PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-015 **P&Z DATE** 05/10/22 **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

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

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	S.E. Corner of Clem Rd. and FM. 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☑ ***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	Falcon Place SF, LTD.	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 3703.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March, 20 22 *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 18th *DAY OF* March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

MY COMMISSION EXPIRES 4/23/2024

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: | **REVIEWED BY:**

OVERLAY DISTRICT: | **REVIEW DATE:**

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
~~✓ Photometric Plan~~	☐	☑		-
~~✓ Building Elevations~~	☐	☑		-
Building Material Sample Board and Color Rendering of Building Elevations	☐	☑	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☐	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings (setbacks)	☑	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☑	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☐	☑		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☐	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☐	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☐	☑		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☐	☑	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☐	☑	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☐	☑	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☐	☑	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☑	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☐	☑	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☐	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☐	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☐	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

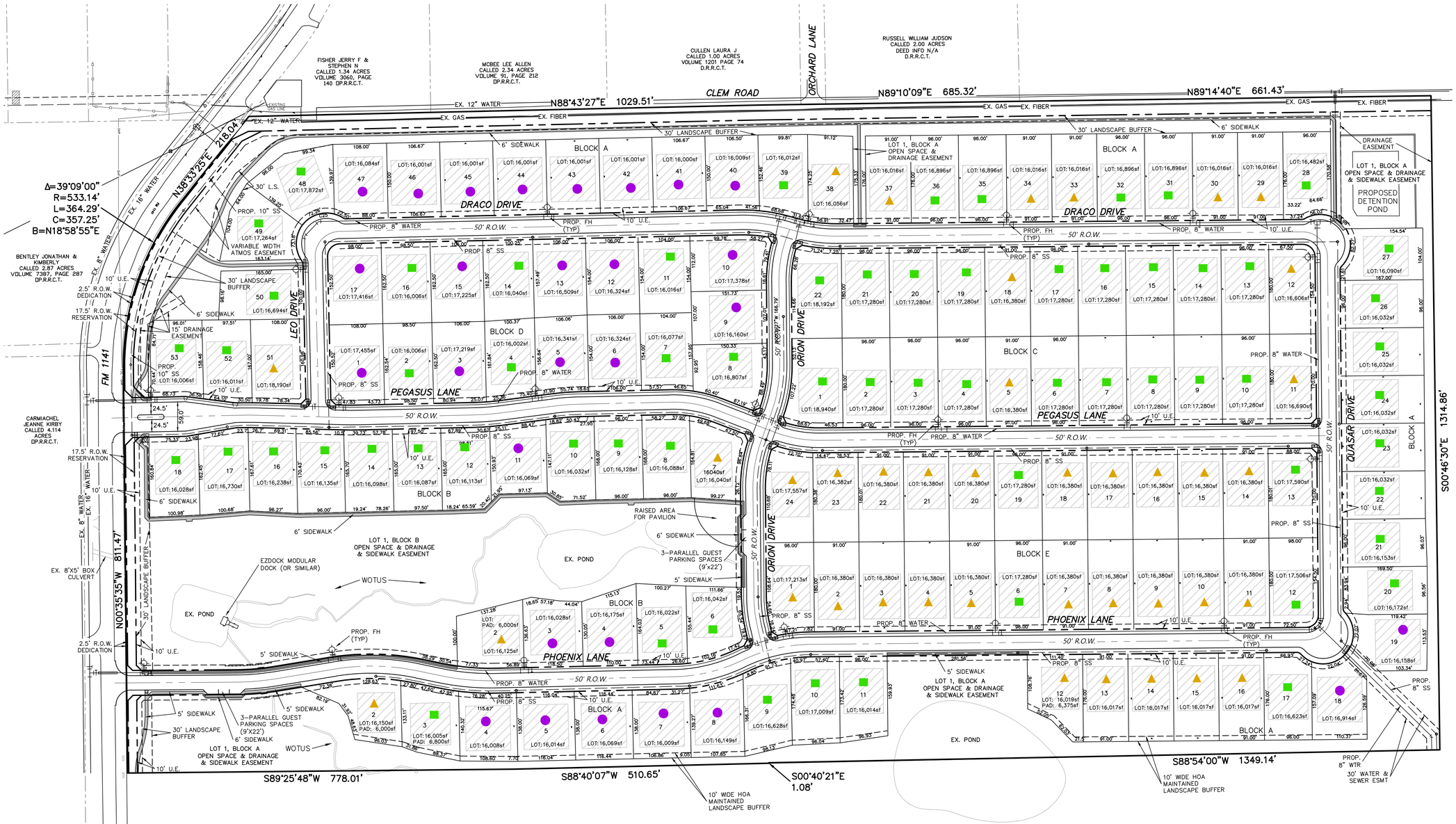
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

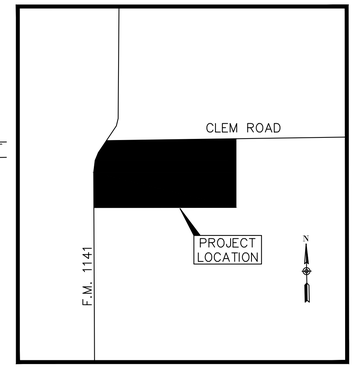
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☐	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☐	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☐	☑	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05





LOCATION MAP
N.T.S.

N

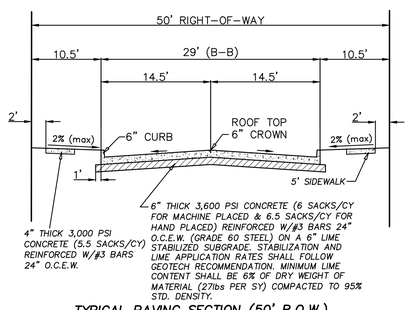
100 50 0 100 200

SCALE: 1" = 100'

APPROVED:

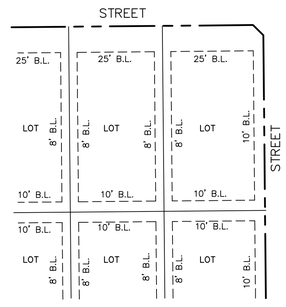
Planning & Zoning Chairman Date

Planning Director Date

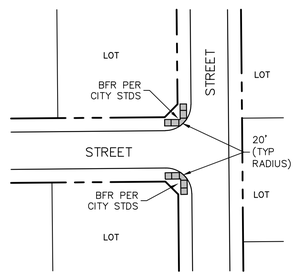


TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE

NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.



BUILDING SETBACK EXHIBIT
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE

SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

LEGEND

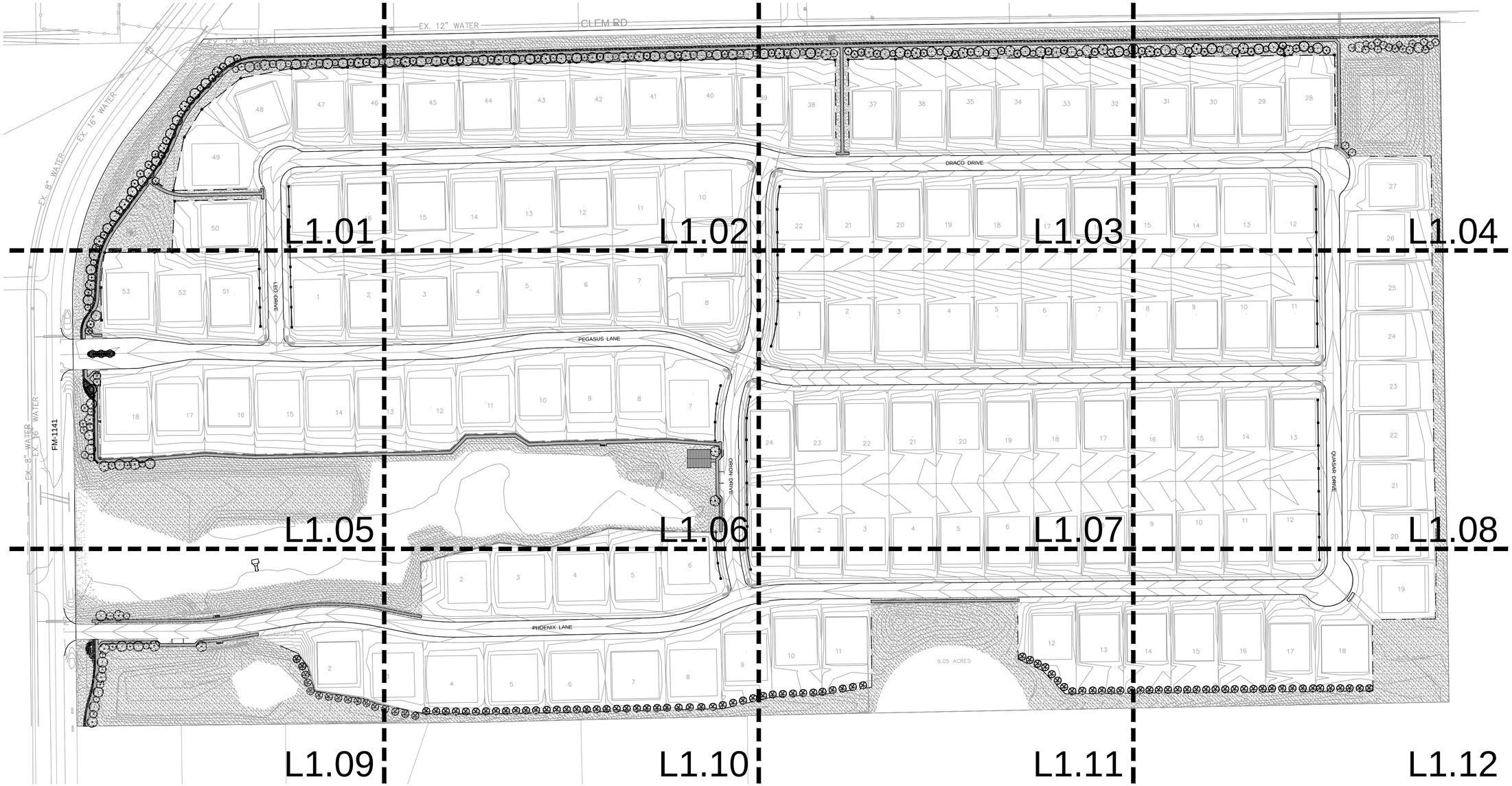
WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
■	80'x90' PAD (65 LOTS) *(7,200sf)
▲	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MARCH 2022
SCALE: 1"=100'

CASE NO. _____



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	ROSMARINUS OFFICINALIS / ROSEMARY
	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

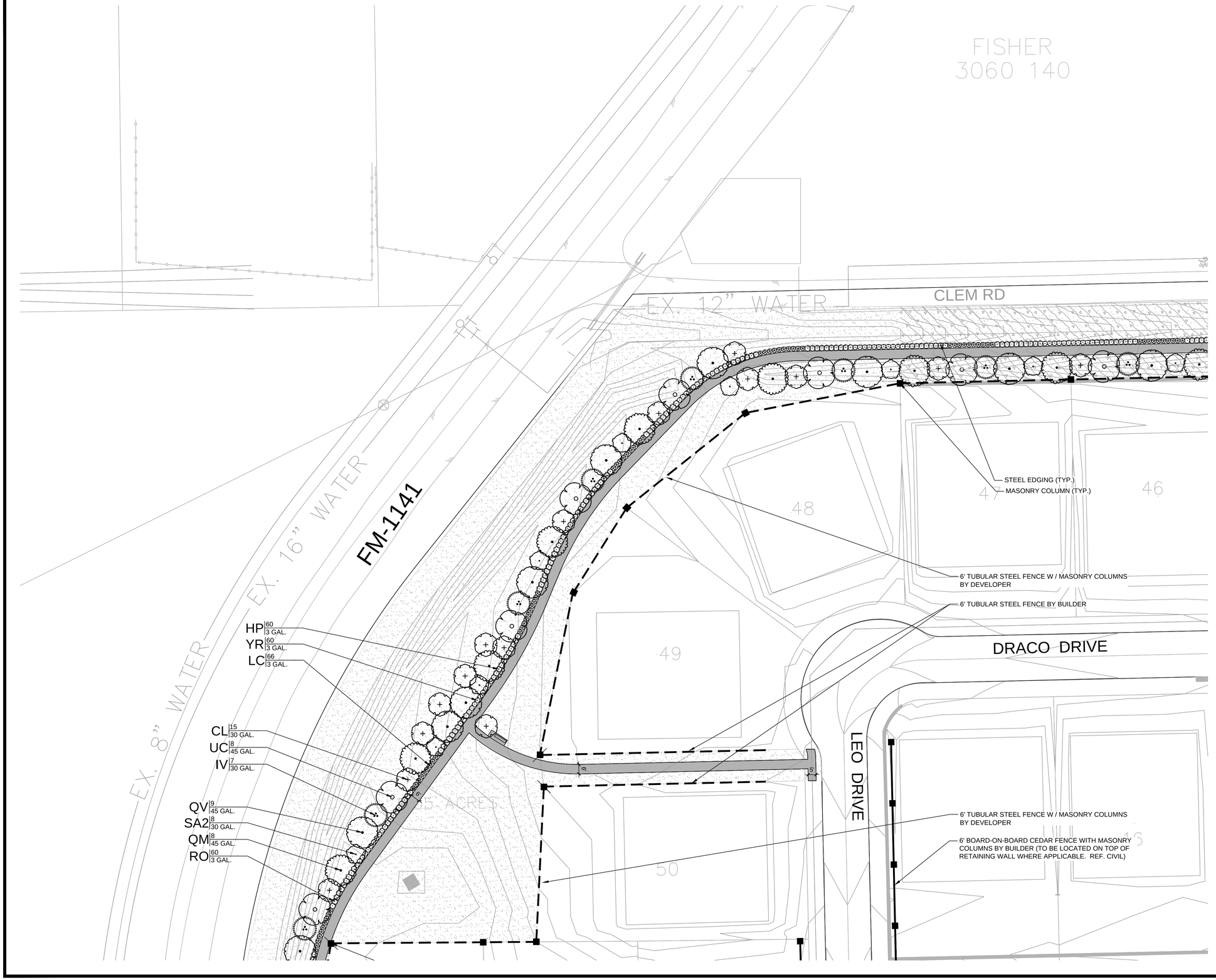
No.	Date	Revision Description

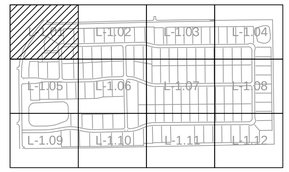
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

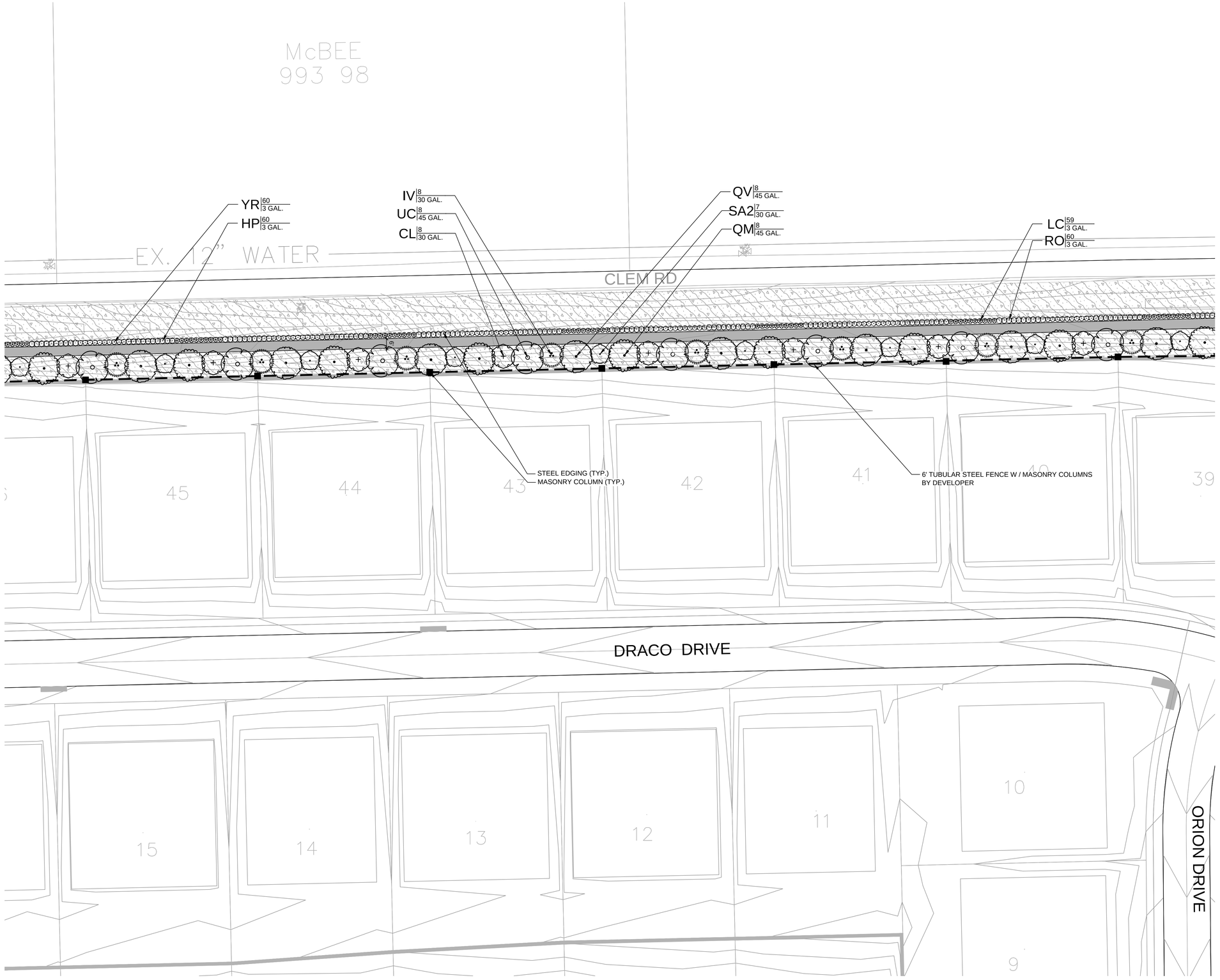
No.	Date	Revision Description

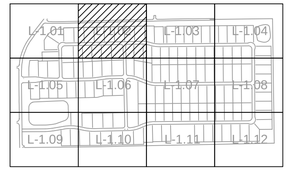
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
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	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.02

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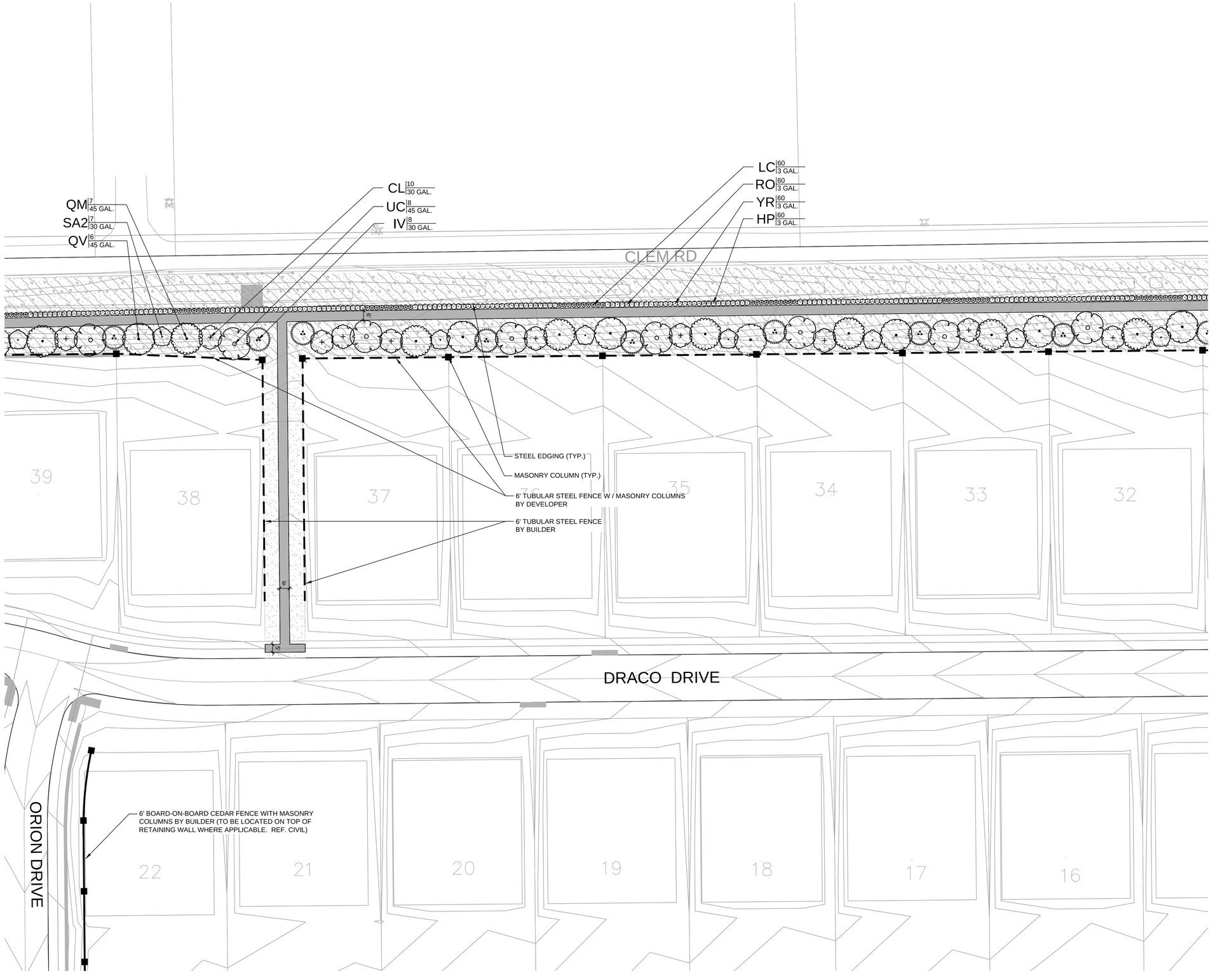

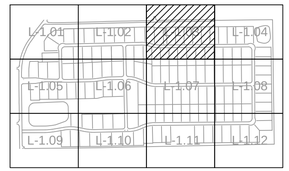

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.03

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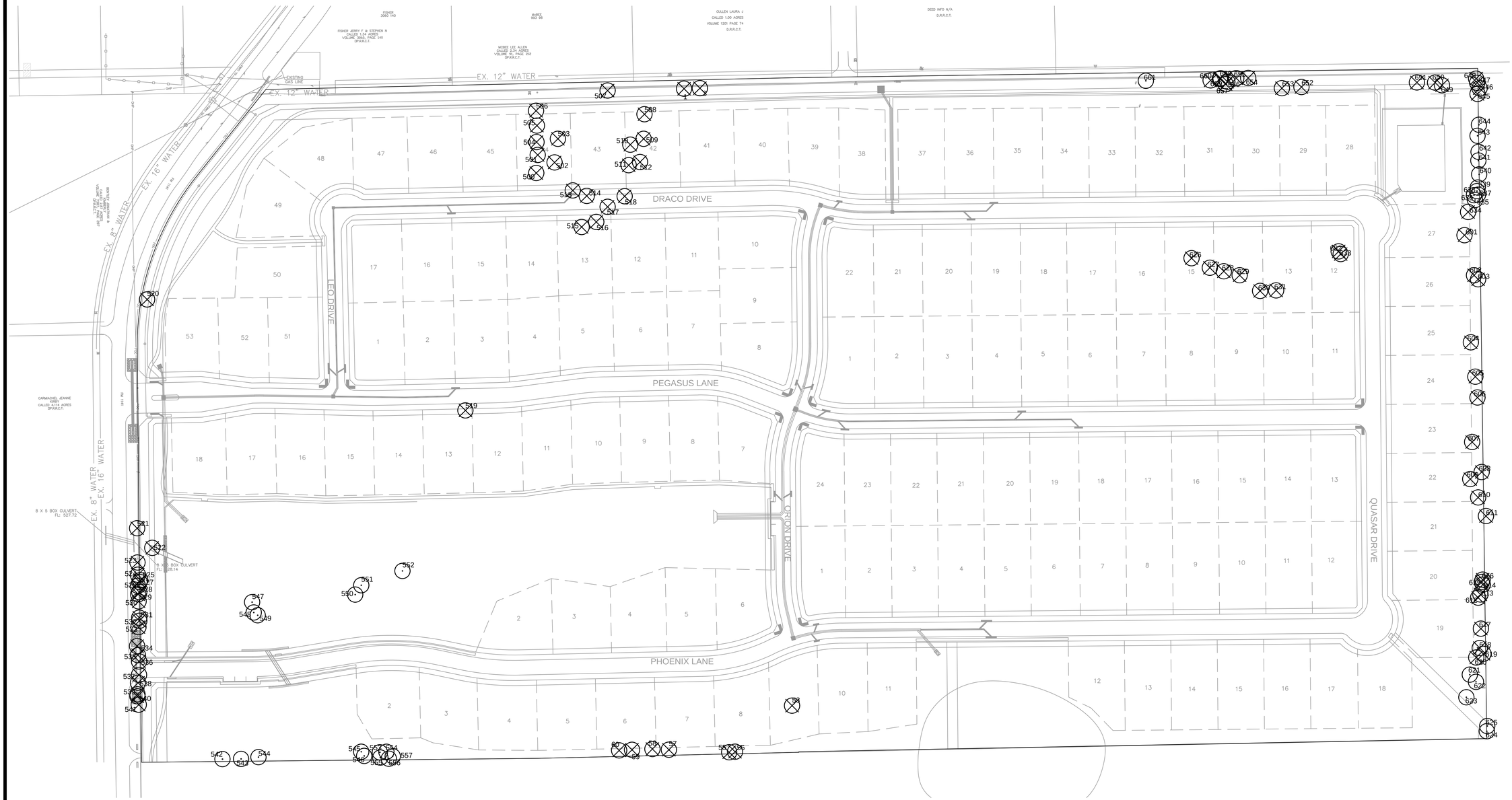


TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	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	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Healthy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Healthy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	112.6	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	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
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							397.0	32.0	188.0	-	-
							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
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-3.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER

L-4.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	7	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
2	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
3	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
4	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
5	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
6	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
7	7	sugarberry	Healthy	REMOVED	-	-	3.5	-	-
8	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
9	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
10	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
11	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
12	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
13	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
14	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
15	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
16	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
17	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
18	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
19	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
20	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
21	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
22	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
23	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
24	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
25	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
26	13	live oak	Healthy	PRESERVED	-	-	-	-	-
27	19	sugarberry	Healthy	PRESERVED	-	-	-	-	-
28	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
29	25	sugarberry	Healthy	PRESERVED	-	-	-	-	-
30	17	sugarberry	Healthy	PRESERVED	-	-	-	-	-
31	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
32	23	sugarberry	Healthy	PRESERVED	-	-	-	-	-
33	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
34	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
35	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
36	17	sugarberry	Healthy	REMOVED	-	-	8.5	-	-
37	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
38	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
39	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
40	13	sugarberry	Healthy	PRESERVED	-	-	-	-	-
41	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
42	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
43	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
44	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
45	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
46	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
47	9	sugarberry	Healthy	PRESERVED	-	-	-	-	-
48	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
49	21	sugarberry	Healthy	PRESERVED	-	-	-	-	-
50	8	sugarberry	Healthy	PRESERVED	-	-	-	-	-
51	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
52	9	live oak	Healthy	PRESERVED	-	-	-	-	-
53	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
54	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
55	8	eastern red cedar	Healthy	REMOVED	-	-	4.0	-	-
					-	-	128.0	-	-
					Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN TABLES

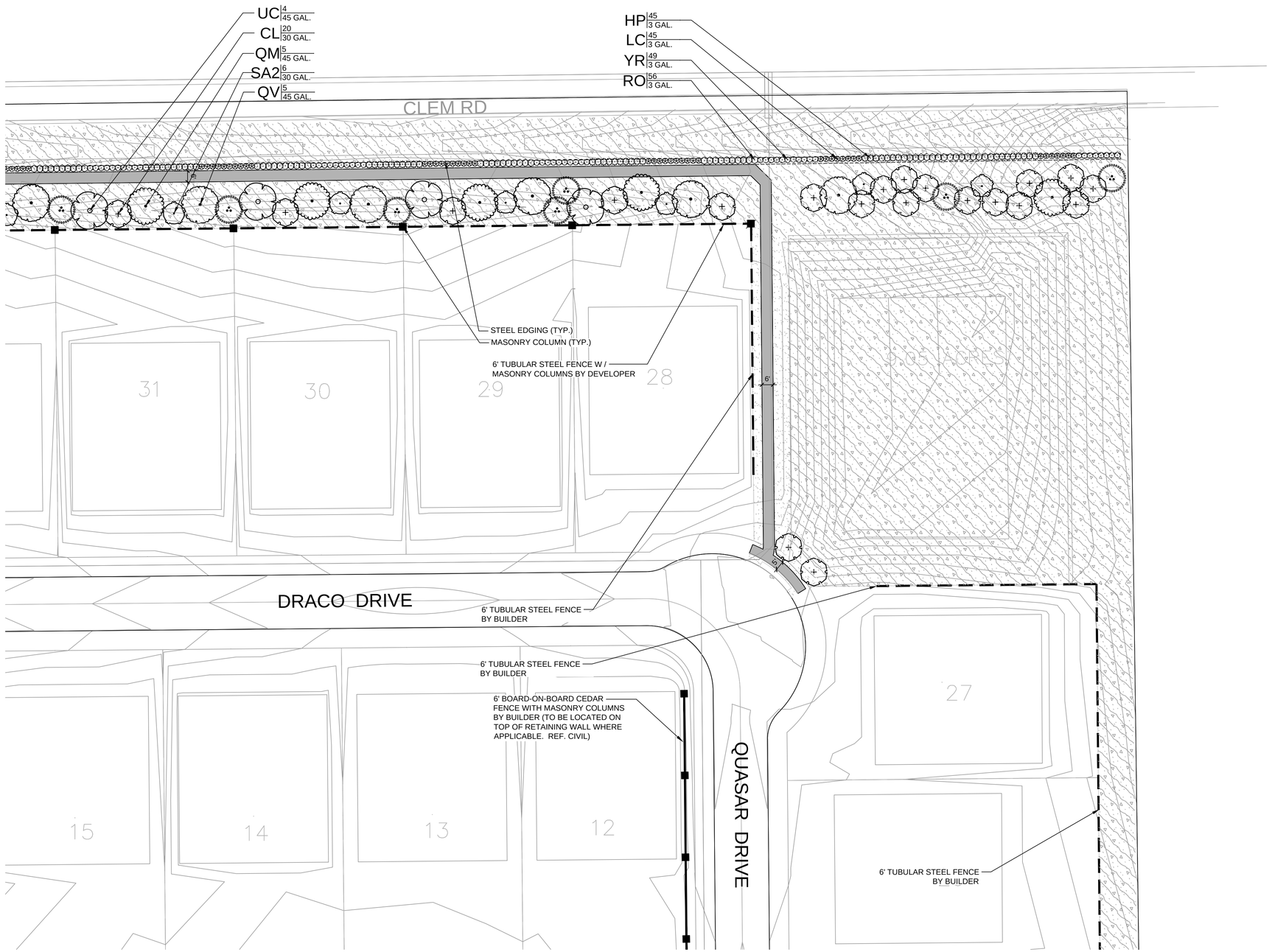
No.	Date	Revision Description

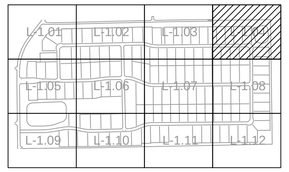
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-4.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.04

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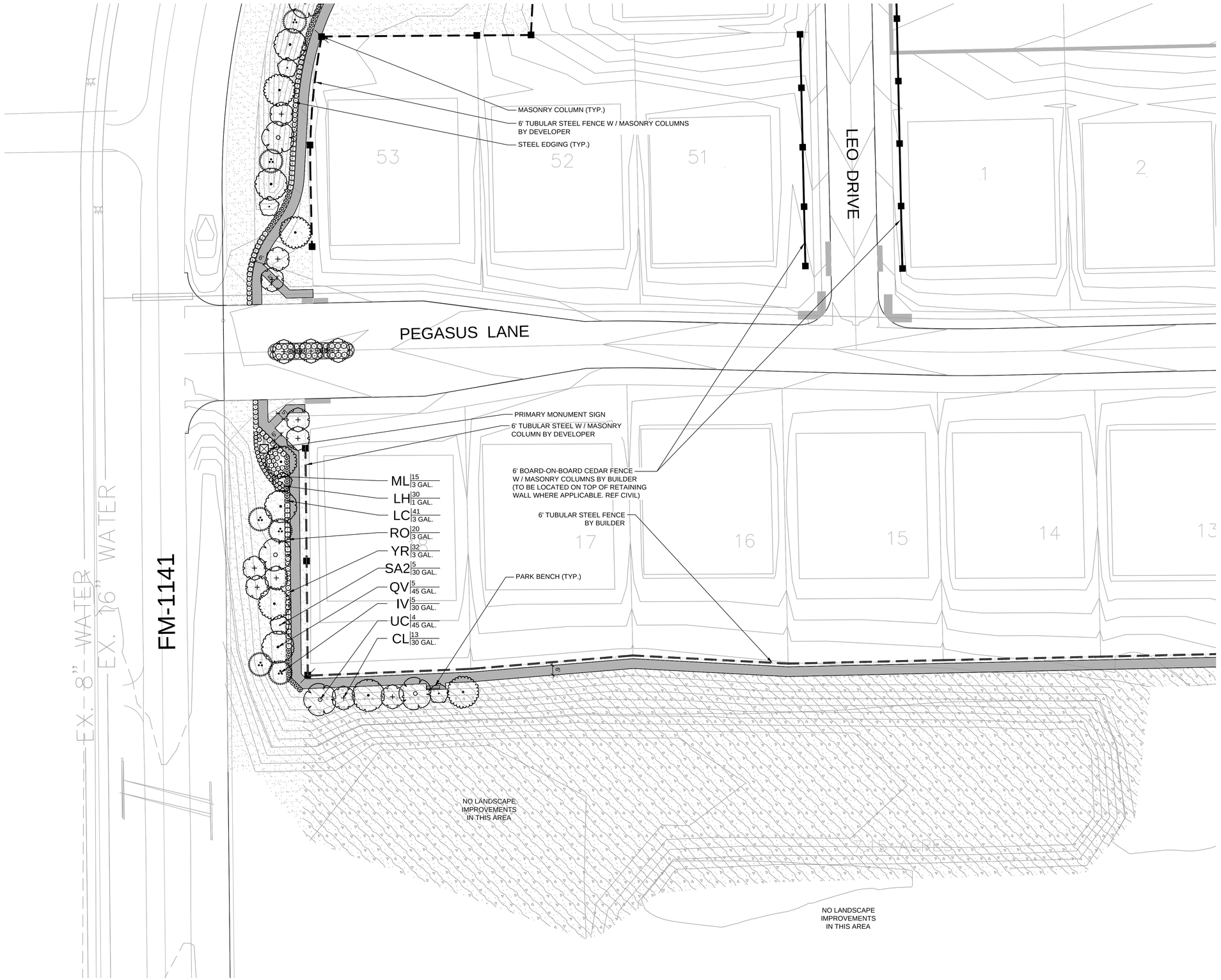

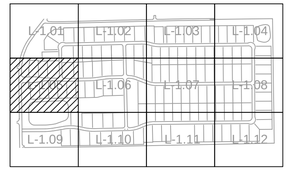

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

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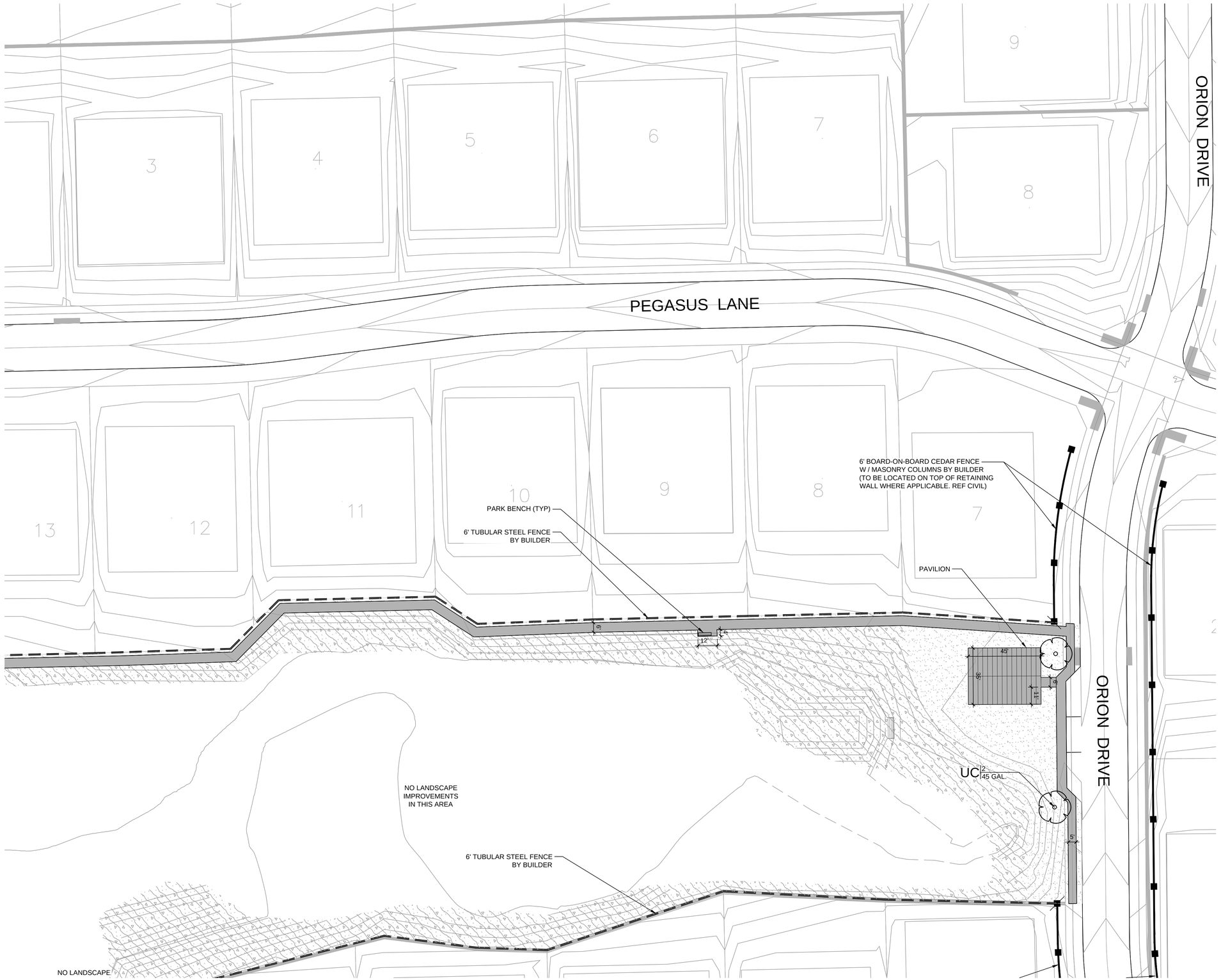

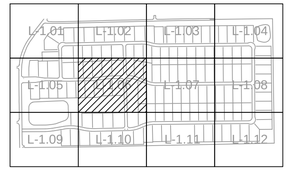

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.06

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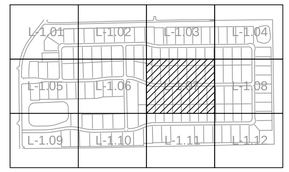

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
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SHRUBS	BOTANICAL / COMMON NAME
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	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
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GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

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GRAPHIC SCALE

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.07

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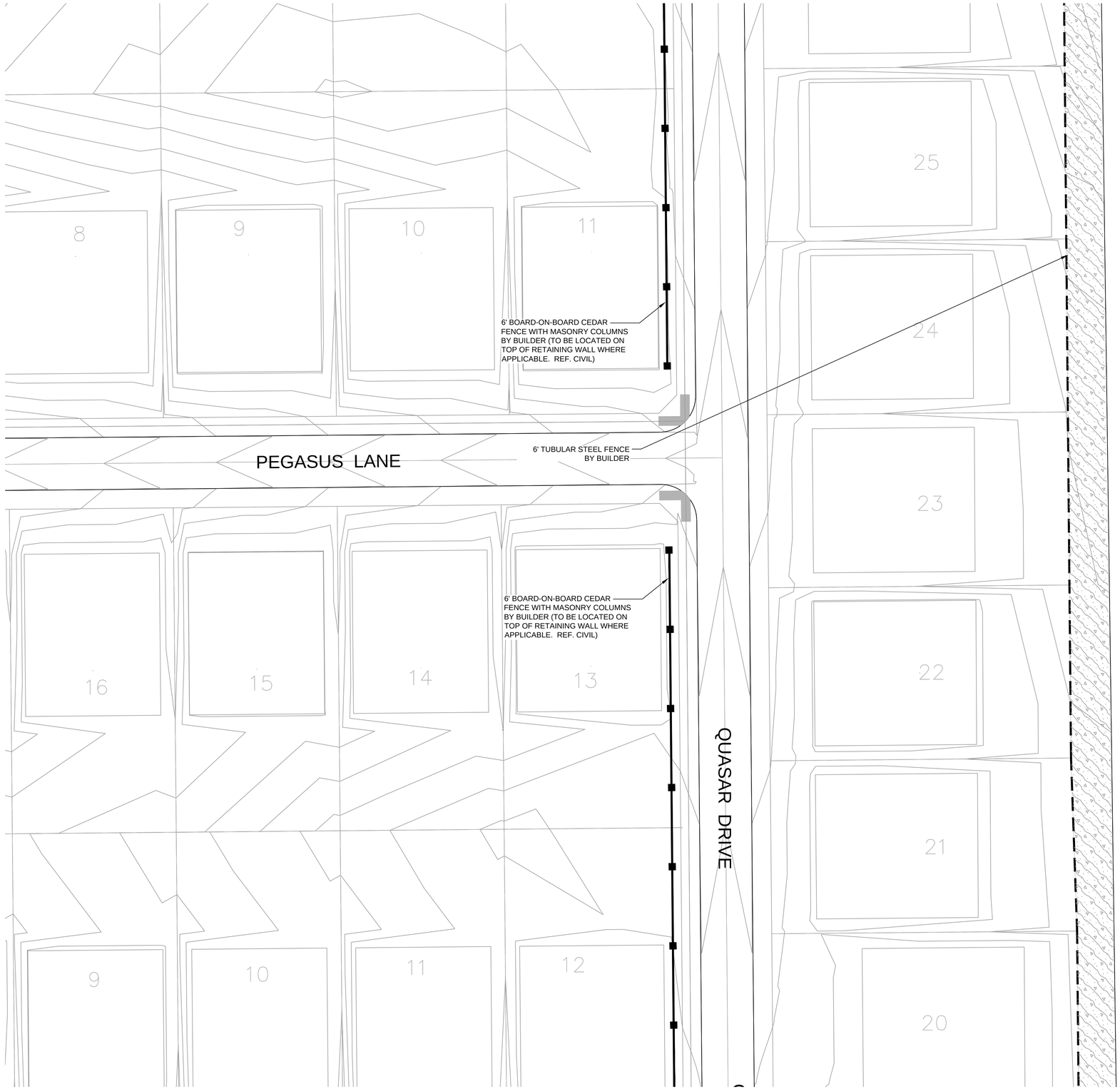

