

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

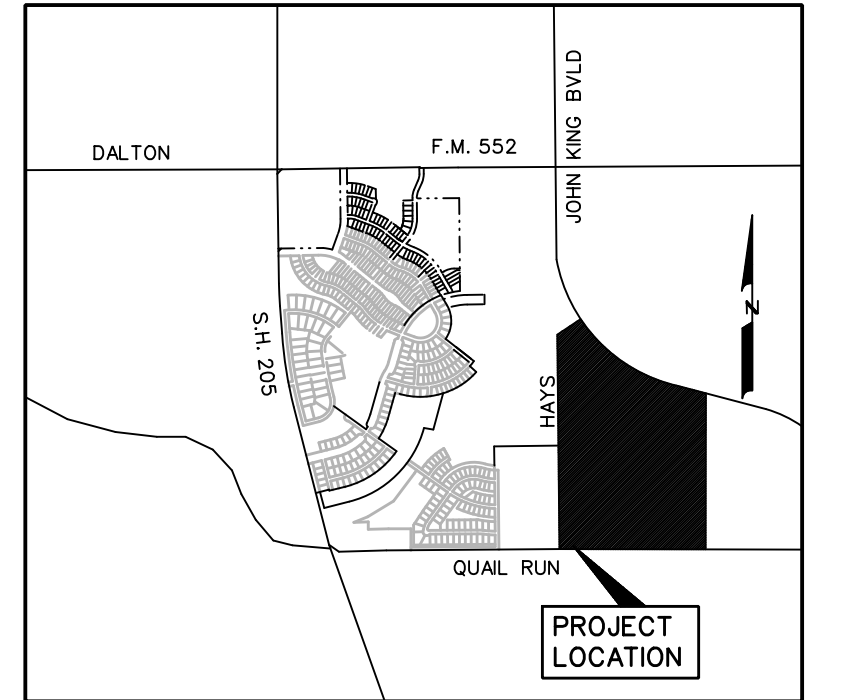
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

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

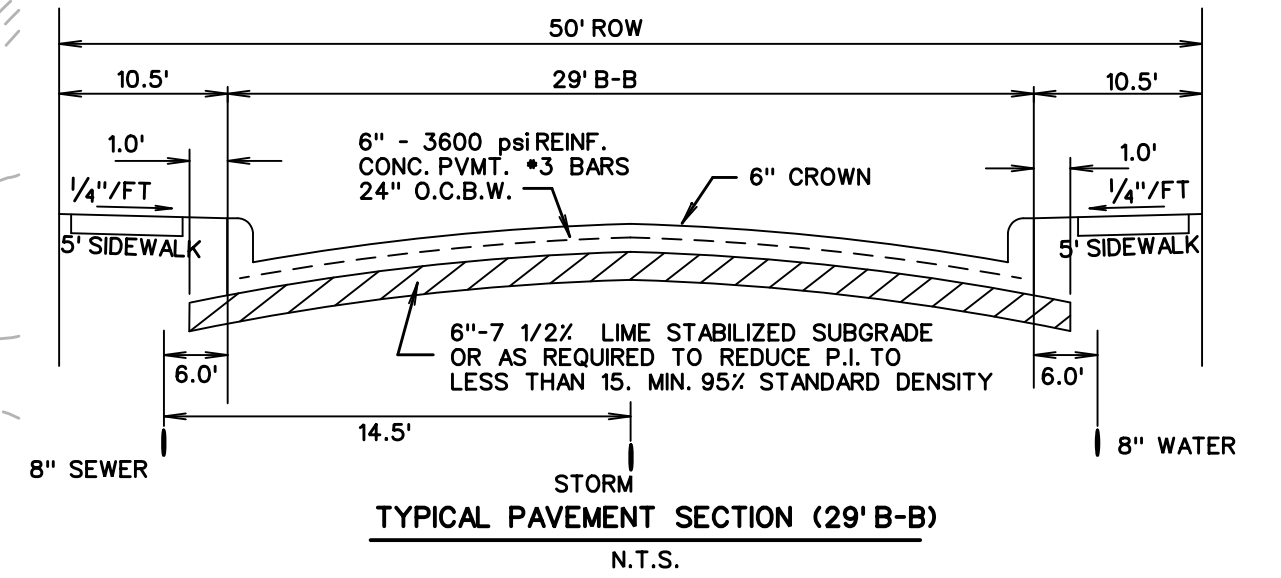
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



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

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



APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

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

LEGEND

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

NOTES:

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

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

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2023 SCALE 1" = 100'

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
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972-396-1200
JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001



NTS

JOHN KING BLVD	1,795 L.F.
REQUIRED:	
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD	1,318 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	27 TREES
1 ACCENT TREES PER 50 L.F.	27 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	30 TREES
ACCENT TREES	27 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD	120 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
PROVIDED:	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

EACH RESIDENTIAL LOT SHALL HAVE TWO (2) TREE LOCATED IN THE FRONT YARD, AND CORNER LOTS SHALL HAVE FOUR (4) TREES.

PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3' 30 GAL.
	DESERT WILLOW	3' 30 GAL.
	EXISTING TREE TO REMAIN	
	YALPON HOLLY	3' 30 GAL.
	GRAPE MYRTLE	3' 30 GAL.
	DWARF SOUTHERN MAGNOLIA	3' 30 GAL.
	LOBLOLLY PINE	4' 100 GAL.
	SHUMARD RED OAK	4' 100 GAL.
	SOUTHERN LIVE OAK	4' 100 GAL.
	BALD CYPRESS	4' 100 GAL.
	CHASTE TREE	3' 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BLURFORD HOLLY	5 GAL.
	PINK MUJILY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

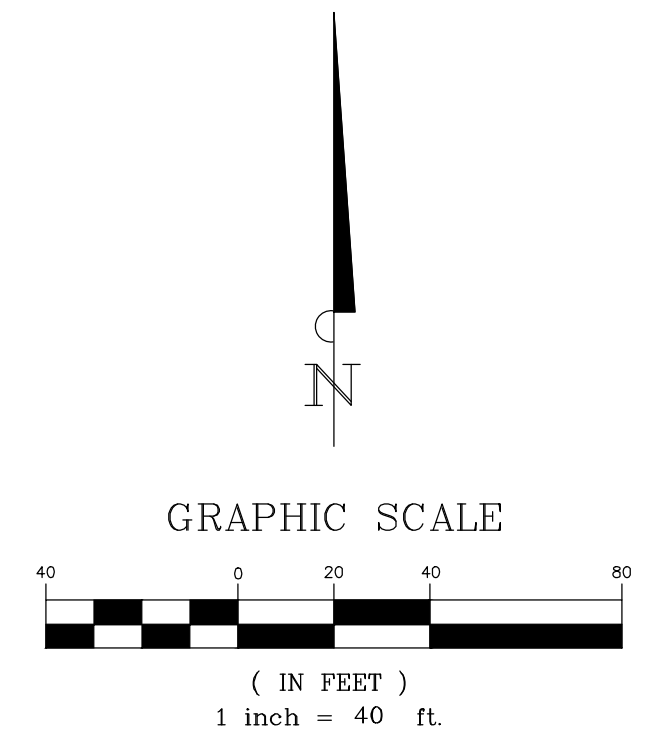
CBANISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS

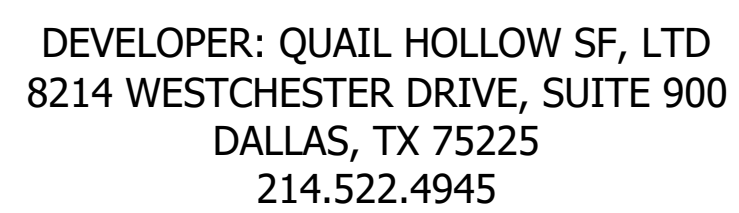
OVERALL LANDSCAPE PLAN

[illegible]

L-2.0



KEY MAP
SCALE: 1"-500'

