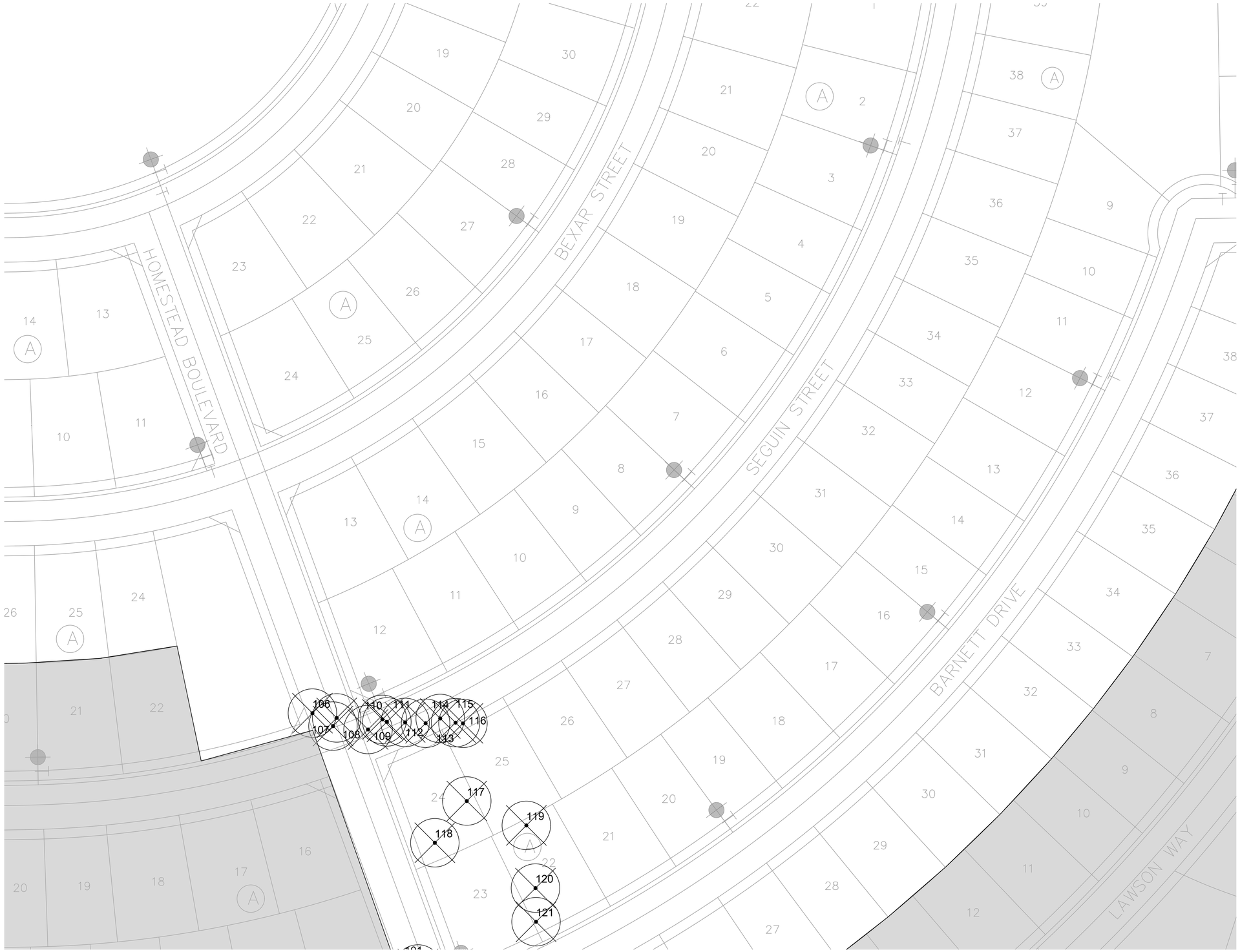
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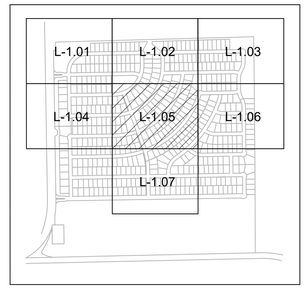
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

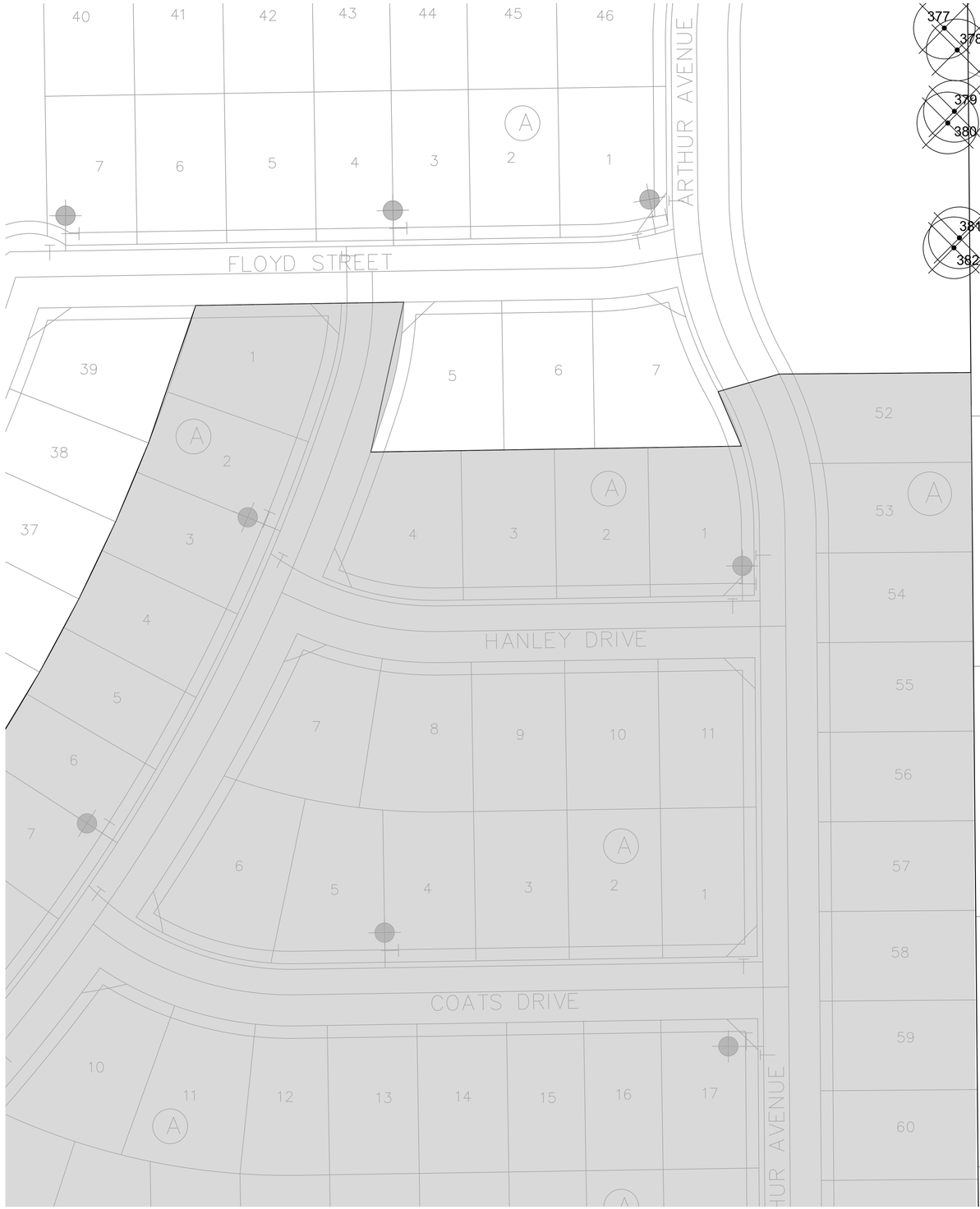
TREESCAPE PLAN - PH 1

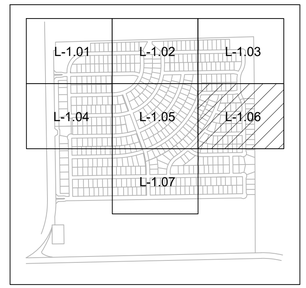
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

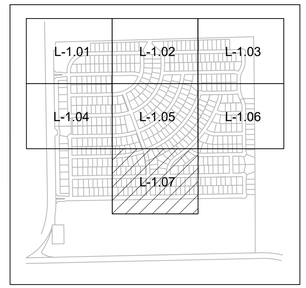
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:28 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	-	-	N/A	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	13.8	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	13.8	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

430.2
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

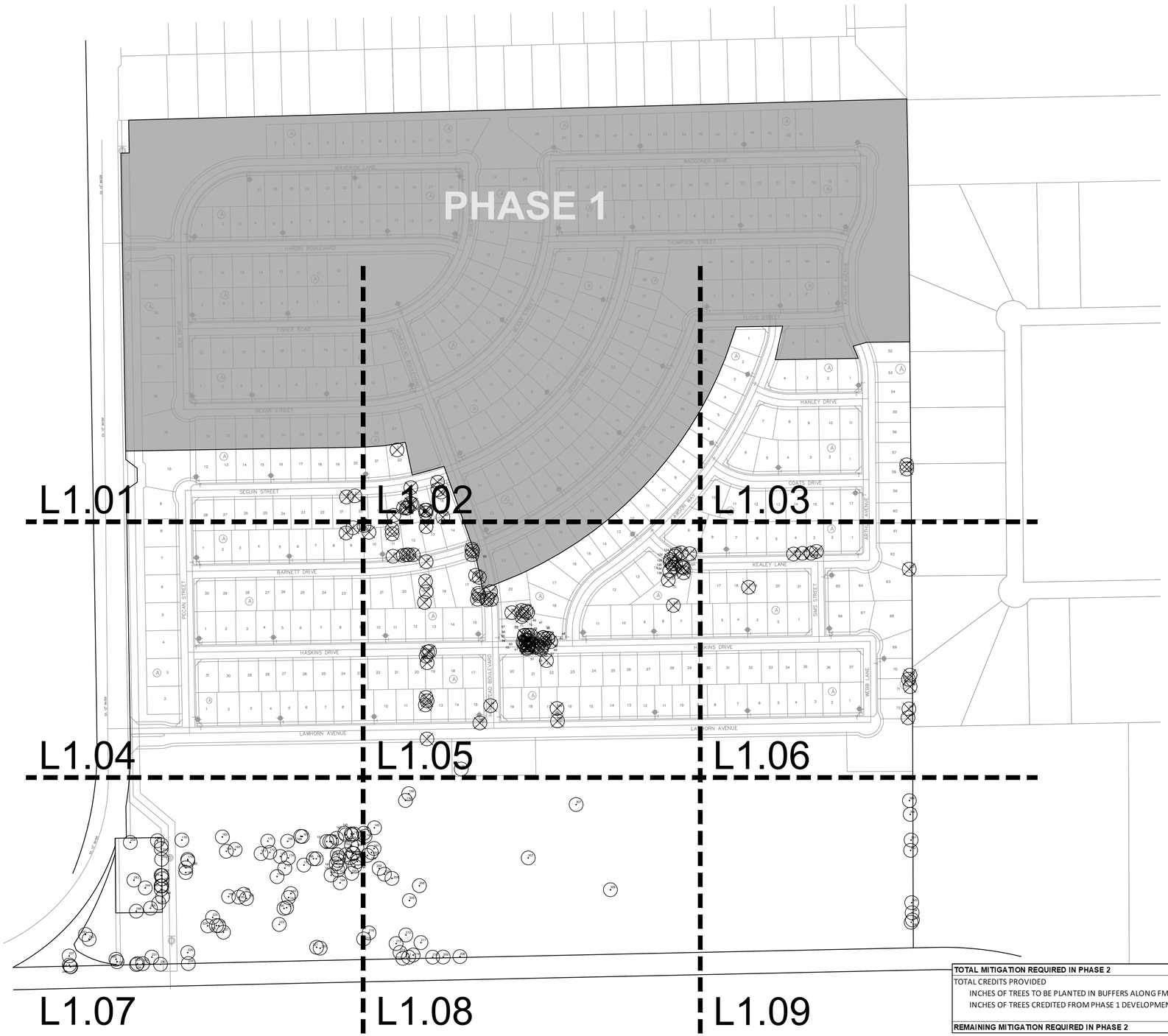
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

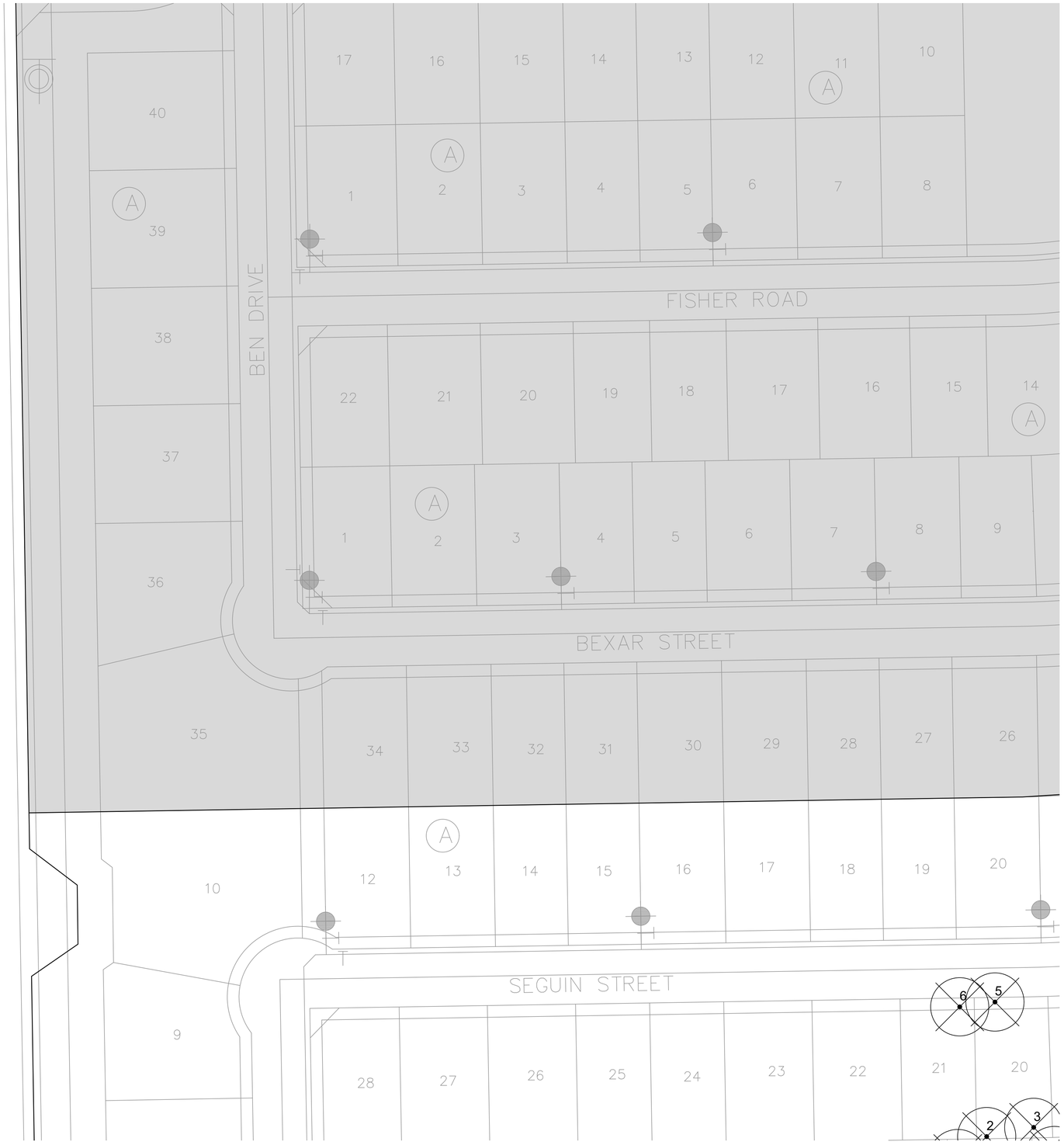
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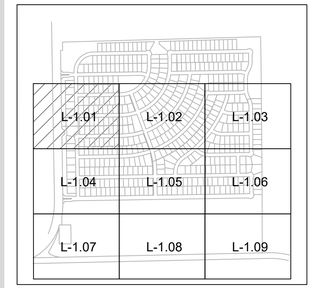
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

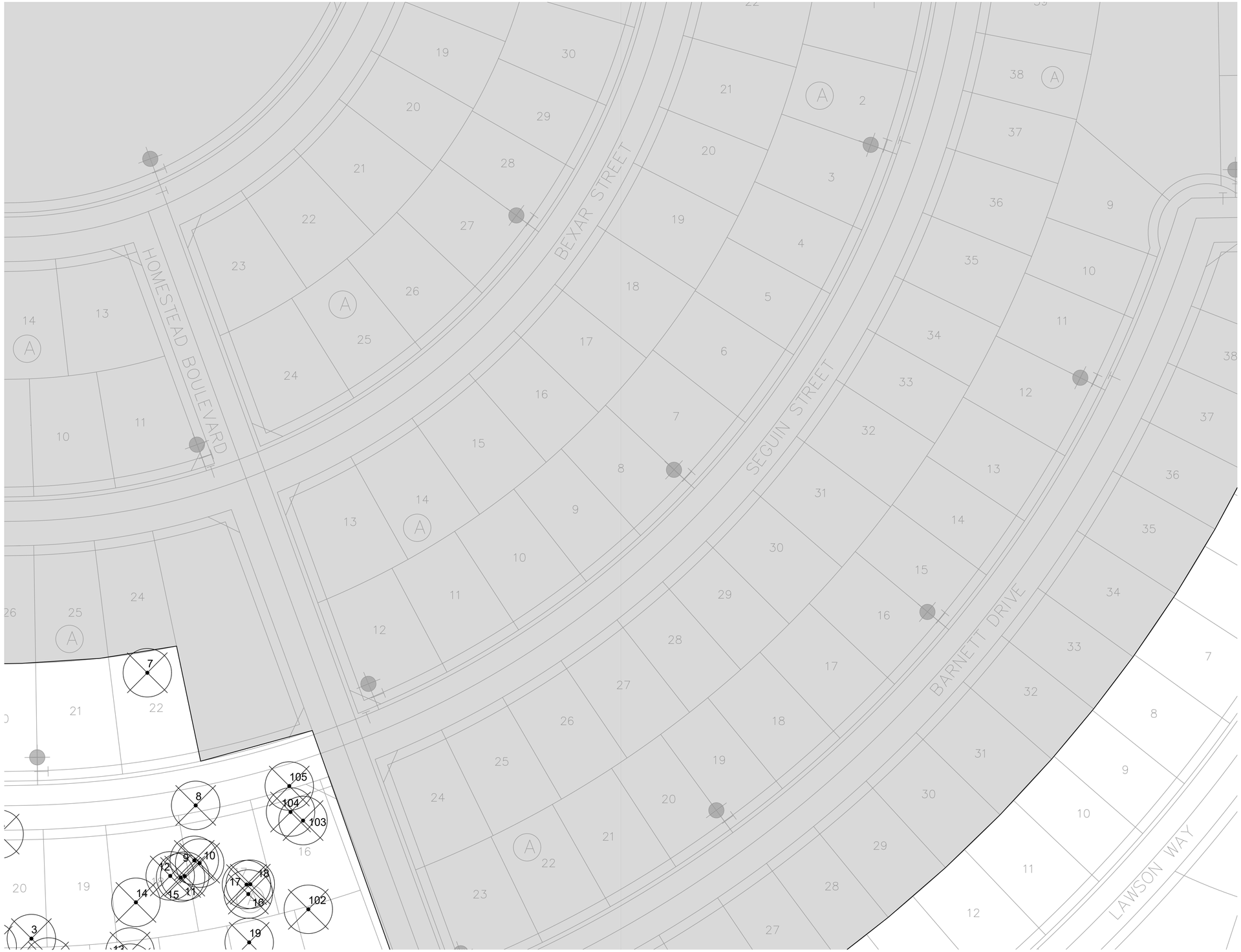
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

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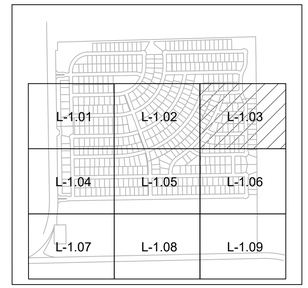
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

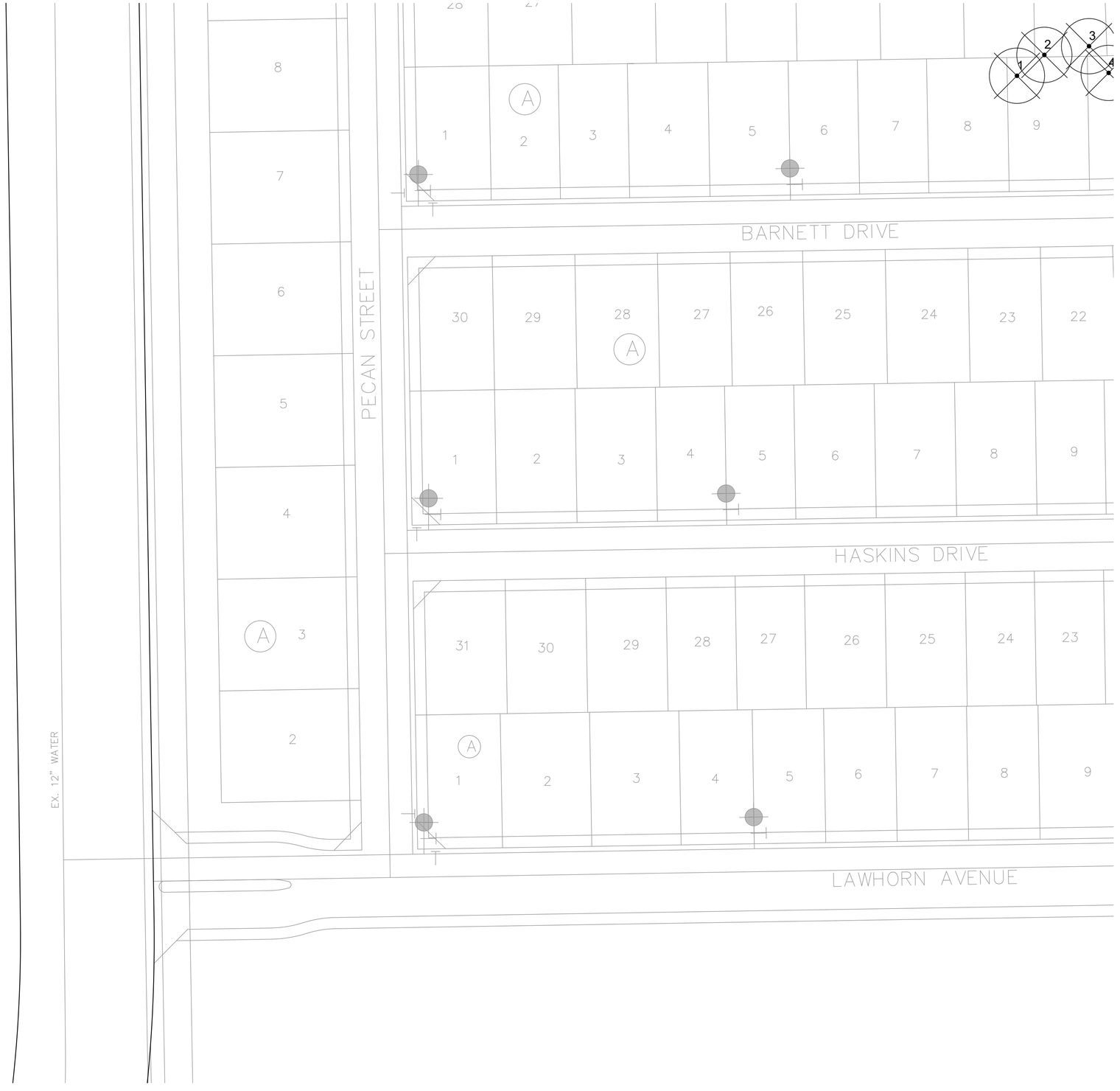
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

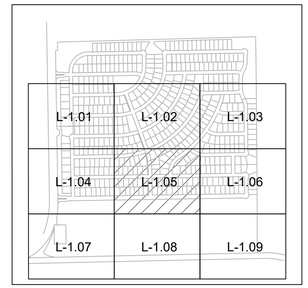
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

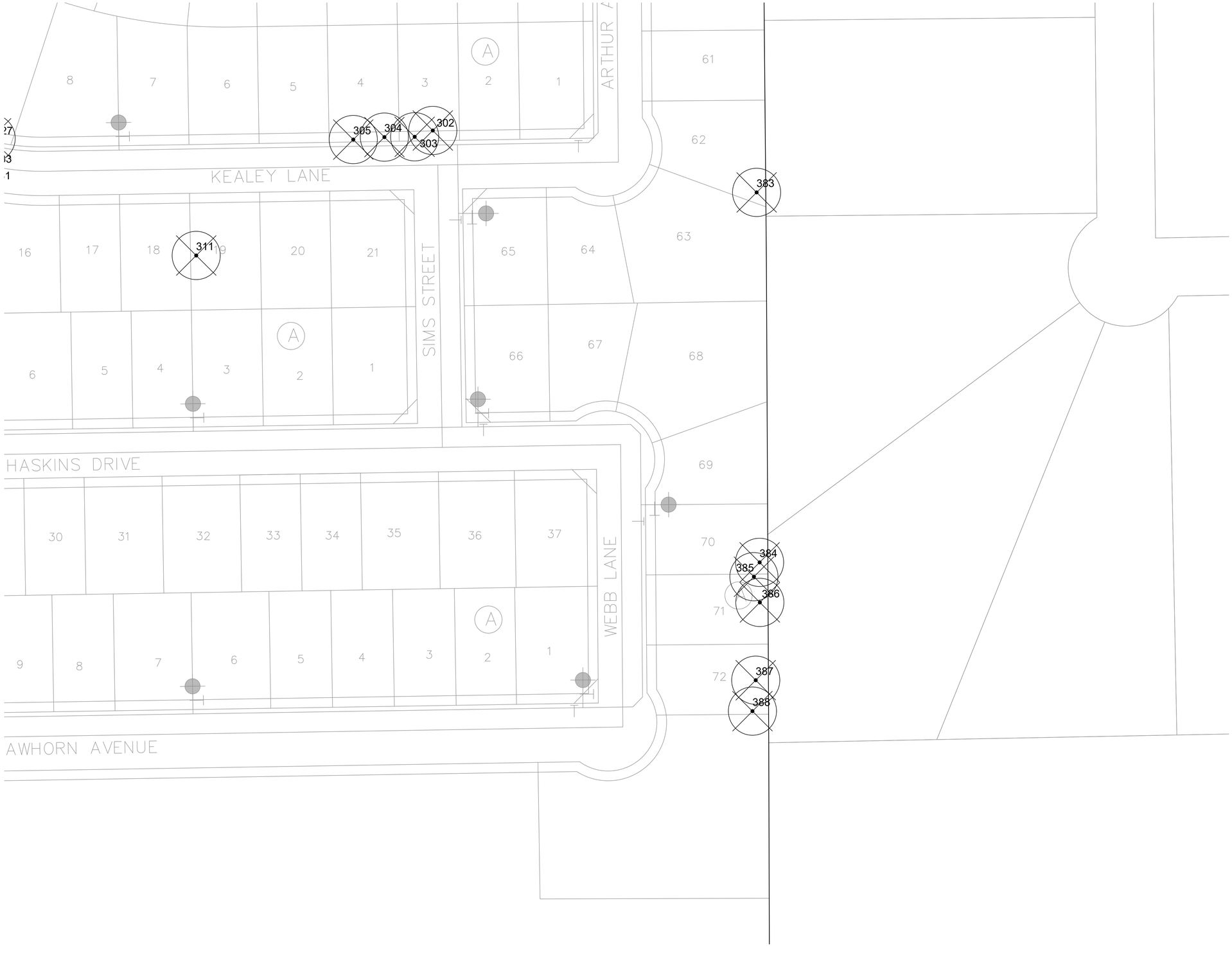
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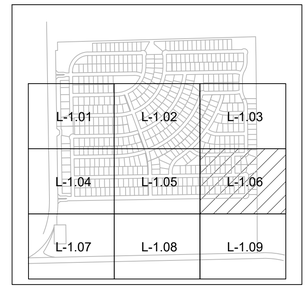
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

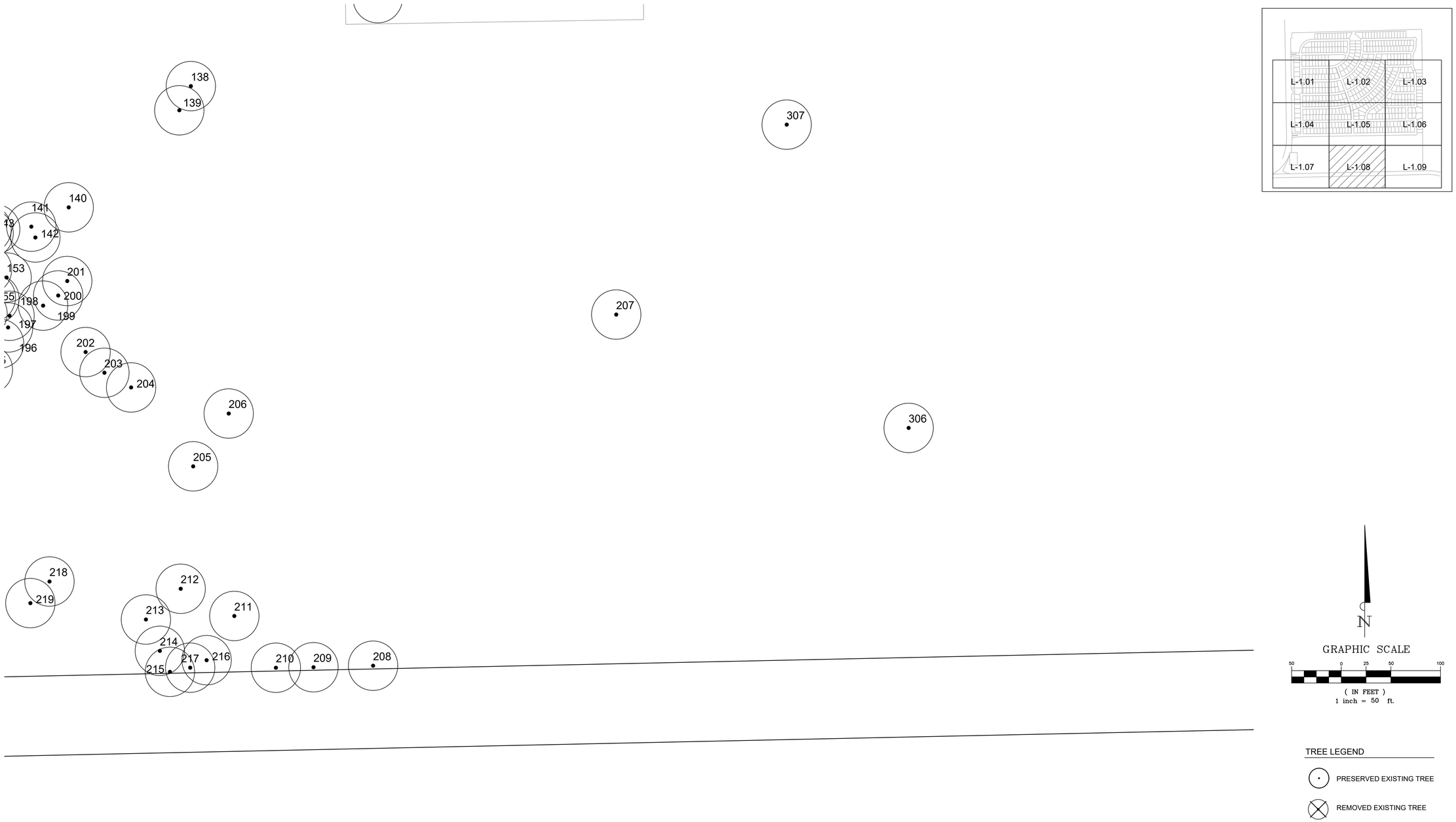
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07



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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

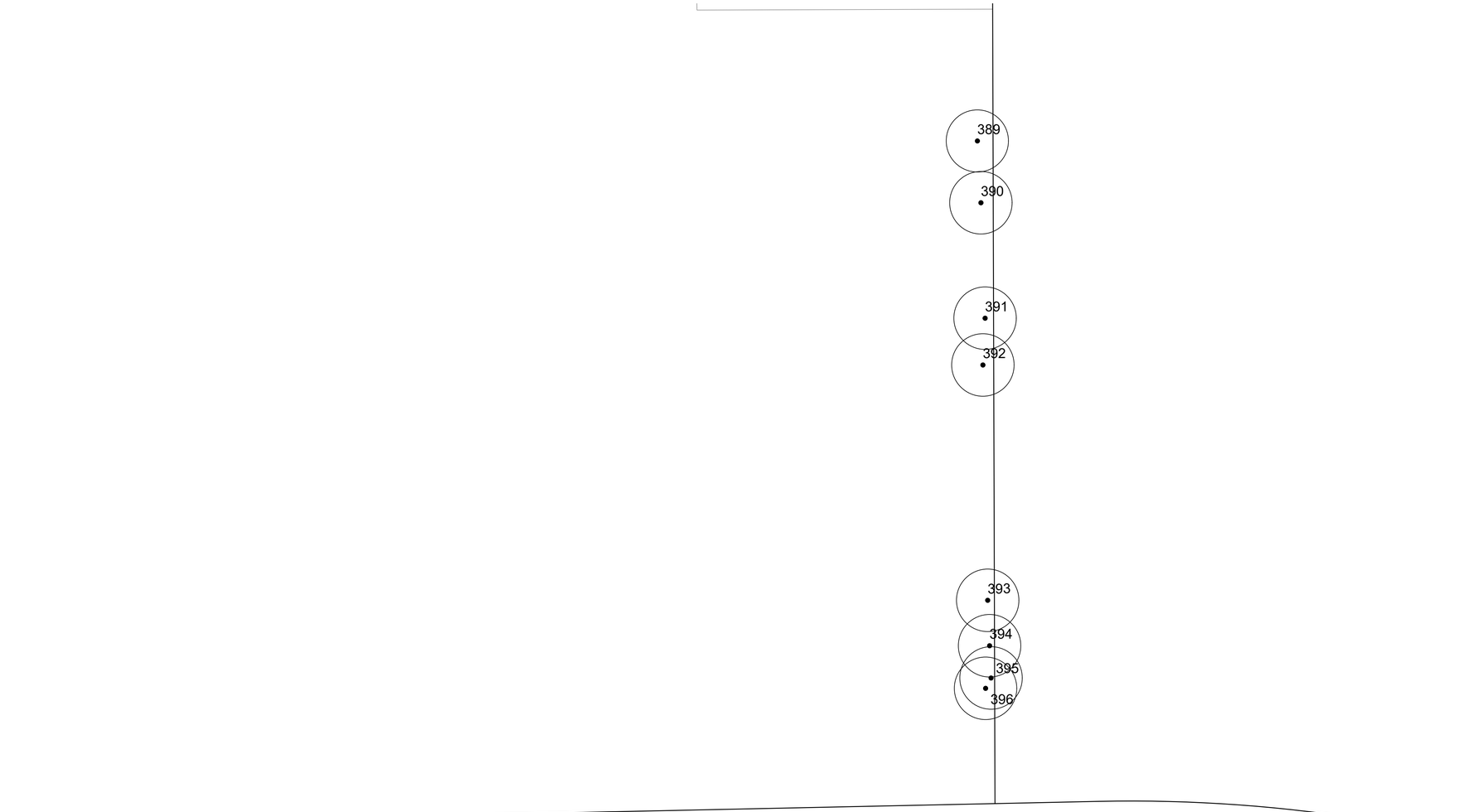
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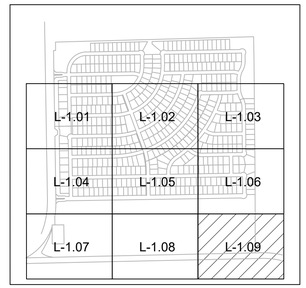
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

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Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	-	-	N/A	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	13.3	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

307.4	538.5	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,118.3
Total Required Mitigation in Phase 2

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

PROJECT COMMENTS

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

DATE: 7/23/2021

PROJECT NUMBER:	P2021-044	CASE MANAGER:	David Gonzales
PROJECT NAME:	Preliminary Plat for Homestead	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2725 S FM 549, ROCKWALL, 75032	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-044; Preliminary Plat for the Homestead Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-044) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 92 (PD-92), the Unified Development Code (UDC), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by August 3, 2021 for a subsequent review prior to submittal on Mylar for filing.