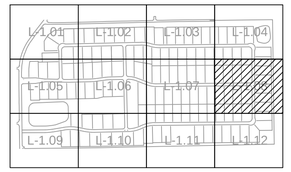

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
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GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

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N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.08

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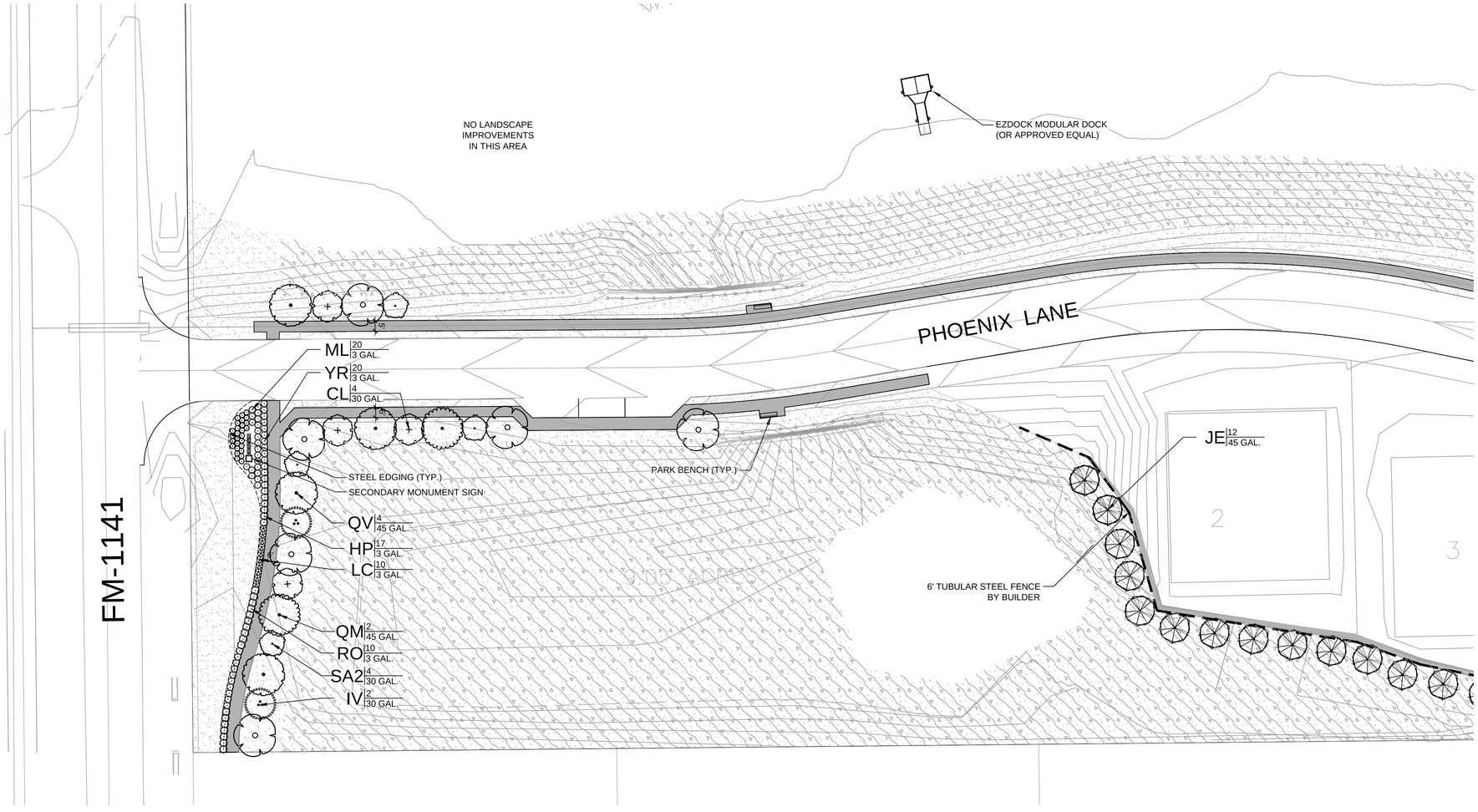

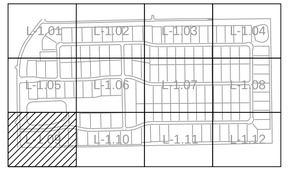

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PLANT SCHEDULE

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REGISTRATION # F-10599 (TEXAS)

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.09

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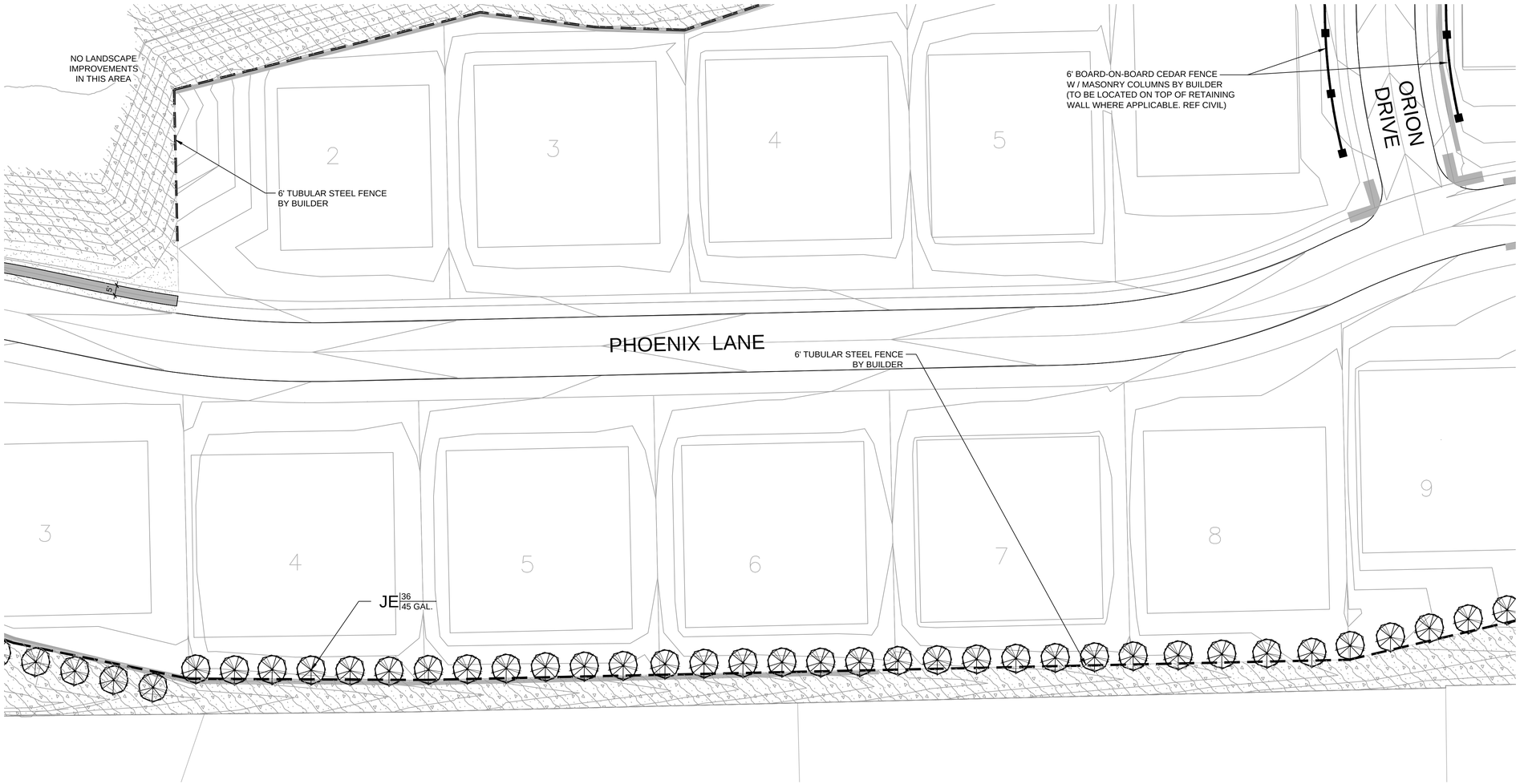

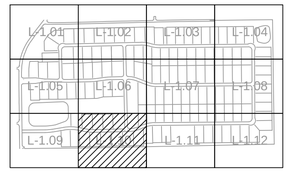

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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	SOPHORA AFFINIS EVE'S NECKLACE

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GROUND COVERS	BOTANICAL / COMMON NAME
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N

GRAPHIC SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.10

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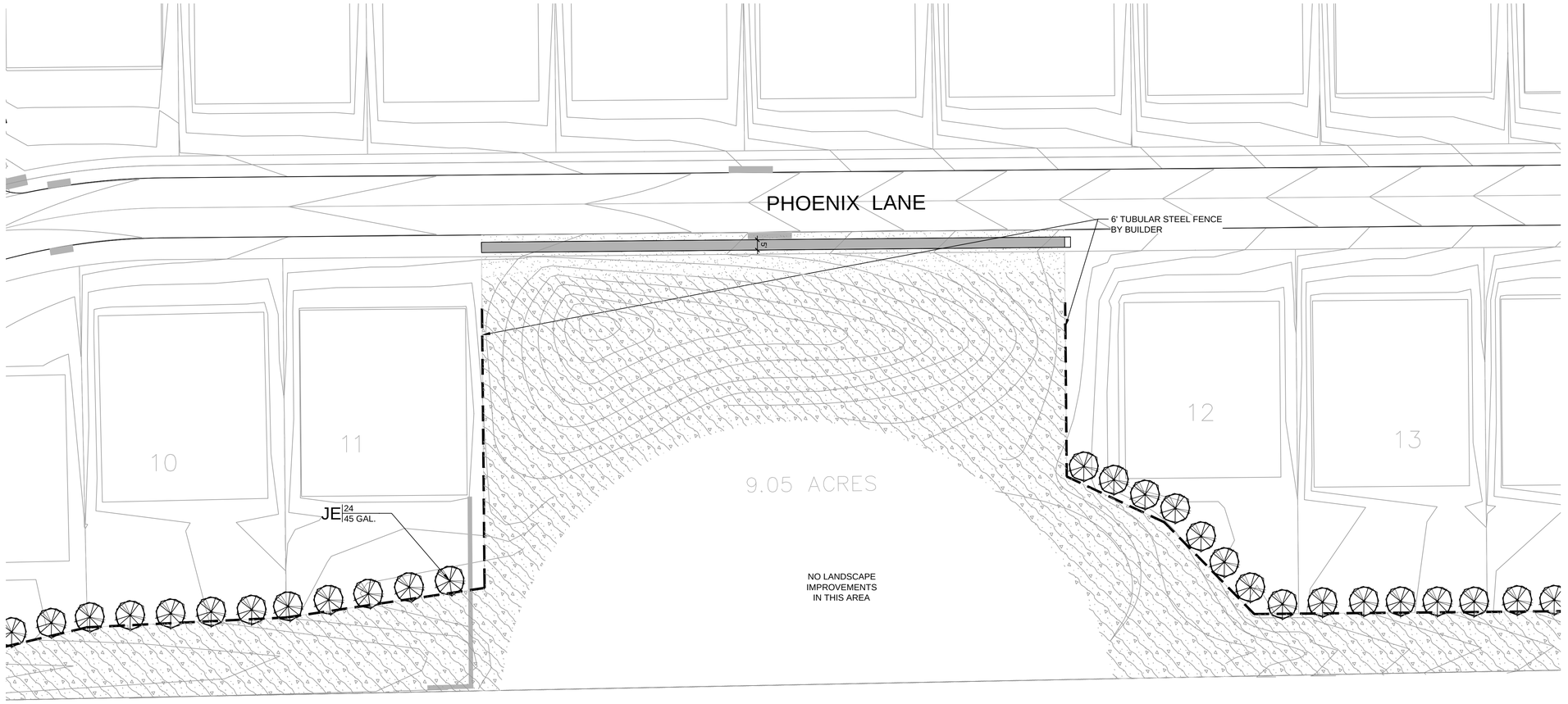

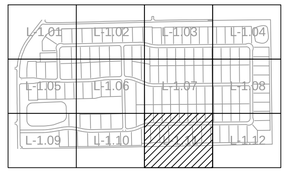

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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GROUND COVERS	BOTANICAL / COMMON NAME
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FENCING LEGEND

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N

GRAPHIC SCALE

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(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.11

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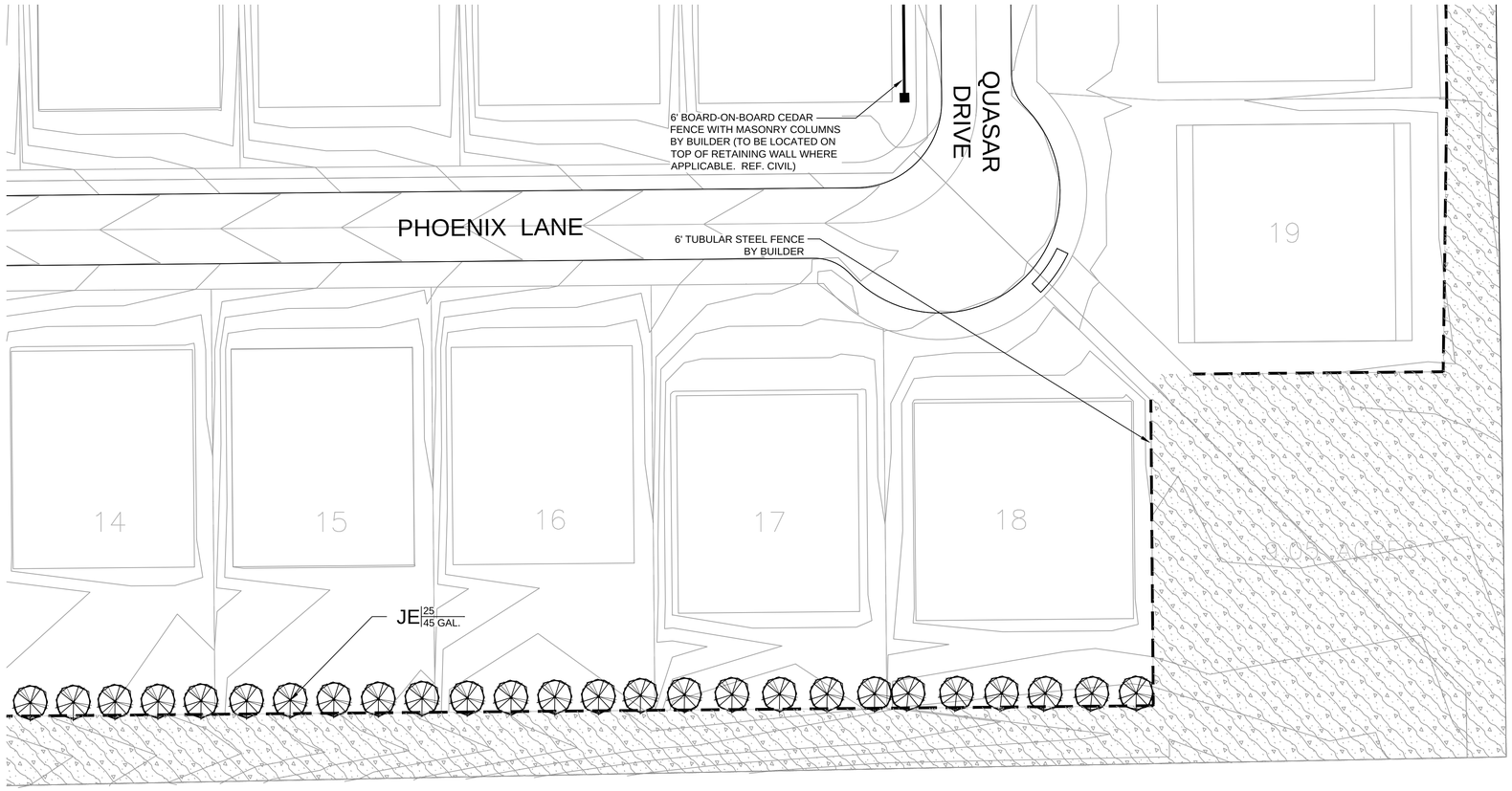

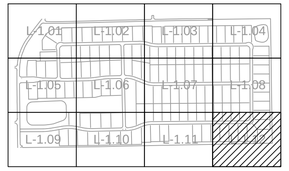

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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GROUND COVERS	BOTANICAL / COMMON NAME
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FENCING LEGEND

- TUBULAR STEEL FENCE
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N

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.12

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	297,066 SF
	TEMPORARY IRRIGATION	268,578 SF

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
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OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.13

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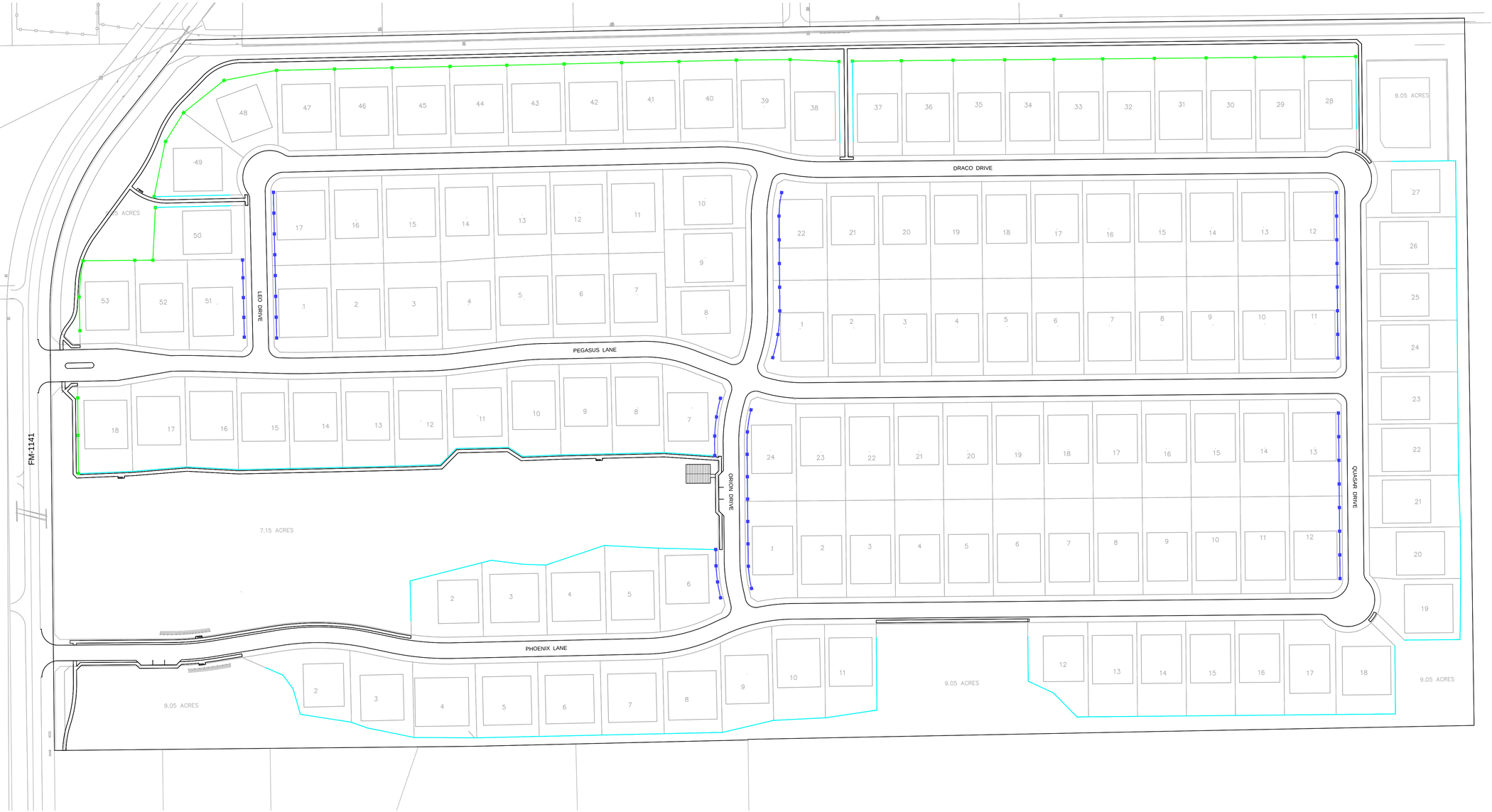

FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
	MASONRY COLUMN (BY DEVELOPER)	35
	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
	MASONRY COLUMN (BY BUILDER)	54

N

GRAPHIC SCALE

100 0 50 100 200

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FENCING PLAN

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03 / 15 / 22

SHEET NUMBER
L-1.14

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

HARDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

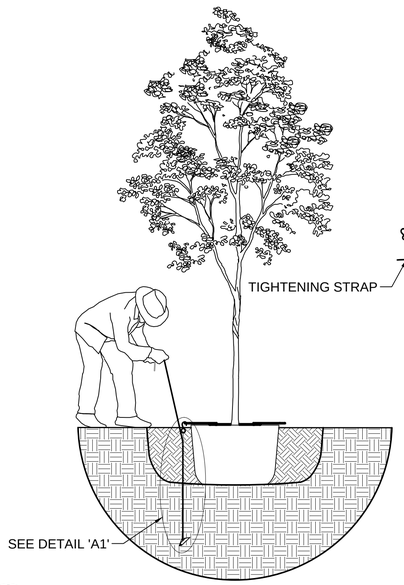
REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.15

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson

GENERAL NOTES:

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	

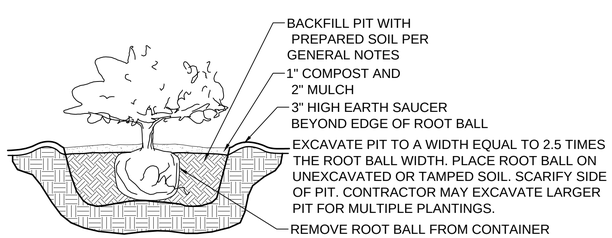
STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

B TREE STAKING DETAIL

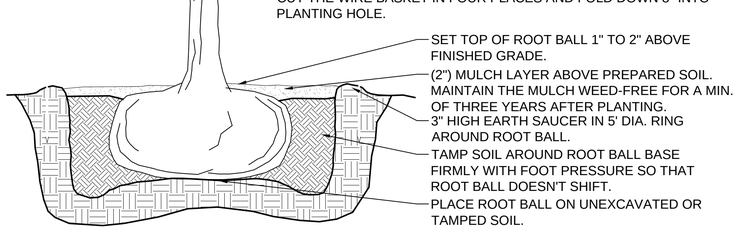
NOT TO SCALE



A SHRUB PLANTING DETAIL

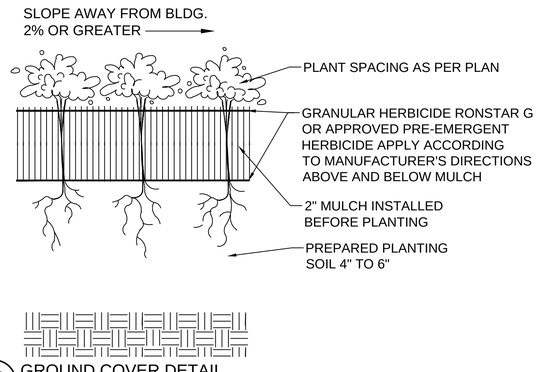
NOT TO SCALE

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



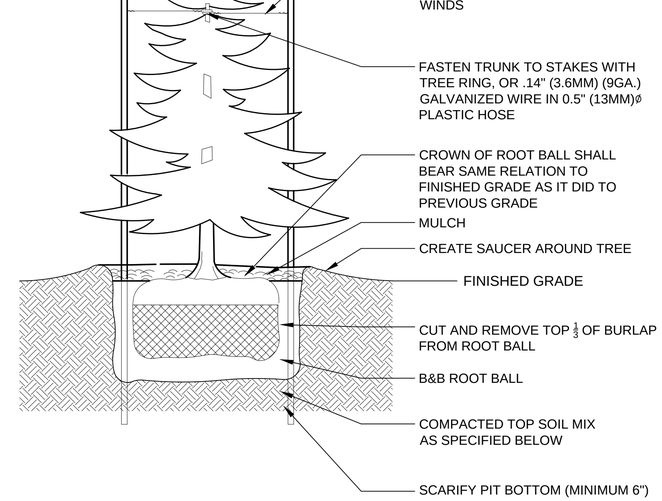
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE NOTES & DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.00

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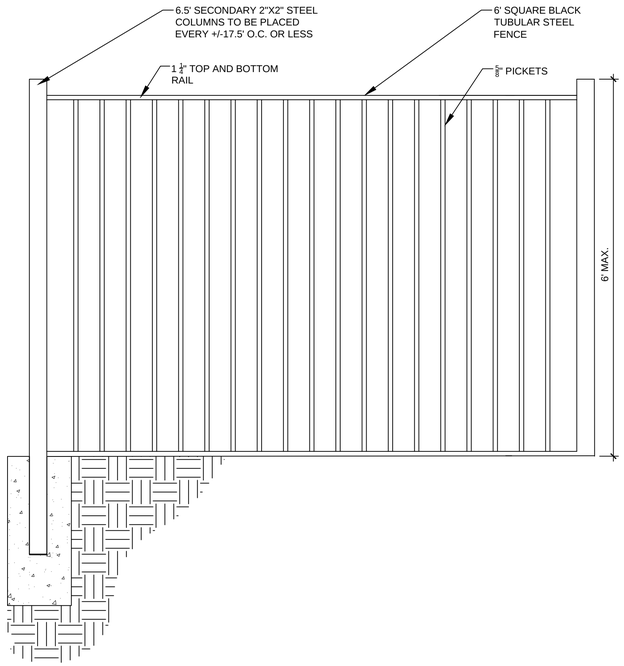
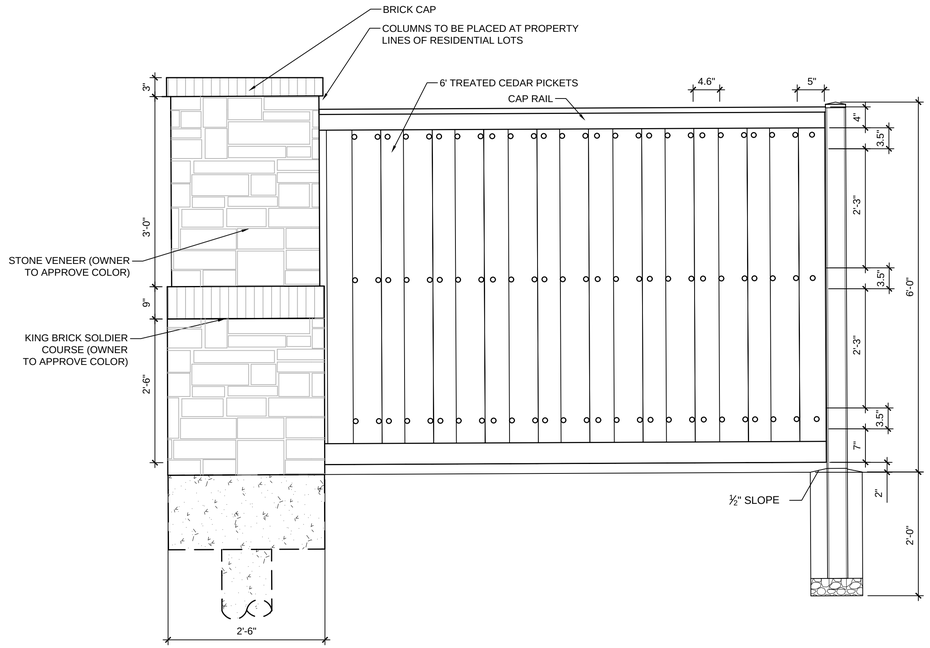


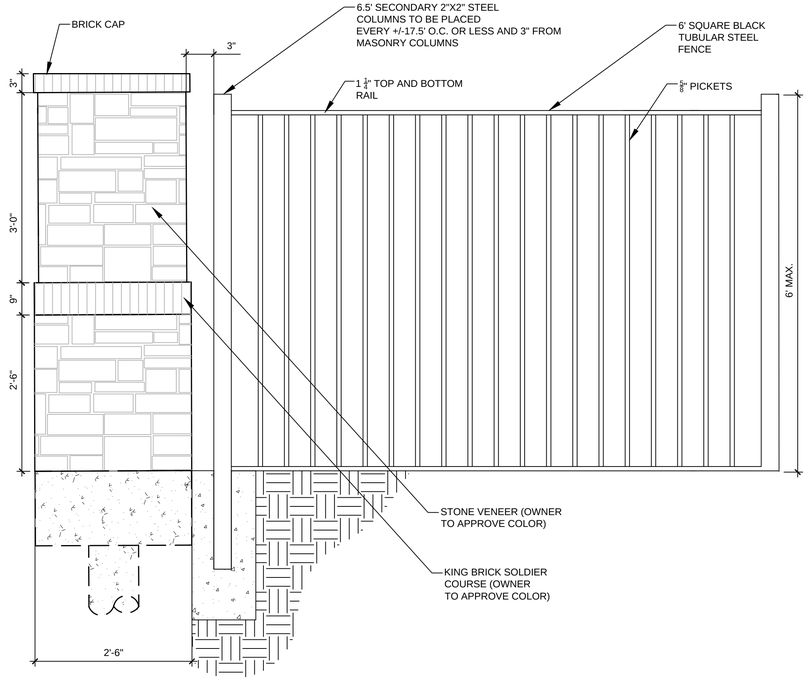
A TUBULAR STEEL FENCE DETAIL

NOT TO SCALE



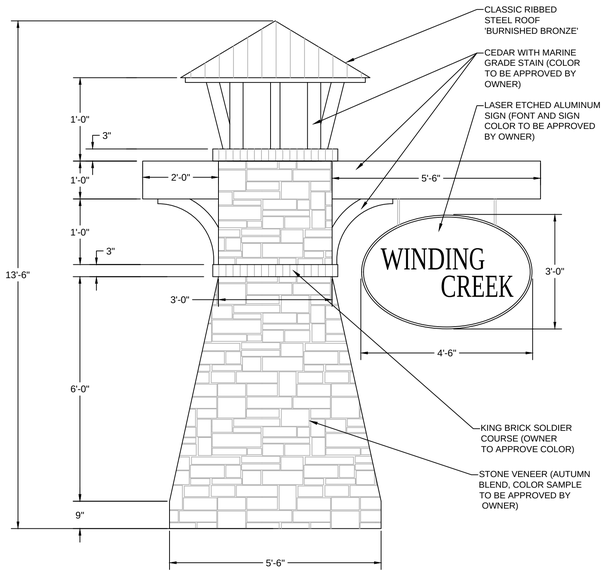
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL

NOT TO SCALE



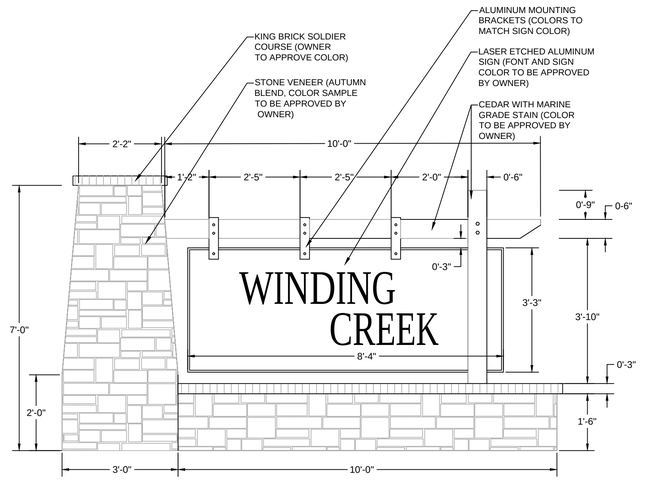
C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL

NOT TO SCALE



D PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



E SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
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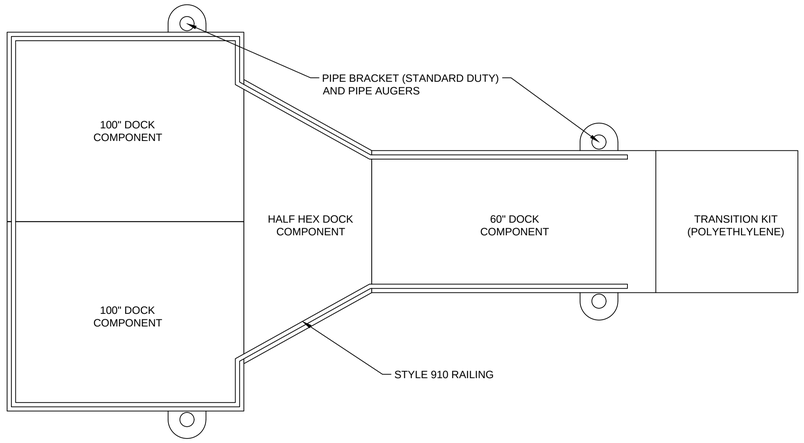

1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL)

3/8" = 1'-0" D-01

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	38	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	39	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	308	HESPERALOE PARVIFLORA RED YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	LEUCOPHYLLUM FRUTESCENS `COMPACTA` COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	266	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	281	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	428,839 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	107,841 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
3	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
4	PARK BENCH	5
5	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF
6	PERMANENT IRRIGATION	296,432 SF
7	TEMPORARY IRRIGATION	268,578 SF

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.02

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	S.E. Corner of Clem Rd. and FM. 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☑ ***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	Falcon Place SF, LTD.	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 3703.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March, 20 22 *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."*

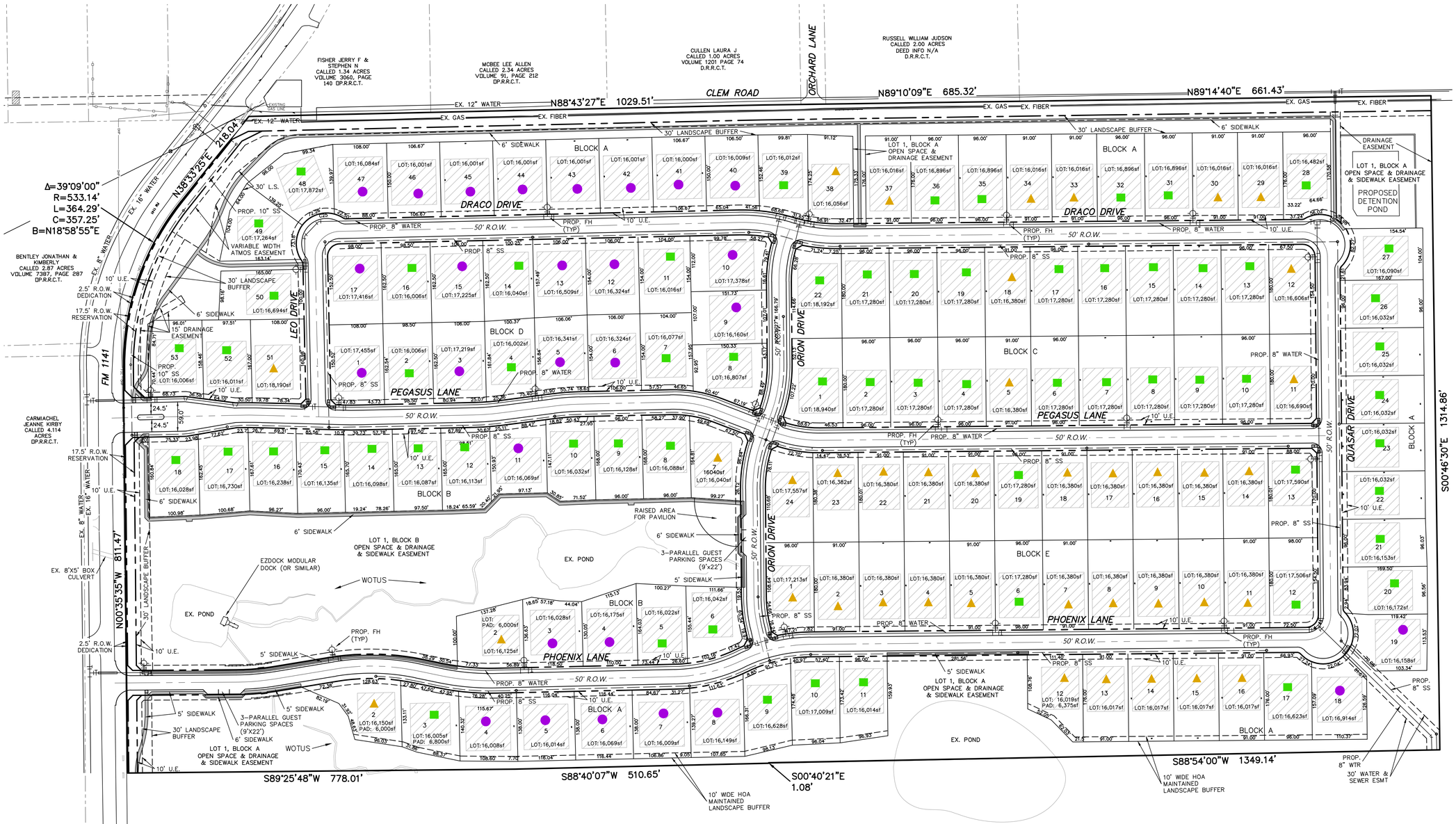
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March, 2022

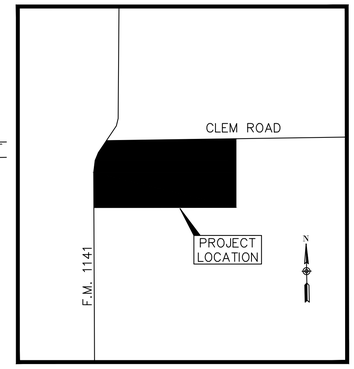
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

MY COMMISSION EXPIRES 4/23/2024





LOCATION MAP
N.T.S.

N

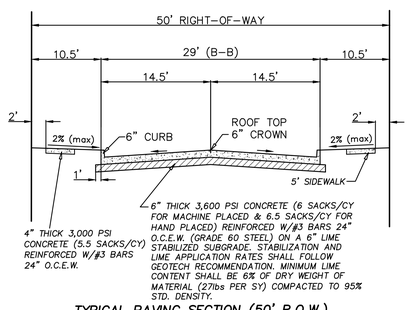
100 50 0 100 200

SCALE: 1" = 100'

APPROVED:

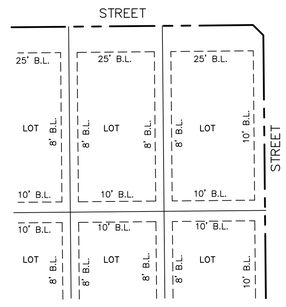
Planning & Zoning Chairman Date

Planning Director Date

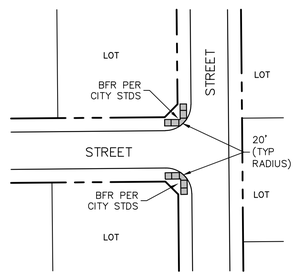


TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE

NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.