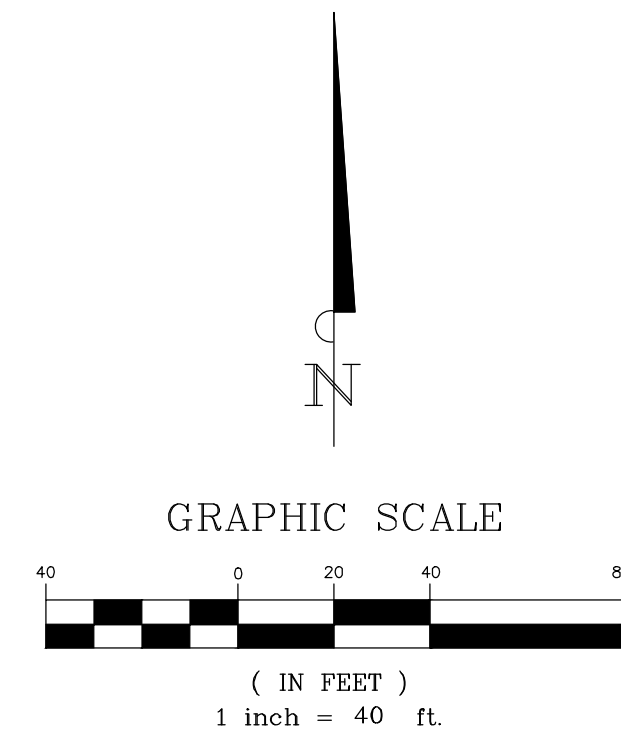
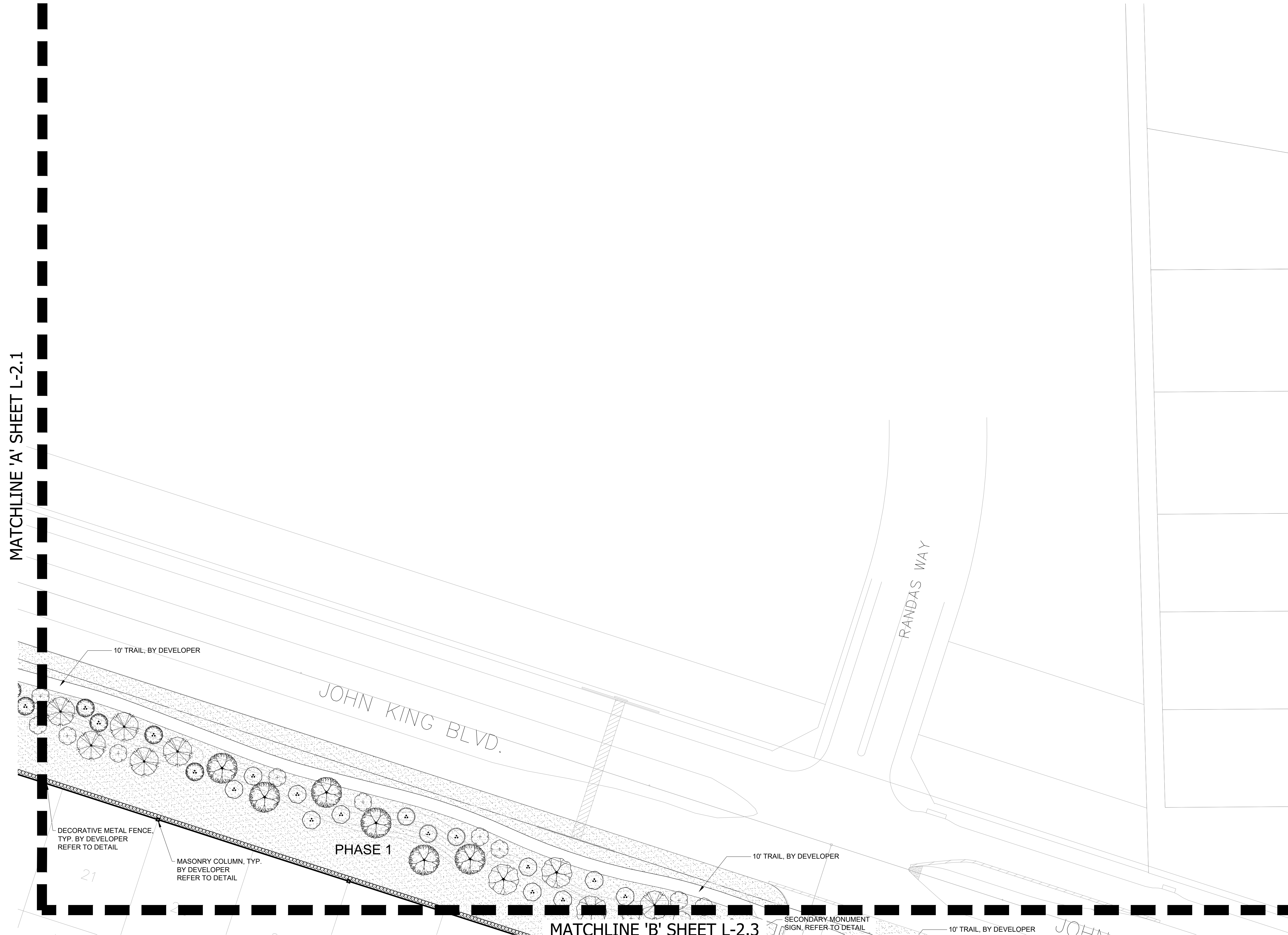


CASE NO. SP2023-001

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.

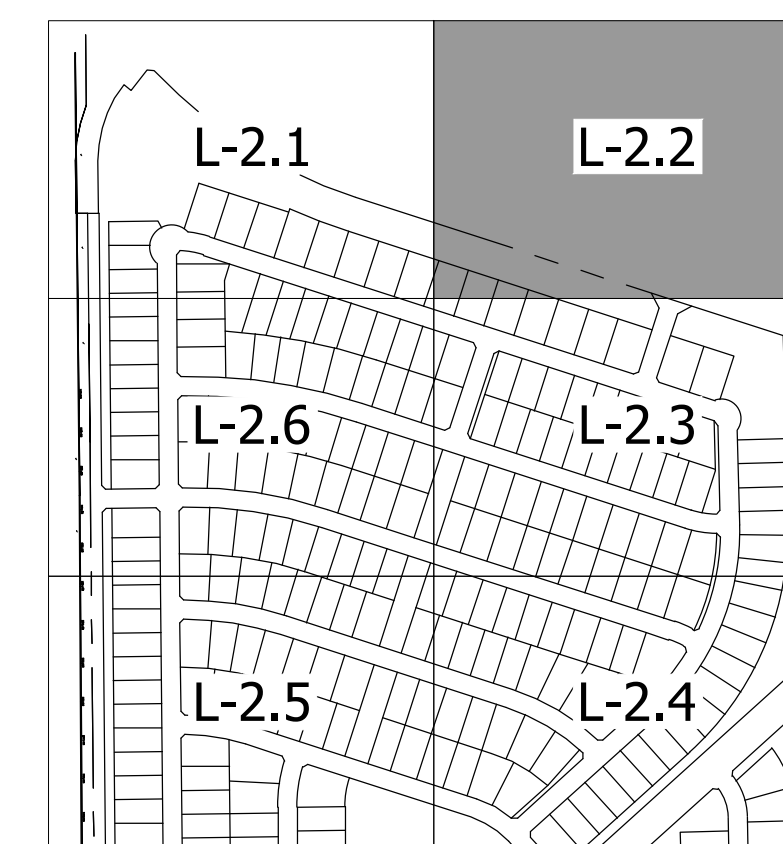
L-2.1

MATCHLINE 'A' SHEET L-2.1



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3' 30 GAL
	DESERT WILLOW	3' 30 GAL
	EXISTING TREE TO REMAIN	
	YAUPOH HOLLY	3' 30 GAL
	CRAPE MYRTLE	3' 30 GAL
	DWARF SOUTHERN MAGNOLIA	3' 30 GAL
	LOBLOLLY PINE	4' 100 GAL
	SHUMARD RED OAK	4' 100 GAL
	SOUTHERN LIVE OAK	4' 100 GAL
	BALD CYPRESS	4' 100 GAL
	CHASTE TREE	3' 30 GAL
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL
	RED YUCCA	5 GAL
	DWARF BURFORD HOLLY	5 GAL
	PINK MUHLY	5 GAL
	MEXICAN FEATHER GRASS	1 GAL
	AUTUMN SAGE	1 GAL
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"-500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

STOP!

CALL BEFORE YOU DIG

TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

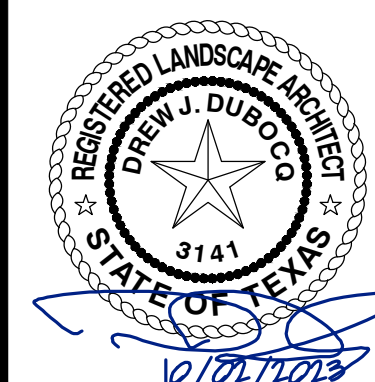
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QUAIL HOLLOW
ROCKWALL, TEXAS

LANDSCAPE PLAN

[illegible]

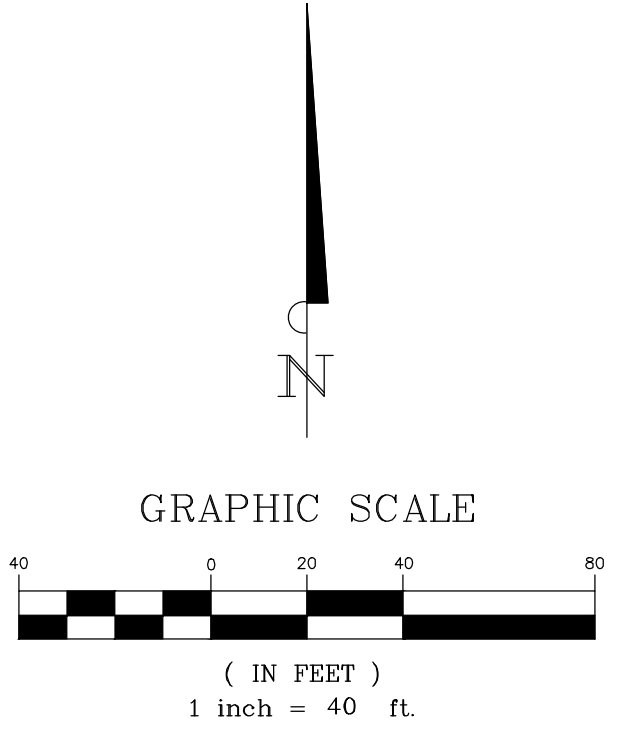
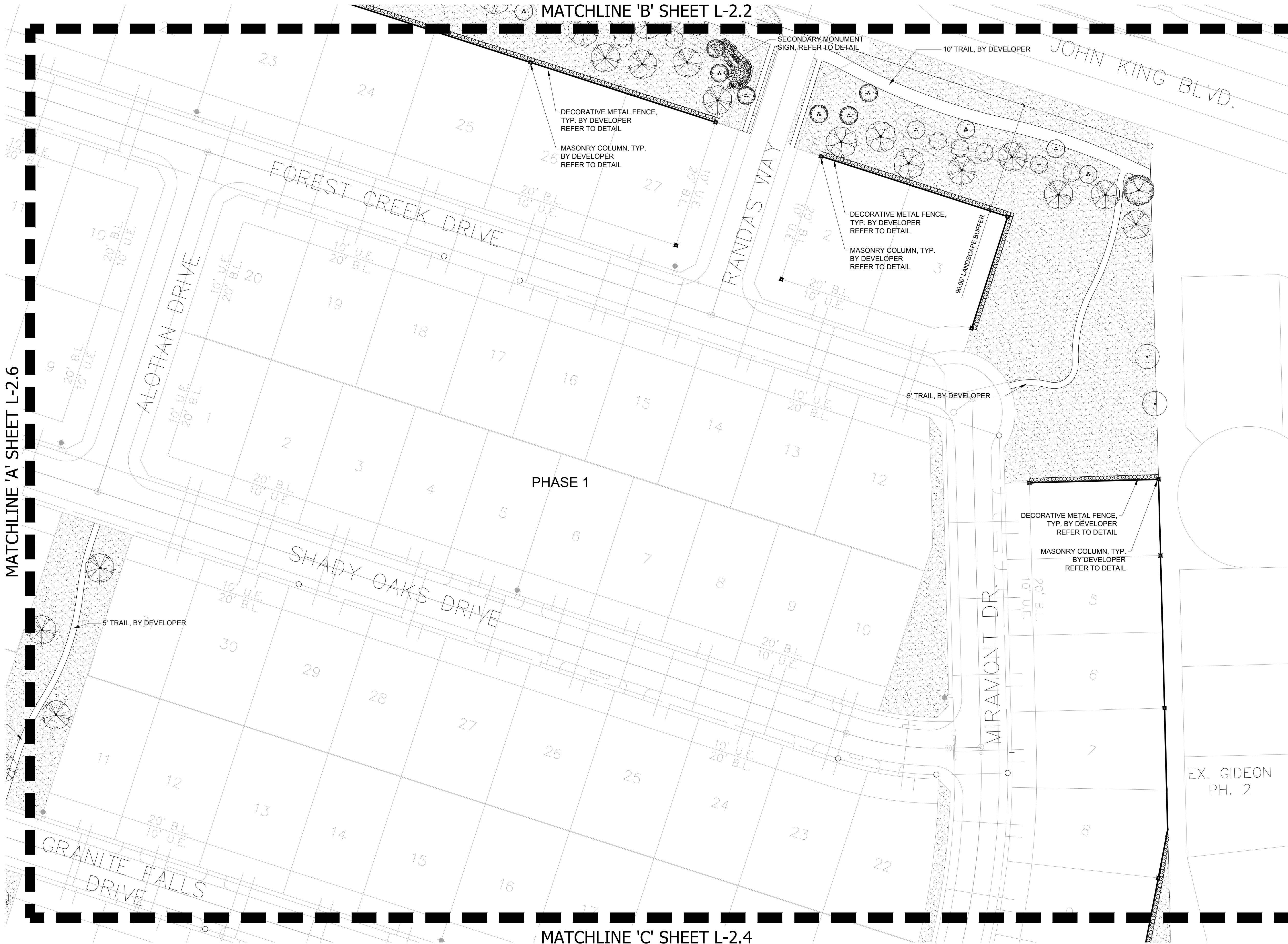
		PROJECT NO : 090-22-009
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SHEET NO.