M.6 Provide a label at the front yard building setback that meets the minimum lot width according to the lot type for each of the following Lots & Blocks: [1] Lots 9, 10, 24, 35, & 36, Block D, [2] Lots 16-22, 62-62, & 67-69, Block H, [3] Lots 13, 15, & 16, Block J, [4] Lots 10-12, Block K, [5] Lots 7 & 8, Block L, [6] Lot 7, Block M, [7] Lots 15-18, 21, 22, 24-36, & 39, Block N, and [8] Lots 9, 25-36, & 38, Block O. [Ordinance No. 21-24 (PD-92)]

M.7 Relabel the Density on all plans to indicate 2.4998 (i.e. remove 2.50). [Ordinance No. 21-24 (PD-92)]

M.8 Add the Density label on page one (1) of the Preliminary Plat (i.e. 2.4998). [Ordinance No. 21-24 (PD-92)]

M.9 Provide a label indicating the total Open Space (acres/%). [Ordinance No. 21-24 (PD-92)]

M.10 Correct label indicating Ex. Zoning AG to Zoned PD-92

M.11 Treescape Plan Sheet L-1.08 & L-1.11– Recalculate mitigation to include the Hercules Club Trees as Primary Protected for the following trees: Tree No.'s 107, 116, 121, 314, & 322 (L-1.08) and Tree No.'s 300, 301, 309, & 311 (L-1.11). [Section 05(A), Art. 09, UDC]

I.12 Master Parks and Open Space Plan required prior to approval of the final plat. [Ordinance No. 21-24 (PD-92)]

M.13 Please provide one (1) hard copy and a PDF version for review by staff.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021.
(2) Parks and Recreation Board meeting will be held on August 3, 2021.
(3) Planning & Zoning regular meeting will be held on August 10, 2021. [Action Item]
(4) City Council regular meeting will be held on August 16, 2021. [Action Item]

I.15 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Roadway section must be 29' B-B.
M - TxDOT Permit require for utility in TXDOT ROW. Several utilities in TXDOT ROW. Might not be able to fit new line offsite easement may be required.
M - Move sewer west closer to FM 549.
M - No water or sewer lines to be in detention easements.
M - Max spacing is 500' for sewer manholes.
M - Max spacing is 400' for fire hydrants.
M - Need to split all MH at the top of the hill into two. one for each direction.
M - 60' ROW with 41' B-B street adjacent to the park.
M - All drainage and detention easements in the Lot 73, Blk H are to be maintained, repaired, and replaced by the HOA that controls this platted subdivision. Get with Travis Sales, Parks Director, regarding correct verbiage.
M - 20' Min Easement, this might be more based on depth of line.
M - Show width inside property and outside for Water line along 549.
M - Move nose of median back to curb return.
M - The 20'x20' sidewalk and visibility clip will need to be ROW, not an easement. (All Locations)

The following items are for your information for the engineering design phase.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:

I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
I - Cannot increase the flow leaving the property.
I - Detention is required
I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:
M - Must show proposed utilities for the development.
I - Must loop min 8" water line on site and per phase.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
I - Existing Pro-rata for Long Branch Lift Station = $545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acre
I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
I - Must install alleys at the back of the lots.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - TXDOT permit and Traffic Impact Analysis required for FM 549. Review fees apply.
I - Make sure that you have shown the new right-of-way along FM 549 for the widening project
M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.
M - Check with Fire Marshal's office for the need for two points of entry off of FM 549 for Phase 1.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2021	Approved w/ Comments

07/20/2021: Please check street names against actual burial records for correct spelling.
https://www.findagrave.com/cemetery/2153798/lawhorn-cemetery

Also please forward a Cad .dwg of lots and road centerlines and survey closure report.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

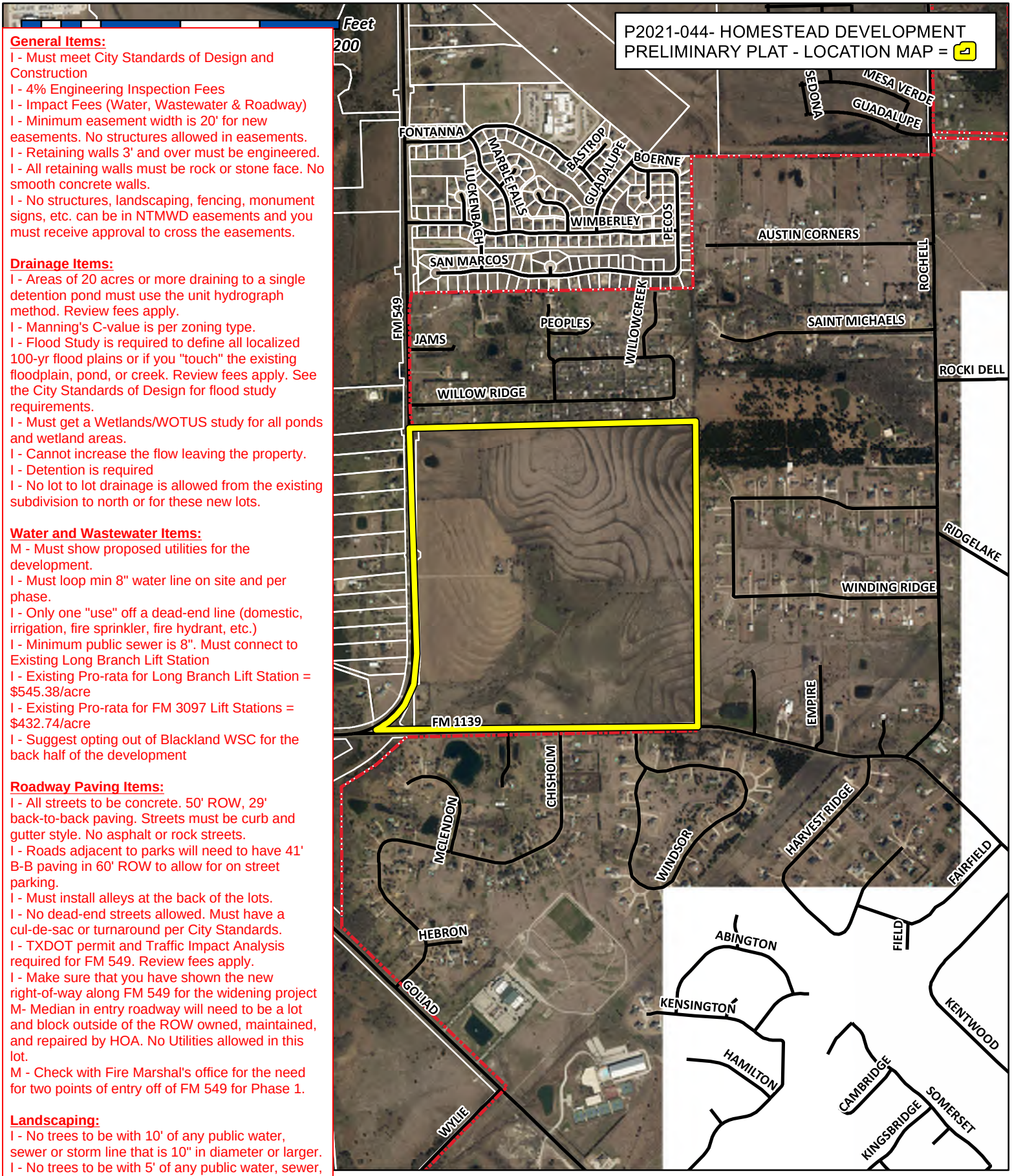
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: SP2021-041 & SP2021-044 (David Gonzales)

Park District 22
Cash in Lieu of Land $503.00 x 490 units = $246,470.00 (City will be accepting a
50 acre land donation for future park development within the development, not the cash
in lieu of land)
Pro Rata Equipment Fees $476.00 x 490 units = $233,240.00
Total per lot (1) Lot $979.00 & total for 490 units $479,710.00



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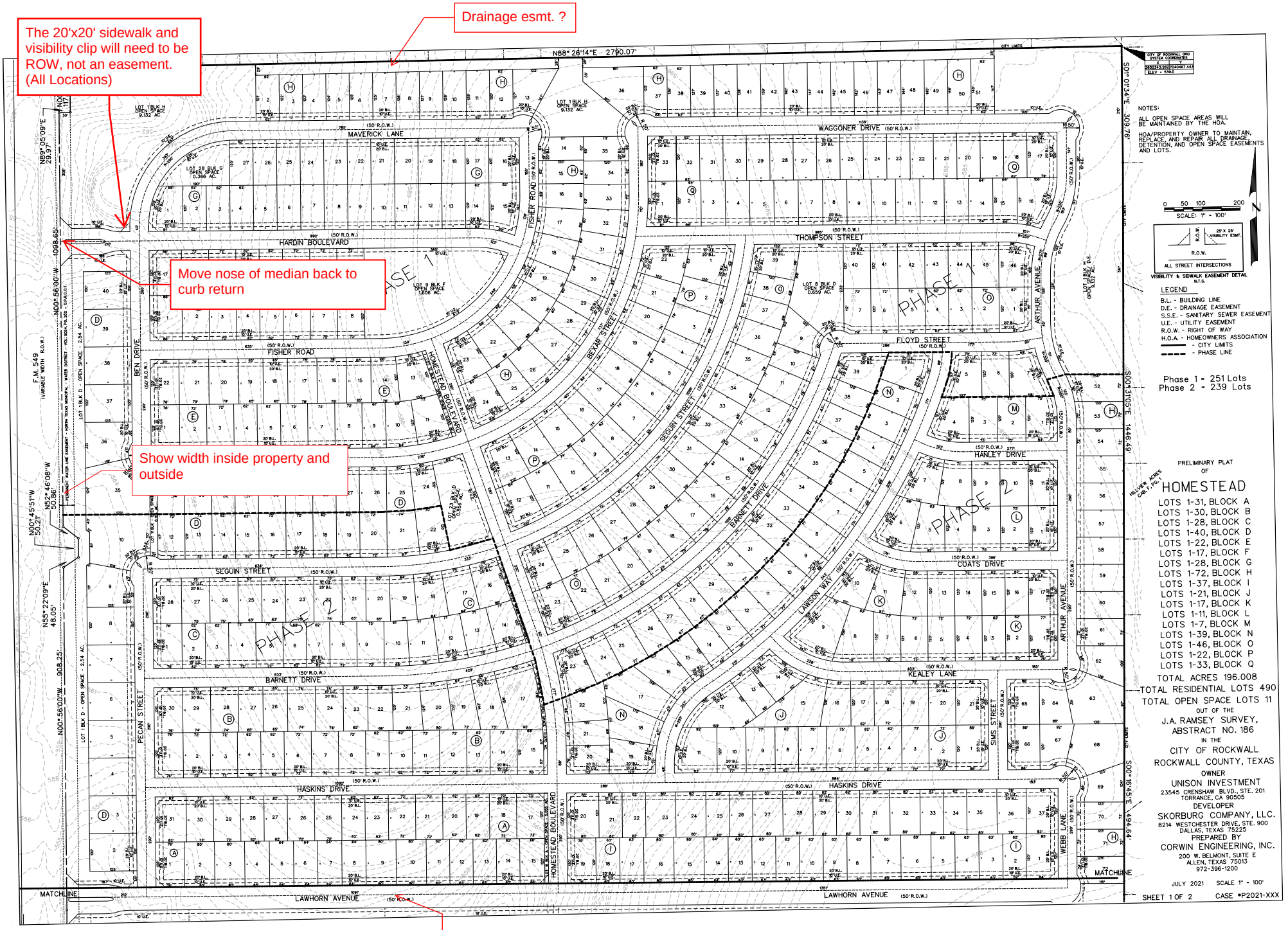
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City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



PRELIMINARY PLAT
OF

HOMESTEAD

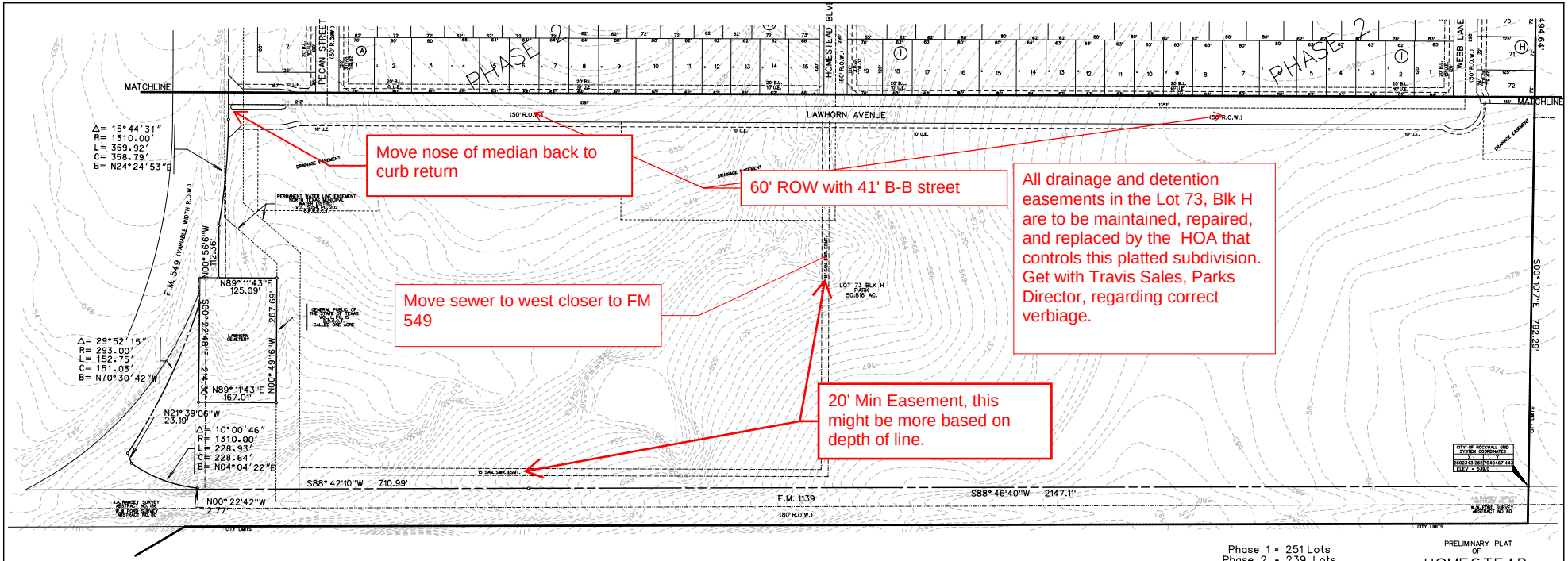
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LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

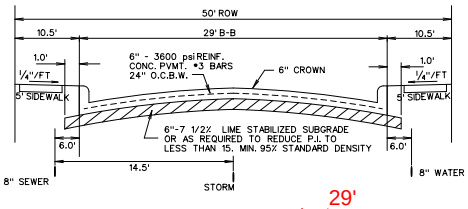
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'



Phase 1 = 251 Lots
Phase 2 = 239 Lots



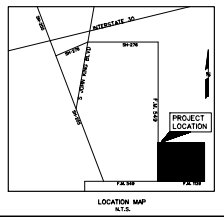
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer



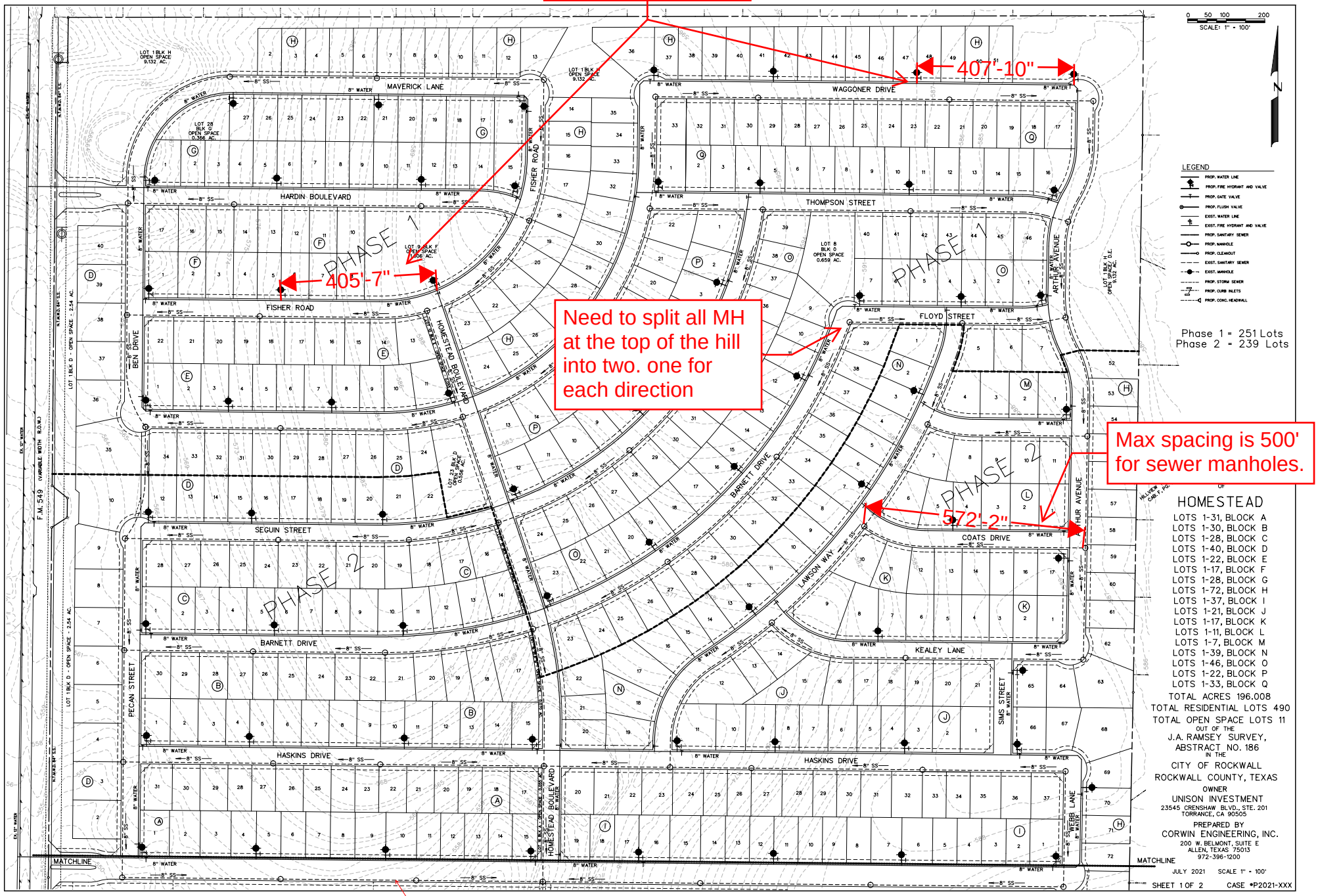
TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

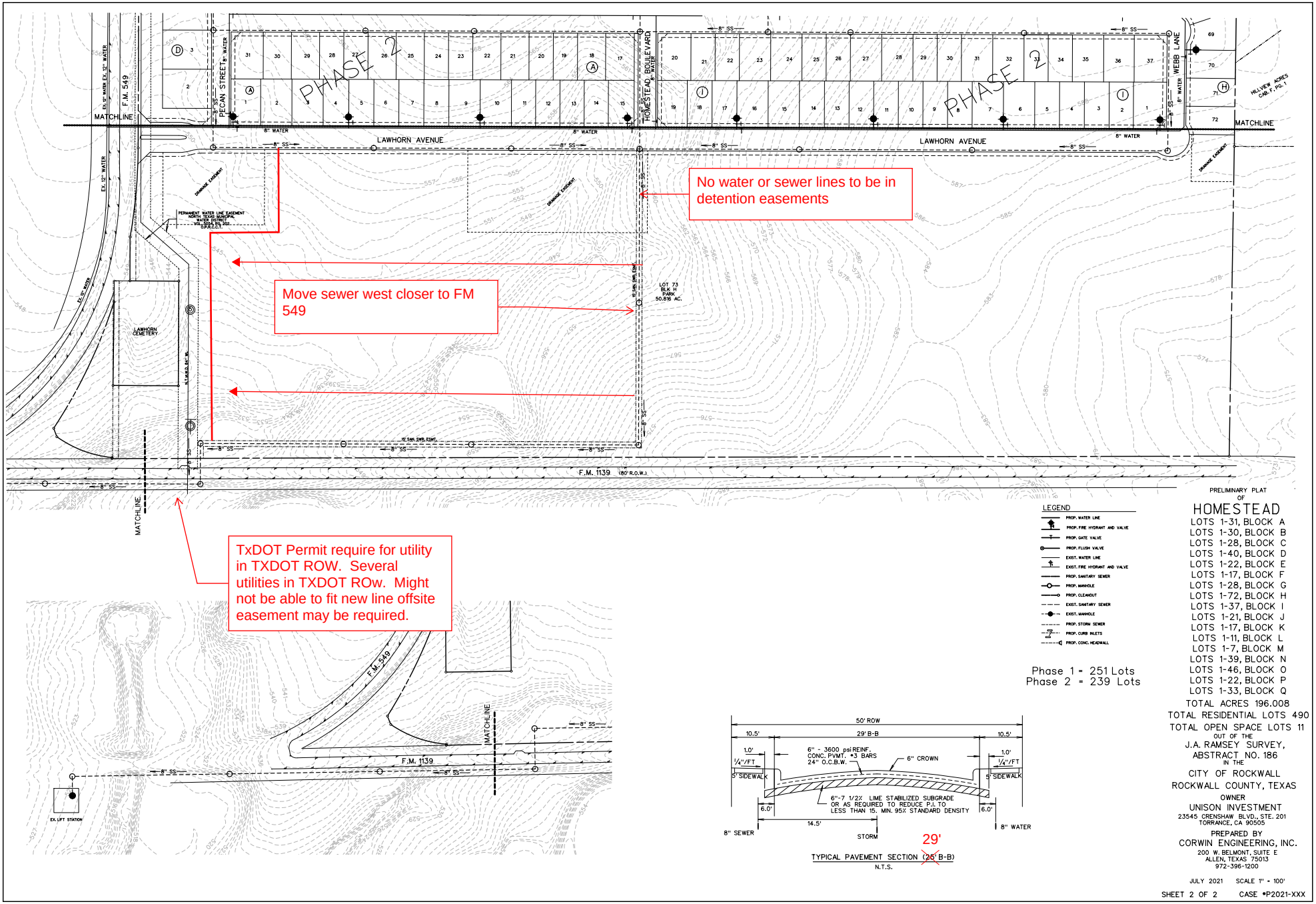
PRELIMINARY PLAT
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JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-XXX


Max spacing is 400' for fire hydrants
407'-10"
405'-7"
Need to split all MH at the top of the hill into two. one for each direction
Max spacing is 500' for sewer manholes.
572'-2"
See sewer re-alignment comment on next sheet
MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
SEGUIN STREET
COATS DRIVE
BARNETT DRIVE
KEALEY LANE
HASKINS DRIVE
PHASE 1
PHASE 2
HOMESTEAD BOULEVARD
FISHER ROAD
BEN DRIVE
PECAN STREET
LAWSON WAY
ARTHUR AVENUE
SIMS STREET
WEBB LANE
F.M. 549 (VARIABLE WIDTH R.O.W.)
MATCHLINE
LEGEND
Phase 1 = 251 Lots
Phase 2 = 239 Lots
HOMESTEAD
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JULY 2021
SCALE 1" = 100'
SHEET 1 OF 2
CASE #P2021-XXX



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
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TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

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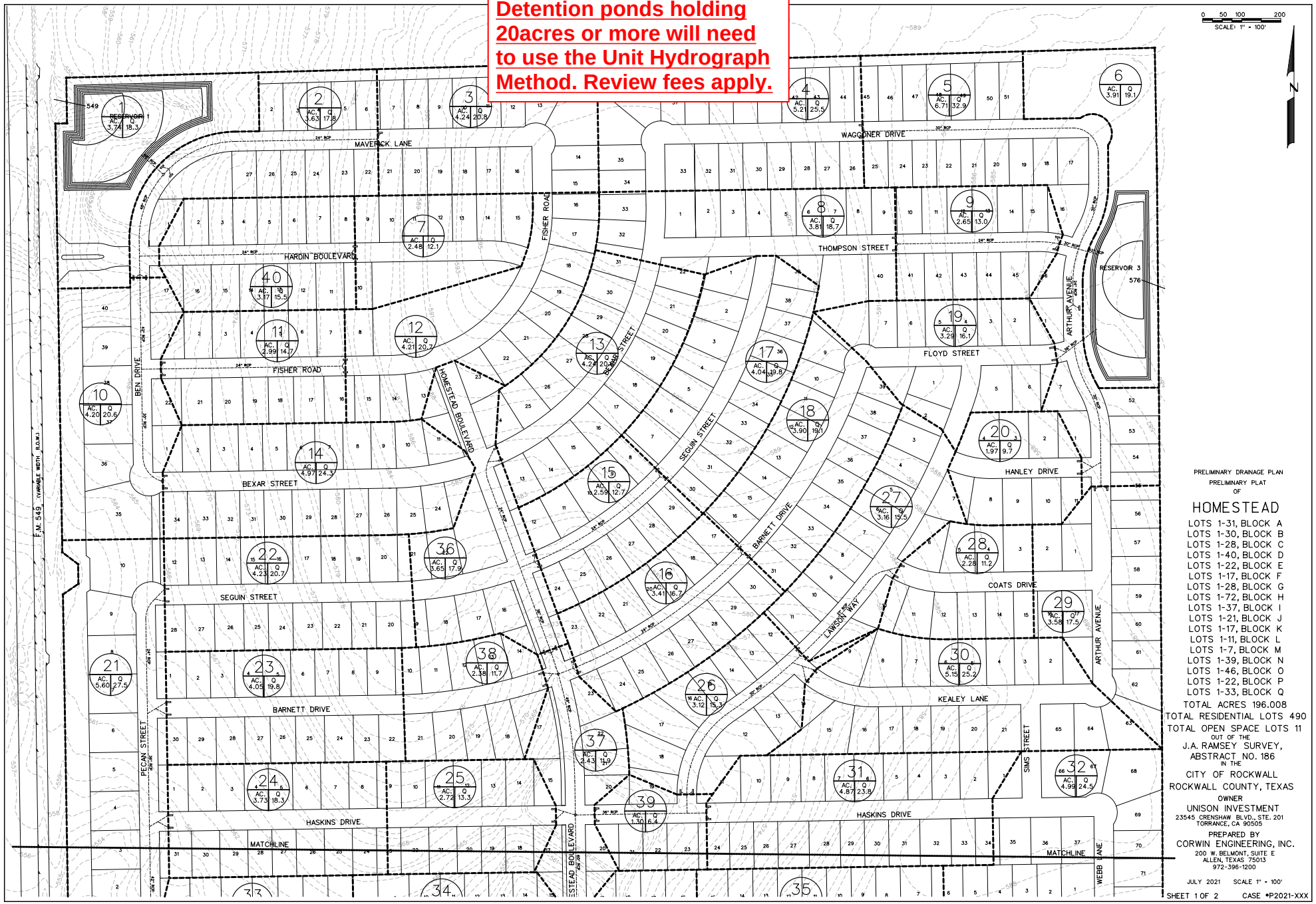
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JULY 2021 SCALE 1" = 100'

Drainage not fully reviewed. Detention ponds holding 20acres or more will need to use the Unit Hydrograph Method. Review fees apply.



PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
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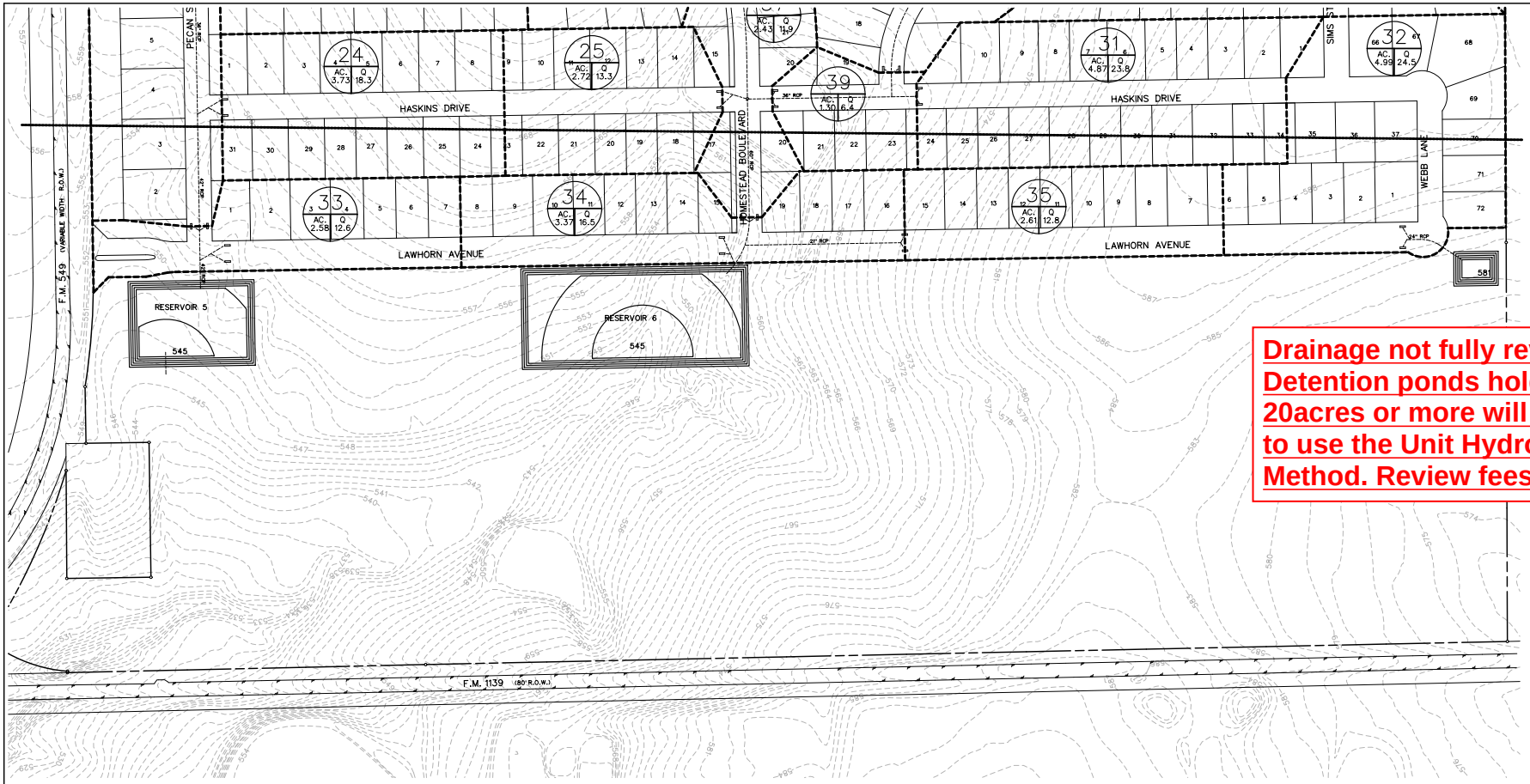
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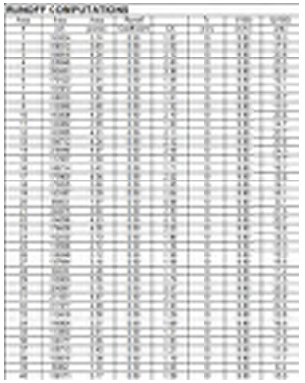
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SHEET 1 OF 2 CASE #P2021-XXX



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PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-XXX

DEVELOPMENT APPLICATION

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

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: BJH

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	239		

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8899
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021. 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 8th DAY OF July 2021

OWNER'S SIGNATURE Ben Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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NOTES:
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

☐ ***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.*

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"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 $ 2,122.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July, 2021 *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."*

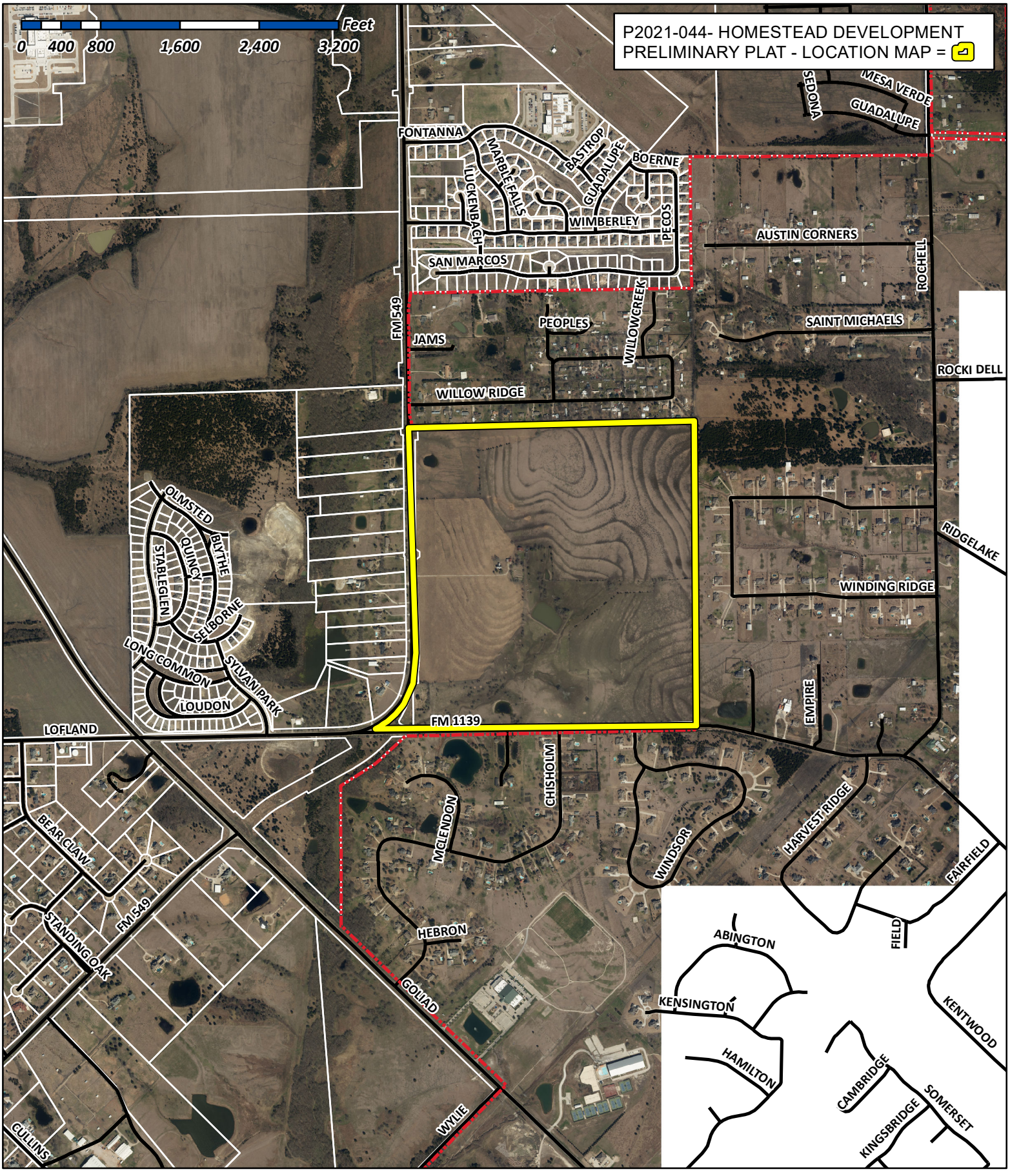
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697



City of Rockwall

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

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

N88° 26'14"E 2790.07'

N00° 54'51"W 117.73'

N89° 05'09"E 29.97'

N00° 56'00"W 1098.65'

N01° 13'44"E 309.76'

S00° 31'05"E 1446.49'

S00° 16'45"E 494.64'

N00° 45'51"W 50.21'

N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

N00° 56'00"W 908.25'

CITY LIMITS

F.M. 549
(VARIABLE WIDTH R.O.W.)

PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL - WATER DISTRICT - VOL. 3054, PG. 222 - O.P.R.C.C.T.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 1 BLK H OPEN SPACE 9.132 AC.

LOT 28 BLK G OPEN SPACE 0.366 AC.

LOT 9 BLK F OPEN SPACE 1.606 AC.

LOT 8 BLK O OPEN SPACE 0.659 AC.

LOT 1 BLK O OPEN SPACE 9.132 AC.

LOT 1 BLK D - OPEN SPACE - 2.54 AC.

LOT 23 BLK D OPEN SPACE 0.358 AC.

LOT 9 BLK A - OPEN SPACE - 0.085 AC.

MAVERICK LANE (50' R.O.W.)

HARDIN BOULEVARD (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

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

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

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

PECAN STREET (50' R.O.W.)

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

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

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

THOMPSON STREET (50' R.O.W.)

FLOYD STREET (50' R.O.W.)

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

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

KEALEY LANE (50' R.O.W.)

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

LAWHORN AVENUE (50' R.O.W.)

MATCHLINE

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

SEGUIN STREET (50' R.O.W.)

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

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

HOMESTEAD BOULEVARD (50' R.O.W.)

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

LAWSON WAY (50' R.O.W.)

ARTHUR AVENUE (50' R.O.W.)

SIMS STREET (50' R.O.W.)

WEBB LANE (50' R.O.W.)

PHASE 1

PHASE 2

PHASE 1

PHASE 2

HILLVIEW ACRES CAB. F, PG. 1

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

NOTES:

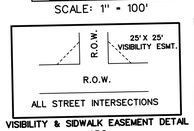
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200

SCALE: 1" = 100'

N



VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

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
H.O.A. - HOMEOWNERS ASSOCIATION
- CITY LIMITS
- PHASE LINE

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

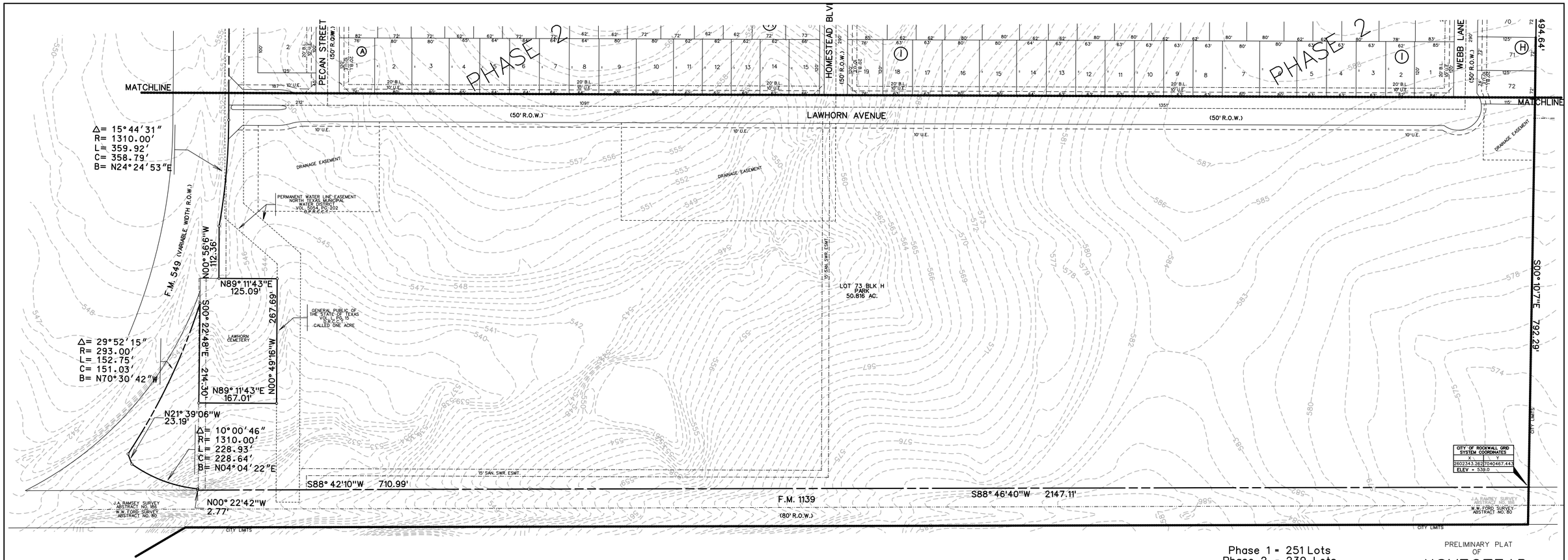
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



Phase 1 = 251 Lots
Phase 2 = 239 Lots

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

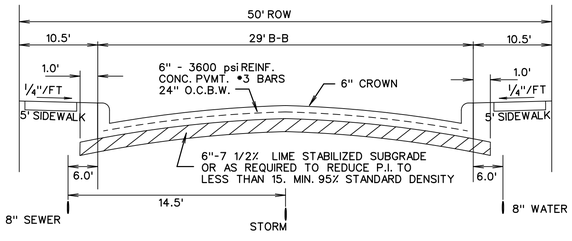
Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7647	6	8640		
5	8640	6	7647	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7647	10	7700		
9	17360	10	7647	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7647	14	7700		
13	8640	14	7647	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
22	10795		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots



TYPICAL PAVEMENT SECTION (25' B-B)

N.T.S.

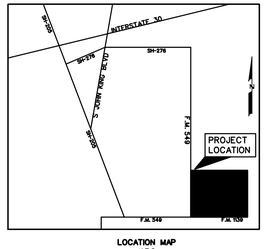
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.50
EX. ZONING	AG
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
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LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX

PHASE 2

PHASE 2

F.M. 549

EX. 12" WATER

EX. 12" WATER EX. 12" WATER

MATCHLINE

PECAN STREET

HOMESTEAD BOULEVARD

WEBB LANE

8" WATER

8" SS

LAWHORN AVENUE

MATCHLINE

HILLVIEW ACRES CAB. F, PG. 1

DRAINAGE EASEMENT

PERMANENT WATER LINE EASEMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 3894, PG. 202
O.P.R.C.C.T.

LOT 73
BLK H
PARK
50.816 AC.

15' SAN. SWR. ESMT.

LAWHORN CEMETERY

N.T.M.W.D. 84" W.L.

F.M. 1139 (80' R.O.W.)

MATCHLINE

F.M.549

F.M. 1139

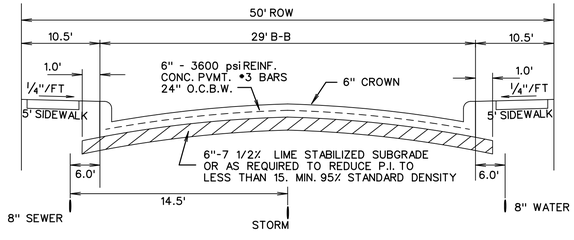
MATCHLINE

EX. LIFT STATION

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

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TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

RESERVOIR 1
AC. 3.74 Q 18.3

RESERVOIR 3
576

MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
FLOYD STREET
BEN DRIVE
BEXAR STREET
HOMESTEAD BOULEVARD
SEGUIN STREET
BARNETT DRIVE
HANLEY DRIVE
SEGUIN STREET
COATS DRIVE
LAWSON WAY
KEALEY LANE
PECAN STREET
SIMS STREET
HASKINS DRIVE
MATCHLINE
MATCHLINE
HOMESTEAD BOULEVARD
WEBB LANE
ARTHUR AVENUE

	AC.	Q
1	3.74	18.3
2	3.63	17.8
3	4.24	20.8
4	5.21	25.5
5	6.71	32.9
6	3.91	19.1
7	2.48	12.1
8	3.81	18.7
9	2.65	13.0
10	4.20	20.6
11	2.99	14.7
12	4.21	20.7
13	4.24	20.8
14	4.97	24.3
15	2.59	12.7
16	3.41	16.7
17	4.04	19.8
18	3.90	19.1
19	3.29	16.1
20	1.97	9.7
21	5.60	27.5
22	4.23	20.7
23	4.05	19.8
24	3.73	18.3
25	2.72	13.3
26	3.12	15.3
27	3.16	15.5
28	2.28	11.2
29	3.58	17.5
30	5.15	25.2
31	4.87	23.8
32	4.99	24.5
33	4.97	24.3
34	4.97	24.3
35	4.97	24.3
36	5.65	17.9
37	2.43	11.9
38	2.38	11.7
39	1.30	6.4
40	3.17	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

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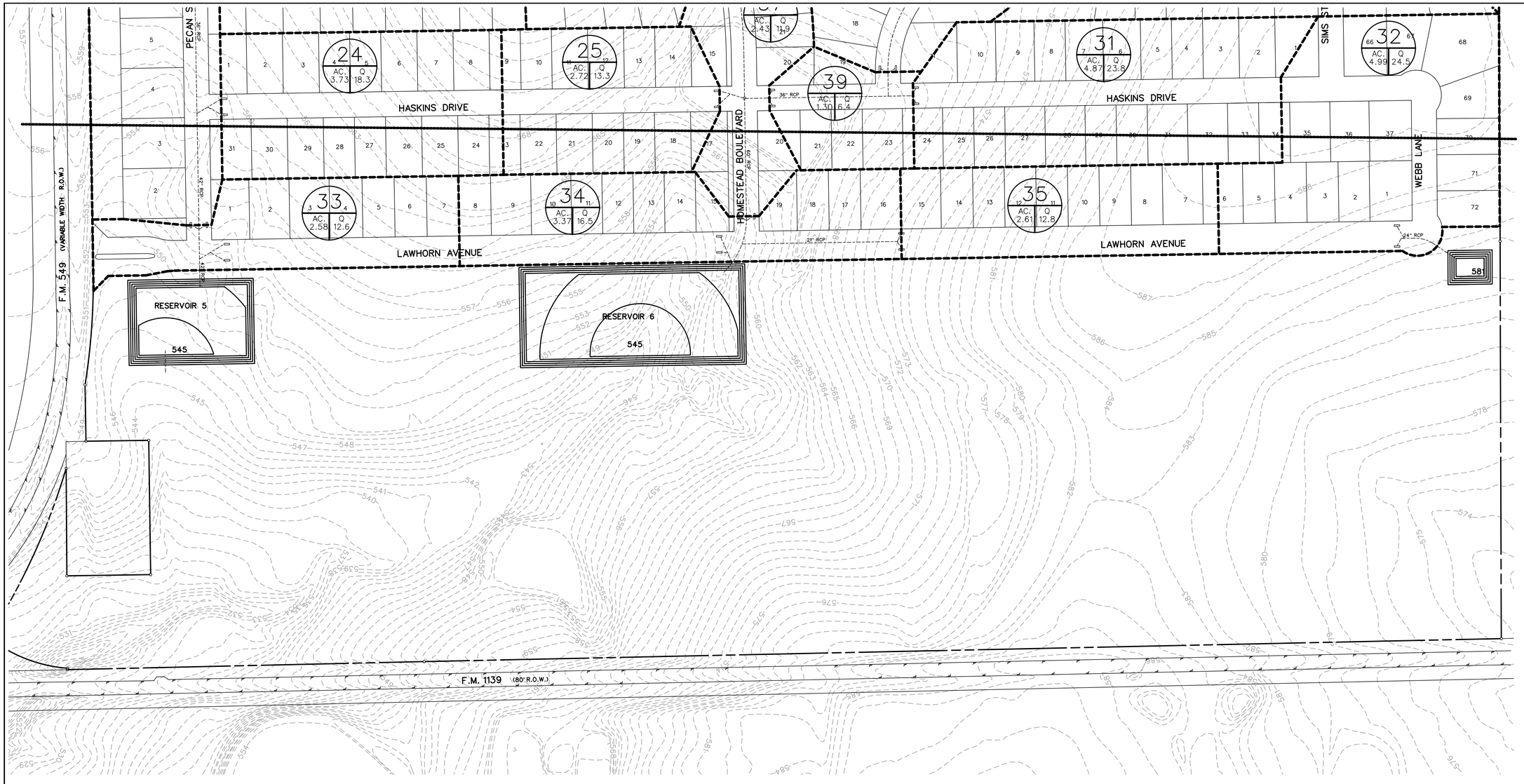
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-XXX



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

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TOTAL RESIDENTIAL LOTS 490
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OUT OF THE
J.A. RAMSEY SURVEY,
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IN THE
CITY OF ROCKWALL
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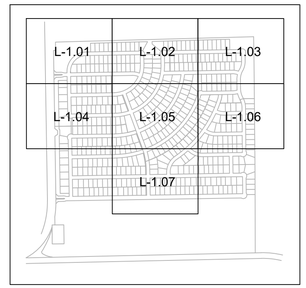
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 **CASE #P2021-XXX**





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

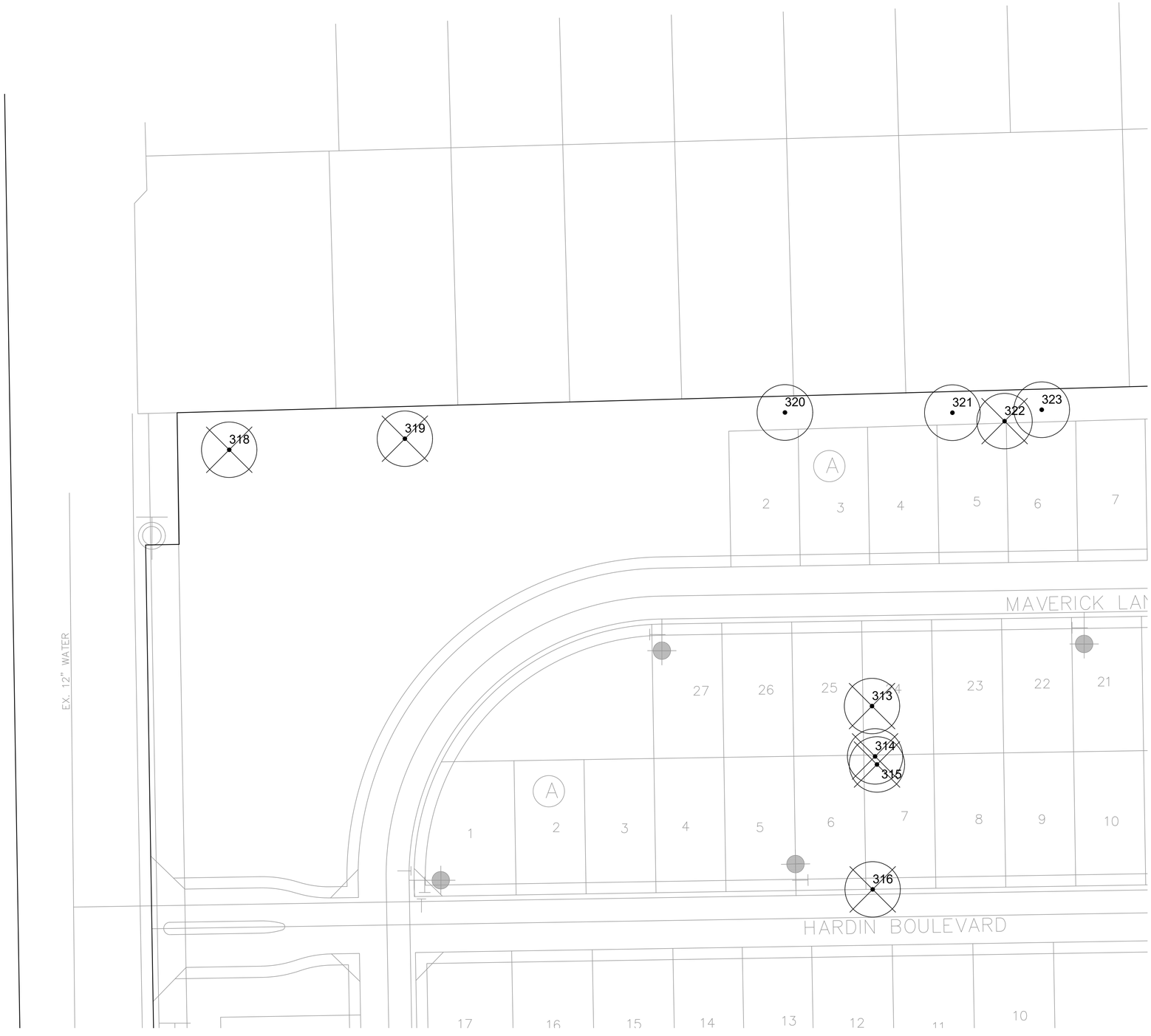
No.	Date	Revision Description

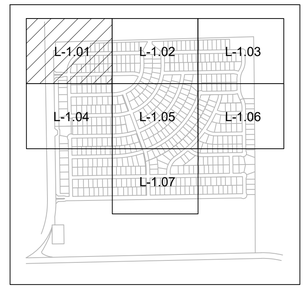
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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SHEET NUMBER
L-1.02



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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

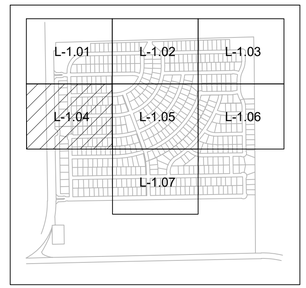
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:29 AM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

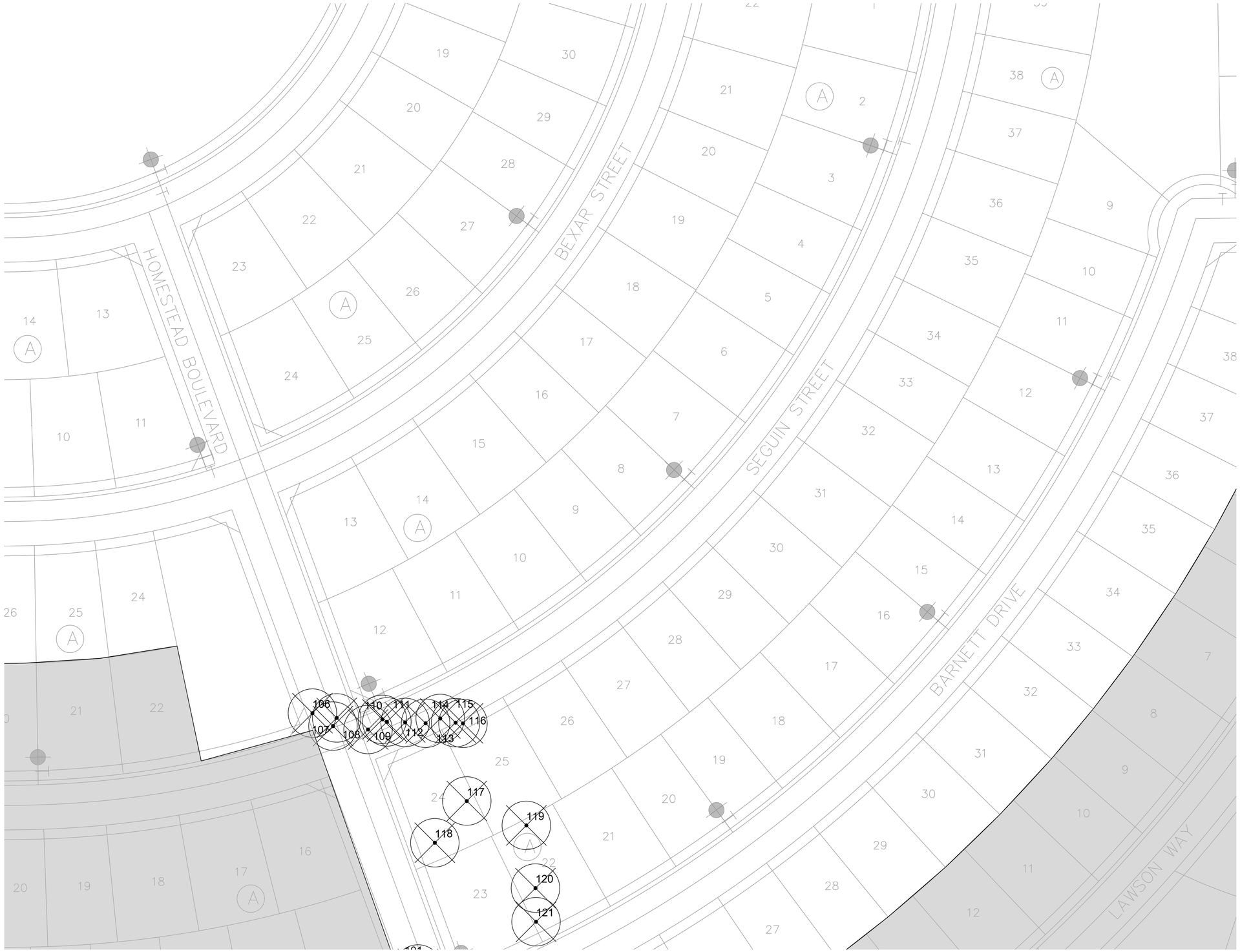
PROJECT NO.: TEMPLATE

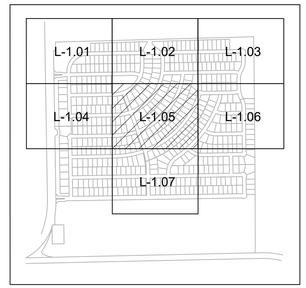
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

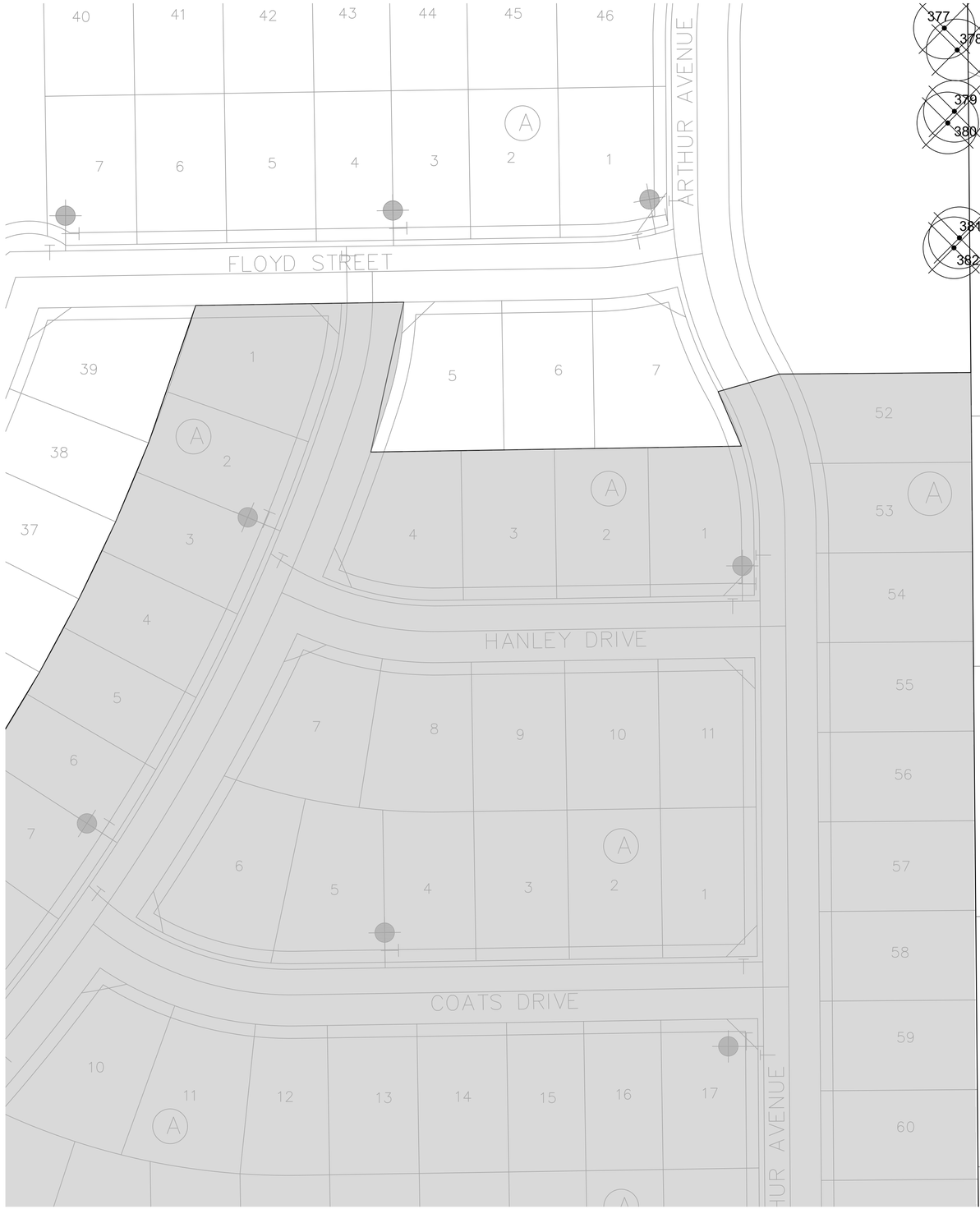
TREESCAPE PLAN - PH 1

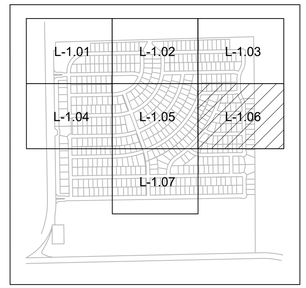
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

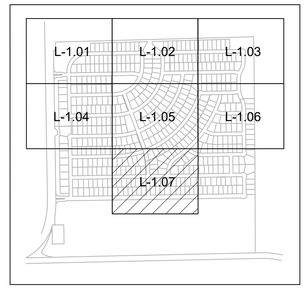
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

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Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	-	-	N/A	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	13.8	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	13.8	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

430.2
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

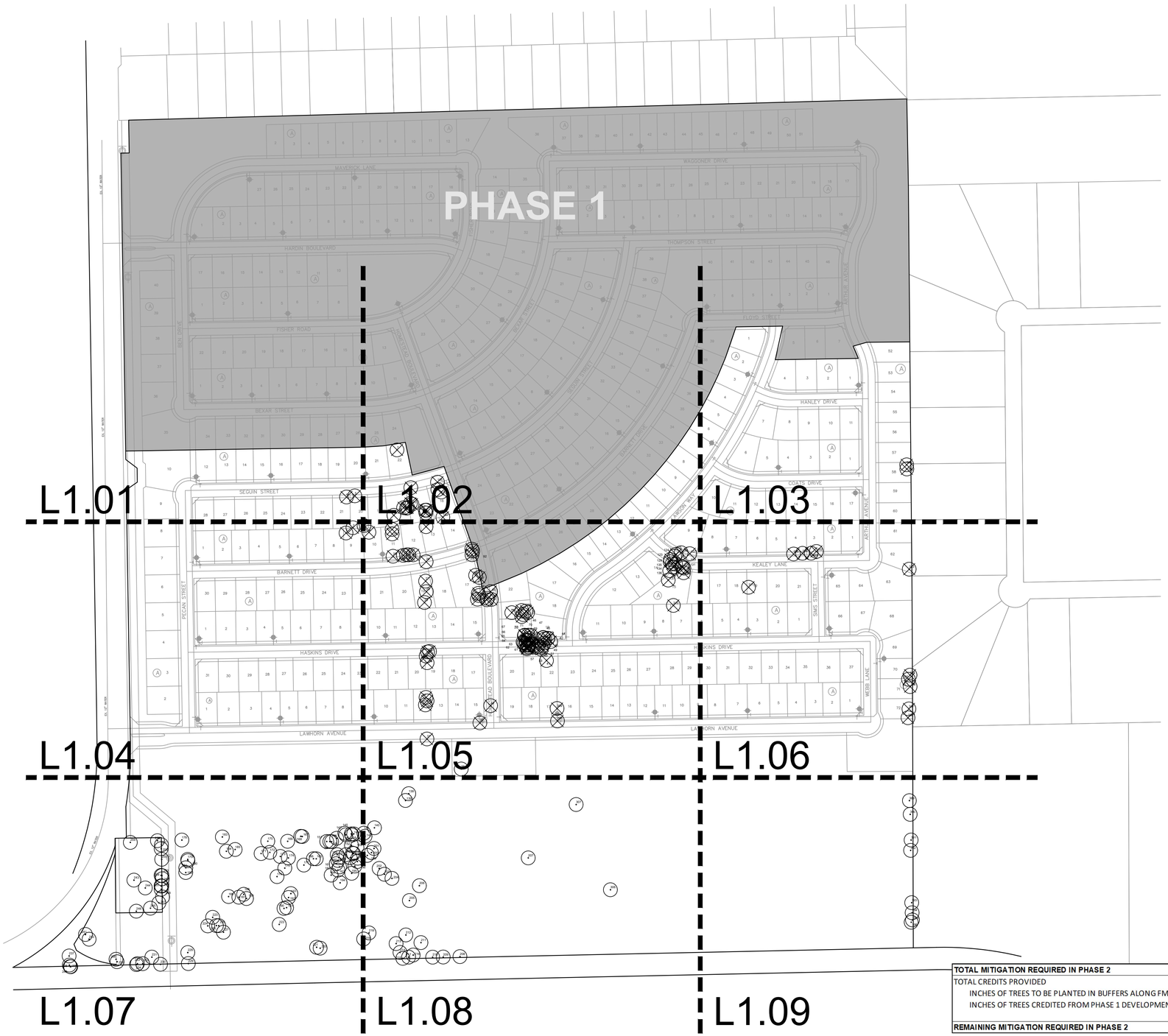
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

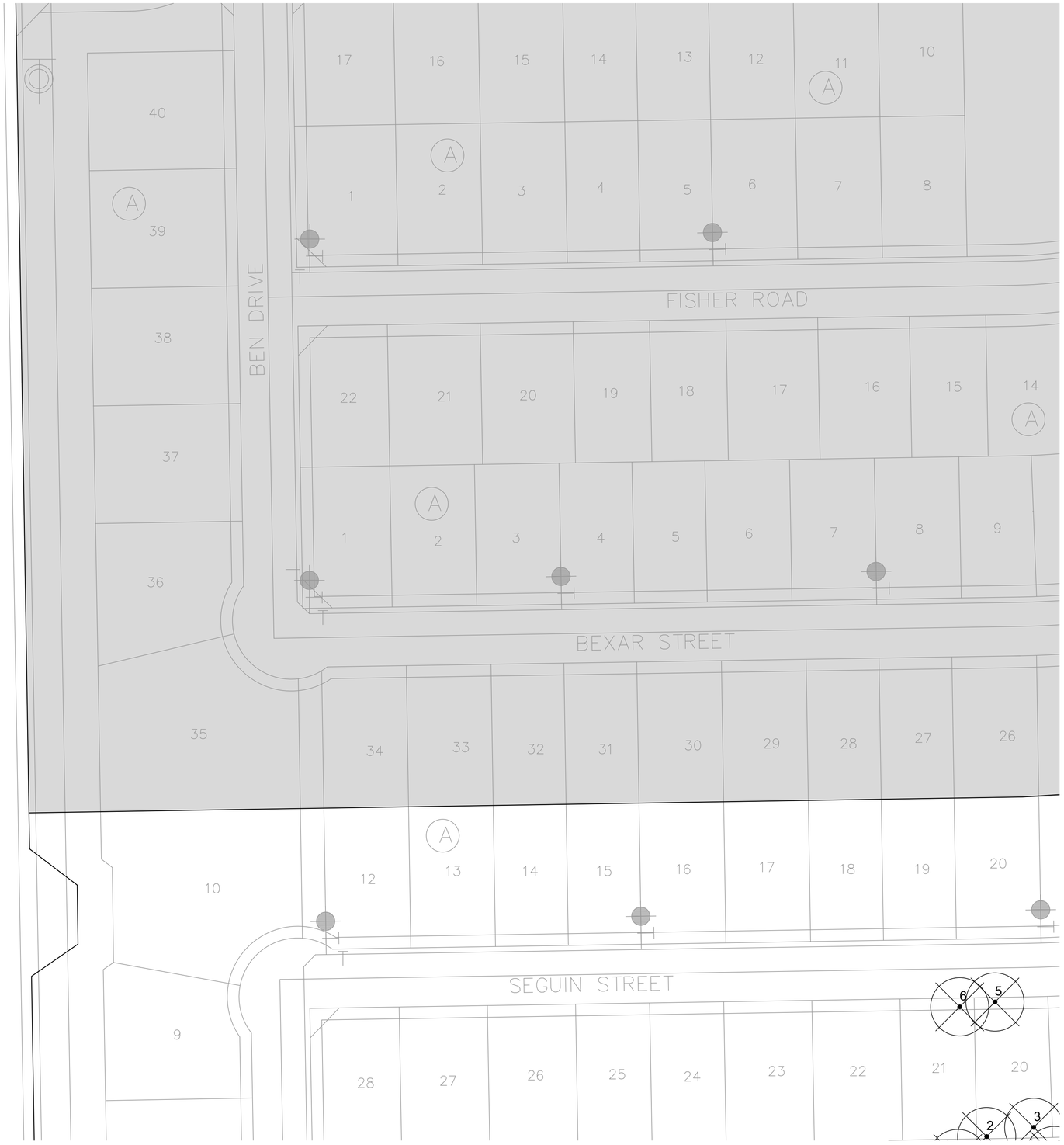
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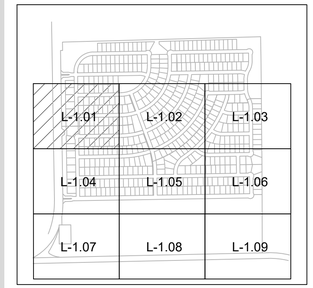
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