BUILDING SETBACK EXHIBIT
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE

SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

LEGEND

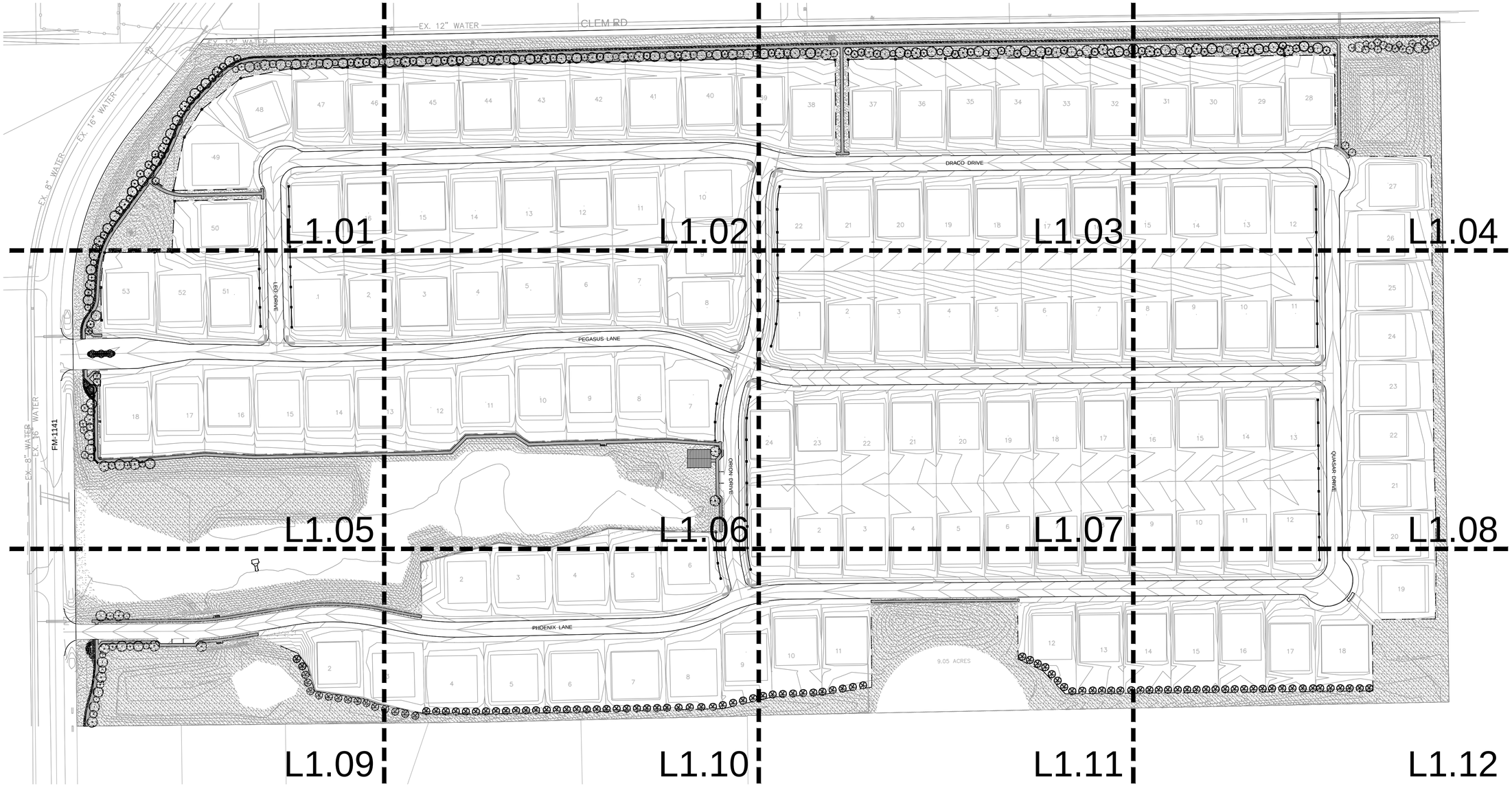
WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
■	80'x90' PAD (65 LOTS) *(7,200sf)
▲	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MARCH 2022
SCALE: 1"=100'

CASE NO. _____



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	ROSMARINUS OFFICINALIS / ROSEMARY
	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

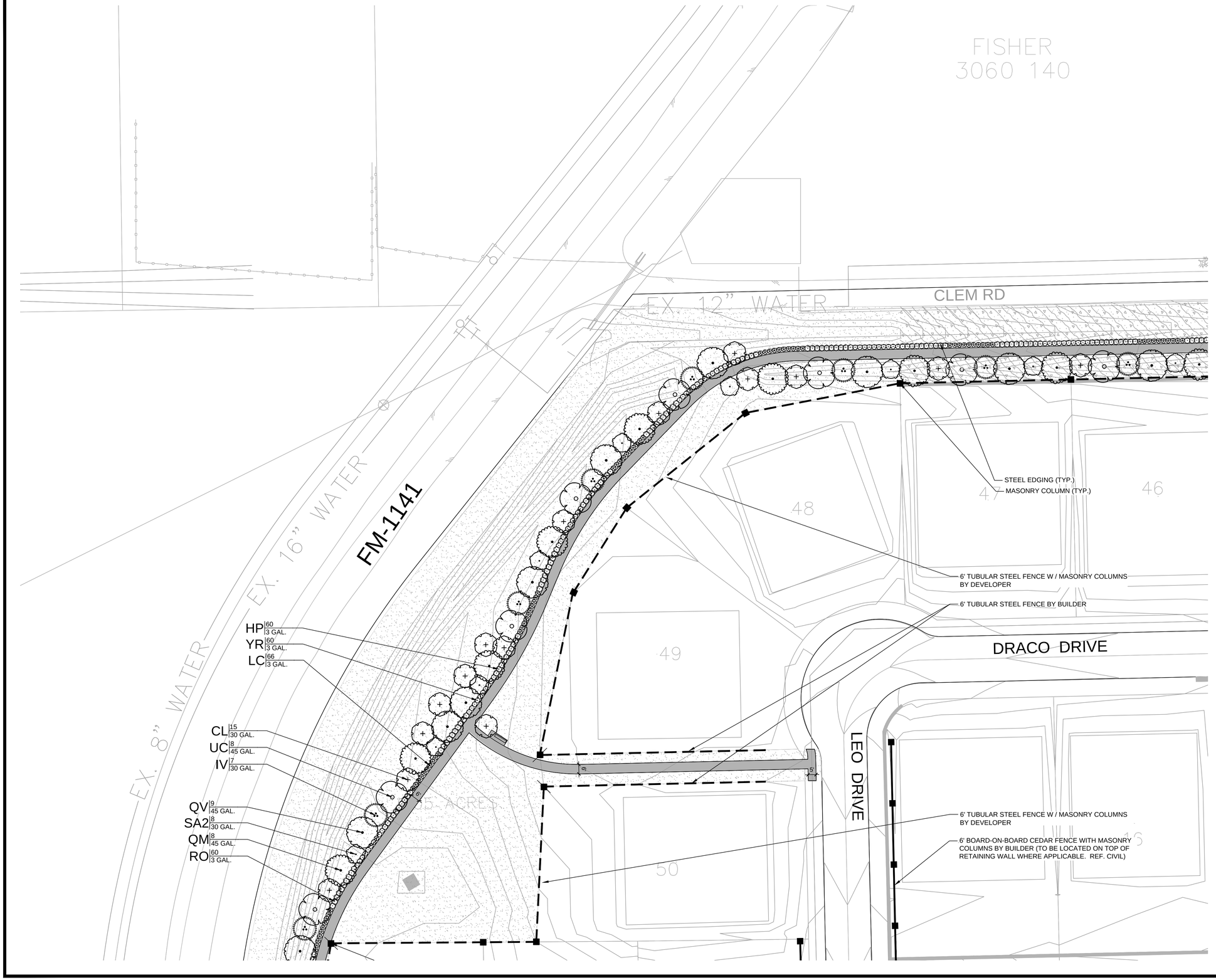
No.	Date	Revision Description

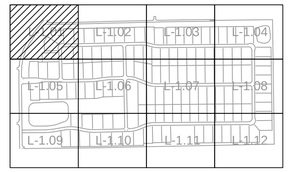
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

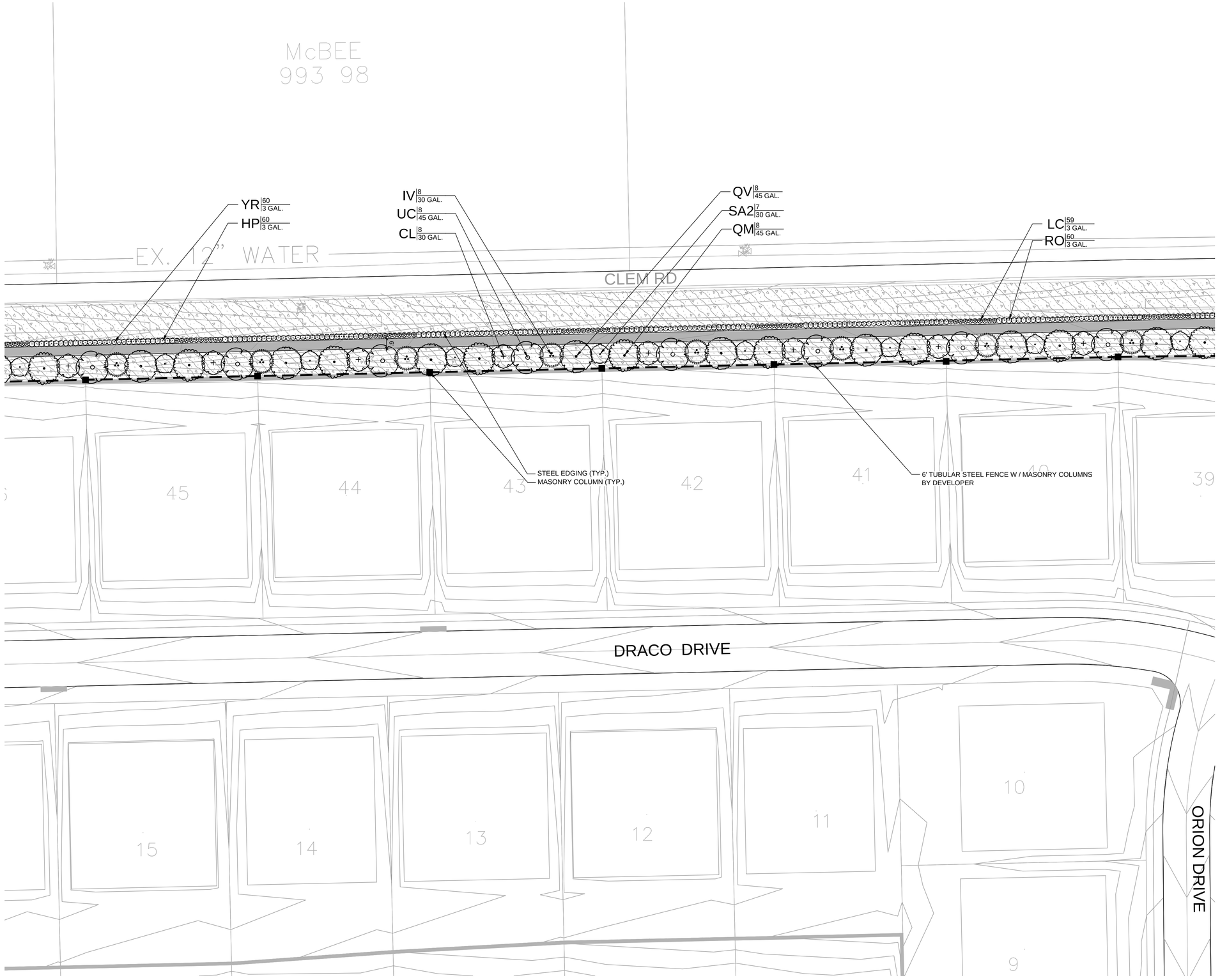
No.	Date	Revision Description

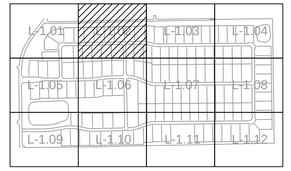
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

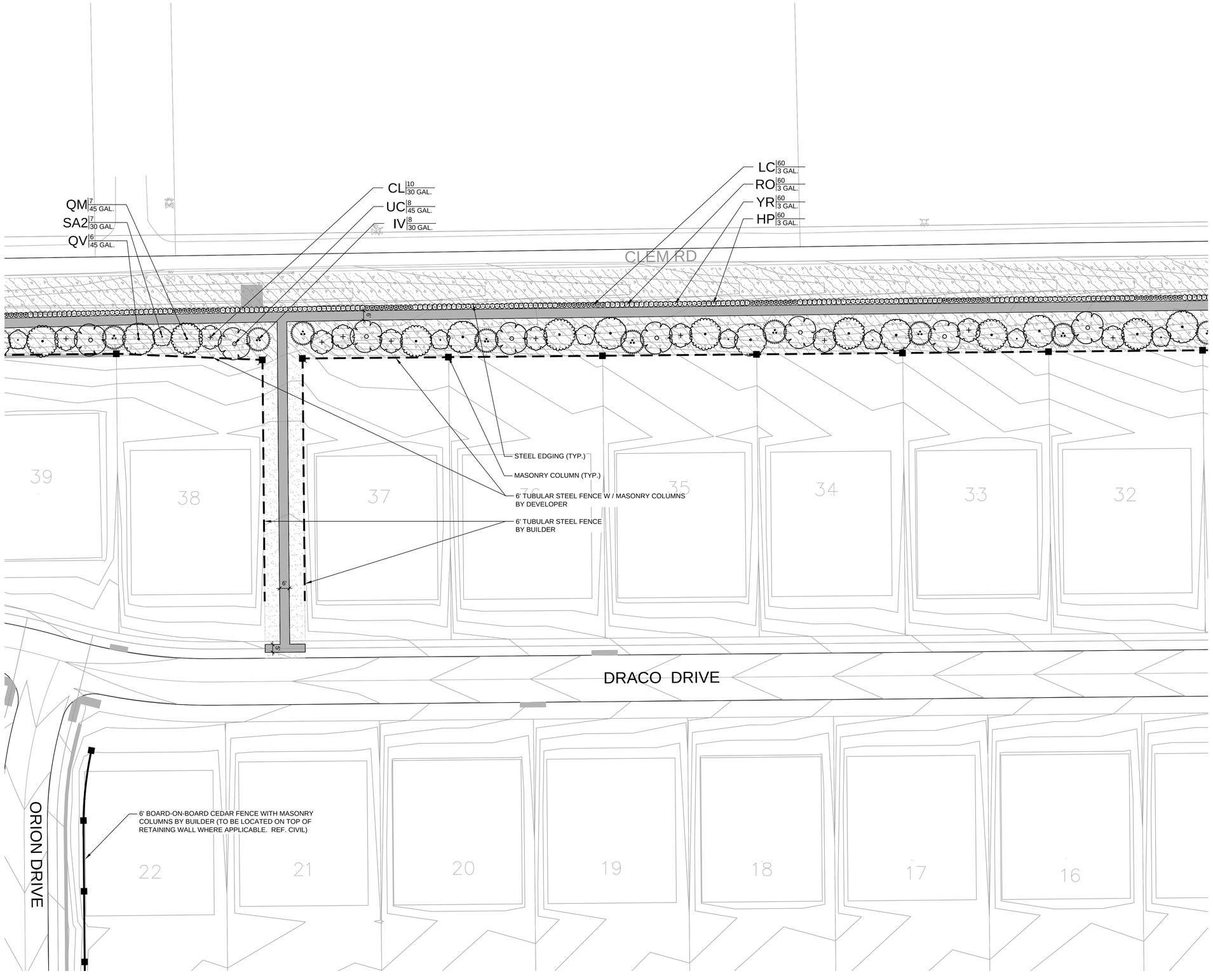
No.	Date	Revision Description

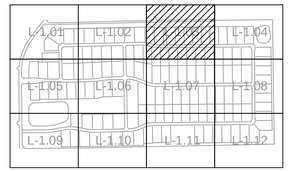
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.02

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

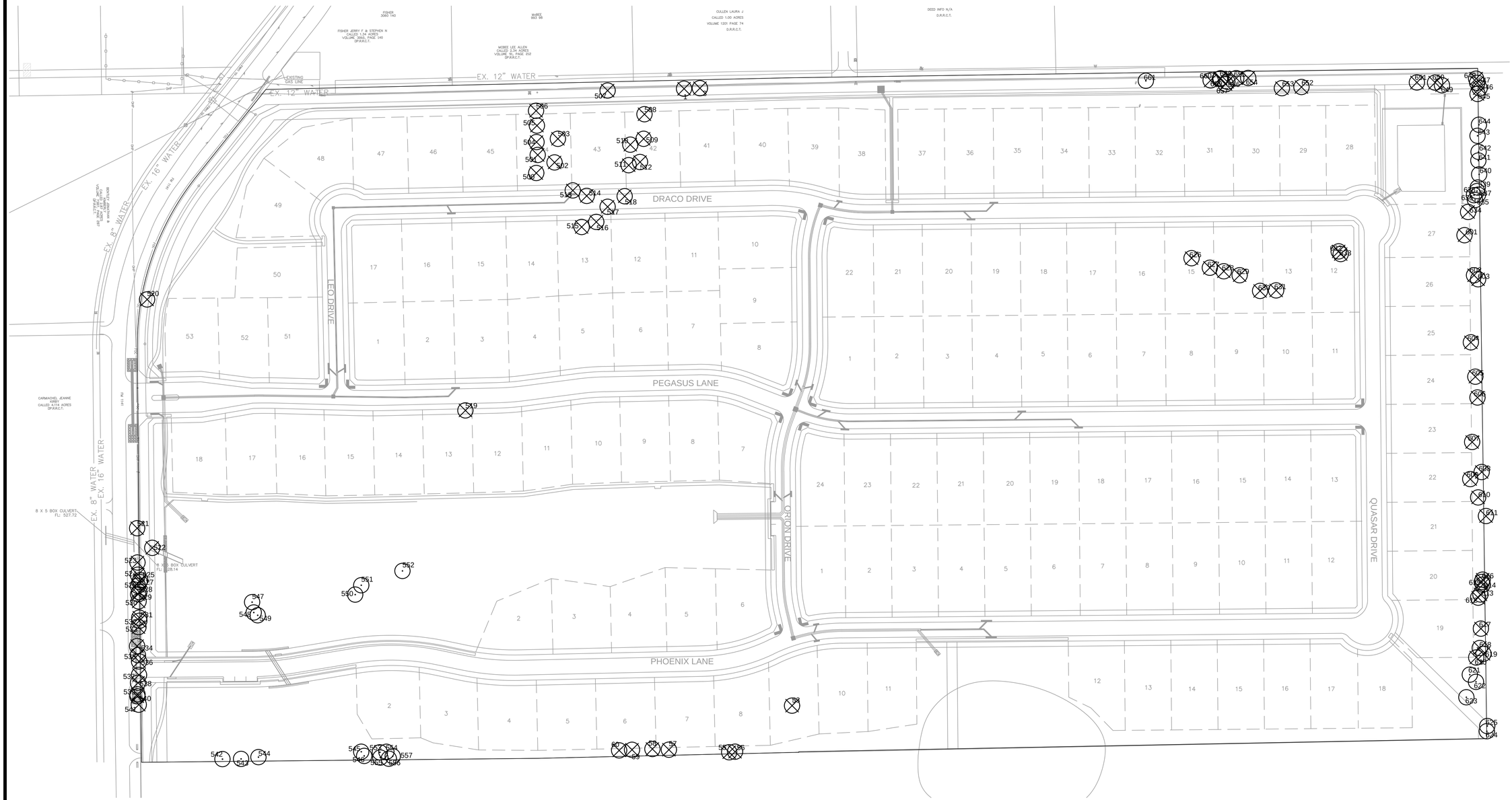
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson



TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	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	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Healthy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Healthy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	112.6	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	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
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							397.0	32.0	188.0	-	-
							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
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-3.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER

L-4.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	7	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
2	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
3	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
4	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
5	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
6	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
7	7	sugarberry	Healthy	REMOVED	-	-	3.5	-	-
8	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
9	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
10	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
11	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
12	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
13	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
14	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
15	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
16	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
17	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
18	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
19	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
20	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
21	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
22	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
23	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
24	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
25	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
26	13	live oak	Healthy	PRESERVED	-	-	-	-	-
27	19	sugarberry	Healthy	PRESERVED	-	-	-	-	-
28	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
29	25	sugarberry	Healthy	PRESERVED	-	-	-	-	-
30	17	sugarberry	Healthy	PRESERVED	-	-	-	-	-
31	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
32	23	sugarberry	Healthy	PRESERVED	-	-	-	-	-
33	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
34	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
35	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
36	17	sugarberry	Healthy	REMOVED	-	-	8.5	-	-
37	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
38	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
39	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
40	13	sugarberry	Healthy	PRESERVED	-	-	-	-	-
41	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
42	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
43	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
44	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
45	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
46	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
47	9	sugarberry	Healthy	PRESERVED	-	-	-	-	-
48	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
49	21	sugarberry	Healthy	PRESERVED	-	-	-	-	-
50	8	sugarberry	Healthy	PRESERVED	-	-	-	-	-
51	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
52	9	live oak	Healthy	PRESERVED	-	-	-	-	-
53	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
54	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
55	8	eastern red cedar	Healthy	REMOVED	-	-	4.0	-	-
					-	-	128.0	-	-
					Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN TABLES

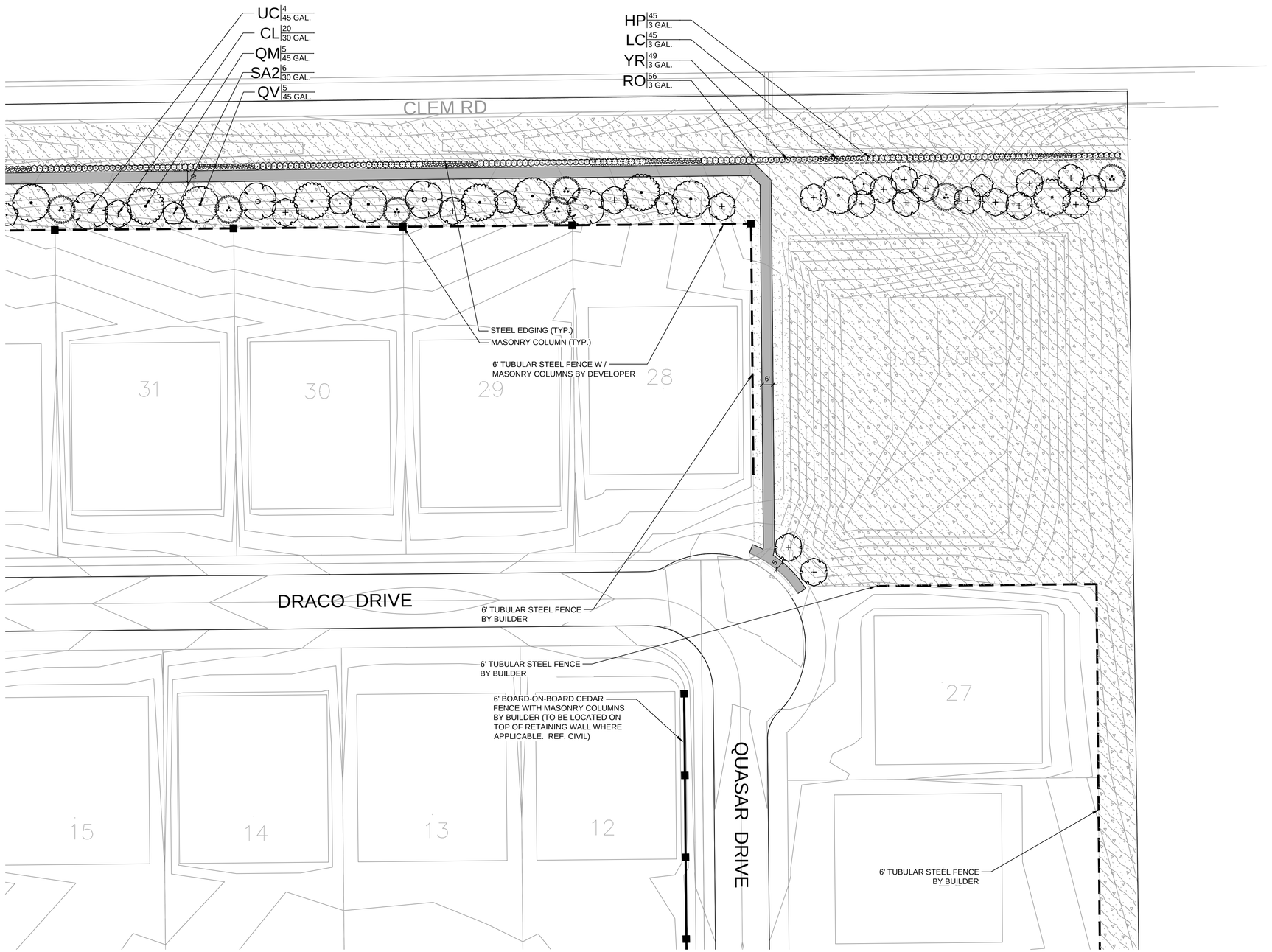
No.	Date	Revision Description

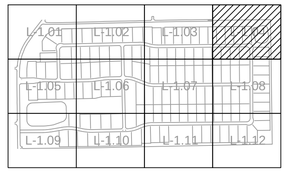
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-4.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

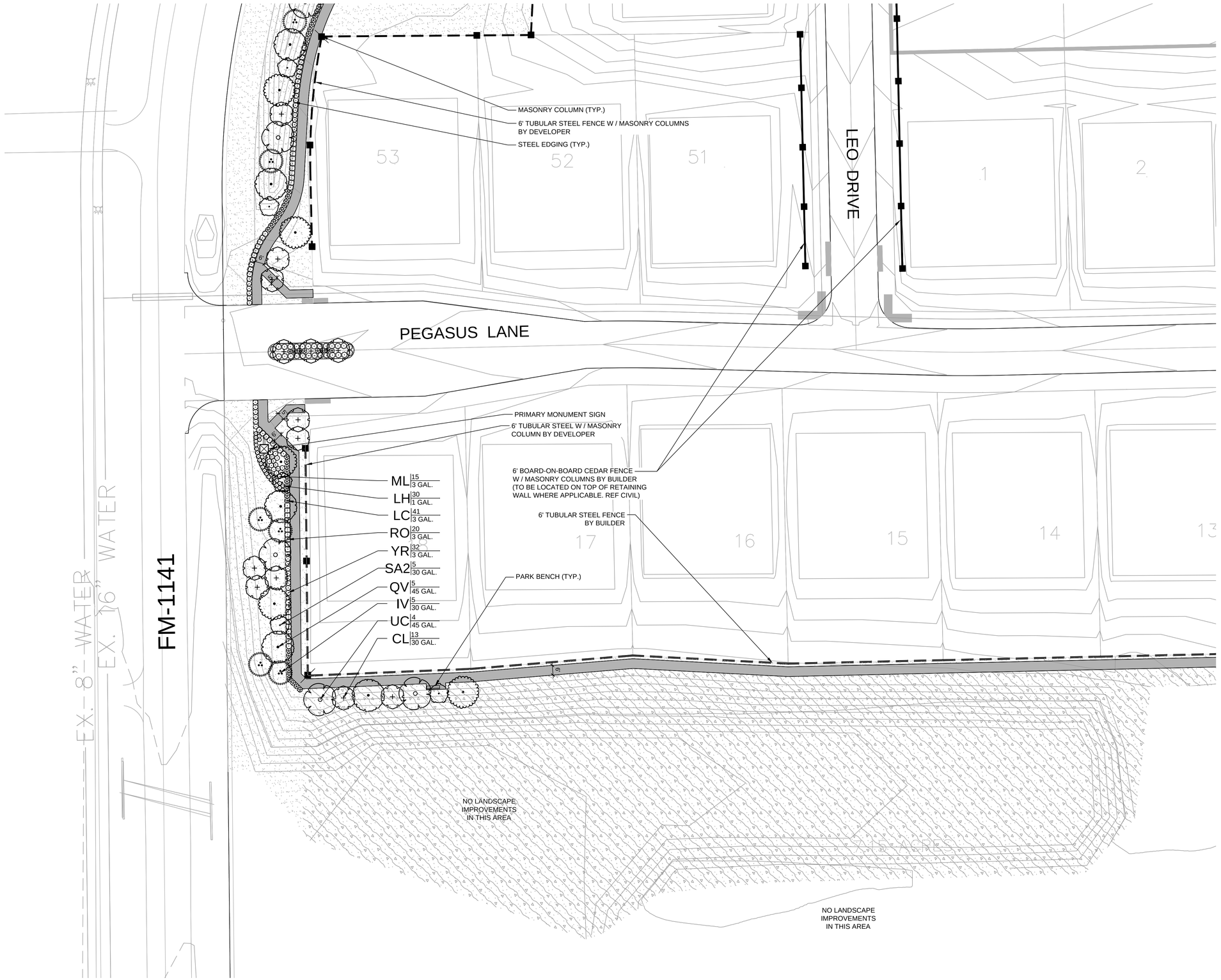
No.	Date	Revision Description

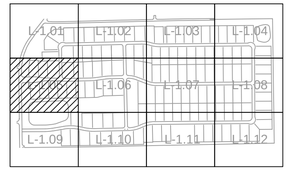
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.04

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

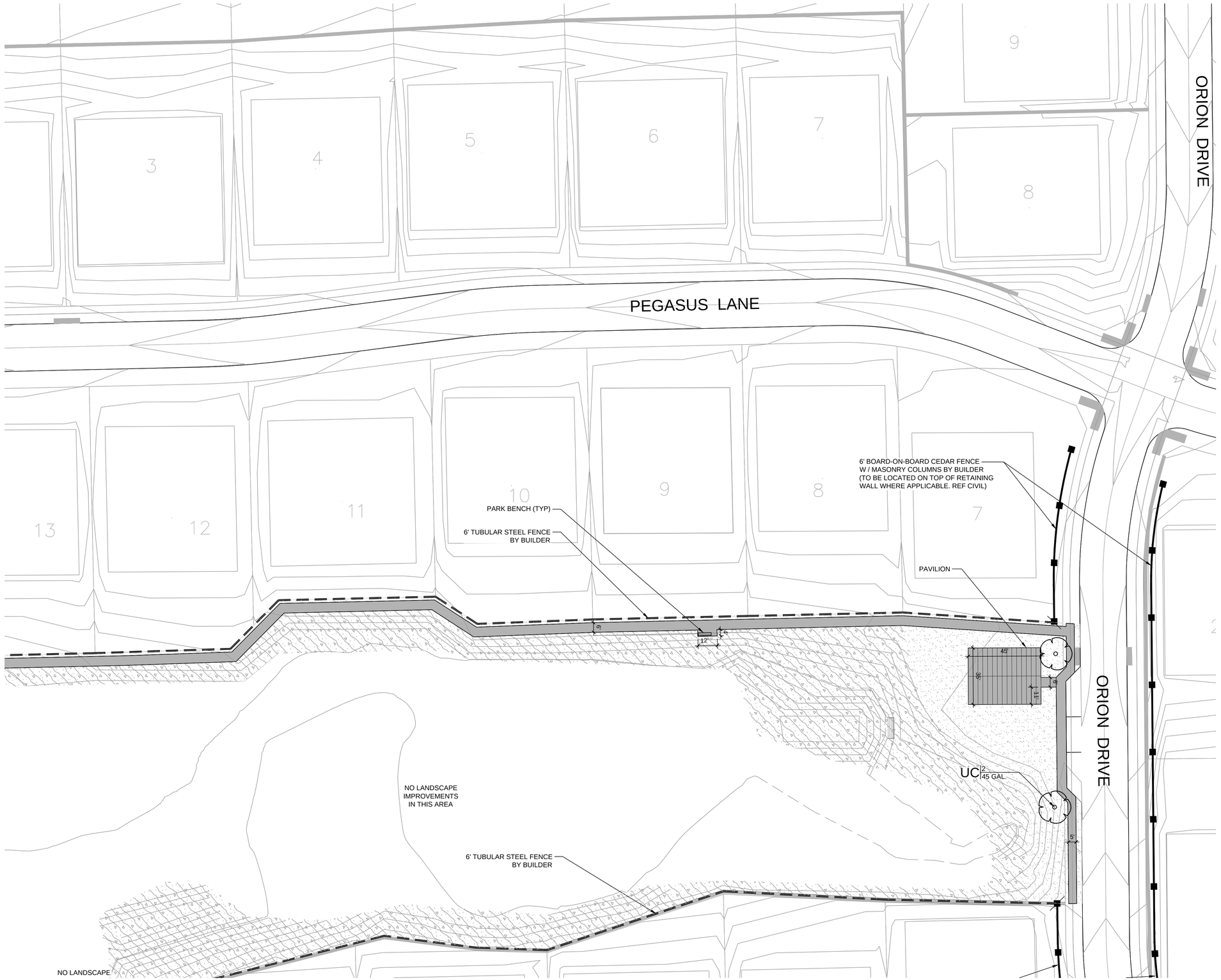
No.	Date	Revision Description

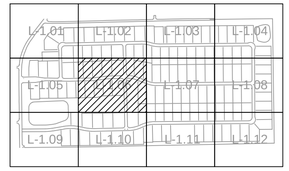
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.06

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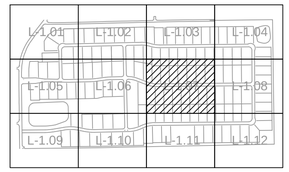

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
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GROUND COVERS	BOTANICAL / COMMON NAME
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	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

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GRAPHIC SCALE

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LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.07

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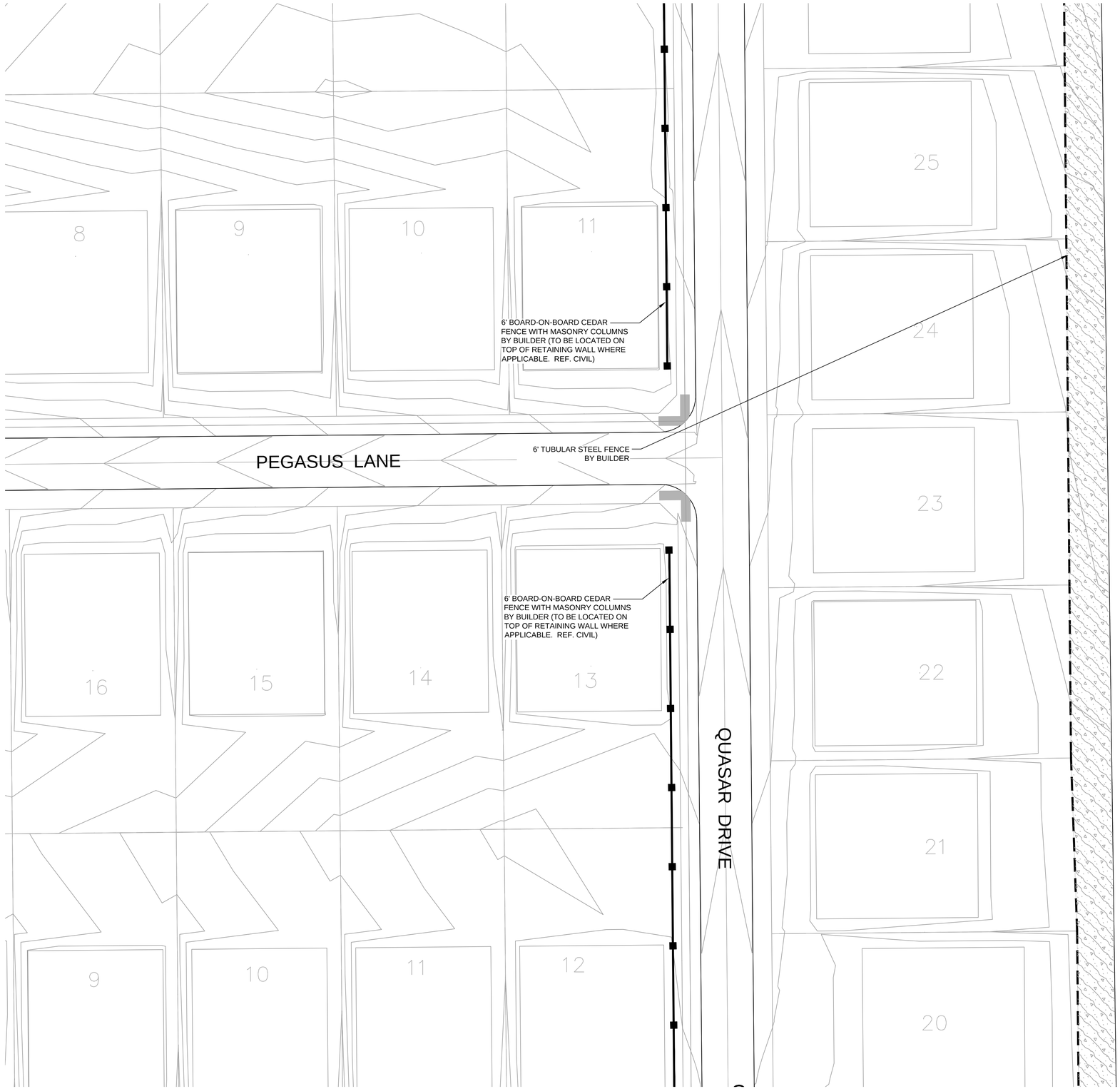

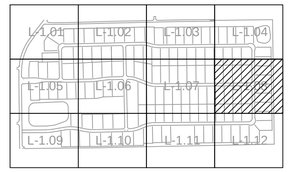

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

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GRAPHIC SCALE

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LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.08

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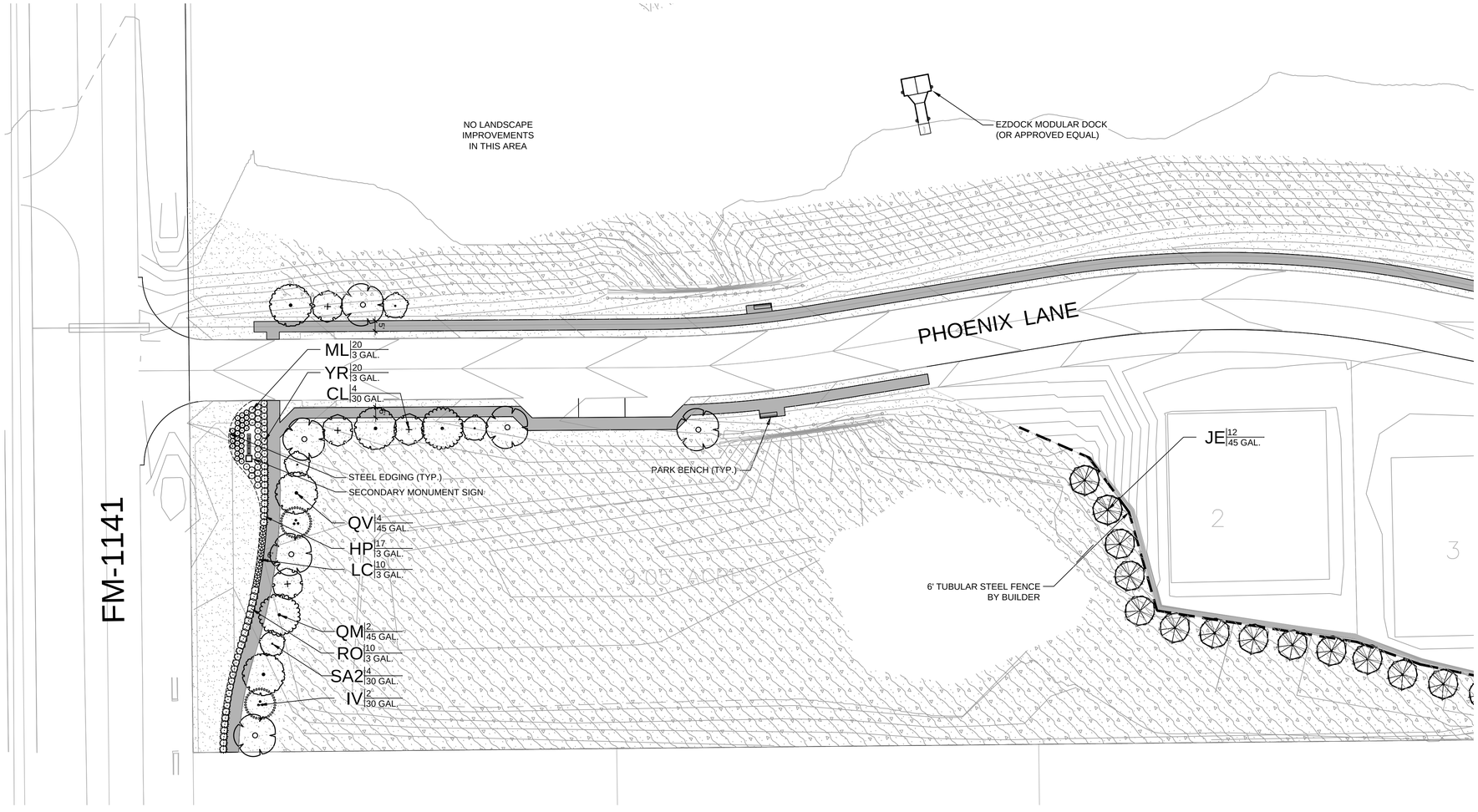

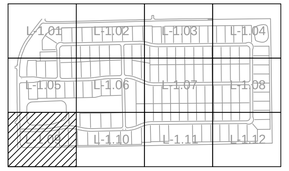

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PLANT SCHEDULE

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GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

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GRAPHIC SCALE

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(IN FEET)
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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.09

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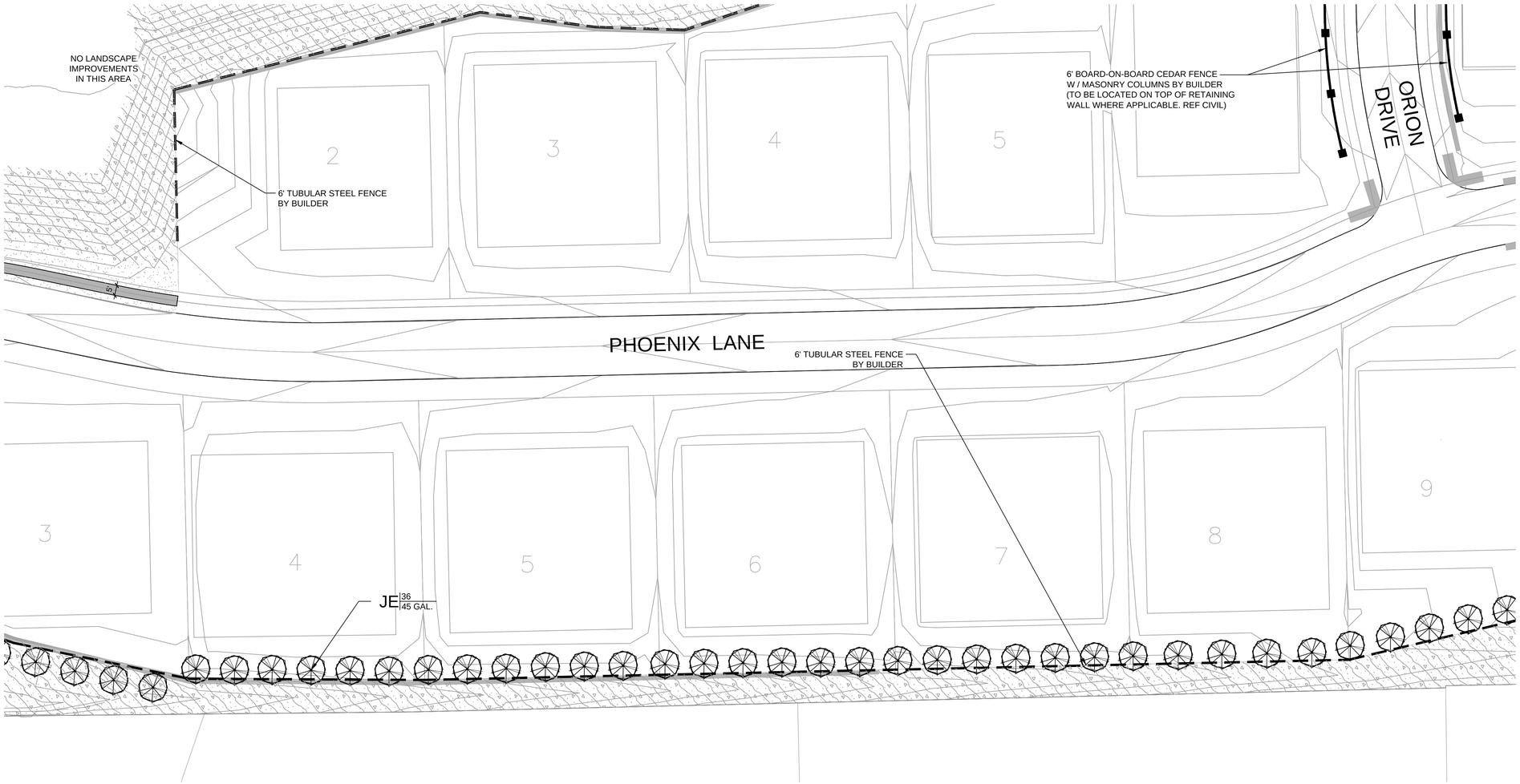