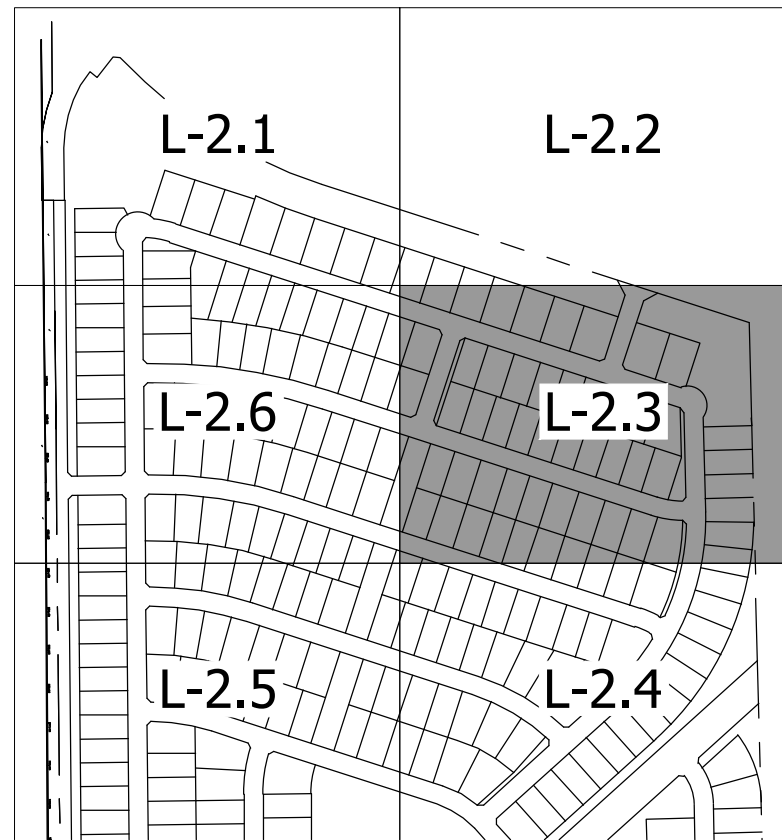
L-2.2

BANISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # E-10599 (TEXAS)



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37' 30 GAL.
	DESERT WILLOW	37' 30 GAL.
	EXISTING TREE TO REMAIN	
	YALPON HOLLY	37' 30 GAL.
	GRAPE MYRTLE	37' 30 GAL.
	DWARF SOUTHERN MAGNOLIA	37' 30 GAL.
	LOBLOLLY PINE	47' 100 GAL.
	SHUMARD RED OAK	47' 100 GAL.
	SOUTHERN LIVE OAK	47' 100 GAL.
	BALD CYPRESS	47' 100 GAL.
	CHASTE TREE	37' 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

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No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.3

L-2.4

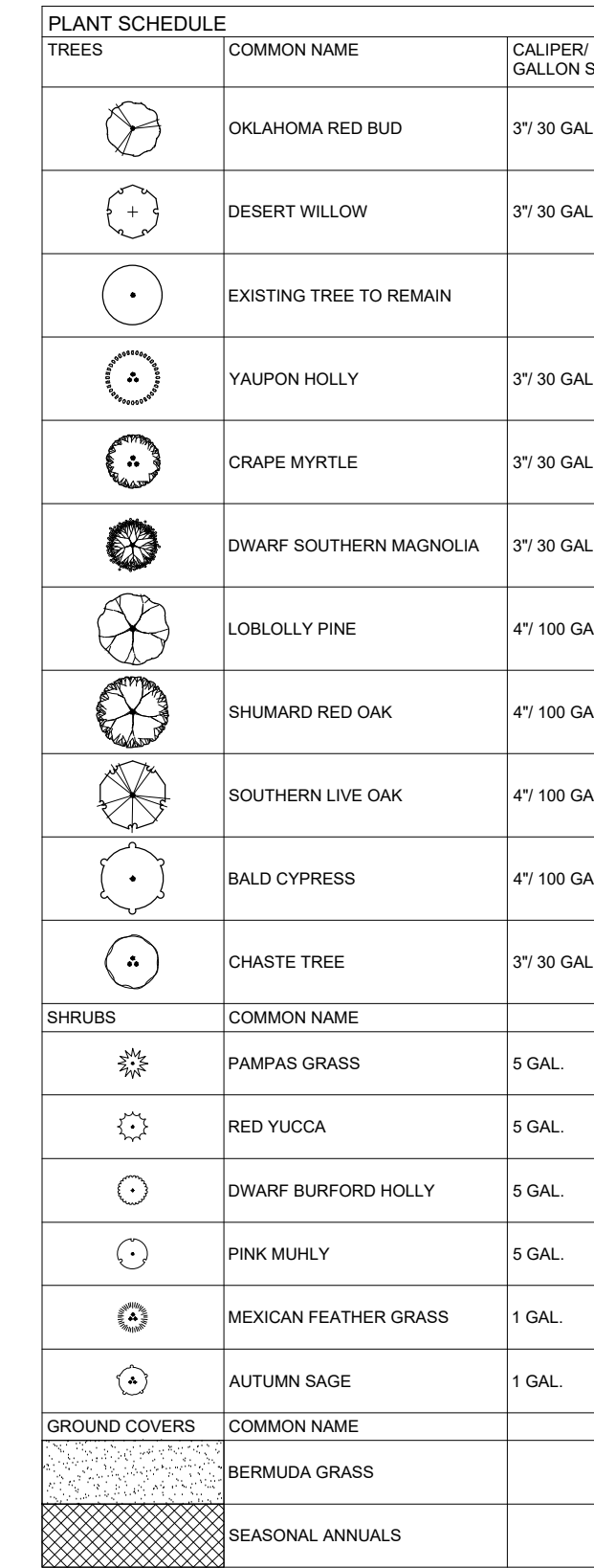
STONE CREEK
PH. VIII

HAYS ROAD

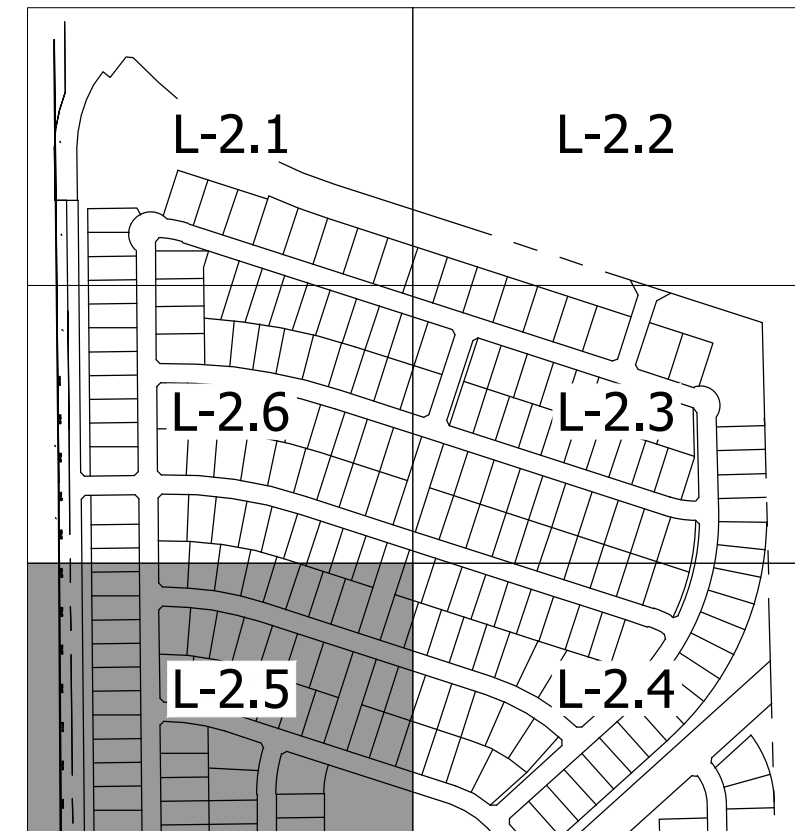
PEACH TREE DRIVE

SHADOW CREEK DRIVE

ATCHLINE C SHEET E-210



KEY MAP
SCALE: 1"-500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2023-001

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No.	Date	Revision Description
PROJECT NO.: 090-22-009		

PROJECT NO.: 090-22-009



SHEET NO.