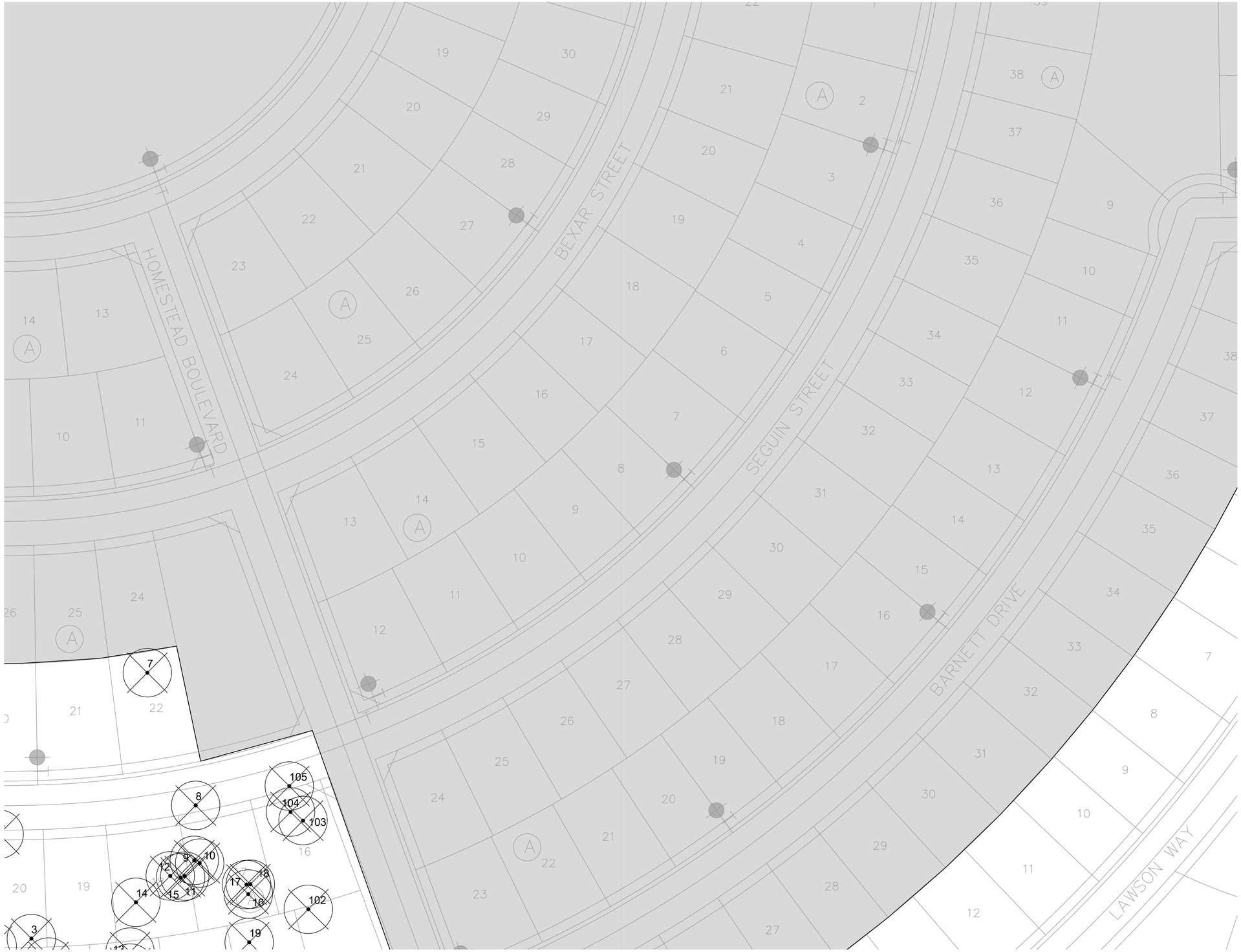
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

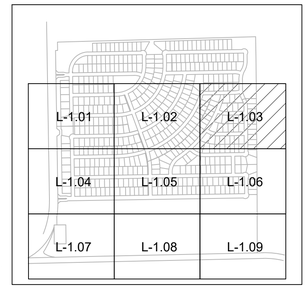
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

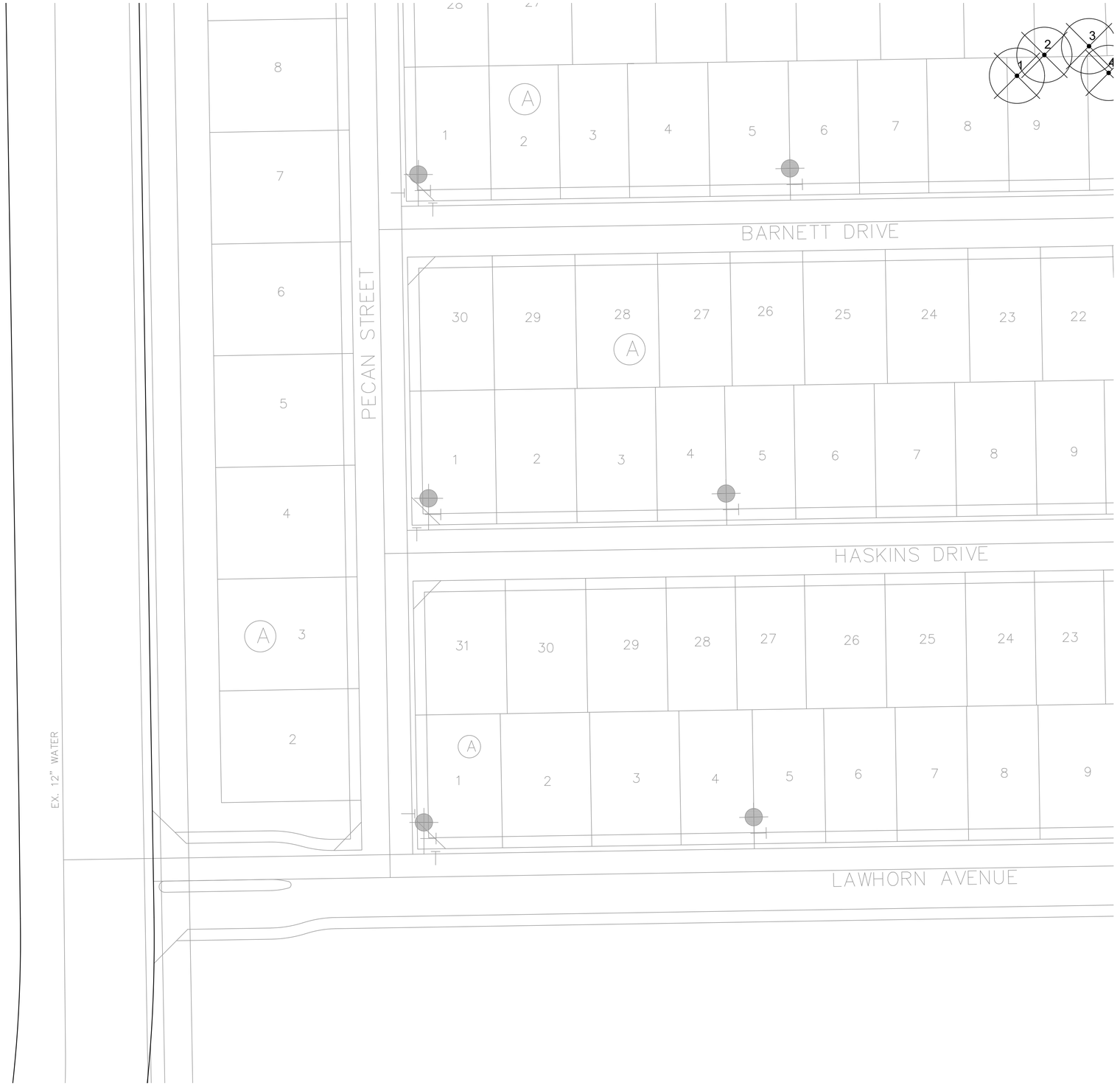
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

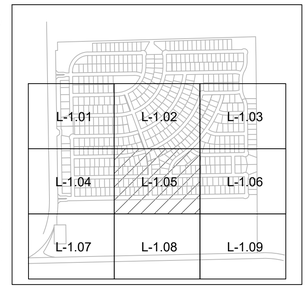
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

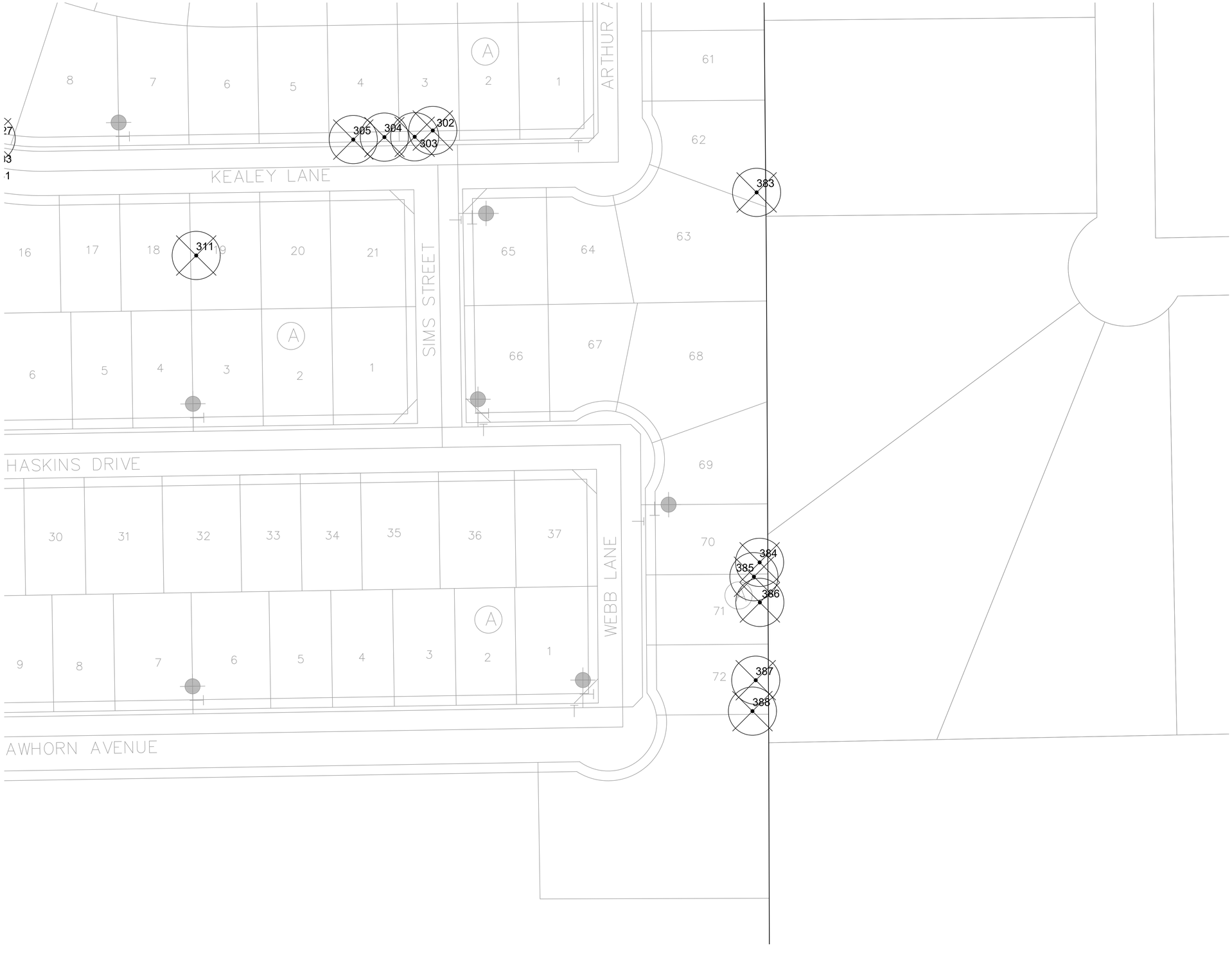
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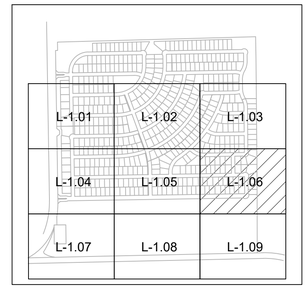
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS

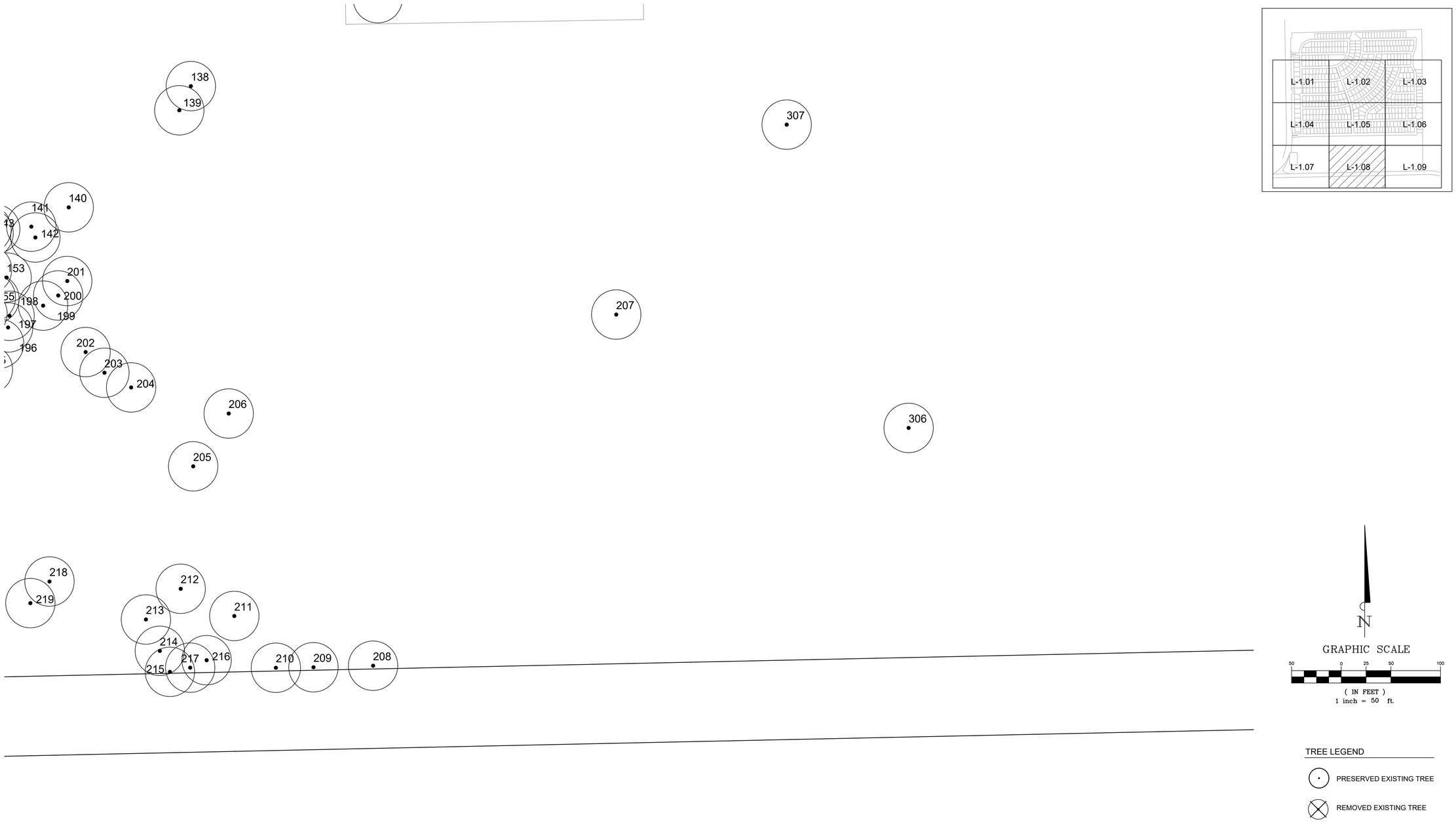
TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07



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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description

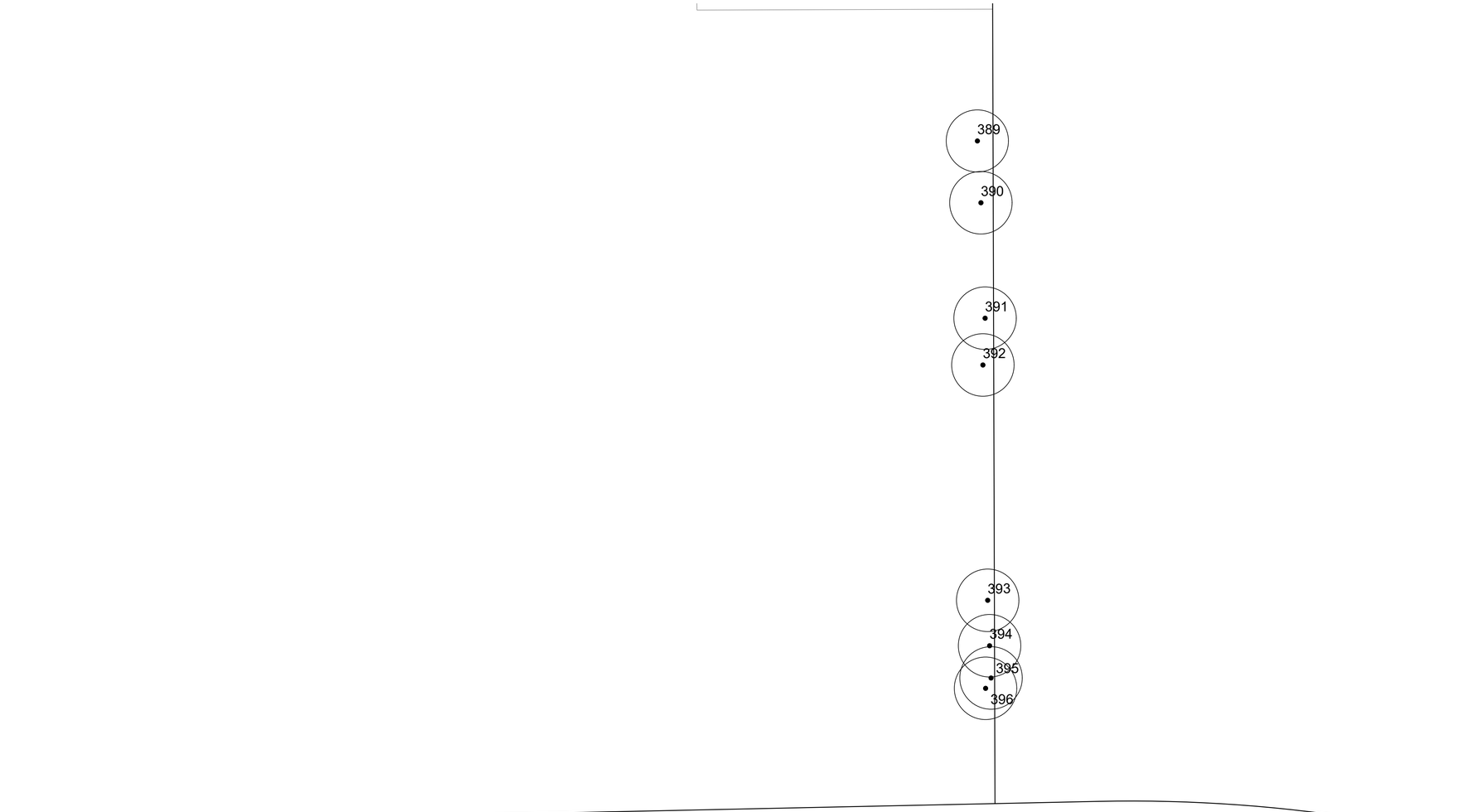
PROJECT NO.: TEMPLATE

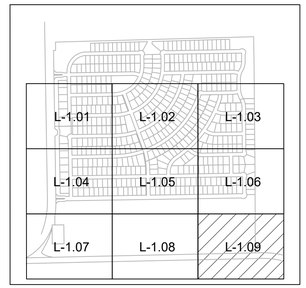
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

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Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	-	-	N/A	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	-	-	N/A	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	-	-	N/A	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	-	-	N/A	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	13.3	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

307.4	538.5	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,118.3
Total Required Mitigation in Phase 2

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,118.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/16/2021 9:27 AM || Plotted By: mwilson

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 10, 2021
APPLICANT:	Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER:	P2021-044; *Preliminary Plat for the Homestead Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Preliminary Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to *Preliminary Plat* the Homestead Subdivision. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. In addition to the *Preliminary Plat*, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan. It should be known that the applicant has also submitted a *Master Plat* (*i.e. Case No. P2021-041*) concurrently with the *Preliminary Plat* for the development of the subdivision.

- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27.* At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property.

- ☑ On August 3, 2021, the Parks and Recreation Board approved pro-rata fees of $233,240.00 (*i.e. 490 lots @ $476.00 per lot*) that shall be used to provide amenities to the 50.8-acre public park as dedicated for the development for the Homestead Addition. In addition, the Parks and Recreation Board approved the acceptance of the 50.8-acre public park in lieu of the cash-in-lieu of land fees. The motion passed by a vote of 5-0, with Board Members Dodd and Hasenyager absent.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Preliminary Plat*** for the *Homestead Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

(3) Any construction resulting from the approval of this plat 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.

PROJECT COMMENTS

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

DATE: 8/5/2021

PROJECT NUMBER:	P2021-044	CASE MANAGER:	David Gonzales
PROJECT NAME:	Preliminary Plat for Homestead	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2725 S FM 549, ROCKWALL, 75032	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/05/2021	Approved w/Condition

08/05/2021: P2021-044; Revision 1 - Preliminary Plat for the Homestead Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.2 Please note the scheduled meetings for this case:

(1) Planning & Zoning regular meeting will be held on August 10, 2021. [Consent Item]
(2) City Council regular meeting will be held on August 16, 2021. [Consent Item]

I.3 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. Although this item in on the consent agenda, the City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/04/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/04/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	08/05/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/05/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/05/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	08/05/2021	Approved

No Comments

DEVELOPMENT APPLICATION

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

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: BJH

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	239		

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8899
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021. 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 8th DAY OF July 2021

OWNER'S SIGNATURE Ben Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

DEVELOPMENT APPLICATION

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

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8859
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 2,122.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July, 2021 *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."*

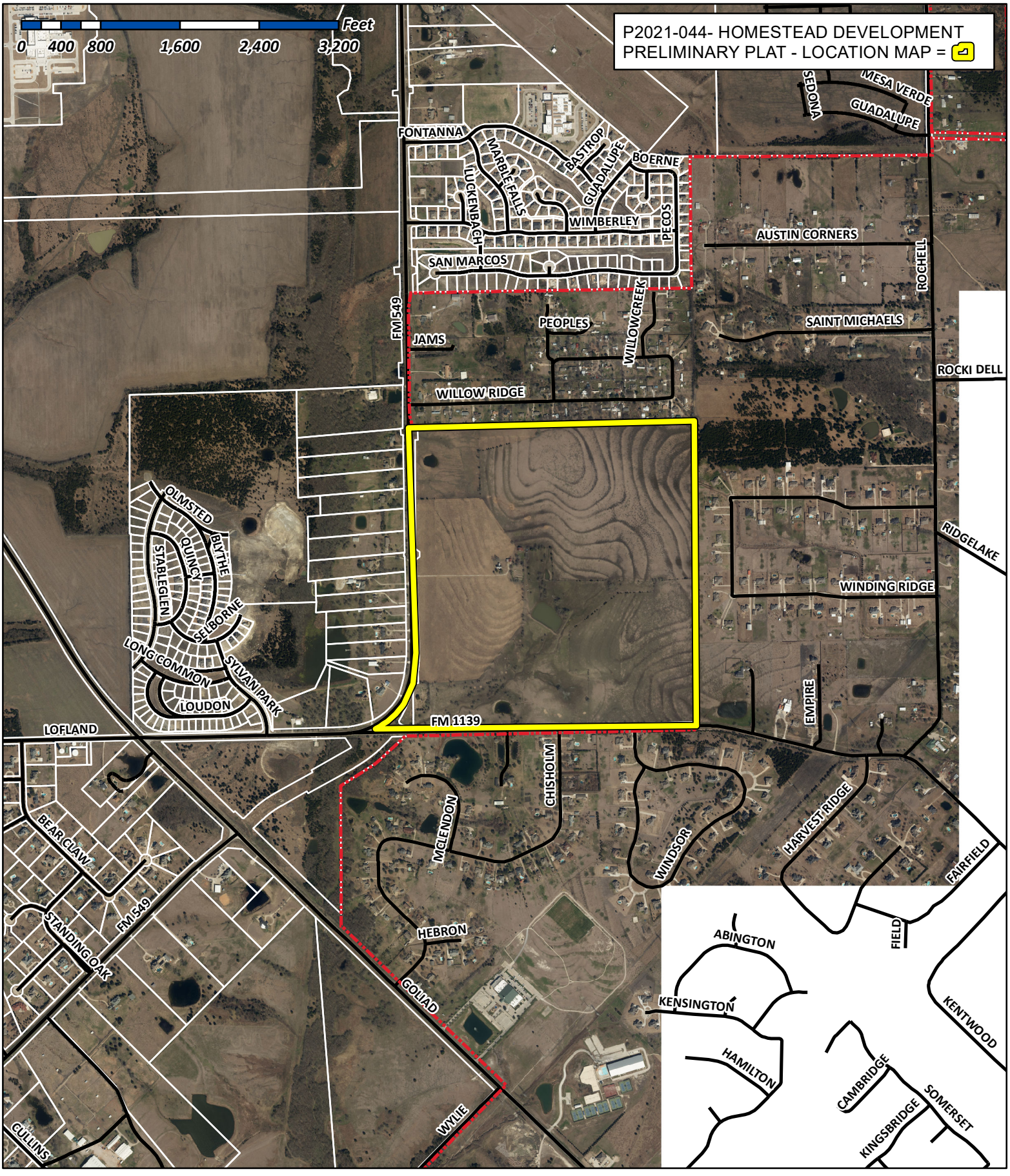
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

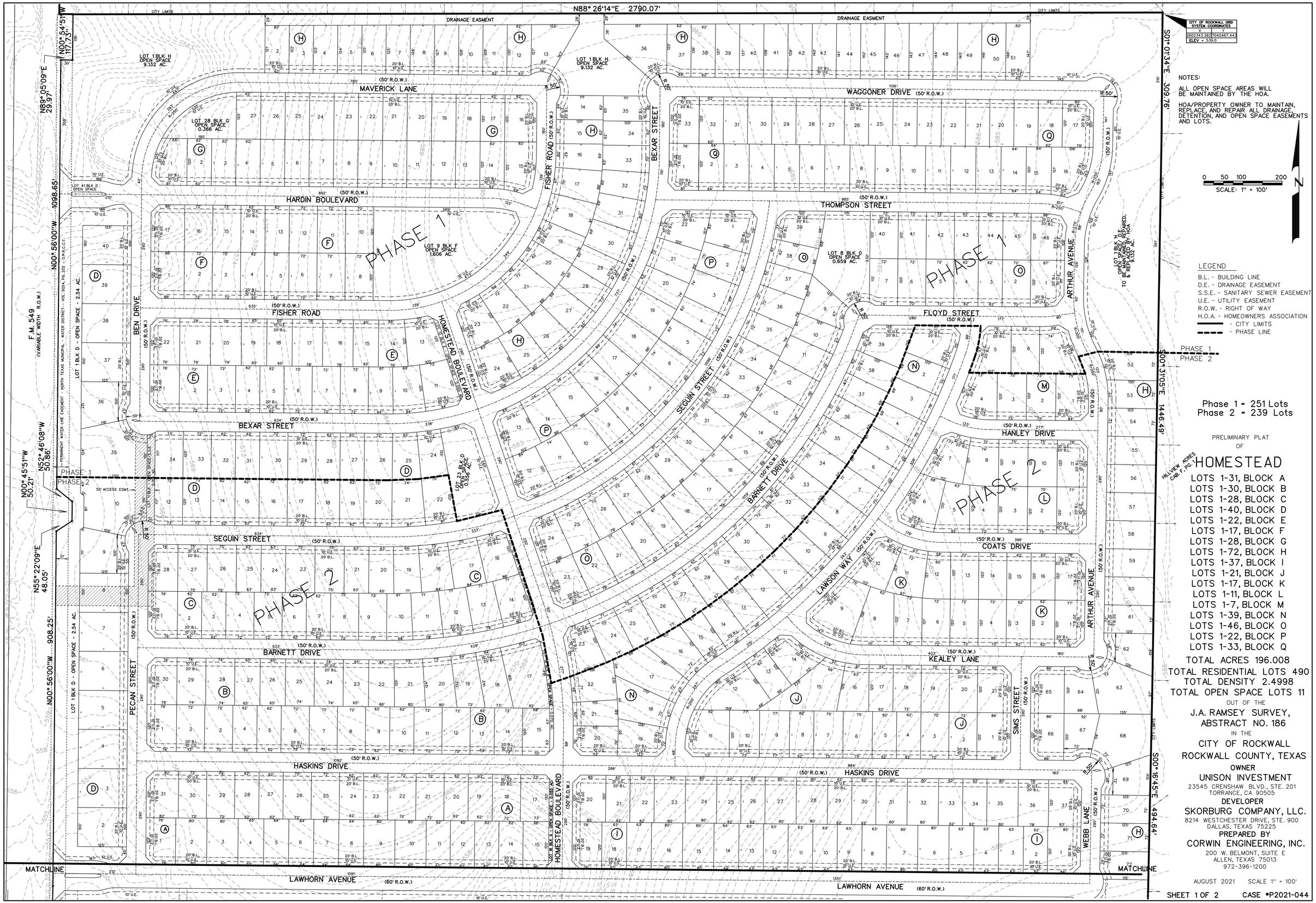
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

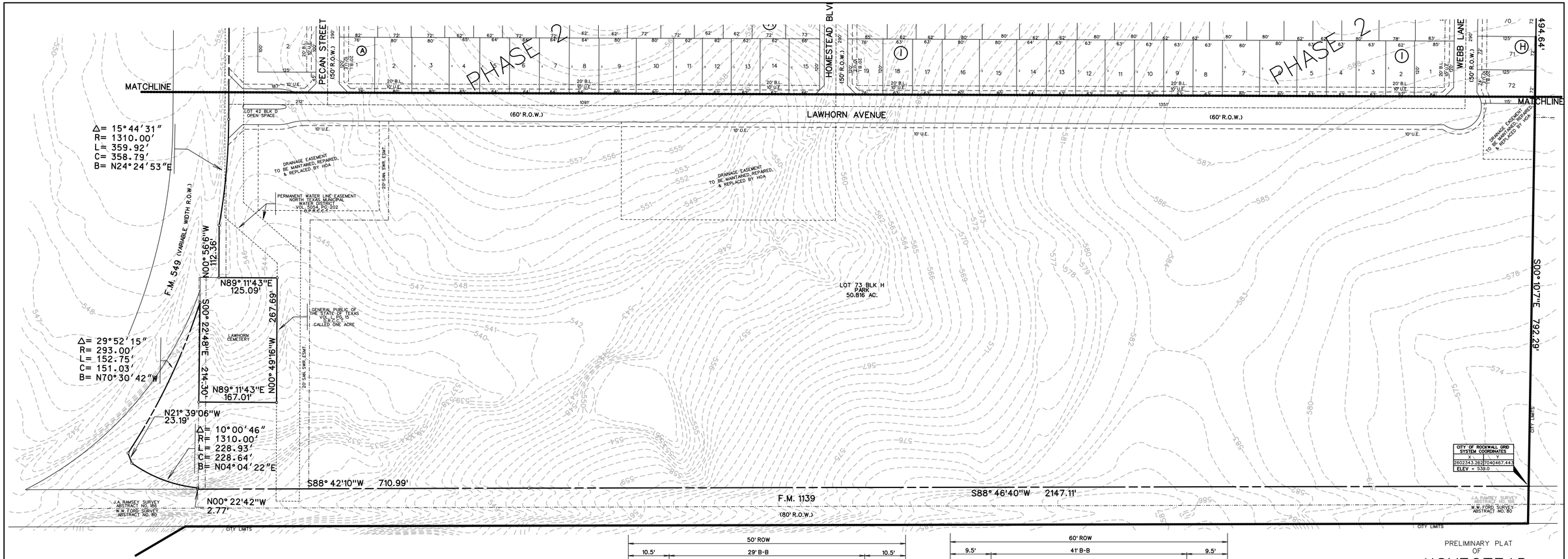


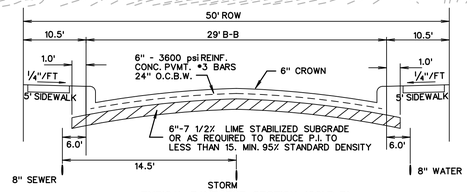
City of Rockwall

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

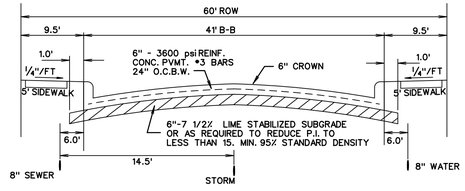
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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