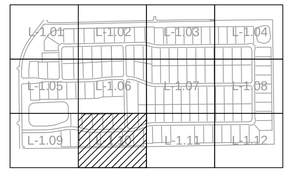

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
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GRAPHIC SCALE

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(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.10

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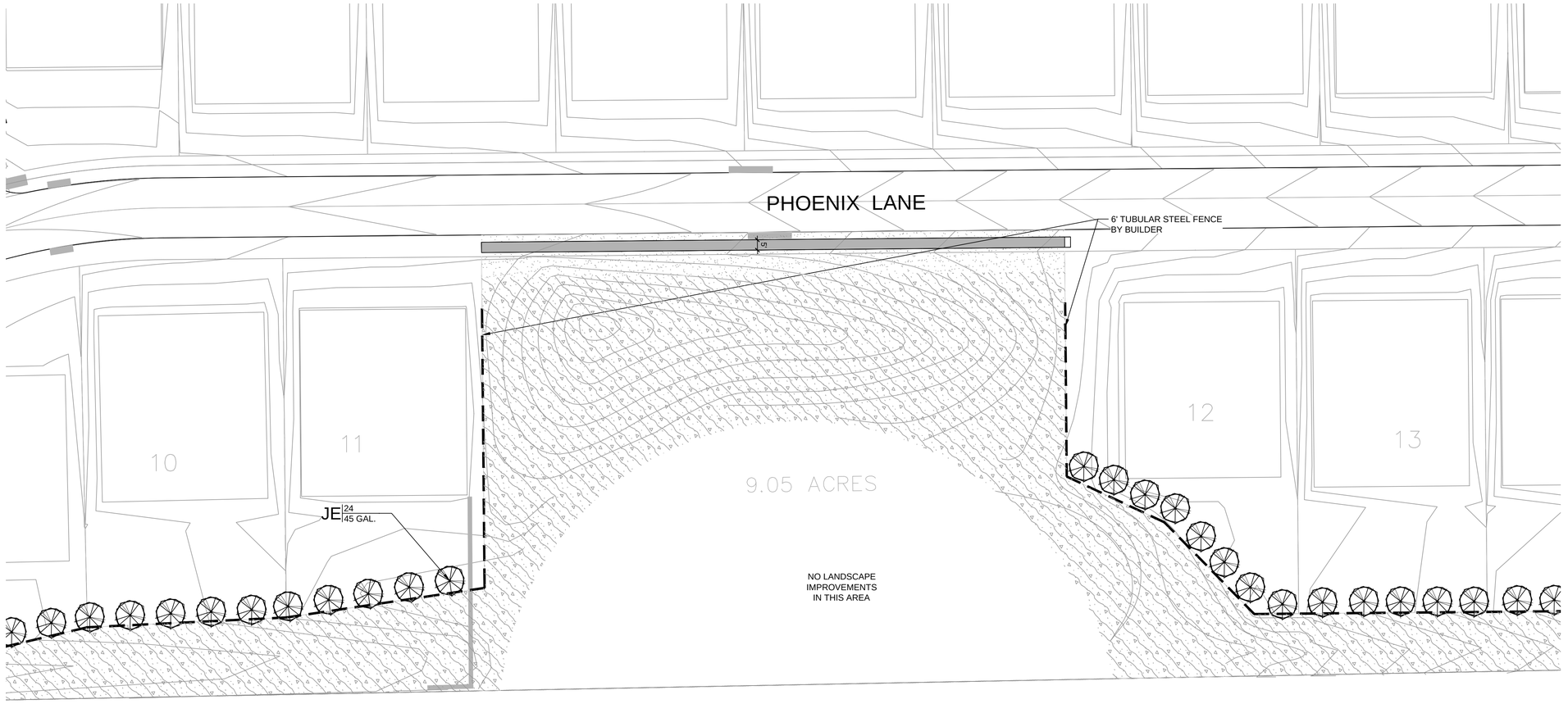

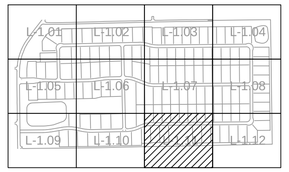

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PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
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	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
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GRAPHIC SCALE

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(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.11

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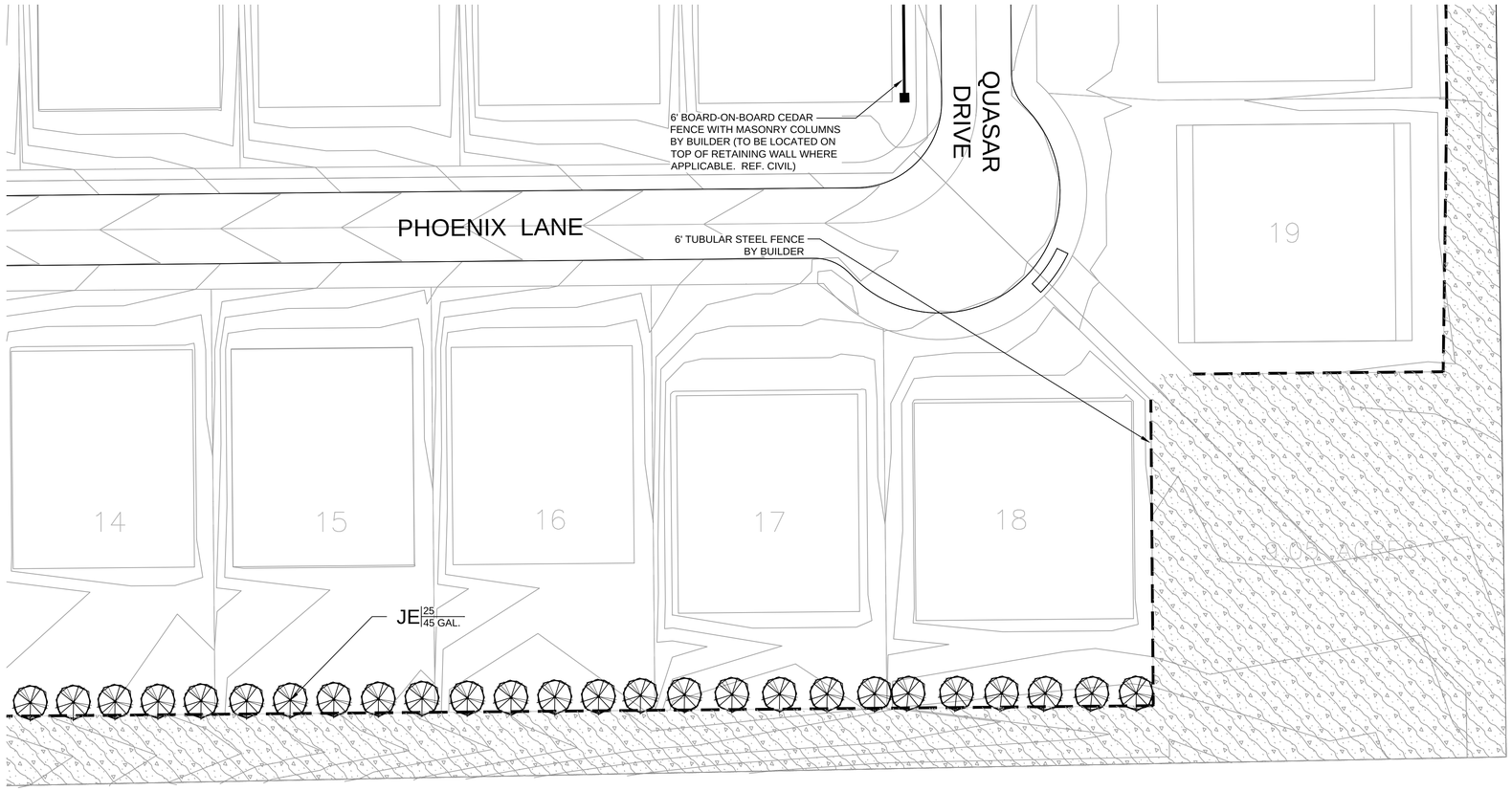

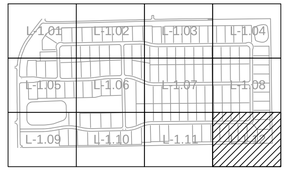

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PLANT SCHEDULE

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Clem Development FM 1141/Clem Rd
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LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.12

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	297,066 SF
	TEMPORARY IRRIGATION	268,578 SF

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.13

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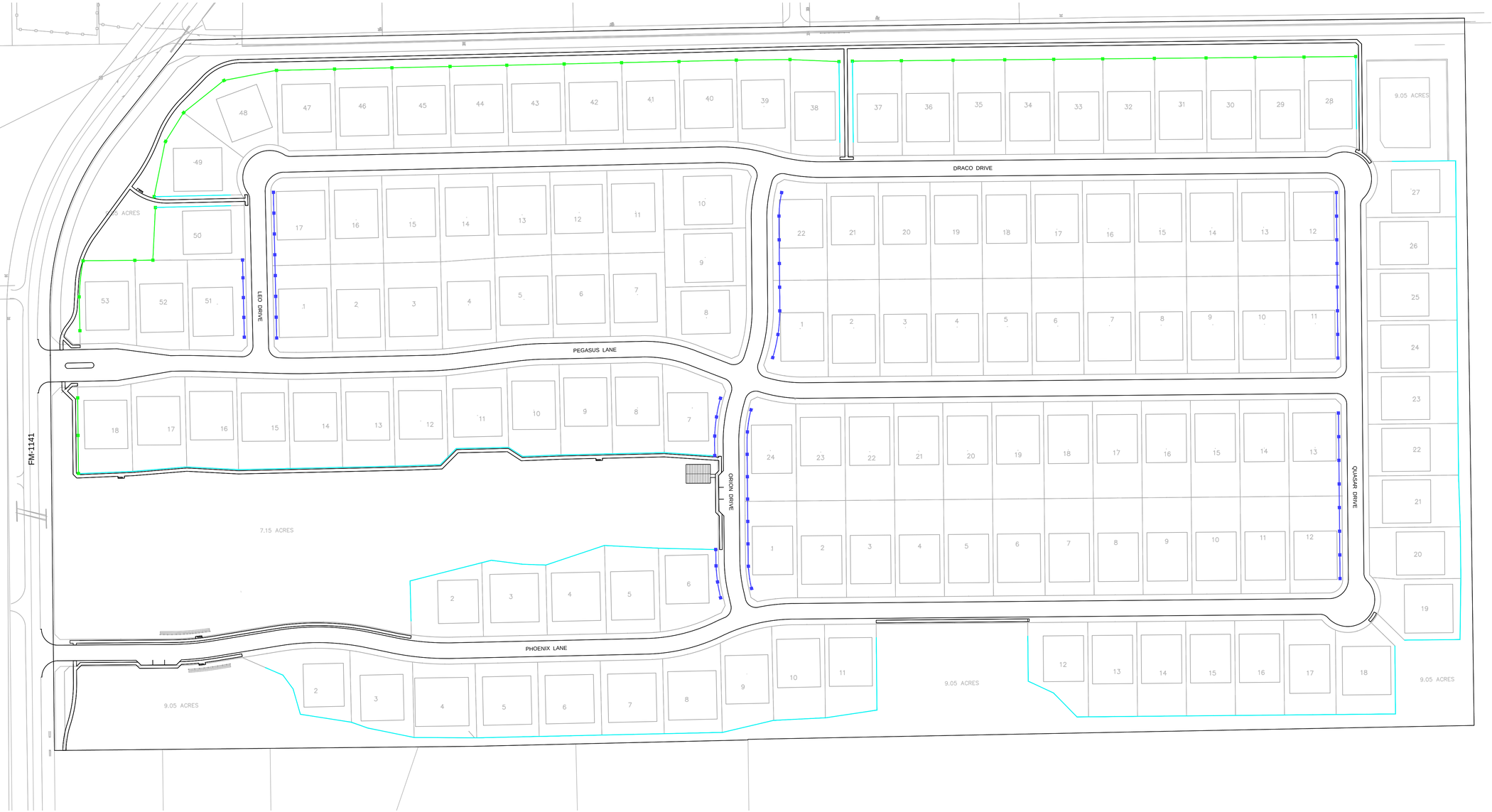

FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
	MASONRY COLUMN (BY DEVELOPER)	35
	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
	MASONRY COLUMN (BY BUILDER)	54

N

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

FENCING PLAN

No.	Date	Revision Description

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MICHAEL A. WILSON
3068
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03 / 15 / 22

SHEET NUMBER
L-1.14

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HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
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HARDSCAPE PLAN

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L-1.15

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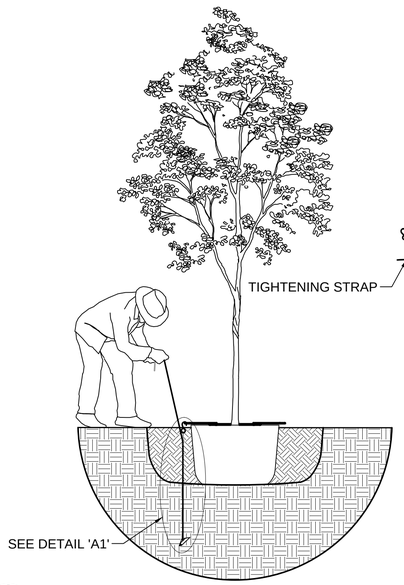
GENERAL NOTES:

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	

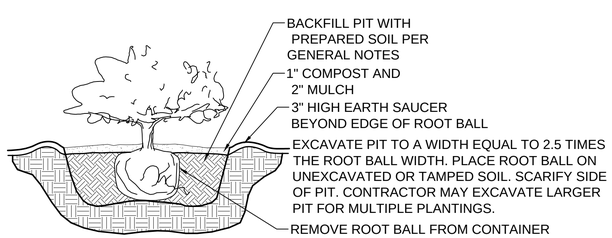
STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

B TREE STAKING DETAIL

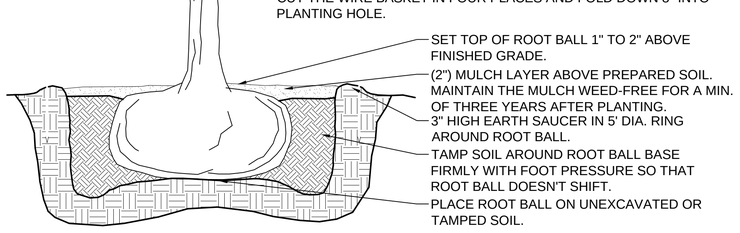
NOT TO SCALE



A SHRUB PLANTING DETAIL

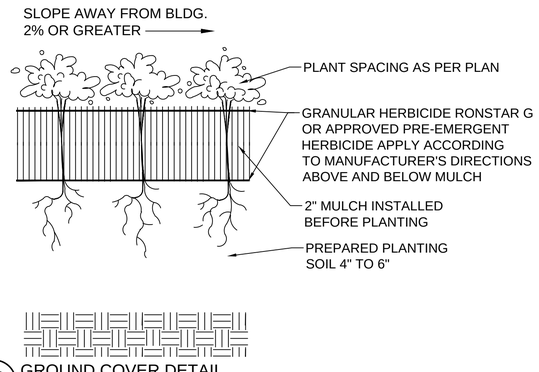
NOT TO SCALE

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



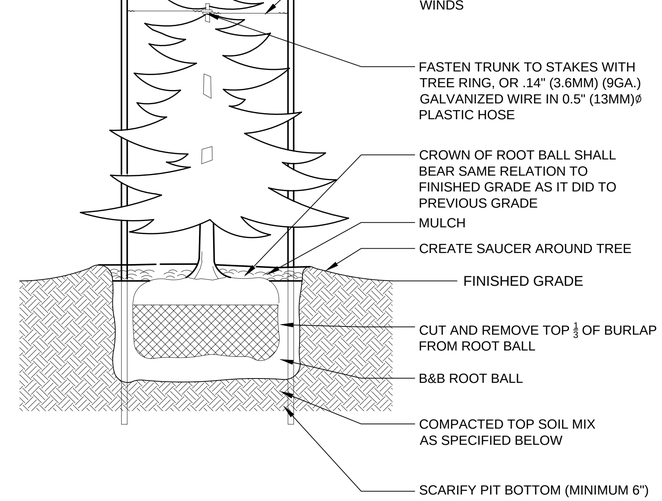
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE NOTES & DETAILS

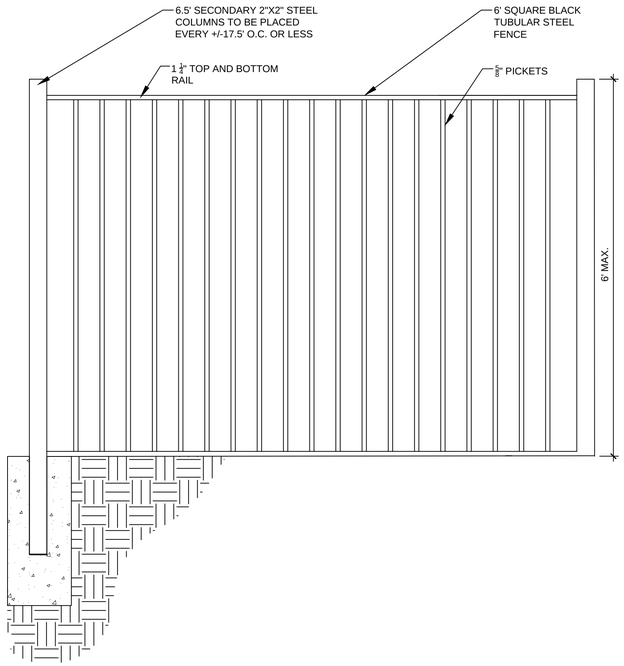
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

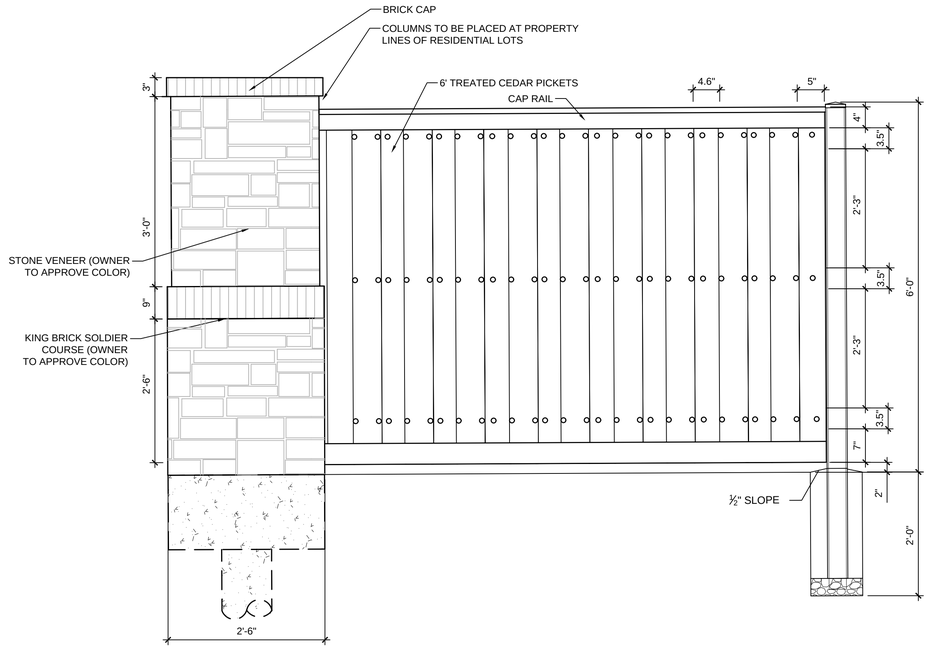
SHEET NUMBER
L-2.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson



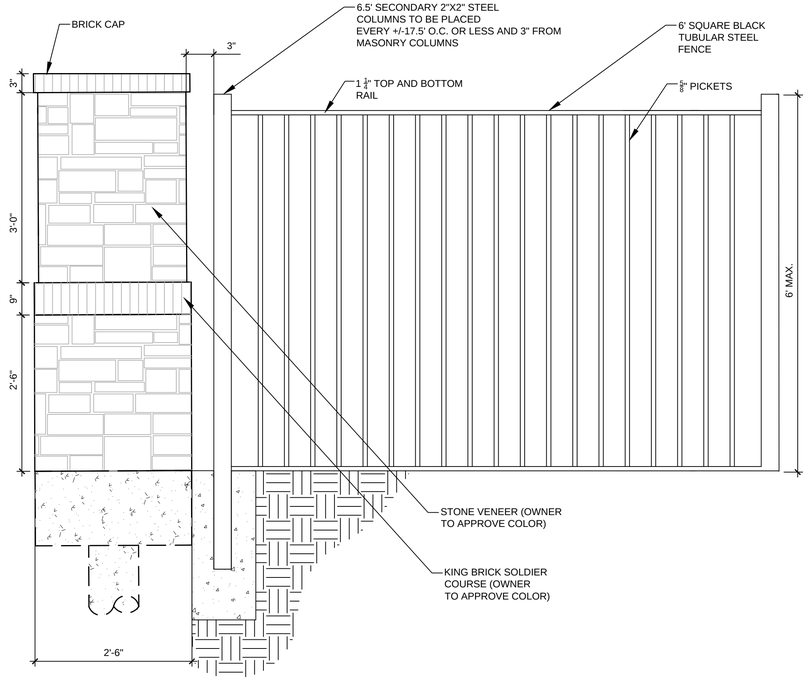
A TUBULAR STEEL FENCE DETAIL

NOT TO SCALE



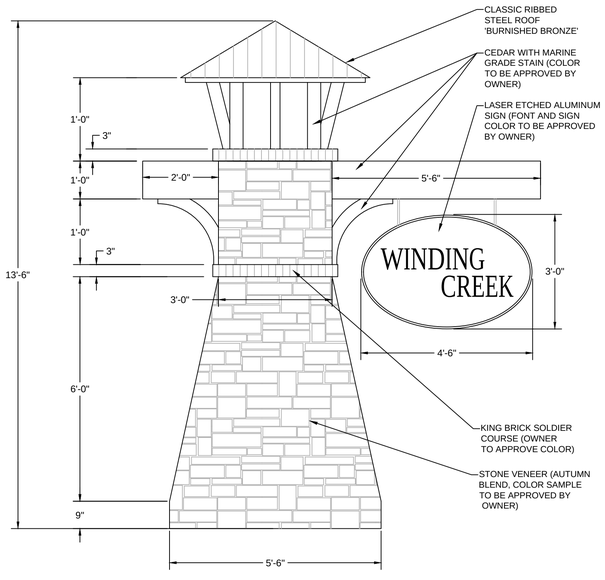
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL

NOT TO SCALE



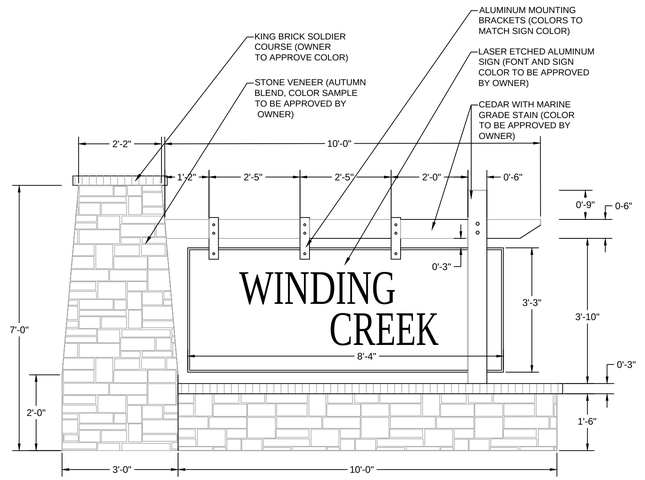
C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL

NOT TO SCALE



D PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



E SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE DETAILS

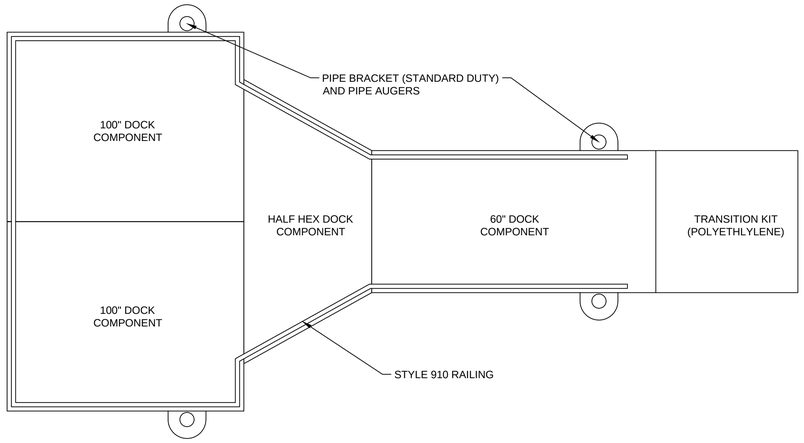
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson



1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL)

3/8" = 1'-0" D-01

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	38	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	39	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	308	HESPERALOE PARVIFLORA RED YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	LEUCOPHYLLUM FRUTESCENS `COMPACTA` COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	266	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	281	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	428,839 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	107,841 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
3	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
4	PARK BENCH	5
5	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF
6	PERMANENT IRRIGATION	296,432 SF
7	TEMPORARY IRRIGATION	268,578 SF

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.02

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson

PROJECT COMMENTS

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

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-015	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Winding Creek	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Site Plan for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 91 (PD-91).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Treescape Plan and all sheets of the Screening/Buffering Plans. (Subsection 03.04.A, of Article 11)

M.6 Within the Hardscape Plan provide an exhibit for a Board-On-Board Wood Fence, that demonstrates they will have a decorative top rail or cap.

M.7 Please update the fence exhibit to show each lot's fencing and show the side yard fence as well. As a note lots that have wrought iron fencing in the rear yard will also have it in the side yard, per the Planned Development District 91 (PD-91) ordinance.

M.8 The side walk along FM-1141 should be continuous and not have the large gap indicated on the plans, per the Planned Development District 91 (PD-91) ordinance.

M.9 The sidewalk along Clem Road should meander and not be straight, per the Planned Development District 91 (PD-91) ordinance.

M.10 Landscape Plan:
(1) Show the lot trees. There should be 412 caliper inches of lot trees per the approved Treescape Plan.

(2) FM-1141 should have 42 canopy trees and 56 accent trees. It currently has 33 canopy trees and 46 accent trees. Please correct the plans to bring the landscape buffer into conformance with the Planned Development District 91 (PD-91) ordinance.
(3) Clem Road should have 72 canopy trees and 95 accent trees. It currently has 71 canopy trees and 76 accent trees. Please correct the plans to bring the landscape buffer into conformance with the Planned Development District 91 (PD-91) ordinance.
(4) The approved Treescape plans indicate 396 caliper inches will be planted along the Southern Property Line. It currently only has 364 caliper inches indicated. Please correct the plans to bring the landscape buffer into conformance with the approved Treescape Plan.
(5) Yucca cannot be used in the landscape buffers as shrubs. Please remove the Red Yucca and Soft Leaf Yucca from the landscape buffer and provide a screening shrub.

M.11 The laser etched aluminum signs are not an approved material. Please propose a different sign material.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning & Zoning Meeting.

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

1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Any vegetation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement. Include Site Triangle for FM 1141 and Pegasus intersection. The site triangle shall be the greater of the current FM 1141 section and the ultimate thoroughfare section a Major 4-Lane divided Arterial (M4D). Provide exhibits for the M4D, existing has already been provided in TIA.
- Show visibility clip and 10" sewer.
- Lot 1, Block B, is an "Open Space, Drainage, Detention, and Sidewalk Easement"
- Show easements along Orion and Leo streets.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Ed Fowler	04/19/2022	Approved w/ Comments

04/19/2022: The plan is approved; however, based upon the type of location specific recommendations cannot be made without meeting with the owners/architects first. I'm more than happy to schedule a time with the owners/architects to discuss their plans.

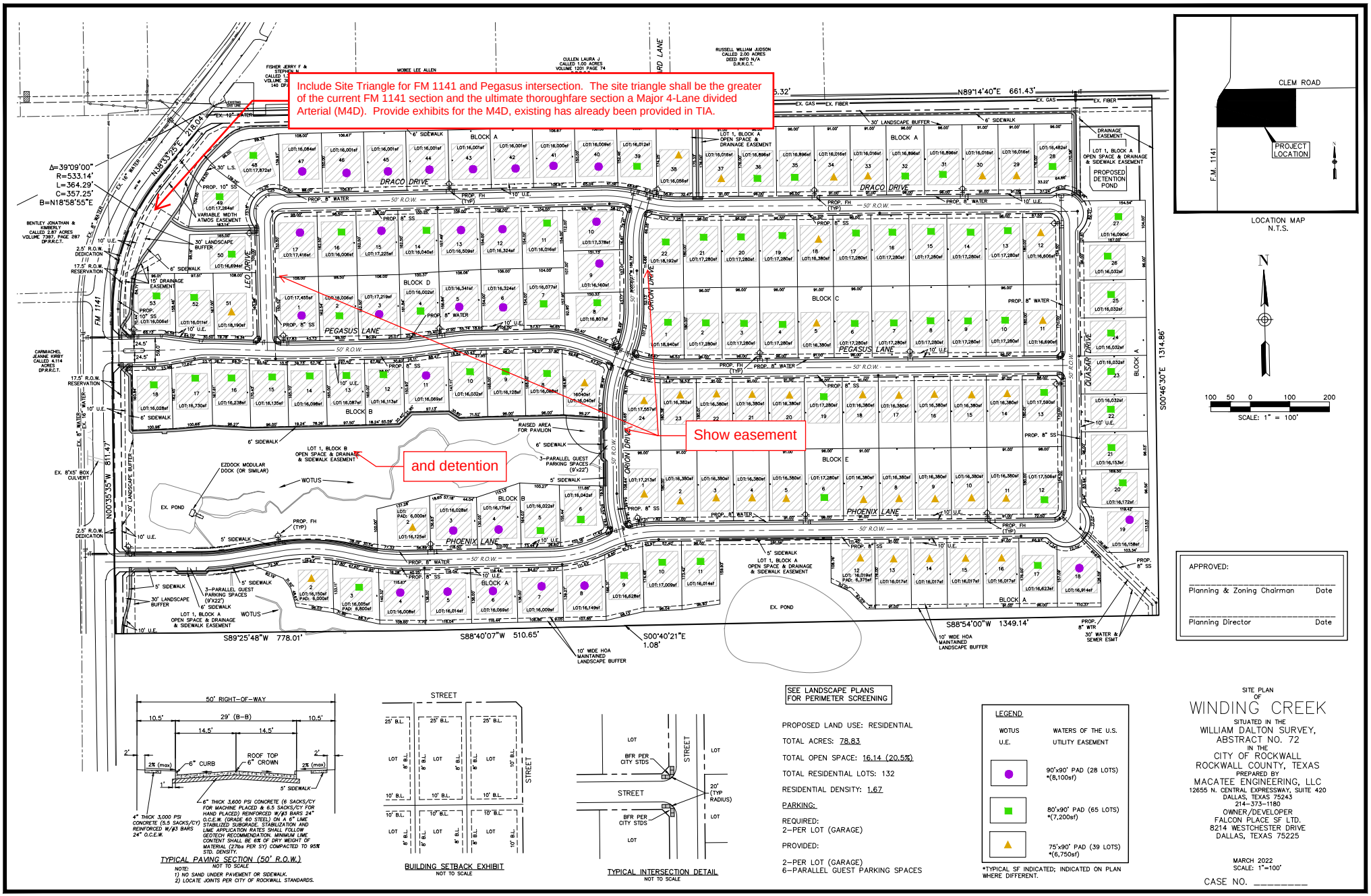
EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Tree mitigation approved

2. Landscape plant approved with following comments: please check your detention pond tree requirements as the layout looks short with 1 canopy and 1 accent tree for every 750 squarefeet as trees should be around the circumference of the detention pond.

3. There are more drought, cold, shade and wear tolerant varieties of Bermuda than Tif Way 419, such as Tif Tuf, Tahoma 31



APPROVED:

Planning & Zoning Chairman Date

Planning Director Date

TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE

NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.

BUILDING SETBACK EXHIBIT
NOT TO SCALE

TYPICAL INTERSECTION DETAIL
NOT TO SCALE

SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

LEGEND

WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
■	80'x90' PAD (65 LOTS) *(7,200sf)
▲	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

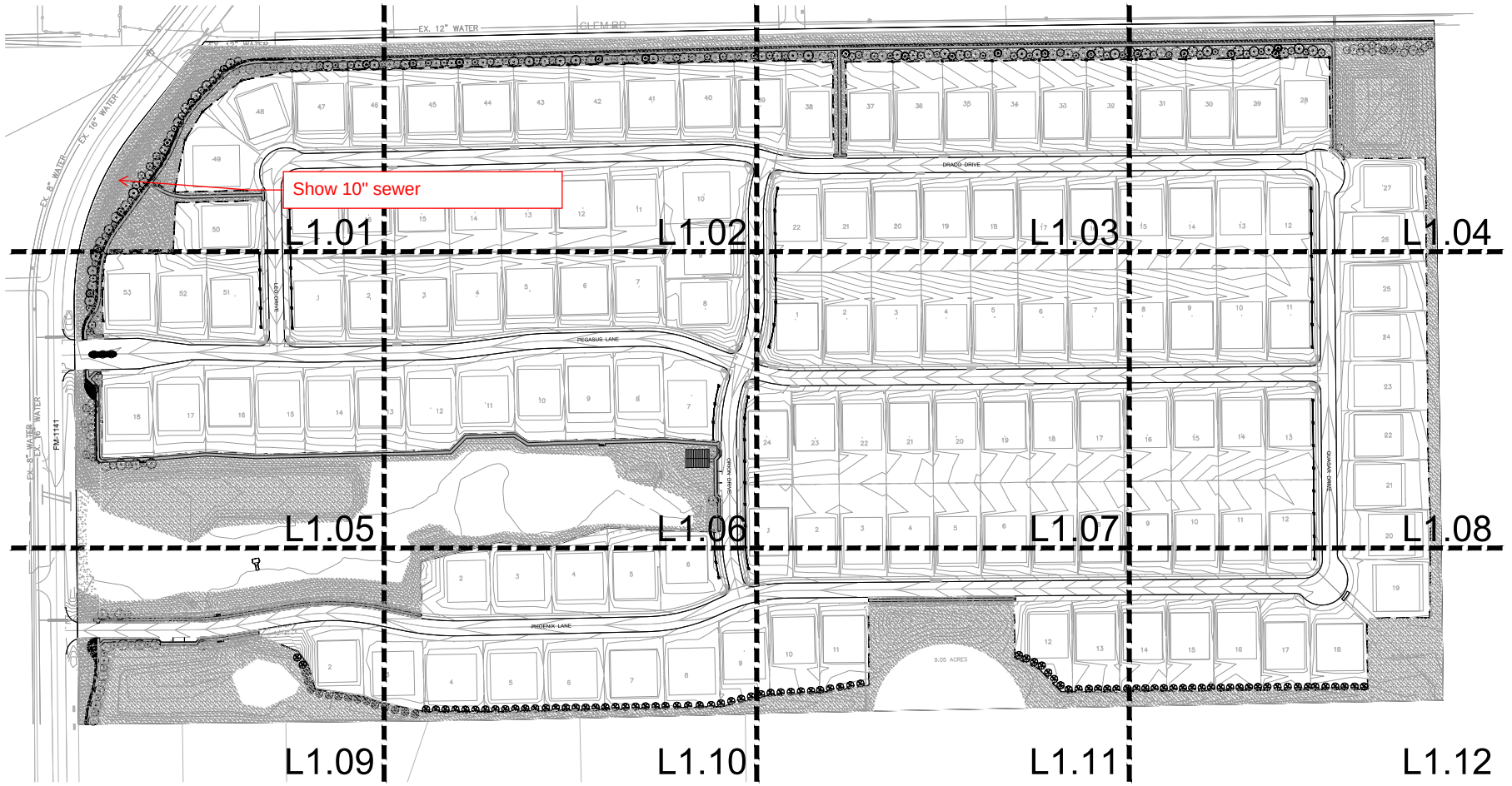
SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180

OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MARCH 2022
SCALE: 1"=100'

CASE NO. _____



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
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	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SEED)

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
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INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10299 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

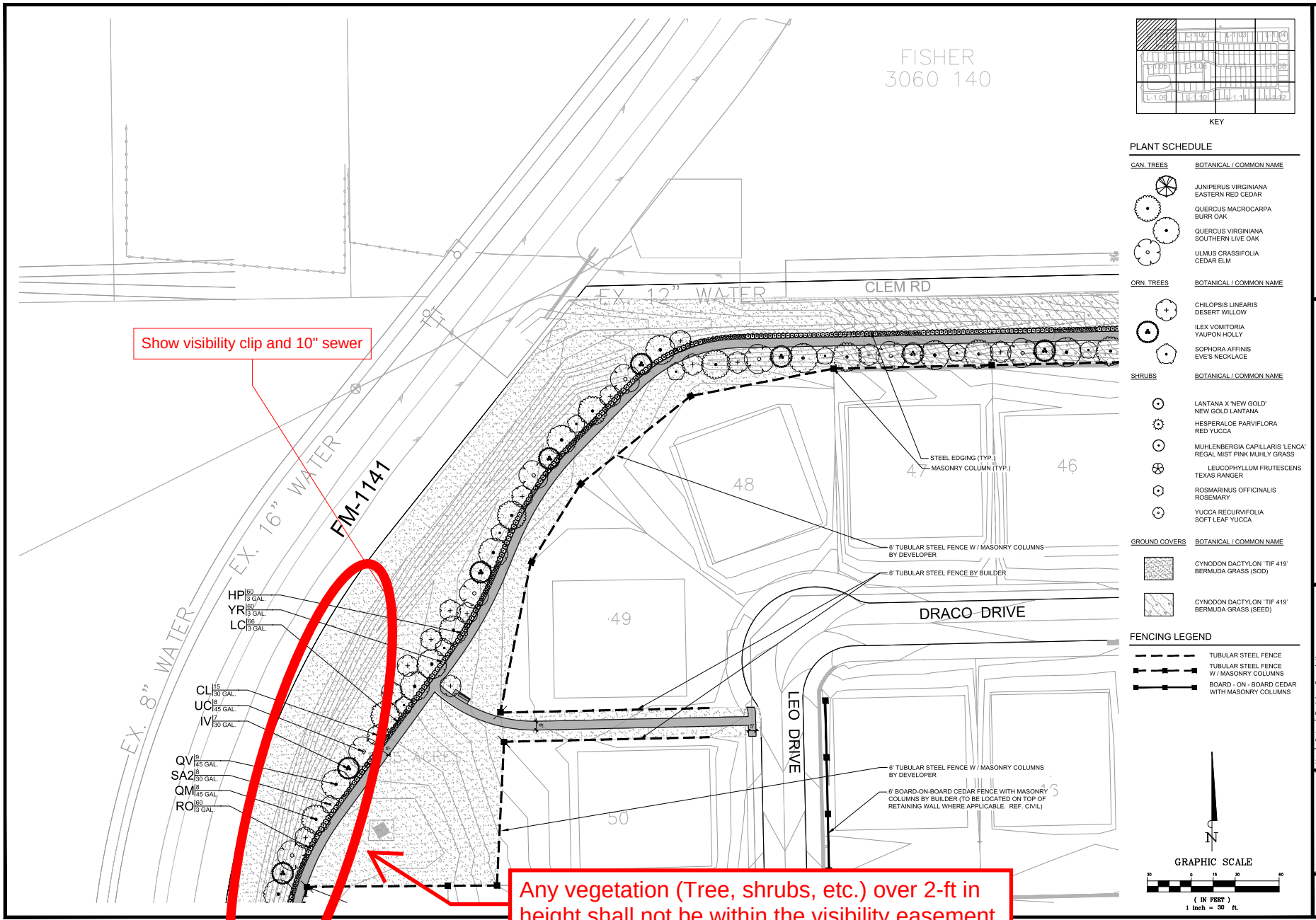
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3065
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L1.00

File: I:\Clients\060 (Stonburg Development)\060-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:30 AM || Plotted By: mwilson



BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield | TX 76063 | 817.842.2094 | 817.842.2095 fax
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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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MICHAEL A. WILSON
3065
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.01

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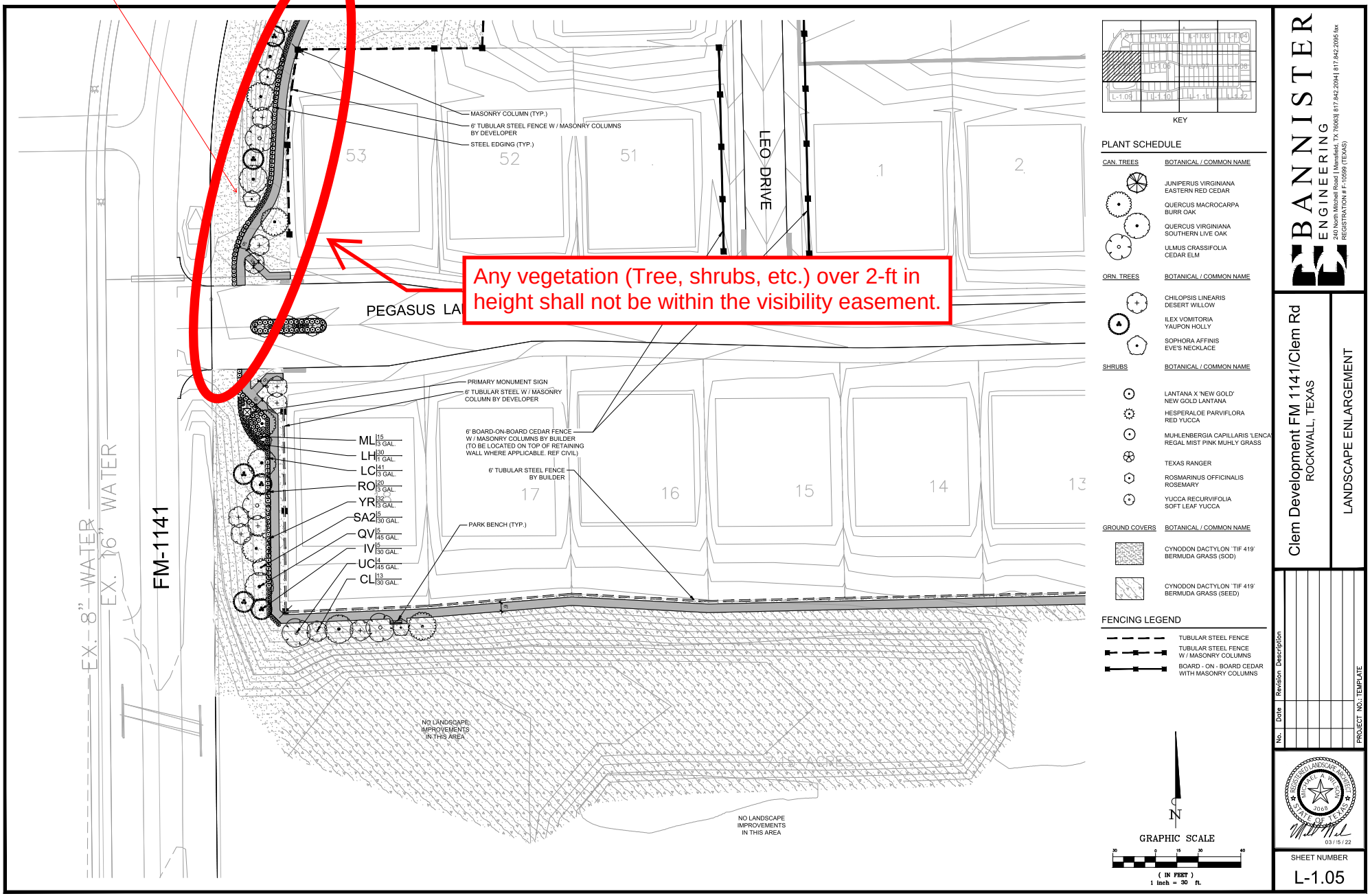
Show visibility clip and 10" sewer