L-2.5

[illegible]

PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	37 3/4 GAL.
	DESERT WILLOW	37 3/4 GAL.
	EXISTING TREE TO REMAIN	
	YALPON HOLLY	37 3/4 GAL.
	GRAPE MYRTLE	37 3/4 GAL.
	DWARF SOUTHERN MAGNOLIA	37 3/4 GAL.
	LOBLOLLY PINE	47 1/2 GAL.
	SHUMARD RED OAK	47 1/2 GAL.
	SOUTHERN LIVE OAK	47 1/2 GAL.
	BALD CYPRESS	47 1/2 GAL.
	CHASTE TREE	37 3/4 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5 GAL.
	RED YUCCA	5 GAL.
	DWARF BURFORD HOLLY	5 GAL.
	PINK MUHLY	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

A map of the L-2 area, showing various lots and a shaded area. The map is divided into several sections labeled L-2.1, L-2.2, L-2.3, L-2.4, L-2.5, and L-2.6. A shaded area is located in the center-left of the map, covering parts of L-2.1, L-2.2, L-2.3, and L-2.6. The shaded area is bounded by a dashed line on the right and a solid line on the left. The map also shows a network of streets and a river or canal on the left side.

DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

APPROVED: _____
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 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____

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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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CASE NO. SP2023-001

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QUAIL HOLLOW
ROCKWALL, TEXAS

LANDSCAPE PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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PROJECT NO.: 090-22-009		
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SHEET NO.

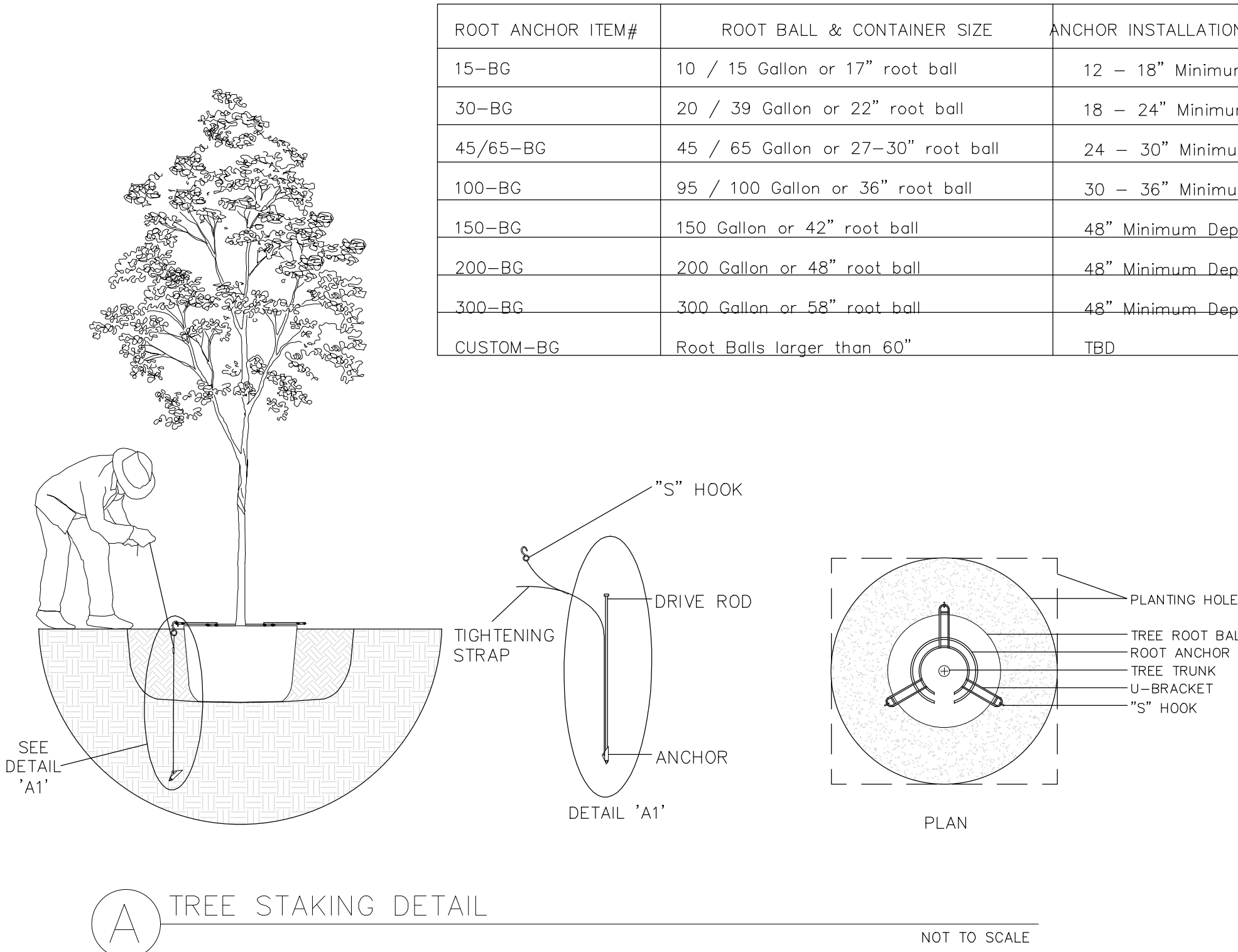
L-2.6

EB BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-0599 (TEXAS)

ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817 842 2094 | 817 842 2095 fax

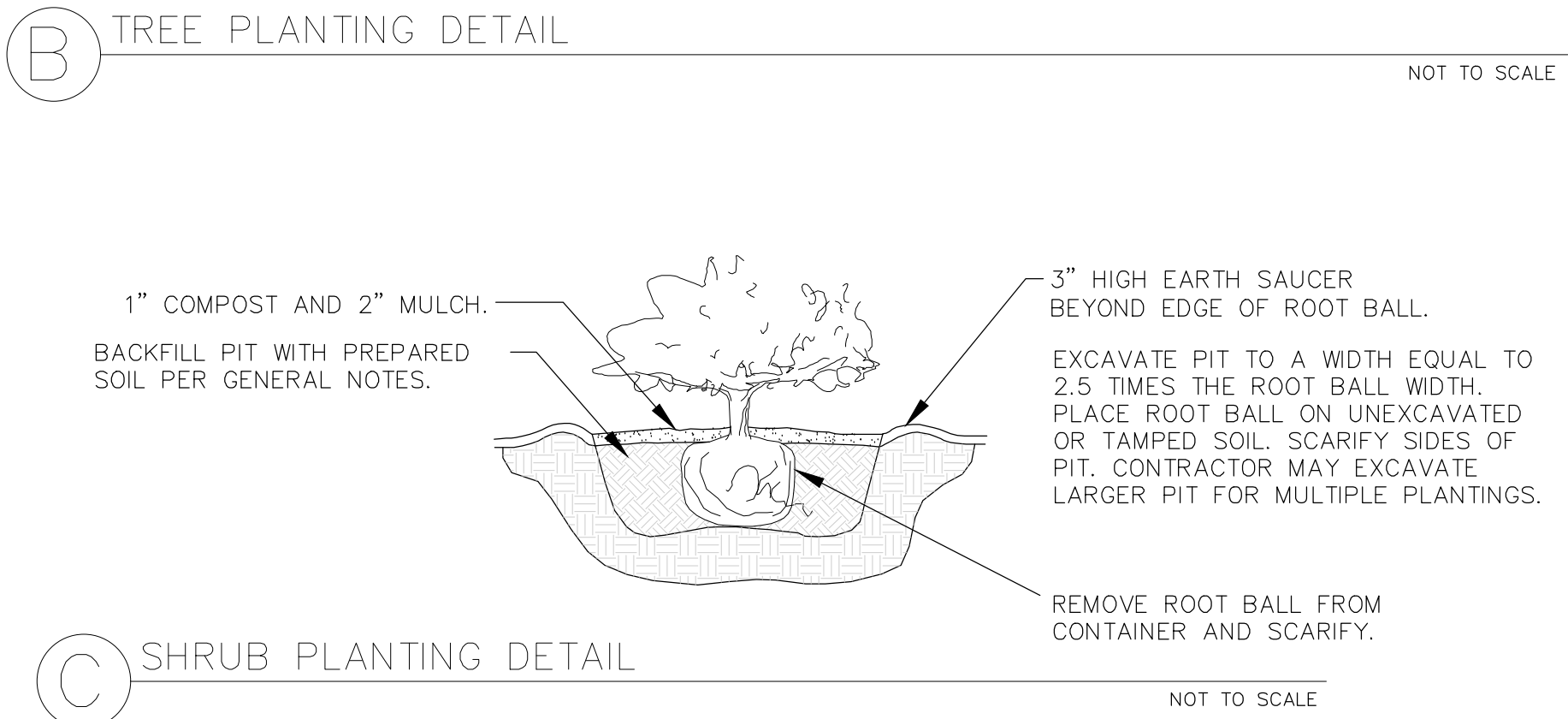
GENERAL NOTES :

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 Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. 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.
15. 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.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. 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.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.