N88° 26'14"E 2790.07'
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2602343.262 7040467.443
ELEV = 539.0
S01° 01'34"E 309.76'
S00° 31'05"E 1446.49'
S00° 16'45"E 494.64'
N00° 54'51"W 117.73'
N89° 05'09"E 29.97'
N00° 56'00"W 1098.65'
N00° 56'00"W 908.25'
N00° 45'51"W 50.21'
N52° 46'08"W 50.86'
N55° 22'09"E 48.05'
F.M. 549
(VARIABLE WIDTH R.O.W.)
PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL - WATER DISTRICT - VOL. 5054, PG. 202 - O.P.R.C.C.T.
LOT 1 BLK D - OPEN SPACE - 2.54 AC.
LOT 1 BLK H OPEN SPACE 9.132 AC.
LOT 28 BLK G OPEN SPACE 0.366 AC.
LOT 41 BLK D OPEN SPACE
LOT 9 BLK F OPEN SPACE 1.606 AC.
LOT 8 BLK O OPEN SPACE 0.659 AC.
LOT 23 BLK D OPEN SPACE 0.336 AC.
LOT 1 BLK M OPEN SPACE 9.432 AC. TO BE MAINTAINED & REPAIRED BY HOA
LOT W BLK A OPEN SPACE - 0.055 AC.
MAVERICK LANE (50' R.O.W.)
HARDIN BOULEVARD (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)
BARNETT DRIVE (50' R.O.W.)
HASKINS DRIVE (50' R.O.W.)
LAWHORN AVENUE (60' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
PECAN STREET (50' R.O.W.)
HOMESTEAD BOULEVARD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
WAGGONER DRIVE (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
FLOYD STREET (50' R.O.W.)
HANLEY DRIVE (50' R.O.W.)
COATS DRIVE (50' R.O.W.)
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HASKINS DRIVE
LAWHORN AVENUE
THOMPSON STREET
FLOYD STREET
HANLEY DRIVE
COATS DRIVE
KEALEY LANE
WAGGONER DRIVE
ARTHUR AVENUE
SIMS STREET
WEBB LANE
HOMESTEAD BOULEVARD
LAWSON WAY
BARNETT DRIVE
DRAINAGE EASEMENT
CITY LIMITS
PHASE 1
PHASE 2
MATCHLINE
MATCHLINE
PHASE 1
PHASE 2
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2





TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7547	6	8640		
5	8640	6	7547	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7547	10	7700		
9	17360	10	7547	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7547	14	7700		
13	8640	14	7547	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots

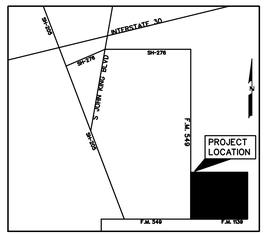
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

AUGUST 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

1 RESERVOIR 1 AC. 3.74 Q 18.3

2 AC. 3.63 Q 17.8

3 AC. 4.24 Q 20.8

4 AC. 5.21 Q 25.5

5 AC. 6.71 Q 32.9

6 AC. 3.91 Q 19.1

MAVERICK LANE 24" RCP

WAGGONER DRIVE 30" RCP

7 AC. 2.48 Q 12.1

8 AC. 3.81 Q 18.7

9 AC. 2.65 Q 13.0

HARDIN BOULEVARD 24" RCP

FISHER ROAD

THOMPSON STREET 24" RCP

RESERVOIR 3
576

40 AC. 3.17 Q 15.5

11 AC. 2.99 Q 14.7

12 AC. 4.21 Q 20.7

13 AC. 4.24 Q 20.8

BEXAR STREET

19 AC. 3.29 Q 16.1

ARTHUR AVENUE

FLOYD STREET

17 AC. 4.04 Q 19.8

FISHER ROAD 24" RCP

BEN DRIVE

HOMESTEAD BOULEVARD

SEGUIN STREET

PHASE 1
PHASE 2

10 AC. 4.20 Q 20.6

18 AC. 3.90 Q 19.1

20 AC. 1.97 Q 9.7

HANLEY DRIVE

14 AC. 4.97 Q 24.3

BEXAR STREET

15 AC. 2.59 Q 12.7

27 AC. 3.16 Q 15.5

BARNETT DRIVE

16 AC. 3.41 Q 16.7

28 AC. 2.28 Q 11.2

COATS DRIVE

PHASE 1
PHASE 2

22 AC. 4.23 Q 20.7

36 AC. 5.65 Q 17.9

SEGUIN STREET

LAWSON WAY

29 AC. 3.58 Q 17.5

ARTHUR AVENUE

21 AC. 5.60 Q 27.5

23 AC. 4.05 Q 19.8

38 AC. 2.38 Q 11.7

30 AC. 5.15 Q 25.2

BARNETT DRIVE

26 AC. 3.12 Q 15.3

KEALEY LANE

PECAN STREET

37 AC. 2.43 Q 11.9

SIMS STREET

31 AC. 4.87 Q 23.8

32 AC. 4.99 Q 24.5

24 AC. 3.73 Q 18.3

25 AC. 2.72 Q 13.3

39 AC. 1.30 Q 6.4

HASKINS DRIVE

HASKINS DRIVE

MATCHLINE

MATCHLINE

HOMESTEAD BOULEVARD

WEBB LANE

33

34

35

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

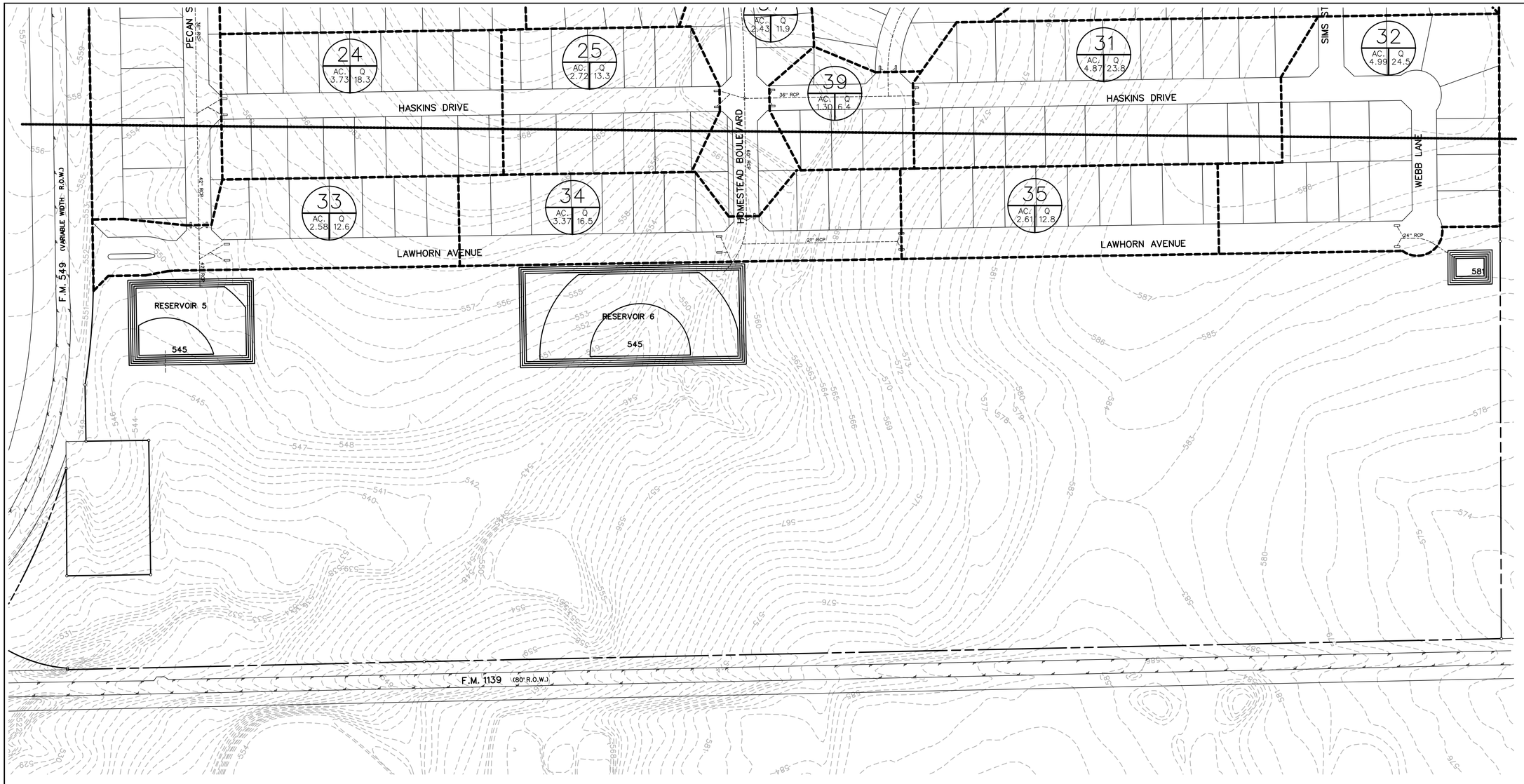
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
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TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
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OWNER
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23545 CRENSHAW BLVD., STE. 201
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
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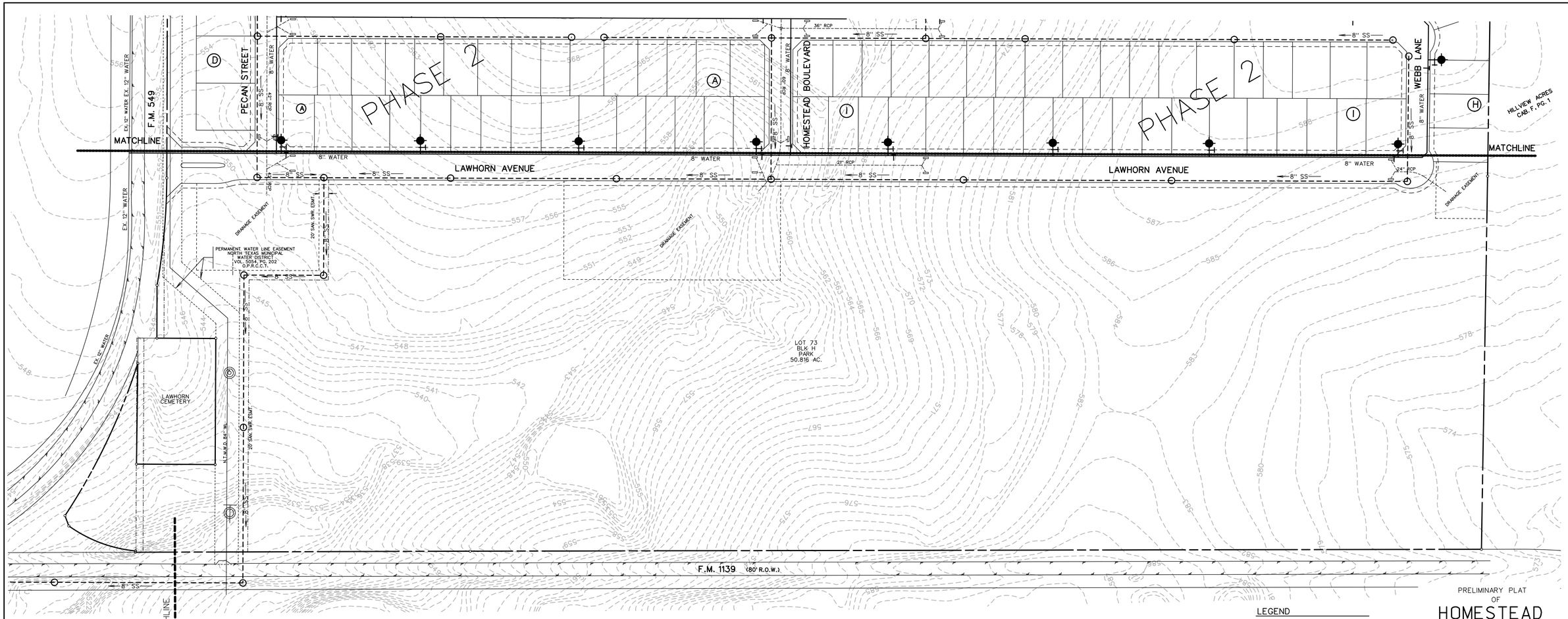
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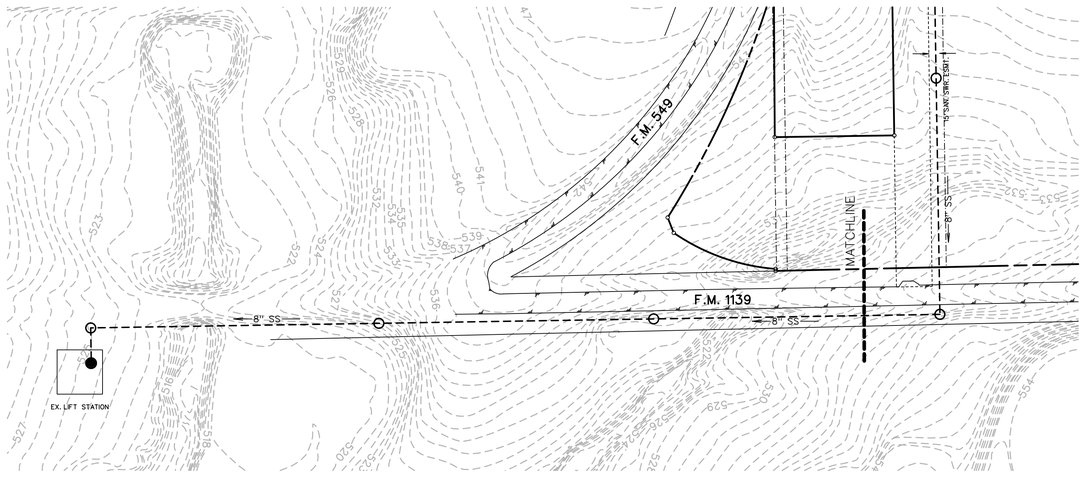
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SHEET 1 OF 2 CASE #P2021-044

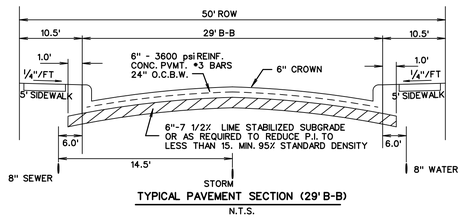




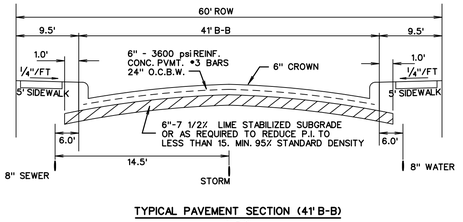
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- PROP. GATE VALVE
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- EXIST. WATER LINE
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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

PRELIMINARY PLAT
OF

HOMESTEAD

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LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
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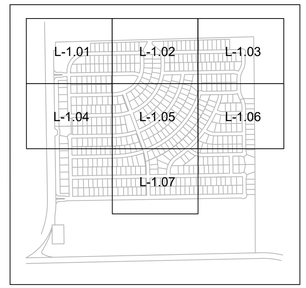
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972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

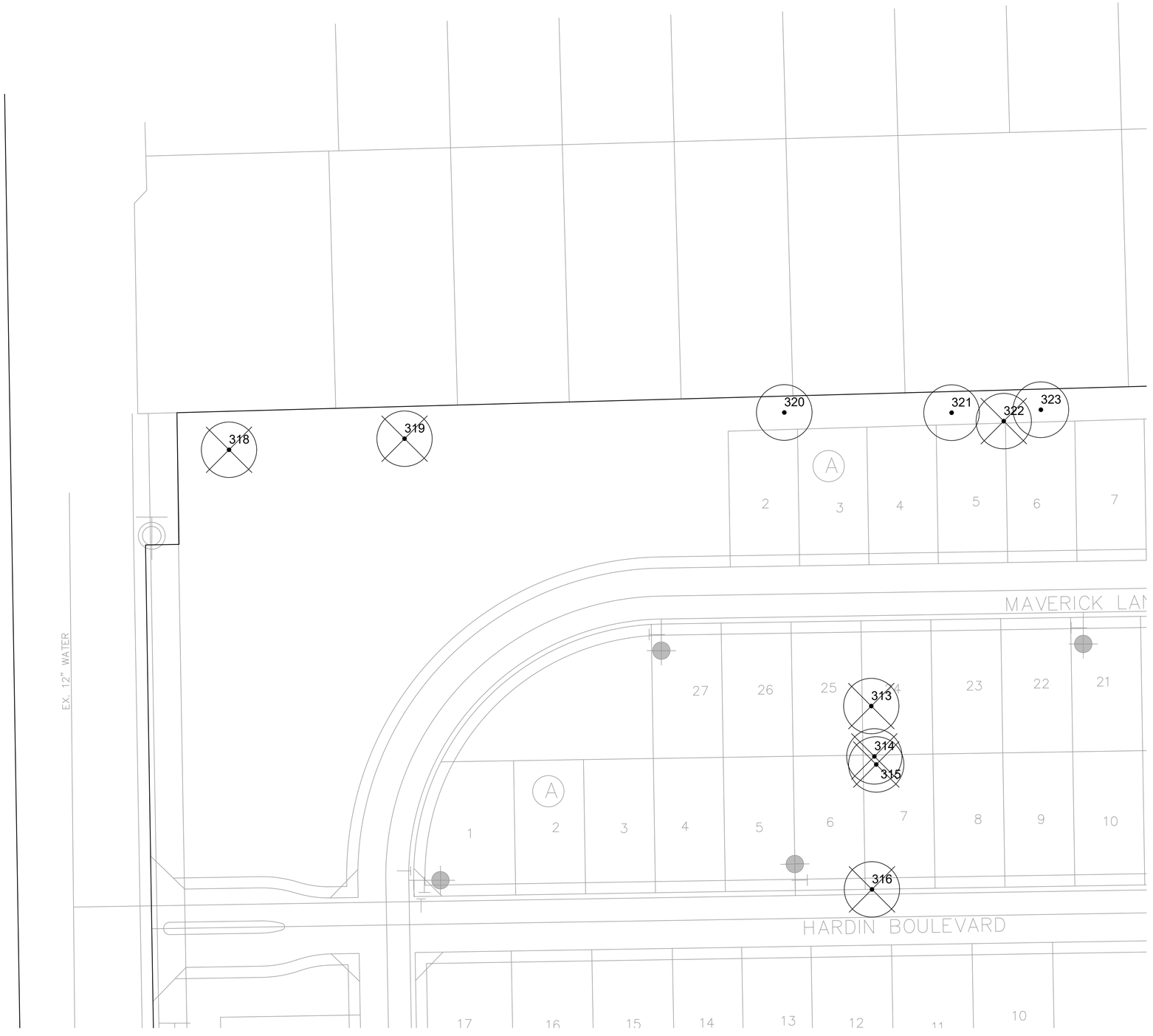
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

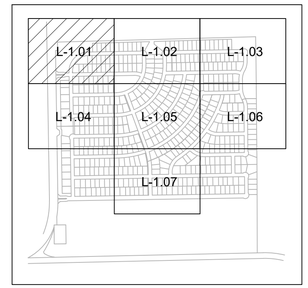
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

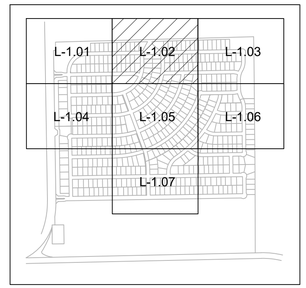
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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N

GRAPHIC SCALE

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TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02



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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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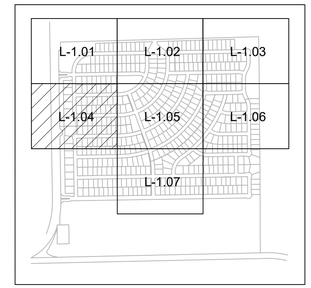
PROJECT NO.: TEMPLATE

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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

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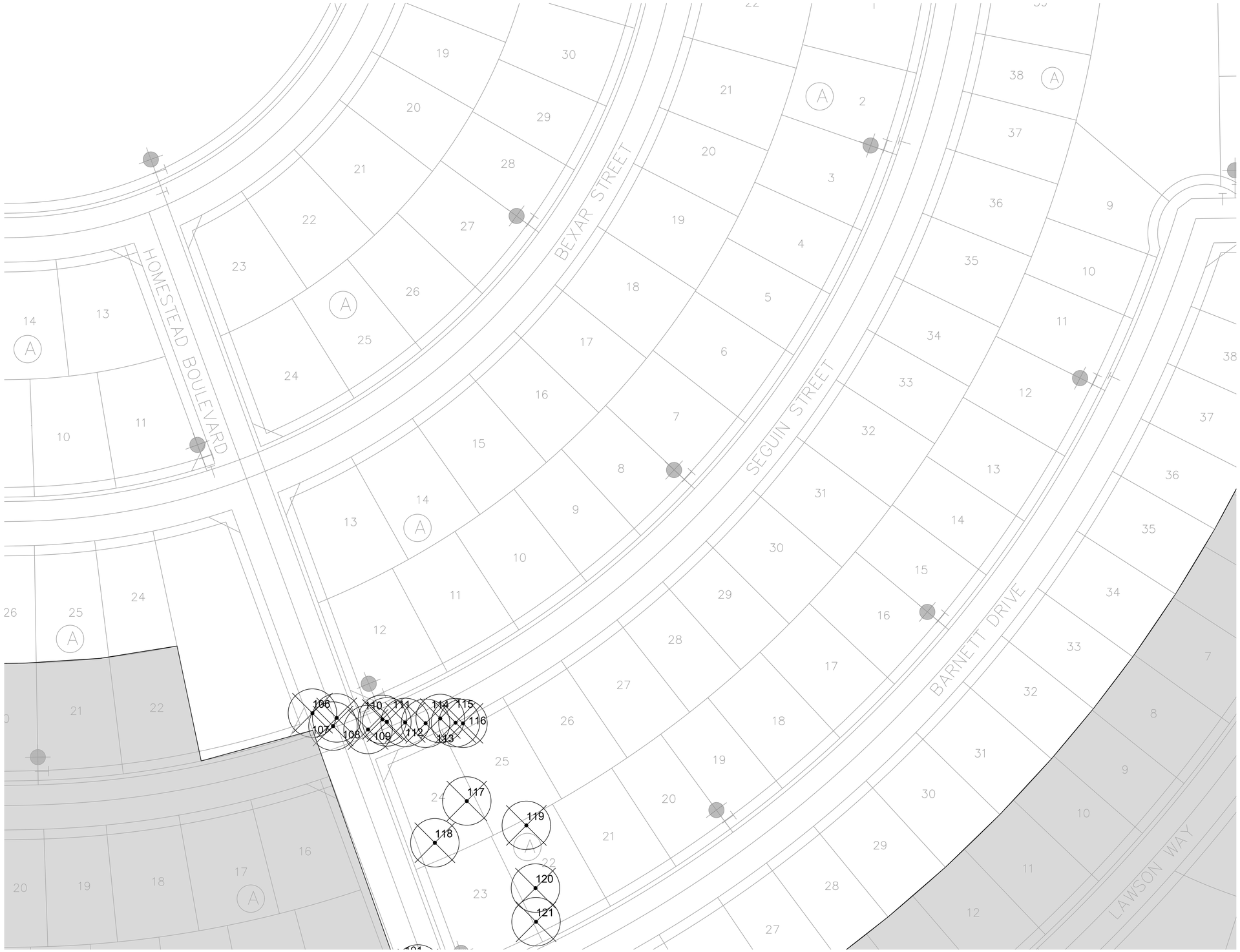
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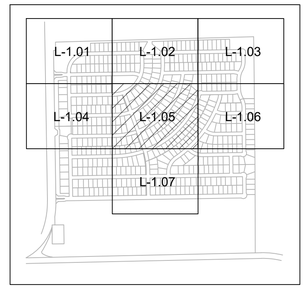
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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
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N

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50 0 25 50 100

(IN FEET)
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TREE LEGEND

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- REMOVED EXISTING TREE

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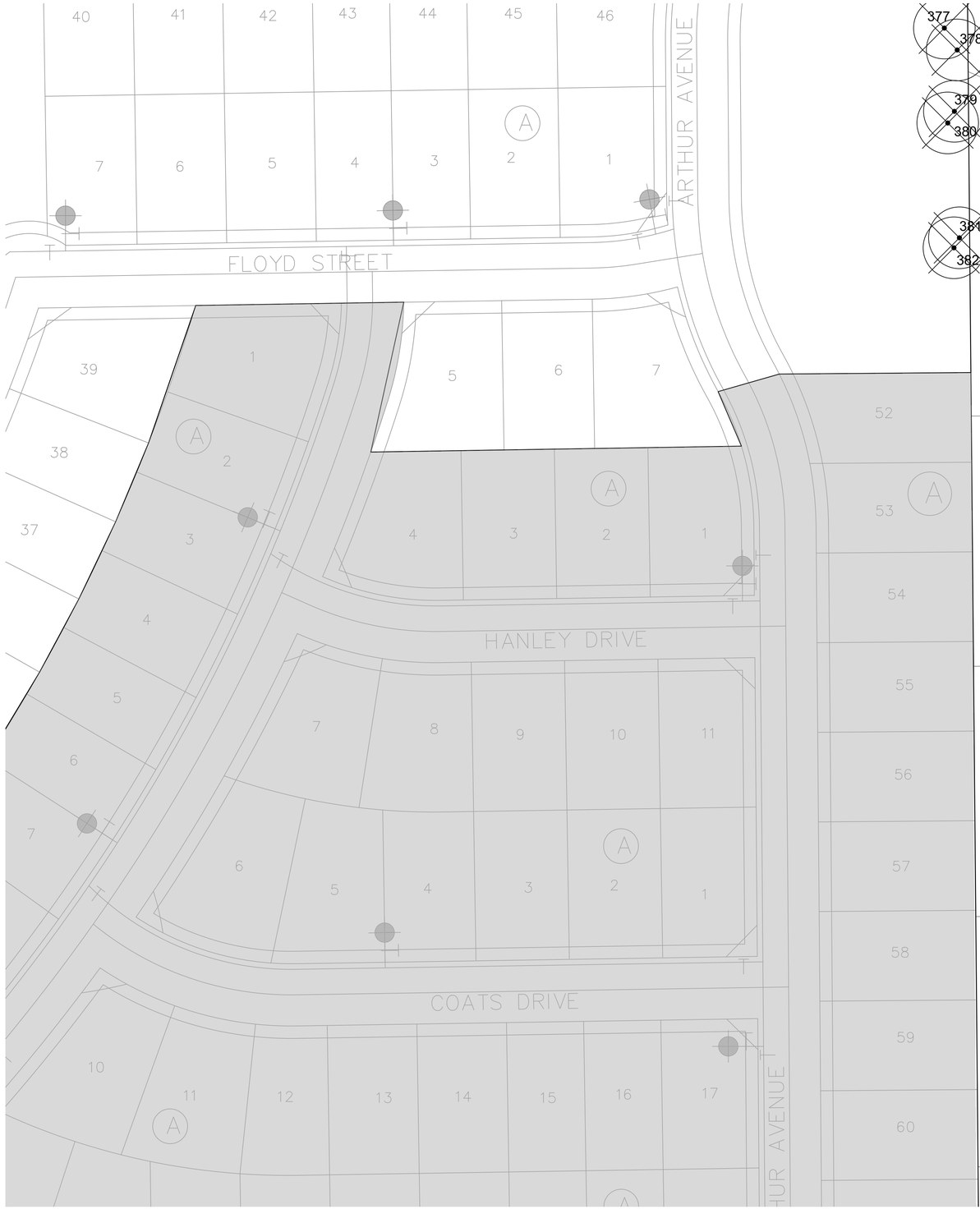
TREESCAPE PLAN - PH 1

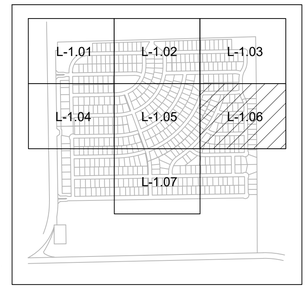
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PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

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TREE LEGEND

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REMOVED EXISTING TREE

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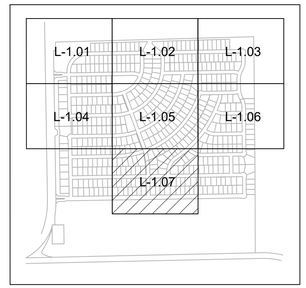
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3068
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07/16/21

SHEET NUMBER
L-1.06

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N

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TREE LEGEND

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REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

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3068
STATE OF TEXAS

07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	12.0	-	-	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	6.8	-	-	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	5.1	-	-	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	4.3	-	-	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	6.2	-	-	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	48.2	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	48.2	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

464.6
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 1	**464.6**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(991.5)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

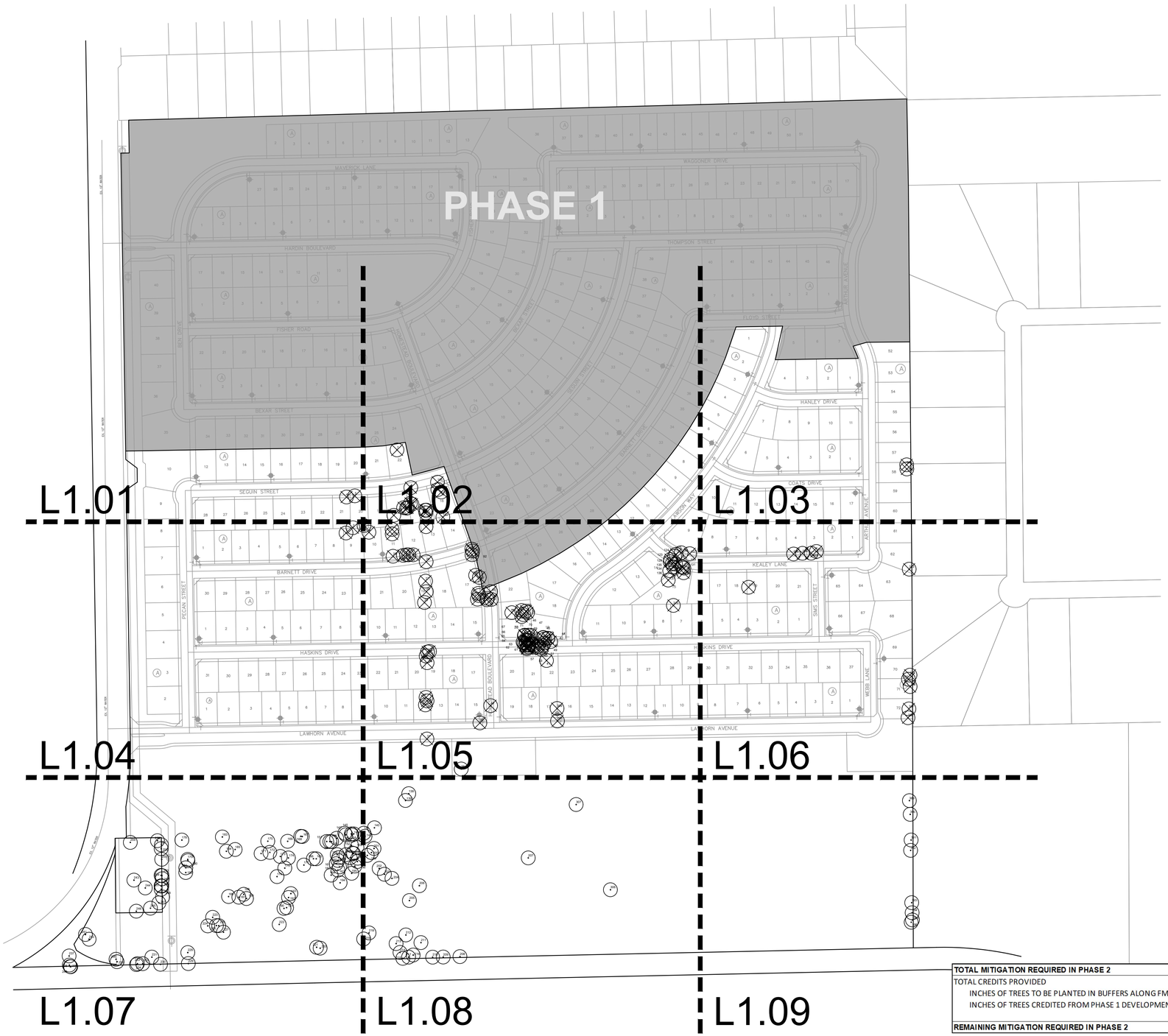
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

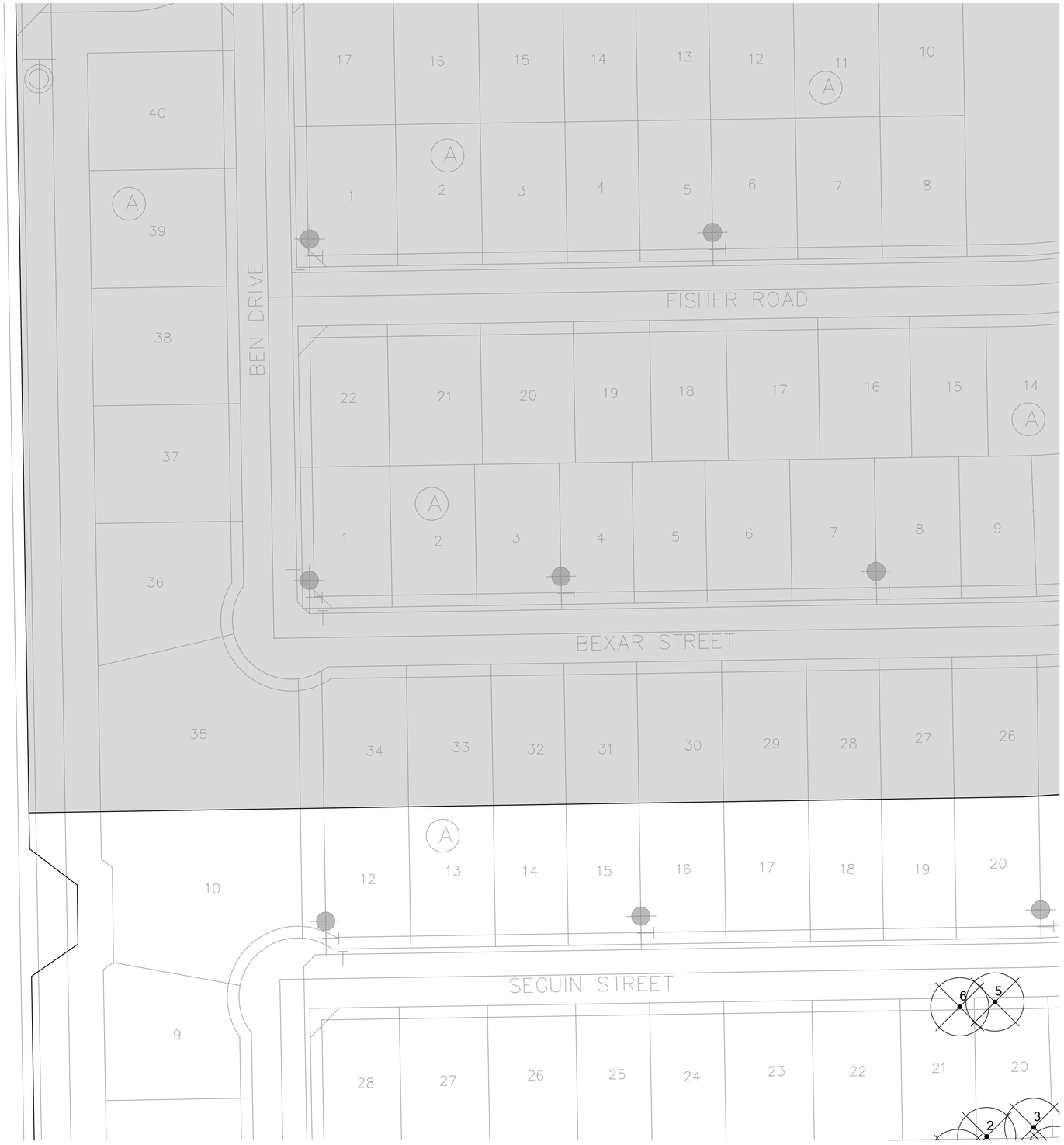
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