KEY

PLANT SCHEDULE

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FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10389 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

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No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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MICHAEL A. WILSON
3066
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	S.E. Corner of Clem Rd. and FM. 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☑ ***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	Falcon Place SF, LTD.	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 3703.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March, 20 22 *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."*

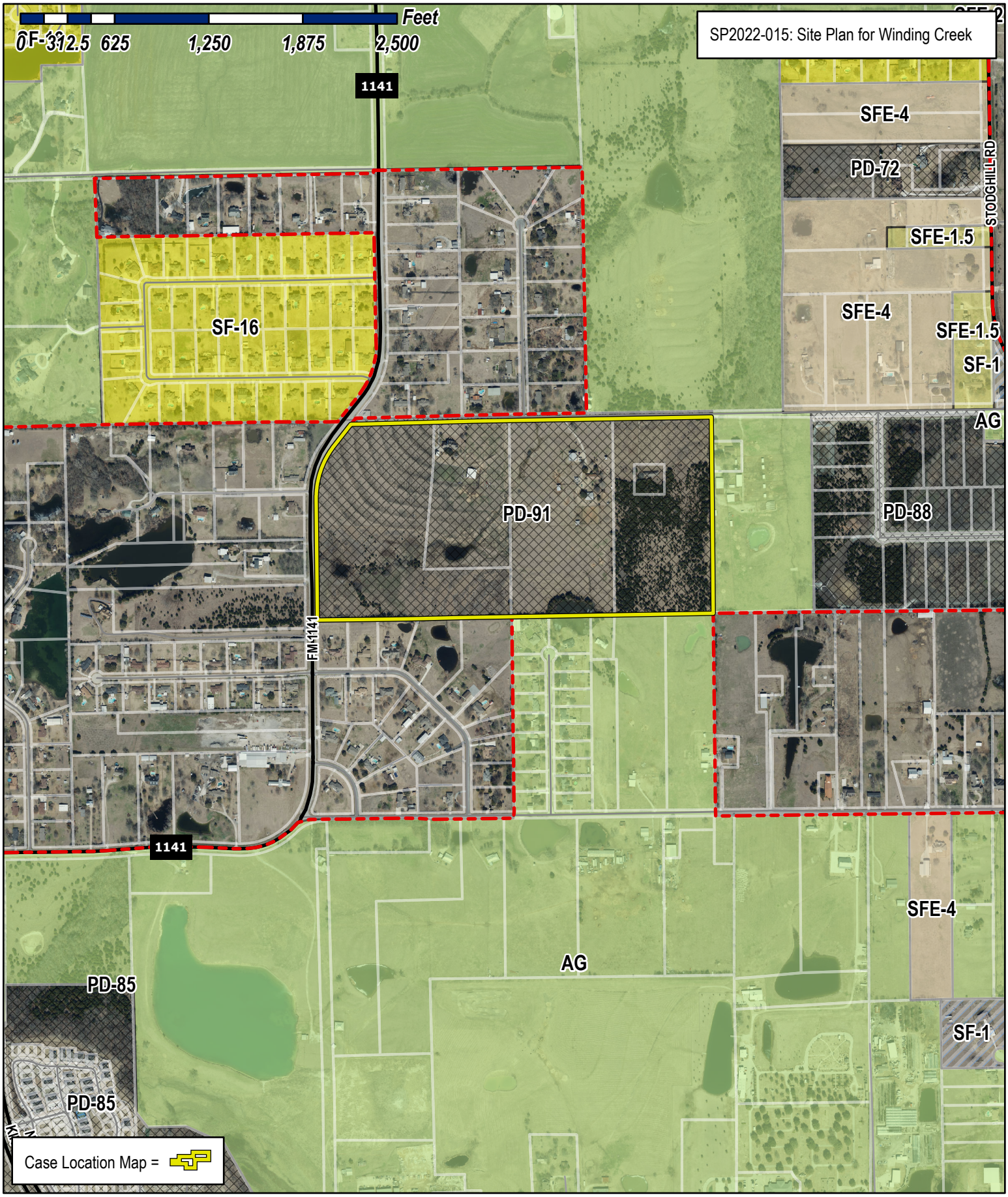
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

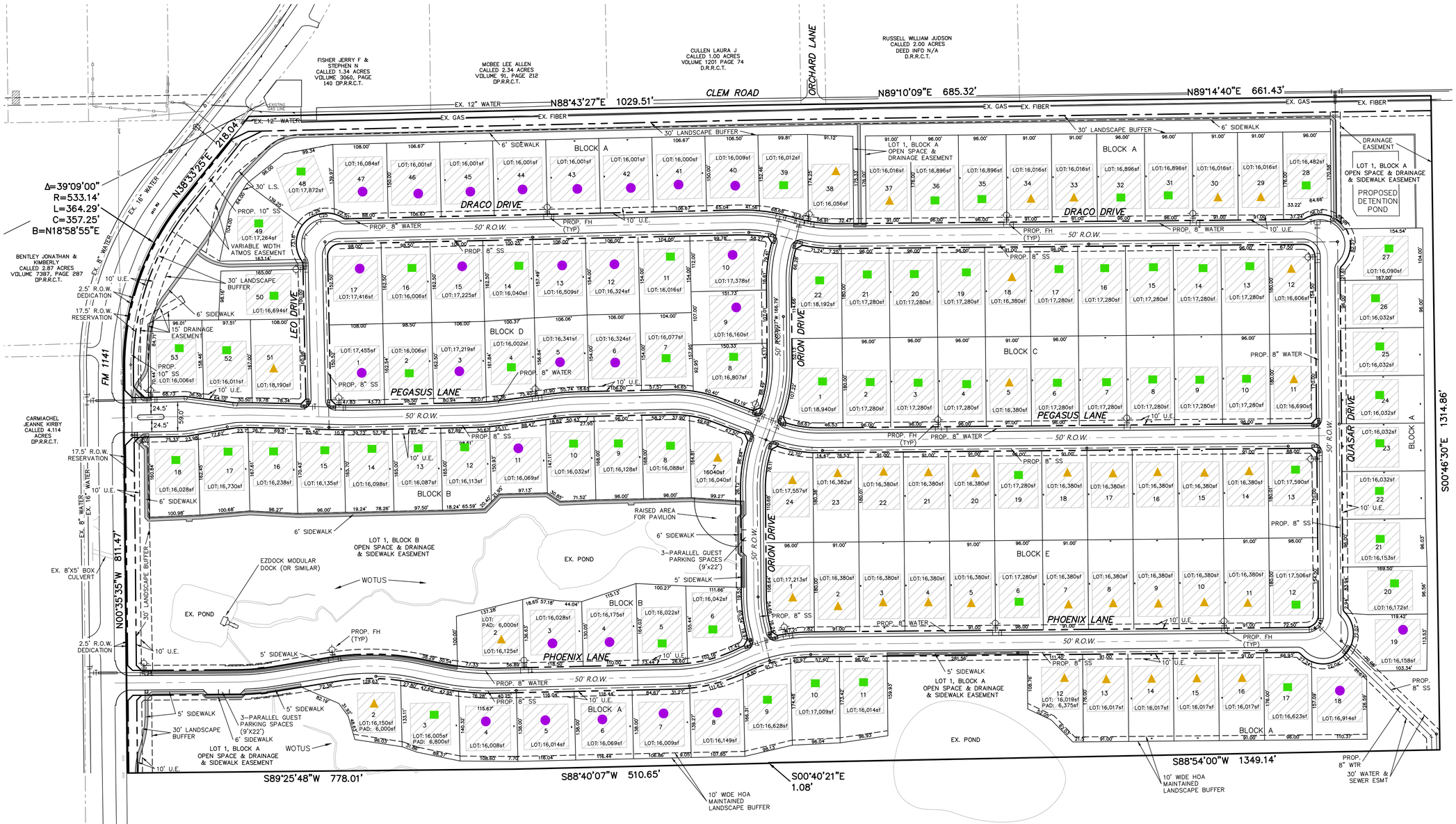
MY COMMISSION EXPIRES 4/23/2024

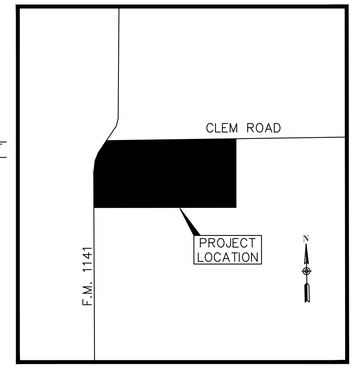


City of Rockwall

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.





LOCATION MAP
N.T.S.

N

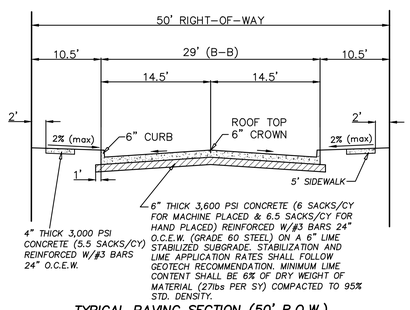
100 50 0 100 200

SCALE: 1" = 100'

APPROVED:

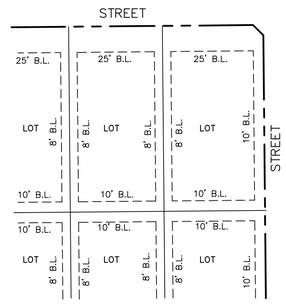
Planning & Zoning Chairman Date

Planning Director Date

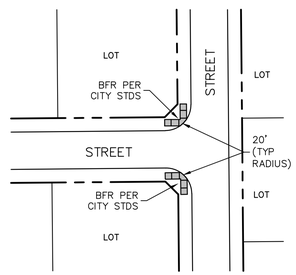


TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE

NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.



BUILDING SETBACK EXHIBIT
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE

SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

LEGEND

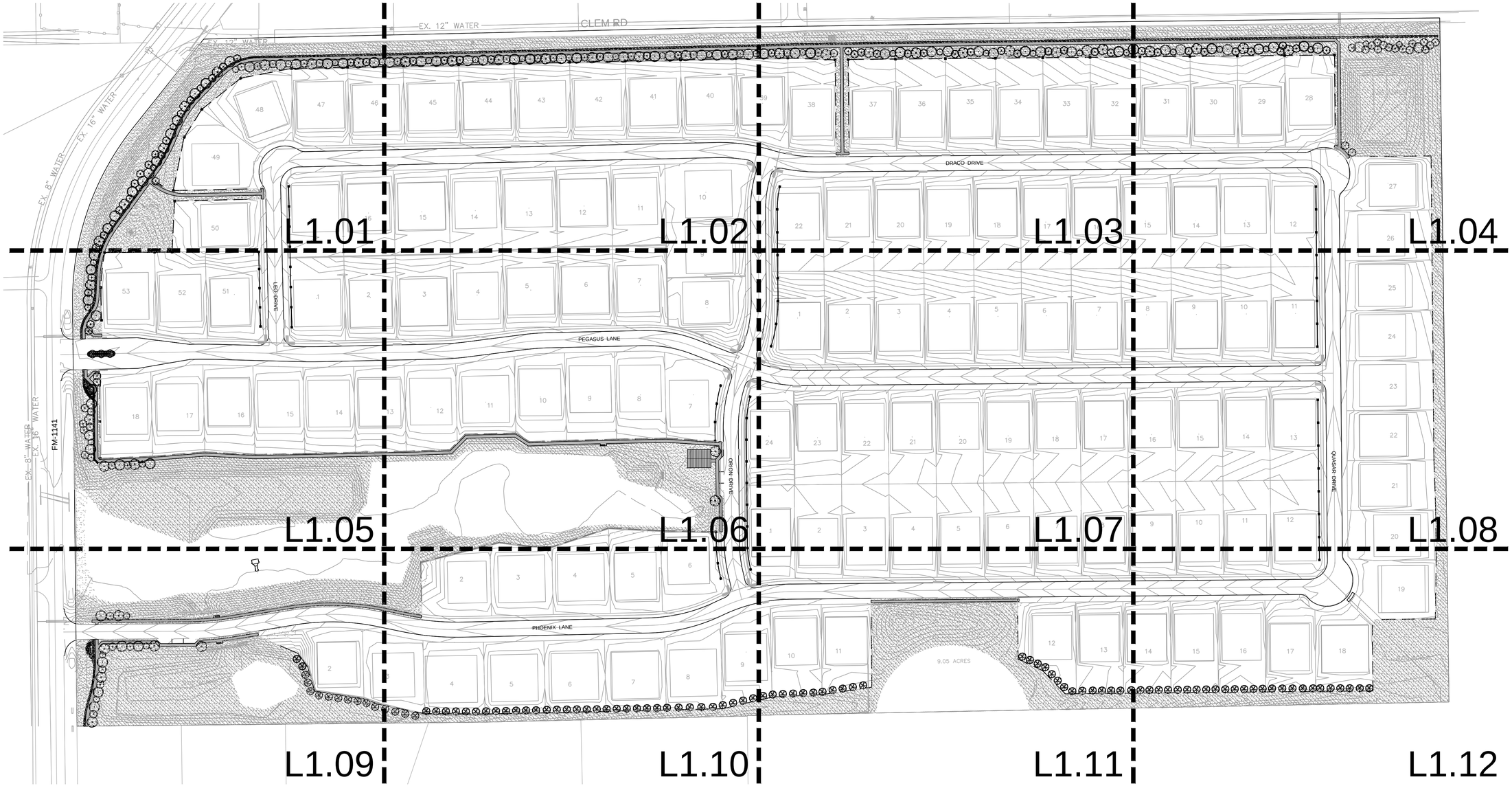
WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
■	80'x90' PAD (65 LOTS) *(7,200sf)
▲	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MARCH 2022
SCALE: 1"=100'

CASE NO. _____



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L1.00

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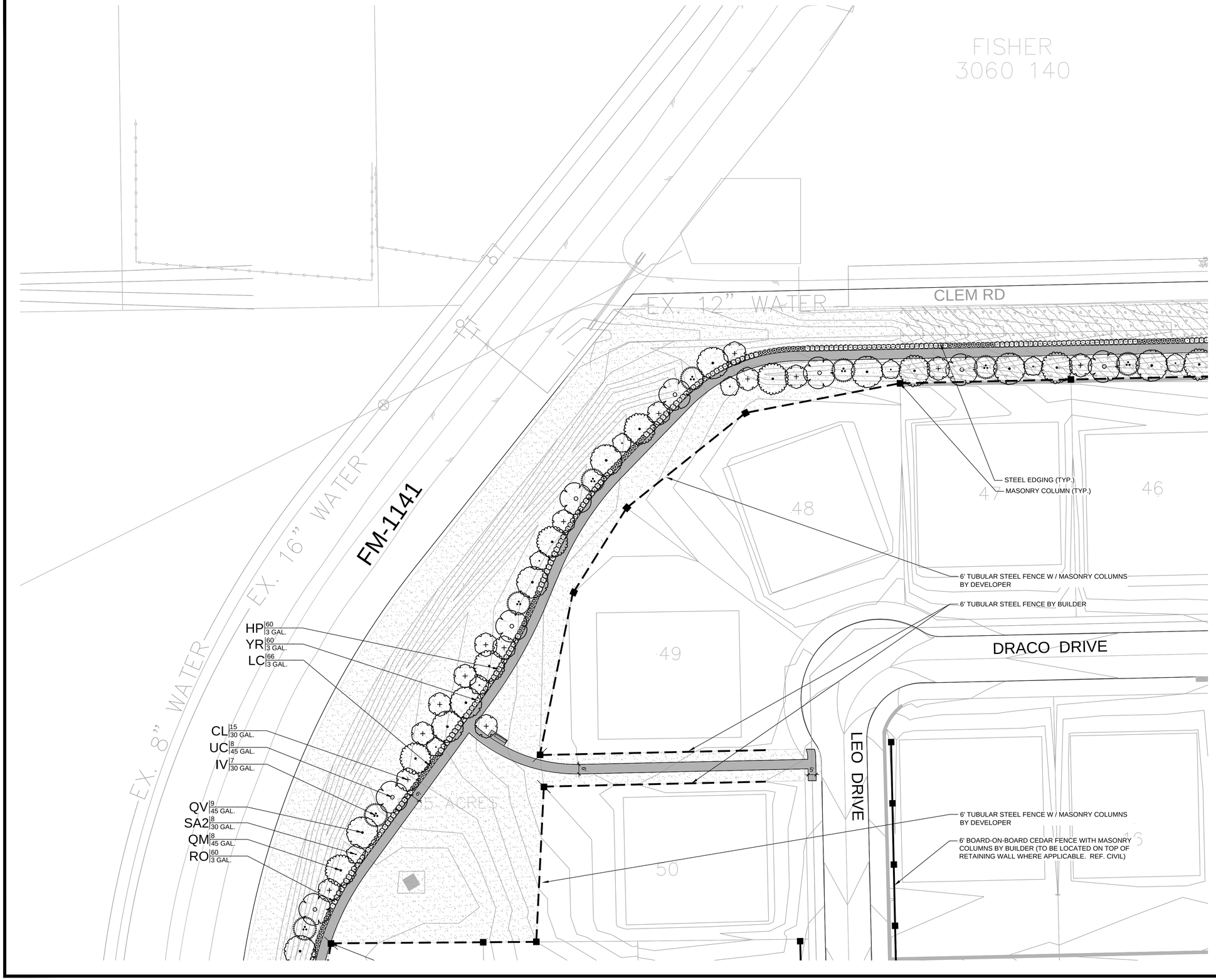

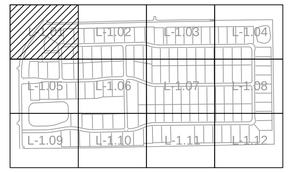

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N

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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

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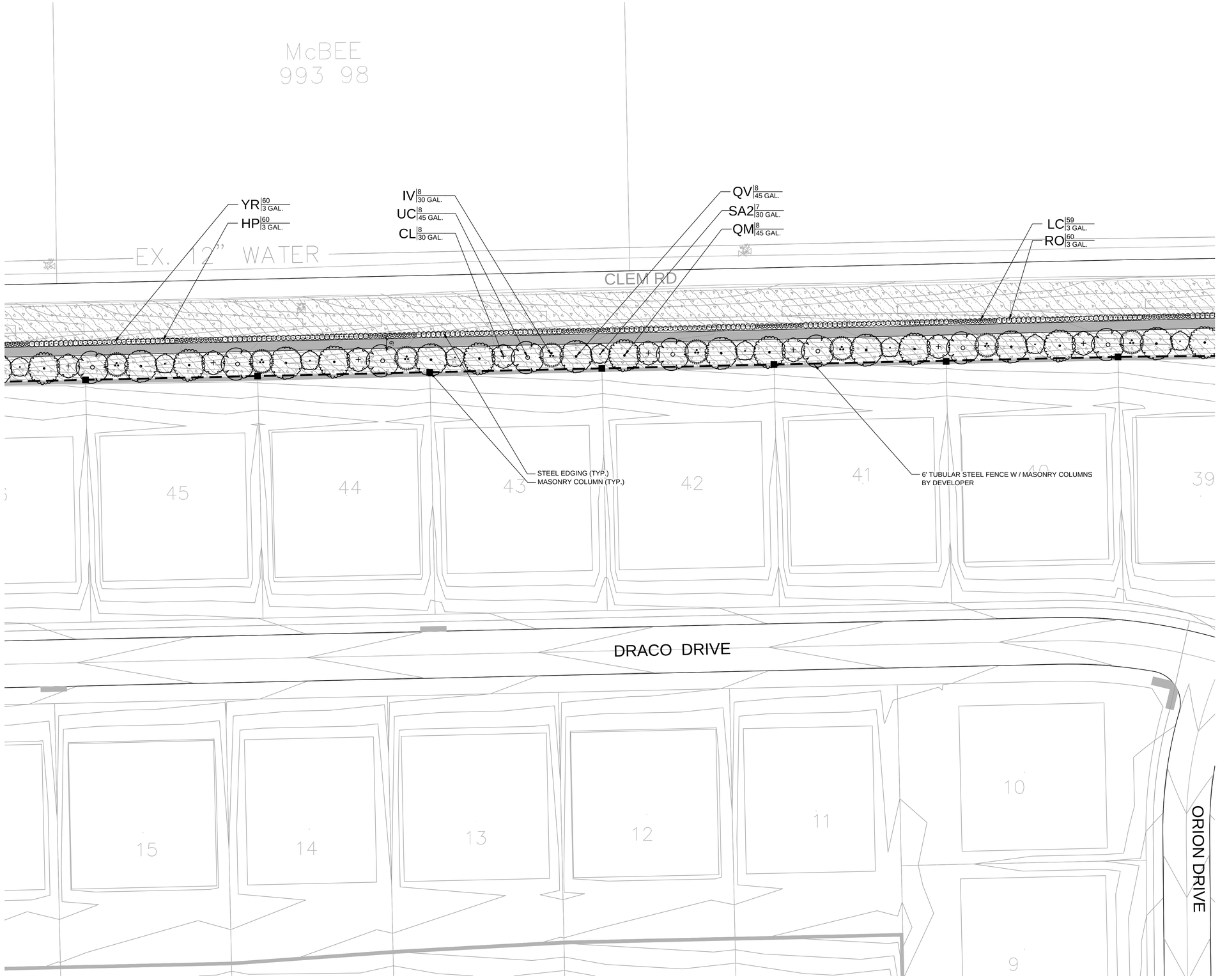

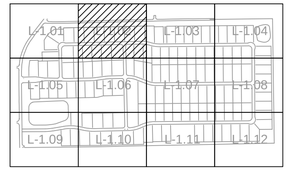

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SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.02

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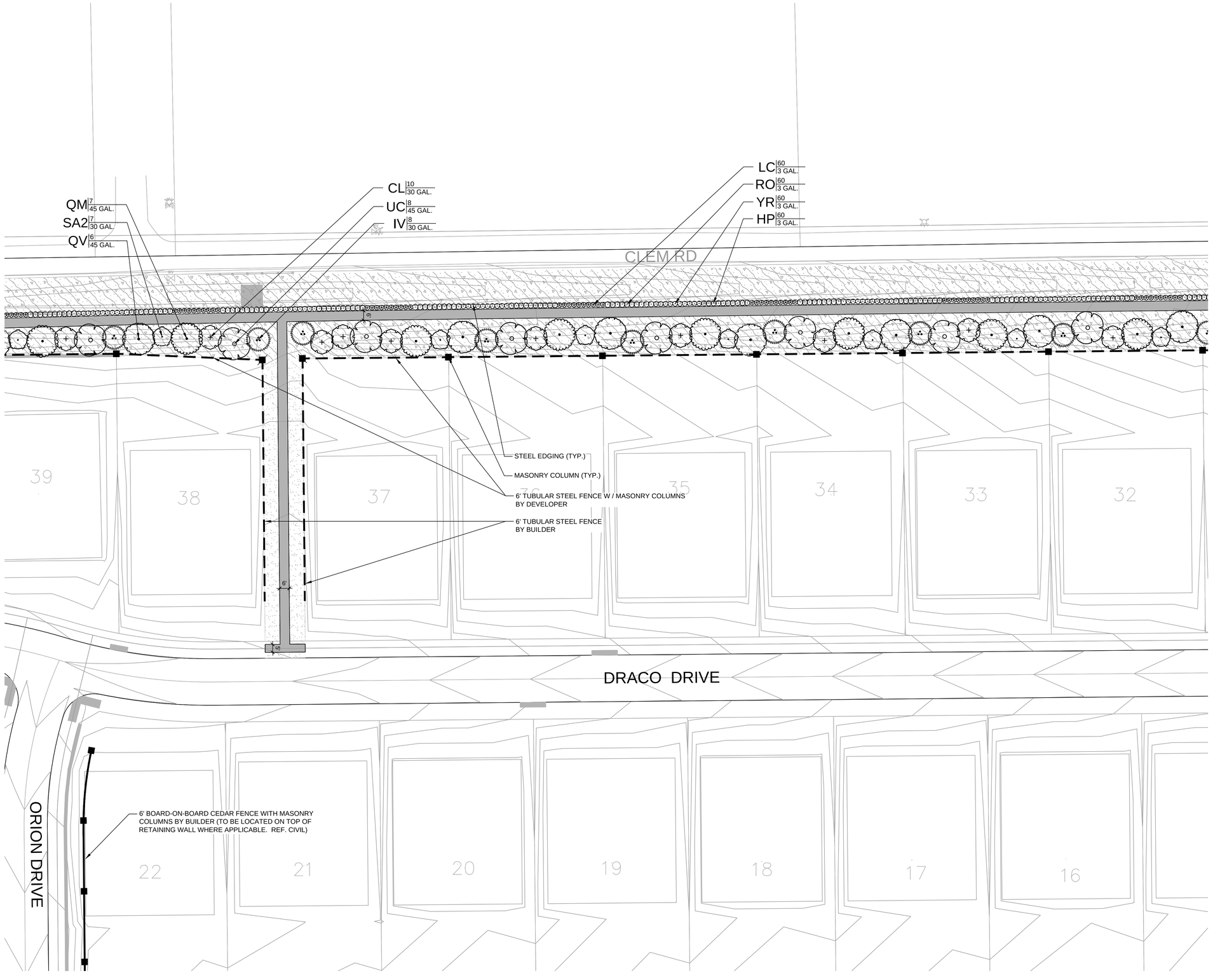

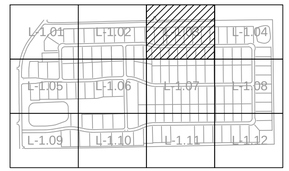

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.03

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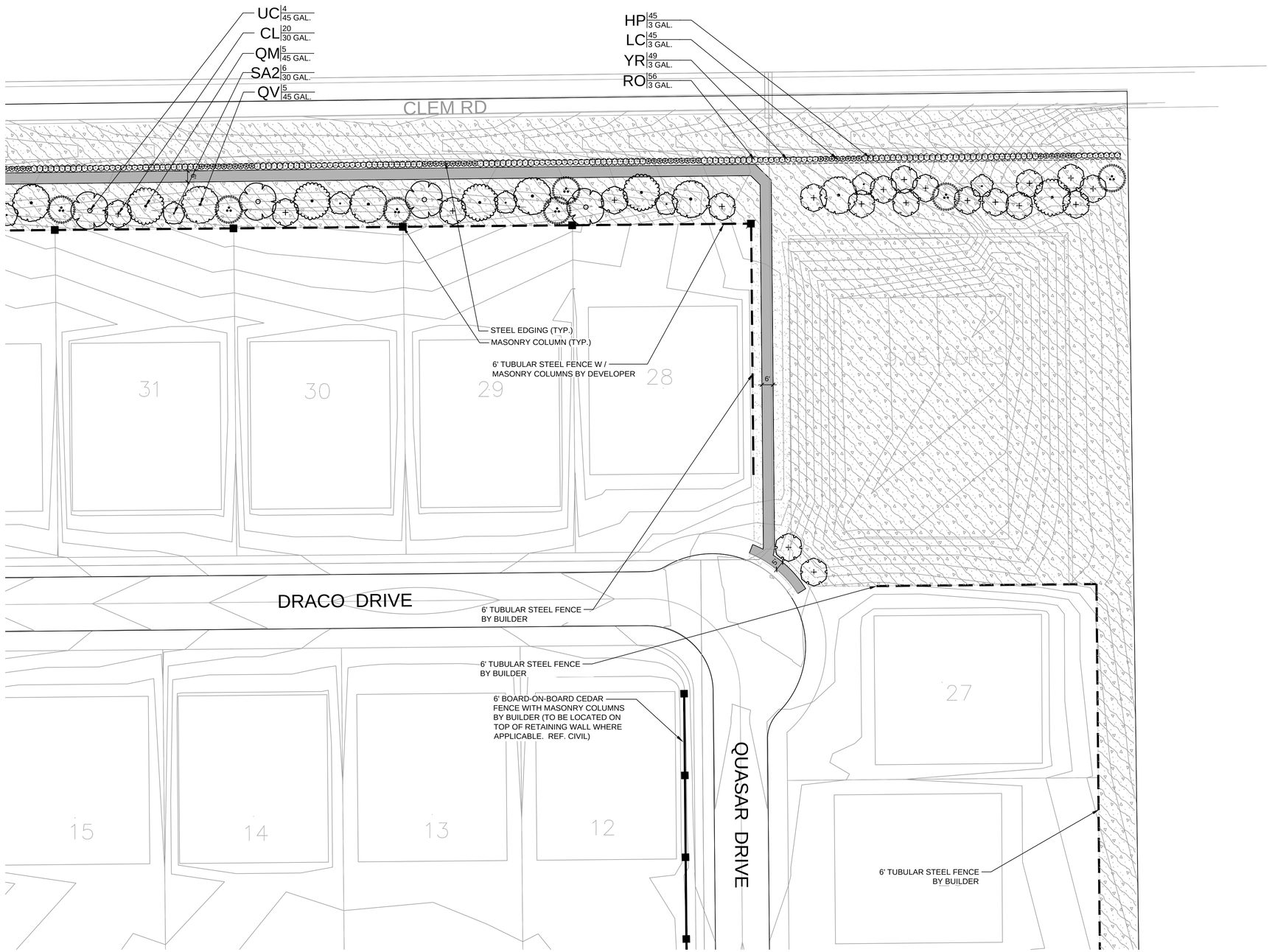

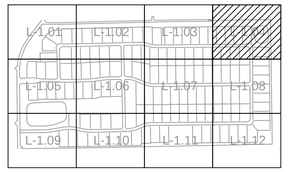

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.04

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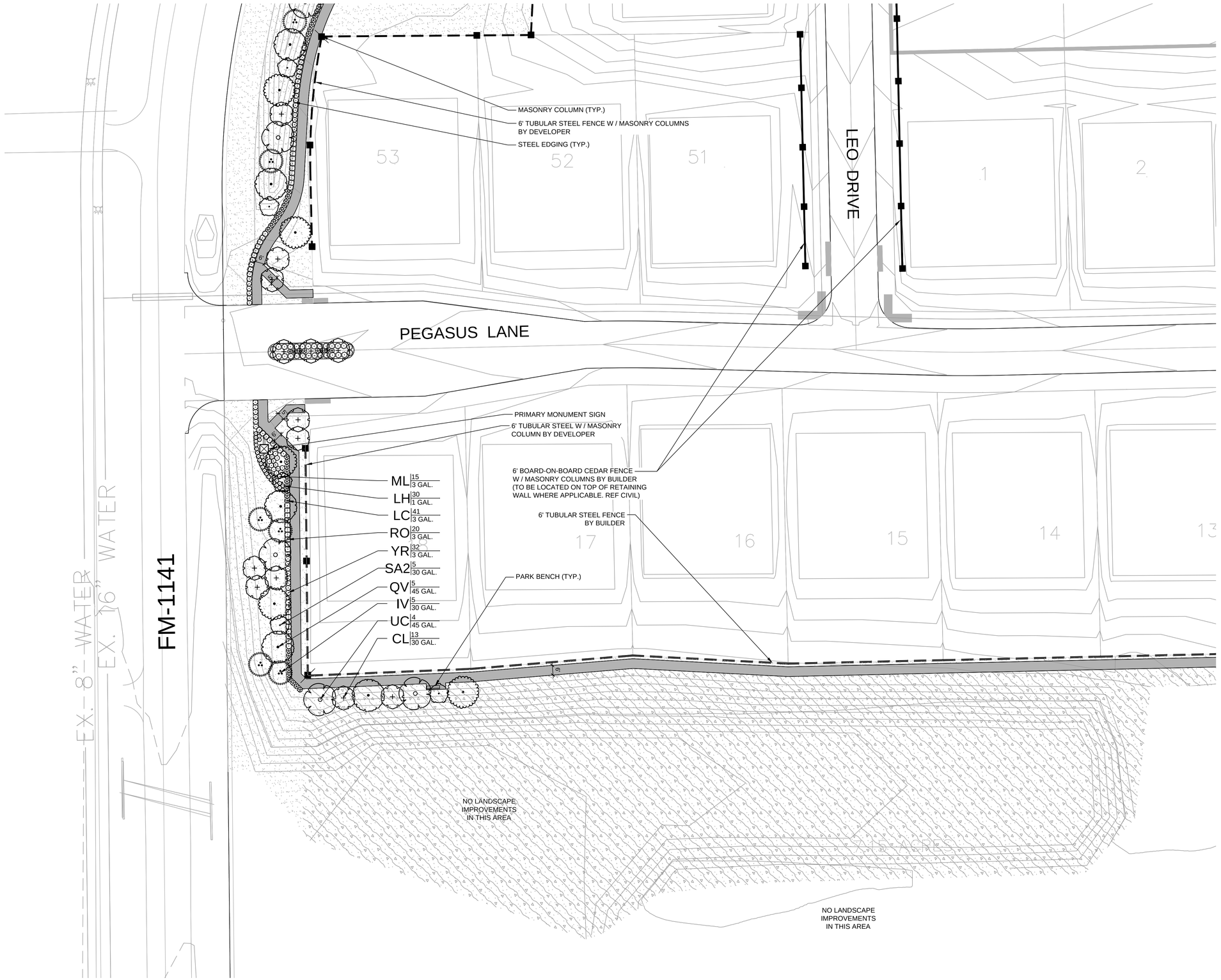

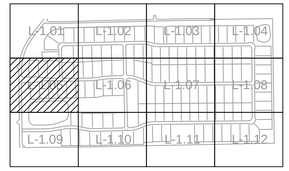

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.05

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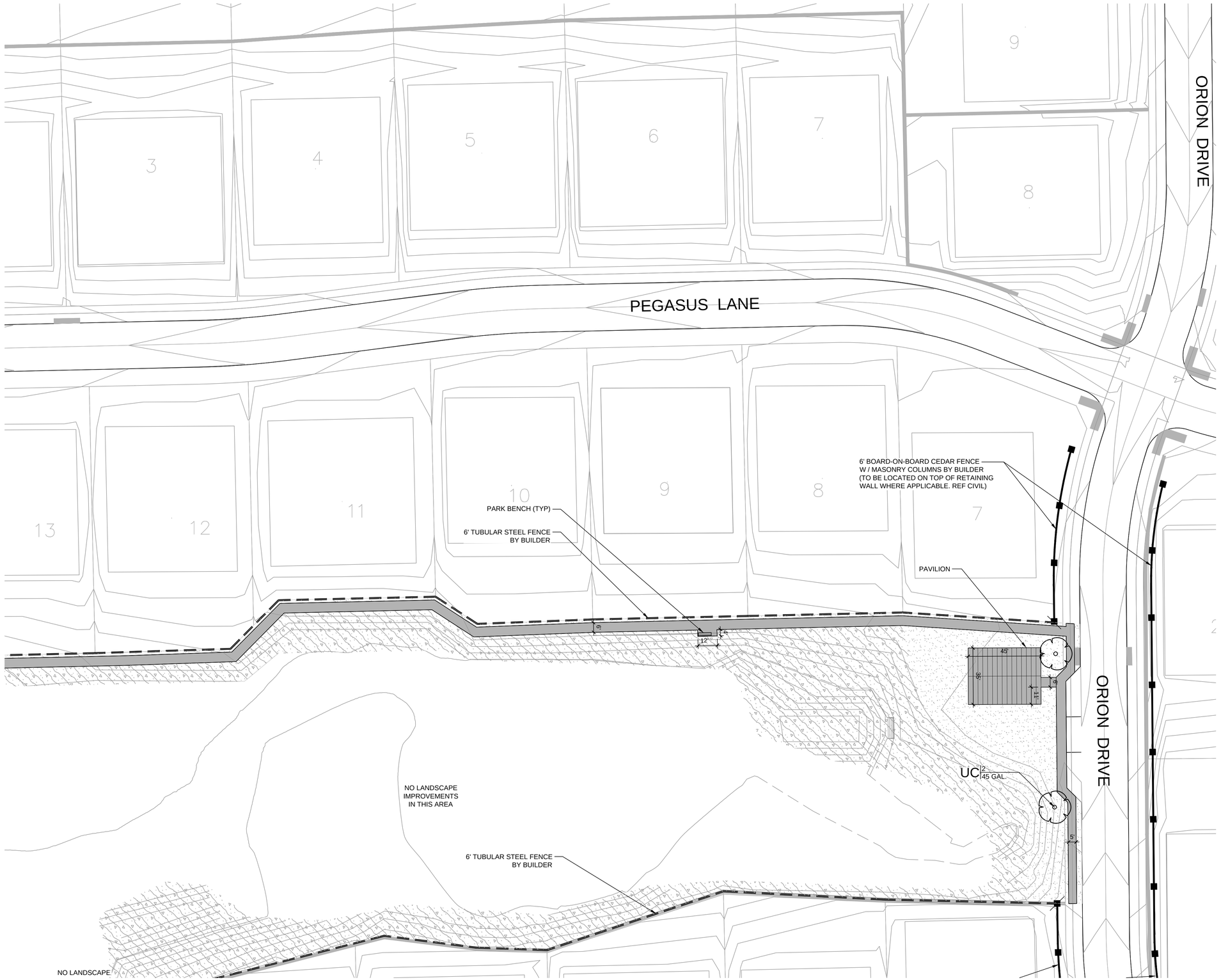

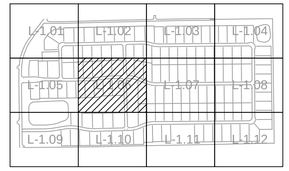

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.06

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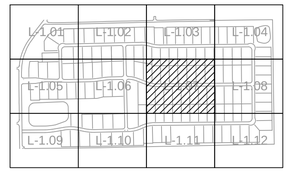

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.07

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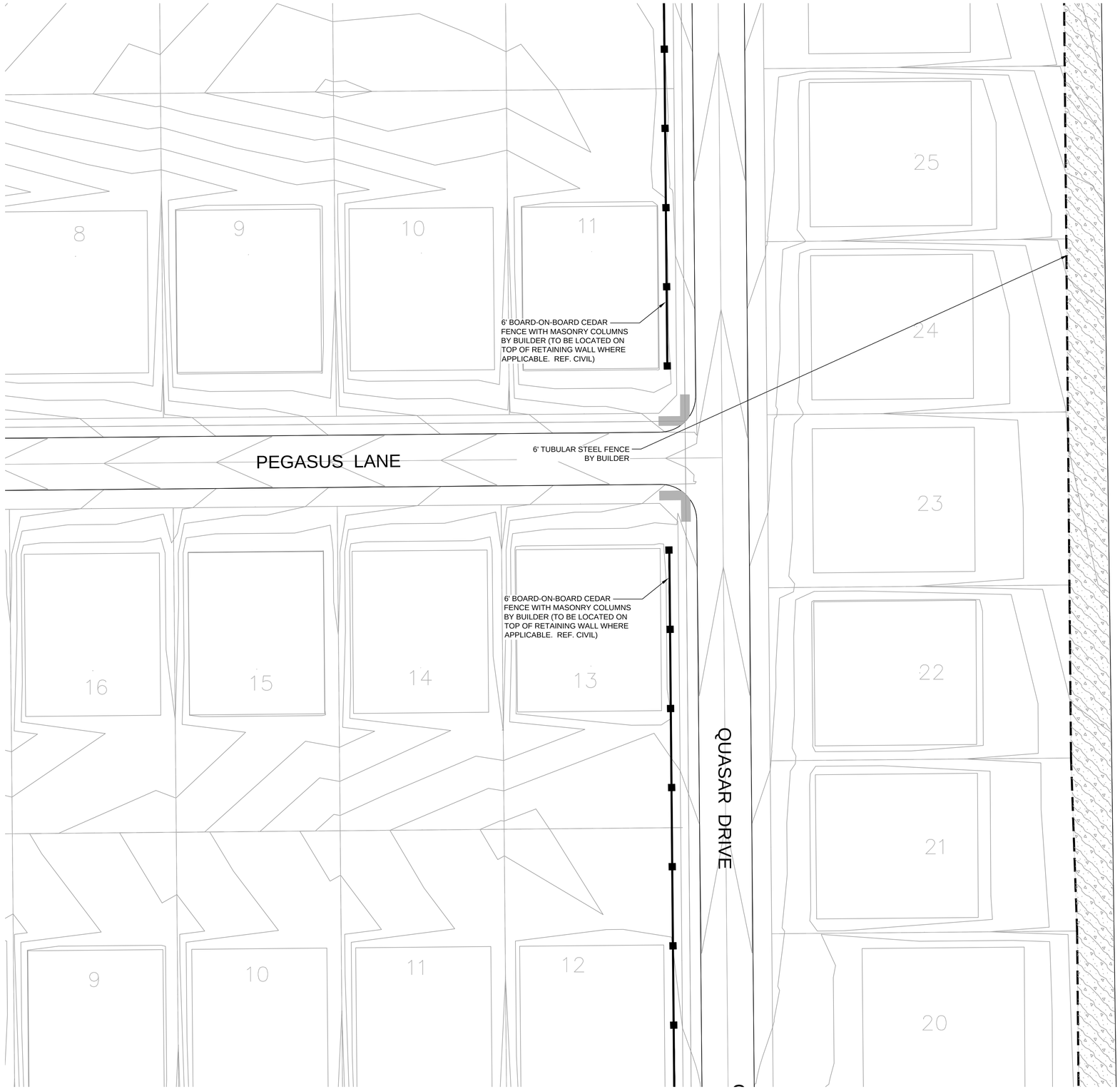