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 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.



B SHRUB PLANTING DETAIL
NOT TO SCALE

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APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-BG	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	3 - V88 Anchors
300-BG	300 Gallon or 58" root ball	48" Minimum Depth	3 - V88 Anchors
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 drive 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.

PLANT SCHEDULE						
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	NOTES
	10	OKLAHOMA RED BUD / CERCIS RENIFORMIS 'OKLAHOMA'	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
	25	DESERT WILLOW / CHILOPSIS LINEARIS	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
	9	EXISTING TREE TO REMAIN	N/A			
	19	YAUPON HOLLY / ILEX VOMITORIA	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
	28	MEXICAN BUCKEYE / UNGNADIA SPECIOSA	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
	21	DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
	15	CEDAR ELM / ULMUS CRASSIFOLIA	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	26	SHUMARD RED OAK / QUERCUS SHUMARDII	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	36	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	2	BALD CYPRESS / TAXODIUM DISTICHUM	100 GAL.	4"	12'-15'	FULL, MATCHING, SYMMETRICAL
	29	POSSUMHAW HOLLY / ILEX DECIDUA	30 GAL.	3"	4' MIN. HT.	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	NOTES
	35	PAMPAS GRASS / CORTADERIA SELLOANA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	58	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	1,008	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	118	PINK MUHLY / MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	88	MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS'	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	211	AUTUMN SAGE / SALVIA GREGGII	1 GAL.	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	NOTES			
	PER PLAN	BERMUDA GRASS / CYNODON DACTYLON 'TIF 419'	SOD			
	902	SEASONAL ANNUALS	4" POT, 8" O.C., TRIANGULAR SPACING			

DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
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214.522.4945

CASE NO. SP2023-001

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QUAIL HOLLOW
ROCKWALL, TEXAS

LANDSCAPE NOTES

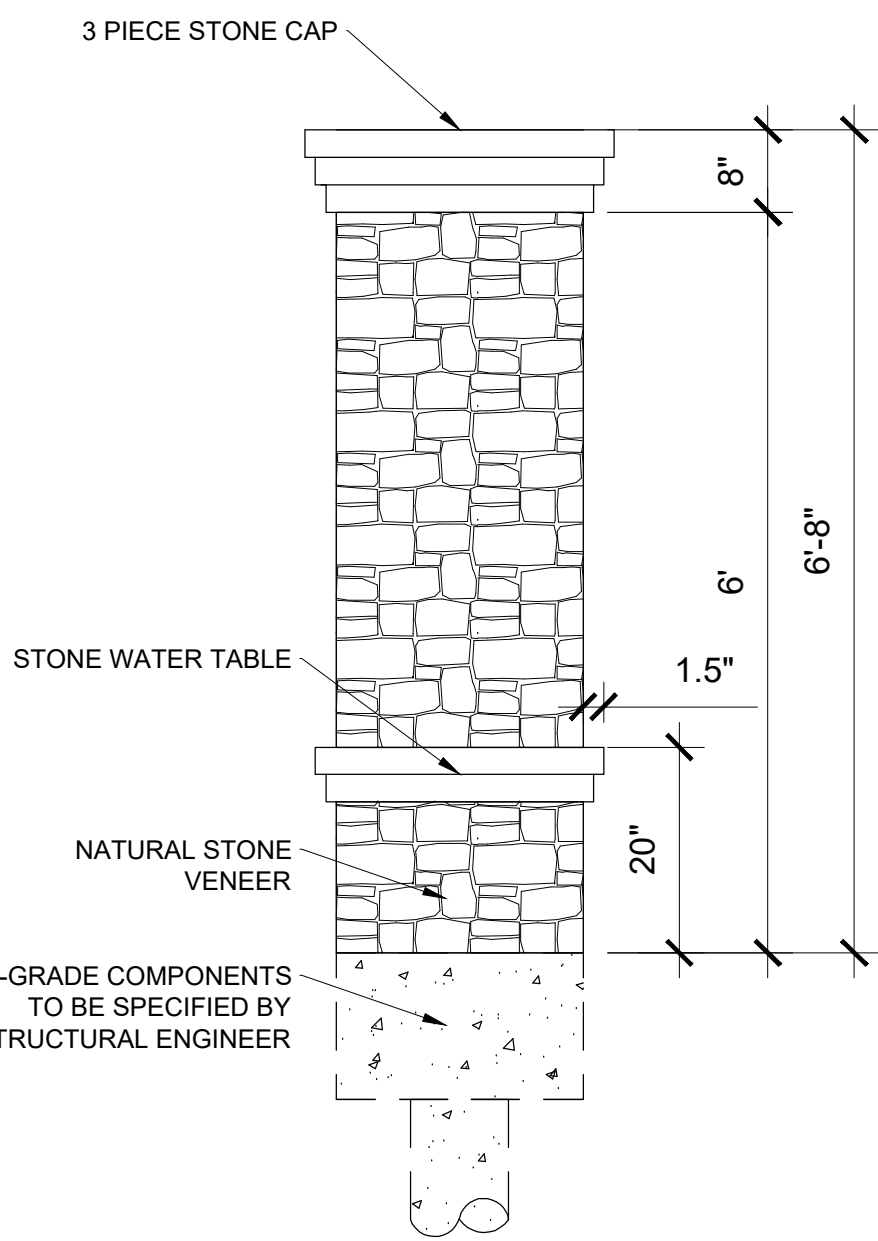
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PROJECT NO.: 090-22-009