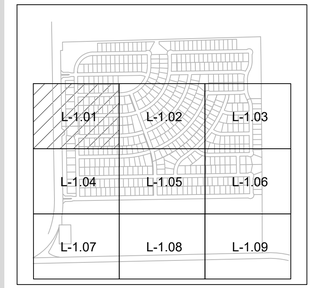
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L-1.08

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PHASE 1
L1.01
L1.02
L1.03
L1.04
L1.05
L1.06
L1.07
L1.08
L1.09
MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
BOIL DRIVE
BEXAR STREET
FLOYD STREET
HANLEY DRIVE
COATS DRIVE
SEGUIN STREET
BARNETT DRIVE
KEALEY LANE
PECAN STREET
HASKINS DRIVE
LAWHORN AVENUE
SIMS STREET
WEBB LANE
ARMIN AVENUE
BOIL DRIVE
BOWIE STREET
CROCKETT STREET
TRAVIS BOULEVARD
TRAVIS BOULEVARD
BOWIE STREET
CROCKETT STREET
ROAD BOULEVARD
ROAD BOULEVARD

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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ROCKWALL, TEXAS

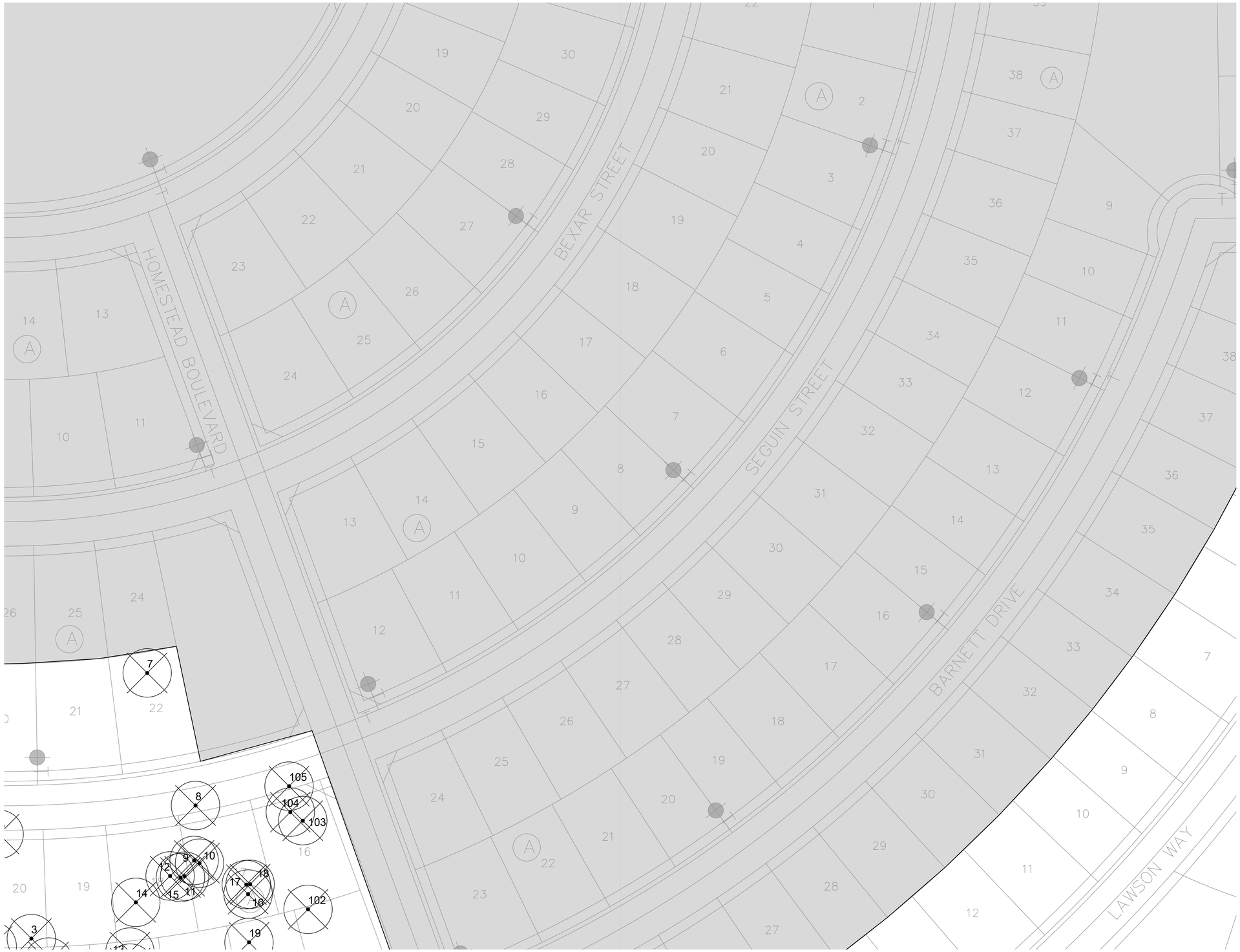
TREESCAPE PLAN - PH 2

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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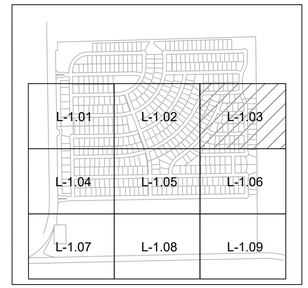
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

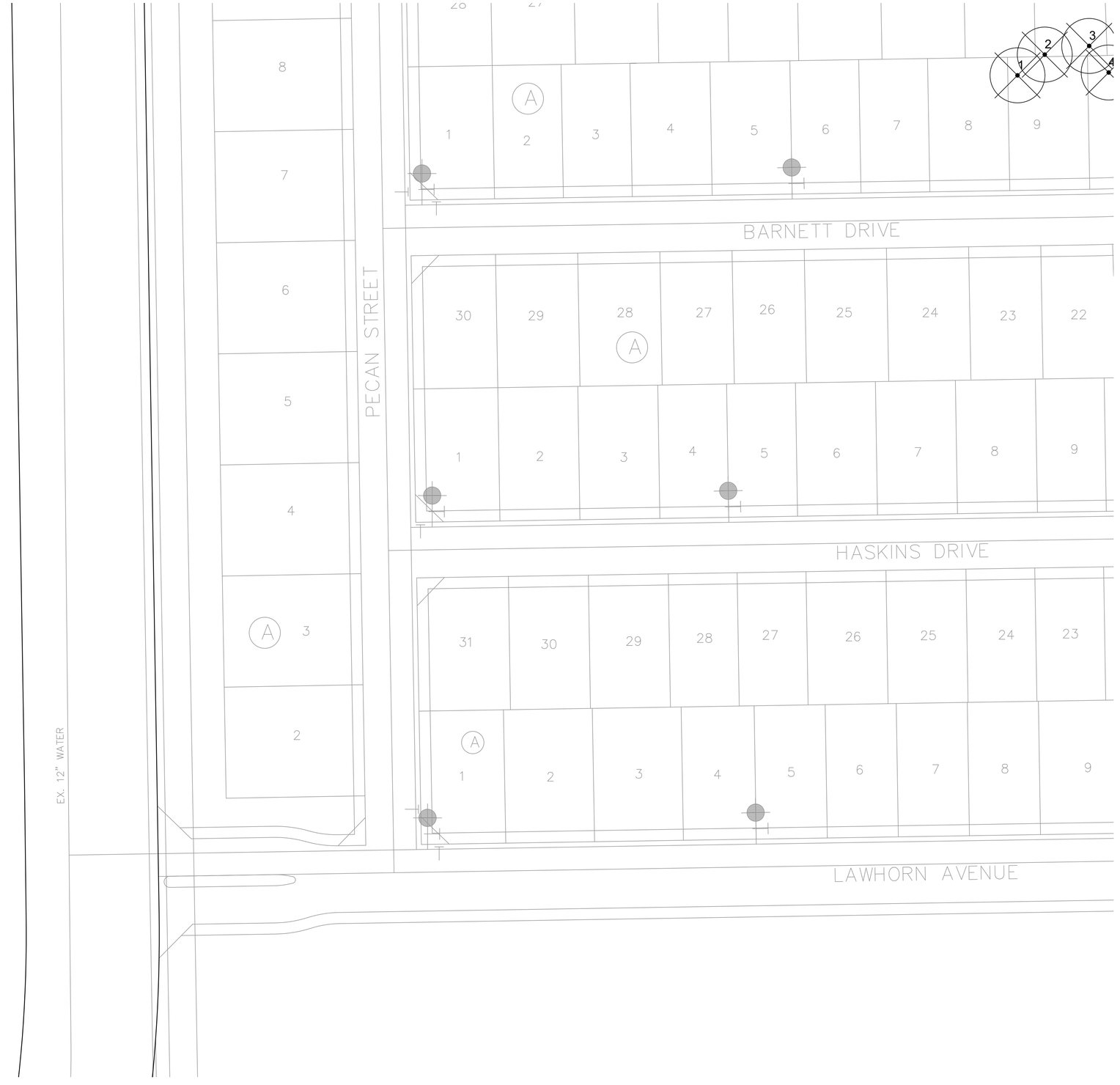
No.	Date	Revision Description
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PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

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PROJECT NO.: TEMPLATE

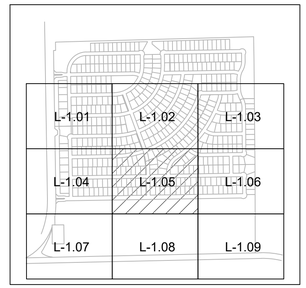
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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SHEET NUMBER
L-1.04

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

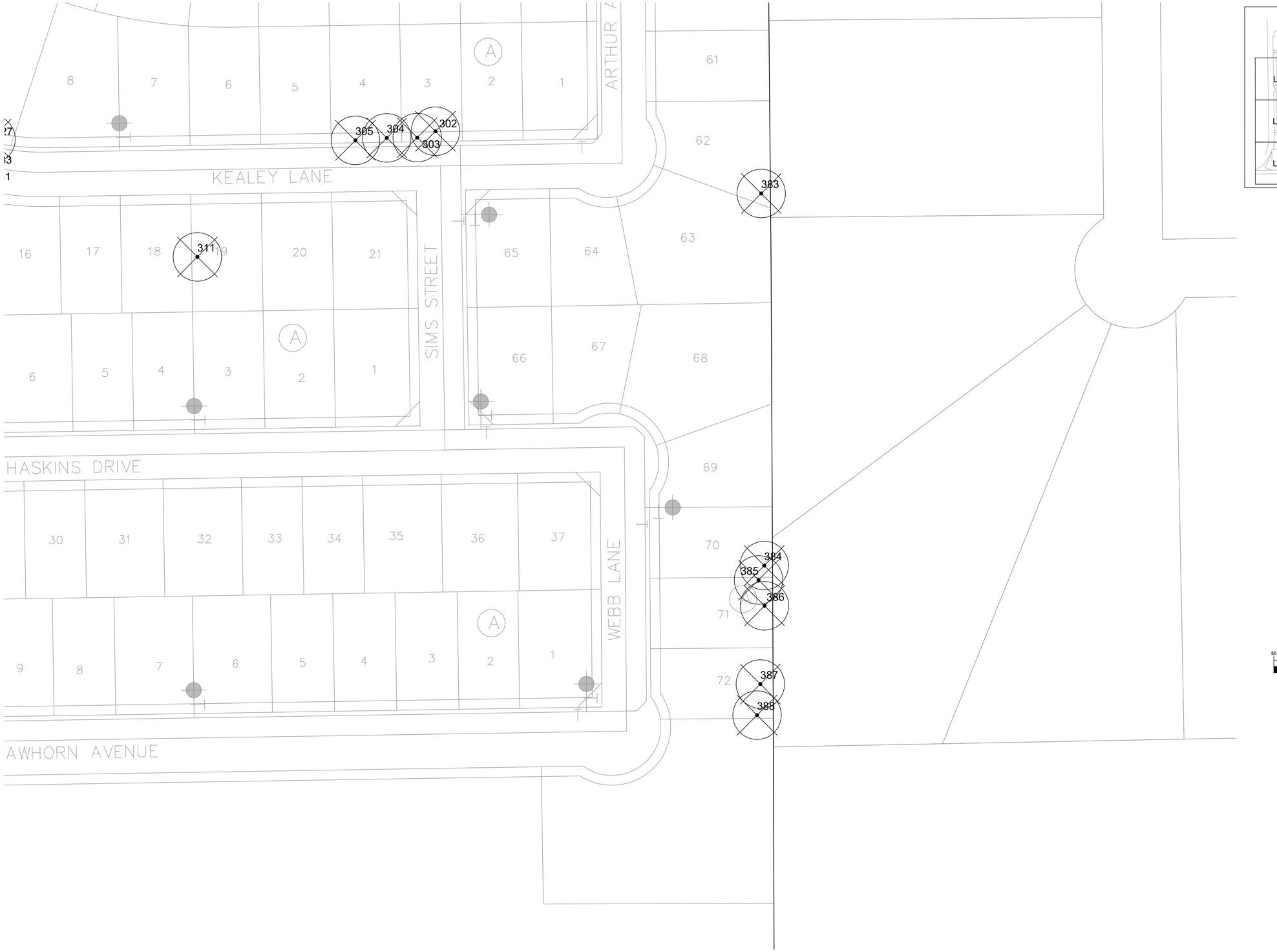
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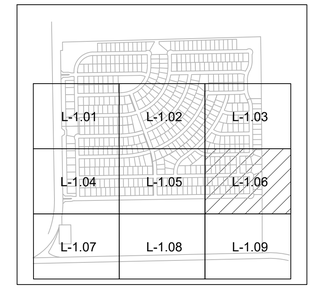
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

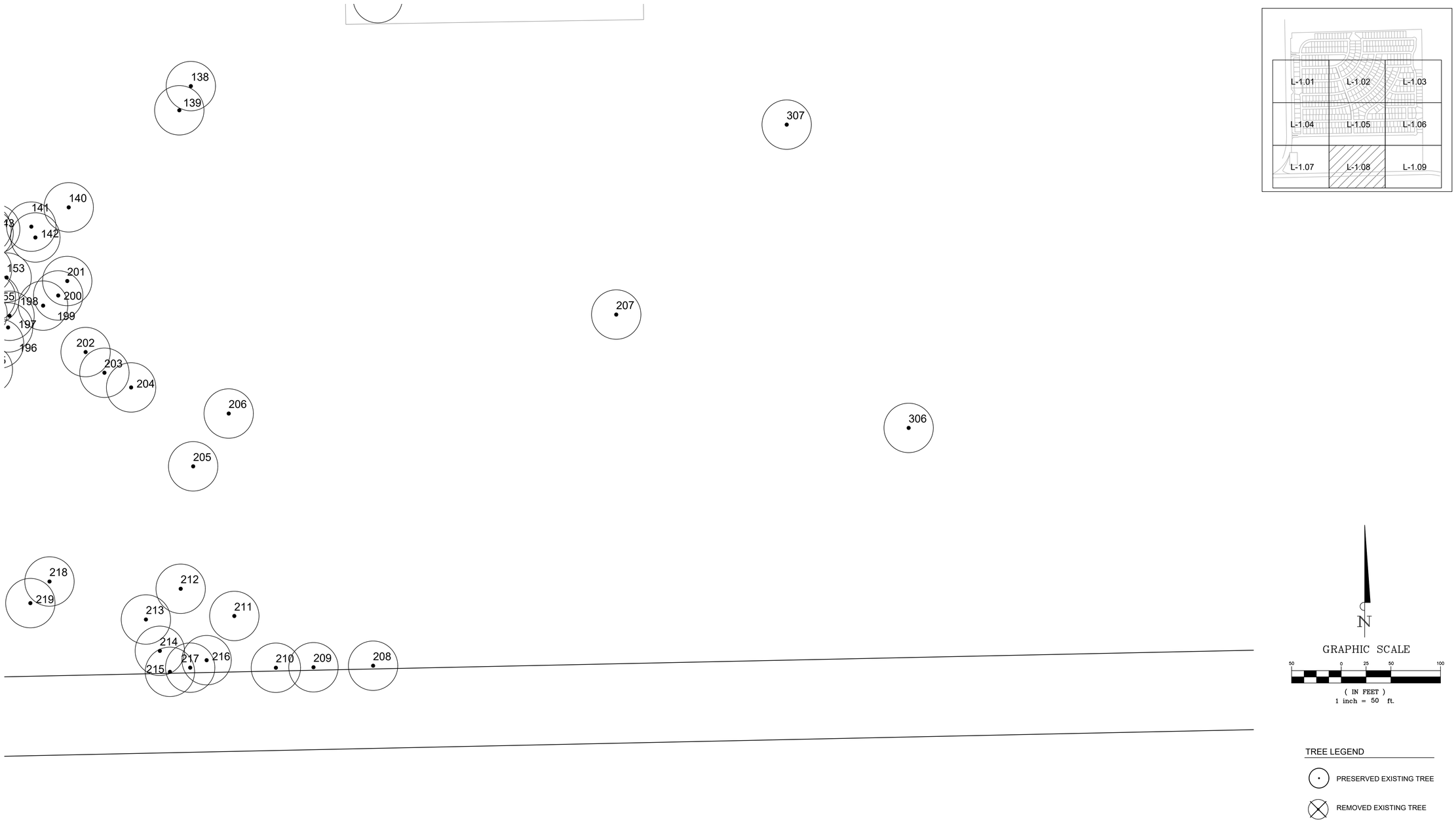
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson



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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

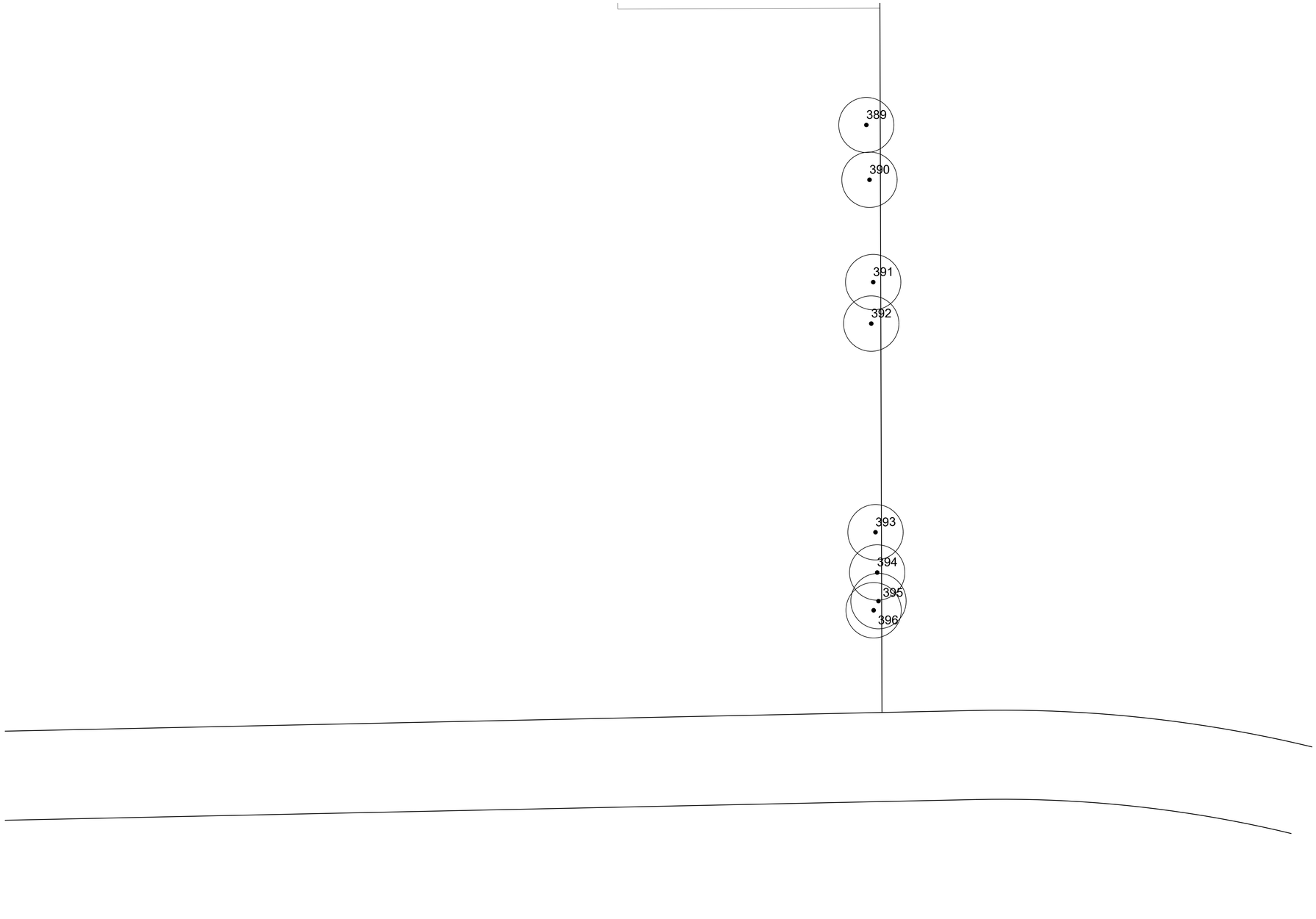
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

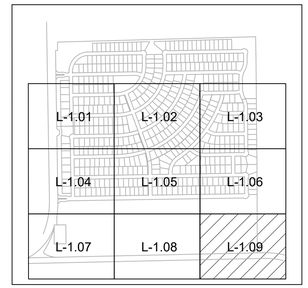
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	4.8	-	-	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	7.8	-	-	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	12.2	-	-	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	6.7	-	-	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	44.8	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1

307.4	570.0	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,149.8
Total Required Mitigation in Phase 2

1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
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BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,149.8**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	991.5
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**233.7" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

1

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REGISTRATION # F-10599 (TEXAS)

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	August 16, 2021
APPLICANT:	Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER:	P2021-044; *Preliminary Plat for the Homestead Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Preliminary Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* the Homestead Subdivision. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. In addition to the *Preliminary Plat*, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan. It should be known that the applicant has also submitted a *Master Plat* (*i.e. Case No. P2021-041*) concurrently with the *Preliminary Plat* for the development of the subdivision.

☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27.* At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property.

☑ On August 3, 2021, the Parks and Recreation Board approved pro-rata fees of $233,240.00 (*i.e. 490 lots @ $476.00 per lot*) that shall be used to provide amenities to the 50.8-acre public park as dedicated for the development for the Homestead Addition. In addition, the Parks and Recreation Board approved the acceptance of the 50.8-acre public park in lieu of the cash-in-lieu of land fees. The motion passed by a vote of 5-0, with Board Members Dodd and Hasenyager absent.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Preliminary Plat* for the *Homestead Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

(3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

DEVELOPMENT APPLICATION

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

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: BJH

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx				
SUBDIVISION	Ramsey Survey ABS-186	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	NEC of SFM 549 & FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	67.81	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	239		

☐ ***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	Klutts Farm, LLC	☐ APPLICANT	Skorburg Company
CONTACT PERSON	Ben Klutts, Jr	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	1604 N Hills Dr	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	972-771-5755	PHONE	214-888-8899
E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klutts, Jr [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 $ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021. 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 8th DAY OF July 2021

OWNER'S SIGNATURE Ben Klutts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rebekah Steely Brooker

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

DEVELOPMENT APPLICATION

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

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:

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OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S FM 549, Rockwall, Tx		
SUBDIVISION	Ramsey Survey ABS-186	LOT N/A	BLOCK N/A
GENERAL LOCATION	NEL of SFM 549 & FM 1139		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - Single family	CURRENT USE	AG
PROPOSED ZONING	PD - Single Family	PROPOSED USE	single Family Res. Subdivision
ACREAGE	128.195	LOTS [CURRENT] N/A	LOTS [PROPOSED] 251

☐ ***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.*

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E-MAIL	BKluttsjr@att.net	E-MAIL	JrJohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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"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 $ 2,122.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* July, 2021 *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."*

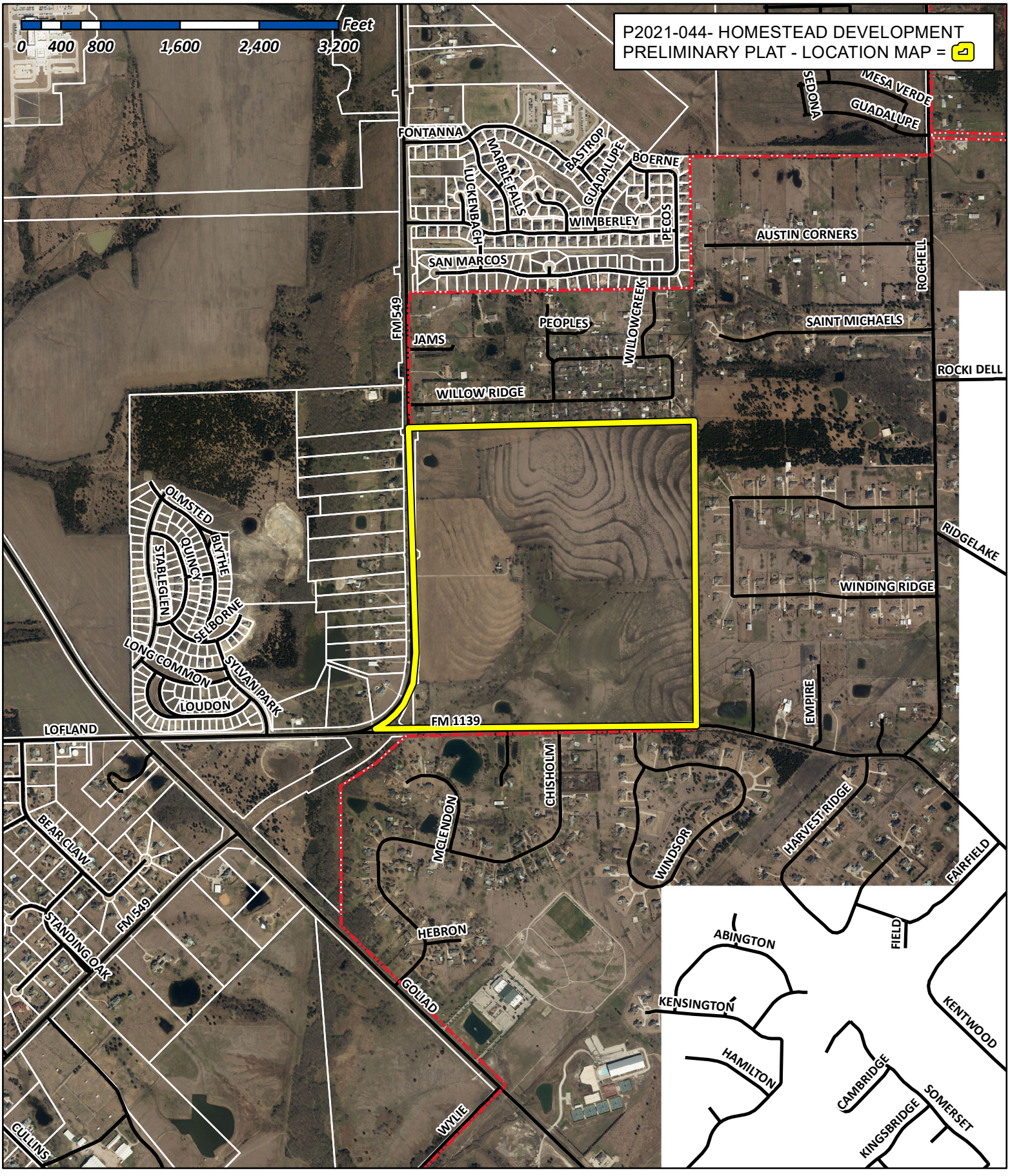
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

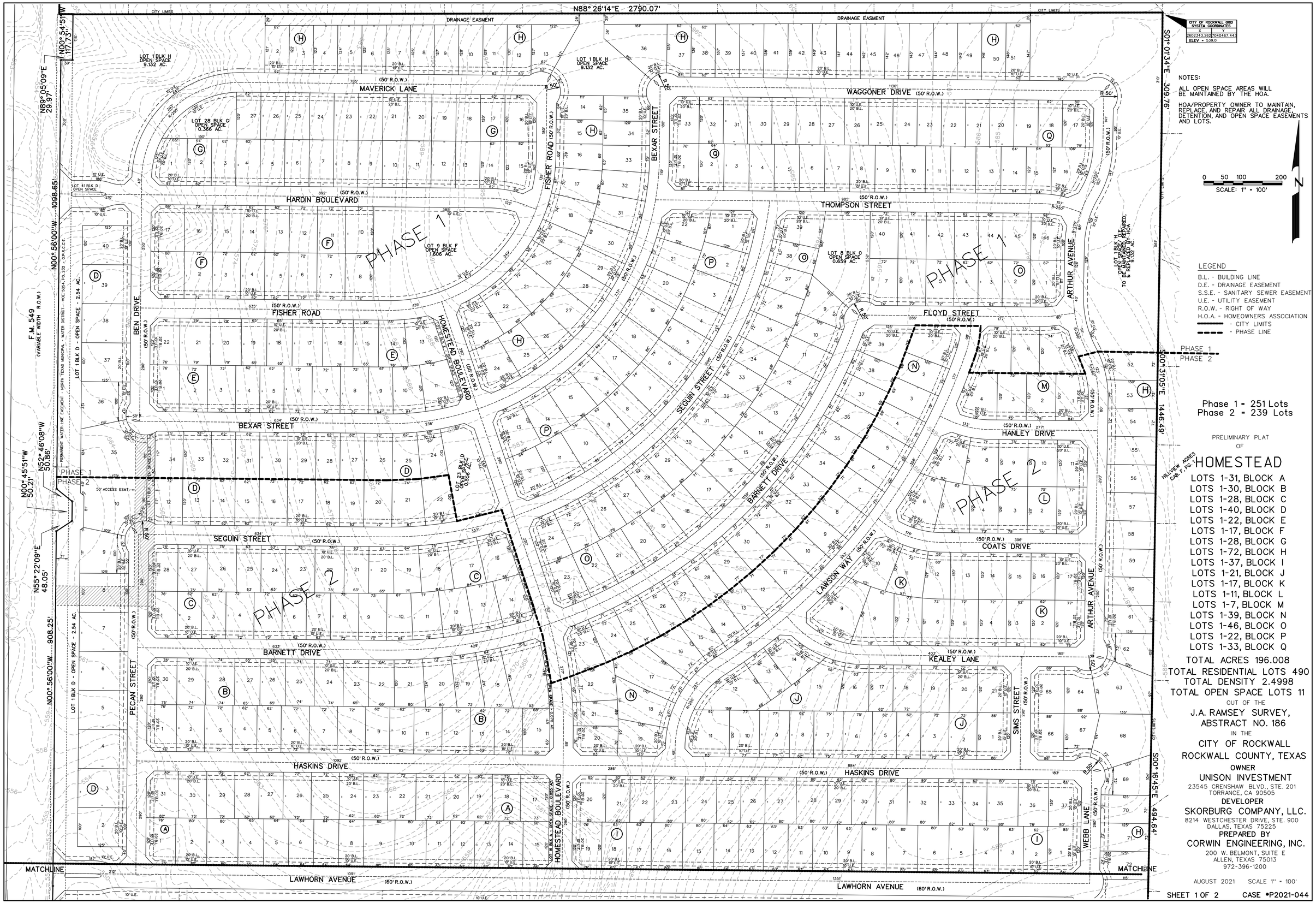
REBEKAH STEELY BROOKER
Notary Public, State of Texas
Comm. Expires 01-11-2025
Notary ID 125162697

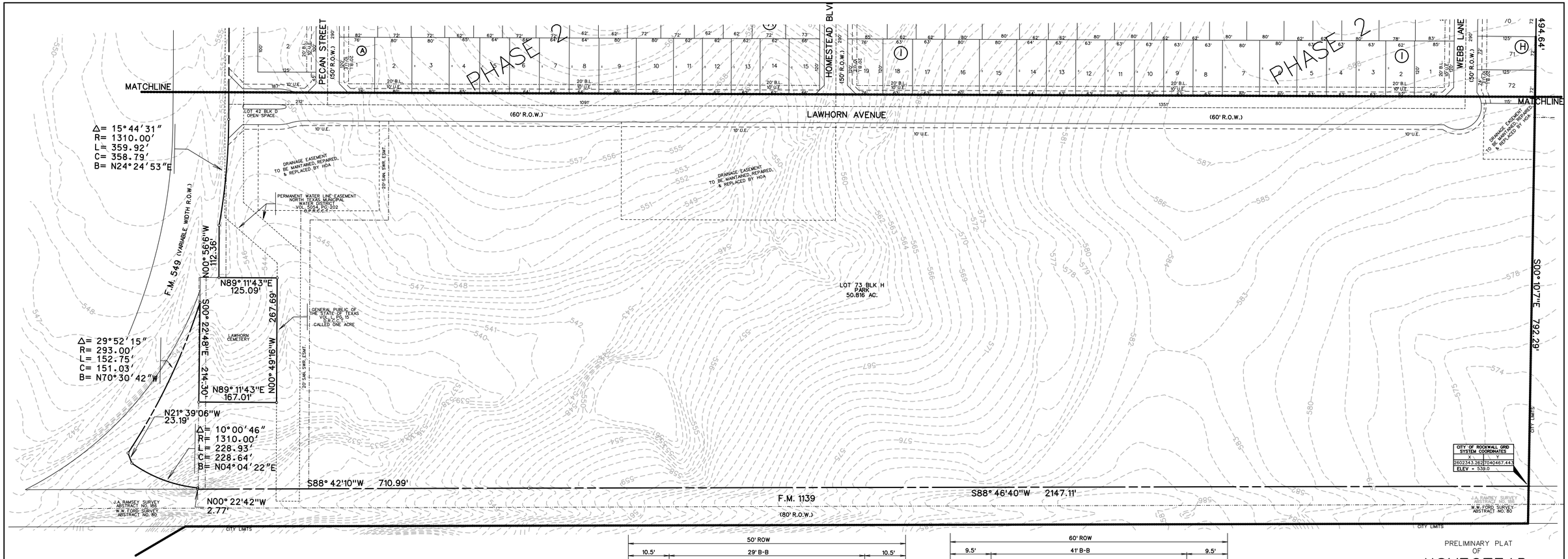


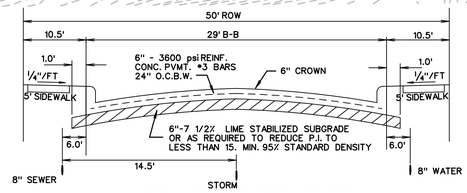
City of Rockwall

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

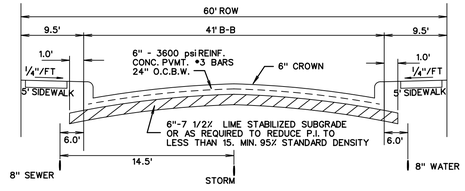
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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