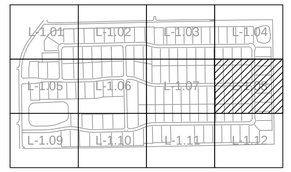

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.08

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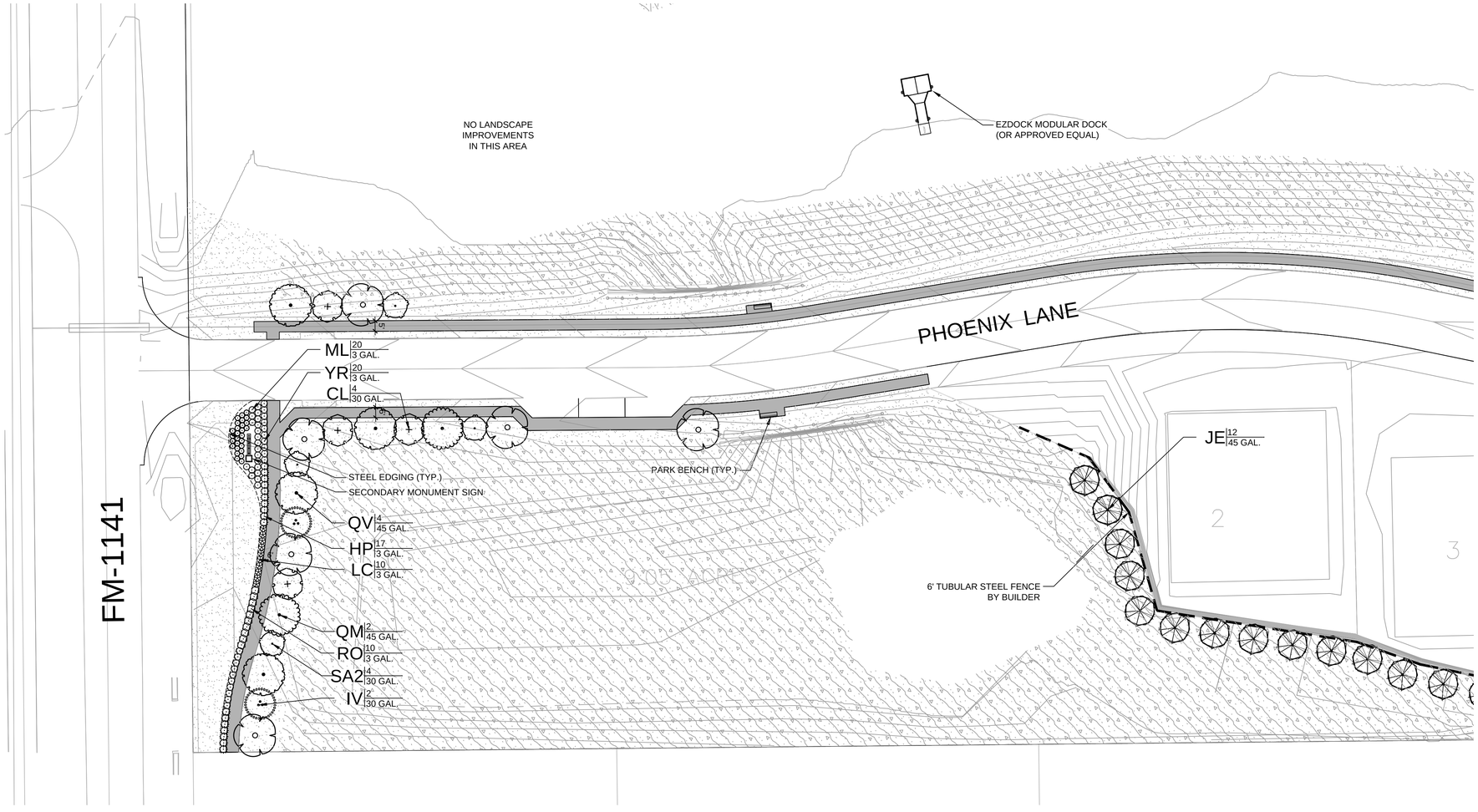
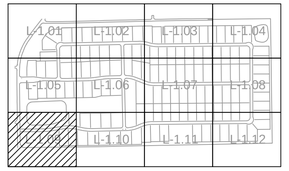




KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

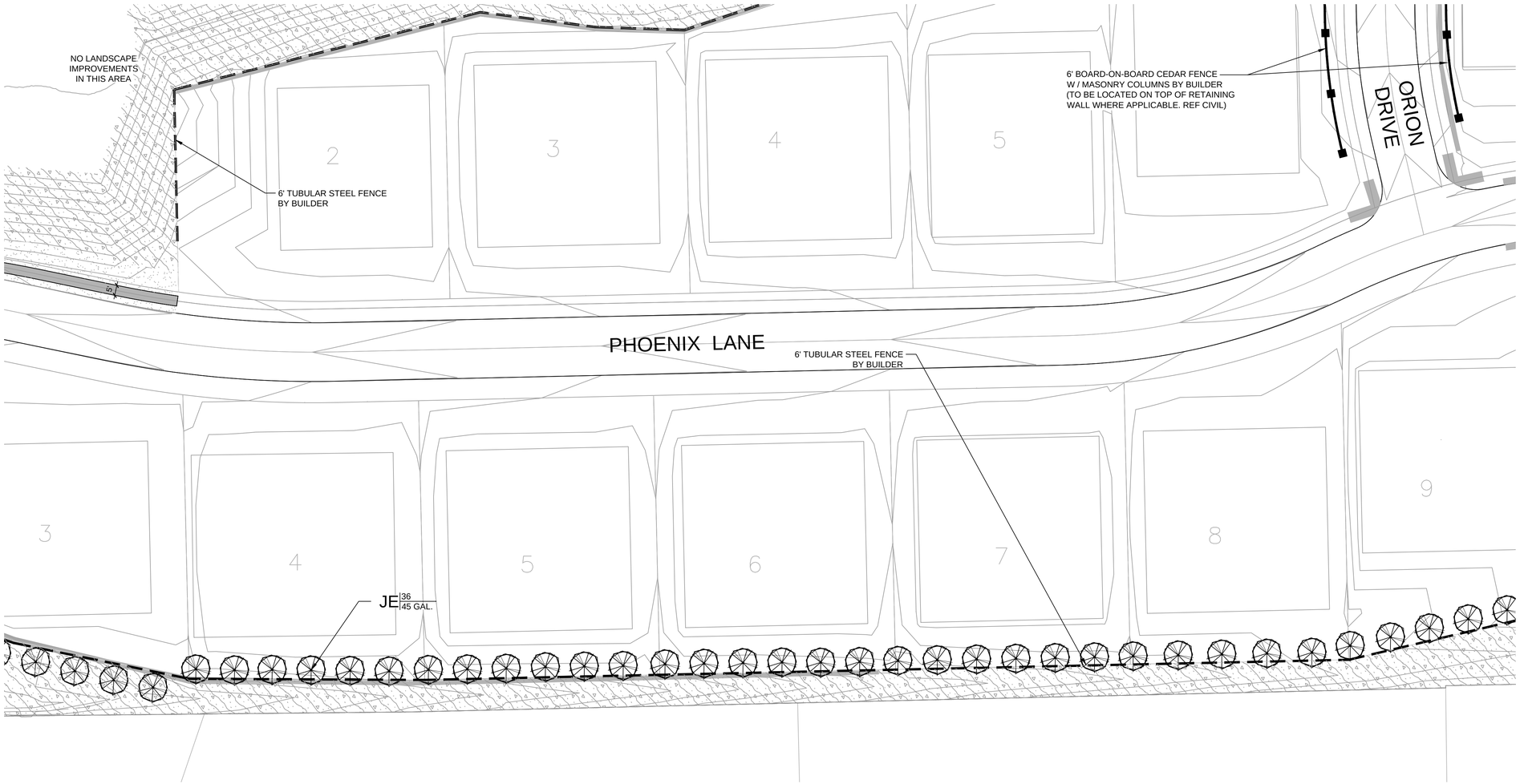
No.	Date	Revision Description

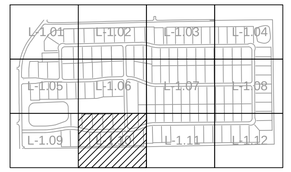
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.09

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.10

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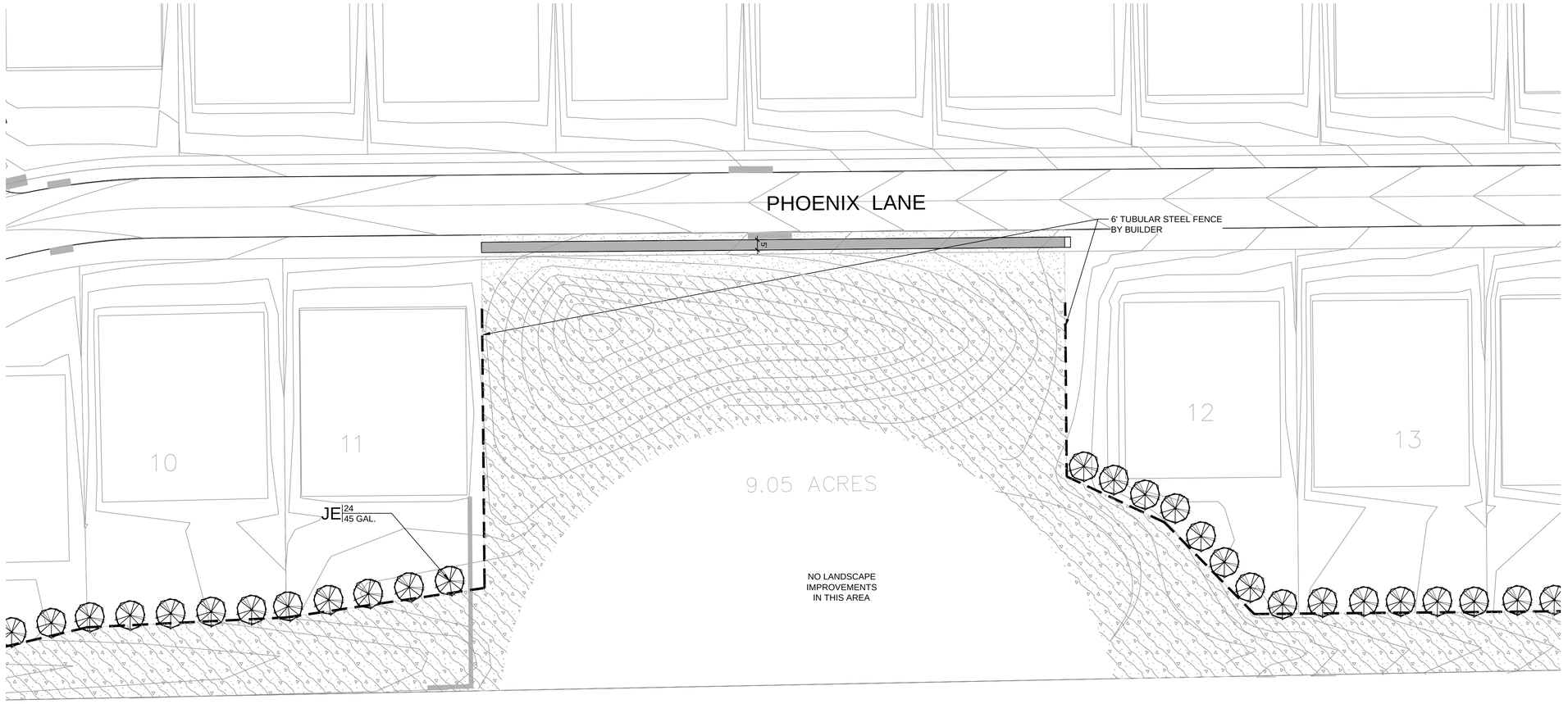

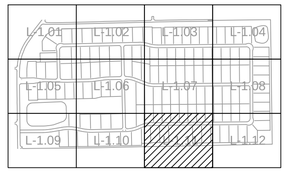

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-1.11

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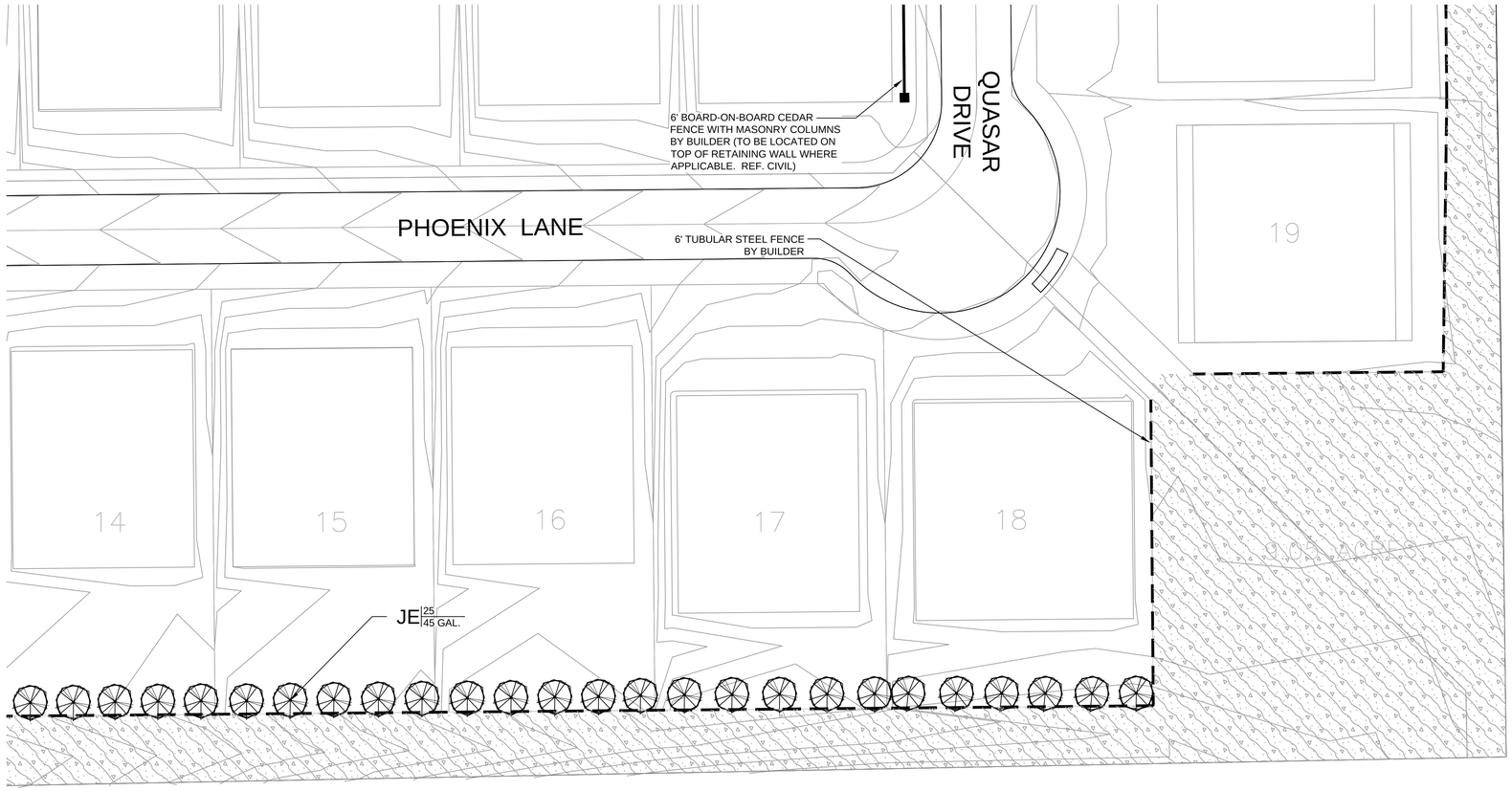

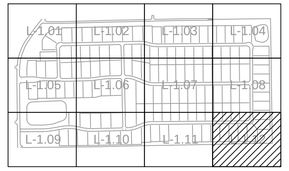

KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM

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GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.12

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	297,066 SF
	TEMPORARY IRRIGATION	268,578 SF

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

03 / 15 / 22

SHEET NUMBER
L-1.13

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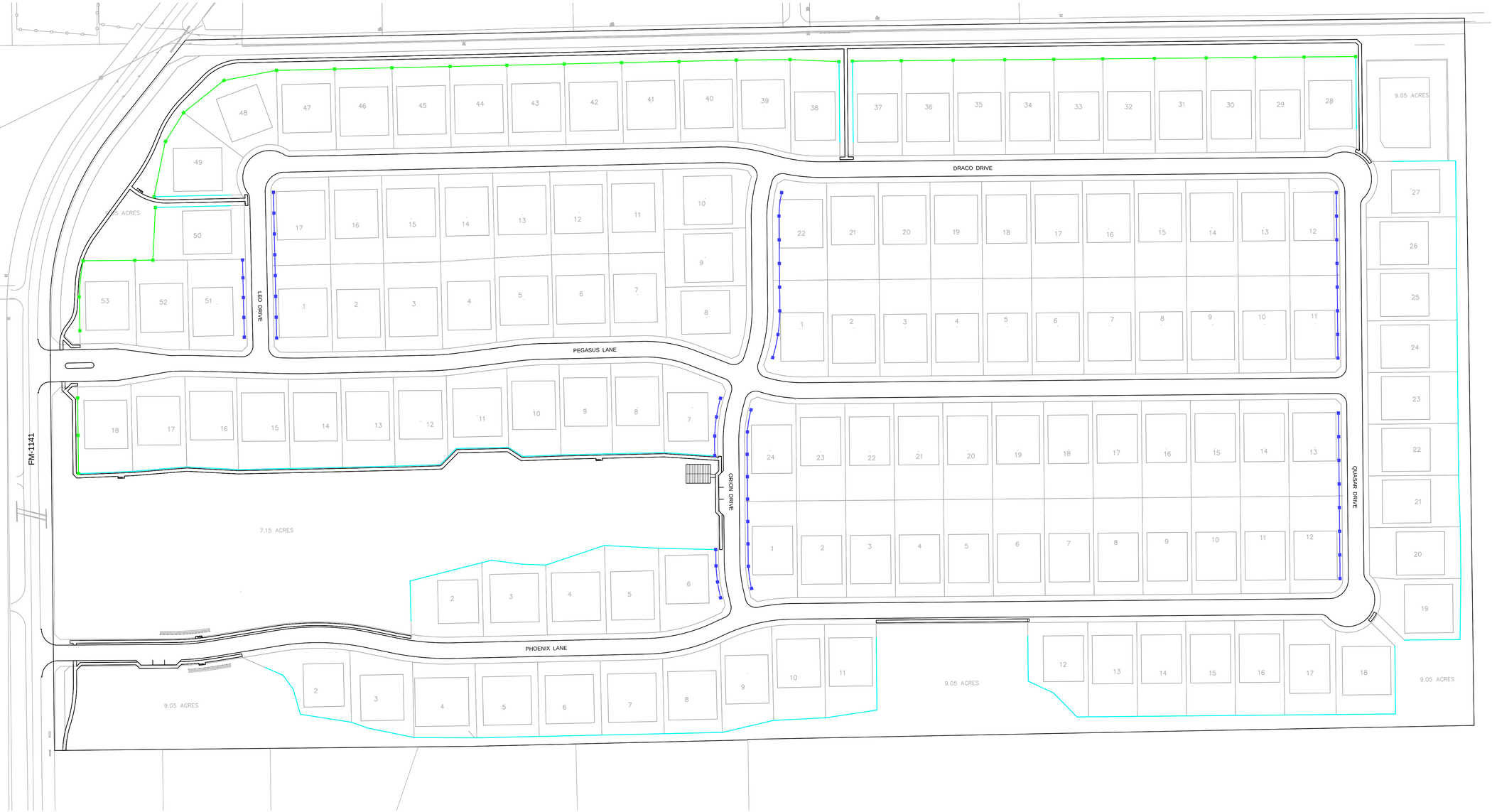

FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
	MASONRY COLUMN (BY DEVELOPER)	35
	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
	MASONRY COLUMN (BY BUILDER)	54

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

FENCING PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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MICHAEL A. WILSON
3068
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03 / 15 / 22

SHEET NUMBER
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HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BANISTER ENGINEERING
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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

HARDSCAPE PLAN

No.	Date	Revision Description

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MICHAEL A. WILSON
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STATE OF TEXAS
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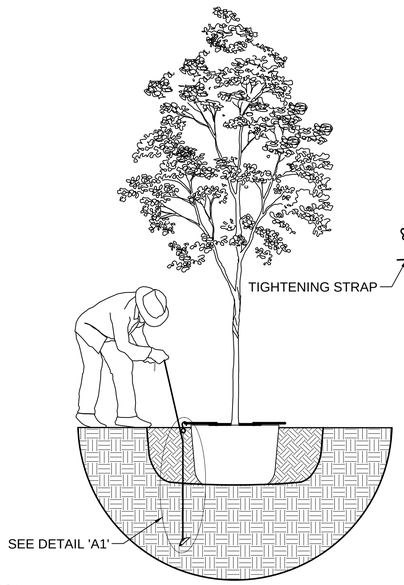
GENERAL NOTES:

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	

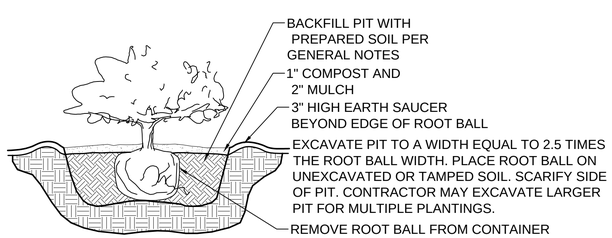
STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

B TREE STAKING DETAIL

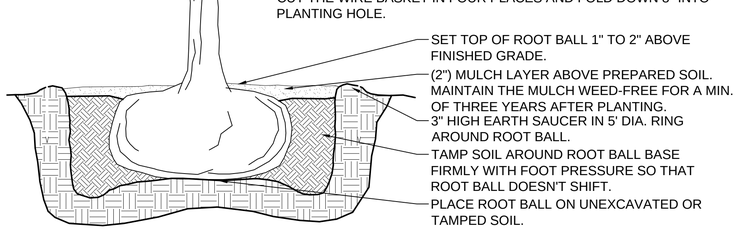
NOT TO SCALE



A SHRUB PLANTING DETAIL

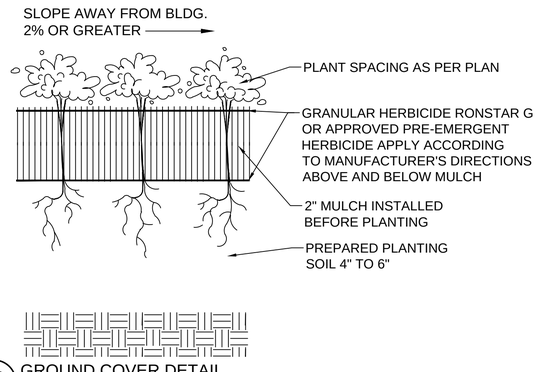
NOT TO SCALE

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



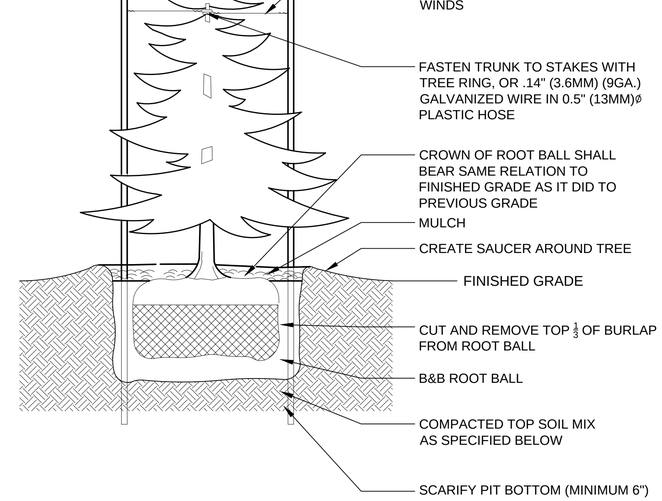
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE NOTES & DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.00

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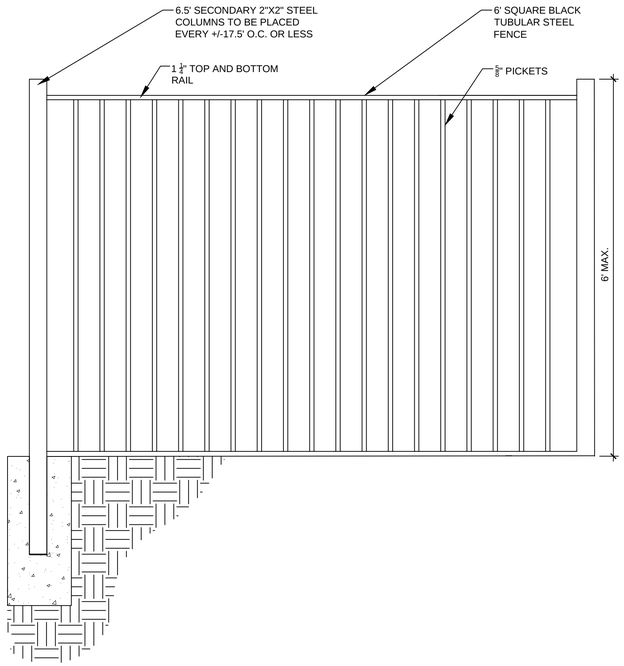

A TUBULAR STEEL FENCE DETAIL

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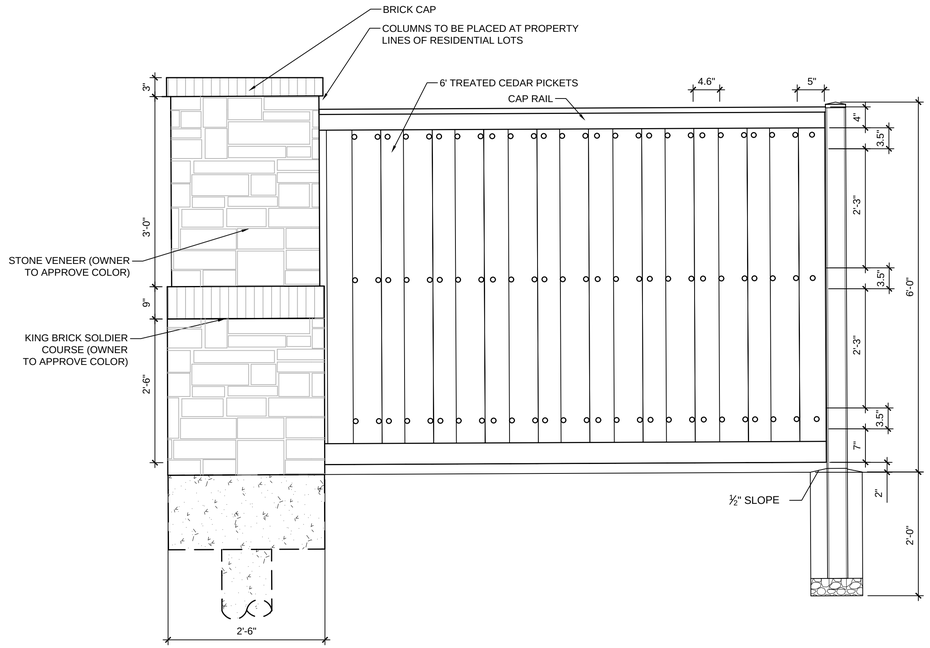
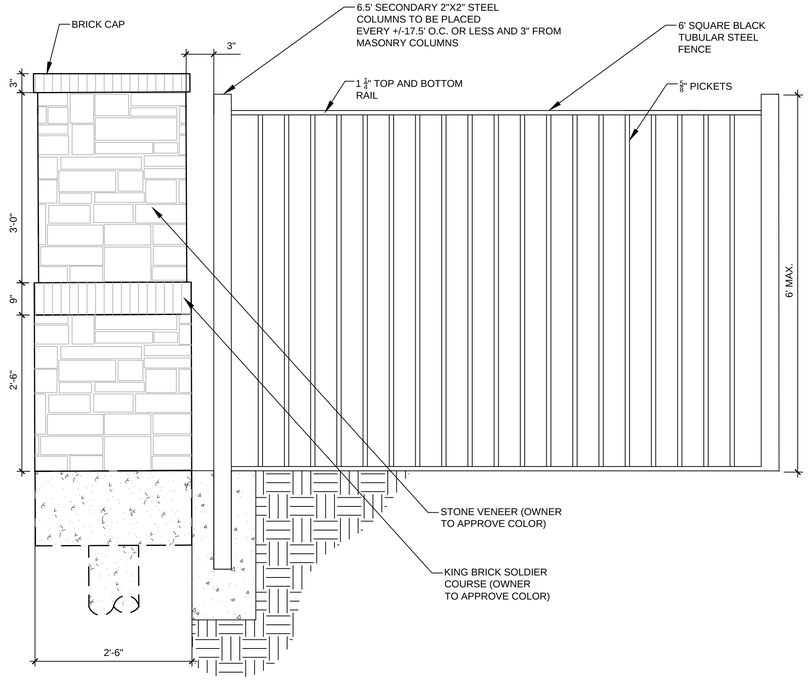


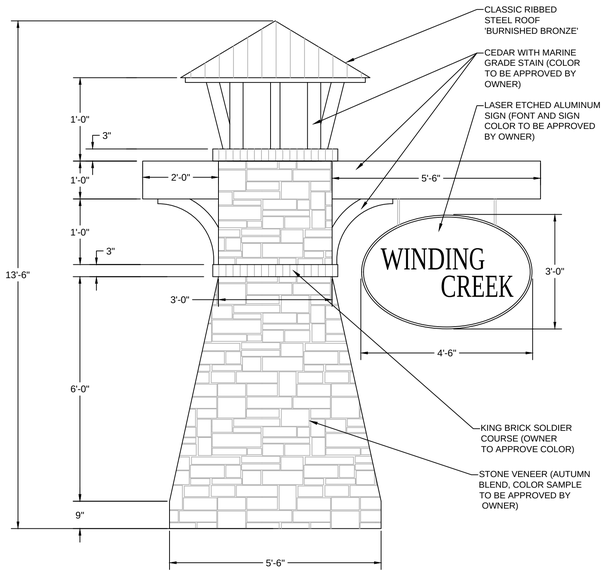
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL

NOT TO SCALE



C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL

NOT TO SCALE



D PRIMARY MONUMENT SIGN DETAIL

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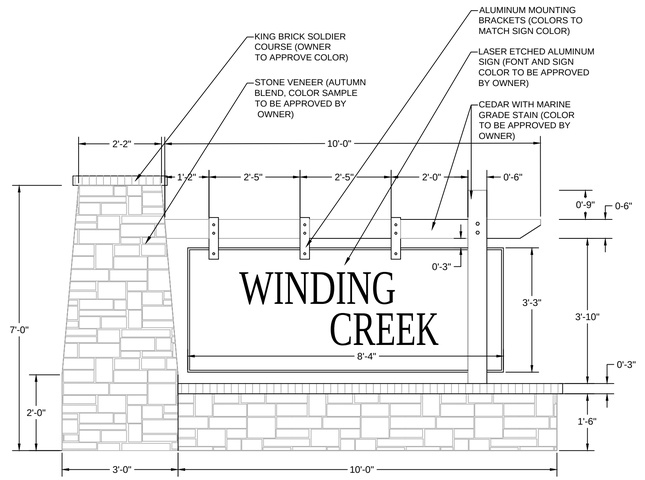

E SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

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LANDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
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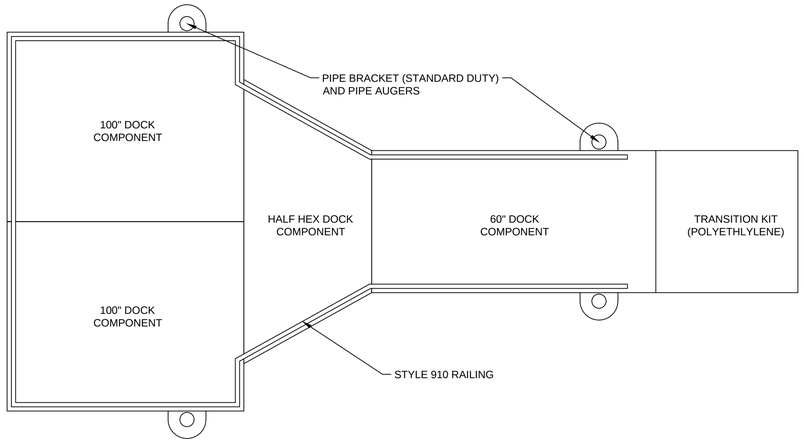


1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL)

3/8" = 1'-0" D-01

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	38	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	39	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	308	HESPERALOE PARVIFLORA RED YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	LEUCOPHYLLUM FRUTESCENS `COMPACTA` COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	266	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	281	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	428,839 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	107,841 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6` TUBULAR STEEL FENCE (BY BUILDER)	5,932 LF
3	6` BOARD-ON-BOARD FENCE (BY BUILDER)	1,887 LF
4	PARK BENCH	5
5	TRAIL/SIDEWALK BY DEVELOPER	39,505 SF
6	PERMANENT IRRIGATION	296,432 SF
7	TEMPORARY IRRIGATION	268,578 SF

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

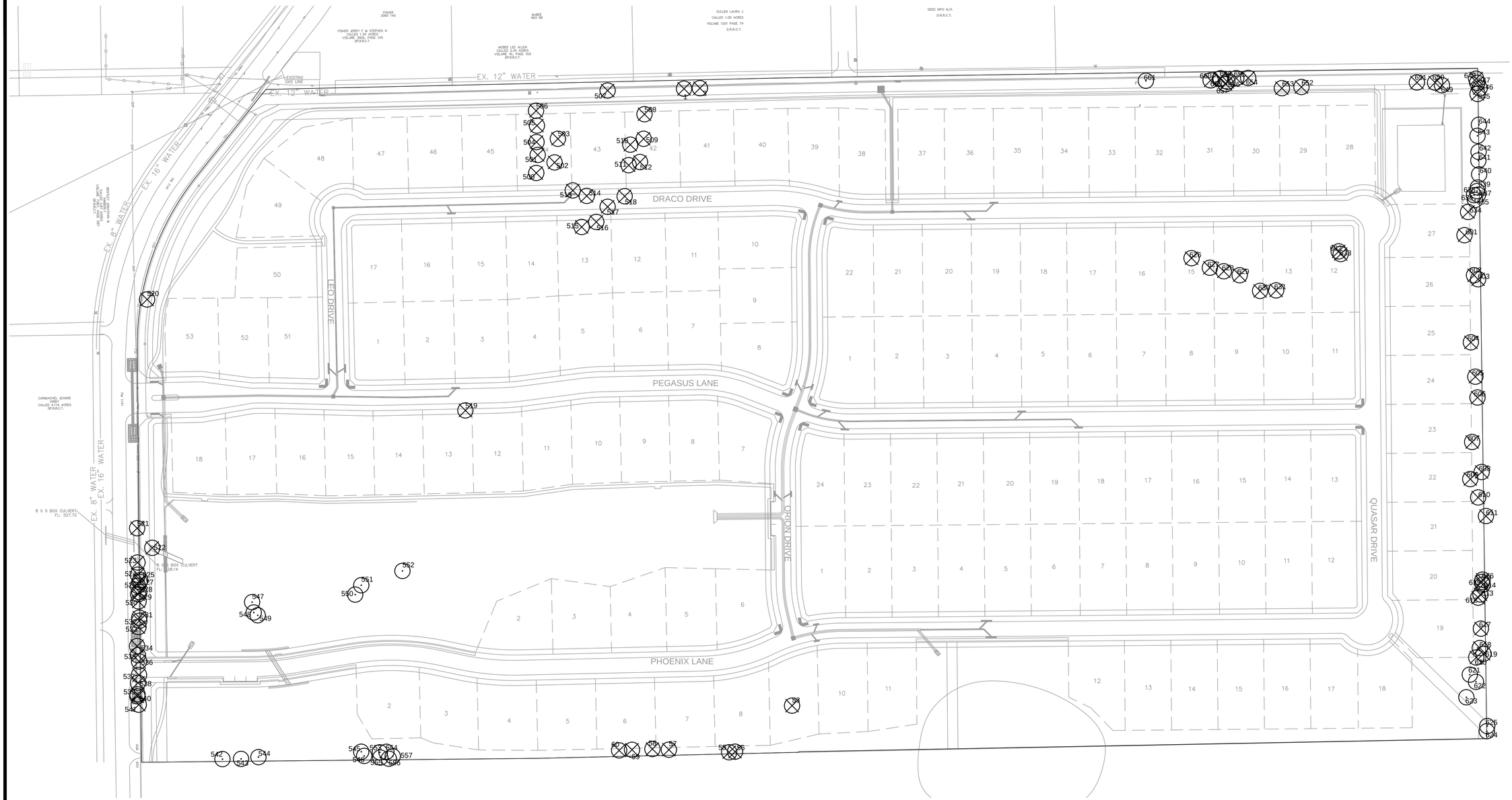
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
03 / 15 / 22

SHEET NUMBER
L-2.02

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 3/15/2022 10:31 AM || Plotted By: mwilson



TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	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	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Healthy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Healthy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	112.6	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	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
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							397.0	32.0	188.0	-	-
							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
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-3.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER

L-4.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	7	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
2	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
3	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
4	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
5	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
6	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
7	7	sugarberry	Healthy	REMOVED	-	-	3.5	-	-
8	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
9	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
10	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
11	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
12	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
13	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
14	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
15	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
16	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
17	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
18	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
19	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
20	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
21	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
22	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
23	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
24	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
25	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
26	13	live oak	Healthy	PRESERVED	-	-	-	-	-
27	19	sugarberry	Healthy	PRESERVED	-	-	-	-	-
28	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
29	25	sugarberry	Healthy	PRESERVED	-	-	-	-	-
30	17	sugarberry	Healthy	PRESERVED	-	-	-	-	-
31	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
32	23	sugarberry	Healthy	PRESERVED	-	-	-	-	-
33	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
34	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
35	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
36	17	sugarberry	Healthy	REMOVED	-	-	8.5	-	-
37	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
38	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
39	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
40	13	sugarberry	Healthy	PRESERVED	-	-	-	-	-
41	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
42	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
43	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
44	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
45	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
46	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
47	9	sugarberry	Healthy	PRESERVED	-	-	-	-	-
48	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
49	21	sugarberry	Healthy	PRESERVED	-	-	-	-	-
50	8	sugarberry	Healthy	PRESERVED	-	-	-	-	-
51	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
52	9	live oak	Healthy	PRESERVED	-	-	-	-	-
53	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
54	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
55	8	eastern red cedar	Healthy	REMOVED	-	-	4.0	-	-
					-	-	128.0	-	-
					Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN TABLES

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-4.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	May 10, 2022
SUBJECT:	SP2022-015; *Site Plan for the Winding Creek Subdivision*

The applicant, Humberto Johnson, Jr. of the Skorburg Co., is requesting the approval of a site plan for the Winding Creek Subdivision. The subject property is a 78.831-acre tract of land (*i.e. Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72*) generally located at the southeast corner of the intersection of FM-1141 and Clem Road. The Winding Creek Subdivision has been approved for a *Preliminary Plat* [*Case No. P2021-051*], and -- *in accordance with the submittal schedule contained in the Planned Development District* -- the applicant has submitted an application for a *Final Plat* [*Case No. P2022-017*]. As part of this site plan application the applicant has submitted a site plan, landscape plan, and hardscape plan.

The site plan indicates that 132 single-family residential lots and three (3) open space lots will be provided in accordance with the requirements of Planned Development District 91 (PD-91). The landscape plan shows that three (3) canopy and four (4) accent trees will be provided per 100 linear feet of frontage along FM-1141 and Clem Road, and one (1) canopy tree will be provided per 20 linear feet along the southern property line. Staff should note that the tree mitigation balance identified in the approved *Treescape Plan* [*Case No. MIS2022-003*] has been accounted for in the landscape plan, and the mitigation balance has been satisfied. The hardscape plan details the entry monumentation signage, the location of all the five (5) and six (6) foot required trails, and the fence type for each lot (*i.e. wrought iron fence, wood fence, and a wrought iron fence with masonry columns*) as required throughout the subdivision by the Planned Development District ordinance. The submitted site plan conforms to all the applicable technical requirements of Planned Development District 91 (PD-91) and the Unified Development Code (UDC), and -- *based on the case being in compliance* -- the case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *May 10, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-015

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	S.E. Corner of Clem Rd. and FM. 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	Single Family Development
PROPOSED ZONING		PROPOSED USE	
ACREAGE	78.83	LOTS [CURRENT]	1
		LOTS [PROPOSED]	132

☑ ***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	Falcon Place SF, LTD.	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr., P.E.
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Dallas, TX 75225	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 3703.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* March, 20 22 *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."*

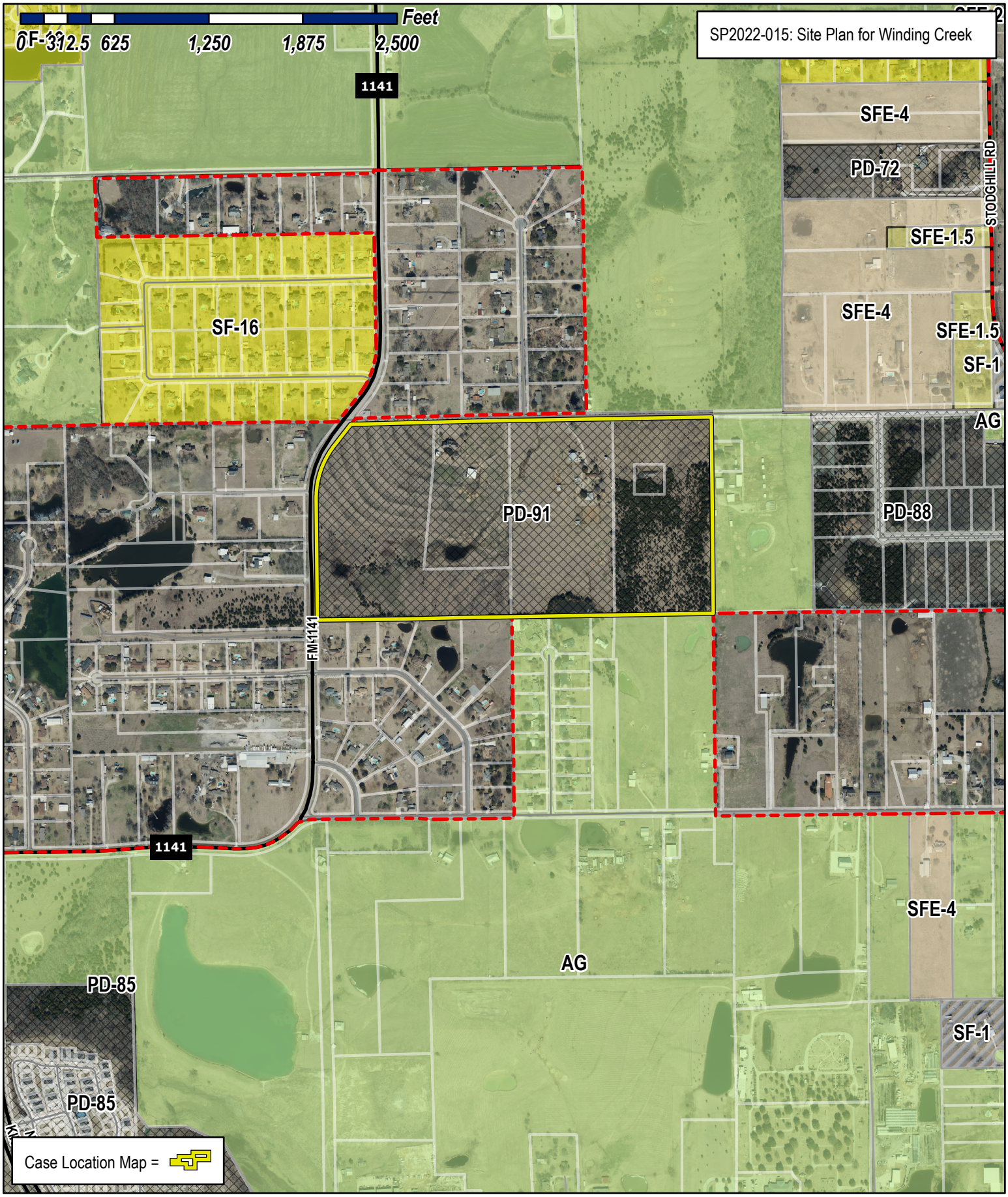
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

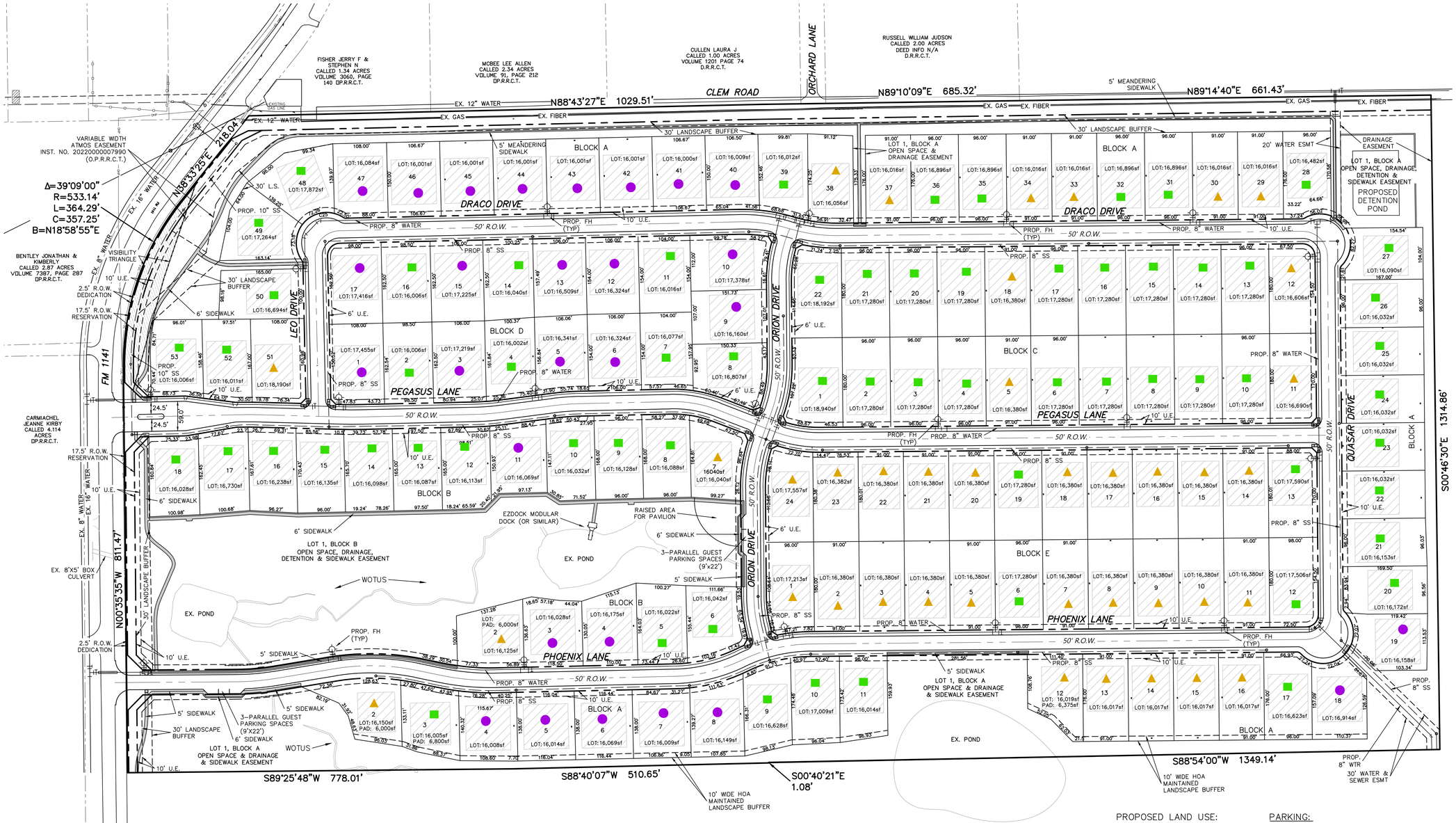
MY COMMISSION EXPIRES 4/23/2024



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.



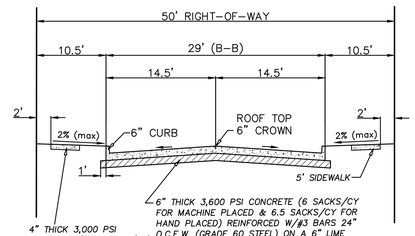
LOCATION MAP
N.T.S.

100 50 0 100 200
SCALE: 1" = 100'

LEGEND

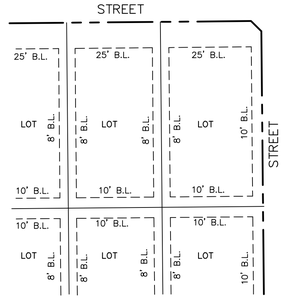
WOTUS	WATERS OF THE U.S.
U.E.	UTILITY EASEMENT
●	90'x90' PAD (28 LOTS) *(8,100sf)
■	80'x90' PAD (65 LOTS) *(7,200sf)
▲	75'x90' PAD (39 LOTS) *(6,750sf)

*TYPICAL SF INDICATED; INDICATED ON PLAN WHERE DIFFERENT.

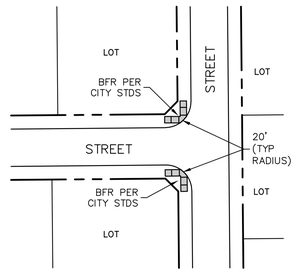


TYPICAL PAVING SECTION (50' R.O.W.)
NOT TO SCALE

NOTE:
1) NO SAND UNDER PAVEMENT OR SIDEWALK.
2) LOCATE JOINTS PER CITY OF ROCKWALL STANDARDS.



BUILDING SETBACK EXHIBIT
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE

SEE LANDSCAPE PLANS FOR PERIMETER SCREENING

PROPOSED LAND USE: RESIDENTIAL

TOTAL ACRES: 78.83

TOTAL OPEN SPACE: 16.14 (20.5%)

TOTAL RESIDENTIAL LOTS: 132

RESIDENTIAL DENSITY: 1.67

PARKING:

REQUIRED:
2-PER LOT (GARAGE)

PROVIDED:

2-PER LOT (GARAGE)
6-PARALLEL GUEST PARKING SPACES

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____ _____

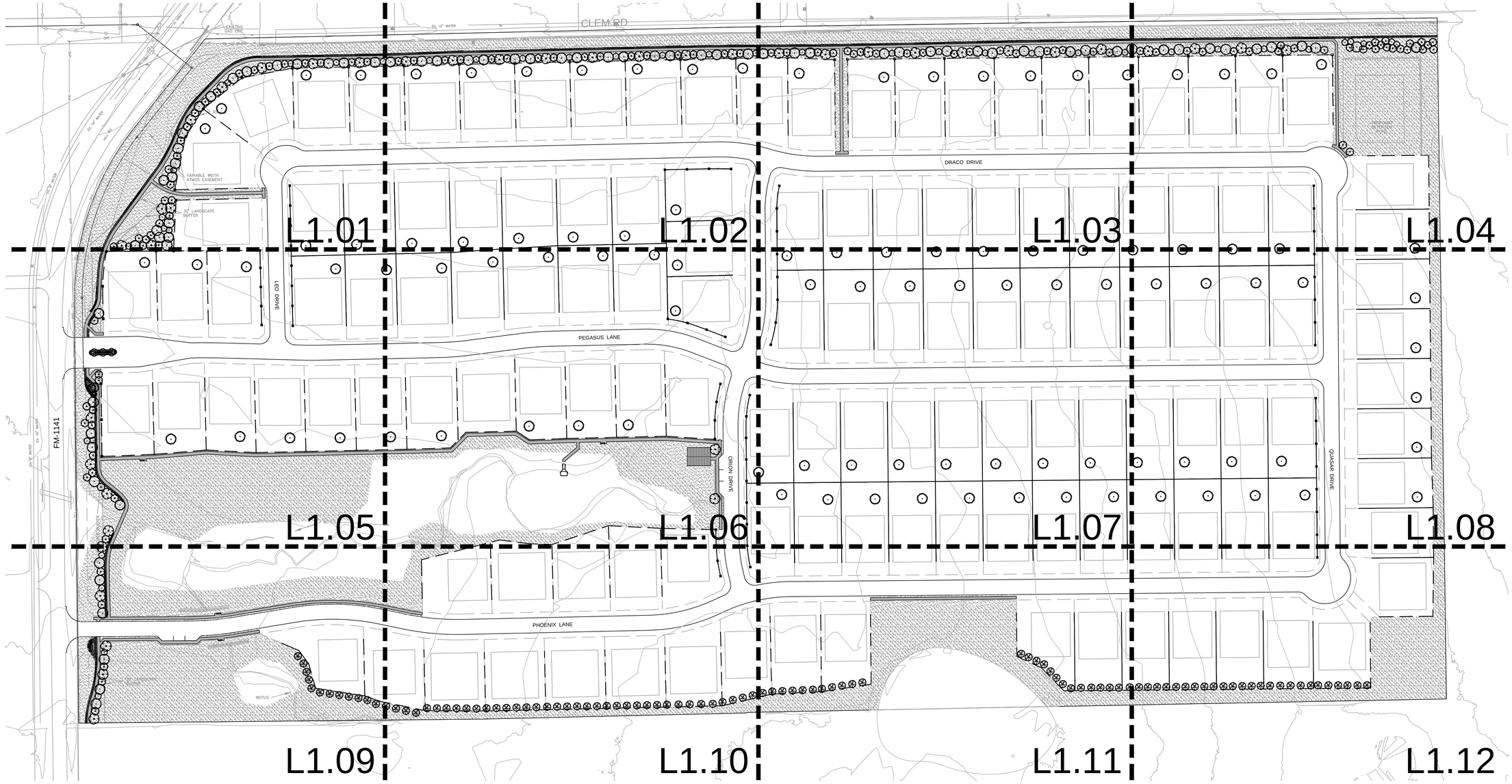
Planning & Zoning Commission, Chairman **Director of Planning and Zoning**

SITE PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER/DEVELOPER
FALCON PLACE SF LTD.
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

MAY 2022
SCALE: 1"=100'

CASE NO. SP2022-015



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS MACROCARPA / BURR OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM
	QUERCUS MUEHLENBERGII / CHINQUAPIN OAK OR OTHER APPROVED CANOPY SPECIES (BY BUILDER)

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW
	ILEX VOMITORIA / YAUPON HOLLY
	SOPHORA AFFINIS / EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	ABELIA X ROSE CREEK /ROSE CREEK ABELIA
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
	ROSMARINUS OFFICINALIS / ROSEMARY
	BERBERIS THUNBERGII 'ROSE GLOW' / 'ROSE GLOW' BARBERRY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / 'CRIMSON PYGMY' BARBERRY

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ZONING CASE:
SP2022-015

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

WITNESS OUR HANDS, this ____ day of _____, 2022.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L1.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

APPROVED:
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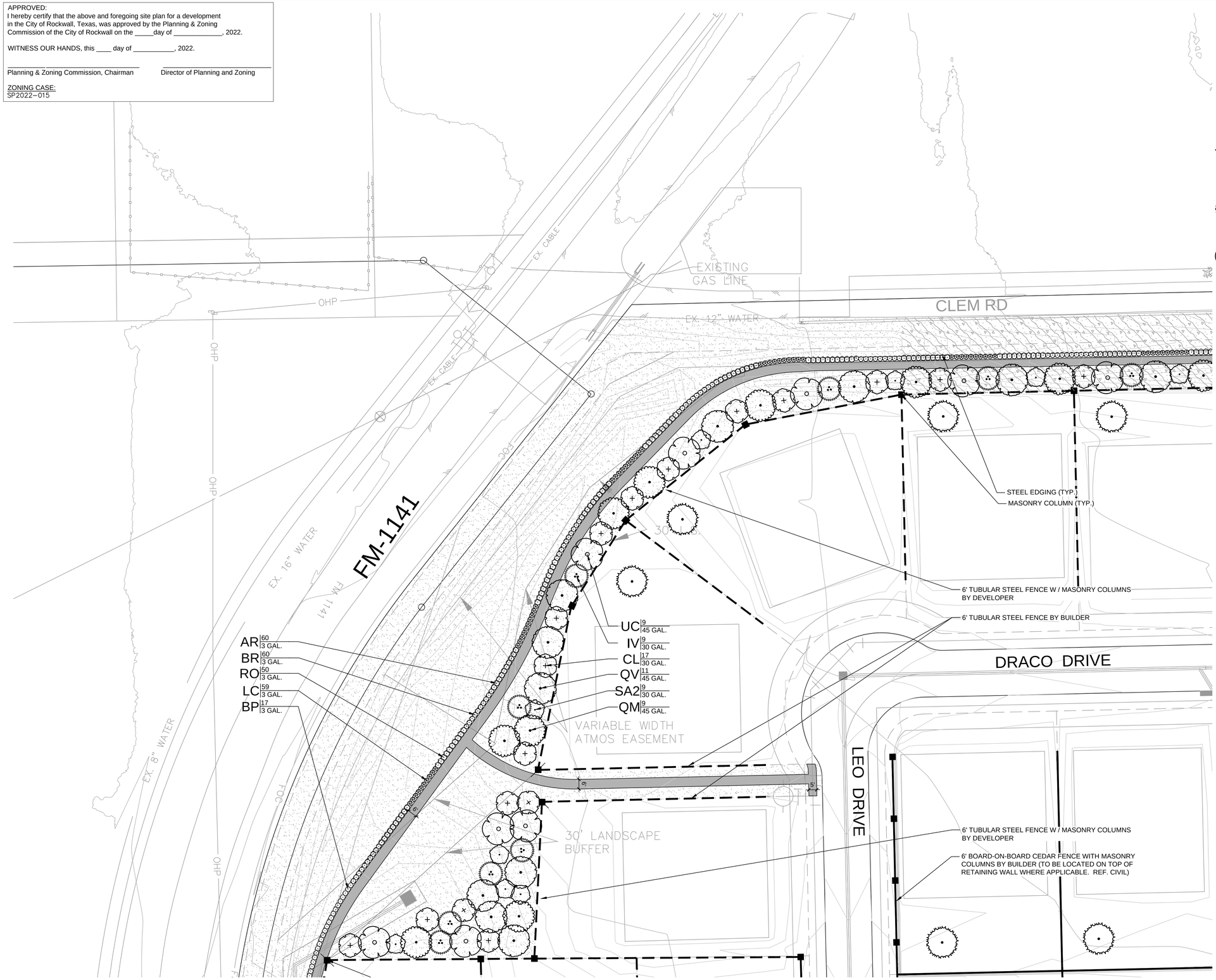
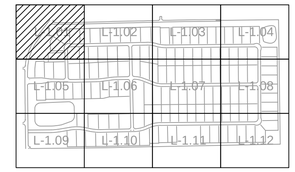
WITNESS OUR HANDS, this ____ day of _____, 2022.

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ZONING CASE:
SP2022-015





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
	QUERCUS MUEHLENBERGII CHINQUAPIN OAK
	OR OTHER APPROVED CANOPY SPECIES (BY BUILDER)

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	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
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	ABELIA X 'ROSE CREEK' 'ROSE CREEK' ABELIA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	BERBERIS THUNBERGII 'ROSE GLOW' 'ROSE GLOW' BARBERRY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' 'CRIMSON PYGMY' BARBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD-ON-BOARD CEDAR FENCE
- BOARD-ON-BOARD CEDAR FENCE WITH MASONRY COLUMNS

N

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.01

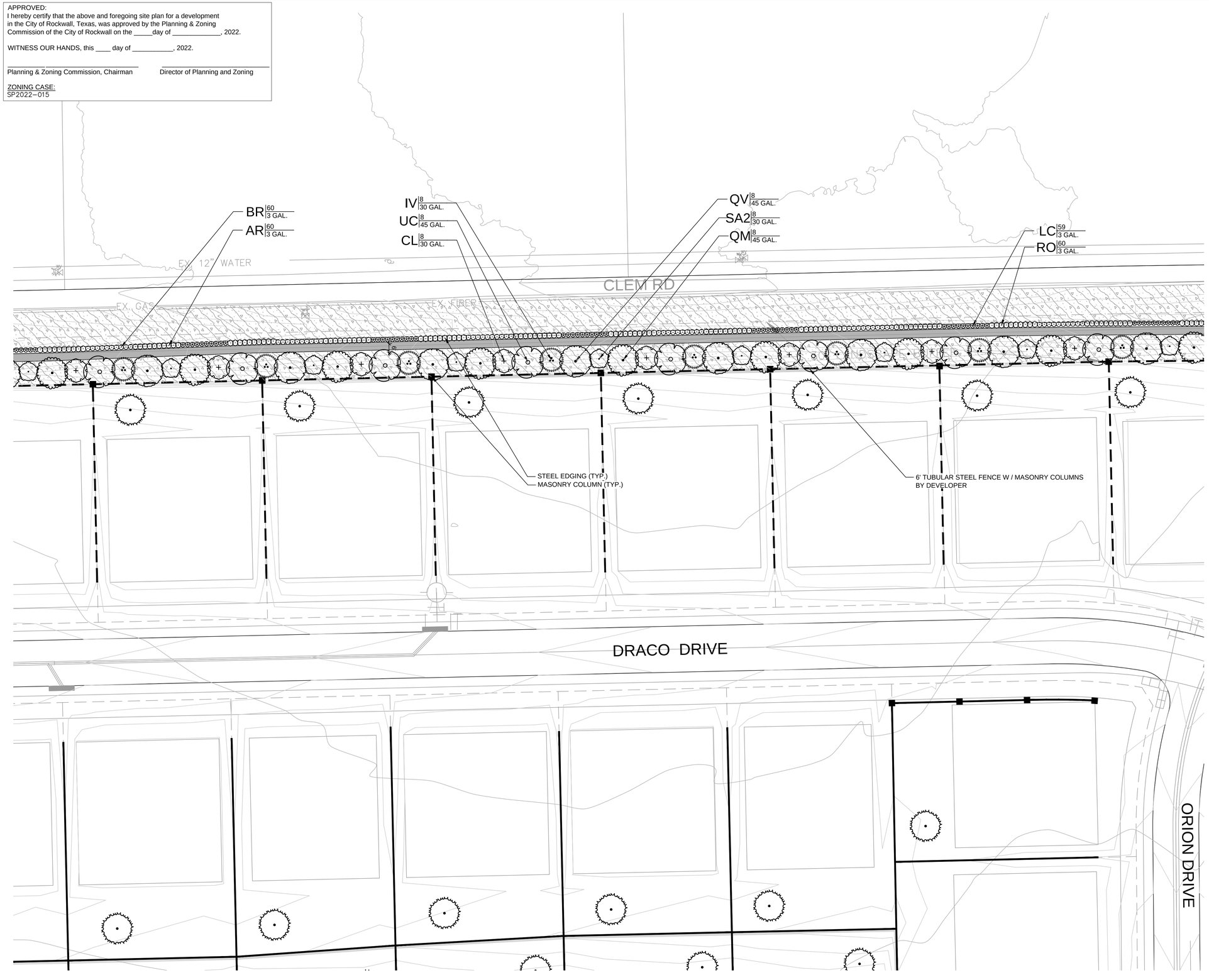
File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

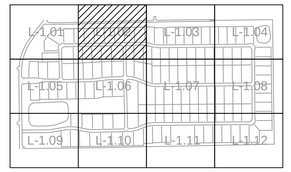
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

WITNESS OUR HANDS, this ____ day of _____, 2022.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
	QUERCUS MUEHLENBERGII CHINQUAPIN OAK OR OTHER APPROVED CANOPY SPECIES (BY BUILDER)

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	ABELIA X 'ROSE CREEK' 'ROSE CREEK' ABELIA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	BERBERIS THUNBERGII 'ROSE GLOW' 'ROSE GLOW' BARBERRY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' 'CRIMSON PYGMY' BARBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD-ON-BOARD CEDAR FENCE
- BOARD-ON-BOARD CEDAR FENCE WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.02

File: R:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

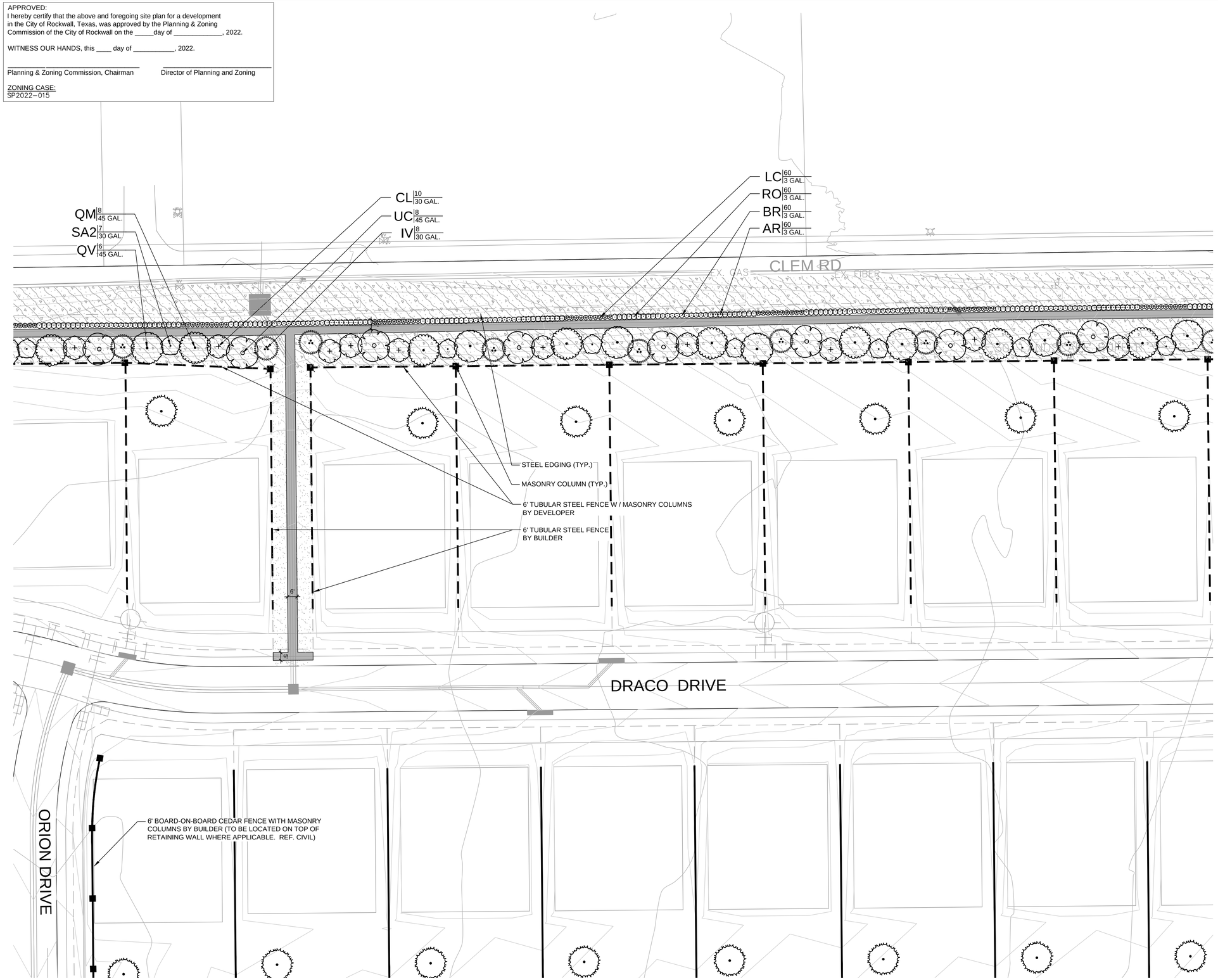
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

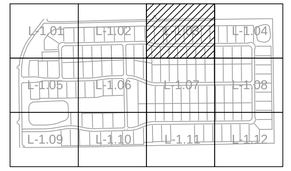
WITNESS OUR HANDS, this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ZONING CASE:
SP2022-015





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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

05 / 06 / 2022

SHEET NUMBER
L-1.03

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

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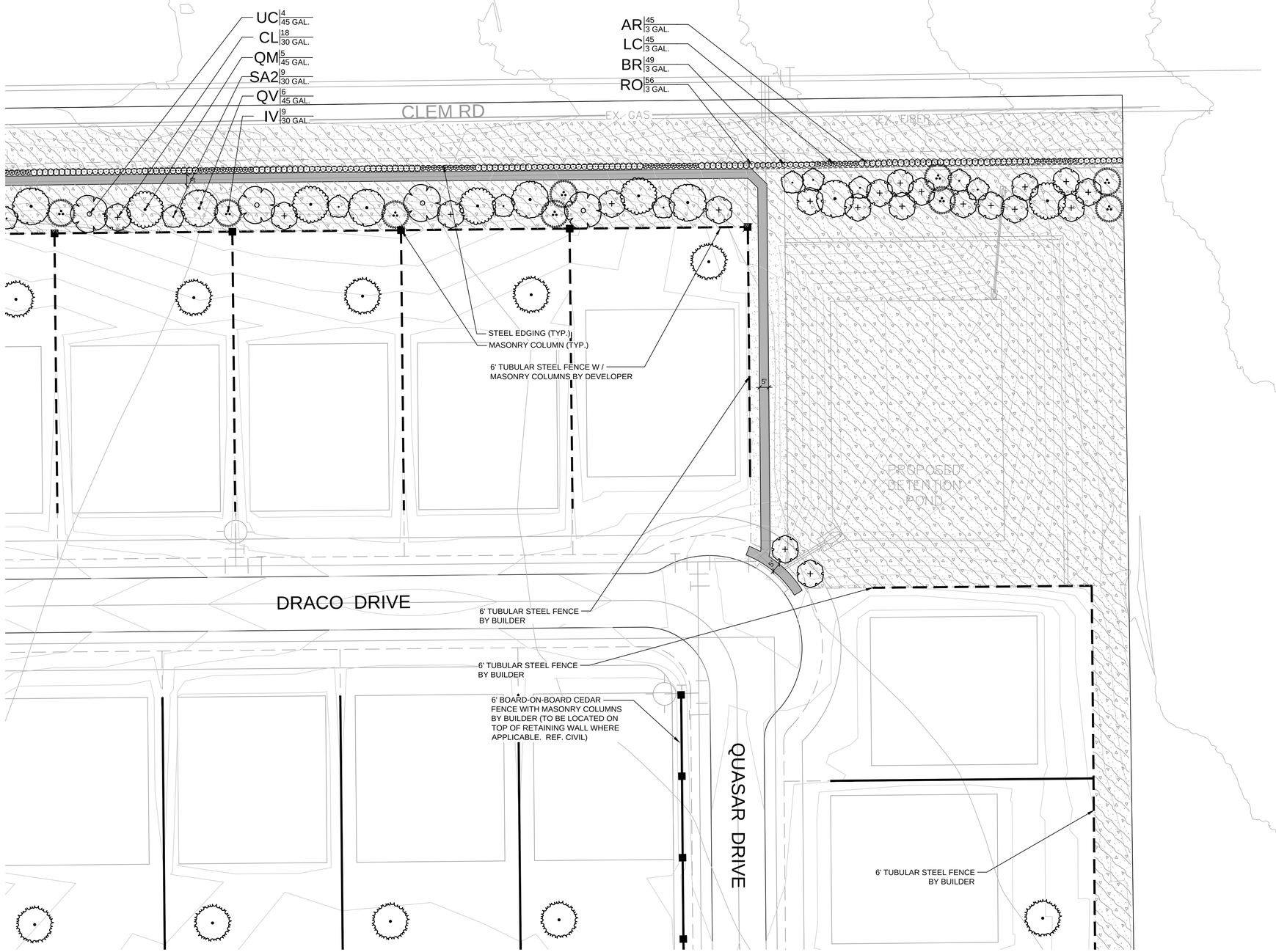
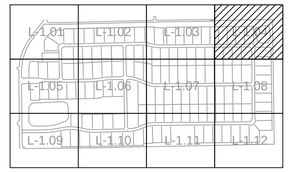
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ZONING CASE:
SP2022-015





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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.04

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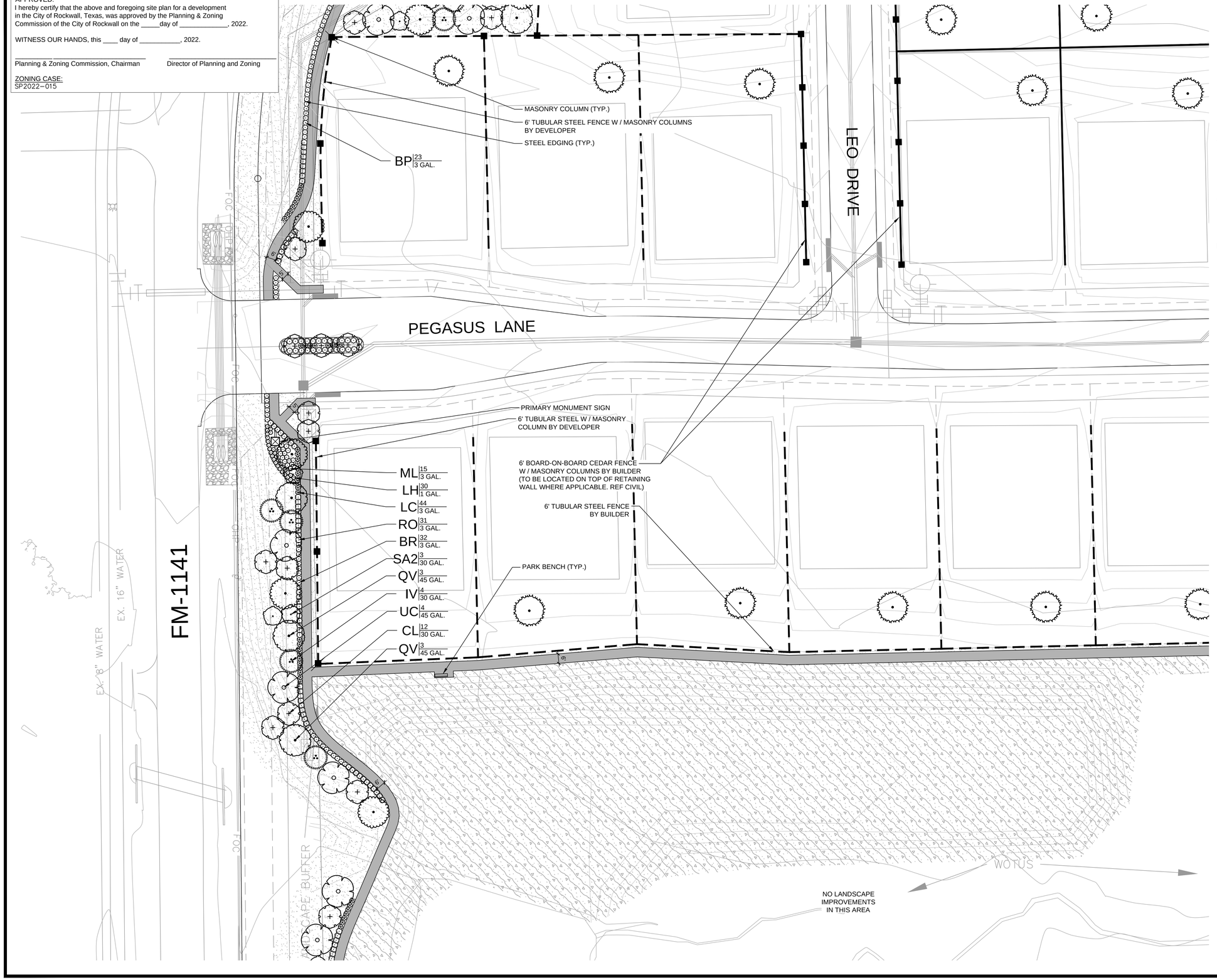
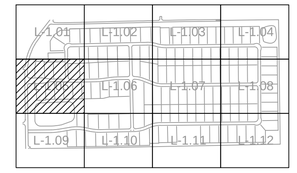
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ZONING CASE:
SP2022-015





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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.05

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

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_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015

PEGASUS LANE

ORION DRIVE

6' BOARD-ON-BOARD CEDAR FENCE W / MASONRY COLUMNS BY BUILDER (TO BE LOCATED ON TOP OF RETAINING WALL WHERE APPLICABLE. REF CIVIL)

PARK BENCH (TYP)

6' TUBULAR STEEL FENCE BY BUILDER

PAVILION

372'

5'

12'

38'

6'

11'

EZDOCK MODULAR DOCK (OR APPROVED EQUAL)

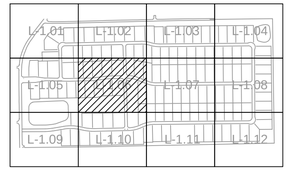
UC 12' 45 GAL.

NO LANDSCAPE IMPROVEMENTS IN THIS AREA

6' TUBULAR STEEL FENCE BY BUILDER

57'

NO LANDSCAPE



KEY

PLANT SCHEDULE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.06

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

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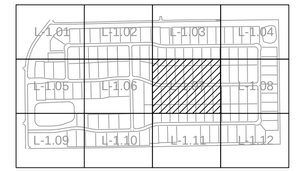
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015

RION DRIVE

6' BOARD-ON-BOARD CEDAR FENCE WITH MASONRY COLUMNS BY BUILDER (TO BE LOCATED ON TOP OF RETAINING WALL WHERE APPLICABLE. REF. CIVIL)

PEGASUS LANE



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BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.07

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

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ZONING CASE:
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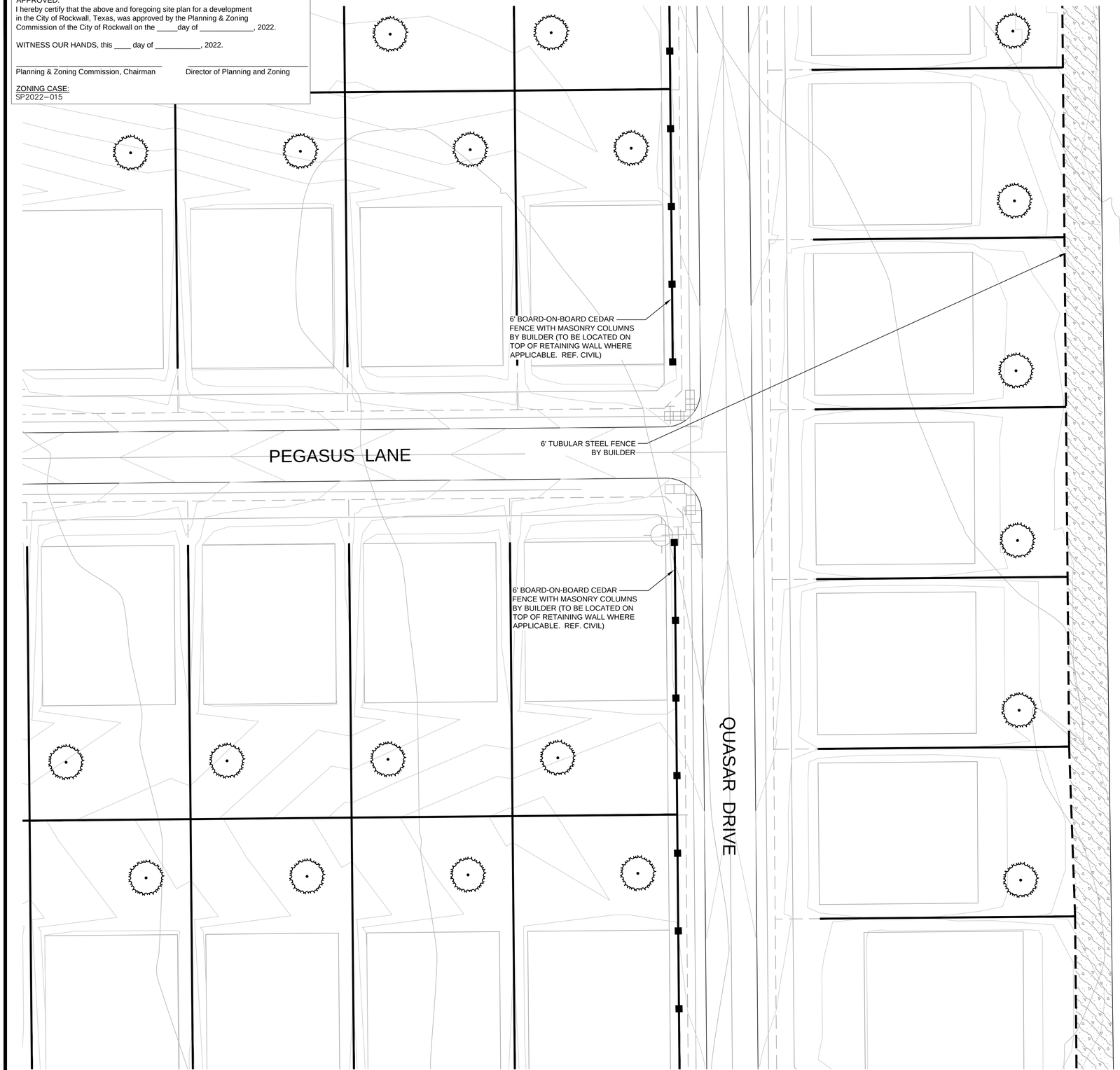

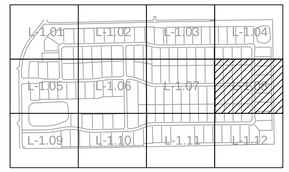

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Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

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MICHAEL A. WILSON
3068
STATE OF TEXAS

05 / 06 / 2022

SHEET NUMBER
L-1.08

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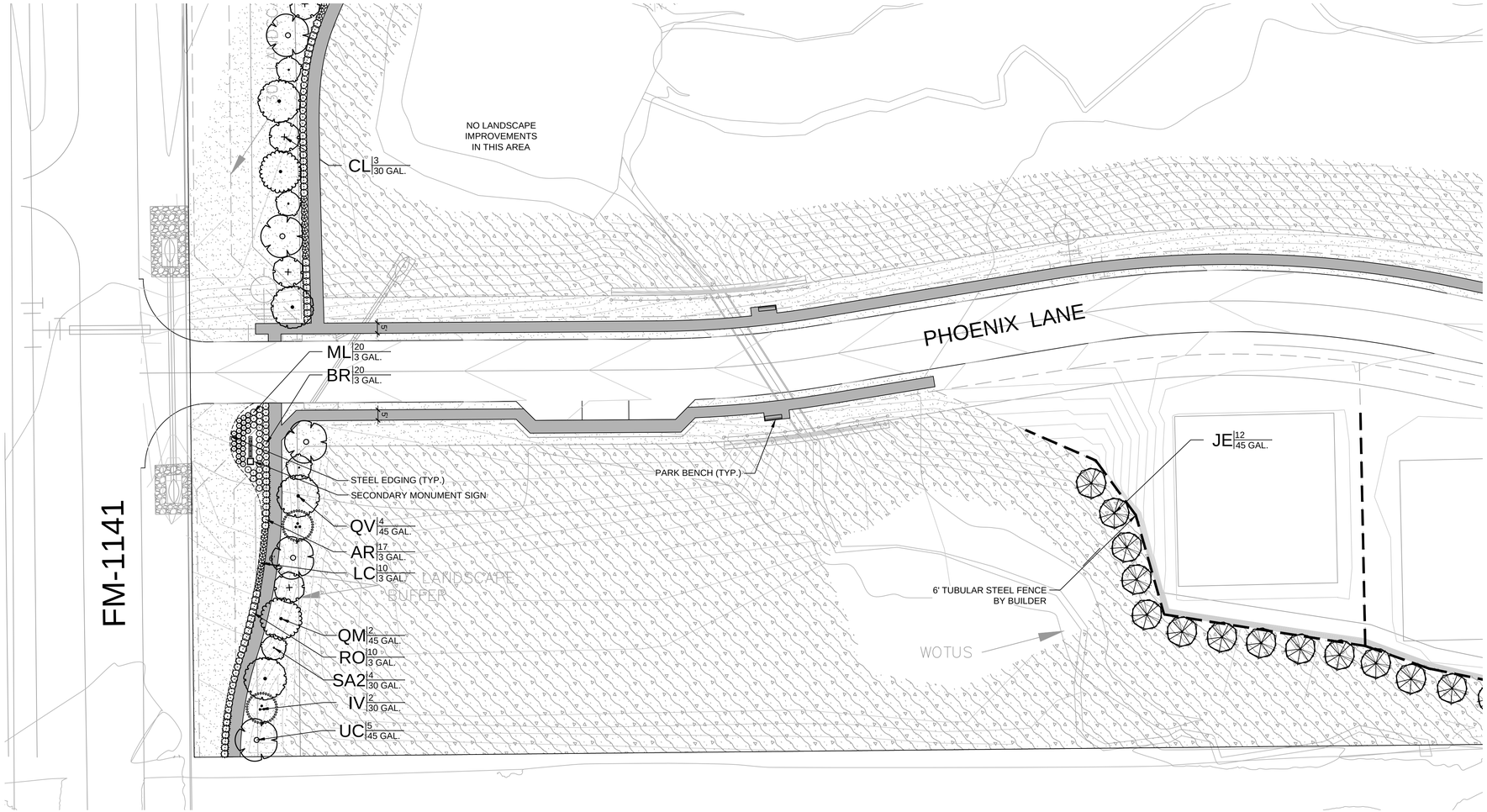
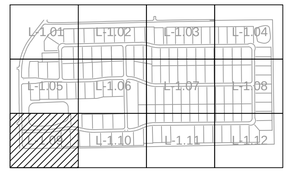
ZONING CASE:
SP2022-015





KEY

PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
	QUERCUS MUEHLENBERGII CHINQUAPIN OAK OR OTHER APPROVED CANOPY SPECIES (BY BUILDER)

ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE

SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	ABELIA X 'ROSE CREEK' 'ROSE CREEK' ABELIA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	BERBERIS THUNBERGII 'ROSE GLOW' 'ROSE GLOW' BARBERRY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' 'CRIMSON PYGMY' BARBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SOD)
	CYNODON DACTYLON `TIF 419` BERMUDA GRASS (SEED)

FENCING LEGEND

- TUBULAR STEEL FENCE
- TUBULAR STEEL FENCE W / MASONRY COLUMNS
- BOARD-ON-BOARD CEDAR FENCE
- BOARD-ON-BOARD CEDAR FENCE WITH MASONRY COLUMNS

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

05 / 06 / 2022

SHEET NUMBER
L-1.09

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:26 AM || Plotted By: mwilson

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WITNESS OUR HANDS, this ____ day of _____, 2022.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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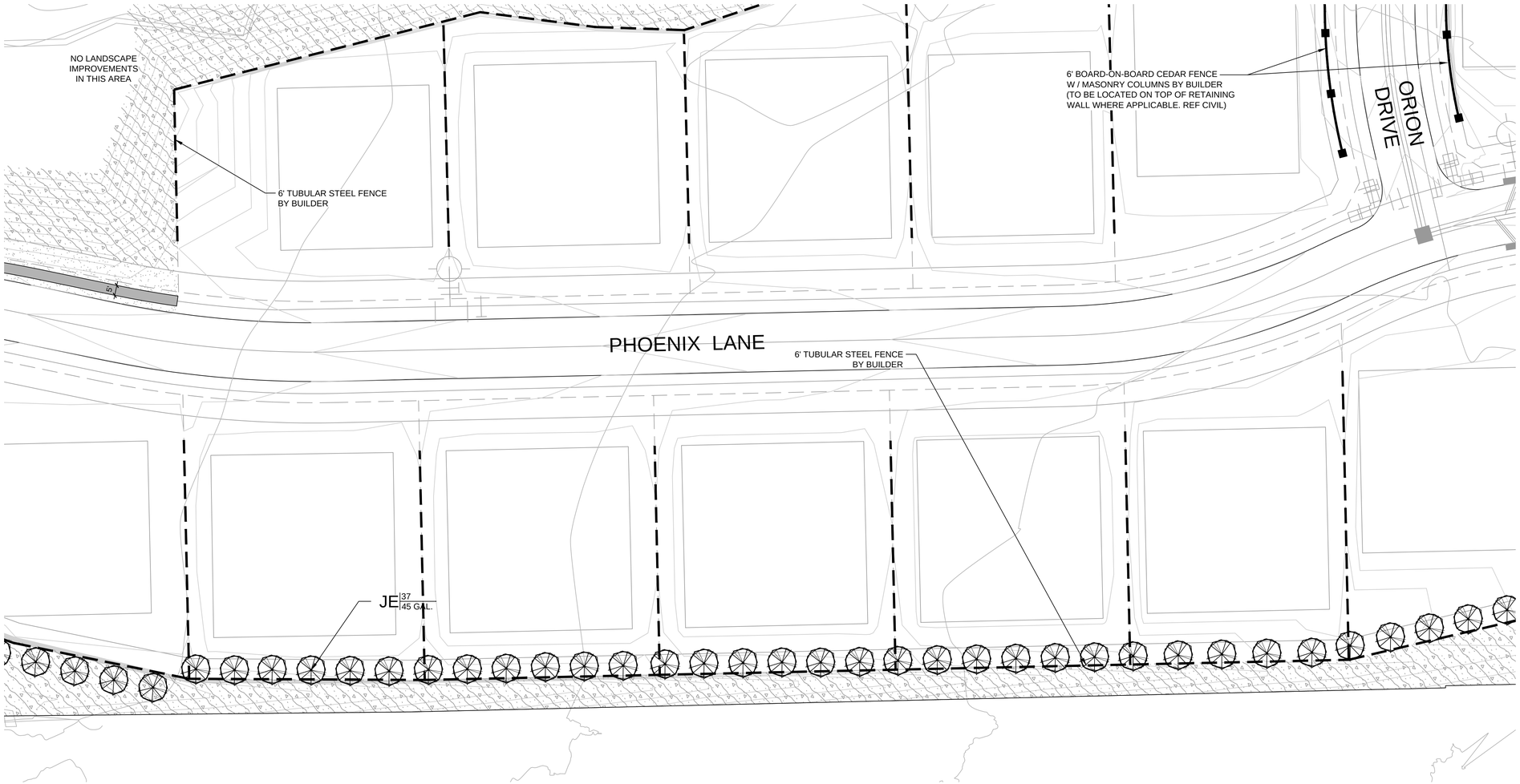

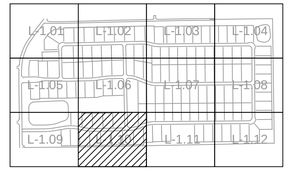

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(IN FEET)
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BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

05 / 06 / 2022

SHEET NUMBER
L-1.10

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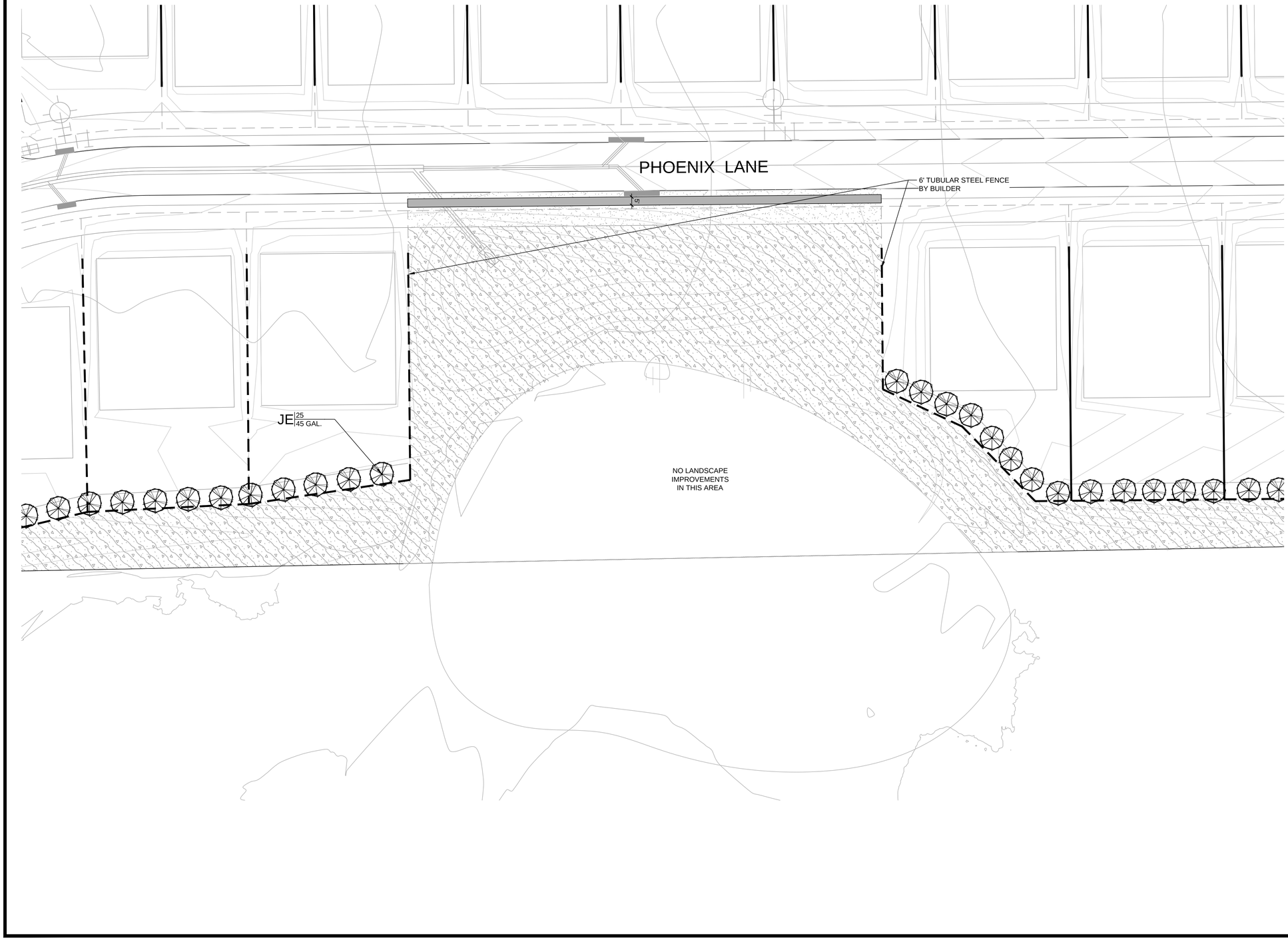

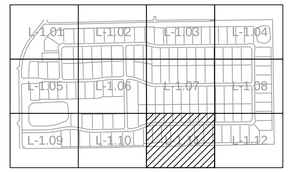

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LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.11

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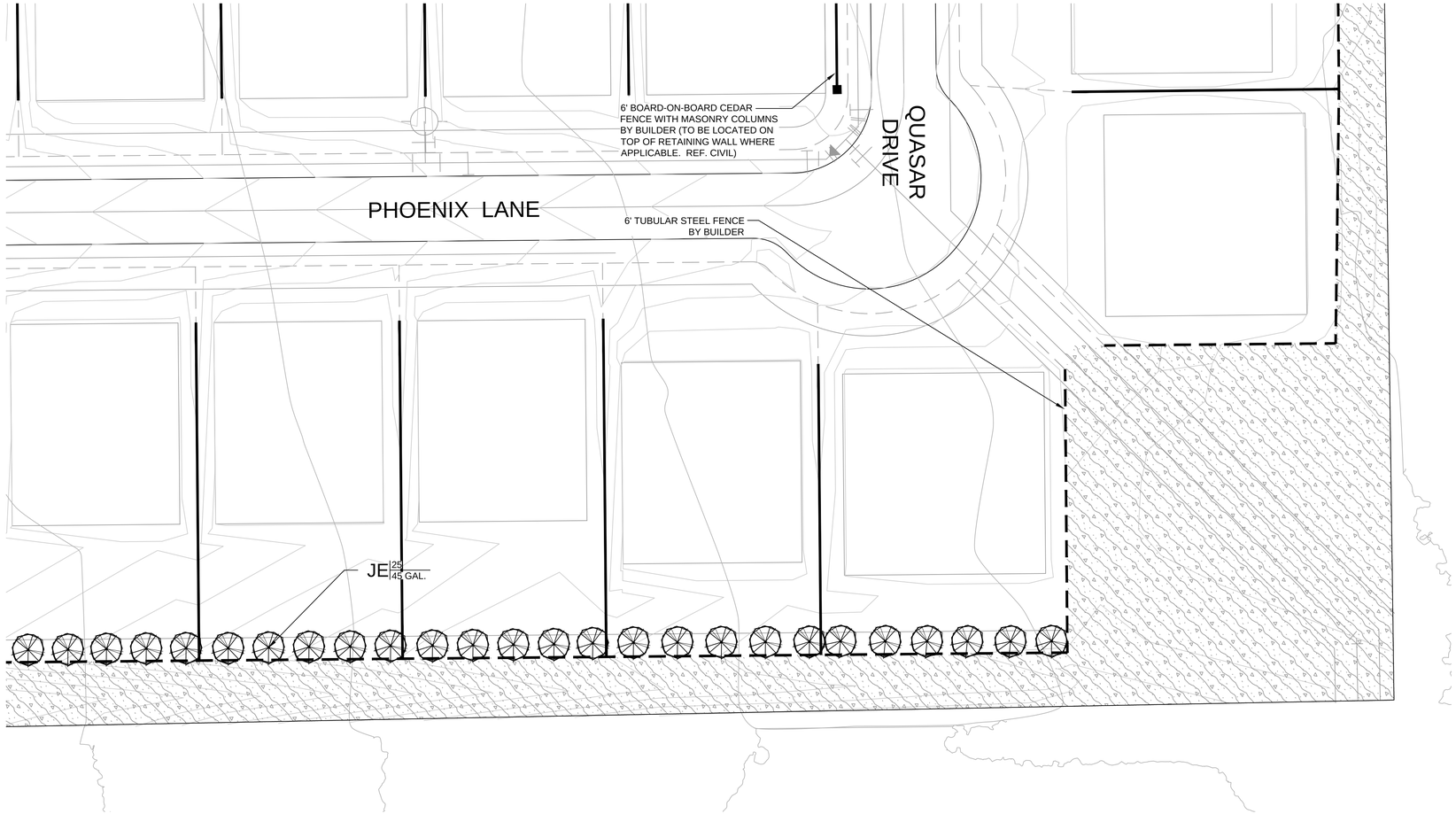

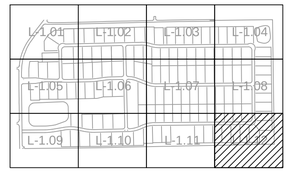

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

05 / 06 / 2022

SHEET NUMBER
L-1.12

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMANENT IRRIGATION	300,122 SF
	TEMPORARY IRRIGATION	273,478 SF

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.13

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:27 AM || Plotted By: mwilson

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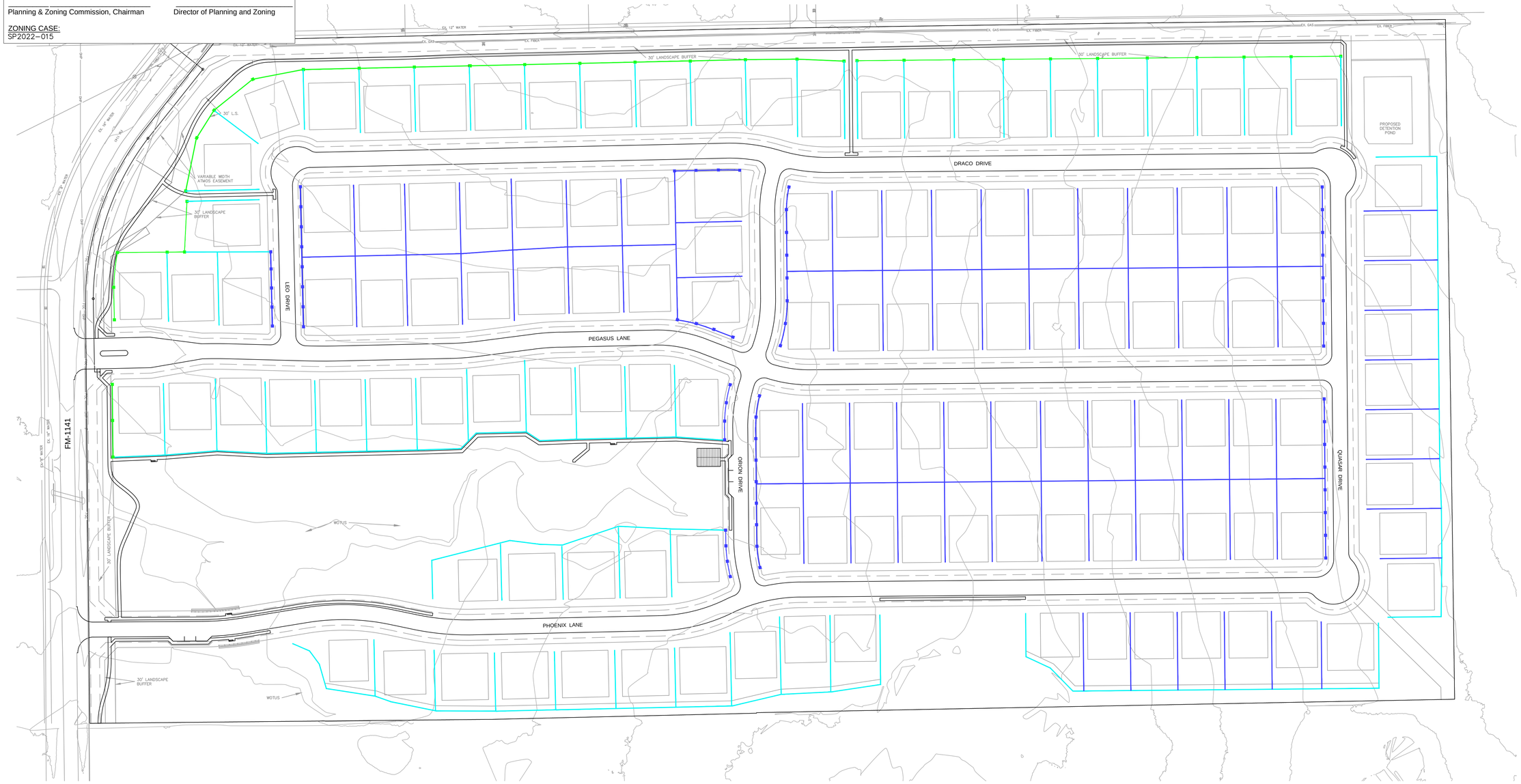
ZONING CASE:
SP2022-015



FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
■	MASONRY COLUMN (BY DEVELOPER)	35
	6` TUBULAR STEEL FENCE (BY BUILDER)	12,037 LF
	6` BOARD-ON-BOARD FENCE (BY BUILDER)	15,821LF
■	MASONRY COLUMN (BY BUILDER)	62

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

FENCING PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-1.14

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ZONING CASE:
SP2022-015

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRAIL/SIDEWALK BY DEVELOPER	39,426 SF

N

GRAPHIC SCALE

100 0 50 100 200

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REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

HARDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
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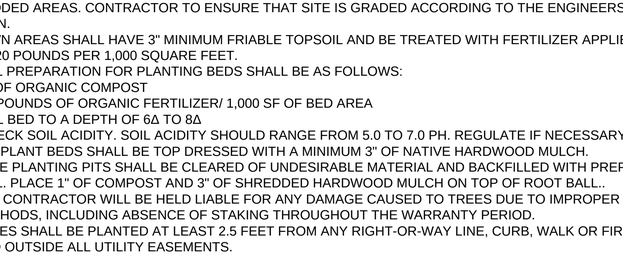
ZONING CASE:
SP2022-015

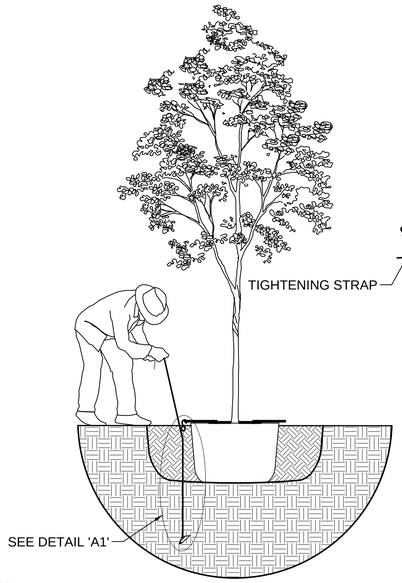
GENERAL NOTES:

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.

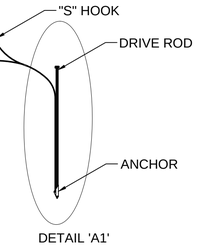


A SHRUB PLANTING DETAIL

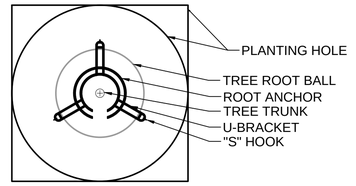
NOT TO SCALE



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



DETAIL 'A1'



PLAN

B TREE STAKING DETAIL

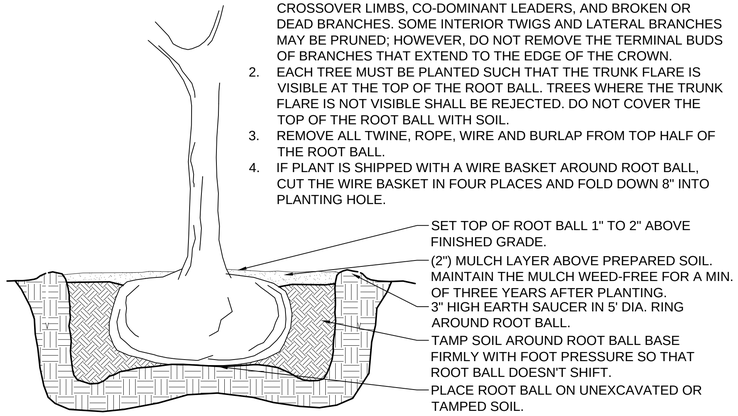
NOT TO SCALE

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

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

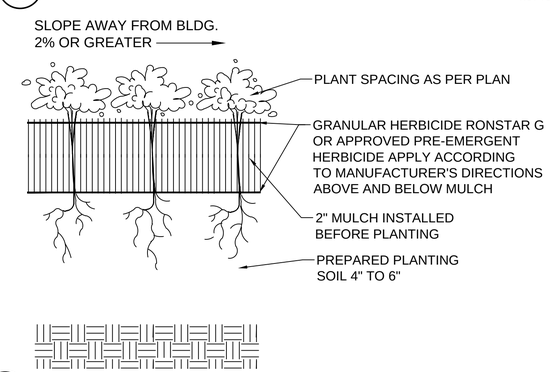
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



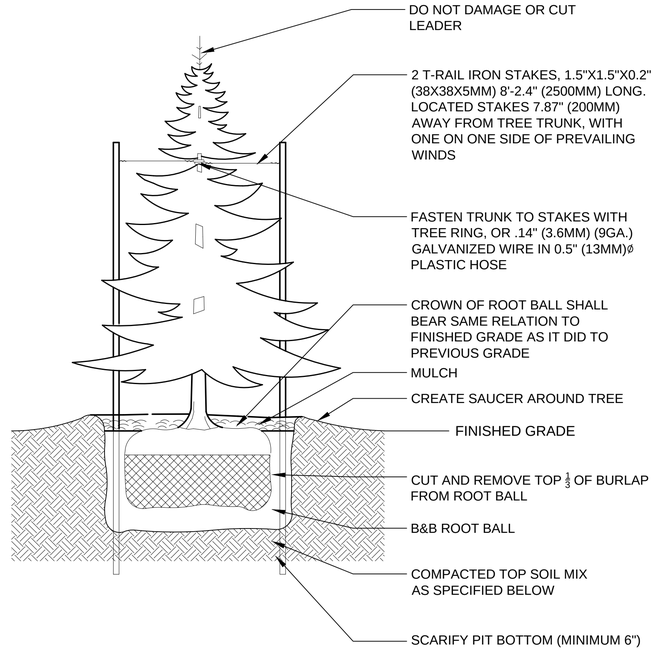
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE NOTES & DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-2.00

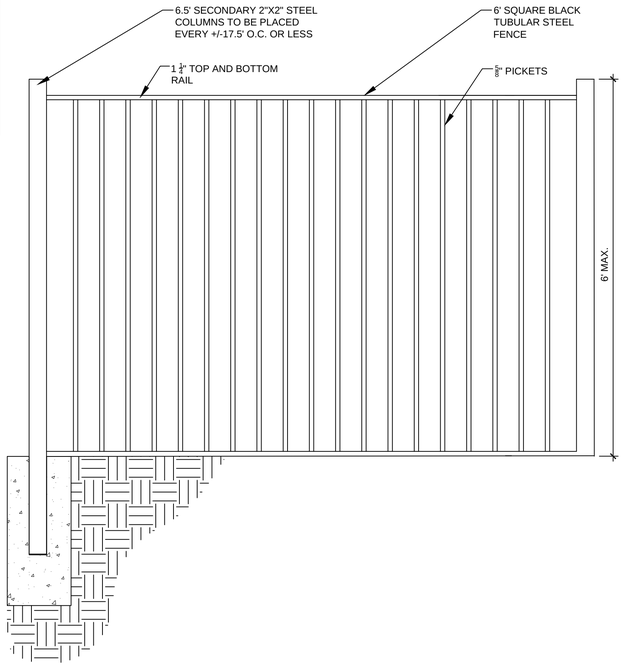
File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:27 AM || Plotted By: mwilson

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

WITNESS OUR HANDS, this ____ day of _____, 2022.

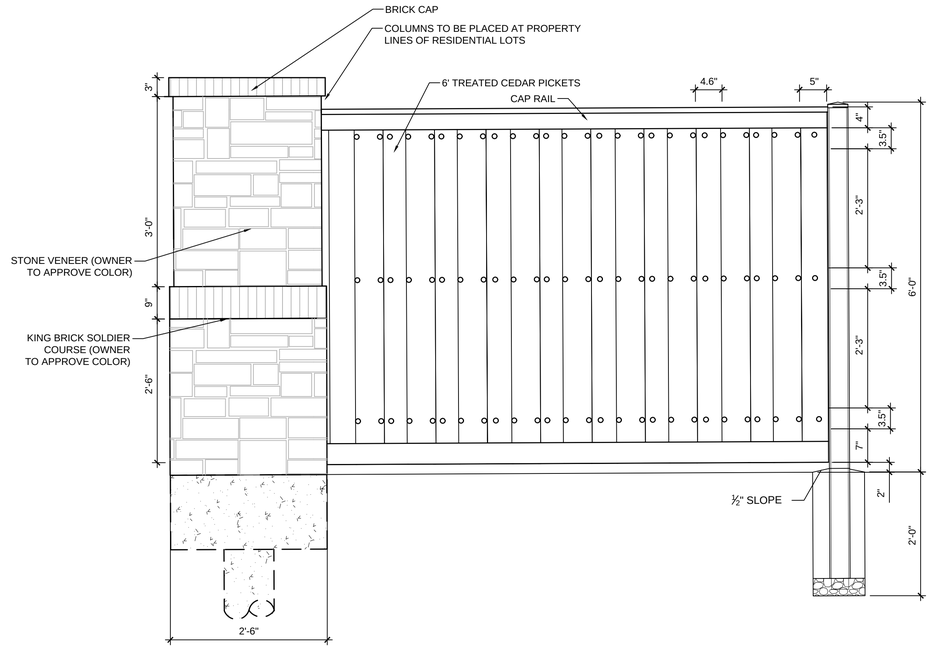
_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015



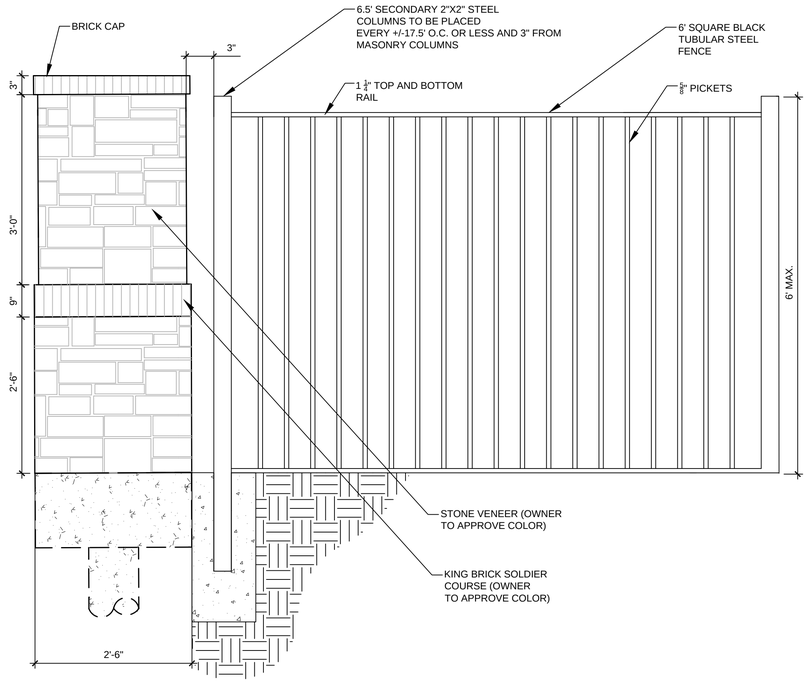
A TUBULAR STEEL FENCE DETAIL

NOT TO SCALE



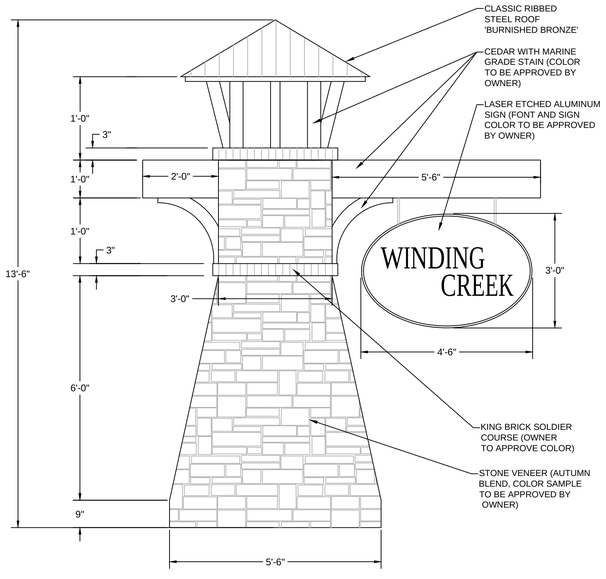
B BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS DETAIL

NOT TO SCALE



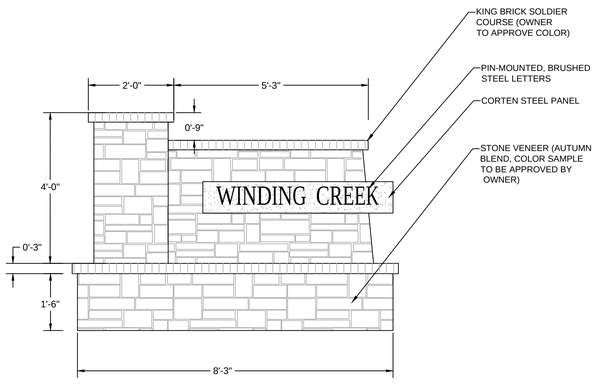
C TUBULAR STEEL FENCE W / MASONRY COLUMNS DETAIL

NOT TO SCALE



D PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



E SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-2.01

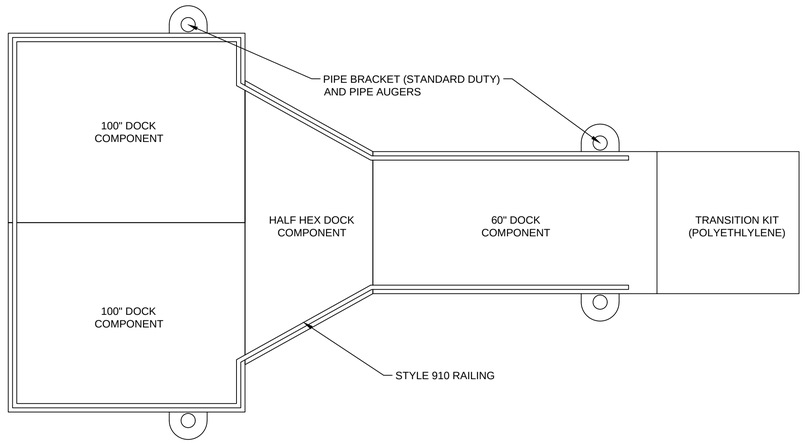
File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:27 AM || Plotted By: mwilson

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, 2022.

WITNESS OUR HANDS, this ____ day of _____, 2022.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ZONING CASE:
SP2022-015



1 EZDOCK MODULAR DOCK SYSTEM (OR APPROVED EQUAL)
3/8" = 1'-0" D-01

PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	99	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	36	QUERCUS MACROCARPA BURR OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	103	QUERCUS MUEHLENBERGII CHINQUAPIN OAK OR OTHER APPROVED CANOPY SPECIES (BY BUILDER)	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	38	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
	40	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12`-14`	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	70	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	40	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
	40	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL.	2"	4` MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	317	ABELIA X `ROSE CREEK` ROSE CREEK ABELIA	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	40	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY BARBERRY	3 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	291	BERBERIS THUNBERGII `ROSE GLOW` ROSE GLOW JAPANESE BARBERRY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	290	LEUCOPHYLLUM FRUTESCENS `COMPACTA` COMPACT TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	35	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	283	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	429,120 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SEED RATE PER MANUFACTERER			
	124,799 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6` TUBULAR STEEL FENCE (BY DEVELOPER)	2,845 LF
2	6` TUBULAR STEEL FENCE (BY BUILDER)	12,037 LF
3	6` BOARD-ON-BOARD FENCE (BY BUILDER)	15,821 LF
4	PARK BENCH	4
5	TRAIL/SIDEWALK BY DEVELOPER	39,425 SF
6	PERMANENT IRRIGATION	300,122 SF
7	TEMPORARY IRRIGATION	273,478 SF

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE SCHEDULE

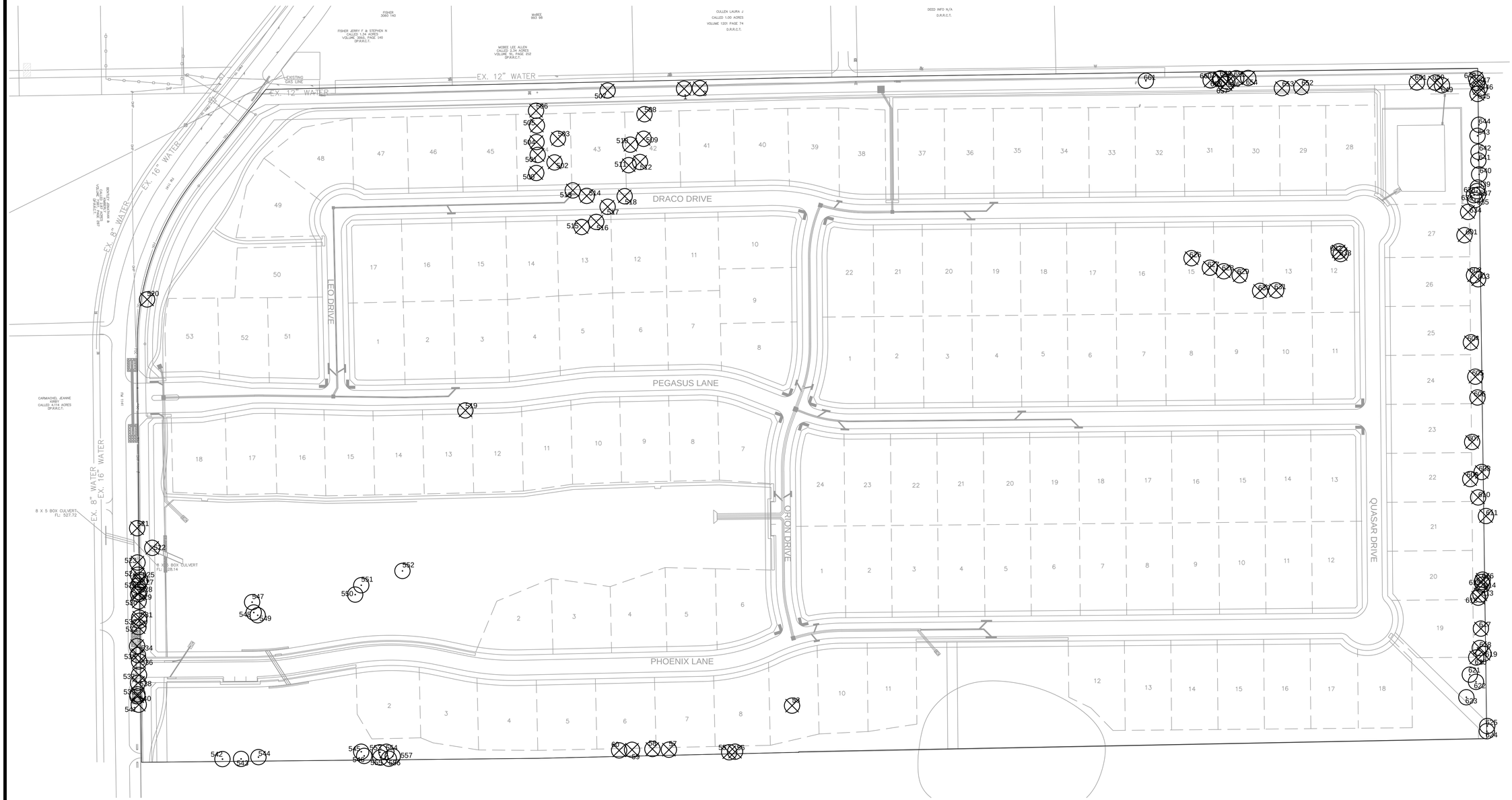
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05 / 06 / 2022

SHEET NUMBER
L-2.02

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg || Date Plotted: 5/6/2022 11:27 AM || Plotted By: mwilson



TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER
L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	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	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black willow	26	Yes	Healthy	PRESERVED	-	-	-	-	-
548	13.5	black willow	10	No	Healthy	PRESERVED	-	-	-	-	-
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							220.8	169.6	112.6	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	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
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							397.0	32.0	188.0	-	-
							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
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**1,120.0**
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-3.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TX 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

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)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS

01 / 25 / 22

SHEET NUMBER

L-4.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	7	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
2	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
3	8	eastern red cedar	Healthy	PRESERVED	-	-	-	-	-
4	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
5	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
6	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
7	7	sugarberry	Healthy	REMOVED	-	-	3.5	-	-
8	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
9	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
10	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
11	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
12	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
13	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
14	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
15	9	sugarberry	Healthy	REMOVED	-	-	4.5	-	-
16	6	sugarberry	Healthy	REMOVED	-	-	3.0	-	-
17	12	sugarberry	Healthy	REMOVED	-	-	6.0	-	-
18	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
19	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
20	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
21	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
22	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
23	10	sugarberry	Healthy	REMOVED	-	-	5.0	-	-
24	11	sugarberry	Healthy	REMOVED	-	-	5.5	-	-
25	8	sugarberry	Healthy	REMOVED	-	-	4.0	-	-
26	13	live oak	Healthy	PRESERVED	-	-	-	-	-
27	19	sugarberry	Healthy	PRESERVED	-	-	-	-	-
28	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
29	25	sugarberry	Healthy	PRESERVED	-	-	-	-	-
30	17	sugarberry	Healthy	PRESERVED	-	-	-	-	-
31	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
32	23	sugarberry	Healthy	PRESERVED	-	-	-	-	-
33	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
34	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
35	14	sugarberry	Healthy	REMOVED	-	-	7.0	-	-
36	17	sugarberry	Healthy	REMOVED	-	-	8.5	-	-
37	12	sugarberry	Healthy	PRESERVED	-	-	-	-	-
38	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
39	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
40	13	sugarberry	Healthy	PRESERVED	-	-	-	-	-
41	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
42	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
43	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
44	15	sugarberry	Healthy	PRESERVED	-	-	-	-	-
45	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
46	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
47	9	sugarberry	Healthy	PRESERVED	-	-	-	-	-
48	6	sugarberry	Healthy	PRESERVED	-	-	-	-	-
49	21	sugarberry	Healthy	PRESERVED	-	-	-	-	-
50	8	sugarberry	Healthy	PRESERVED	-	-	-	-	-
51	10	sugarberry	Healthy	PRESERVED	-	-	-	-	-
52	9	live oak	Healthy	PRESERVED	-	-	-	-	-
53	11	sugarberry	Healthy	PRESERVED	-	-	-	-	-
54	14	sugarberry	Healthy	PRESERVED	-	-	-	-	-
55	8	eastern red cedar	Healthy	REMOVED	-	-	4.0	-	-
					-	-	128.0	-	-
					Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	**128.0**
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	**1,120.0**
TOTAL CREDITS PROVIDED	
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INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	**0.0**

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	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

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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

OFFSITE SEWER TREESCAPE PLAN TABLES

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
01 / 25 / 22

SHEET NUMBER
L-4.01

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

Lee, Henry

From: Katherine <katherineb@macatee-engineering.com>
Sent: Thursday, May 5, 2022 3:27 PM
To: Lee, Henry
Cc: 'JR Johnson'; 'Phillip Fisher'
Subject: Winding Creek Site Plan and Final Plat

Henry,
Please see the dropbox link below with the PDFs of the submittals.

https://www.dropbox.com/sh/46re1b9549q1zgg/AABskWXL4aPUinhj5qCxX1xda?dl=0

Thanks!

Katherine Maurer
Project Coordinator
MACATEE
CIVIL ENGINEERING
12655 N. Central Expressway, Suite 420
Dallas, TX 75243 - 214.373.1180

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Lee, Henry

From: Lee, Henry
Sent: Thursday, May 5, 2022 4:11 PM
To: 'JR Johnson'
Subject: RE: Winding Creek Final Plat and PD Site Plan

Good Afternoon,

I have reviewed the plans, but am waiting to hear back from other departments. That being said, the remaining Planning comments are: [1] provide the case number on all pages, [2] have the standard site plan signature block on every page, also update the signature block on the site plan sheet to the correct one, [3] between Lots 50 and Lot 51, Block A make the fence wrought iron not wood, and [4] along FM-1141 there needs to be 2 more canopy trees and 10 accent trees. If you have any questions on these let me know. Once I hear back from the other departments I will let you know if there are other comments.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: JR Johnson <jrjohnson@skorburgcompany.com>
Sent: Thursday, May 5, 2022 3:21 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Phillip Fisher <phillipf@macatee-engineering.com>
Subject: RE: Winding Creek Final Plat and PD Site Plan

Phillip,

Looks like the thumb drive didn't make it to the city. Please provide them a download link asap.

Thank you!

Regards,

Humberto Johnson Jr., P.E.
Skorburg Company I Land Development Engineer
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8857 | C: 682-225-5834

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, May 5, 2022 3:09 PM
To: JR Johnson <jrjohnson@skorburgcompany.com>
Subject: Winding Creek Final Plat and PD Site Plan

Good Afternoon,

I had received paper copies of the revised Winding Creek Final Plat and PD Site Plan while I was out of the office. I am reviewing them now and I did not receive an email or thumb drive with the digital revised plans. If you could email me the revised Final Plat and PD Site Plan for Winding Creek as soon as possible that would be great. I need to send out the revised plans to the other departments. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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May 11, 2022

TO: Humberto Johnson, Jr. P.E.
Skorburg Company
8219 Westchester Drive, Suite 900
Dallas, TX 75225

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

SUBJECT: SP2022-015; *Site Plan for Winding Creek*

Humberto Johnson, Jr.:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 10, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission
On May 10, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Womble absent.

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

Sincerely,

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department