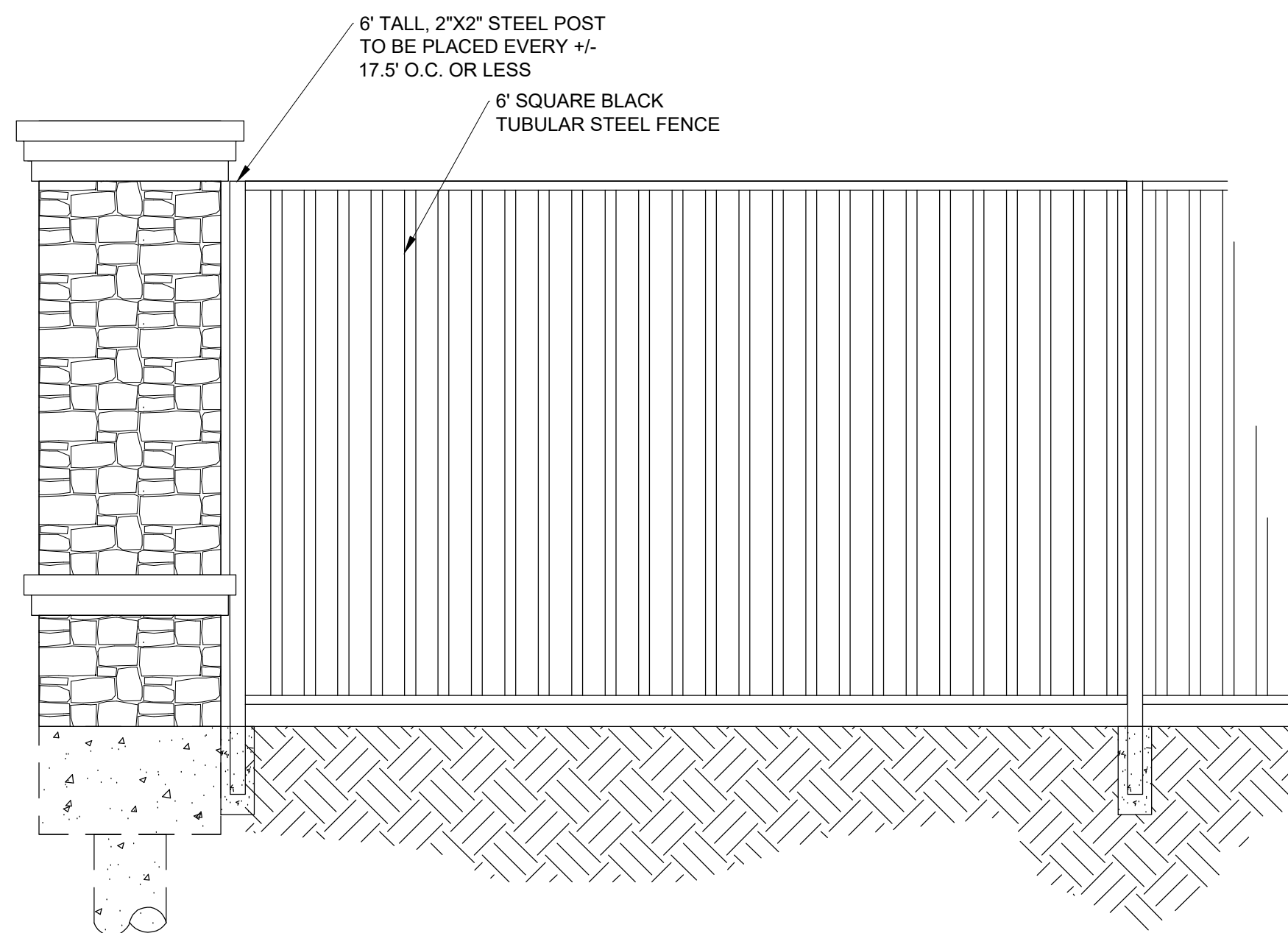


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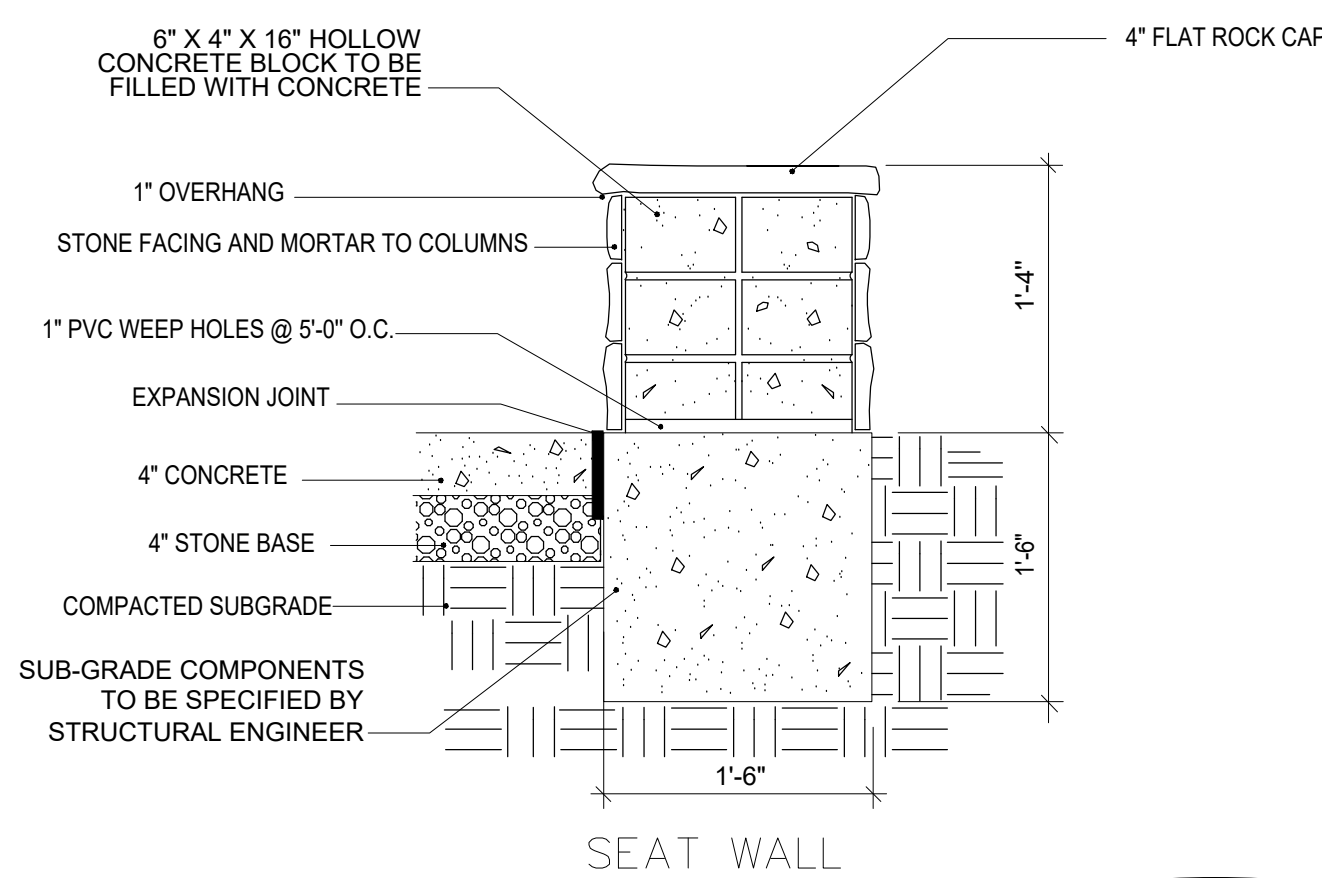
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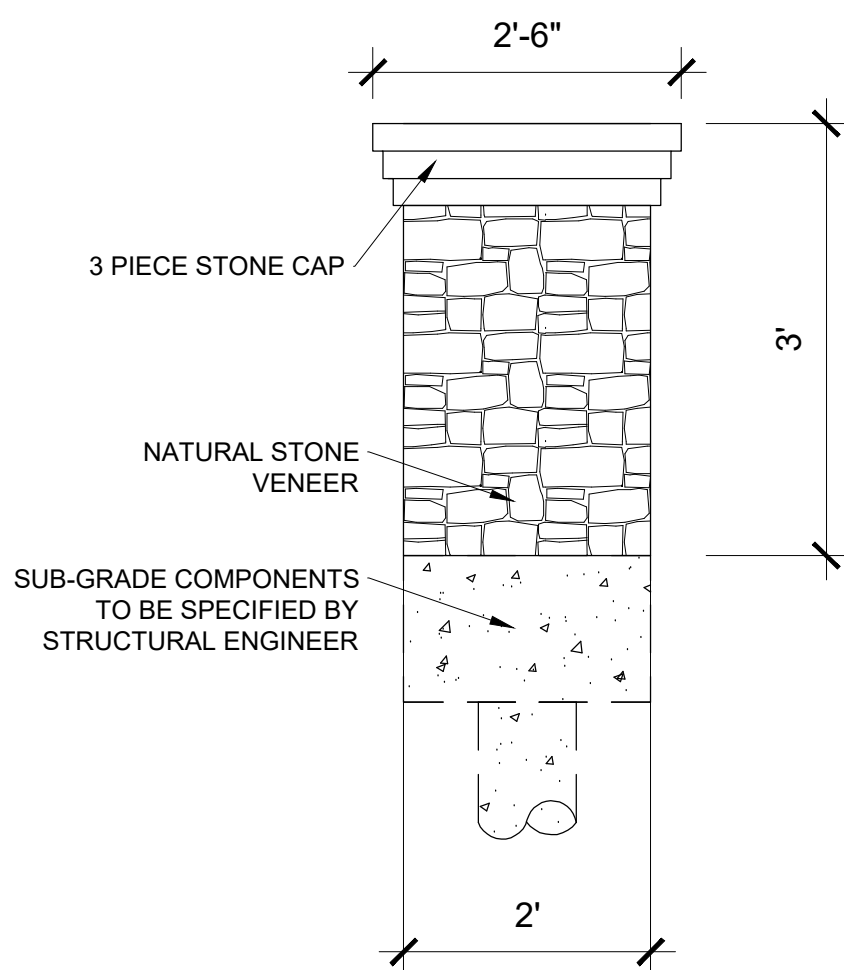
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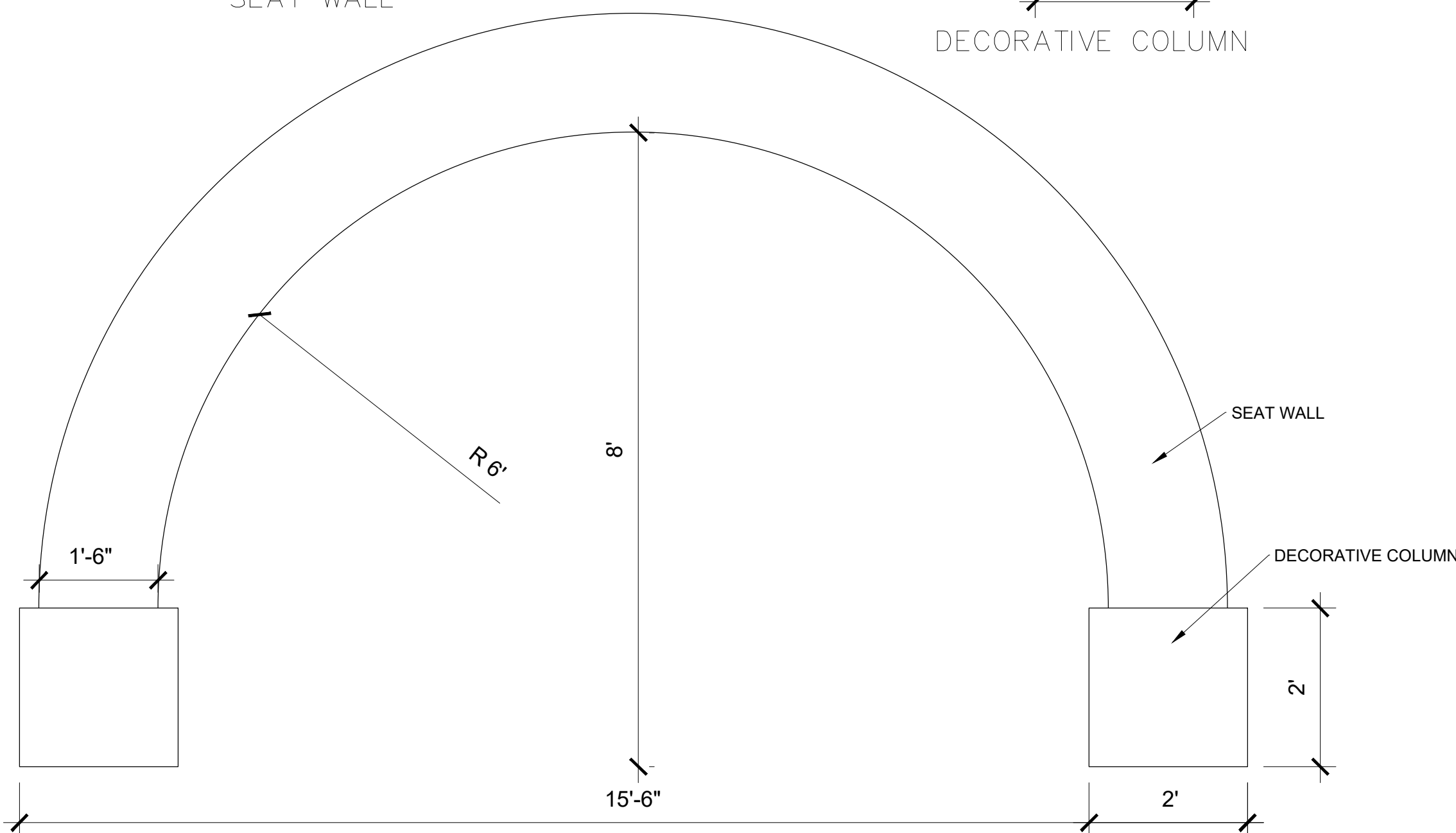
E WROUGHT IRON FENCE W/ MASONRY COLUMN
NOT TO SCALE



SEAT WALL



DECORATIVE COLUMN



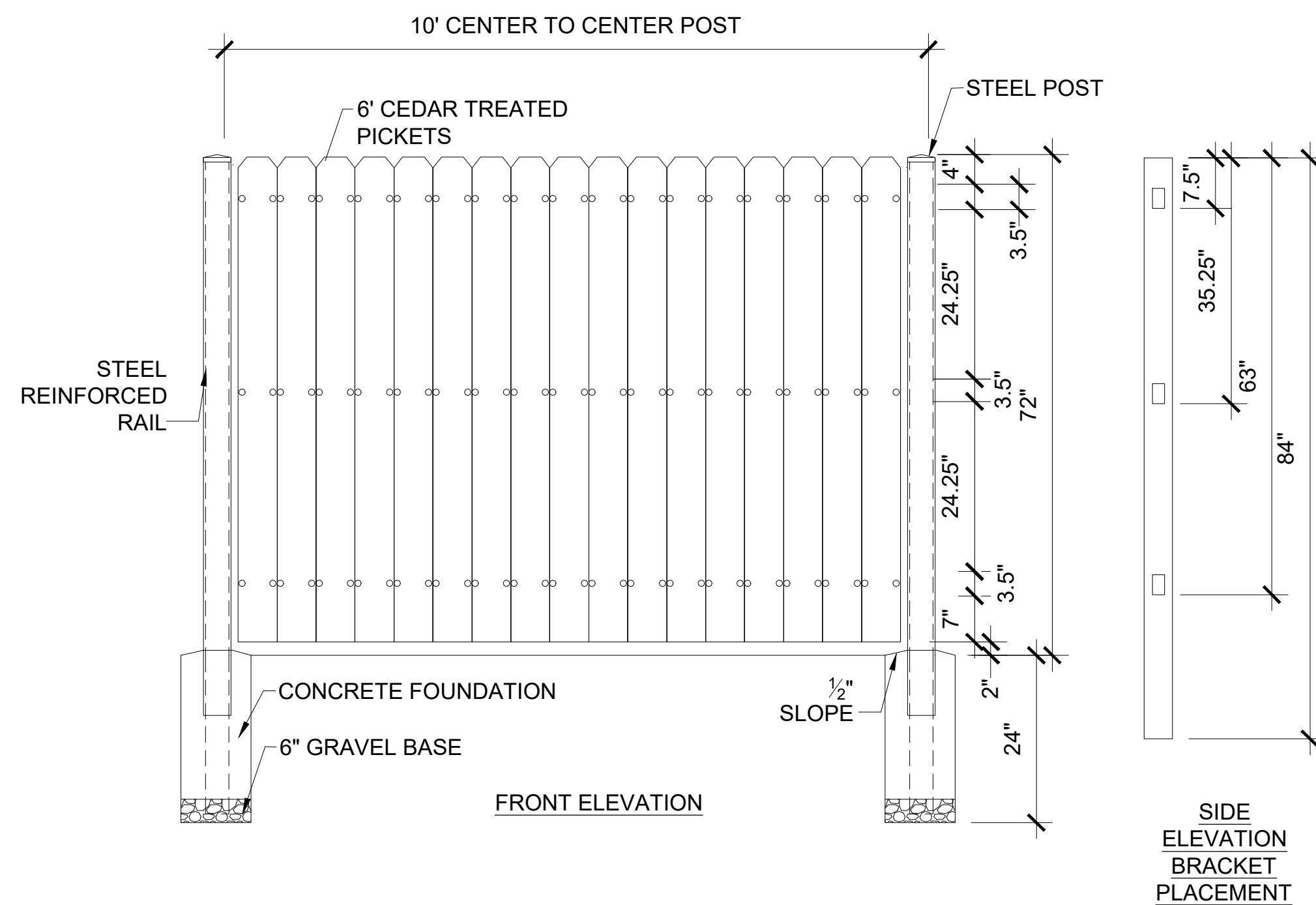
G SEAT WALL WITH DECORATIVE COLUMN
NOT TO SCALE

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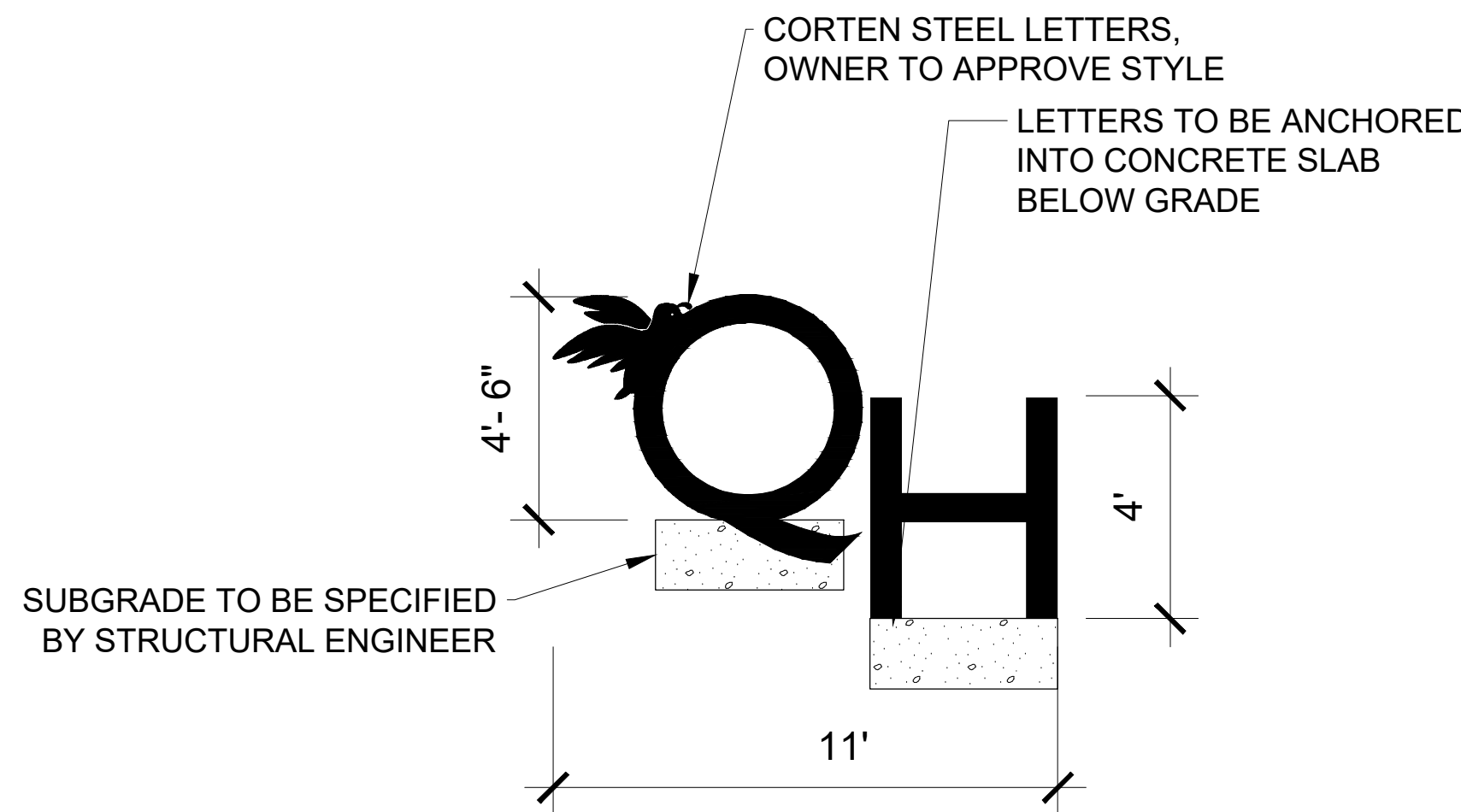
WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING



F 6' CEDAR WOOD FENCE
UNLESS OTHERWISE CALLED OUT ON THE LANDSCAPE PLANS ALL
RESIDENTIAL INTERIOR LOT LINES SHALL BE WOOD FENCE
NOT TO SCALE



H SECONDARY MONUMENT SIGN
NOT TO SCALE

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214.522.4945

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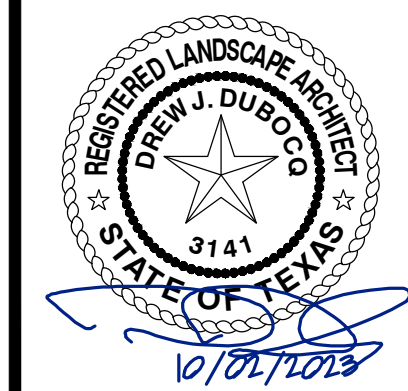
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SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
HARDSCAPE DETAILS

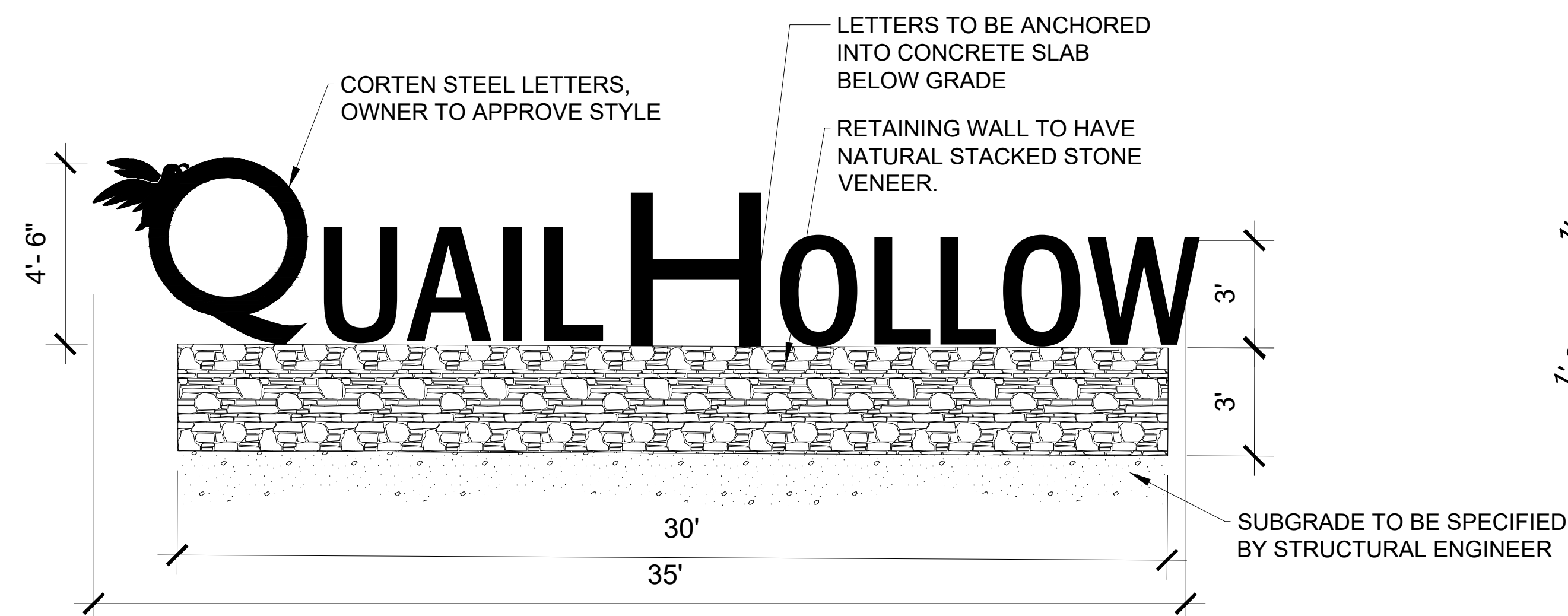
No.	Date	Revision Description

PROJECT NO.: 090-22-009



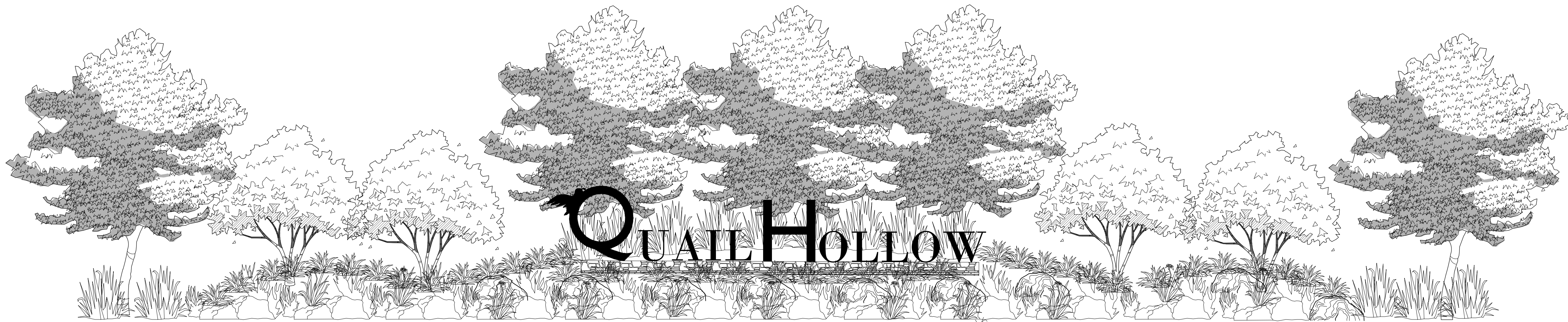
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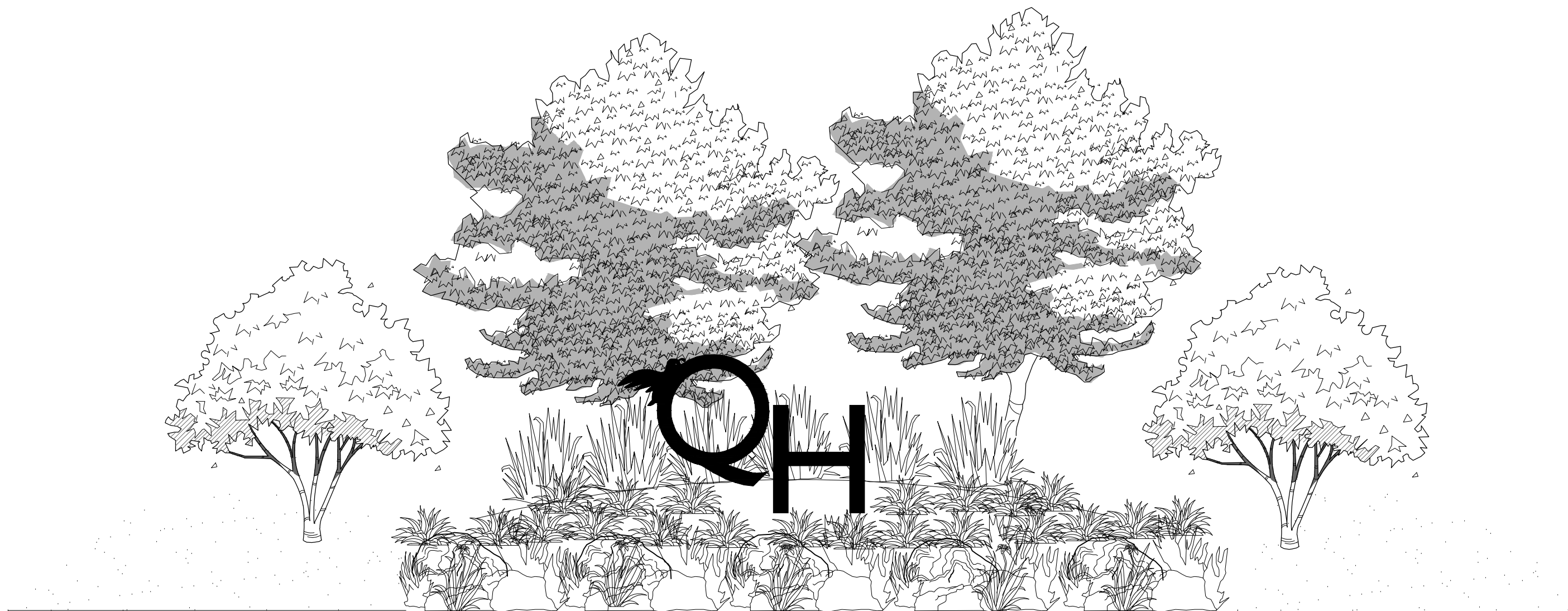


PRIMARY MONUMENT SIGN

PRIMARY MONUMENT SIGN ENLARGEMENT



J PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



K SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

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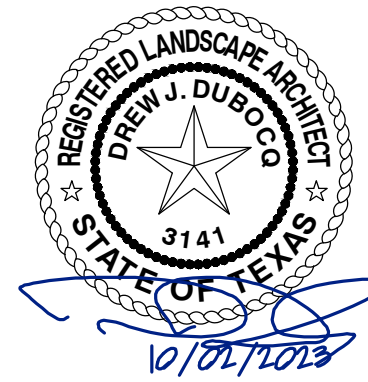
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QUAIL HOLLOW
ROCKWALL, TEXAS
MONUMENT SIGNAGE

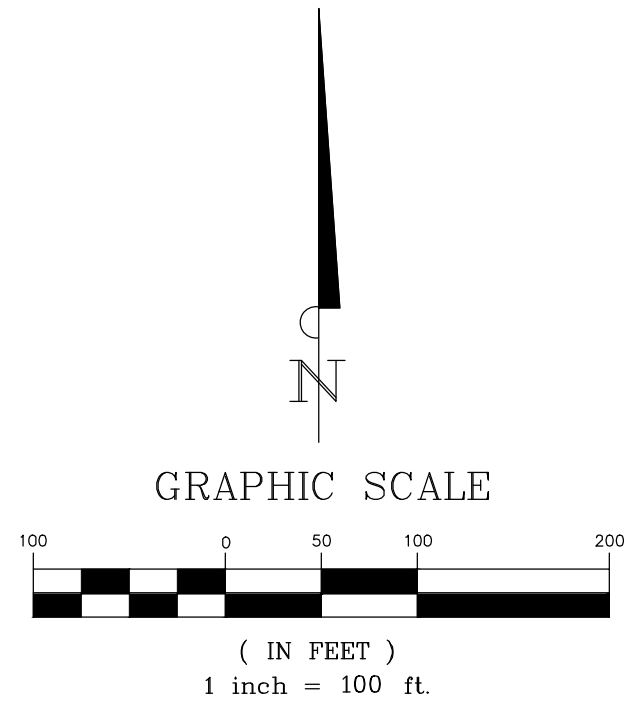
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PROJECT NO.: 090-22-009



SHEET NO.

L-2.10



- 6' CEDAR WOOD FENCE
- - - 6' CEDAR WOOD FENCE WITH MASONRY COLUMNS, COLUMNS SHALL BE 45 FT. OFF CENTER SPACING THAT BEGINS AT THE REAR OF THE PROPERTY.
- 6' WROUGHT IRON FENCE WITH MASONRY COLUMNS, COLUMNS SHALL BE CENTERED ON LOT LINES WHERE THEY JOIN.

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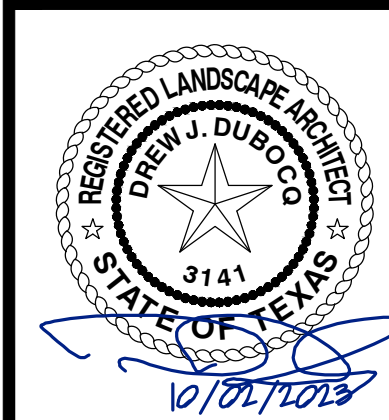
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QUAIL HOLLOW
ROCKWALL, TEXAS

FENCING PLAN

No. Date Revision Description



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L-3.0

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