N88° 26'14"E 2790.07'
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2602343.262 7040467.443
ELEV = 539.0
S01° 01'34"E 309.76'
S00° 31'05"E 1446.49'
S00° 16'45"E 494.64'
N00° 54'51"W 117.73'
N89° 05'09"E 29.97'
N00° 56'00"W 1098.65'
N00° 56'00"W 908.25'
N00° 45'51"W 50.21'
N52° 46'08"W 50.86'
N55° 22'09"E 48.05'
F.M. 549
(VARIABLE WIDTH R.O.W.)
PERMANENT WATER LINE EASEMENT - NORTH TEXAS MUNICIPAL - WATER DISTRICT - VOL. 5054, PG. 202 - O.P.R.C.C.T.
LOT 1 BLK D - OPEN SPACE - 2.54 AC.
LOT 1 BLK H OPEN SPACE 9.132 AC.
LOT 28 BLK G OPEN SPACE 0.366 AC.
LOT 41 BLK D OPEN SPACE
LOT 9 BLK F OPEN SPACE 1.606 AC.
LOT 8 BLK O OPEN SPACE 0.659 AC.
LOT 23 BLK D OPEN SPACE 0.336 AC.
LOT 1 BLK M OPEN SPACE 9.432 AC. TO BE MAINTAINED & REPAIRED BY HOA
LOT W BLK A OPEN SPACE - 0.055 AC.
MAVERICK LANE (50' R.O.W.)
HARDIN BOULEVARD (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)
BARNETT DRIVE (50' R.O.W.)
HASKINS DRIVE (50' R.O.W.)
LAWHORN AVENUE (60' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
PECAN STREET (50' R.O.W.)
HOMESTEAD BOULEVARD (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
WAGGONER DRIVE (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
FLOYD STREET (50' R.O.W.)
HANLEY DRIVE (50' R.O.W.)
COATS DRIVE (50' R.O.W.)
KEALEY LANE (50' R.O.W.)
HASKINS DRIVE (50' R.O.W.)
LAWHORN AVENUE (60' R.O.W.)
BARNETT DRIVE (50' R.O.W.)
SEGUIN STREET (50' R.O.W.)
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BEXAR STREET
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SEGUIN STREET
BARNETT DRIVE
HASKINS DRIVE
LAWHORN AVENUE
THOMPSON STREET
FLOYD STREET
HANLEY DRIVE
COATS DRIVE
KEALEY LANE
WAGGONER DRIVE
ARTHUR AVENUE
SIMS STREET
WEBB LANE
HOMESTEAD BOULEVARD
LAWSON WAY
BARNETT DRIVE
DRAINAGE EASEMENT
CITY LIMITS
PHASE 1
PHASE 2
MATCHLINE
MATCHLINE
PHASE 1
PHASE 2
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2





TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

Homestead							
Block A		**Block B**		**Block C**		**Block D**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9120	10	7440	20	7643	32	7440
2	9600	11	8640	21	7560	33	8640
3	9600	12	8640	22	9000	34	8631
4	7874	13	7440	23	9000	35	22269
5	7680	14	8640	24	7560	36	13136
6	7680	15	8362	25	7560	37	12500
7	7719	16*	3054	26	9000	38	12500
8	7641	17	16930	27	9000	39	12500
9	9600	18	10182	28	9120	40	12500
10	9600	19	9261	**Block D**		**Block E**	
11	7440	20	9761	Lot	SF	Lot	SF
12	7440	21	9285	1*	110835	1	9120
13	7440	22	7881	2	12500	2	8640
14	7440	23	7800	3	12500	3	8640
15	7899	24	8880	4	12500	4	7440
16*	2400	25	8880	5	12500	5	7440
17	8781	26	7800	6	12500	6	8640
18	8640	27	7800	7	12500	7	8640
19	7440	28	8880	8	12500	8	8640
20	7440	29	8880	9	12983	9	7540
21	8640	30	9120	10	21685	10	9171
22	8640	**Block C**		11*	4506	11	9938
23	7440	Lot	SF	12	8630	12*	2402
24	7440	1	9120	13	8640	13	10330
25	8640	2	7440	14	7440	14	8513
26	8640	3	7440	15	7440	15	7800
27	7440	4	8640	16	8640	16	9360
28	7440	5	8640	17	8640	17	9360
29	8640	6	7440	18	7440	18	7800
30	8640	7	7440	19	7440	19	7800
31	9893	8	8640	20	8640	20	9480
Block B		9	8640	21	9705	21	9480
Lot	SF	10	7711	22	9070	22	9120
1	9109	11	8941	23*	24210		
2	8640	12	8941	24	7854		
3	8640	13	8941	25	8179		
4	7440	14	9096	26	8640		
5	7440	15*	2400	27	7440		
6	8640	16	9639	28	7440		
7	8640	17	9540	29	8640		
8	8640	18	9540	30	8640		
9	7440	19	8109	31	7440		

Denotes HOA Lots

Block F		**Block G**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10320	24	7500	36	16003	1	10146
2	8640	25	7500	37	8205	2	7440
3	8640	26	7500	38	8445	3	7620
4	7440	27	7500	39	8496	4	7620
5	7440	28*	15928	40	8547	5	7620
6	8640	**Block H**		41	8598	6	9600
7	8640	Lot	SF	42	8648	7	9600
8	8640	1*	397791	43	8699	8	7620
9*	69956	2	7548	44	8750	9	7620
10	8640	3	7599	45	8801	10	7620
11	8640	4	7650	46	8852	11	7620
12	8640	5	7701	47	8903	12	7620
13	7440	6	7752	48	8954	13	7620
14	7440	7	7803	49	9005	14	7680
15	8640	8	7854	50	9056	15	9600
16	8640	9	7905	51	9107	16	9600
17	10320	10	7956	52	10085	17	7620
Block G		11	8007	53	9108	18	7620
Lot	SF	12	8051	54	9038	19	9120
1	10016	13	10731	55	9043	20	10200
2	7500	14	7330	56	9049	21	7440
3	7500	15	7440	57	9054	22	7440
4	7500	16	7775	58	9060	23	9600
5	7500	17	9155	59	9065	24	9600
6	7500	18	9678	60	9071	25	7440
7	7500	19	8108	61	9076	26	7440
8	7500	20	8108	62	10496	27	9600
9	7500	21	9416	63	17653	28	9600
10	7500	22	9416	64	9025	29	7440
11	7500	23	10395	65	10320	30	7440
12	7500	24	11410	66	10320	31	9600
13	7500	25	9251	67	9167	32	9600
14	7528	26	9251	68	17890	33	7440
15	10228	27	9251	69	10062	34	7440
16	9805	28	7966	70	9028	35	9600
17	7500	29	7966	71	9012	36	9360
18	7500	30	9251	72	8861	37	10082
19	7500	31	9251	73* (park)	2213550		
20	7500	32	7966				
21	7500	33	7958				
22	7500	34	7440				
23	7500	35	7651				

Denotes HOA Lots

Block J		**Block L**		**Block N**		**Block O**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	10379	1	9177	21	7348	22	8941
2	8640	2	9000	22	9650	23	10837
3	8640	3	9000	23	10245	24	9639
4	7440	4	8798	24	8902	25	8977
5	7440	5	9836	25	8902	26	8977
6	9000	6	12400	26	8902	27	8977
7	900	7	11234	27	7666	28	7730
8	7440	8	9846	28	7666	29	7730
9	9240	9	9000	29	8902	30	8977
10	9240	10	9000	30	8902	31	8977
11	12929	11	9292	31	8902	32	7730
12	14184	**Block M**		32	7666	33	7730
13	7625	Lot	SF	33	7666	34	8977
14	10590	1	9891	34	8902	35	8977
15	16857	2	9024	35	8902	36	7730
16	8659	3	9000	36	7666	37	7730
17	7440	4	10837	37	7891	38	8977
18	8640	5	10704	38	7891	39	10226
19	8640	6	8738	39	11142	40	8640
20	8640	7	11389	**Block O**		41	8640
21	10379	**Block N**		Lot	SF	42	8640
Block K		Lot	SF	1	10184	43	7440
Lot	SF	1	11212	2	8640	44	7440
1	9177	2	8631	3	7440	45	8640
2	7440	3	8631	4	7440	46	10471
3	7440	4	8631	5	8640		
4	8640	5	7547	6	8640		
5	8640	6	7547	7	8575		
6	8671	7	8880	8*	28685		
7	9124	8	8880	9	9125		
8	12326	9	7547	10	7700		
9	17360	10	7547	11	8941		
10	11873	11	8880	12	8941		
11	10085	12	8880	13	8941		
12	7794	13	7547	14	7700		
13	8640	14	7547	15	7700		
14	8640	15	7637	16	8941		
15	7440	16	10962	17	8941		
16	7440	17	15148	18	8941		
17	9292	18	12356	19	7700		
		19	10353	20	7700		
		20	8703	21	8941		

Denotes HOA Lots

Block P		**Block Q**	
Lot	SF	Lot	SF
1	11817	19	7740
2	9614	20	7740
3	9614	21	7740
4	8165	22	7740
5	8165	23	7740
6	9546	24	7740
7	9546	25	7740
8	8165	26	7740
9	8165	27	7740
10	9546	28	7740
11	9546	29	7740
12	11015	30	7740
13	11138	31	7740
14	9616	32	7740
15	9616	33	9120
16	8224		
17	8224		
18	9616		
19	9616		
20	8224		
21	9616		
Block Q			
Lot	SF		
1	9263		
2	7740		
3	7740		
4	7740		
5	7740		
6	7740		
7	7740		
8	7740		
9	7740		
10	7740		
11	7740		
12	7740		
13	7740		
14	7740		
15	7753		
16	11689		
17	9573		
18	7740		

Denotes HOA Lots

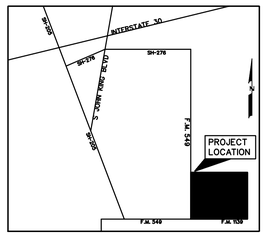
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



LOCATION MAP
N.T.S.

TOTAL ACRES	196.008
TOTAL RESIDENTAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE SINGLE FAMILY DEVELOPMENT	

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
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LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

AUGUST 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044

0 50 100 200
SCALE: 1" = 100'

N

F.M. 549 (VARIABLE WIDTH R.O.W.)

549

1 RESERVOIR 1 AC. 3.74 Q 18.3

2 AC. 3.63 Q 17.8

3 AC. 4.24 Q 20.8

4 AC. 5.21 Q 25.5

5 AC. 6.71 Q 32.9

6 AC. 3.91 Q 19.1

MAVERICK LANE 24" RCP

WAGGONER DRIVE 30" RCP

7 AC. 2.48 Q 12.1

8 AC. 3.81 Q 18.7

9 AC. 2.65 Q 13.0

HARDIN BOULEVARD 24" RCP

FISHER ROAD

THOMPSON STREET 24" RCP

RESERVOIR 3
576

40 AC. 3.17 Q 15.5

11 AC. 2.99 Q 14.7

12 AC. 4.21 Q 20.7

13 AC. 4.24 Q 20.8

BEXAR STREET

19 AC. 3.29 Q 16.1

ARTHUR AVENUE

FLOYD STREET

17 AC. 4.04 Q 19.8

FISHER ROAD 24" RCP

BEN DRIVE

HOMESTEAD BOULEVARD

SEGUIN STREET

PHASE 1
PHASE 2

10 AC. 4.20 Q 20.6

18 AC. 3.90 Q 19.1

20 AC. 1.97 Q 9.7

HANLEY DRIVE

14 AC. 4.97 Q 24.3

BEXAR STREET

15 AC. 2.59 Q 12.7

27 AC. 3.16 Q 15.5

BARNETT DRIVE

16 AC. 3.41 Q 16.7

28 AC. 2.28 Q 11.2

COATS DRIVE

PHASE 1
PHASE 2

22 AC. 4.23 Q 20.7

36 AC. 5.65 Q 17.9

SEGUIN STREET

LAWSON WAY

29 AC. 3.58 Q 17.5

ARTHUR AVENUE

21 AC. 5.60 Q 27.5

23 AC. 4.05 Q 19.8

38 AC. 2.38 Q 11.7

30 AC. 5.15 Q 25.2

BARNETT DRIVE

26 AC. 3.12 Q 15.3

KEALEY LANE

PECAN STREET

37 AC. 2.43 Q 11.9

SIMS STREET

31 AC. 4.87 Q 23.8

32 AC. 4.99 Q 24.5

24 AC. 3.73 Q 18.3

25 AC. 2.72 Q 13.3

39 AC. 1.30 Q 6.4

HASKINS DRIVE

HASKINS DRIVE

MATCHLINE

MATCHLINE

HOMESTEAD BOULEVARD

WEBB LANE

33

34

35

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
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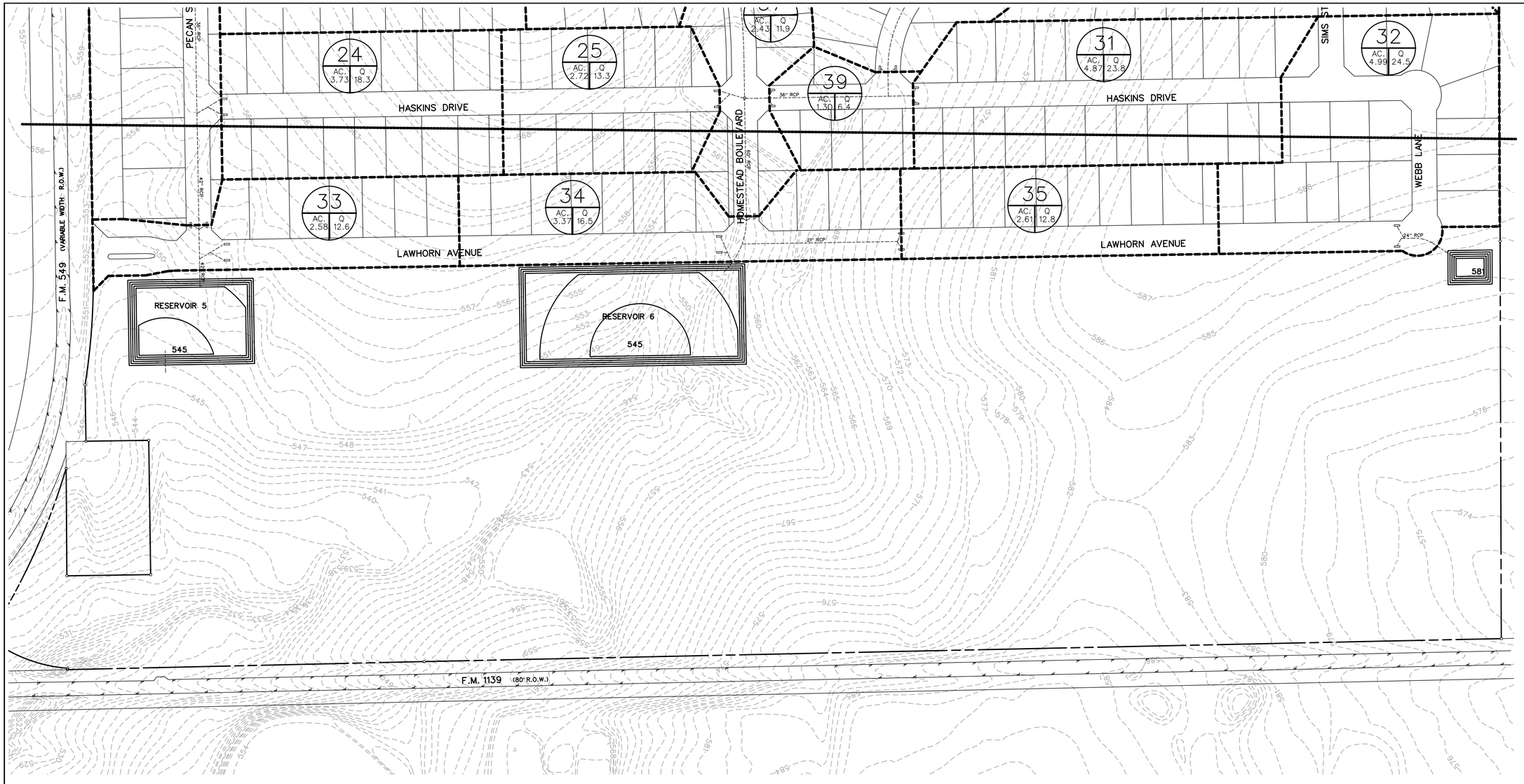
TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	158312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	226846	5.21	0.50	2.60	10	9.80	25.5
5	292461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115390	2.65	0.50	1.32	10	9.80	13.0
10	183008	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	183585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143187	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	99239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	105713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

PRELIMINARY DRAINAGE PLAN
PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
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TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

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

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044

0 50 100 200
SCALE: 1" = 100'

N

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
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TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

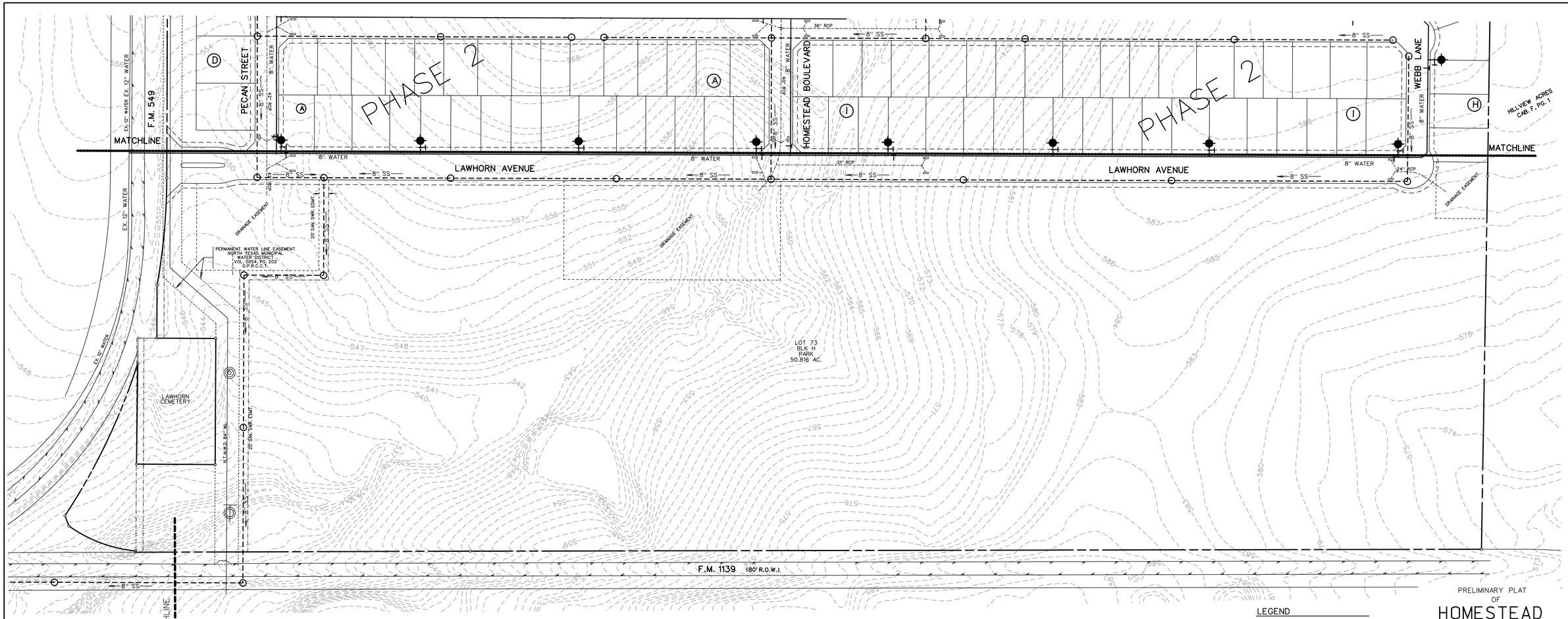
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

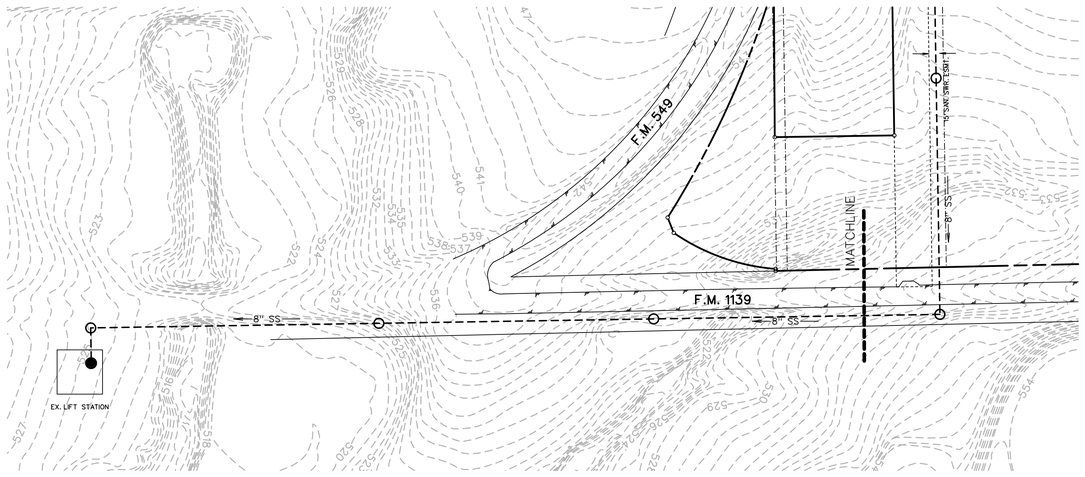
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

JULY 2021 SCALE 1" = 100'

SHEET 1 OF 2 CASE #P2021-044

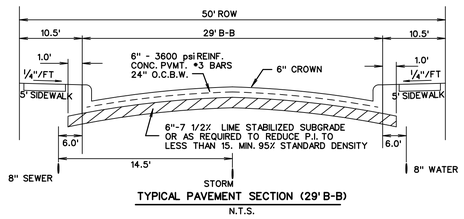




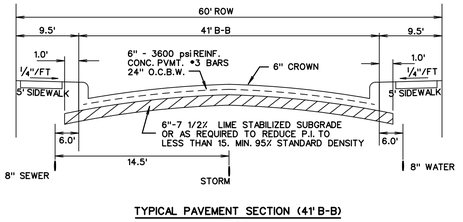
LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

Phase 1 = 251 Lots
Phase 2 = 239 Lots



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION (41' B-B)
N.T.S.

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-37, BLOCK I
LOTS 1-21, BLOCK J
LOTS 1-17, BLOCK K
LOTS 1-11, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-39, BLOCK N
LOTS 1-46, BLOCK O
LOTS 1-22, BLOCK P
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

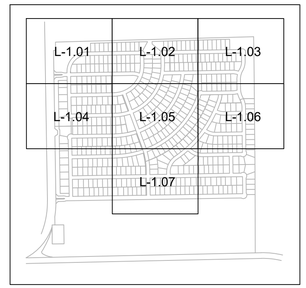
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TORRANCE, CA 90505

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2021 SCALE 1" = 100'

SHEET 2 OF 2 CASE #P2021-044





N

GRAPHIC SCALE

0

(IN FEET)
1 inch = ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 1	**430.2**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

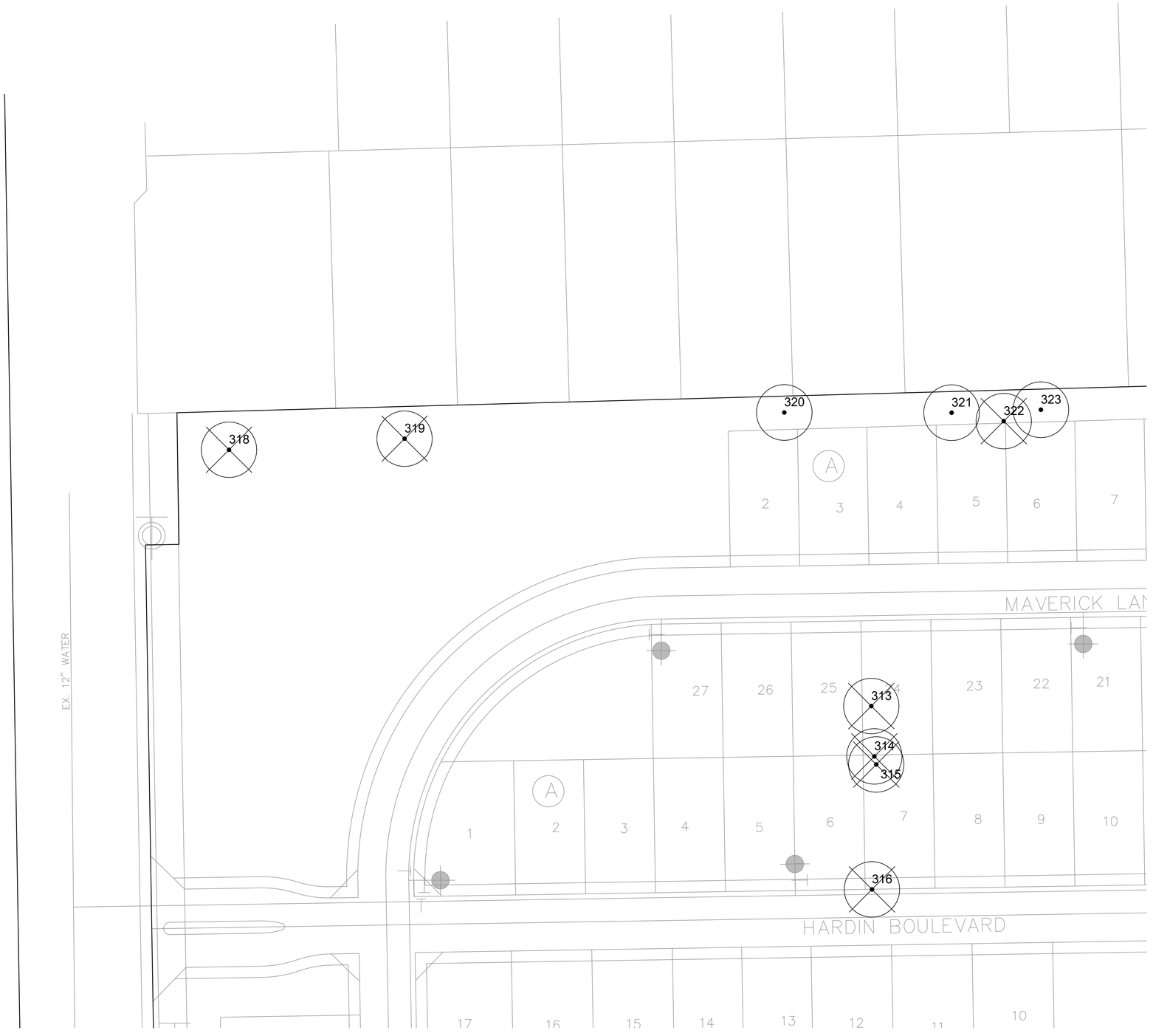
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

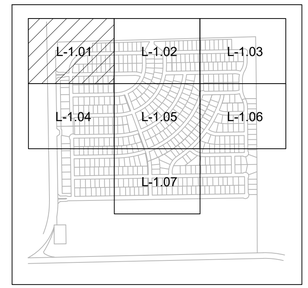
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.00

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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PROJECT NO.: TEMPLATE

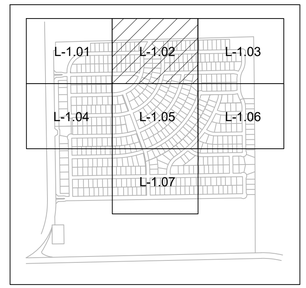
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.02



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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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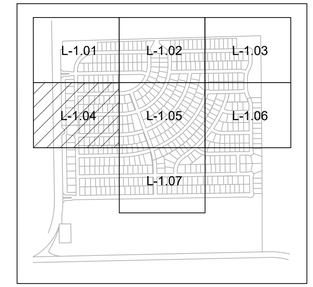
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

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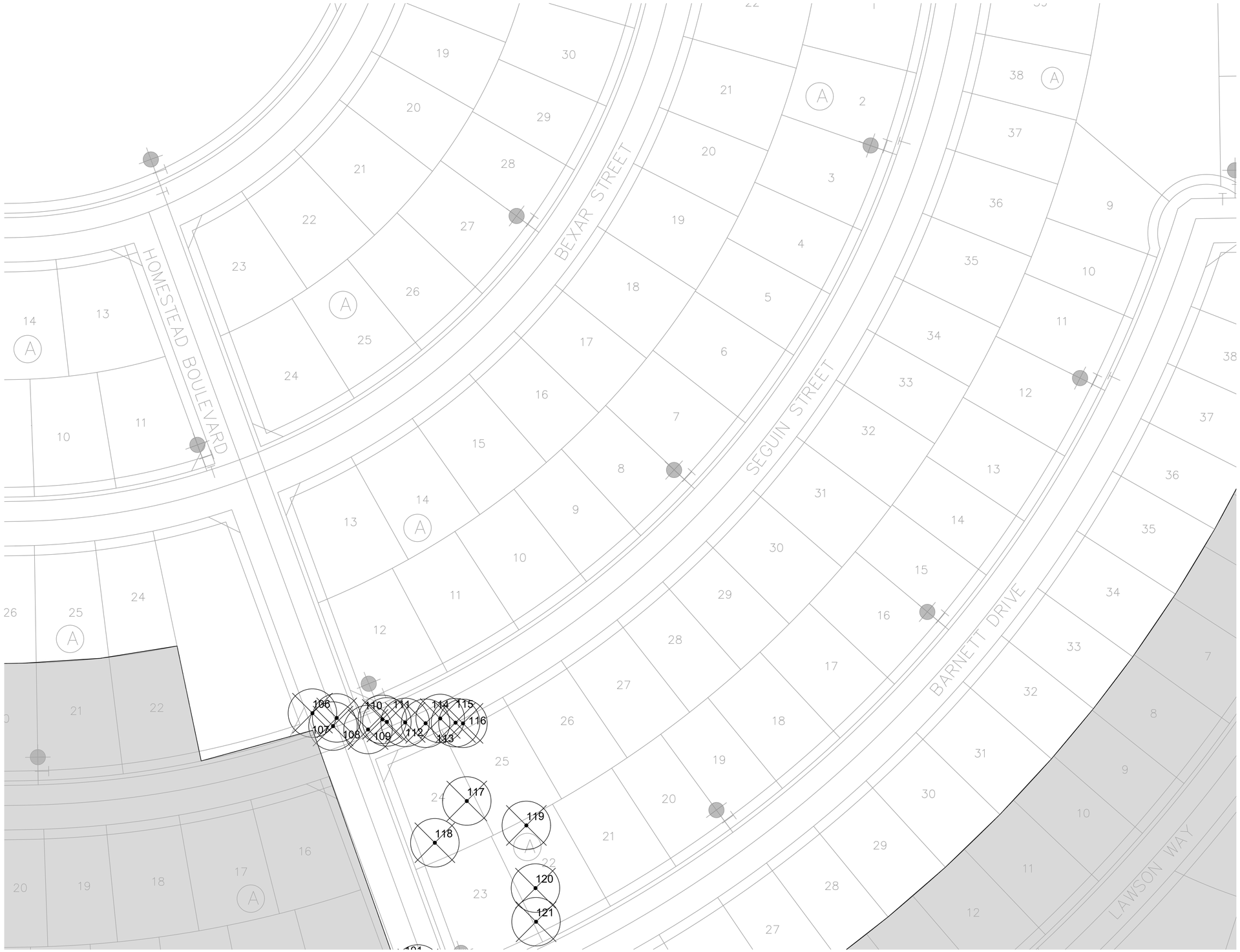
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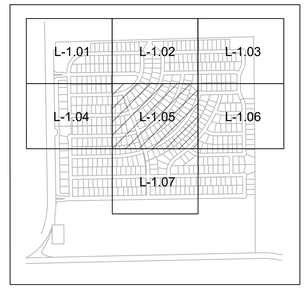
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.04

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File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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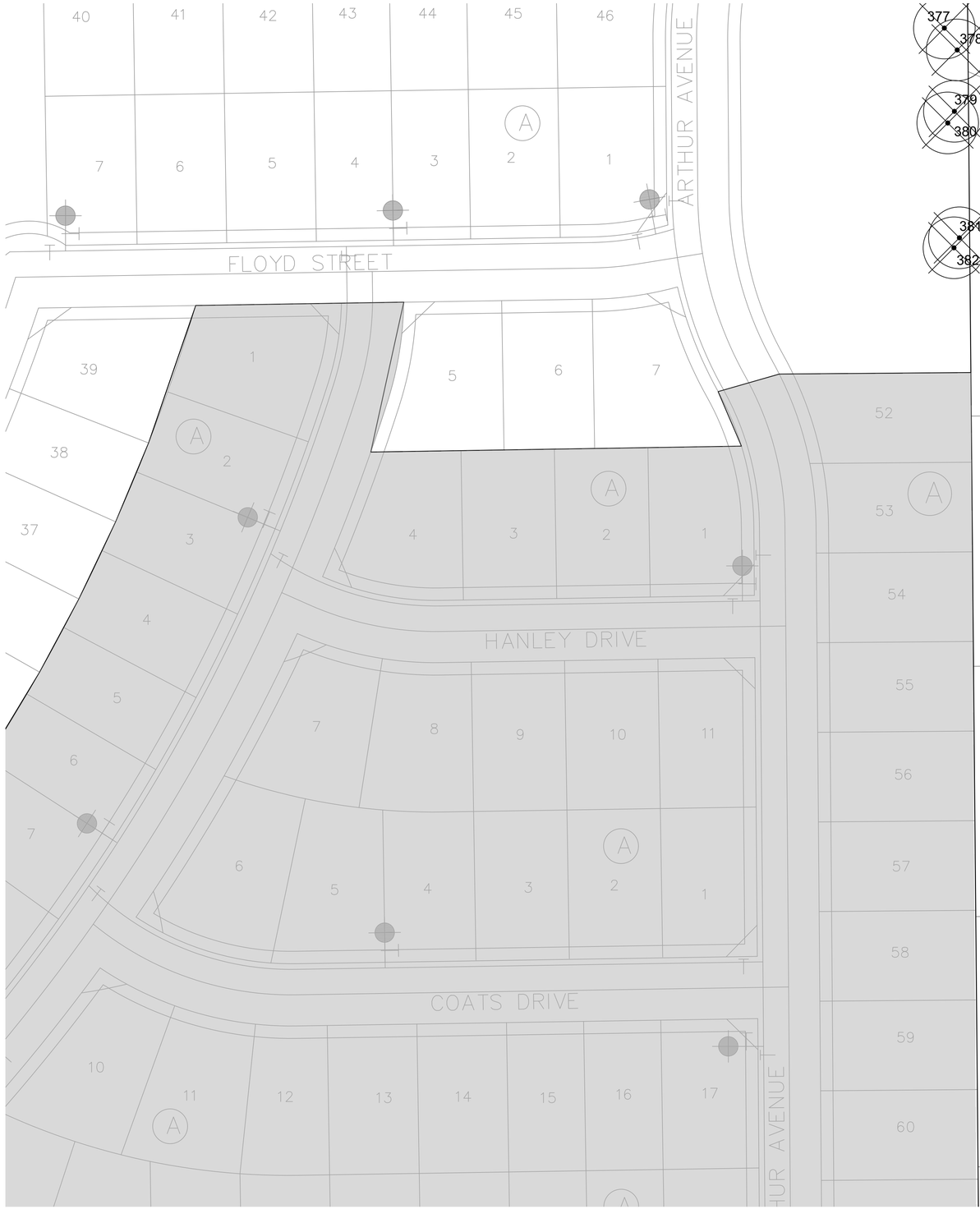
TREESCAPE PLAN - PH 1

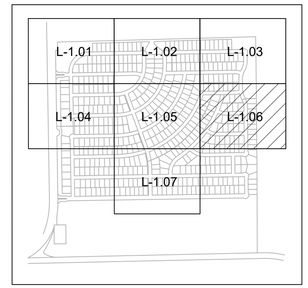
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 1

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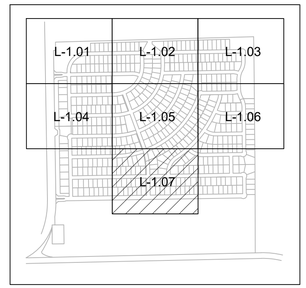
PROJECT NO.: TEMPLATE

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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson





N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

07/16/21

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum bumelia	6	Yes	Healthy	Removed	-	5.8	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	12.0	-	-	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	6.8	-	-	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	5.1	-	-	-
122	4	gum bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	4.3	-	-	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	6.2	-	-	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
							193.4	48.2	113.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
							-	-	109.2	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

193.4	48.2	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

464.6
Total Required Mitigation in Phase 1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 1	**464.6**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(991.5)
REMAINING MITIGATION REQUIRED IN PHASE 1	**0.0**

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

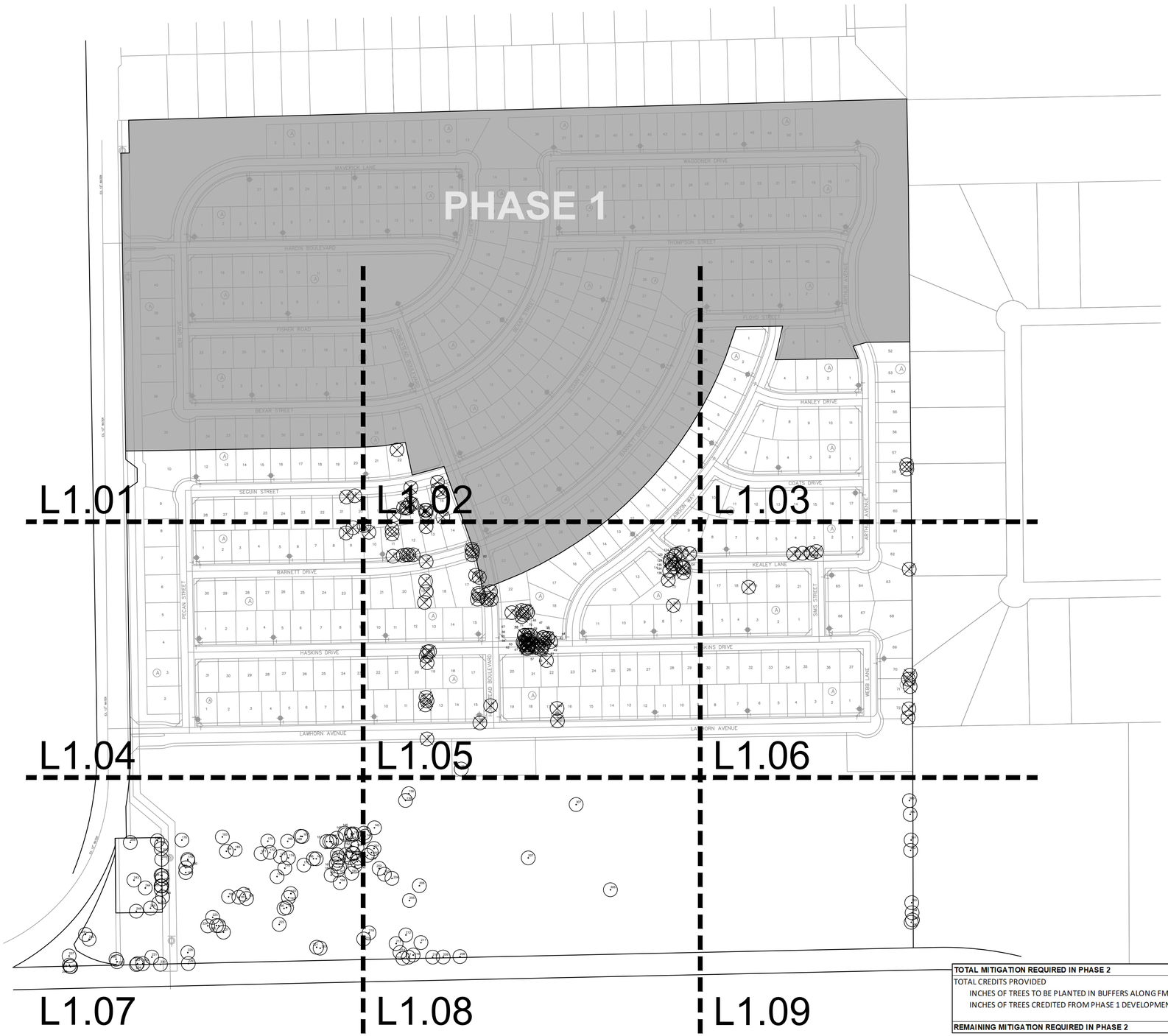
No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

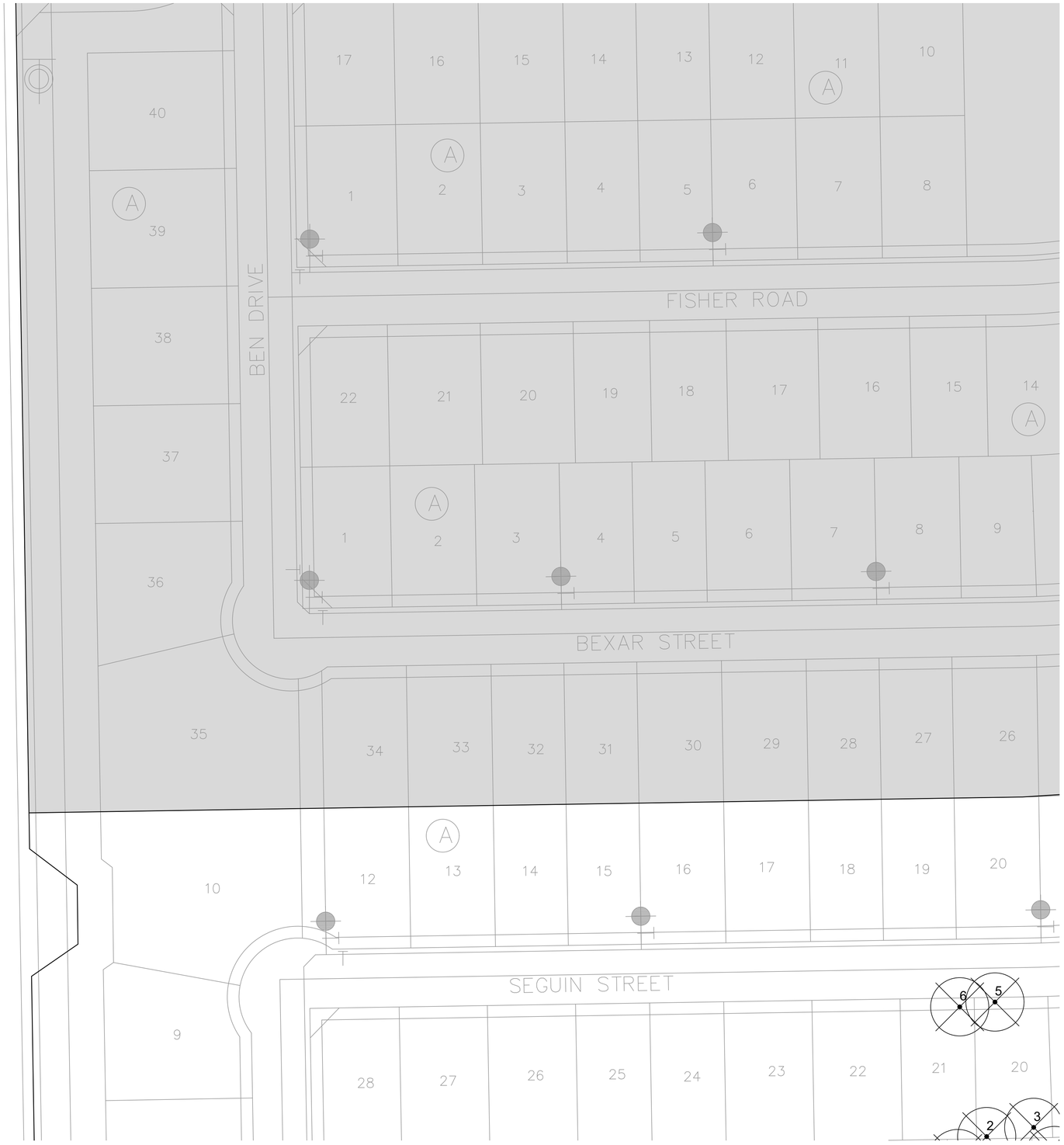
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

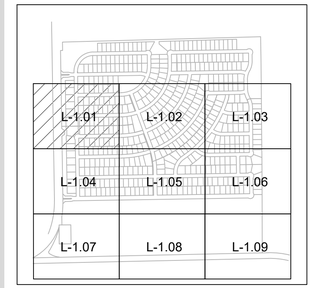
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PHASE 1
L1.01
L1.02
L1.03
L1.04
L1.05
L1.06
L1.07
L1.08
L1.09
MAVERICK LANE
WAGGONER DRIVE
HARDIN BOULEVARD
THOMPSON STREET
FISHER ROAD
BOIL DRIVE
BEXAR STREET
FLOYD STREET
HANLEY DRIVE
COATS DRIVE
SEGUIN STREET
BARNETT DRIVE
KEALEY LANE
PECAN STREET
HASKINS DRIVE
LAWHORN AVENUE
SIMS STREET
WEBB LANE
ARMIN AVENUE
BOIL DRIVE
BOWIE STREET
CROCKETT STREET
TRAVIS BOULEVARD
TRAVIS BOULEVARD
BOWIE STREET
CROCKETT STREET
ROAD BOULEVARD
ROAD BOULEVARD

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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ROCKWALL, TEXAS

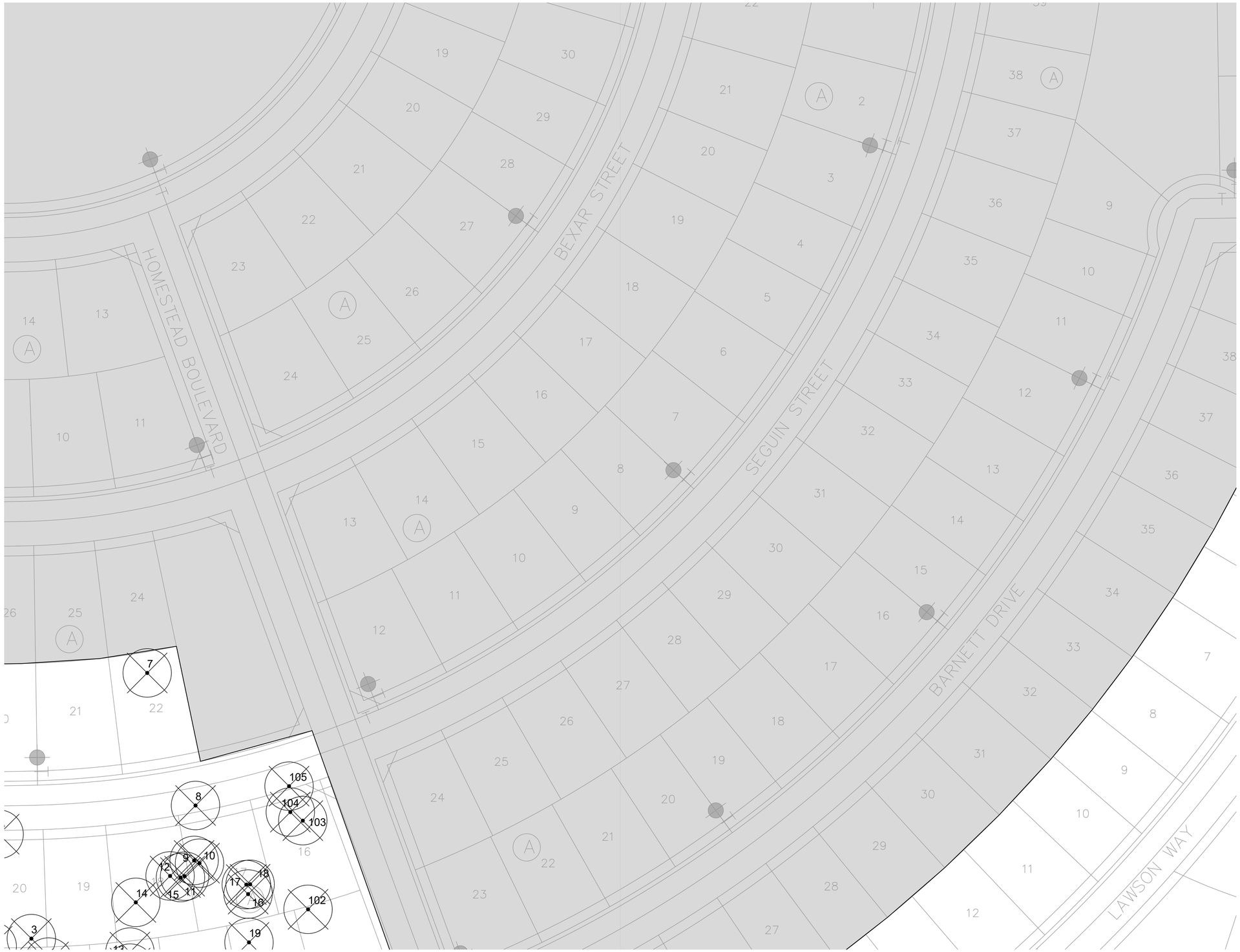
TREESCAPE PLAN - PH 2

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.01



L-1.01	L-1.02	L-1.03
L-1.04	L-1.05	L-1.06
L-1.07	L-1.08	L-1.09

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

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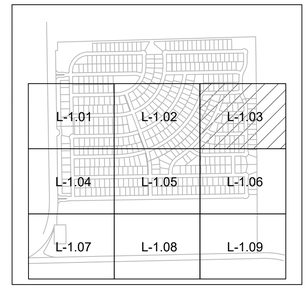
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

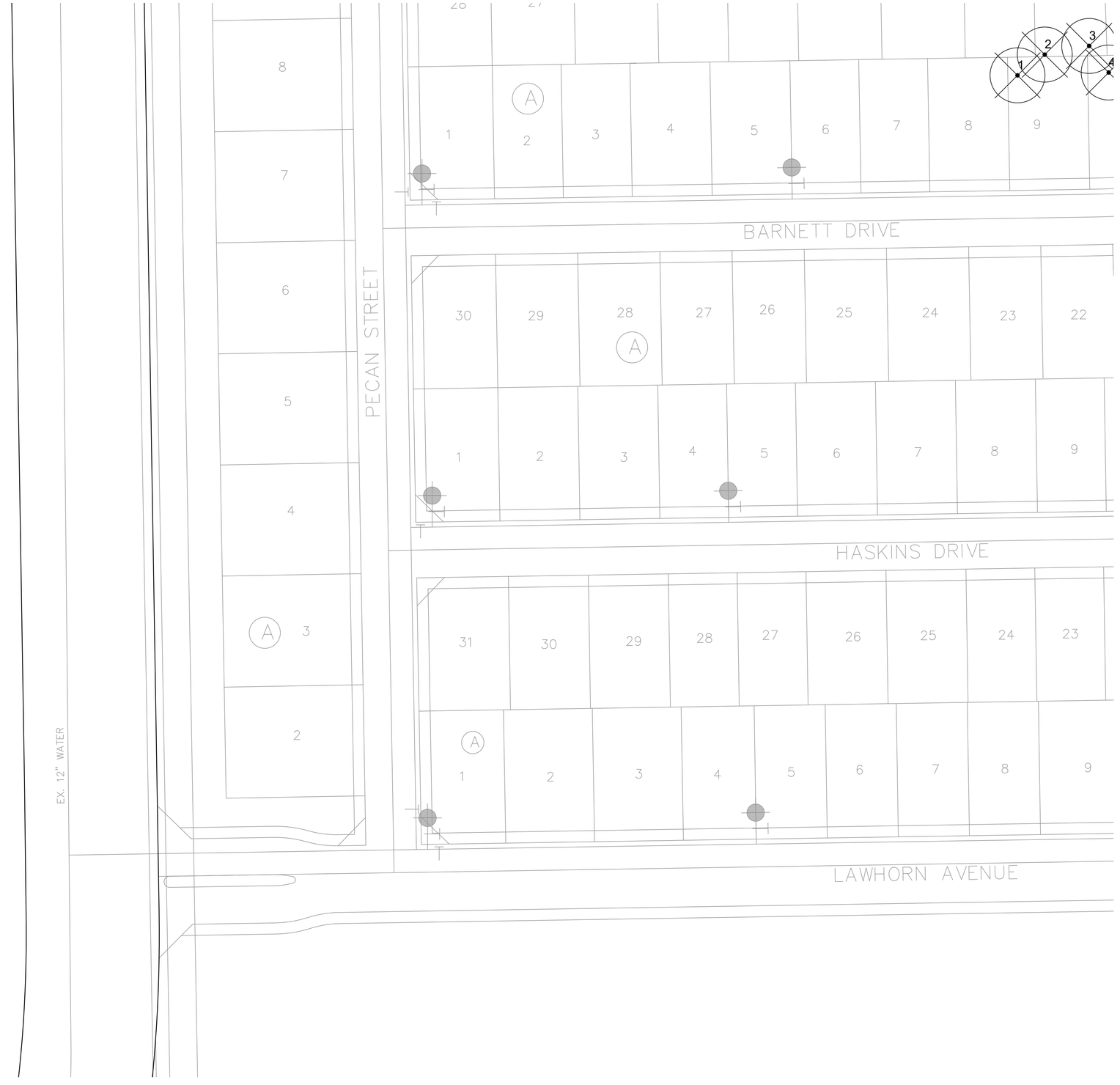
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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.03

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

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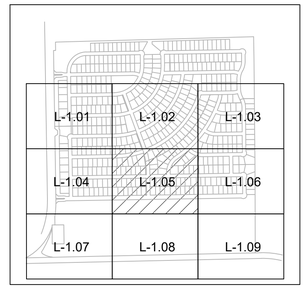
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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

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SHEET NUMBER
L-1.04

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

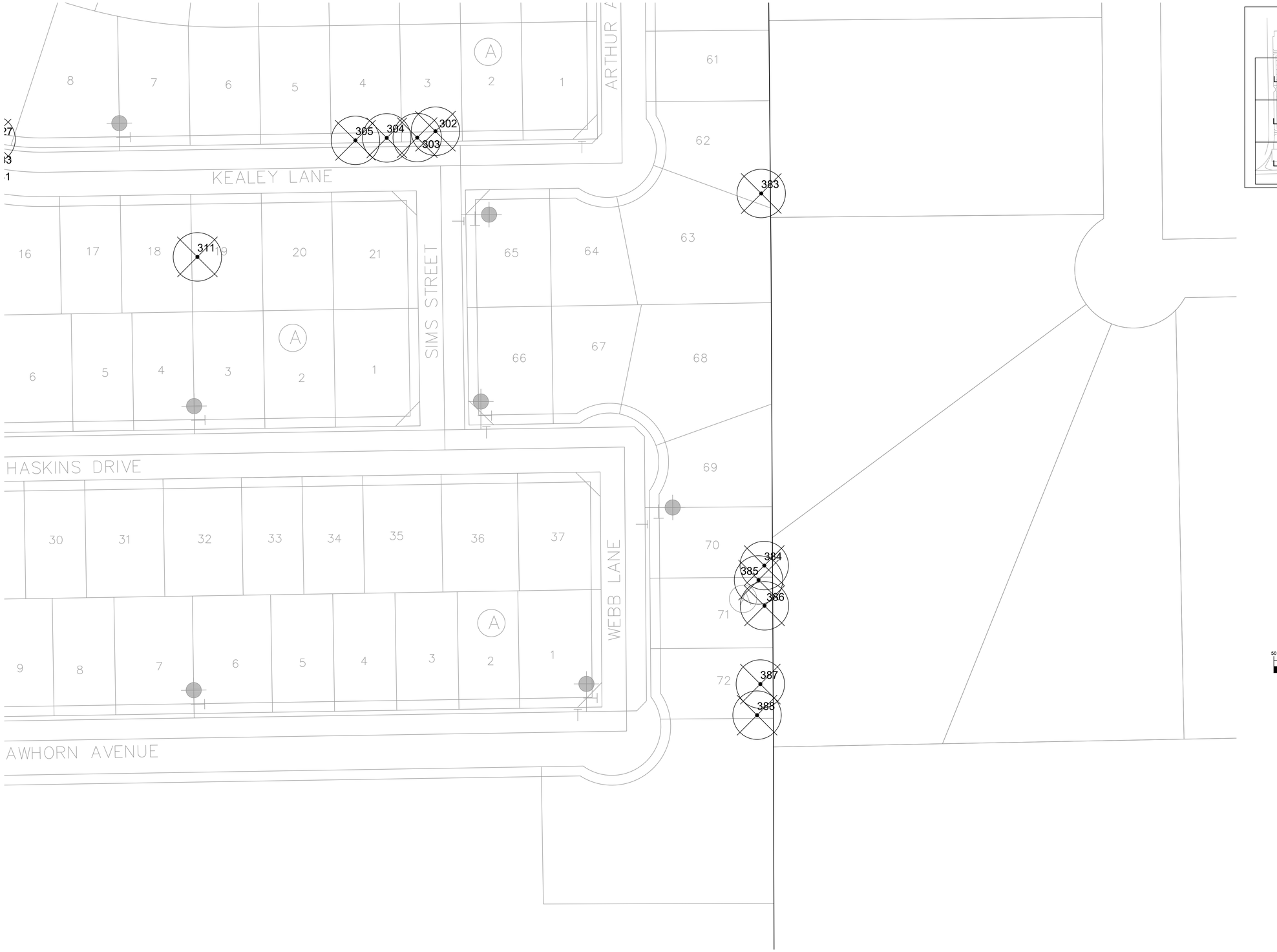
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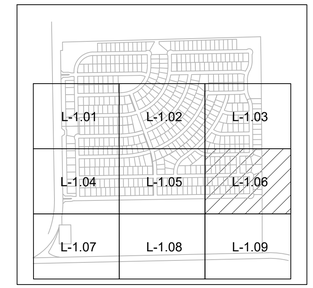
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.05

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

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3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.06

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ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

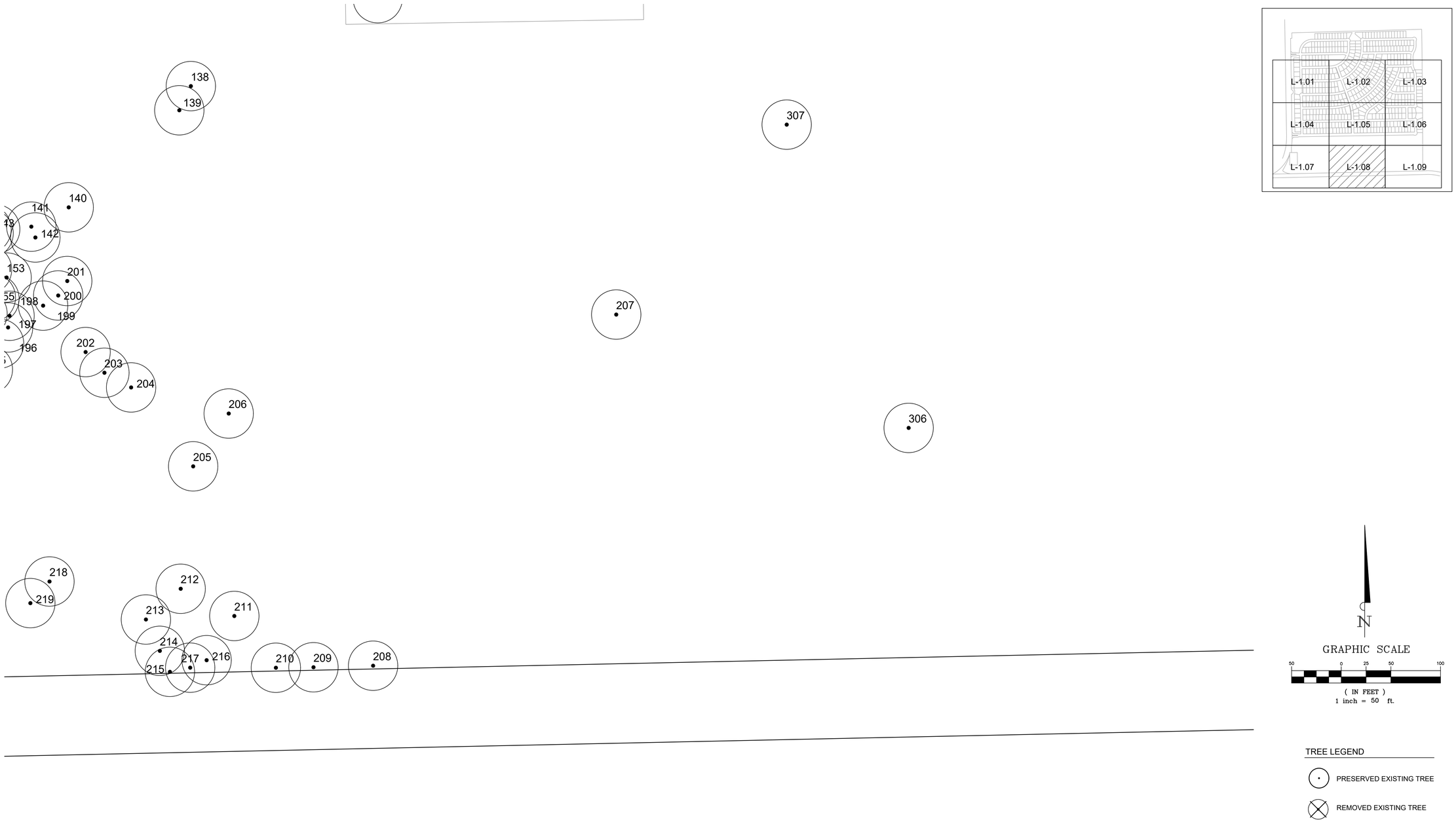
No.	Date	Revision Description
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MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.07

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TREESCAPE PLAN - PH 2

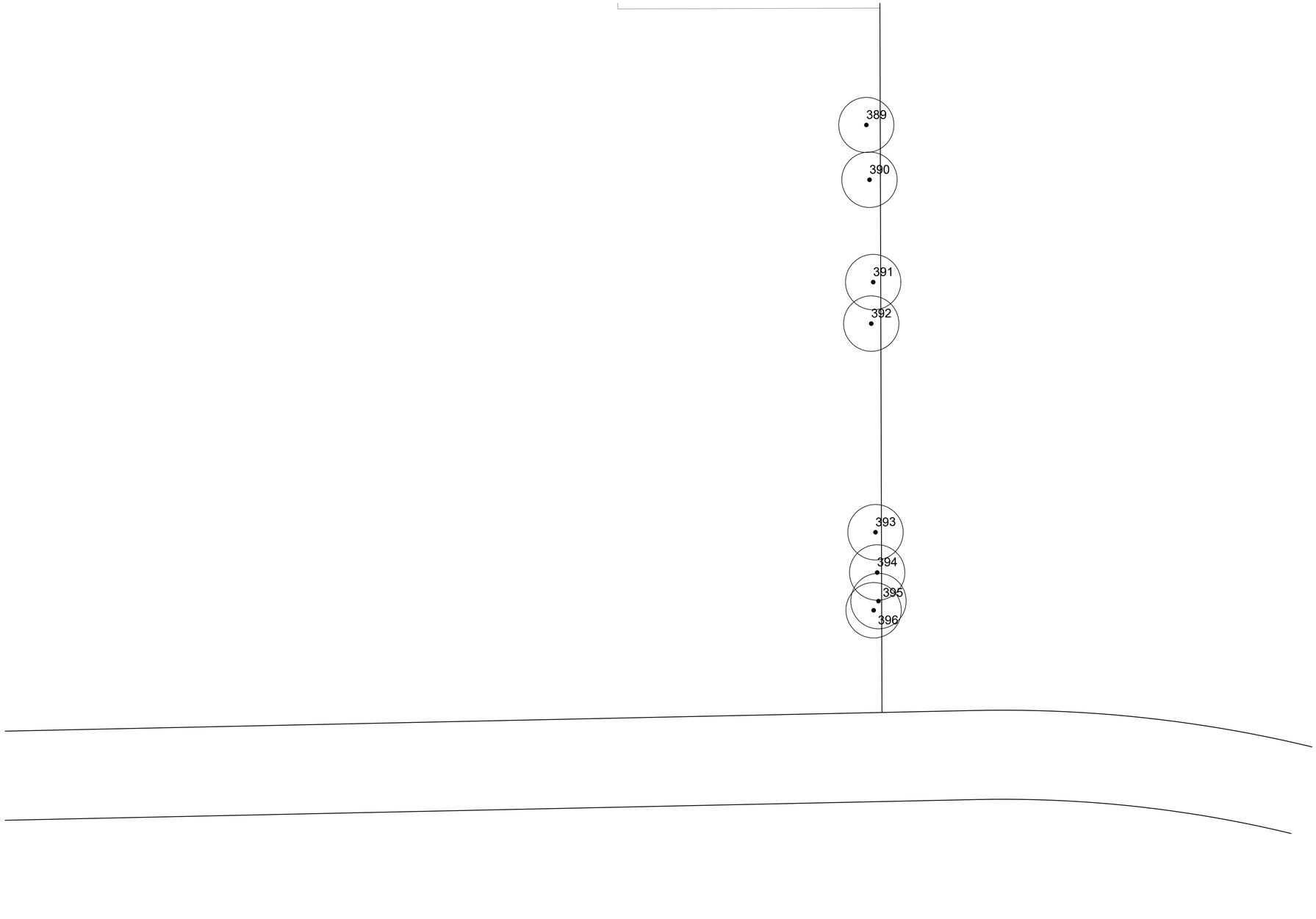
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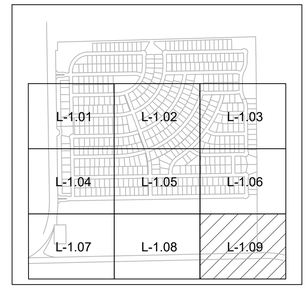
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.08

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N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.09

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Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							125.4	230.8	44.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
173	21.5	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
174	13.1	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
175	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
176	34.6	Osage-orange	34	Yes	Damaged	Preserved	-	-	-	-	-
177	22	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
178	16.9	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
179	14.6	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
180	17	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
181	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
182	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
183	19.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
184	11.8	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
185	19	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
186	20.8	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
187	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
188	16.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
189	14.7	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
190	16.8	Osage-orange	17	No	Healthy	Preserved	-	-	-	-	-
191	16	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
192	13	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
193	15	Osage-orange	15	No	Healthy	Preserved	-	-	-	-	-
194	20.5	Osage-orange	20	Yes	Healthy	Preserved	-	-	-	-	-
195	14.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
196	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
197	12.8	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
198	11.5	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
199	13.6	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
200	13.5	cedar elm	14	No	Healthy	Preserved	-	-	-	-	-
201	18.7	Osage-orange	20	Yes	Damaged	Preserved	-	-	-	-	-
202	24	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
203	13.4	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
204	13	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-
205	19.1	Osage-orange	19	No	Healthy	Preserved	-	-	-	-	-
206	20.1	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
207	42.8	sugarberry	42	Yes	Healthy	Preserved	-	-	-	-	-
208	11.7	gum bumelia	12	Yes	Healthy	Preserved	-	-	-	-	-
209	11.7	eastern red cedar	12	No	Healthy	Preserved	-	-	-	-	-
210	11.3	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
211	20.5	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
212	28.2	Osage-orange	28	Yes	Healthy	Preserved	-	-	-	-	-
213	26.8	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
214	25	Osage-orange	25	Yes	Healthy	Preserved	-	-	-	-	-
215	17.1	Osage-orange	17	No	Damaged	Preserved	-	-	-	-	-
216	24.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
217	19.2	eastern red cedar	19	No	Healthy	Preserved	-	-	-	-	-
218	22.1	Osage-orange	22	Yes	Healthy	Preserved	-	-	-	-	-
219	19.1	green ash	19	No	Healthy	Preserved	-	-	-	-	-
220	16.2	Osage-orange	16	Yes	Damaged	Preserved	-	-	-	-	-
221	4.2	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
222	20.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
223	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
224	12.6	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
225	16.6	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
226	13.7	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
227	14	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
228	26.1	Osage-orange	26	Yes	Healthy	Preserved	-	-	-	-	-
229	11.4	eastern red cedar	11	No	Healthy	Preserved	-	-	-	-	-
230	12.6	eastern red cedar	12	Yes	Healthy	Preserved	-	-	-	-	-
231	22.8	eastern red cedar	22	Yes	Healthy	Preserved	-	-	-	-	-
232	17.4	sugarberry	17	Yes	Healthy	Preserved	-	-	-	-	-
233	14.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (1 OF 2)

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.10

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:08 PM || Plotted By: mwilson

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	4.8	-	-	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	7.8	-	-	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	12.2	-	-	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	6.7	-	-	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
							182.0	44.8	39.4	-	25.0
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1

307.4	570.0	247.4	-	25.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

1,149.8
Total Required Mitigation in Phase 2

1

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED IN PHASE 2	**1,149.8**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	991.5
REMAINING MITIGATION REQUIRED IN PHASE 2	**0.0**

**233.7" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS*

1

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

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

HOMESTEAD DEVELOPMENT
FM 549/FM 1139
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 2 (2 OF 2)

No.	Date	Revision Description
1	7.28.21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
07/16/21

SHEET NUMBER
L-1.11

File: B:\Clients\090 (Skorburg Development)\090-21-007 (Homestead LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 7/28/2021 12:07 PM || Plotted By: mwilson

August 17, 2021

TO: Humberto Johnson, Jr. P.E.
Skorburg Company
8214 Westchester, Suite 900
Dallas, TX 75225

COPY: Ben Klutts, Jr.
Klutts Farm, LLC
1604 North Hills Drive
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-044; *Preliminary Plat for the Homestead Subdivision*

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 16, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,

(3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On August 16, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Council Member Daniels absent.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager