



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-015 P&Z DATE 05/10/22 CC DATE 05/16/22 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> 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. P2022-015

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 1649 Fm 1141, Rockwall TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approx. 1250 feet east of the intersection John King & Fm 1141, South of Fm 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural
 PROPOSED ZONING Planned Development District PROPOSED USE Single Family
 ACREAGE 94.13 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 182

- 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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

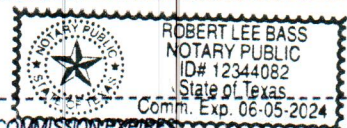
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 4 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat Replat
 Final Plat Preliminary Plat
 Master Plat Vacation Plat

Case Number

Reviewed By:

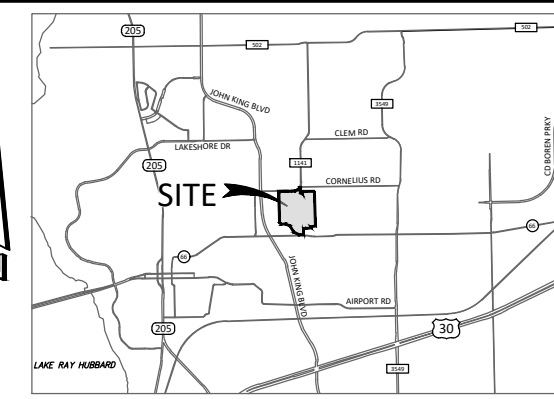
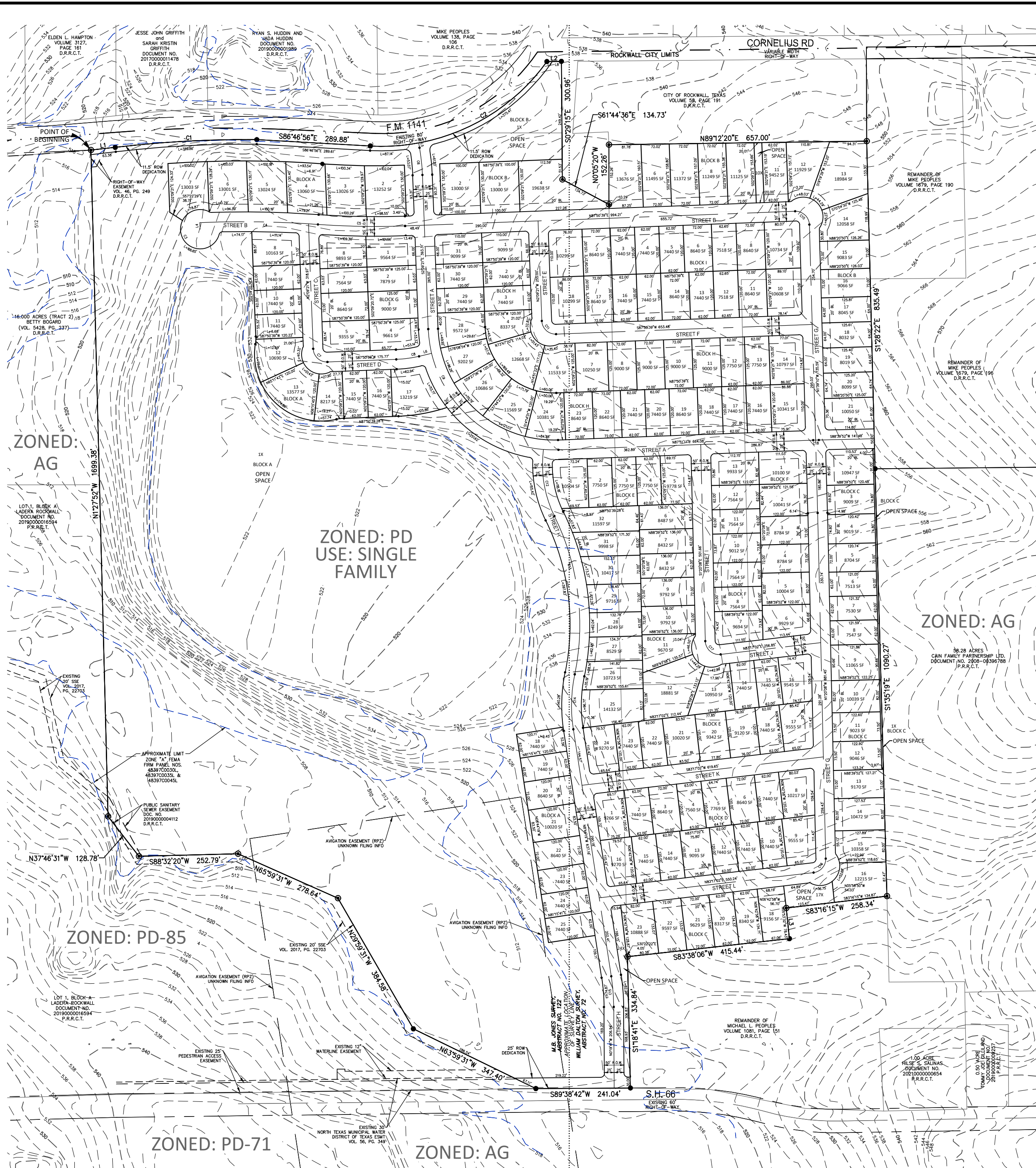
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



VICINITY MAP
N.T.S.

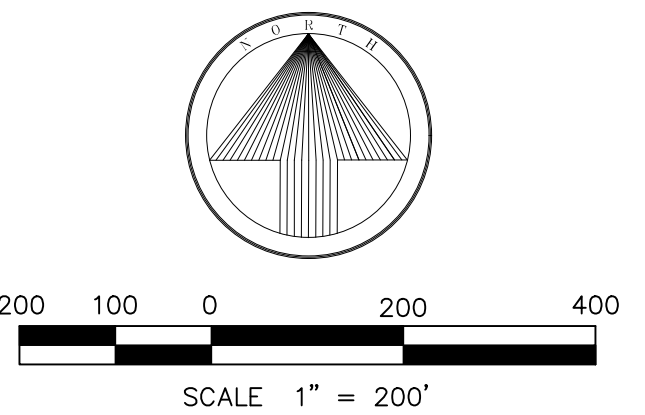
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS

SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-XXX

April 4, 2022
SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15; Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2019000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

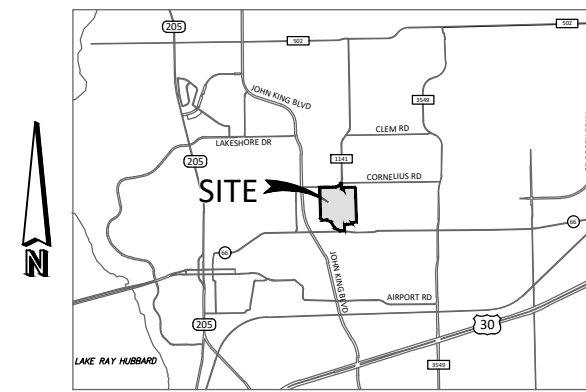
10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;

LOTS 1X, 2-9, 10X, 11-21, BLOCK B;

LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;

LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;

LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;

LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND

6 COMMON AREAS

SITUATED WITHIN THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

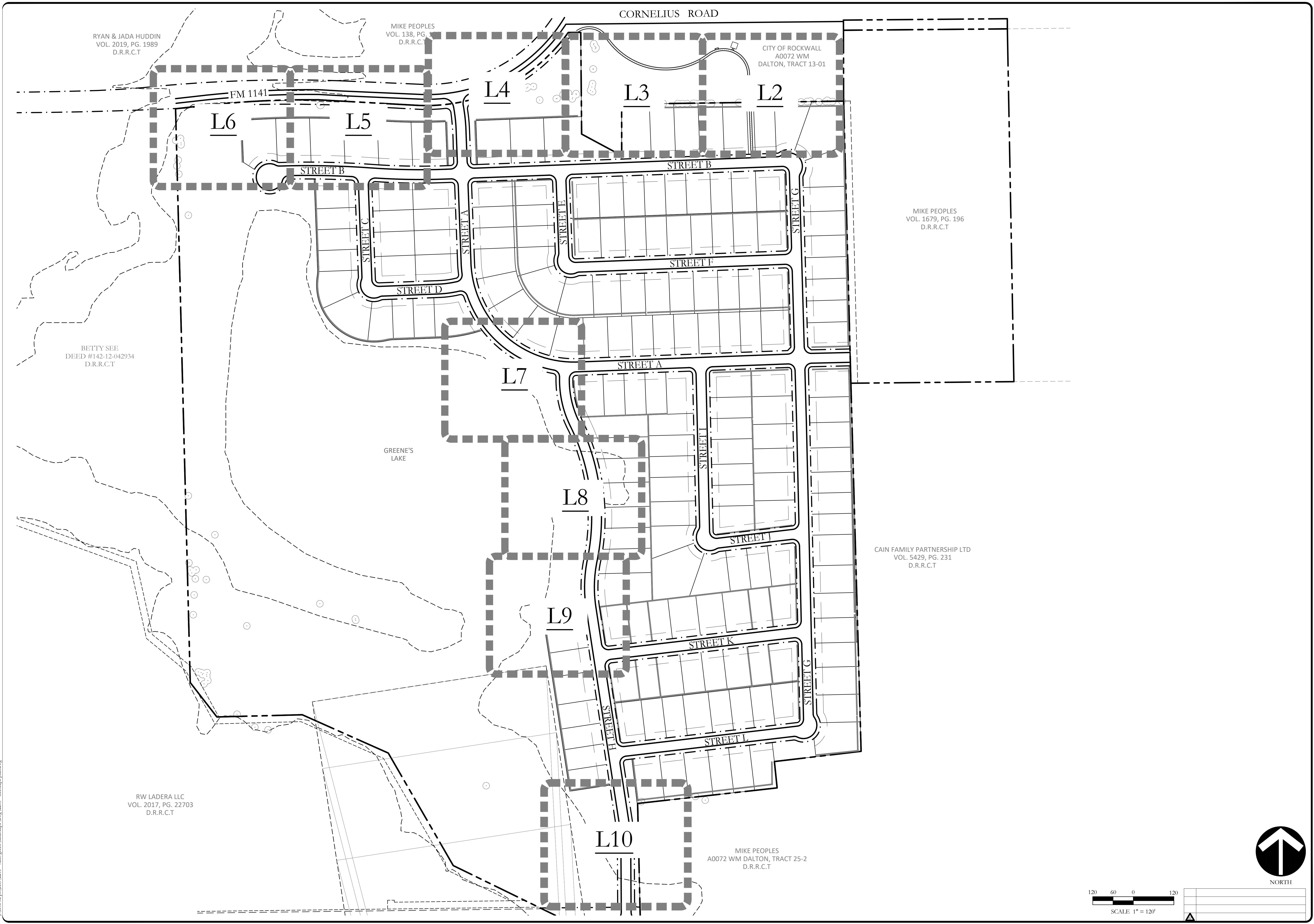
ROCKWALL COUNTY, TEXAS

P2022-XXX

April 4, 2022

SHEET 2 OF 2

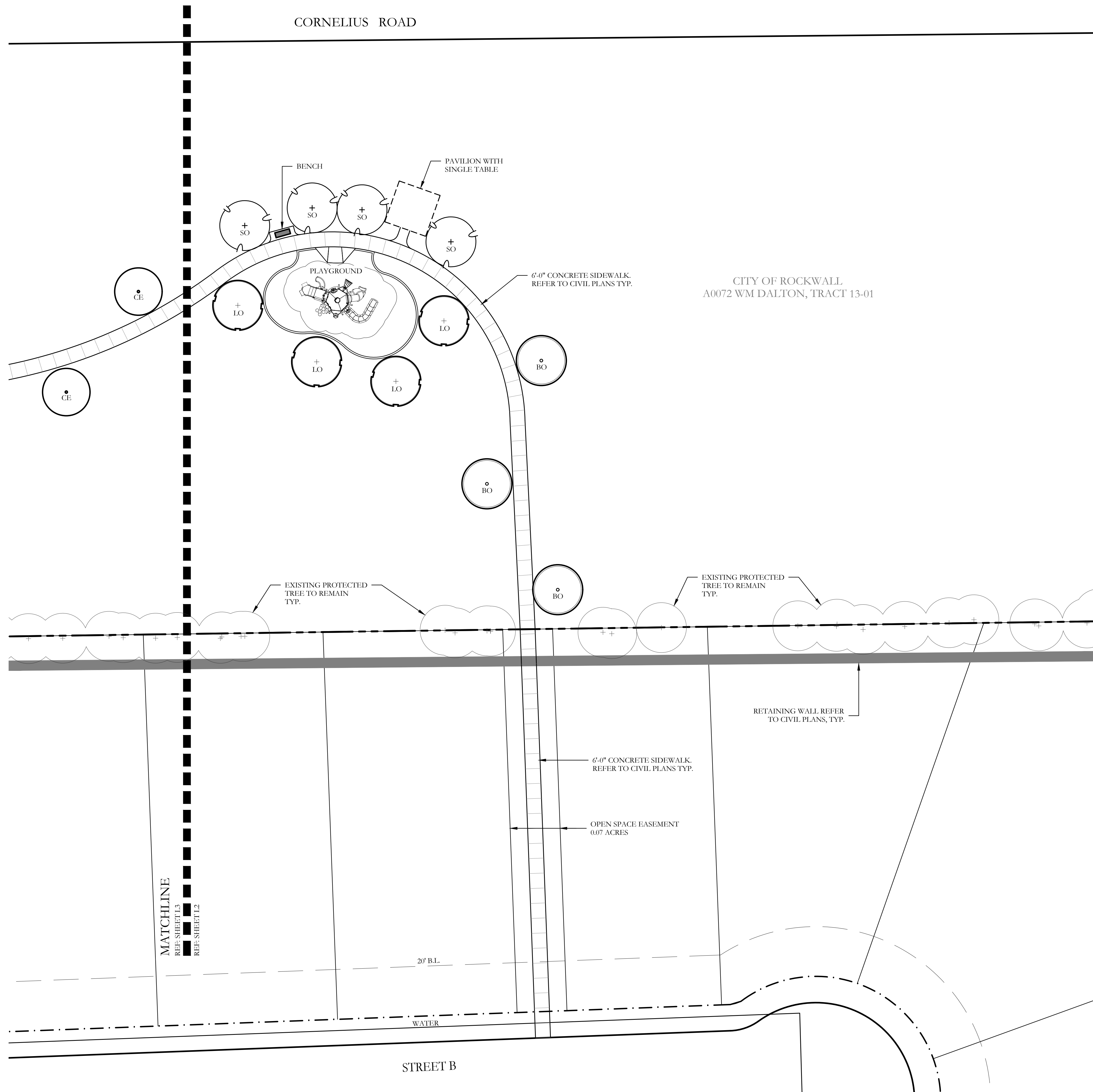




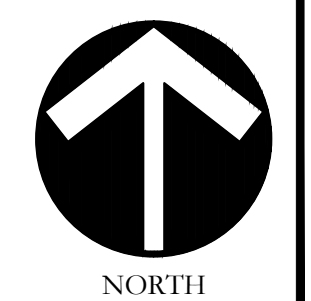
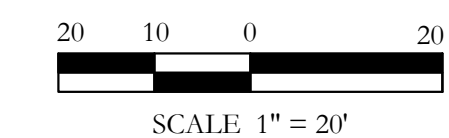
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RW LADERA LLC
 VOL. 2017, PG. 22703
 D.R.R.C.T

CORNELIUS ROAD



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



CORNELIUS ROAD

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

6'-0" CONCRETE SIDEWALK.
REFER TO CIVIL PLANS TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

RETAINING WALL REFER
TO CIVIL PLANS, TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

20' B.I.

WATER

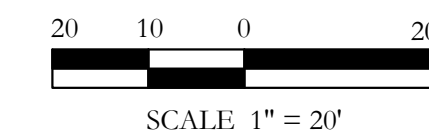
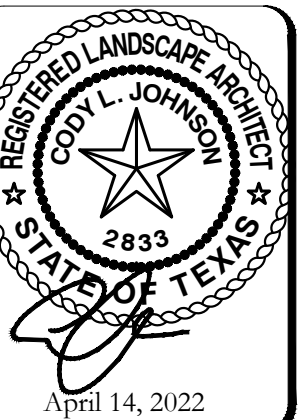
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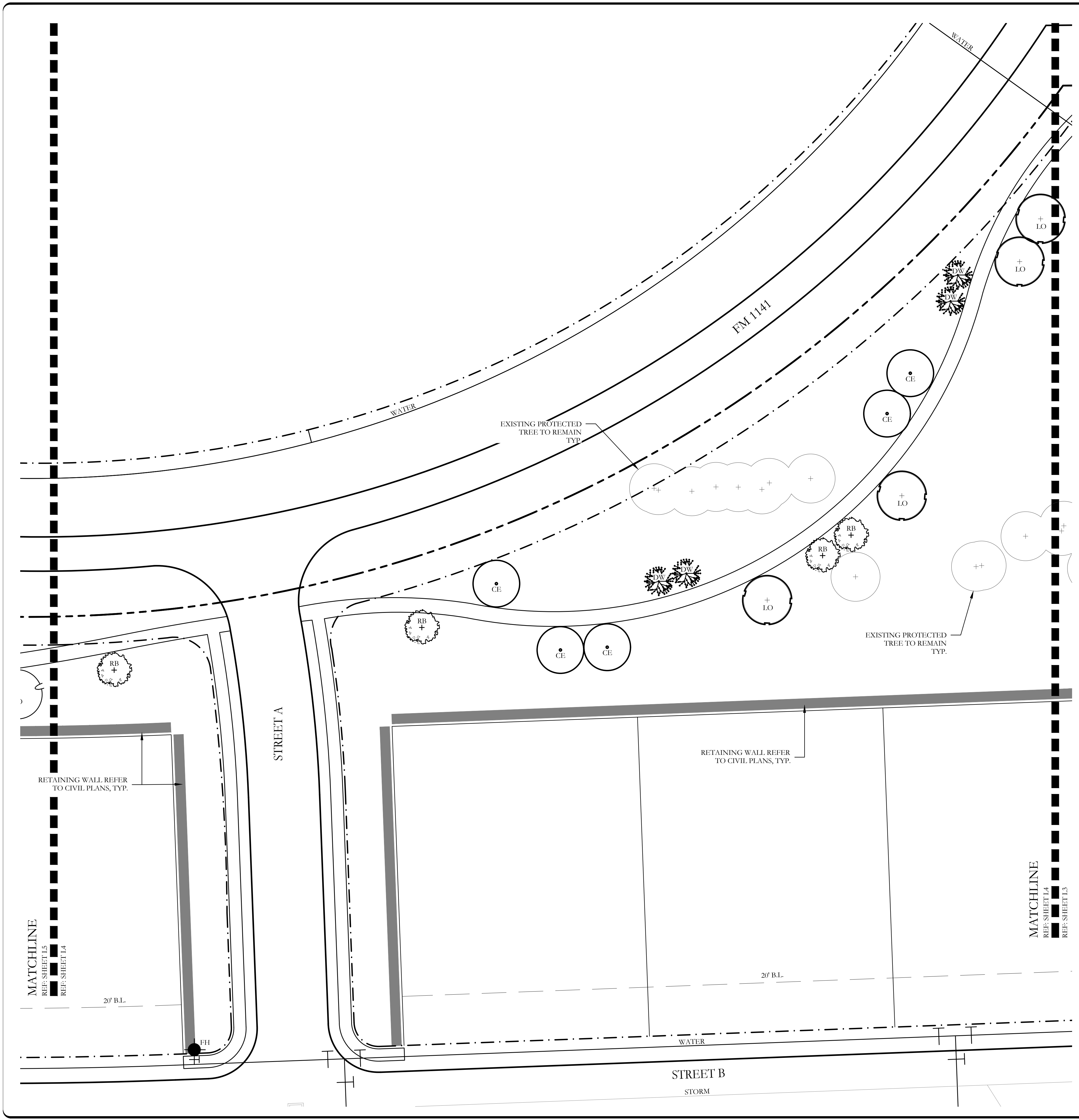
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REF: SHEET L3

MATCHLINE
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REF: SHEET L2

PLANT LEGEND

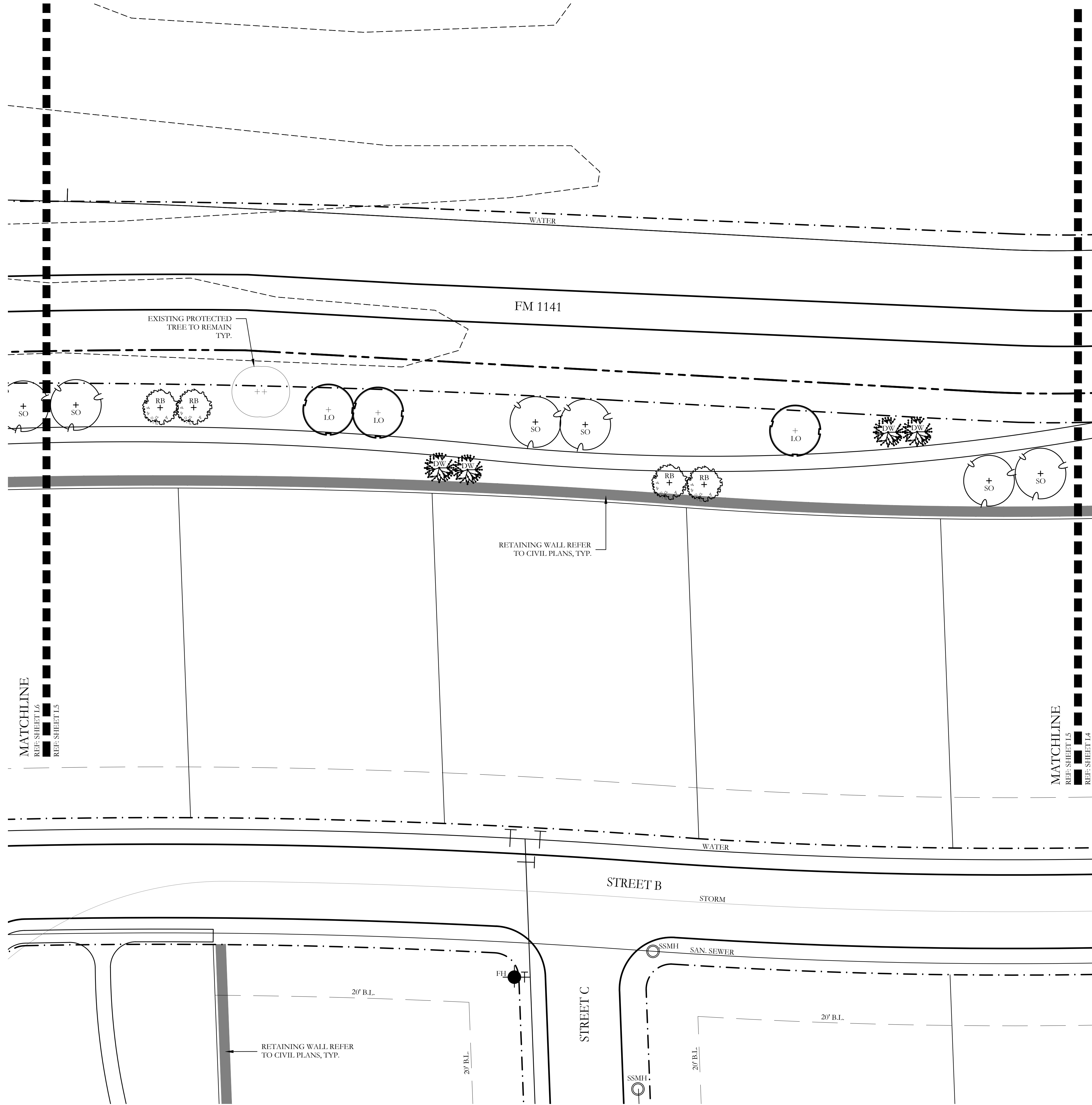
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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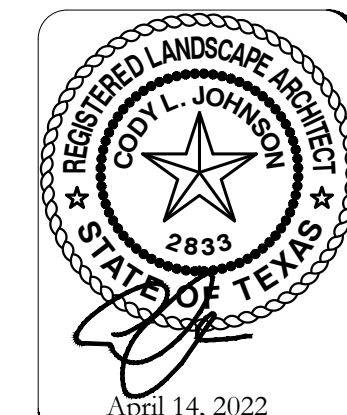
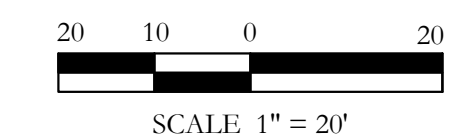


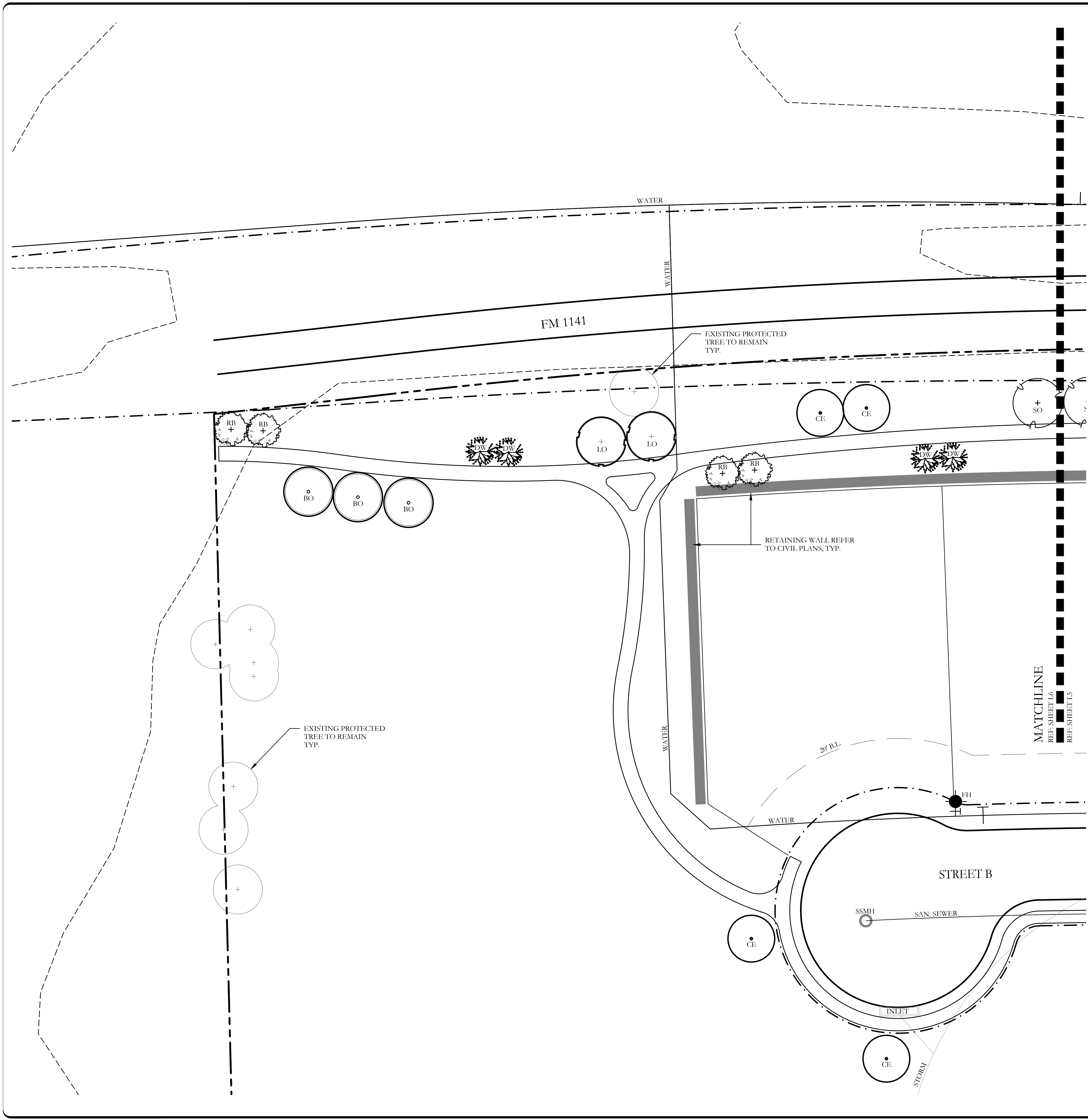


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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

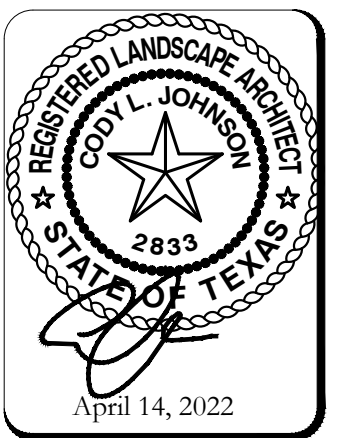
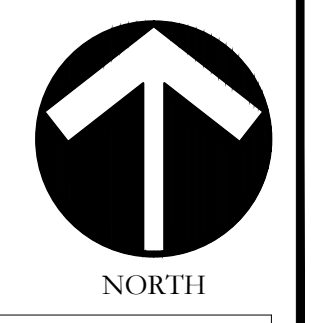
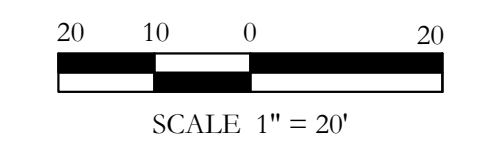
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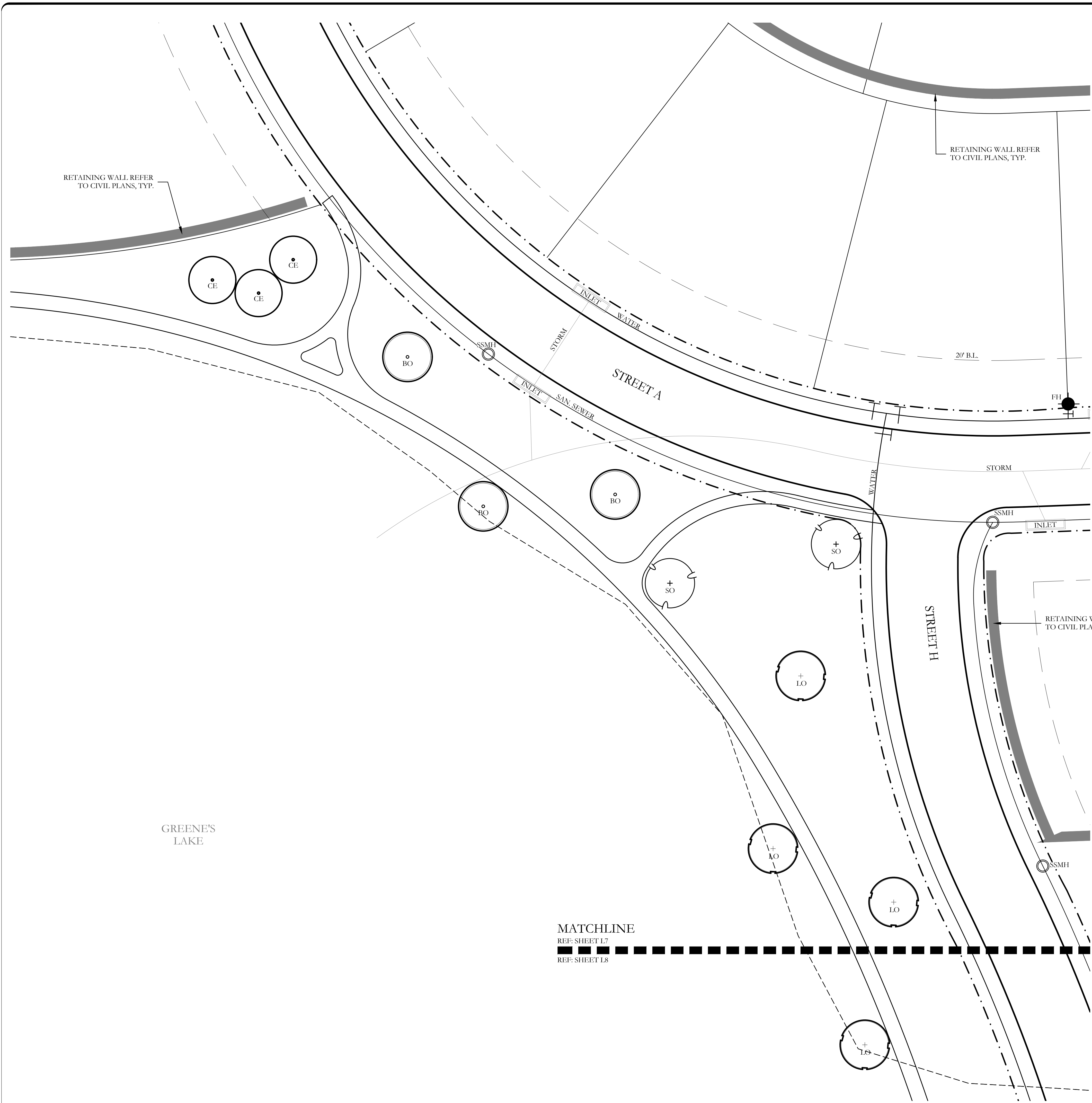
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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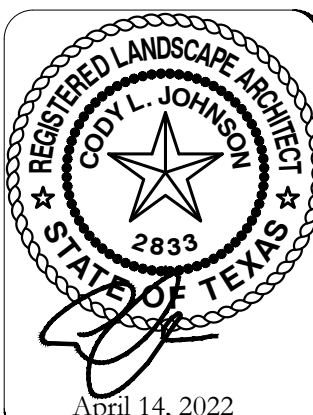
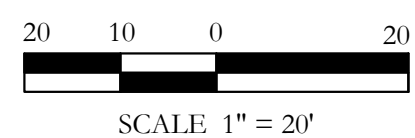




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

GREENE'S LAKE

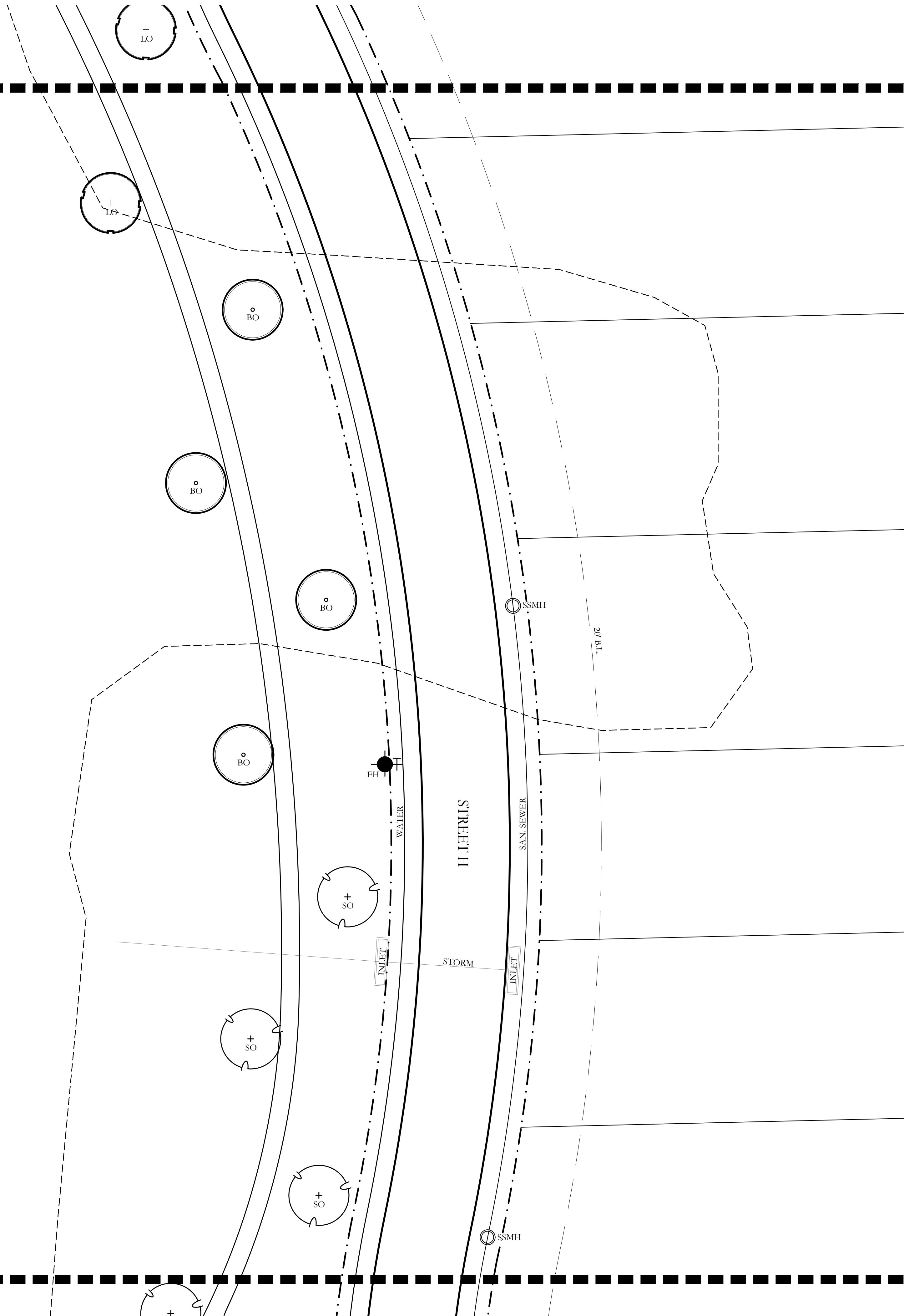
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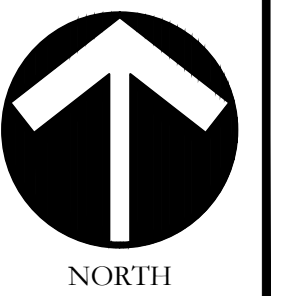
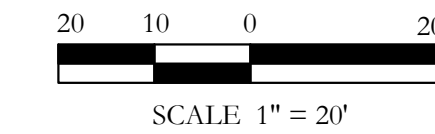
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GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



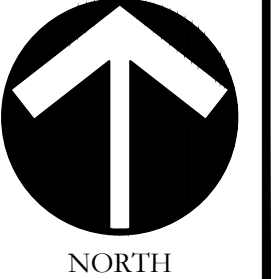
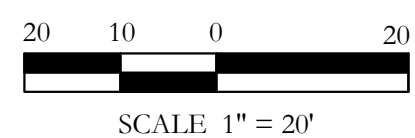
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





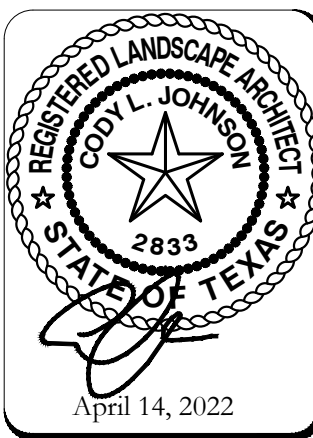
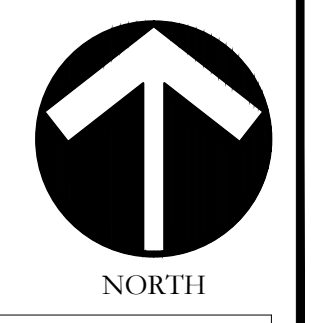
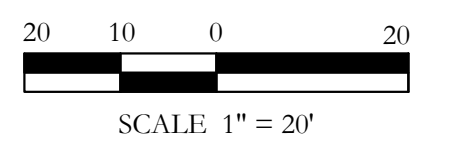
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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MATCHLINE
REF: SHEET L8
REF: SHEET L9





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

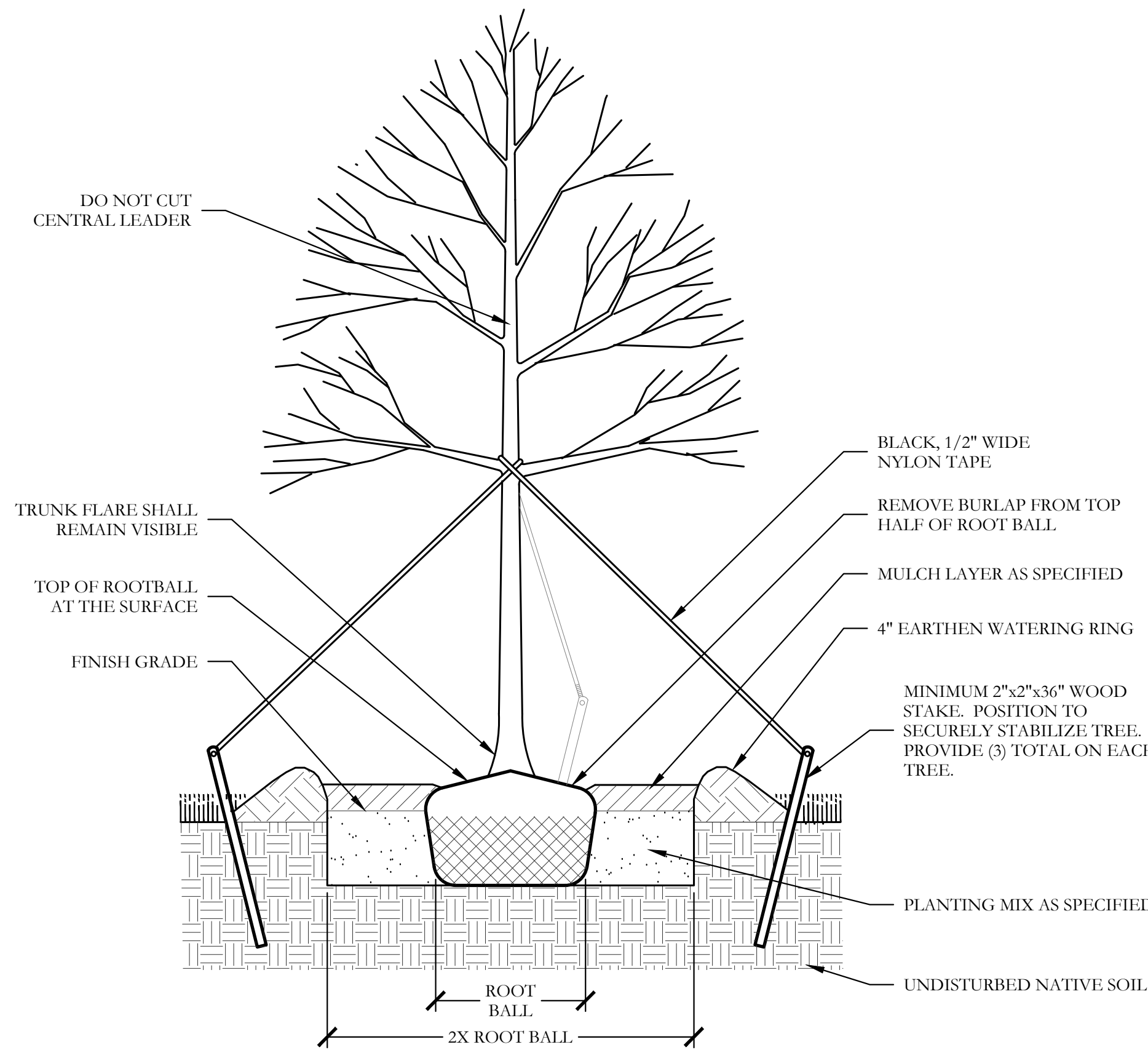
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

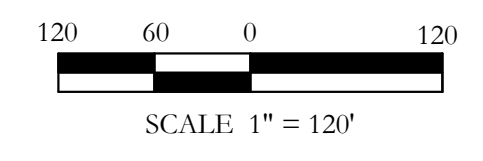
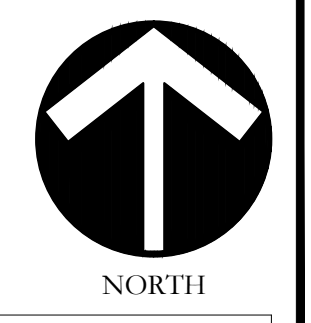
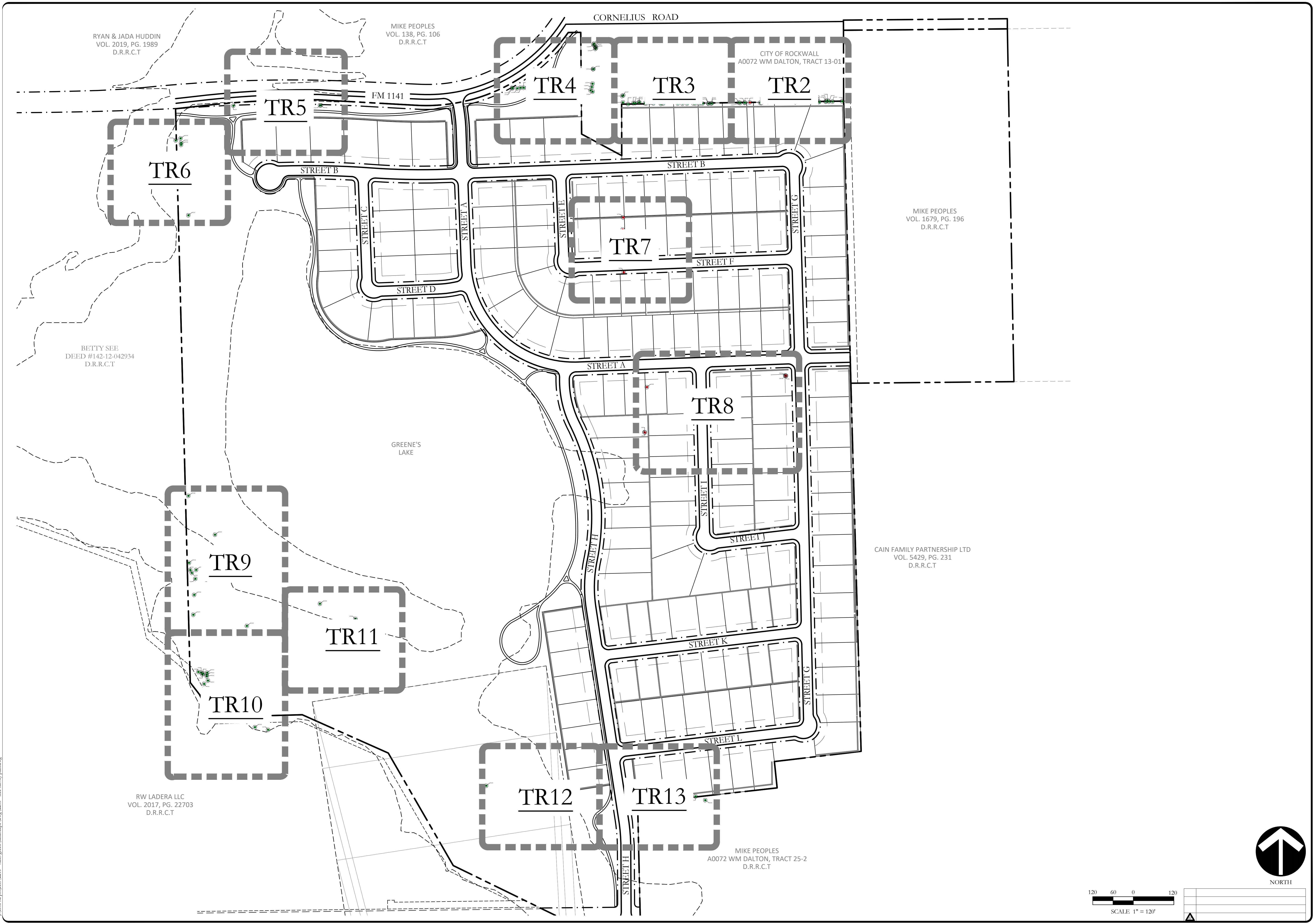
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

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CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

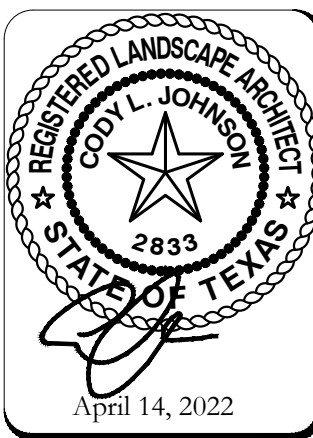
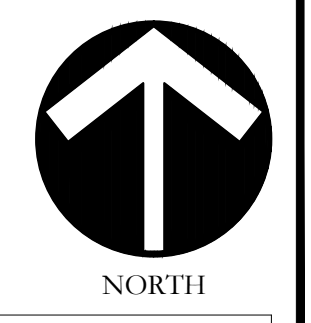
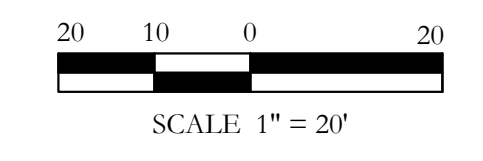
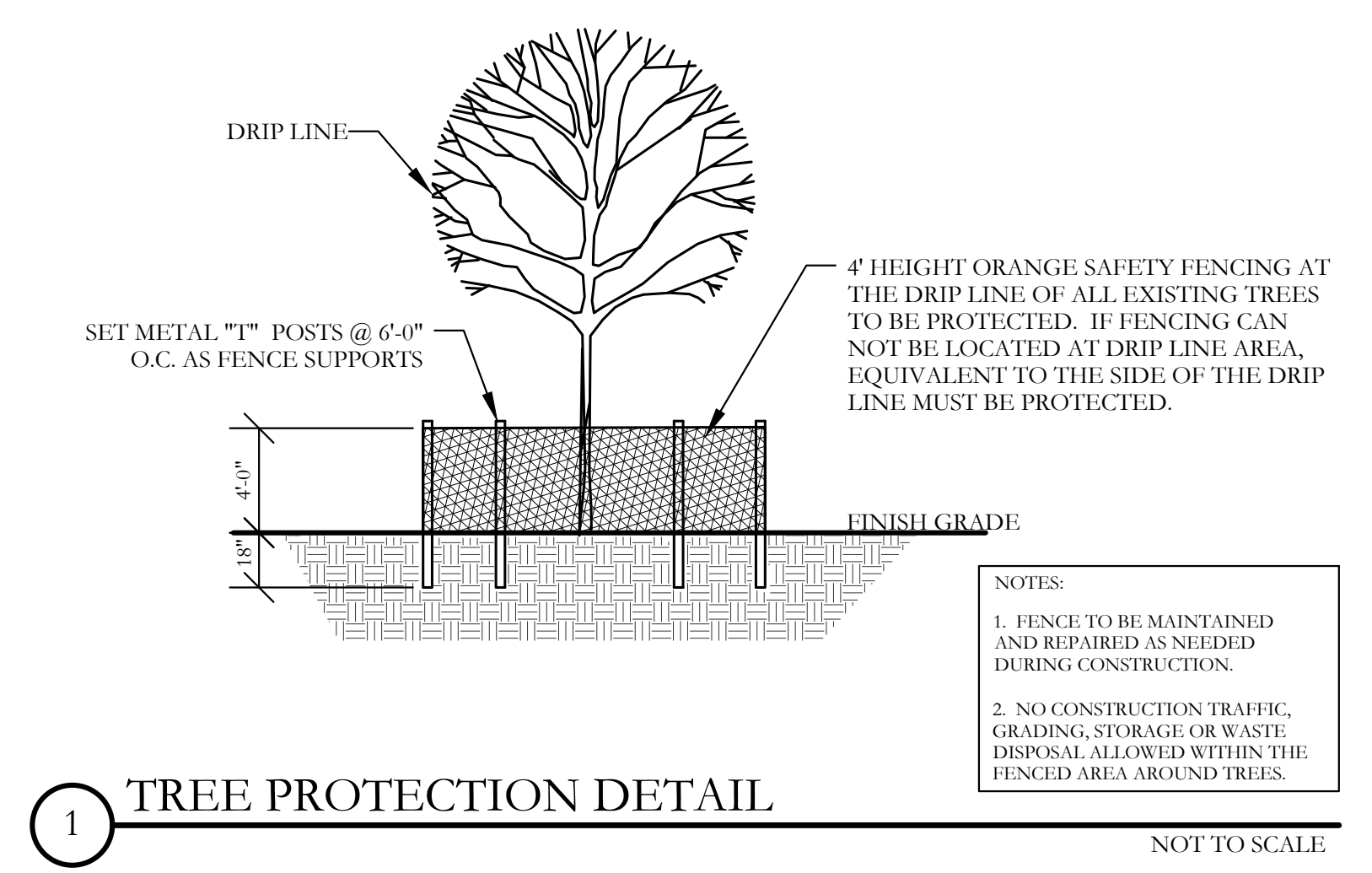
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

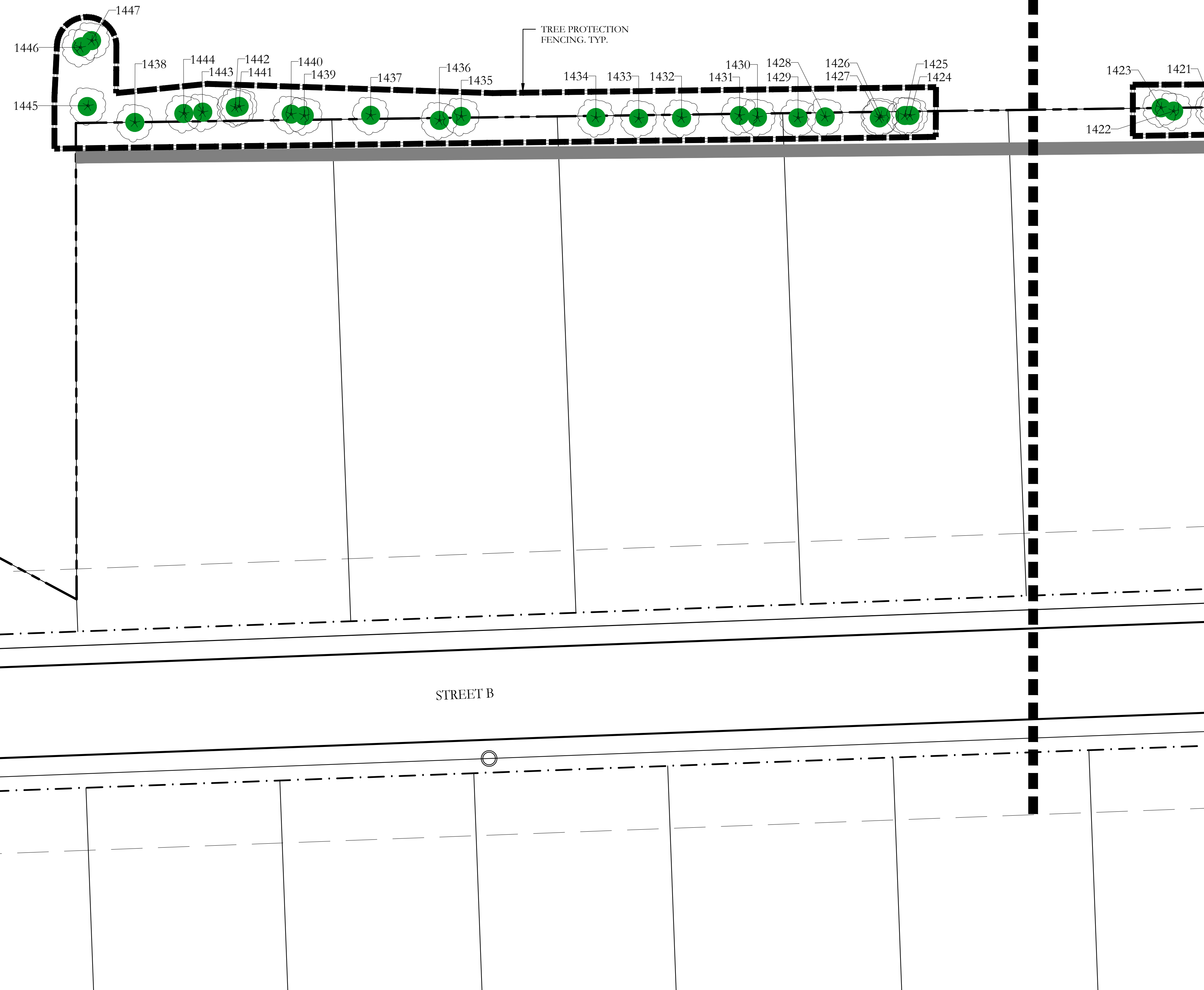


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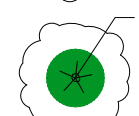
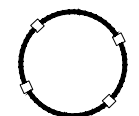
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

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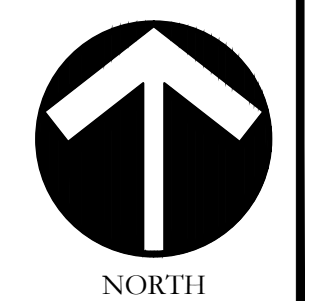
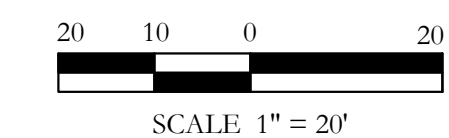
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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



April 14, 2022

SCALE:
 1" = 20'
 One Inch
 JVC No 2215



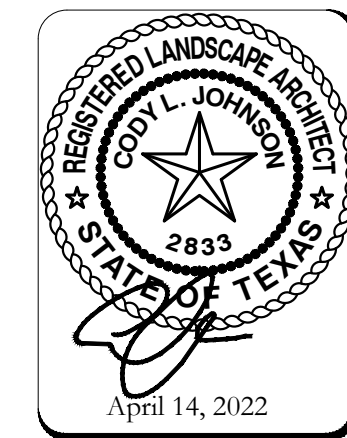
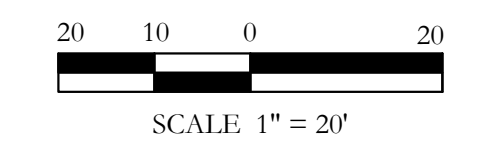
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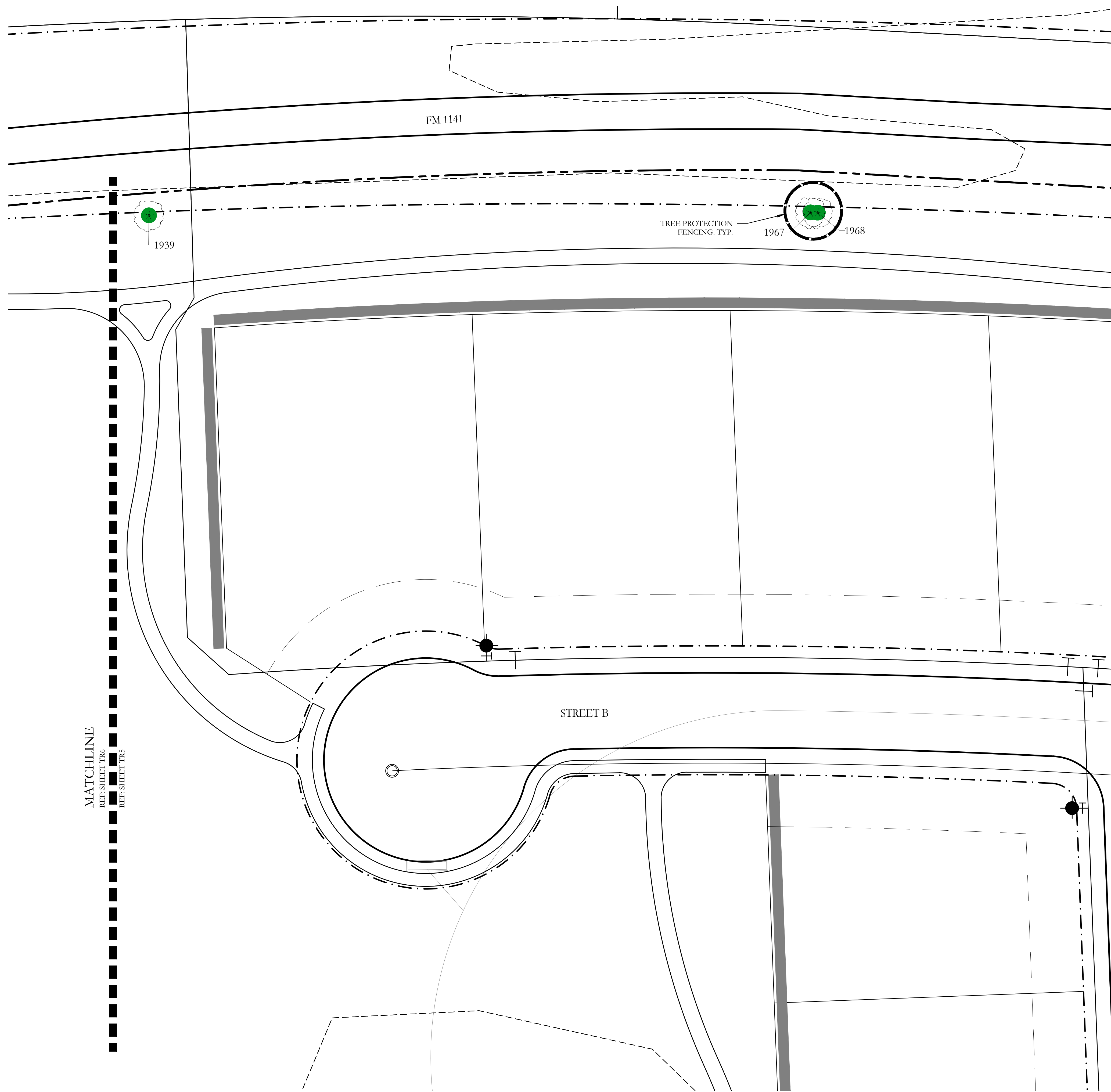
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- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.



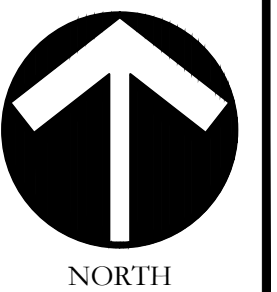
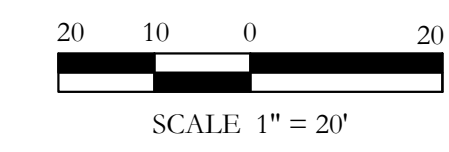
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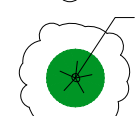

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.

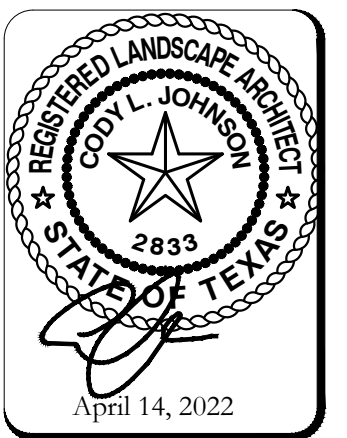
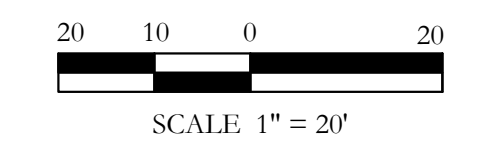


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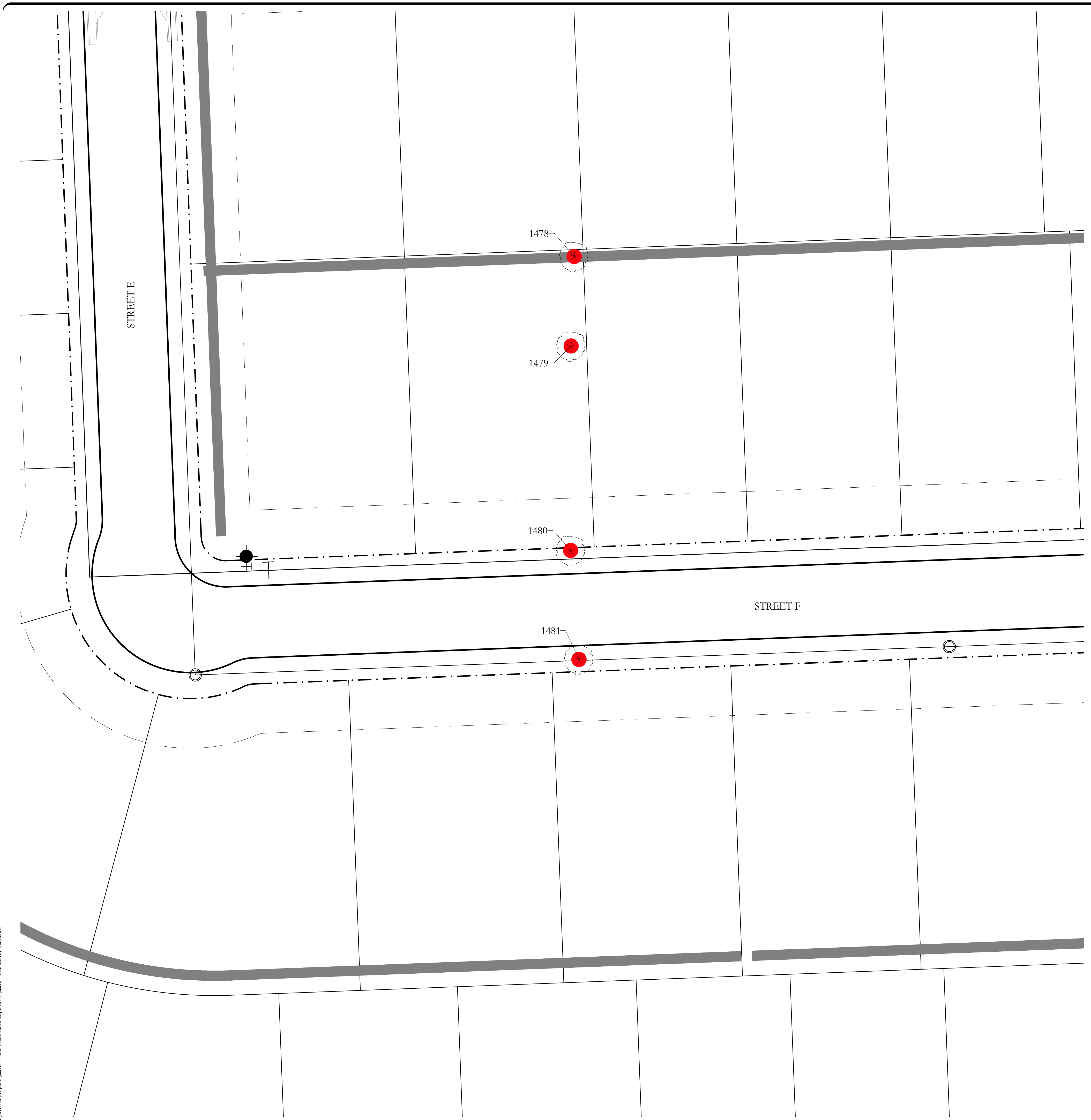


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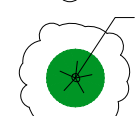

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

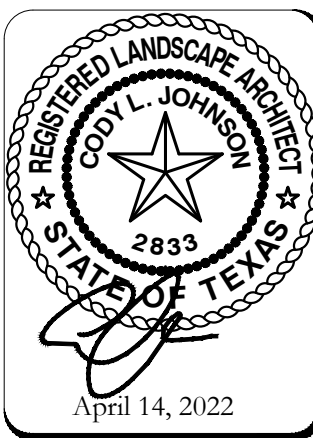
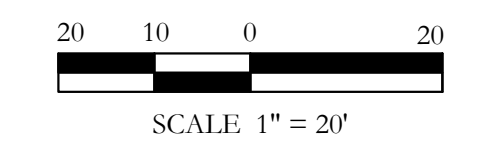


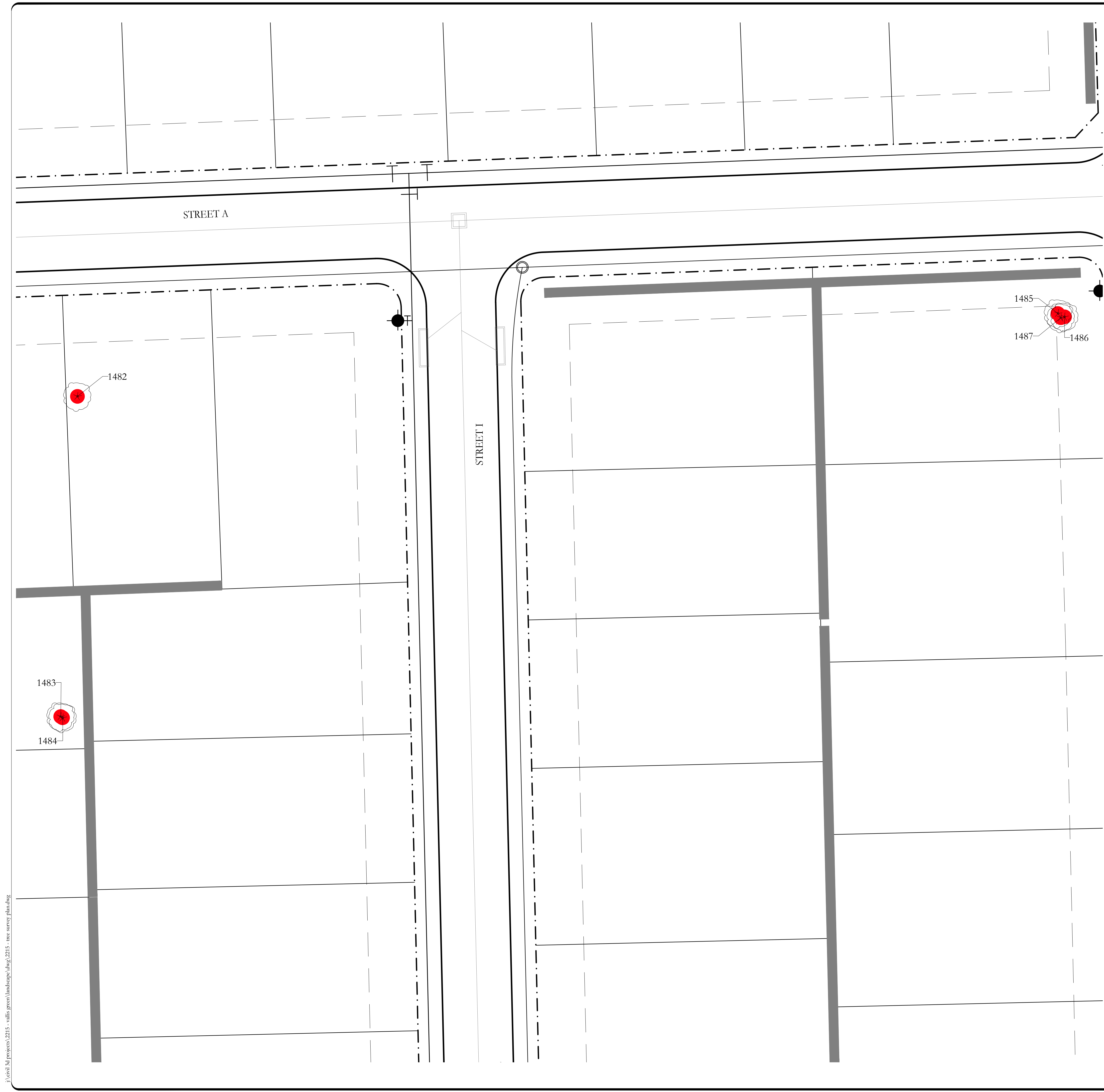
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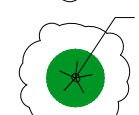
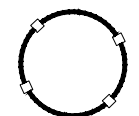
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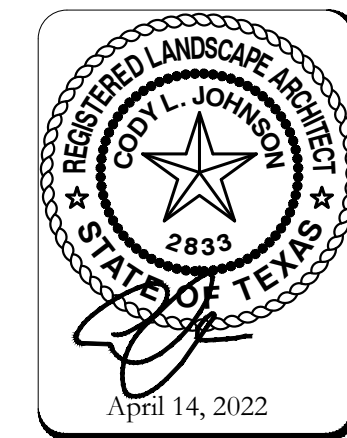
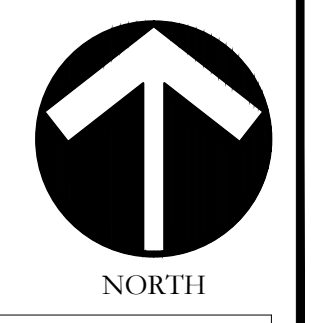
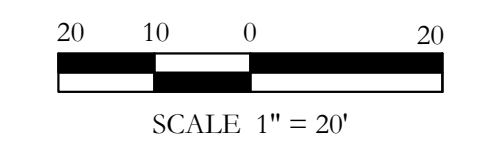
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.





LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.



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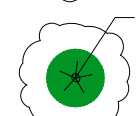
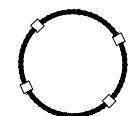
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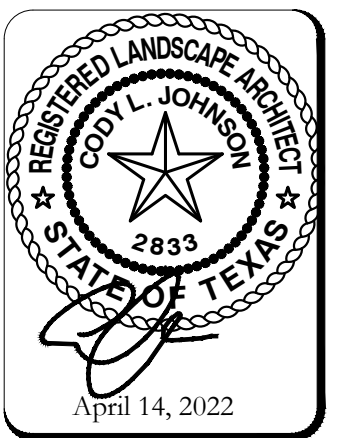
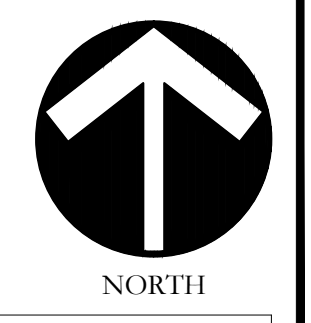
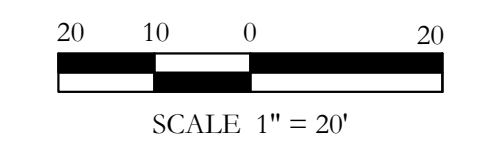


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 REF: SHEET TR10

MATCHLINE
 REF: SHEET TR9
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



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MATCHLINE
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MATCHLINE
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MATCHLINE
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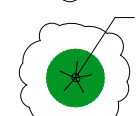
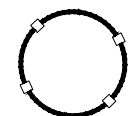
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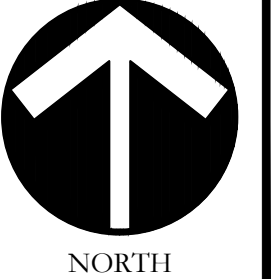
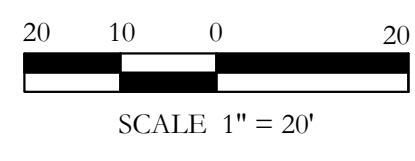
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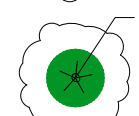
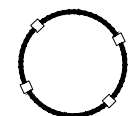
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-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

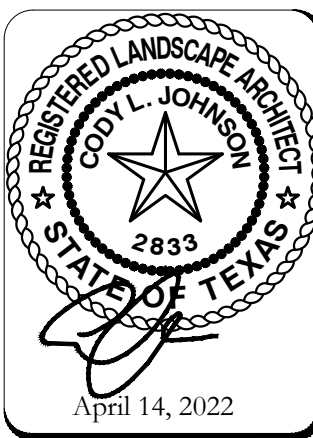
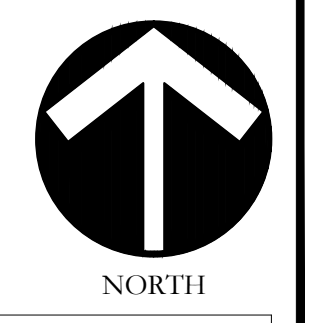
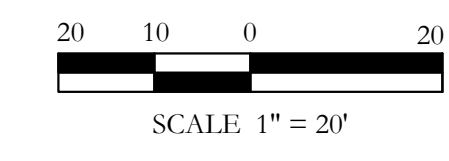


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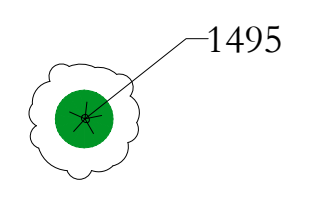


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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.


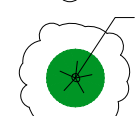
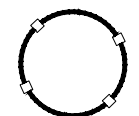


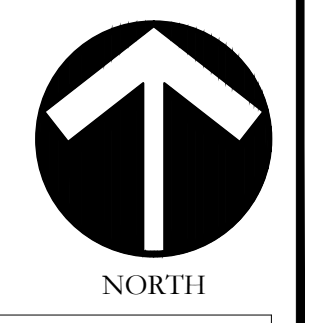
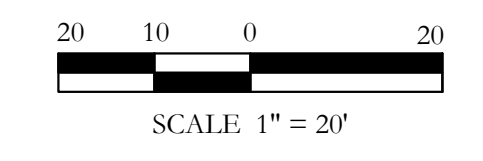
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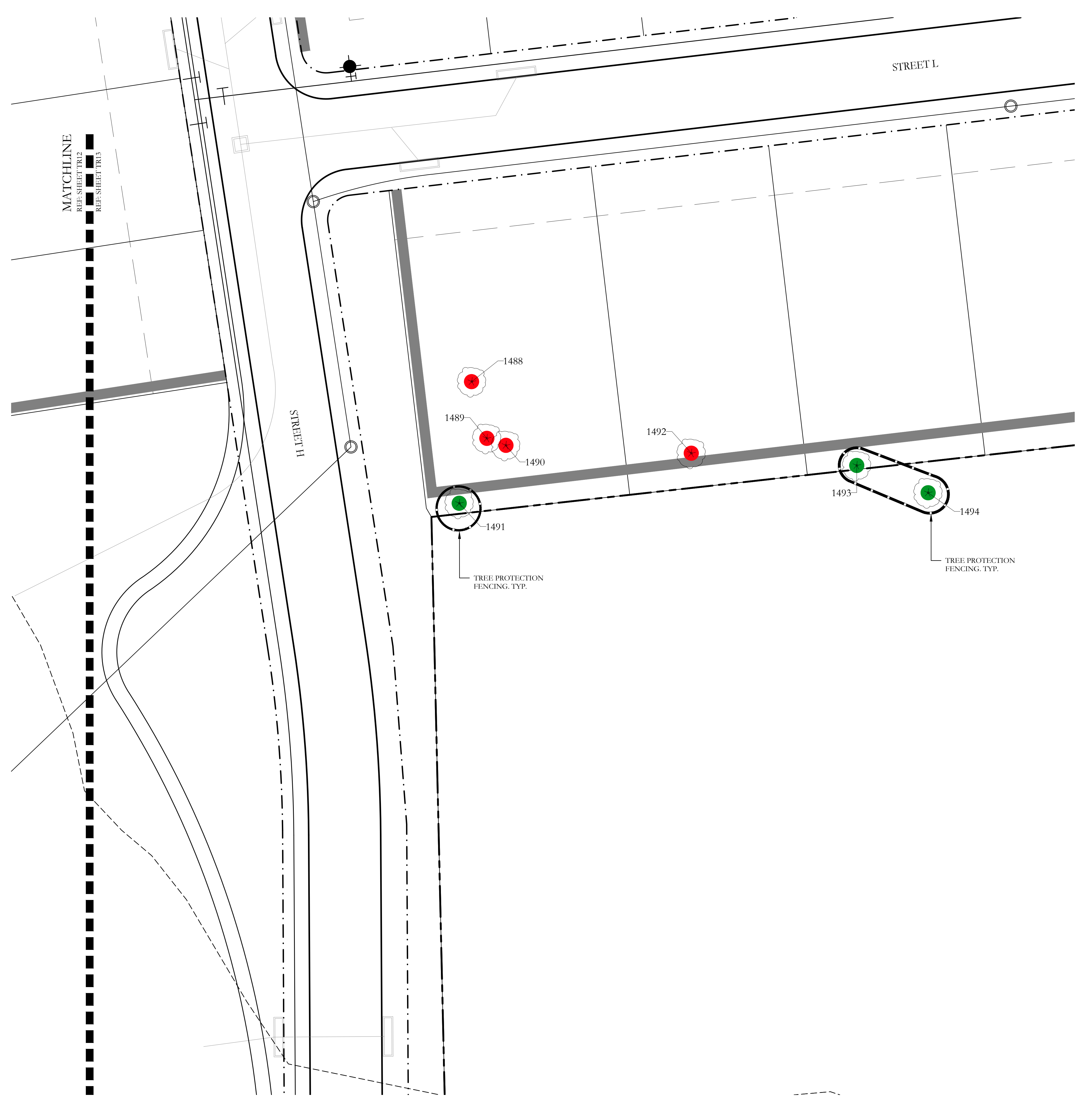
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LEGEND


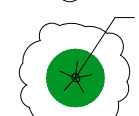
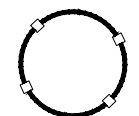
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

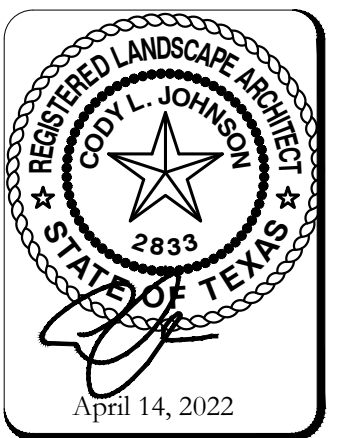
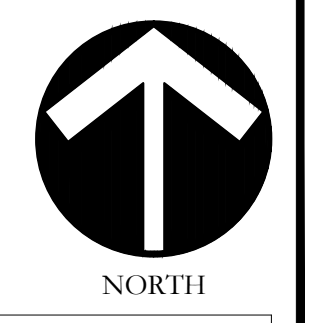
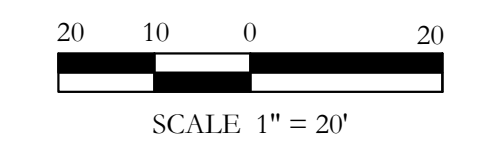


F:\client_M\projects\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg



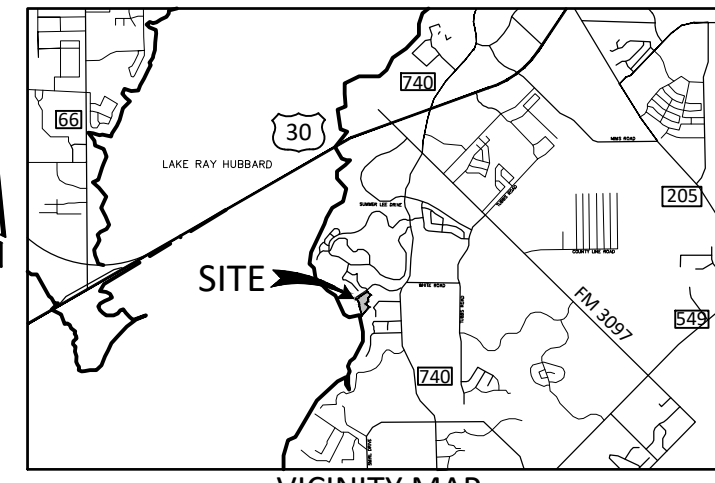
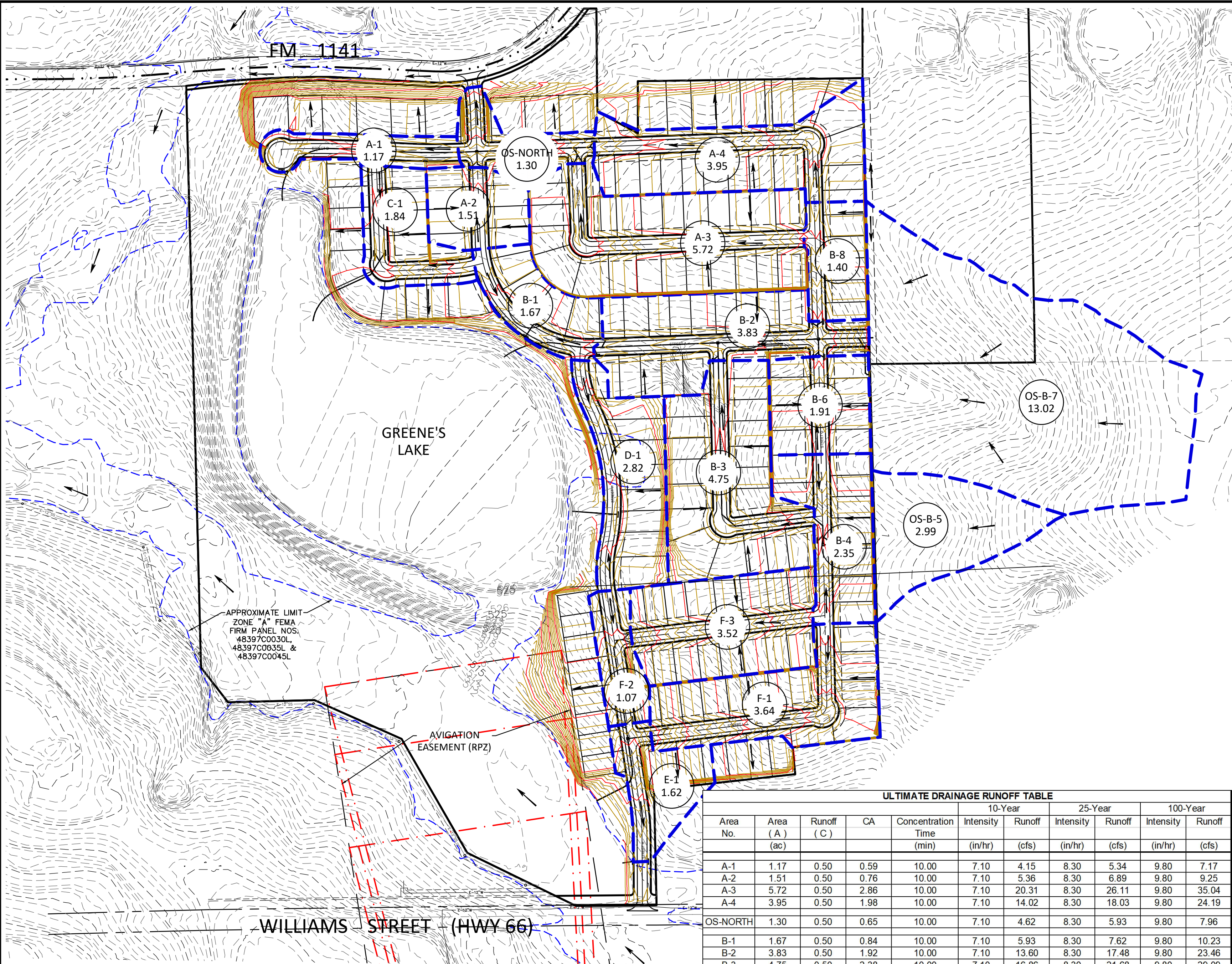
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



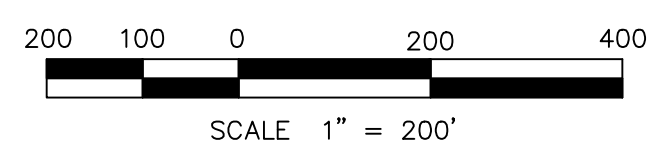
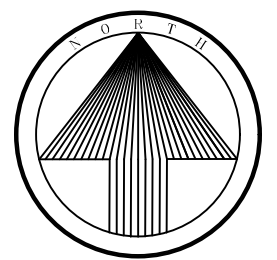
Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osgae Orange	Maclura Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1713.4										87.6
Total Tree Population										Total Tree Replacement, caliper inches



LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B.A. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX

April 05, 2022

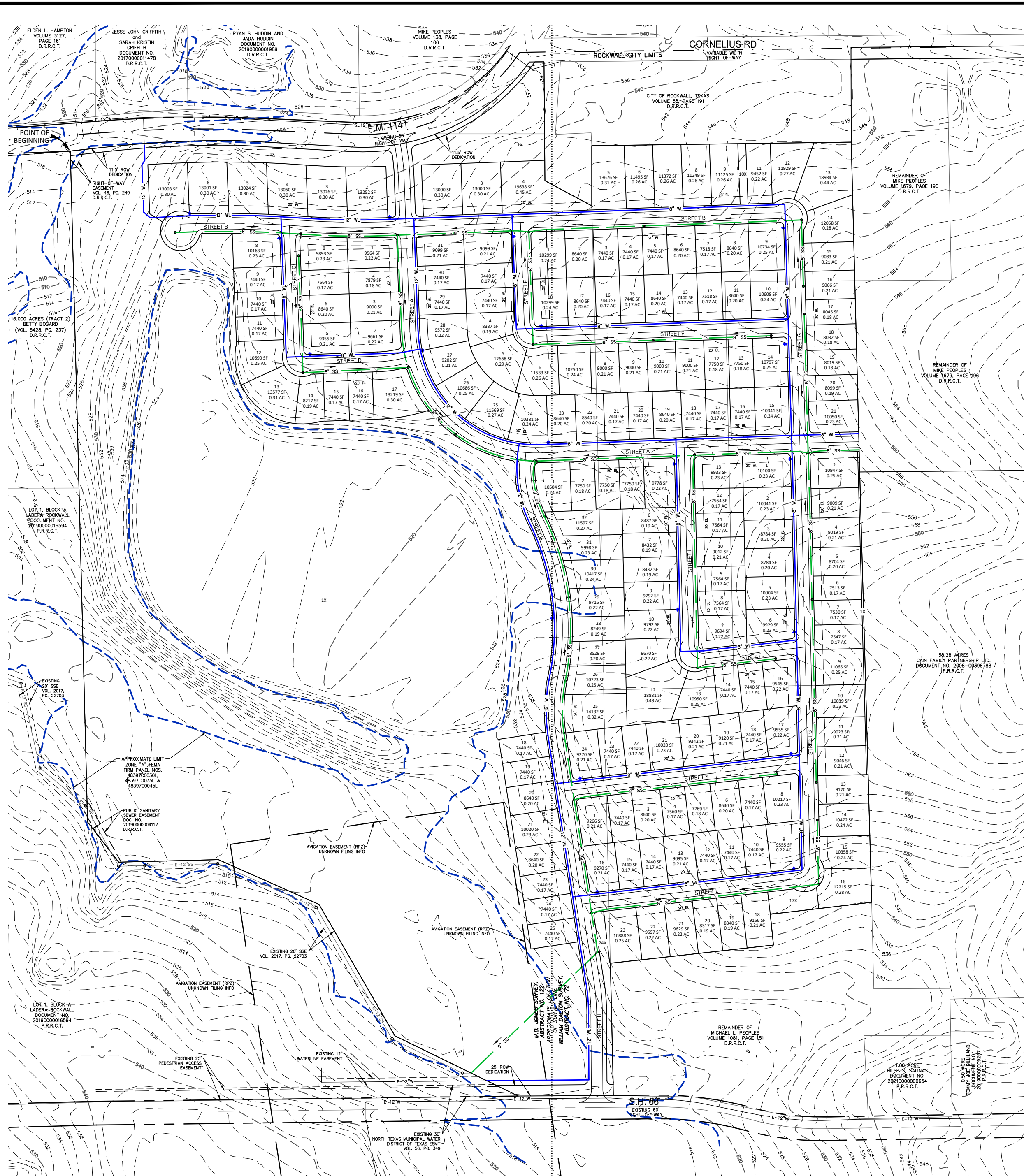
ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

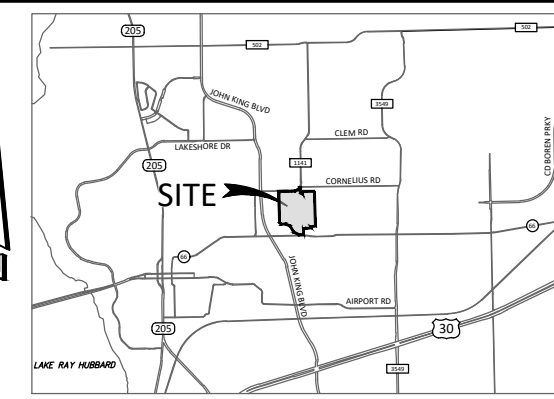
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

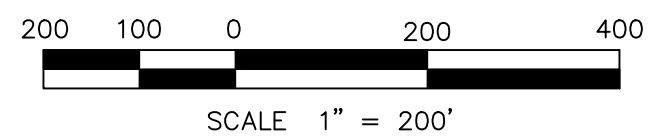
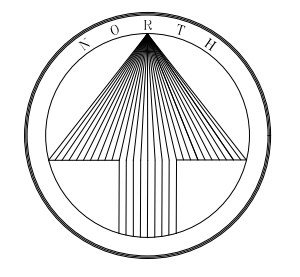


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
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 182 SINGLE FAMILY LOTS AND
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 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
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**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX
 April 5, 2022
 SHEET 1 OF 1

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-015

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 1649 Fm 1141, Rockwall TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approx. 1250 feet east of the intersection John King & Fm 1141, South of Fm 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural
 PROPOSED ZONING Planned Development District PROPOSED USE Single Family
 ACREAGE 94.13 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 182

- 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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

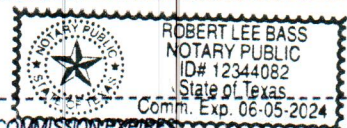
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

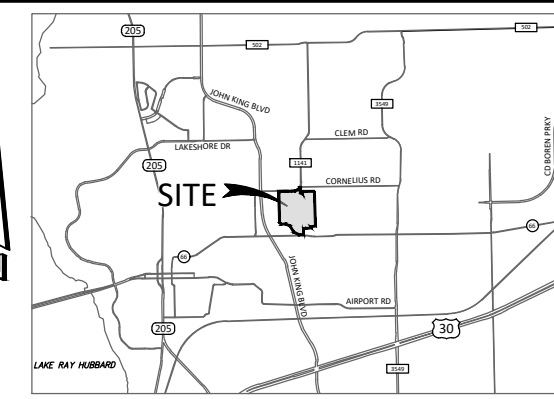
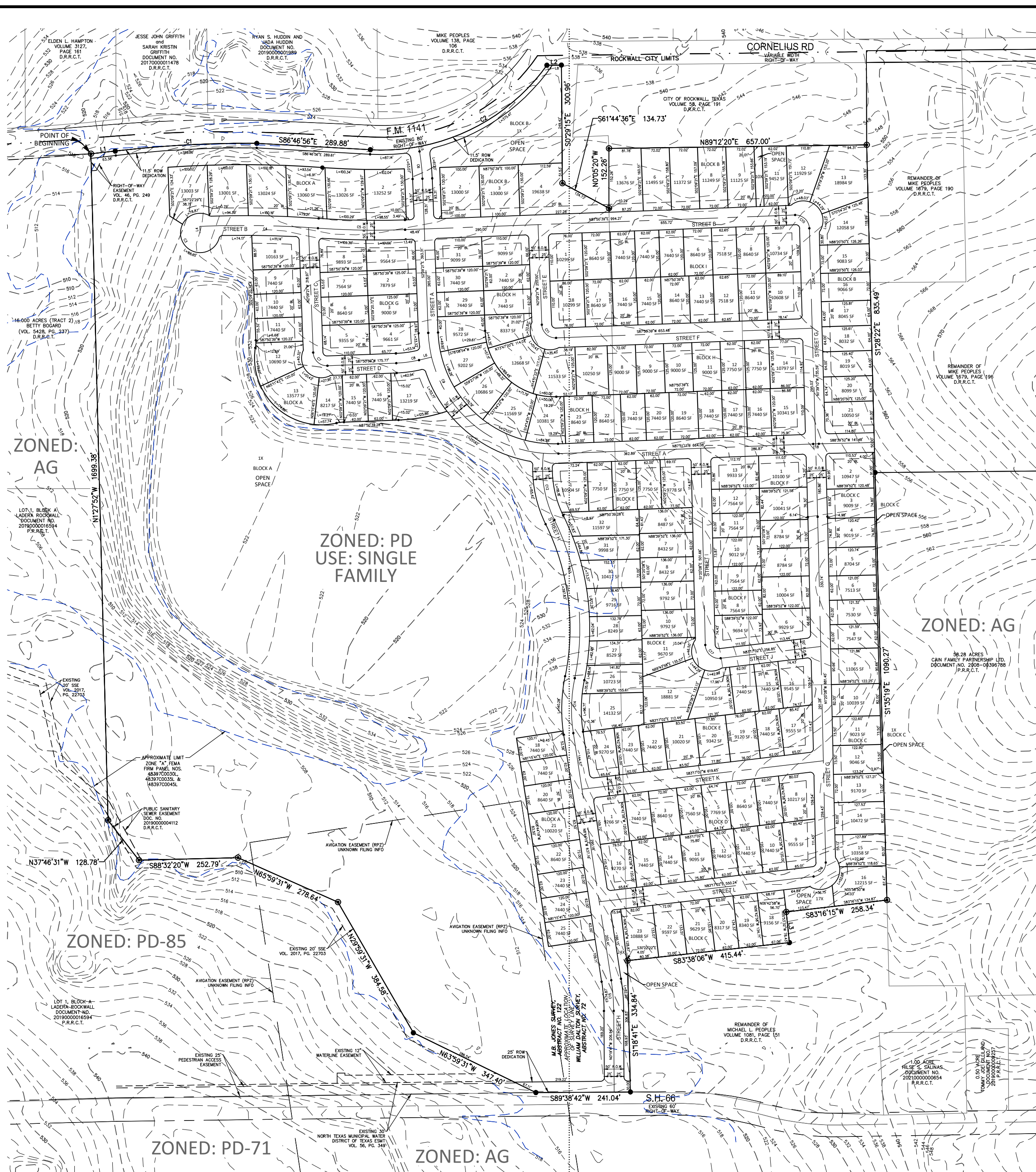
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 4 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





VICINITY MAP
N.T.S.

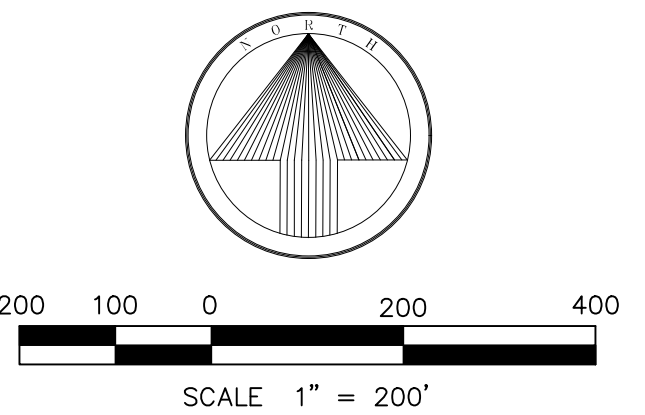
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
6 COMMON AREAS

SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-XXX

April 4, 2022
SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15; Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

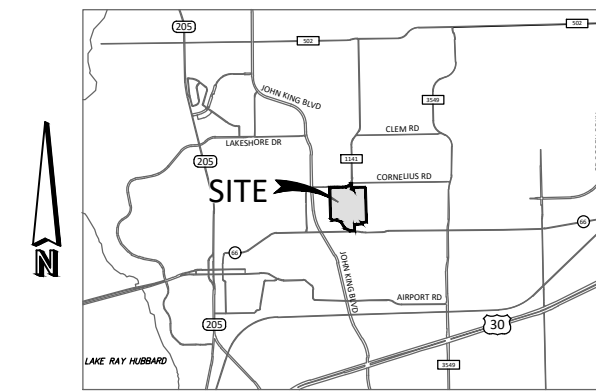
10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;

LOTS 1X, 2-9, 10X, 11-21, BLOCK B;

LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;

LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;

LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;

LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND

6 COMMON AREAS

SITUATED WITHIN THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-XXX

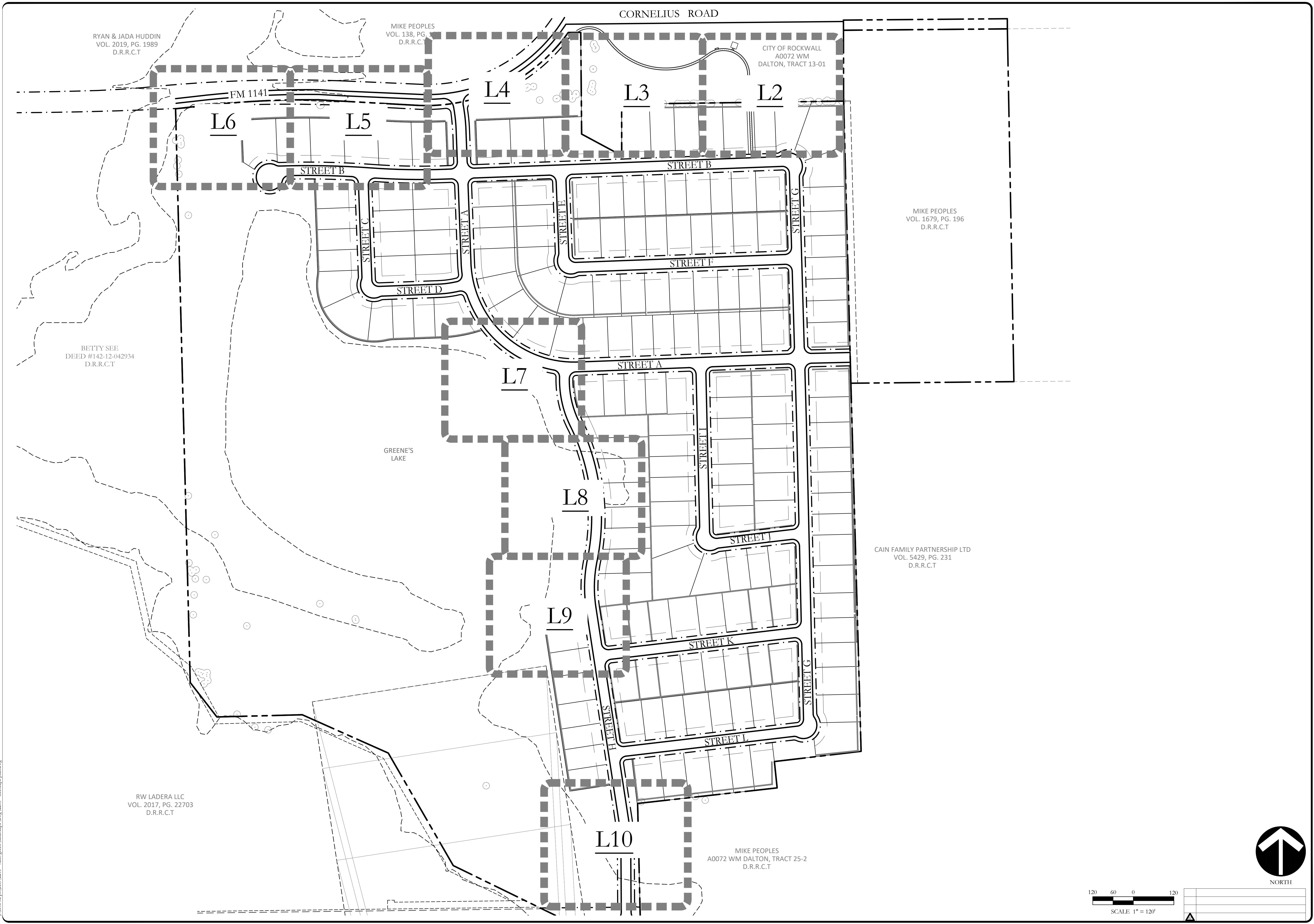
April 4, 2022

SHEET 2 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

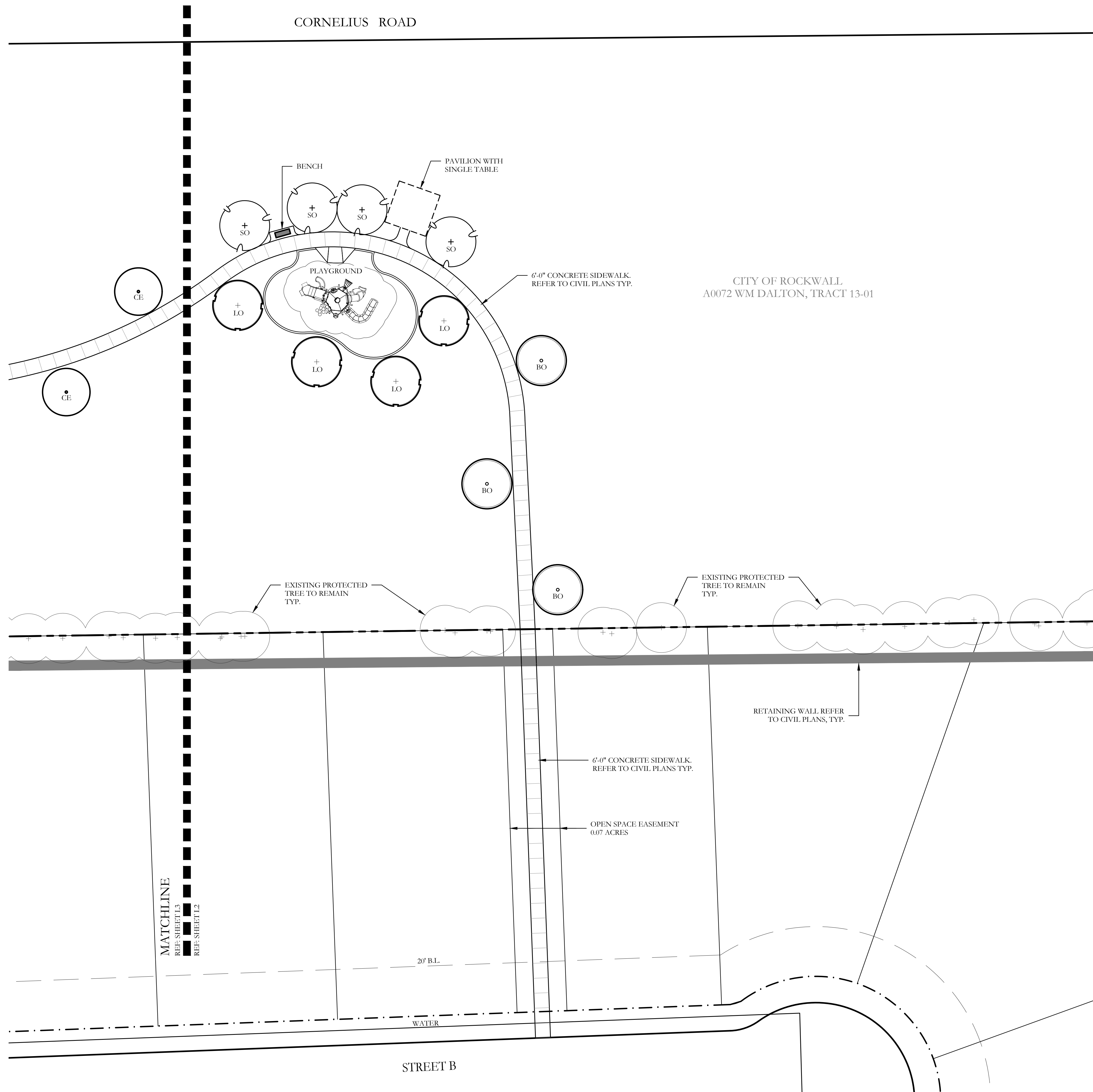
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





P:\civil_3\projects\2215 - vallis green landscape\figs\2215 - treescape plan.dwg

CORNELIUS ROAD

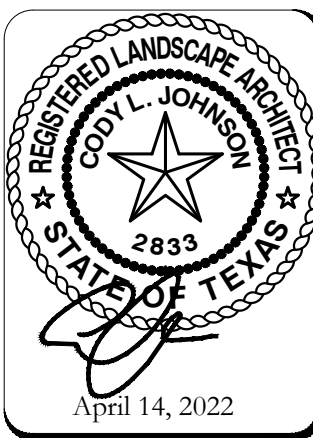
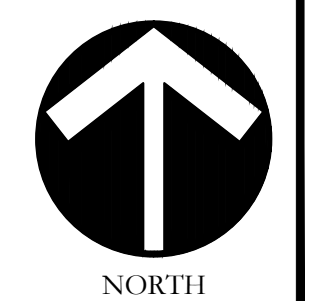
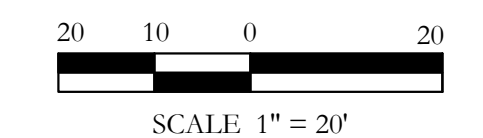


CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

MATCHLINE
REF. SHEET L3
REF. SHEET L2

STREET B



CORNELIUS ROAD

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

6'-0" CONCRETE SIDEWALK.
REFER TO CIVIL PLANS TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

RETAINING WALL REFER
TO CIVIL PLANS, TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

MATCHLINE
REF: SHEET L4
REF: SHEET L3

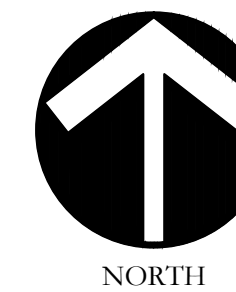
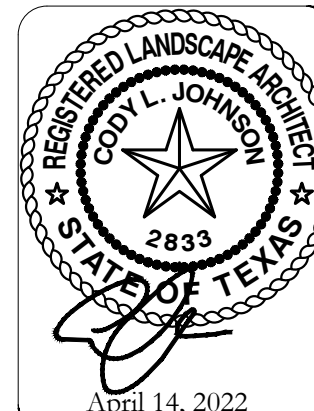
MATCHLINE
REF: SHEET L3
REF: SHEET L2

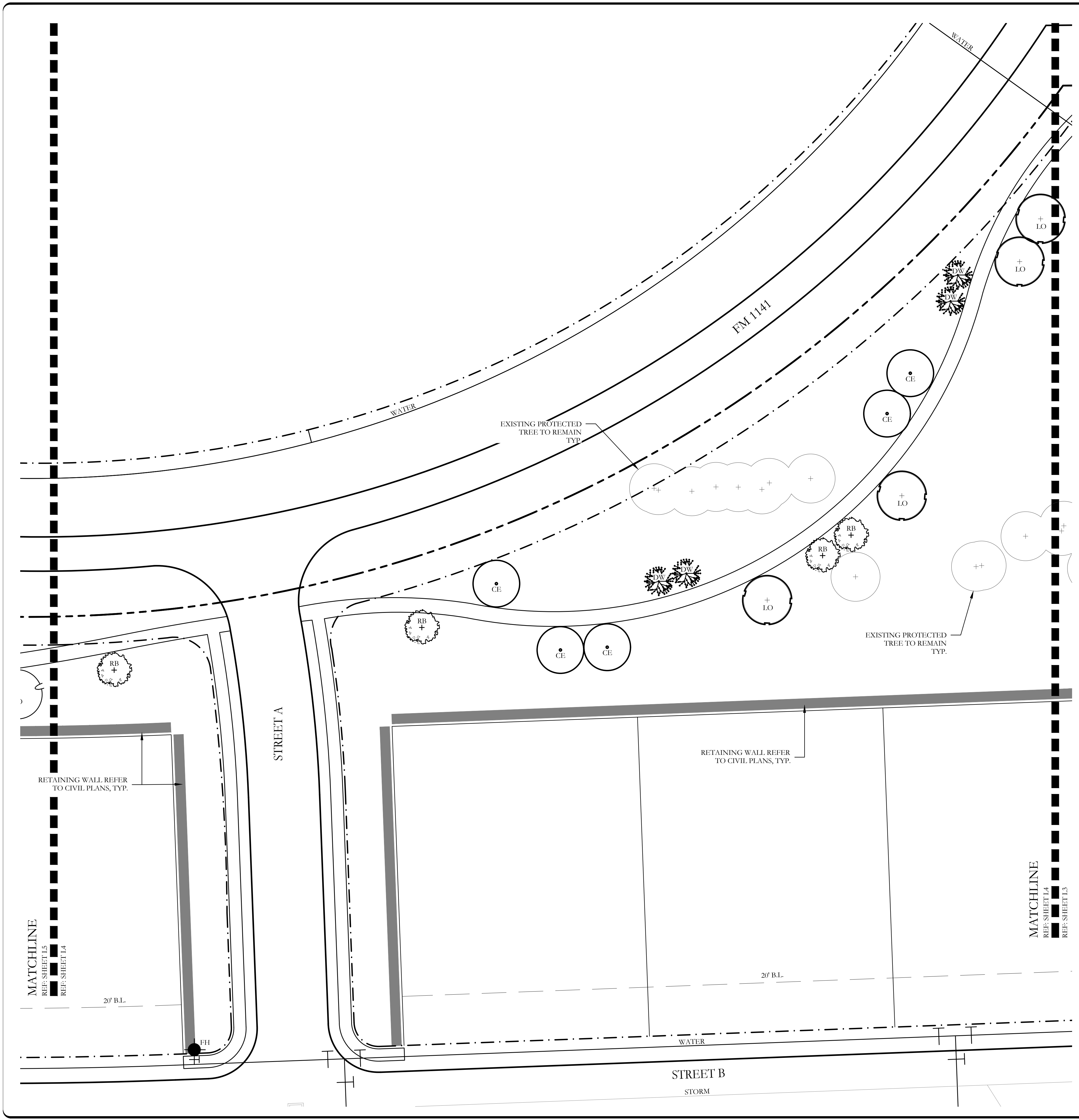
20' B.I.

STREET B

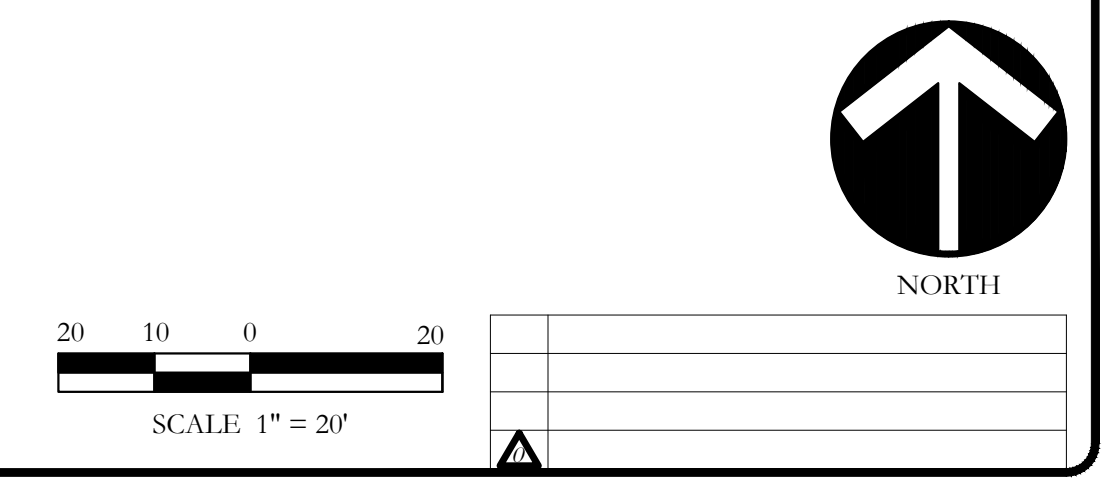
PLANT LEGEND

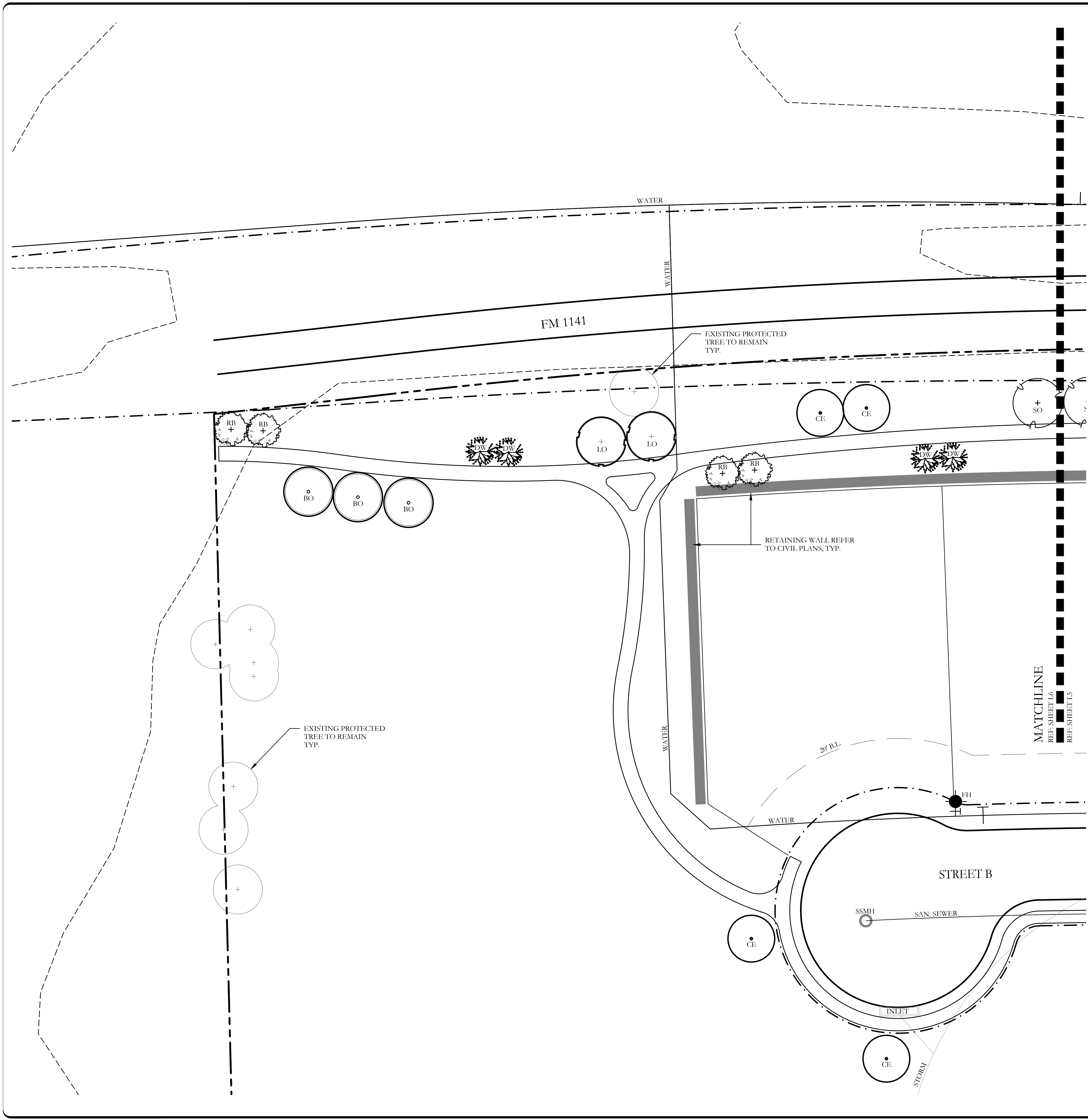
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



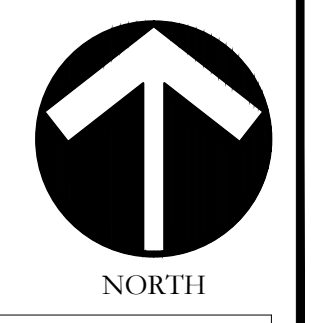
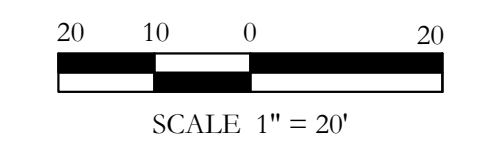


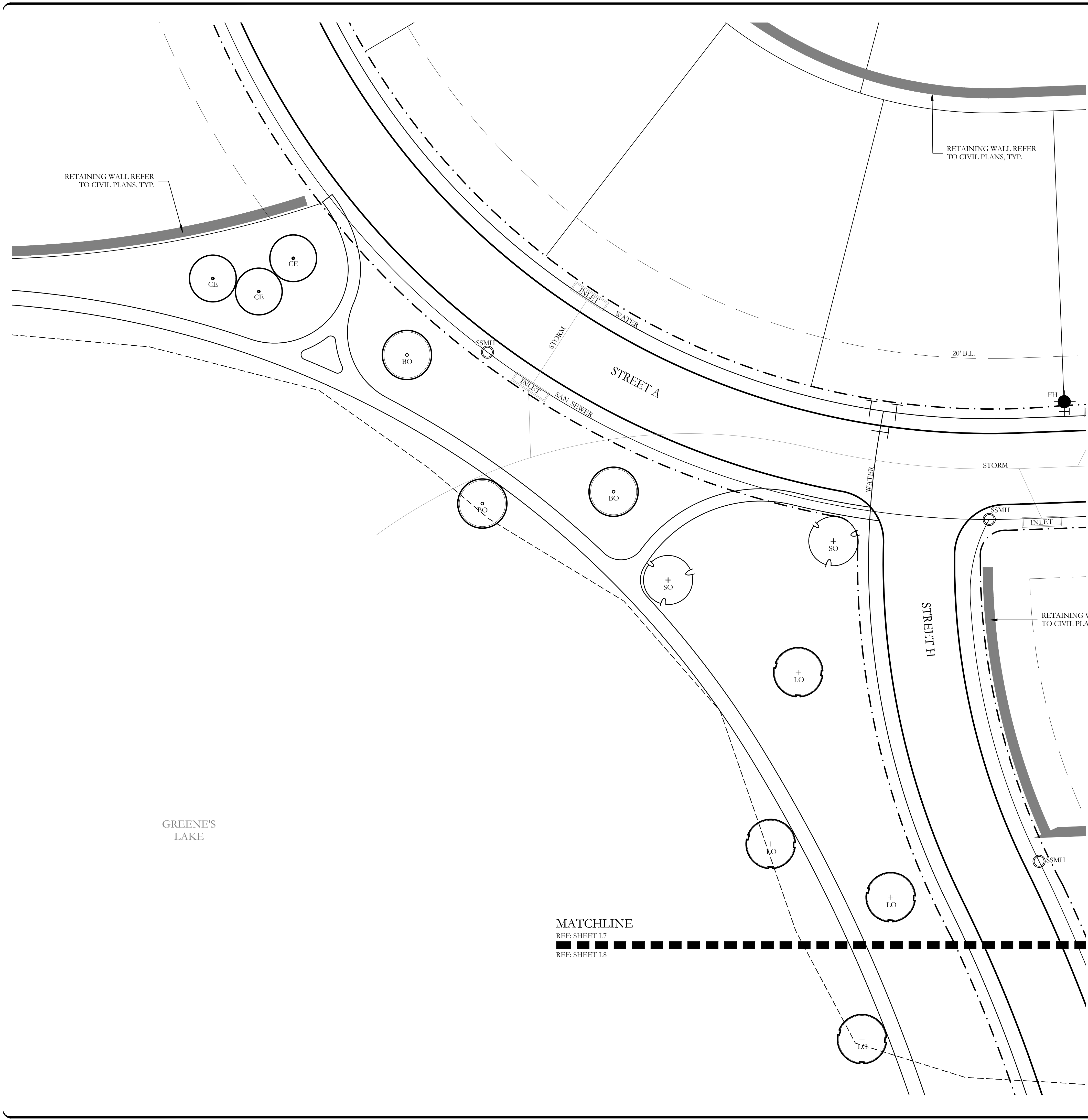
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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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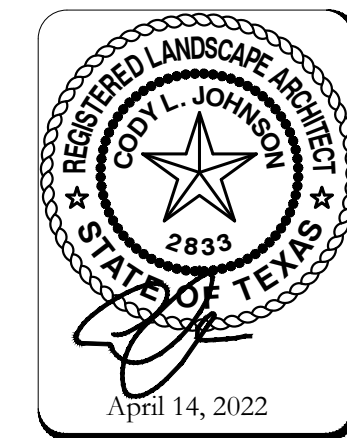
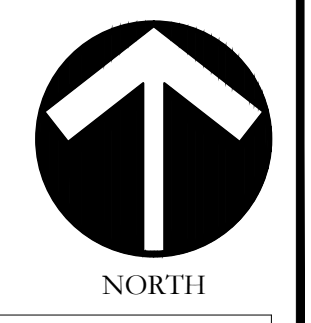
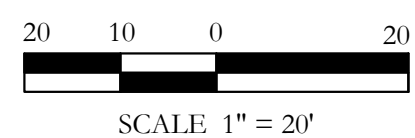




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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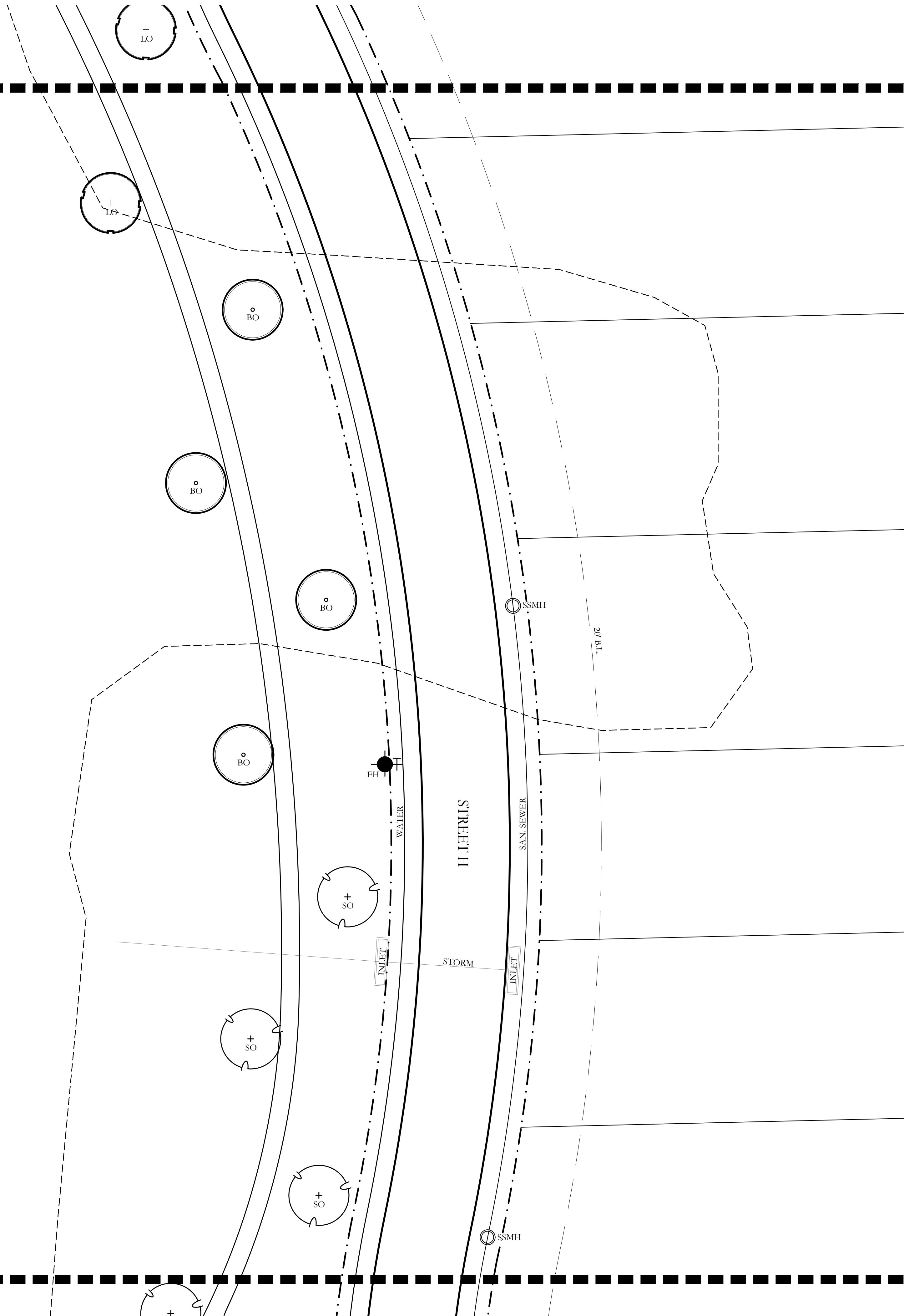
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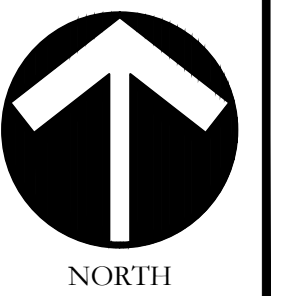
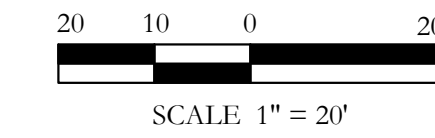
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GREENE'S
LAKE

MATCHLINE
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REF: SHEET L9



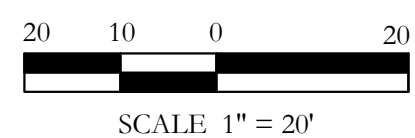
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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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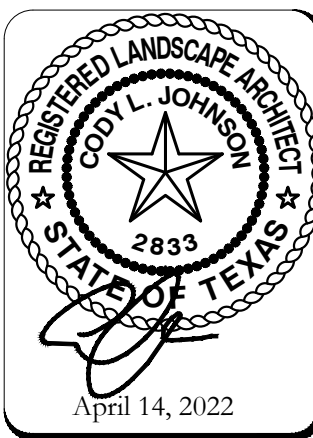
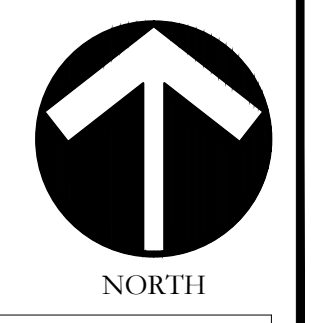
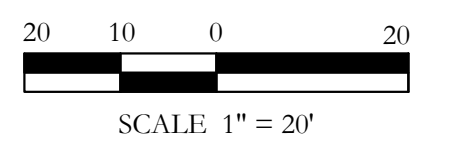
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

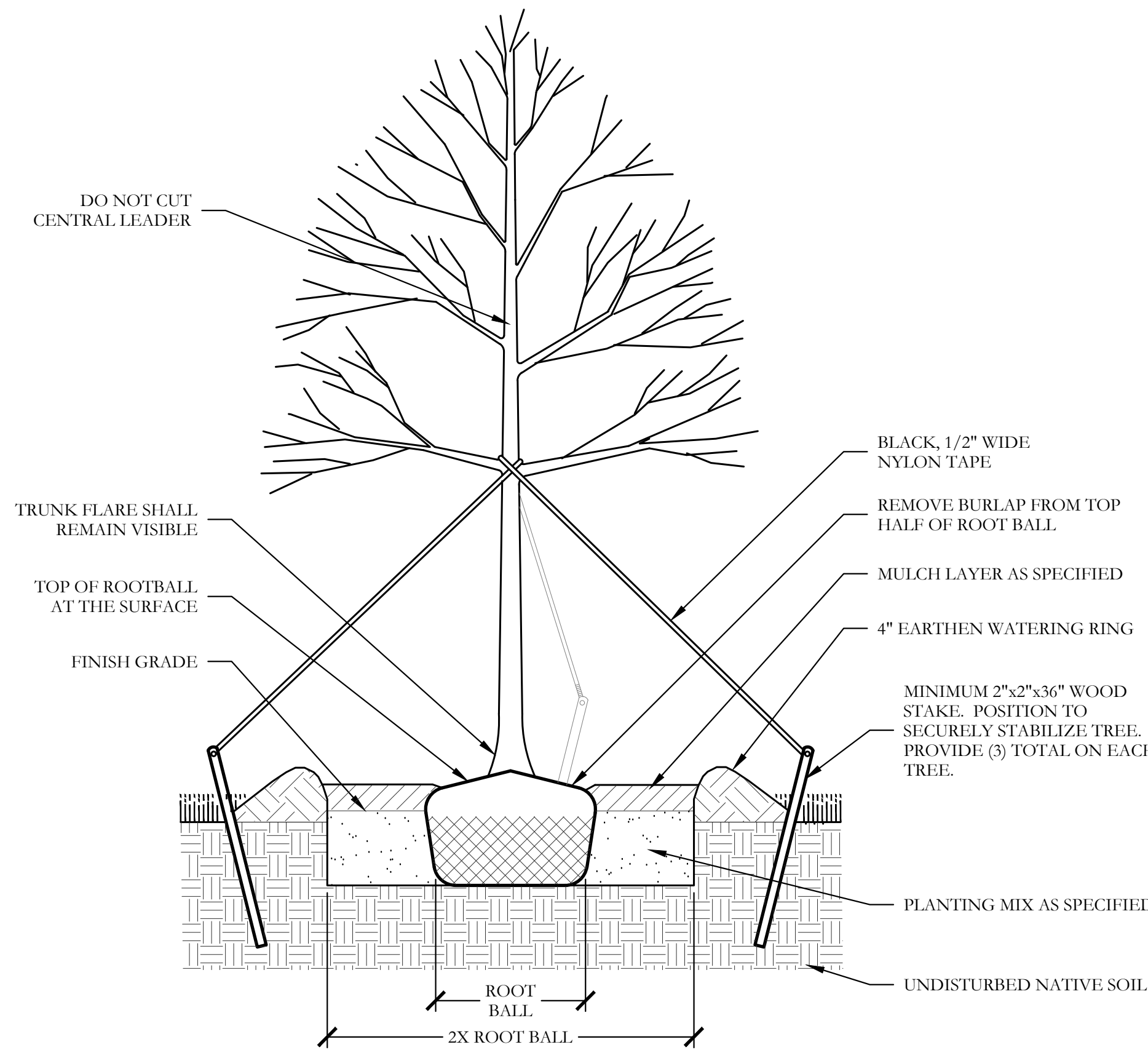
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

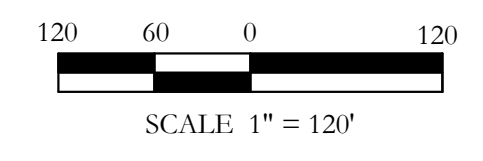
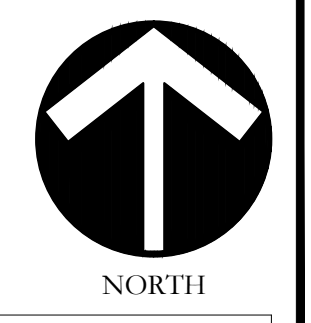
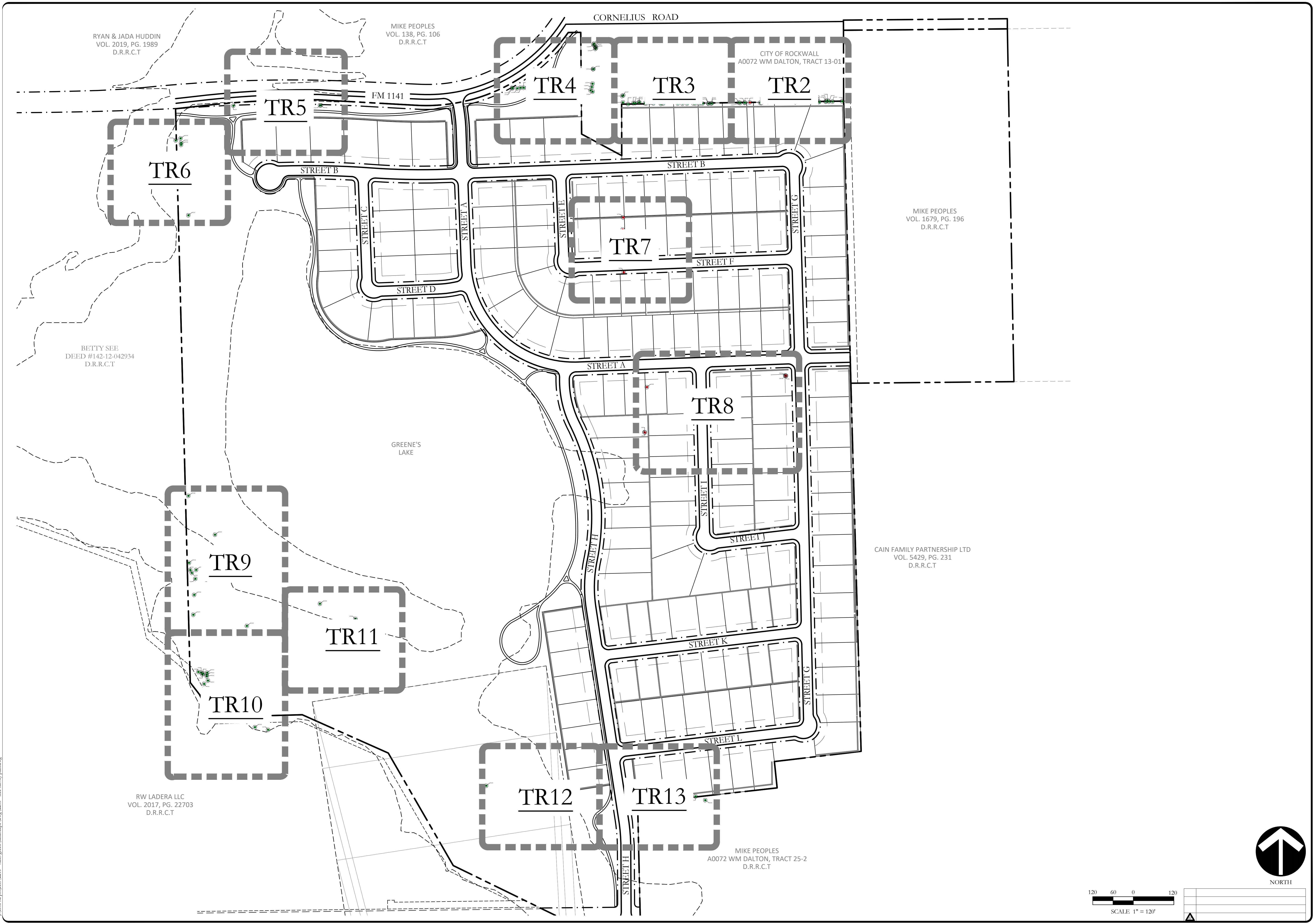
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE






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CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

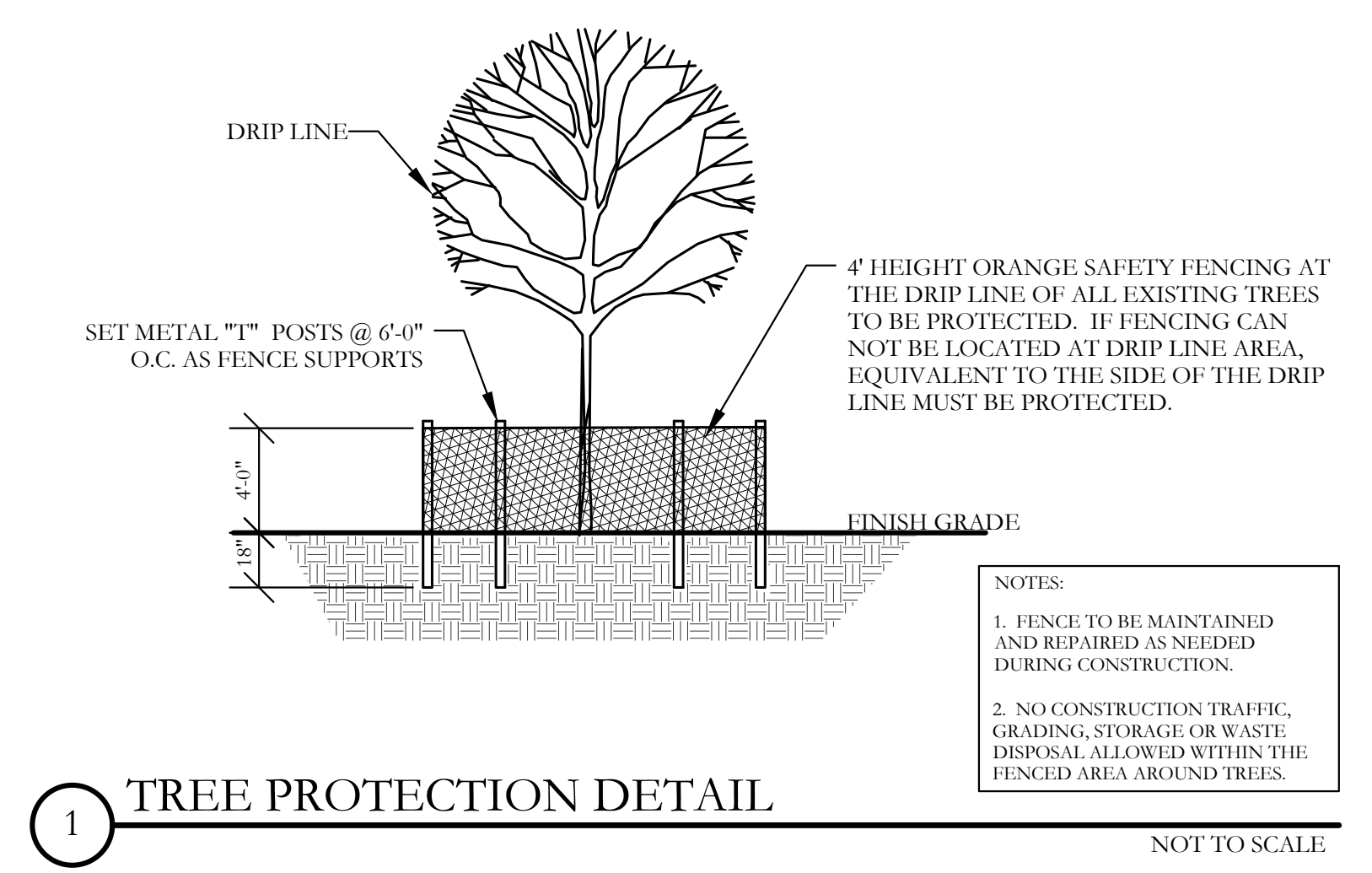
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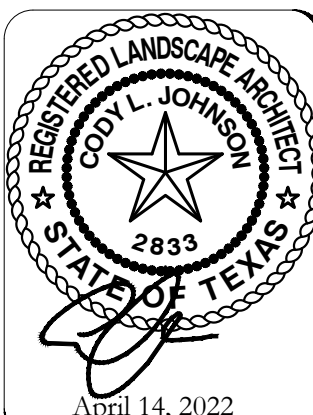
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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

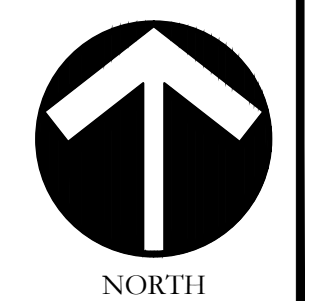
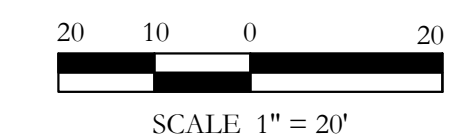


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April 14, 2022

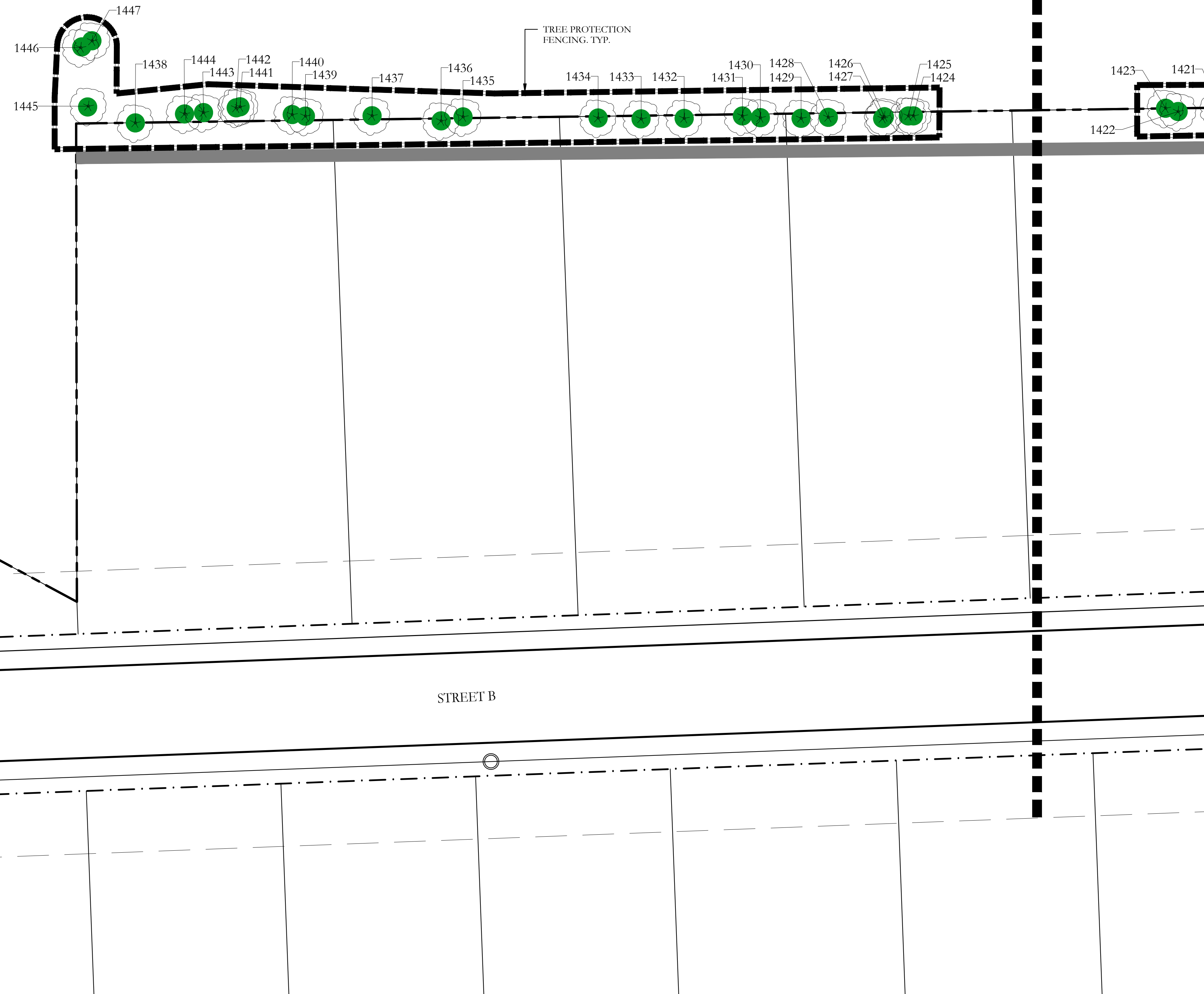
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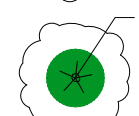
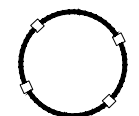
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

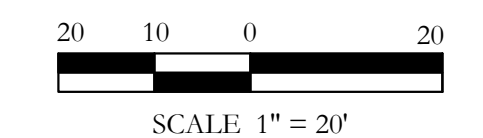
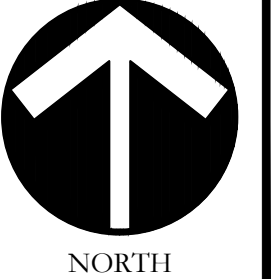
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.


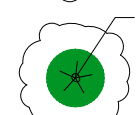
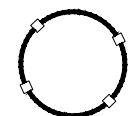


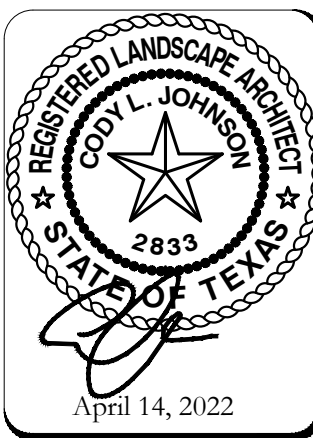
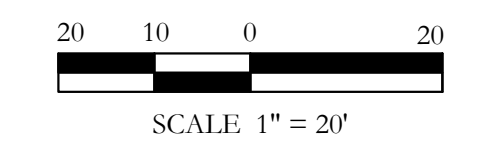
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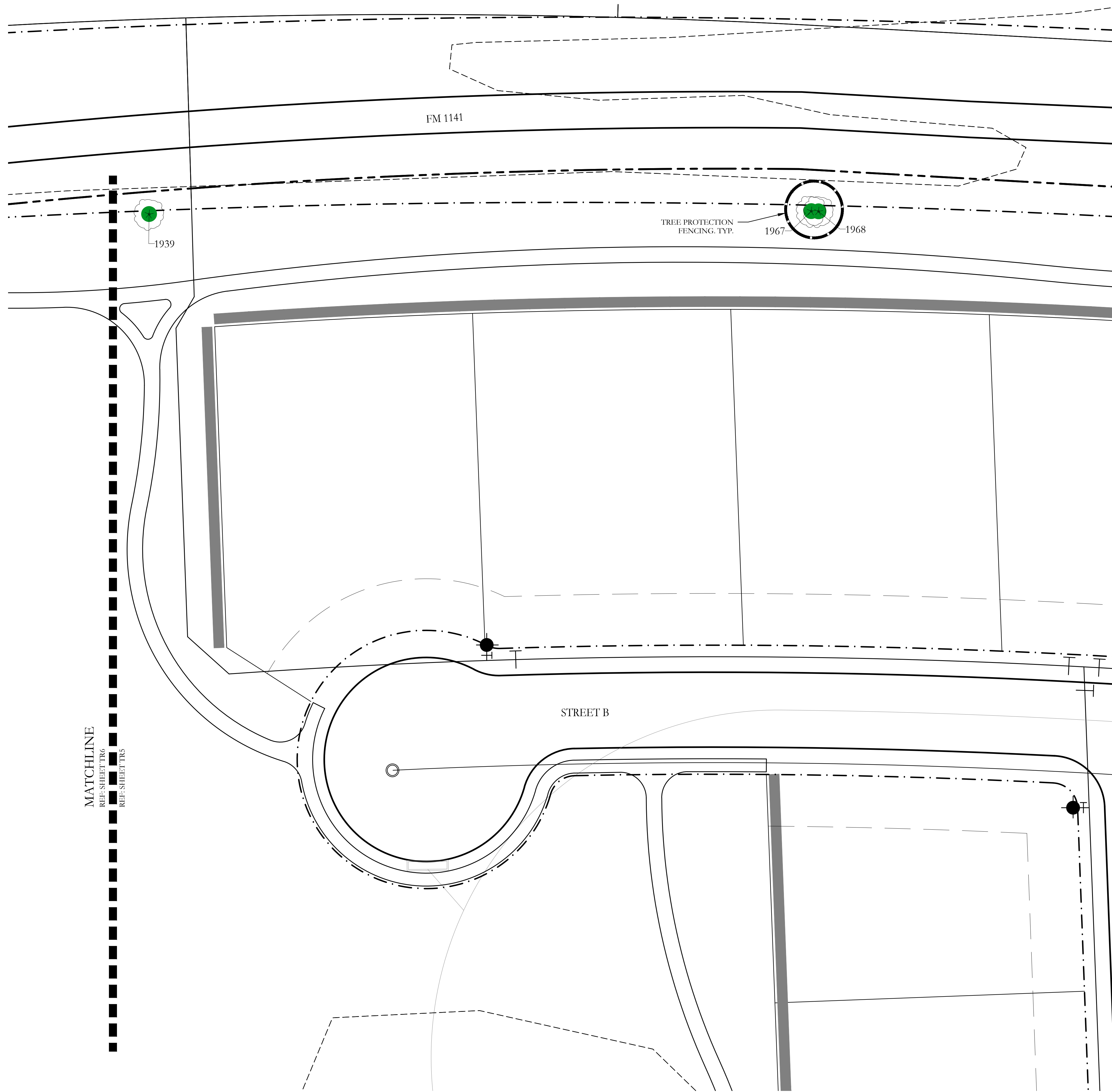
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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



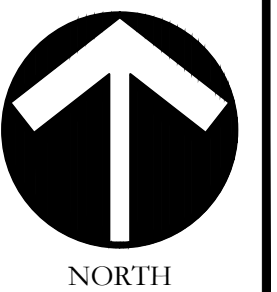
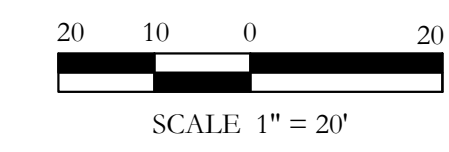
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LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.

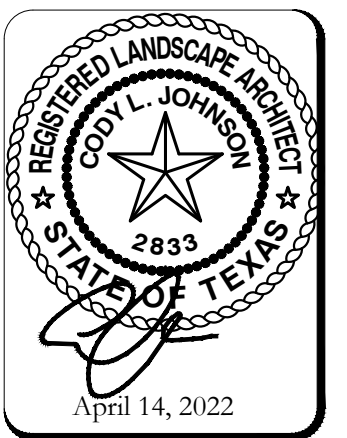
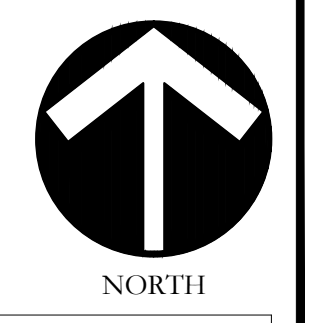
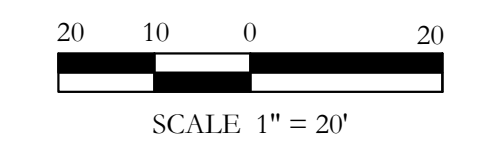


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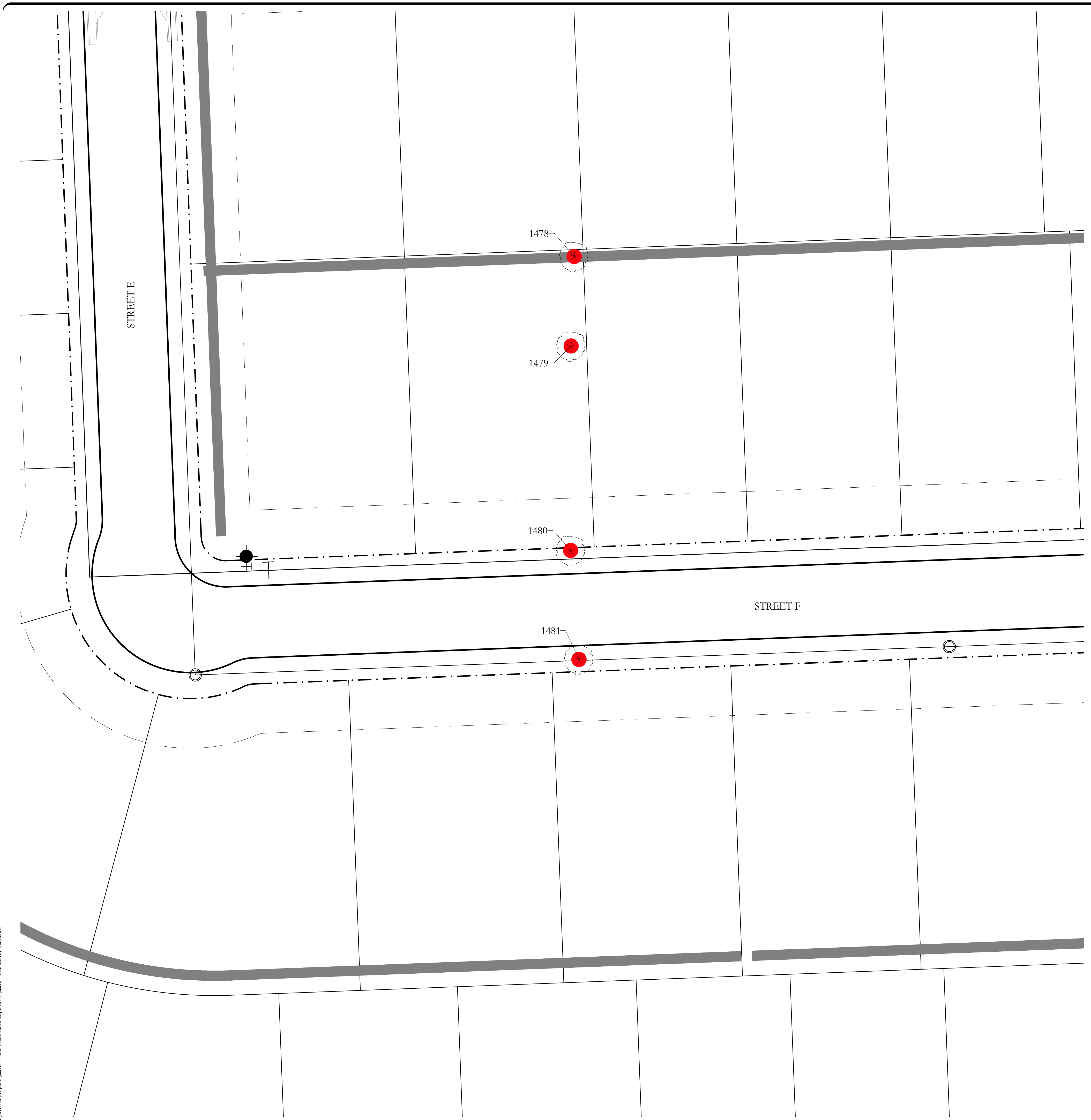


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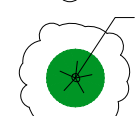

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE TYP.

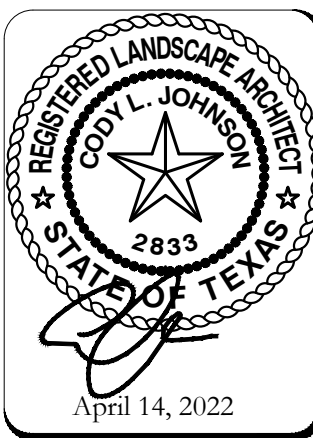
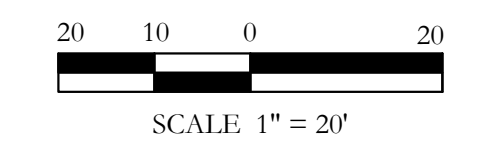


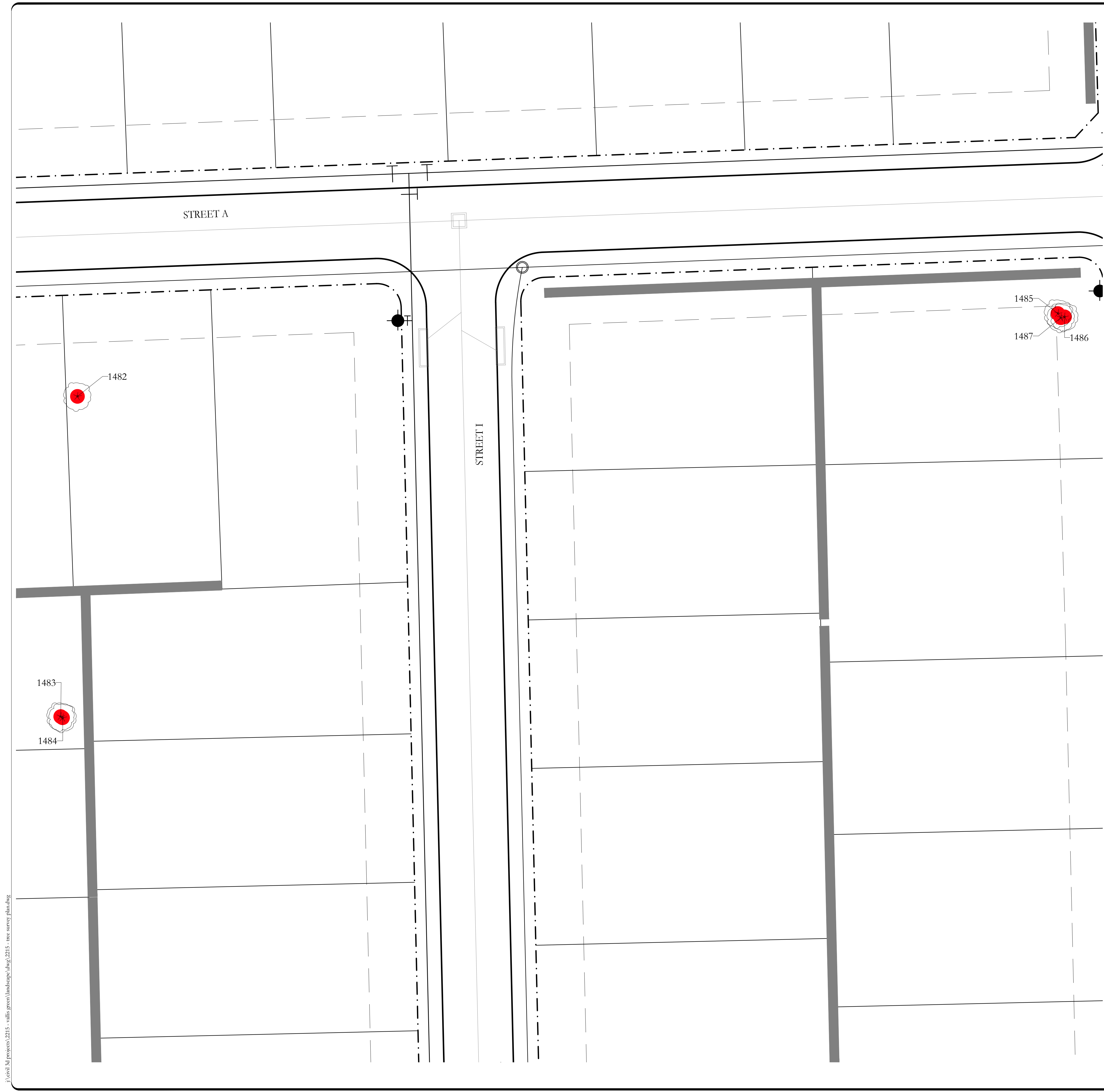
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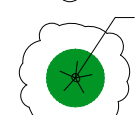
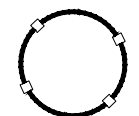
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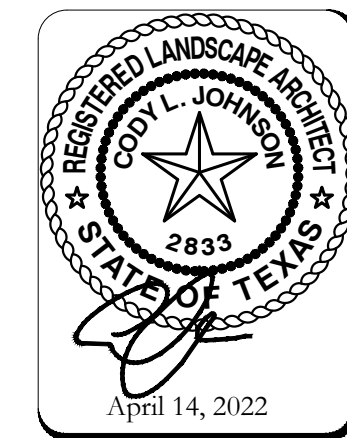
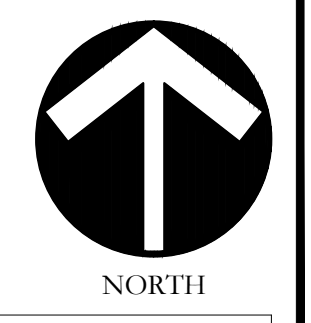
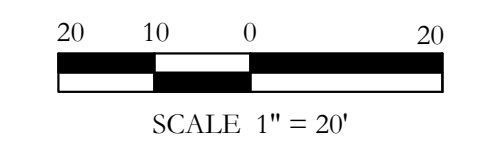
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-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.





LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



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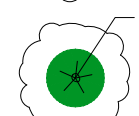
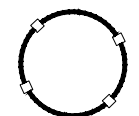
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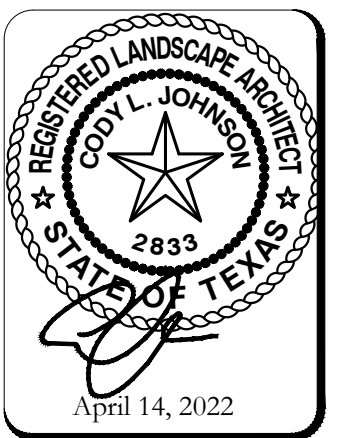
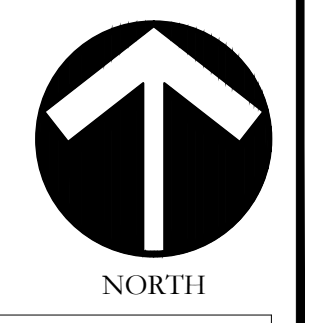
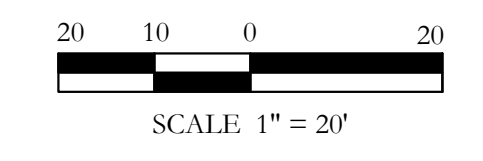


MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR10

MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR11

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



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MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

MATCHLINE
REF: SHEET TR10
REF: SHEET TR11

1499


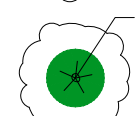
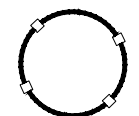
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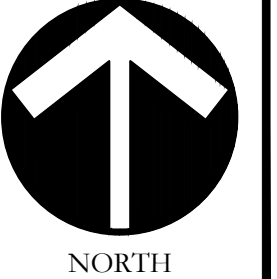
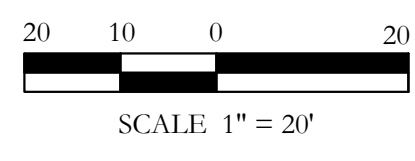
1938

1500

1937

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.



JOHNSON VOLK CONSULTING
 TBP&LS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

VALLIS GREENE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
 TREE SURVEY PLAN


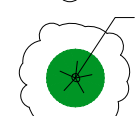



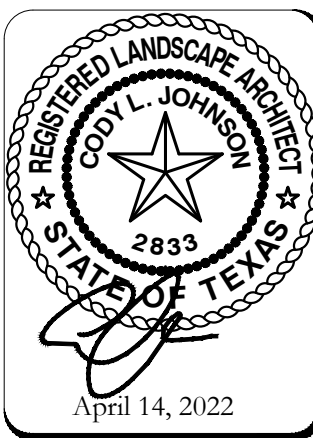
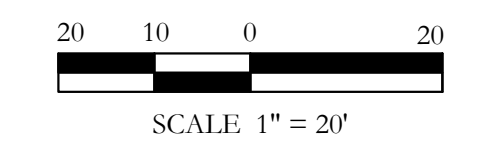
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 1" = 20'
 One Inch
 JVC No 2215

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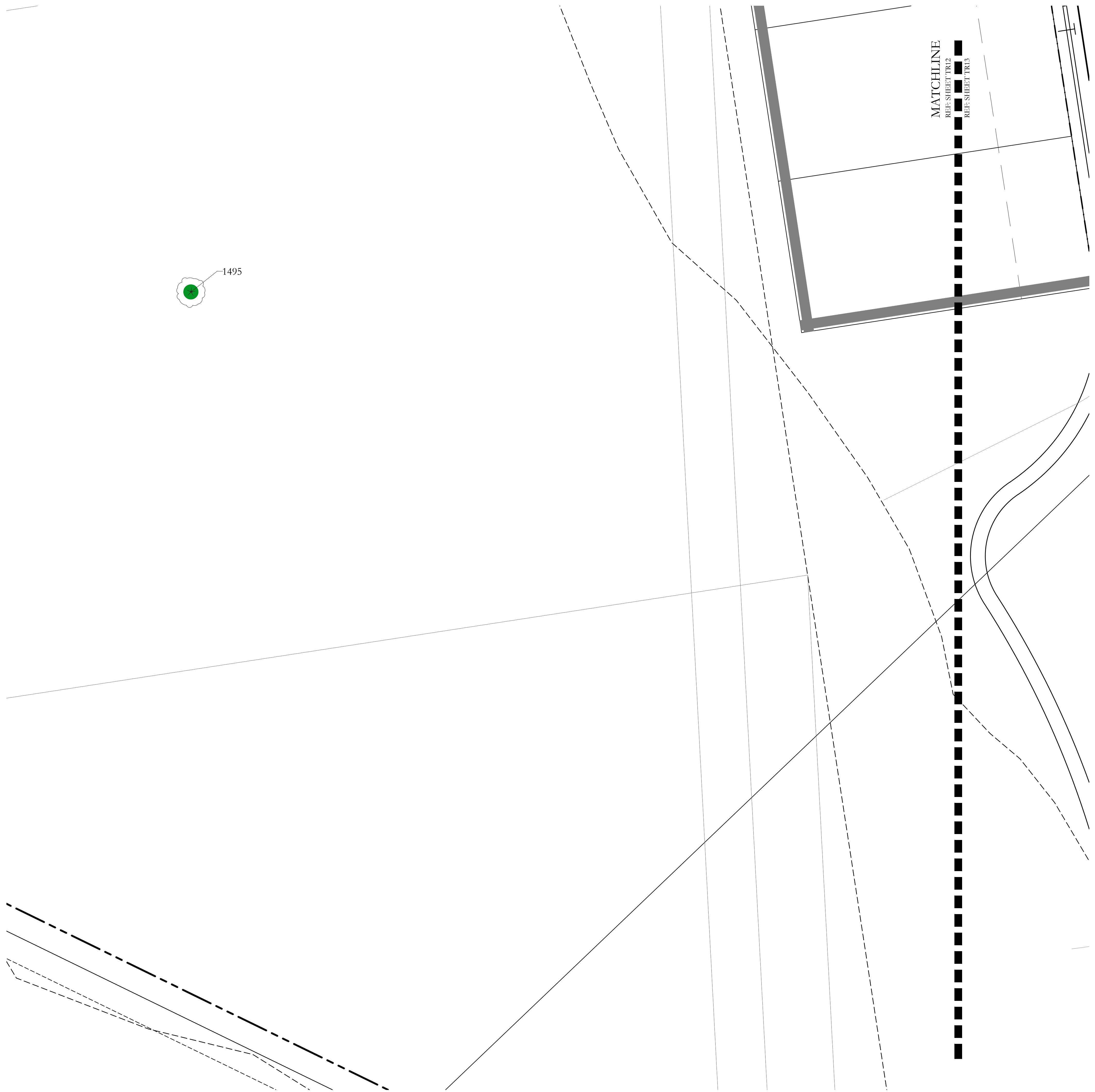


LEGEND

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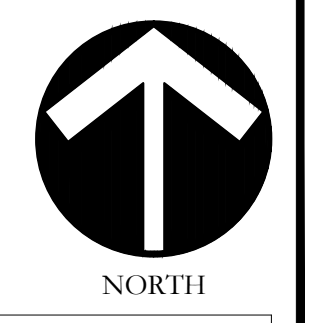
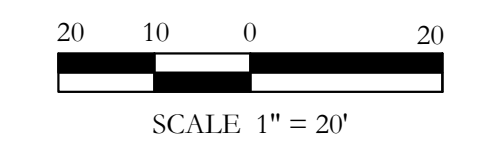


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LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE TYP.



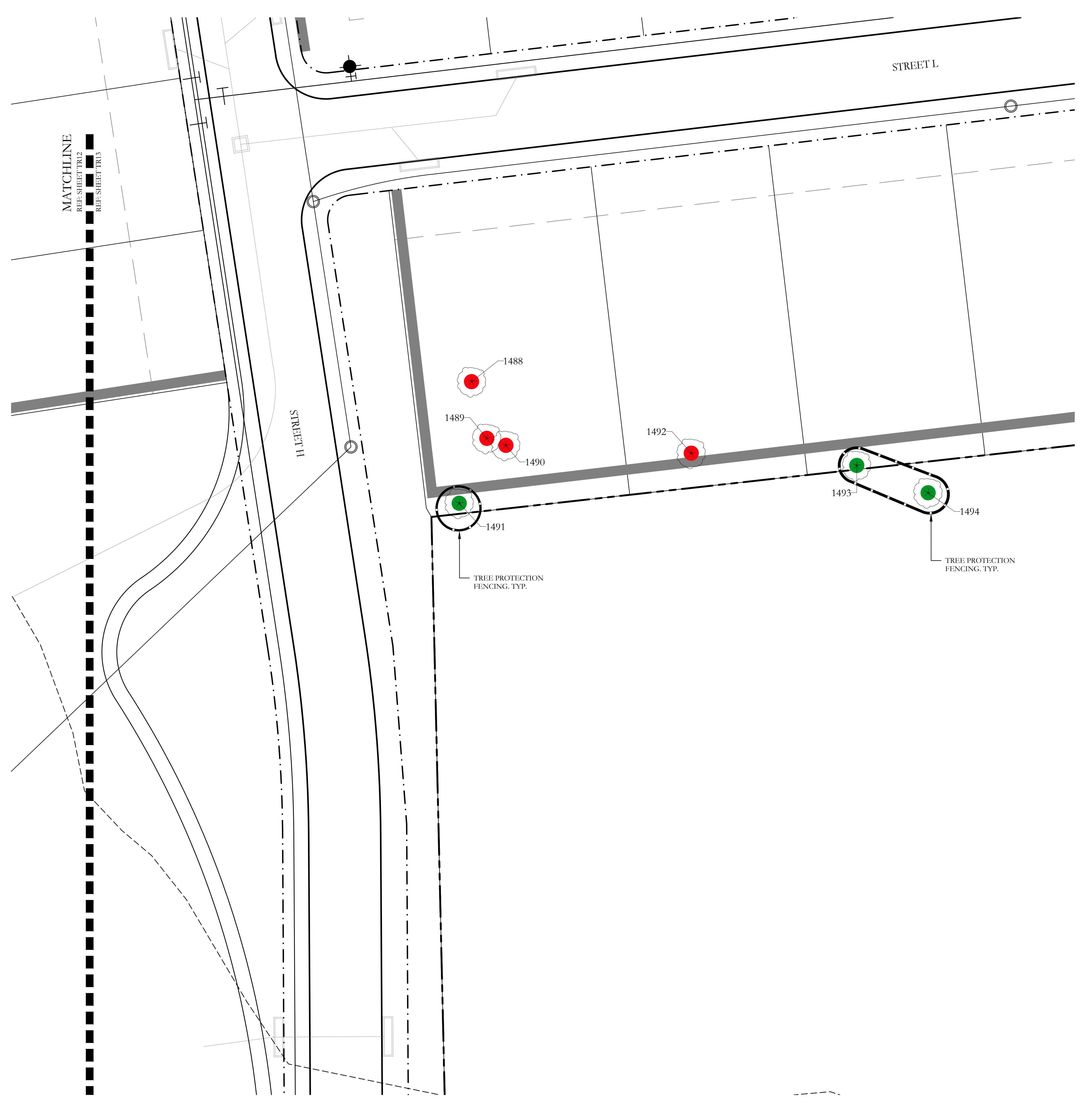
April 14, 2022

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One Inch
JVC No 2215

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
TREE SURVEY PLAN

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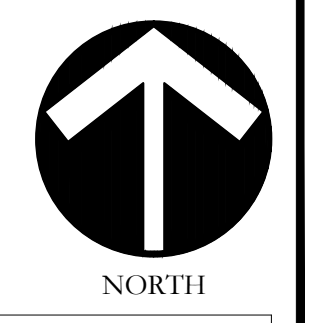
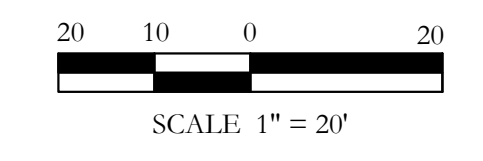
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REF. SHEET TR12
REF. SHEET TR13

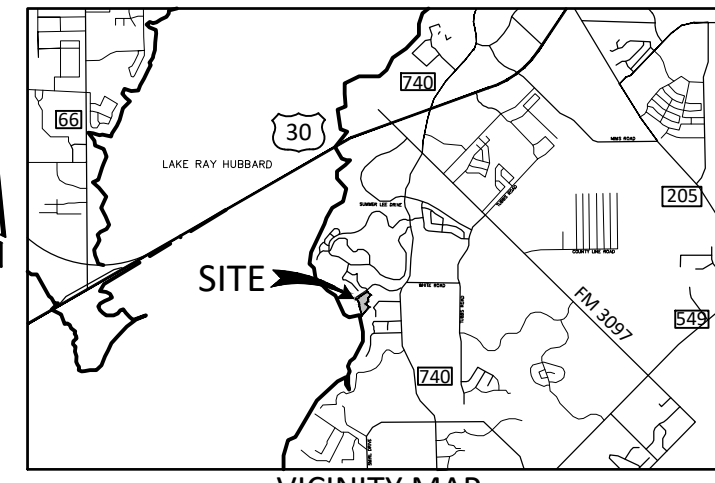
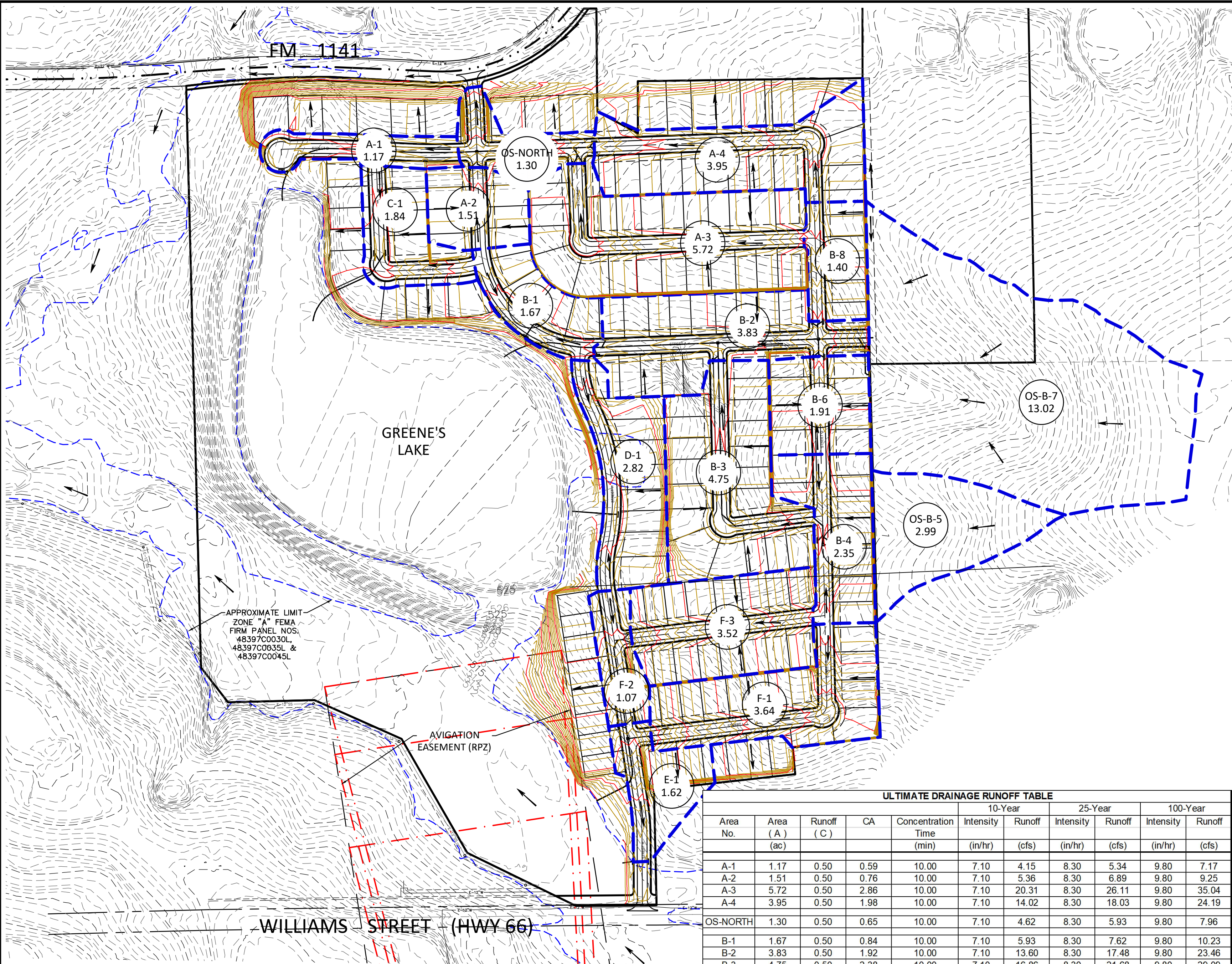
STREET L

H.I. FERRELLS

LEGEND

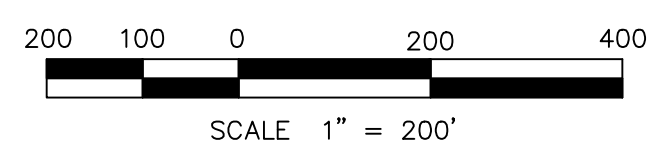
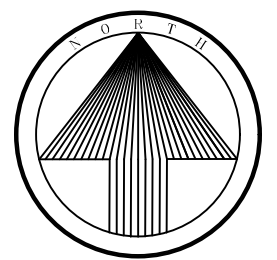
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.





LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B.A. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX

April 05, 2022

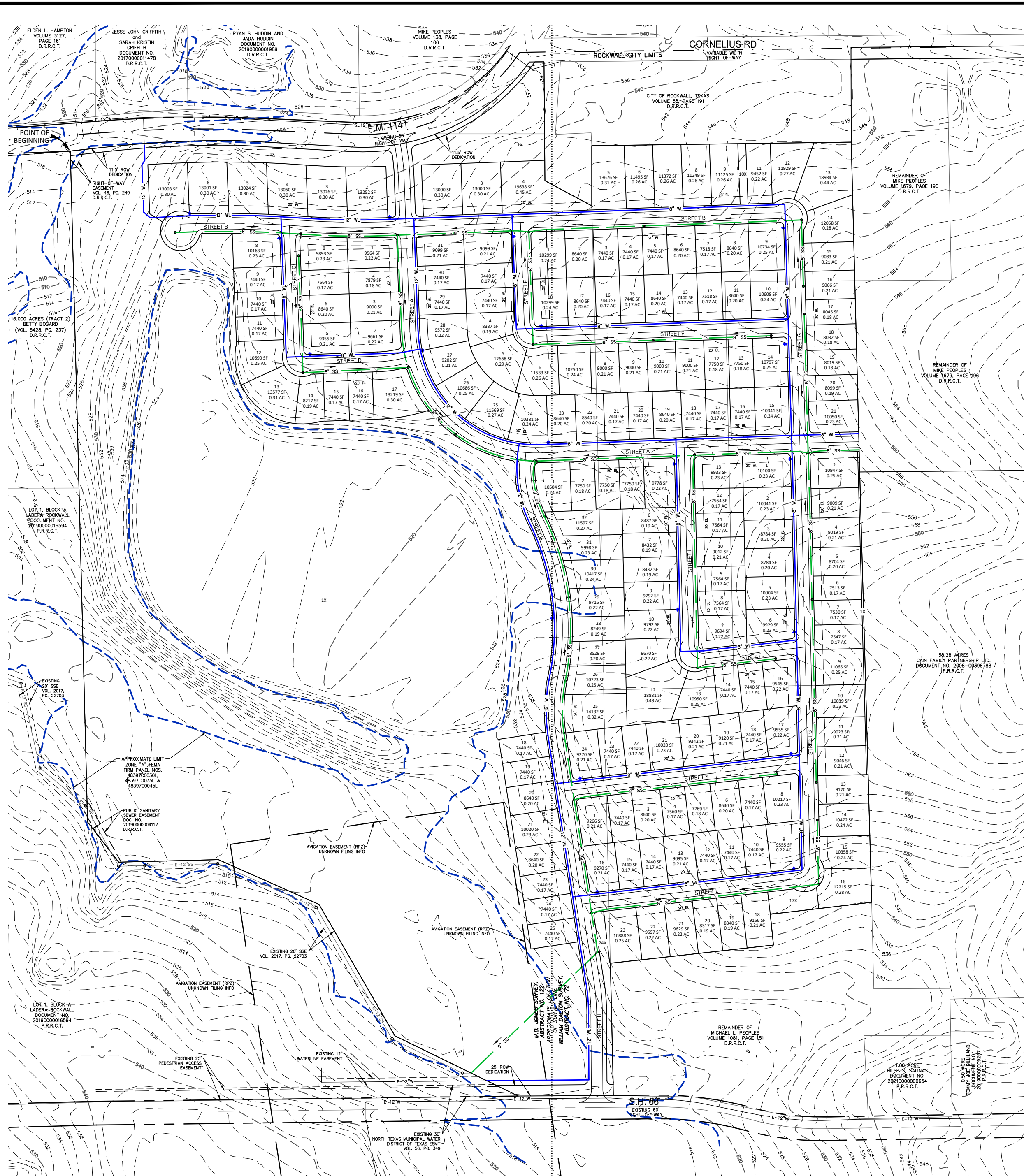
ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

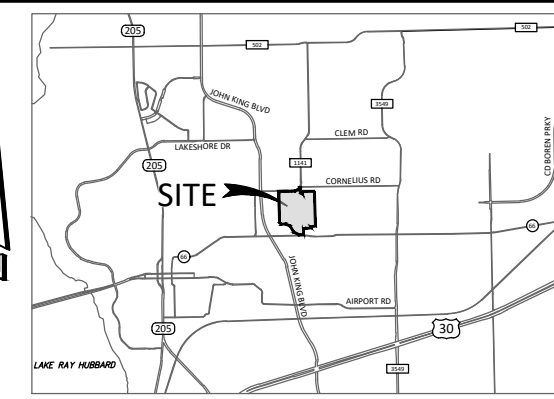
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

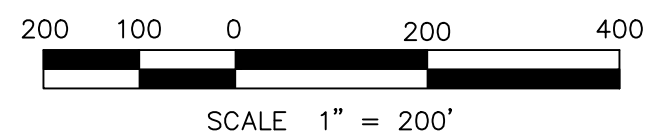
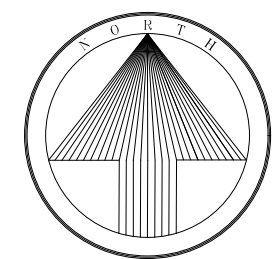
1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
 VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES
 182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX
 April 5, 2022
 SHEET 1 OF 1

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE



PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: P2022-015
PROJECT NAME: Preliminary Plat for Vallis Greene
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

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 Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66.
- 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 (P2022-015) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 93 (PD-93), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- I.5 The Landscape Plan included in the Treescape Plan will be reviewed at the time of PD Site Plan; remove the Landscape Plan from the Treescape Plan set. (Subsection 04.01, of Article 11, UDC)
- M.6 Provide an Open Space Table on the Preliminary Plat to confirm conformance to the open space requirements. It may look similar to the concept plan within the Planned Development District 93 (PD-93) ordinance. (Subsection 04.01, of Article 11, UDC)
- M.7 Do not indicate open space lots as a x, rather they will have a standard lot number. (Subsection 04.01, of Article 11, UDC)
- M.8 Please correct the Title Block to the following: (Subsection 04.01, of Article 11, UDC)

Preliminary Plat

Vallis Greene

Lots 1-25, Block A; Lots 1-21, Block B;

Lots 1-24, Block C; Lots 1-16, Block D;

Lots 1-32, Block E; Lots 1-13, Block F;

Lots 1-8, Block G; Lots 1-31, Block H;

Lots 1-18, Block I

94.133 Acres or 4,100,433.48 Square Feet

182 Single Family Lots and 6 Open Space Lots

Situated within the
 Tracts 13 & 12 and a portion of 25-1 & 26 of the
 William Dalton Survey, Abstract No. 72;
 Tracts 4 & 4-01 of the
 M. B. Jones Survey, Abstract No. 122
 City of Rockwall, Rockwall County, Texas

- M.9 The front yard setback for the 100-foot lots is 25-feet. (Subsection 04.01, of Article 11, UDC)
- M.10 Indicate the zoning and land use information on the plat. (Subsection 04.01, of Article 11, UDC)
- M.11 Provide a 10-foot utility easement on the front of each residential lot. (Subsection 04.01, of Article 11, UDC)
- M.12 Please provide street names. (Subsection 04.01, of Article 11, UDC)
- M.13 Please indicate the corner clips. (Subsection 04.01, of Article 11, UDC)
- M.14 Please provide a note on the preliminary plat that indicates that the open space lots will be maintained by the HOA. (Subsection 04.01, of Article 11, UDC)
- M.15 Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. (Subsection 04.01, of Article 11, UDC)
- M.16 Please view the Lot Mix document provided in the email. This document indicates the lot type based on the lot width, lot depth, and lot size. This document shows inconsistencies when compared to the concept plan in the Planned Development District 93 (PD-93) ordinance. That being said there is a decrease in the number of large lots and an increase and smaller lots that must be corrected. The same color scheme is used in the Lot Mix document as the concept plan for easy review. Please make the necessary corrections to bring the lot mix into conformance with the ordinance. (Subsection 04.01, of Article 11, UDC)
- I.17 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
- M.18 Please provide one (1) hard copy and a PDF/electronic version for review by staff.
- I.19 Please note the scheduled meetings for this case:
 Planning & Zoning work session meeting will be held on April 26, 2022.
 Planning & Zoning public hearing meeting will be held on May 10, 2022.
 Parks Board meeting will be held on May 3, 2022.
 City Council regular meeting will be held on May 16, 2022.
- I.20 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

- 04/20/2022: M - 12" water must tie to ex. 12" water not the 8" fire hydrant lead.
 M - Show and label all visibility esmt. clips (residential 20'x20' and FM 1141 & SH 66 are 30'x30').
 M - Show and label 10' utility esmt inside all lots along all street frontage.

The following are informational items for the engineering review phase.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.

- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141 (the proposed water plan shows tying to an existing 8"...this is not correct)
- 10' utility easements along all street frontages

Roadway Paving Items:

- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Will need a left turn lane on FM 1141 for entry into subdivision
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.
- Need to show and label all visibility clips. Check to make sure the FM 1141 visibility doesn't need to be larger due to the curvature of FM 1141

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

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	Henry Lee	04/22/2022	N/A

No Comments

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

04/19/2022: Please submit list of proposed street names for review, and a CAD (.dwg) file of the lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

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

04/18/2022: 1. P2022-015 (Henry Lee)

Park District 8

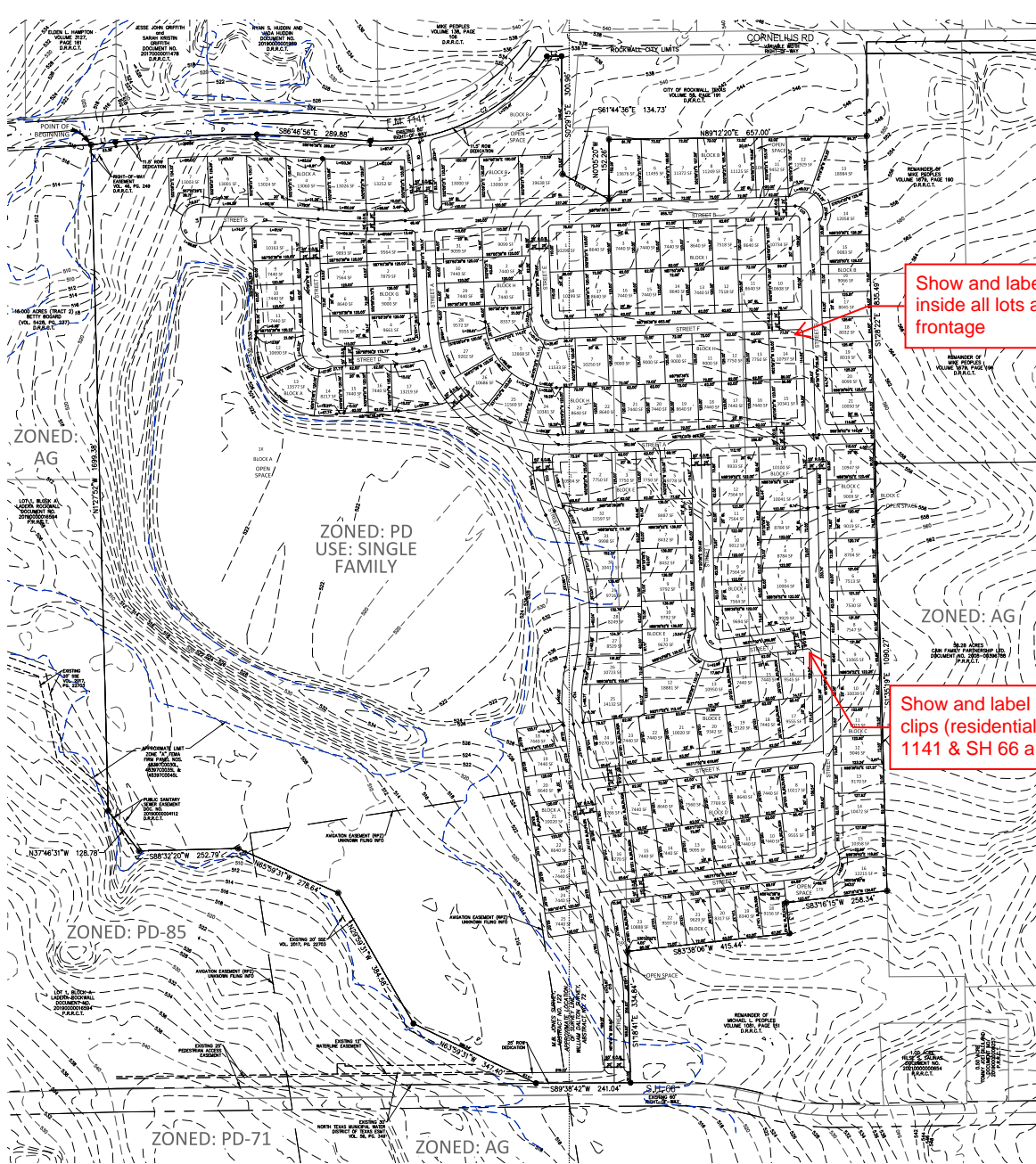
Cash In Lieu of Land: \$609.00 x 182 lots = \$110,838.00

Pro Rata Equipment Fee: \$577.00 x 182 lots = \$105,014.00

Total per lot x lots: \$1,186.00 x 182 lots = \$215,852.00

(Both fees will be given to the developer to develop a simple 4-acre park adjacent to the property at 219 Cornelius that is owned by the City of Rockwall and will be a Park and Recreation park site. It will be designed and developed utilizing Park and Recreation specifications)

2. Provide Open Space Plan



Show and label 10' utility esmt inside all lots along all street frontage

Show and label all visibility esmt. clips (residential 20'x20' and FM 1141 & SH 66 are 30'x30')

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

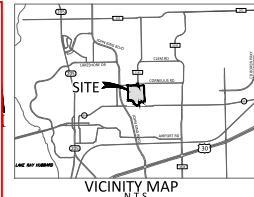
- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.

- Drainage Items:**
- Detention is required.
 - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
 - Manning's C-value is per zoning type.
 - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
 - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
 - Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
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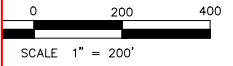
- Water and Wastewater Items:**
- Must loop min 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Minimum public sewer is 8".
 - 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141 (the proposed water plan shows tying to an existing 8"...this is not correct)
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 - Will need a left turn lane on FM 1141 for entry into subdivision
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 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
 - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Easmt Easement
 - LI Line No.
 - SF Square Feet
 - UE Utility Easement
 - VAM Visibility Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas



**ELIMINARY PLAT
ALLIS GREEN**

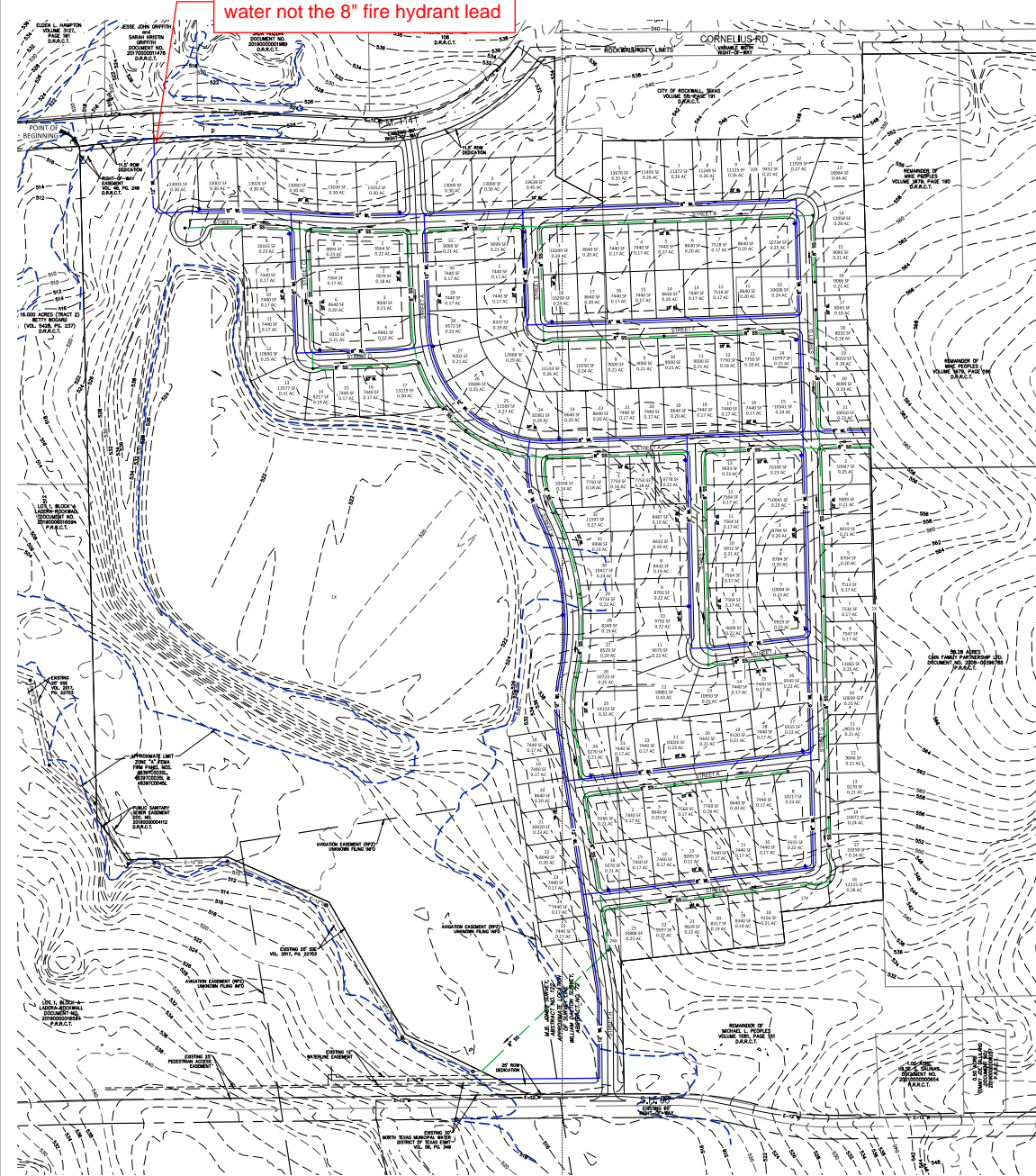
LOTS 1X, 2-25, BLOCK A;
X, 2-9, 10X, 11-21, BLOCK B;
2-16, 117X, 18-23, 24X, BLOCK C;
BLOCK D; LOTS 1-24, BLOCK E;
BLOCK F; LOTS 1-8, BLOCK G;
BLOCK H; LOTS 1-18, BLOCK I
94.133 ACRES
SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
ALTON SURVEY, ABSTRACT NO. 72
ES SURVEY, ABSTRACT NO. 122
OF ROCKWALL,
WALL COUNTY, TEXAS
P2022-XXX
April 4, 2022
SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

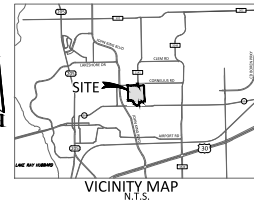
NSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

12" water must tie to ex. 12" water not the 8" fire hydrant lead



GENERAL NOTES:

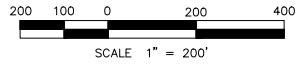
1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I
94.133 ACRES
 182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX
 April 5, 2022
 SHEET 1 OF 1

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-015

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 1649 Fm 1141, Rockwall TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approx. 1250 feet east of the intersection John King & Fm 1141, South of Fm 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural
 PROPOSED ZONING Planned Development District PROPOSED USE Single Family
 ACREAGE 94.13 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 182

- 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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

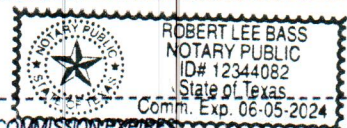
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

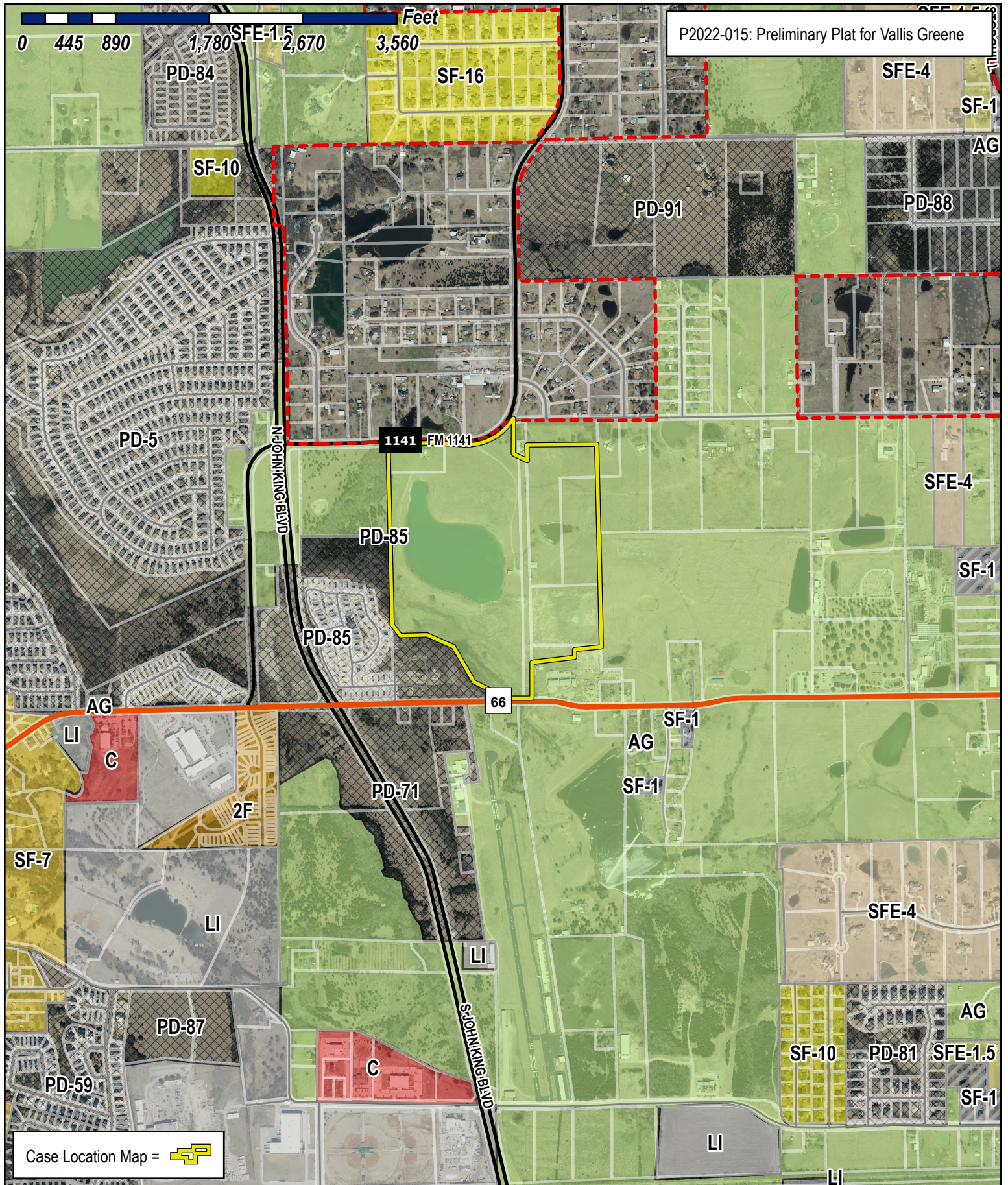
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 4 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



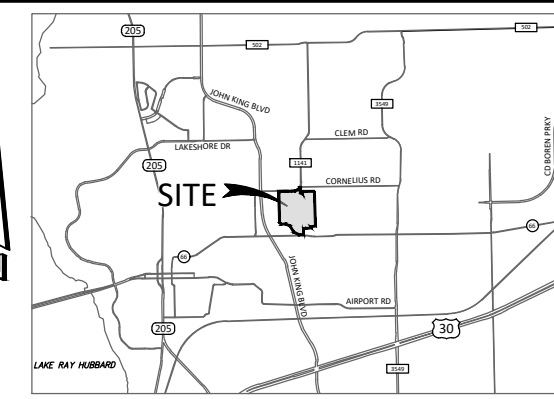
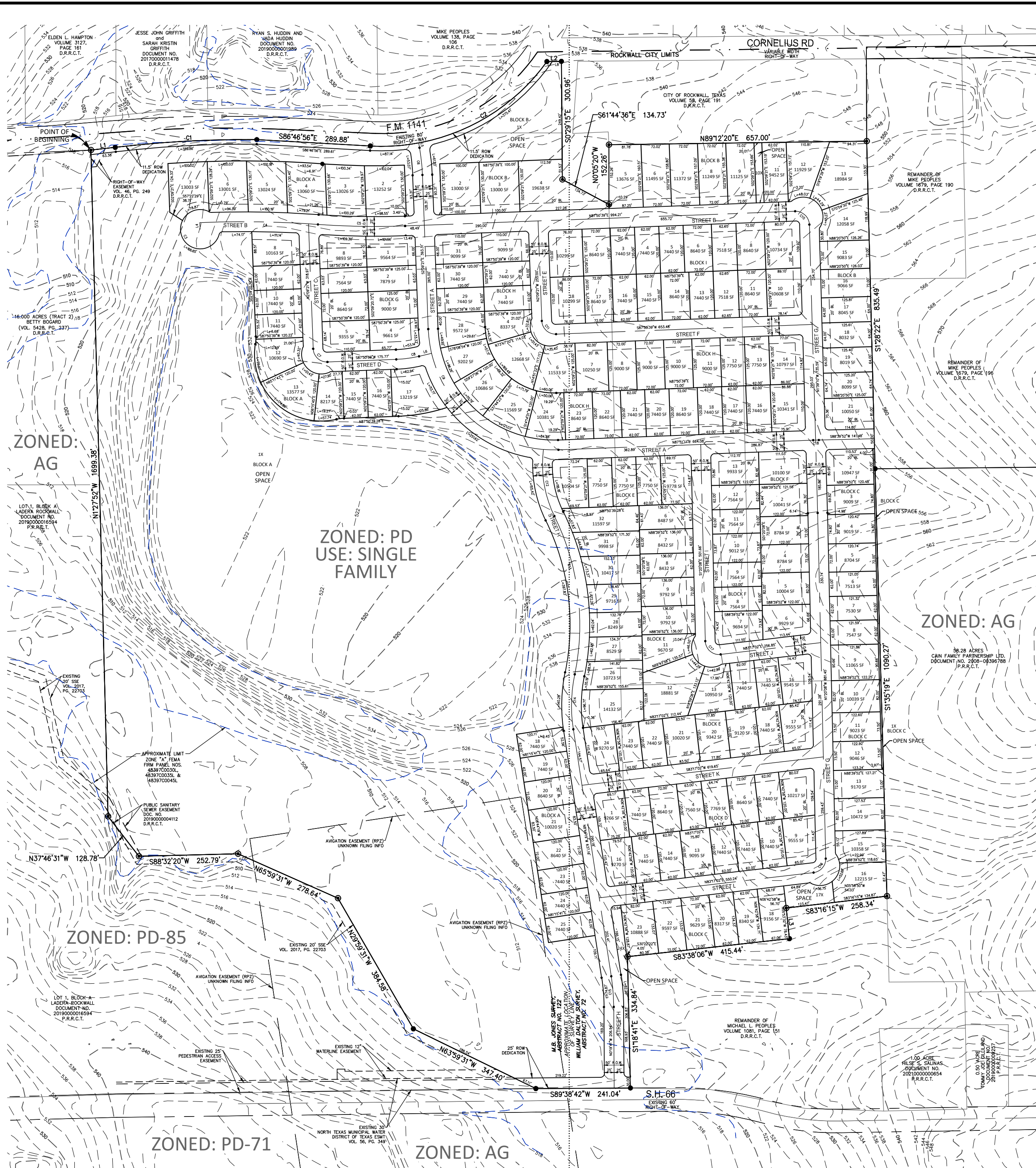


City of Rockwall

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.





VICINITY MAP
N.T.S.

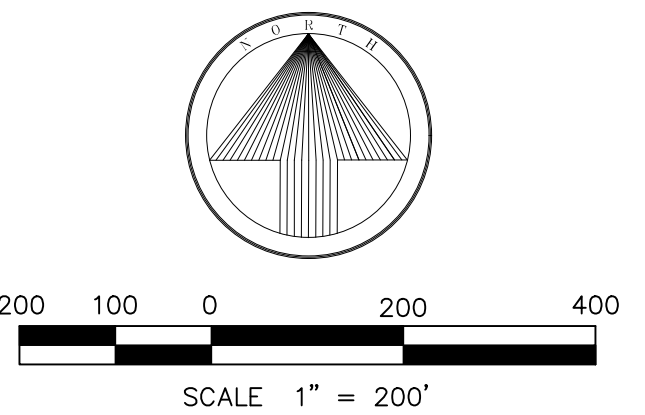
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 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
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C1 Curve No.
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L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
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LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES
182 SINGLE FAMILY LOTS AND
6 COMMON AREAS
SITUATED WITHIN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-XXX
April 4, 2022
SHEET 1 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15; Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

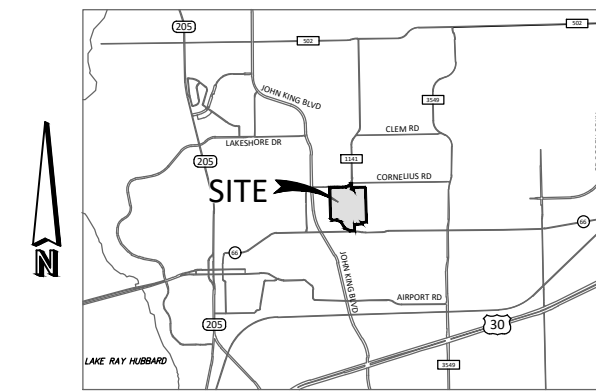
10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;

LOTS 1X, 2-9, 10X, 11-21, BLOCK B;

LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;

LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;

LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;

LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND

6 COMMON AREAS

SITUATED WITHIN THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-XXX

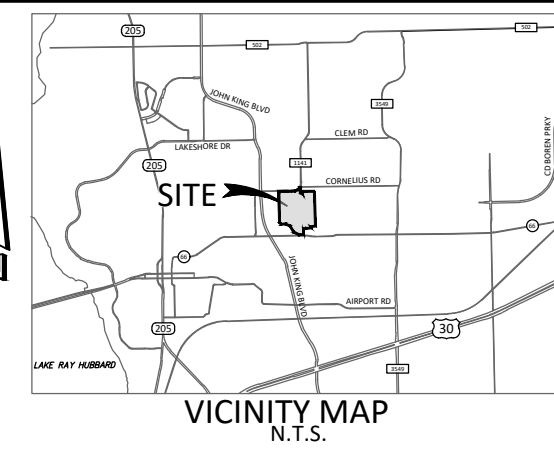
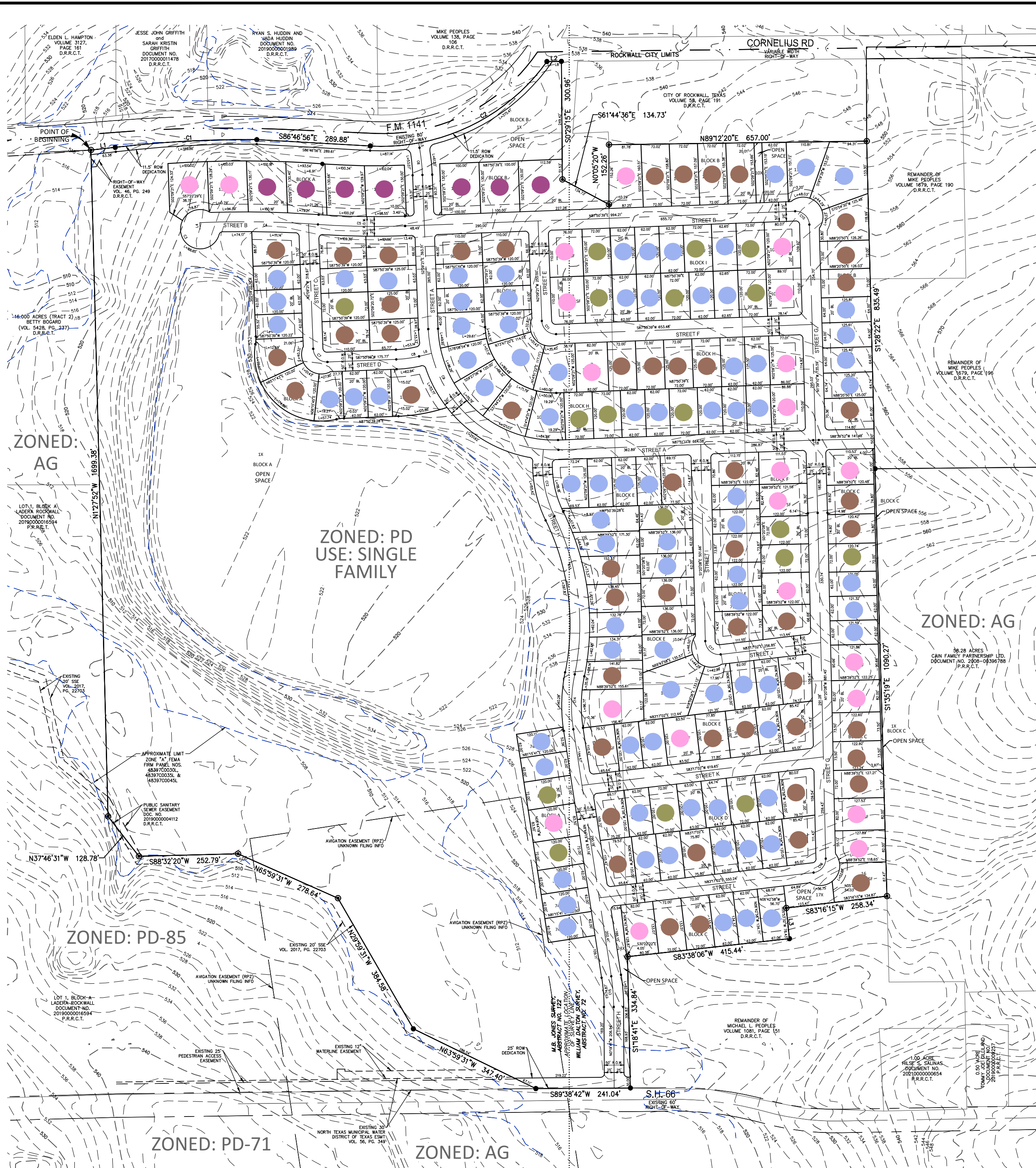
April 4, 2022

SHEET 2 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

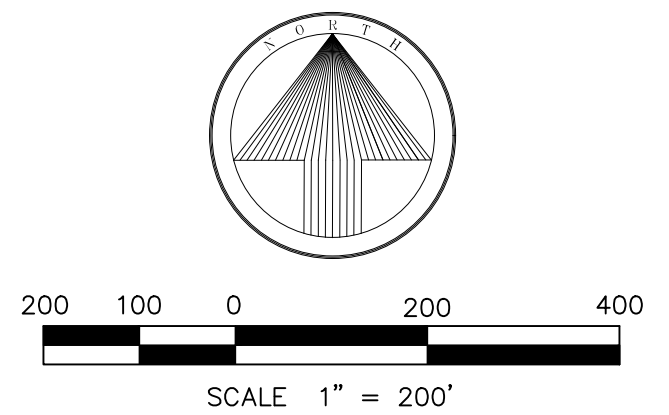




- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VAM Visibility Easement
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	11.39	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	166.65	50.00	190°57'43"	99.54	S68° 47' 56"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREEN**

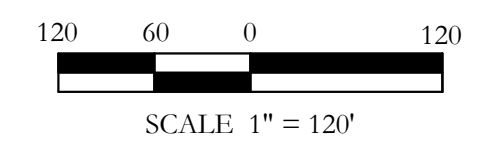
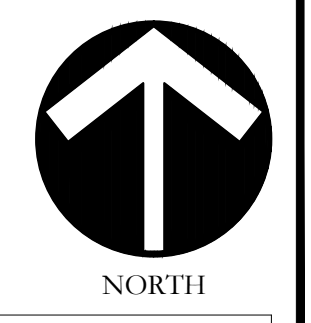
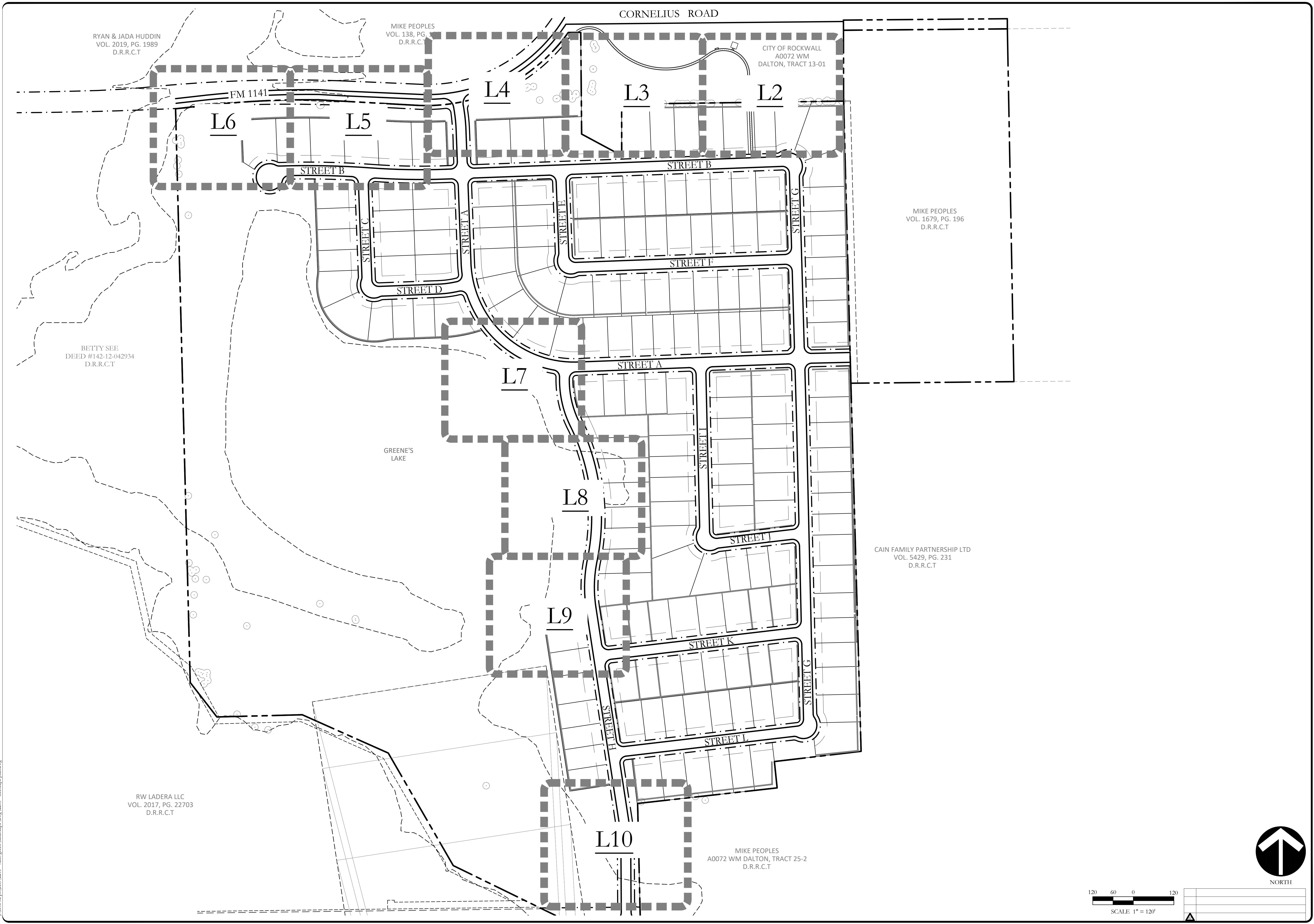
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 182 SINGLE FAMILY LOTS AND
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 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX
 April 4, 2022
 SHEET 1 OF 2

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 Rockwall, Texas 75087
 Phone: 512-965-6280

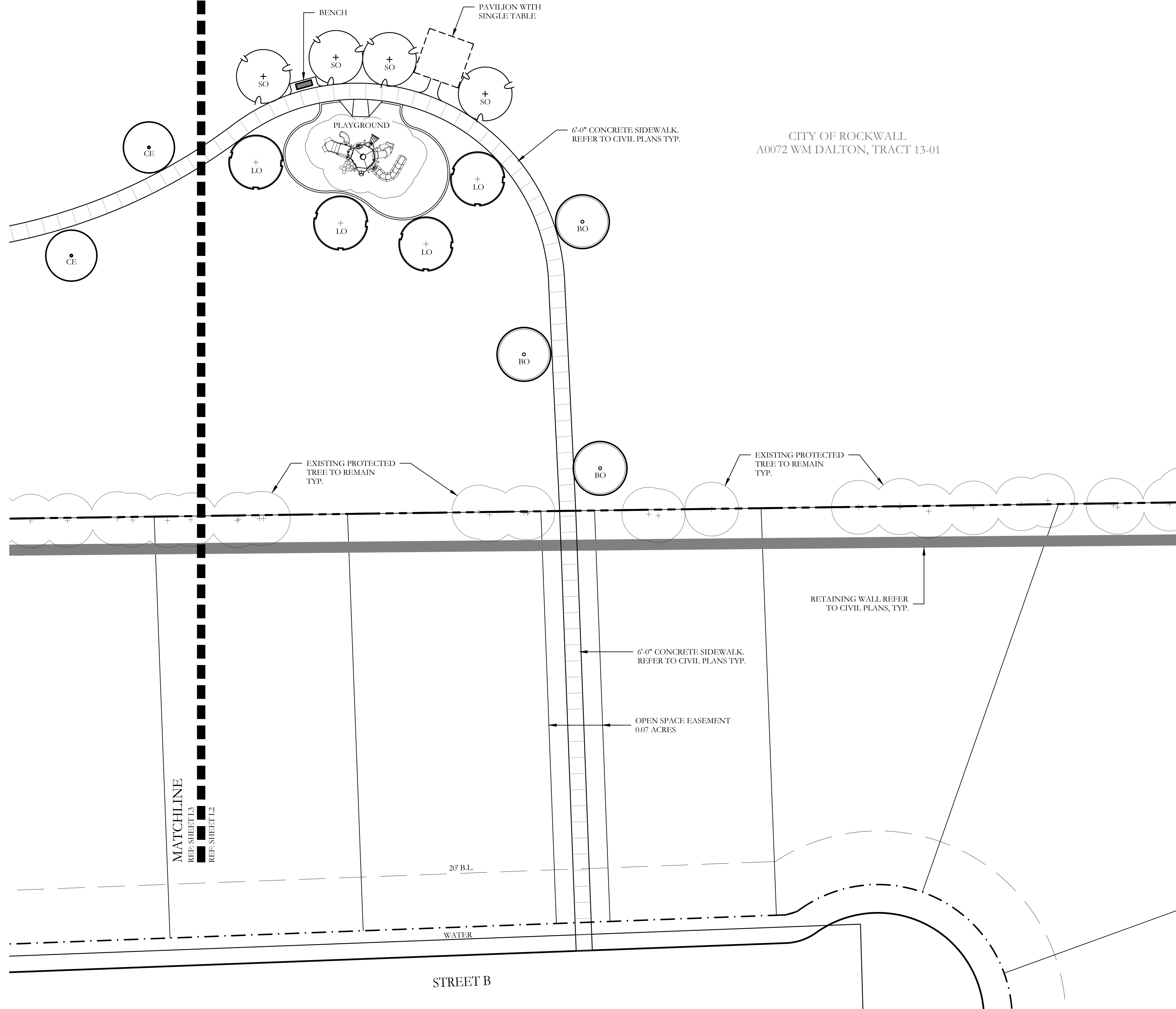
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 Contact: Joel Richey, PE





P:\civil_3\projects\2215 - vallis green landscape\figs\2215 - treescape plan.dwg

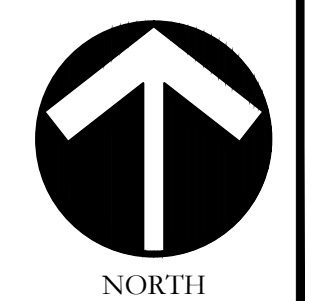
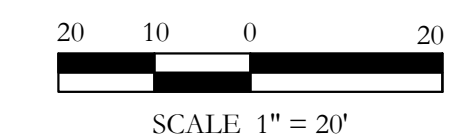
CORNELIUS ROAD



CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



CORNELIUS ROAD

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

6'-0" CONCRETE SIDEWALK.
REFER TO CIVIL PLANS TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

RETAINING WALL REFER
TO CIVIL PLANS, TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

MATCHLINE
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REF: SHEET L3

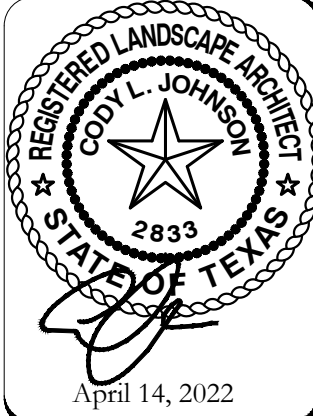
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REF: SHEET L2

INLET

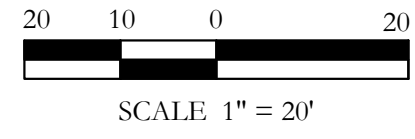
STREET B

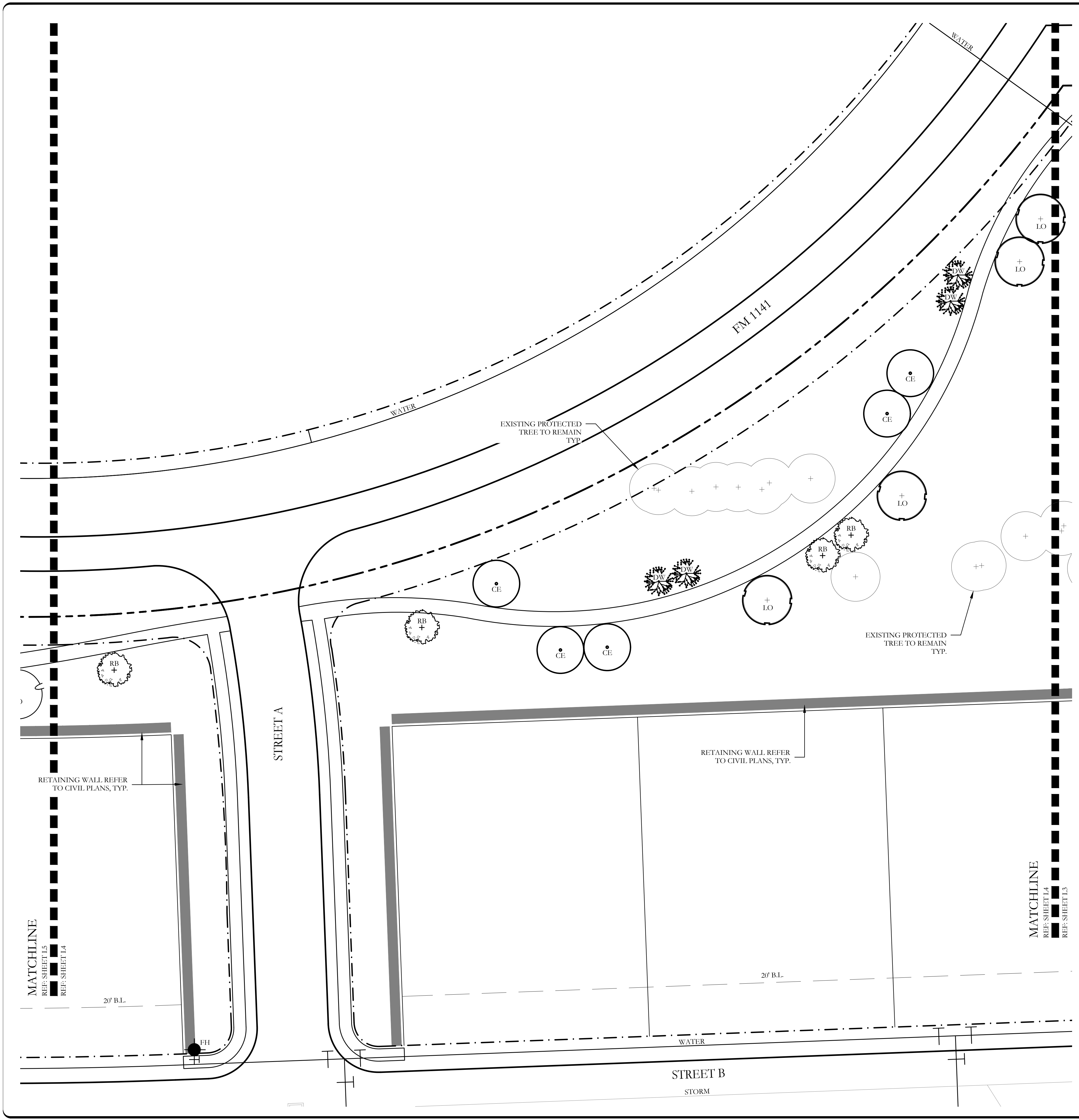
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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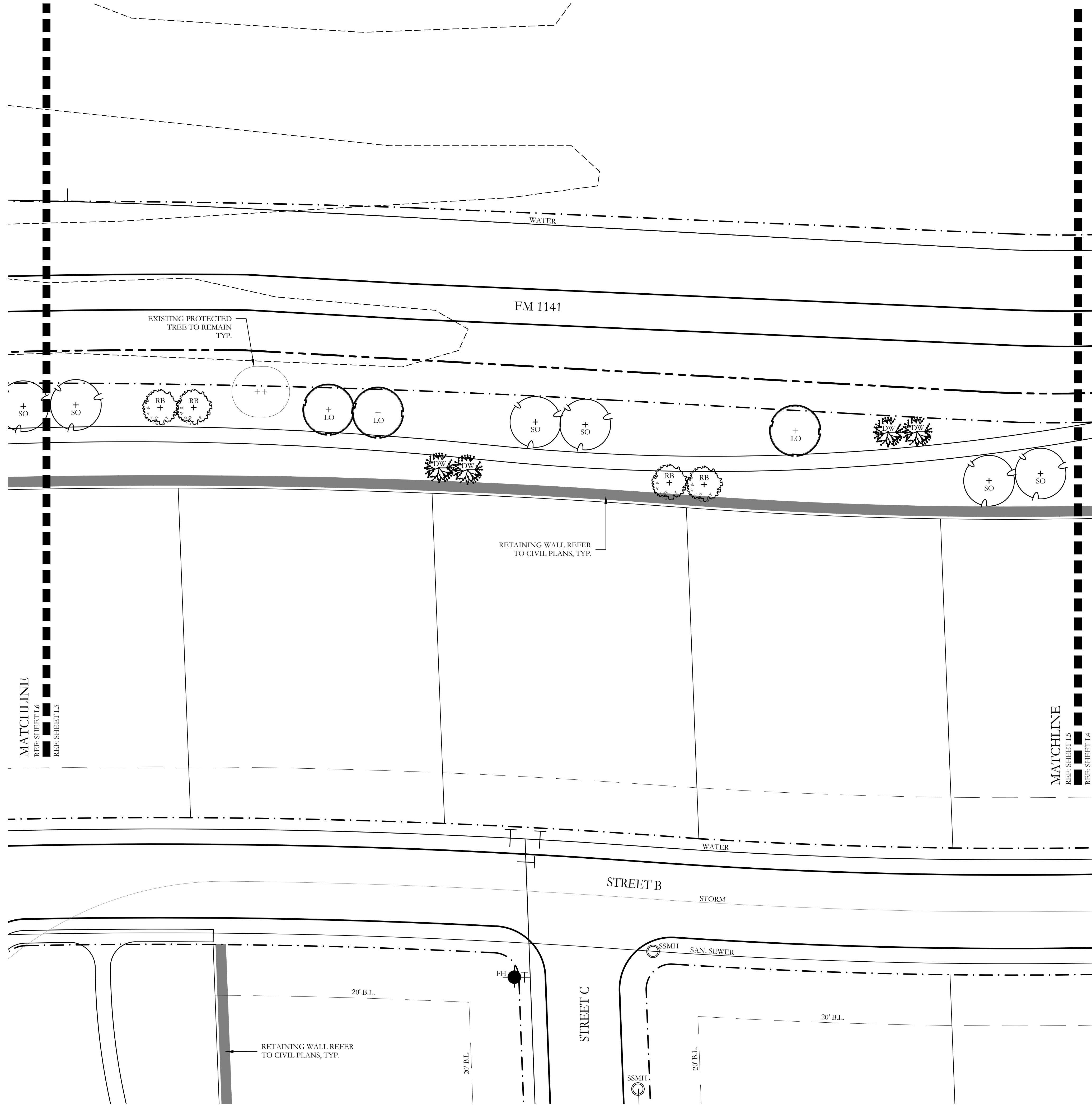
SCALE:
 1" = 20'
 One Inch
 JVC No 2215



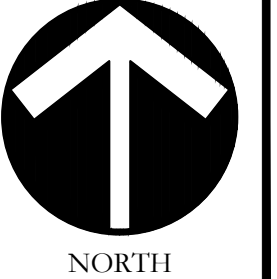
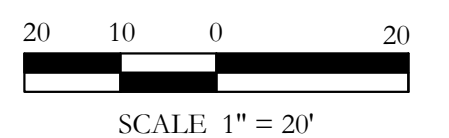


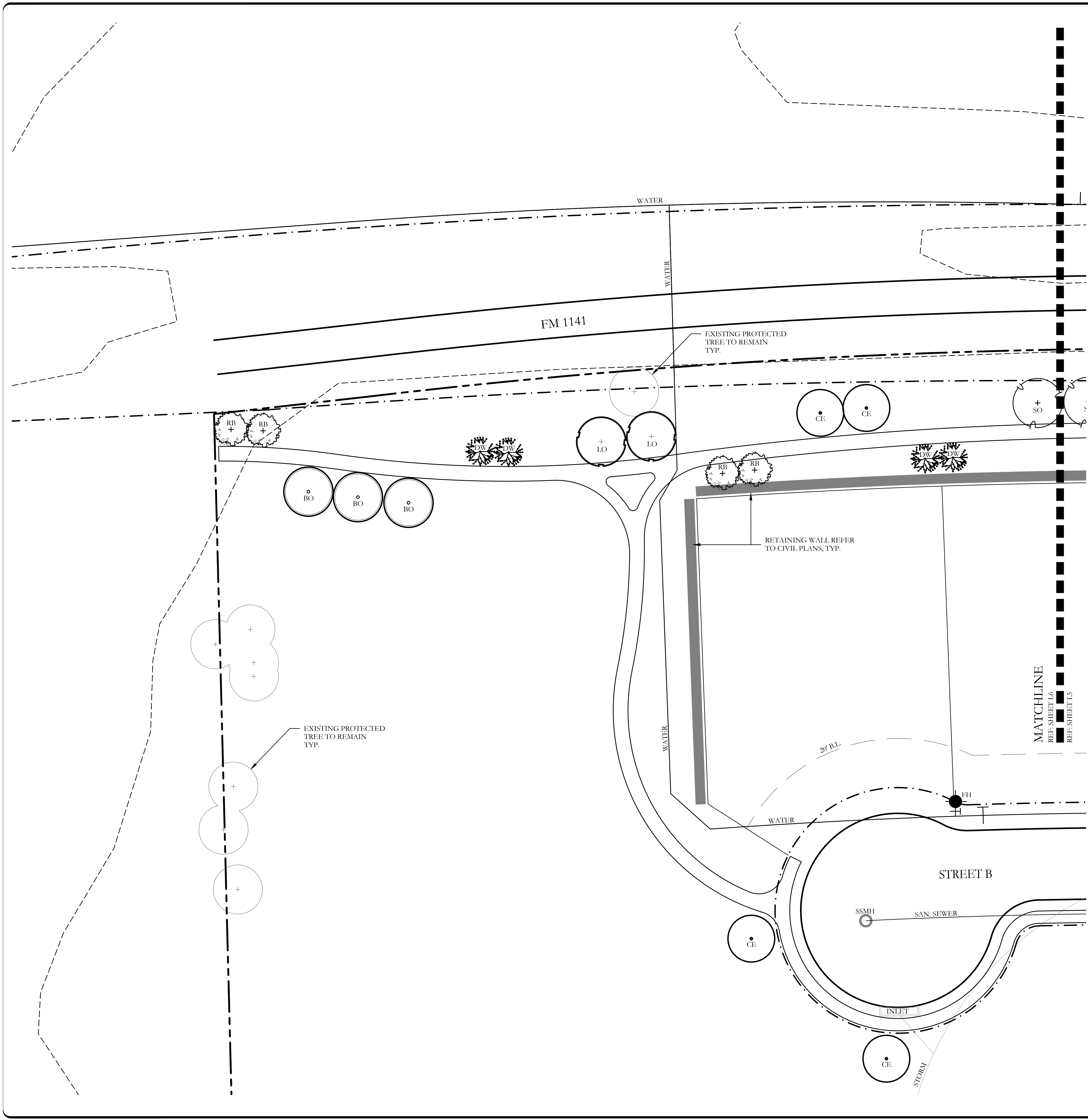
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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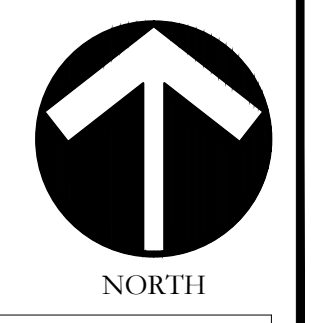
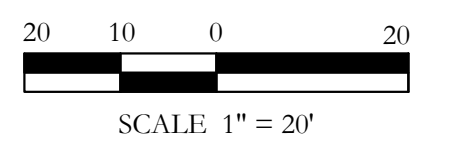


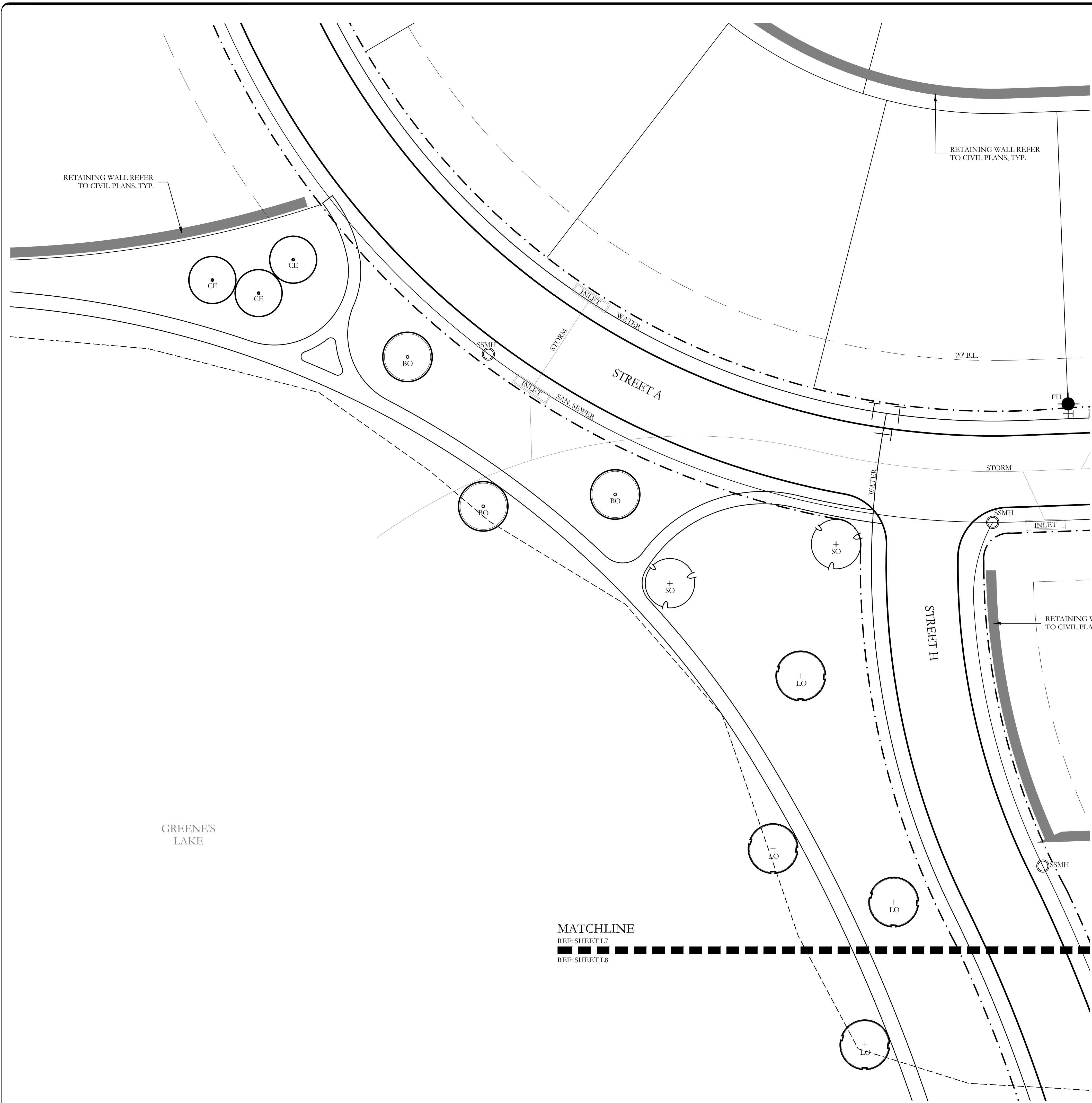
PLANT LEGEND					
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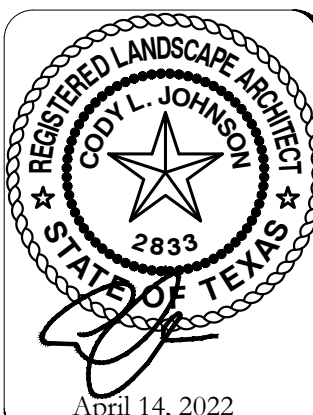
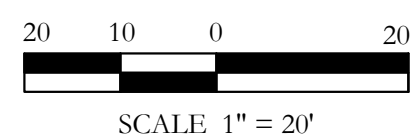




PLANT LEGEND					
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

GREENE'S LAKE

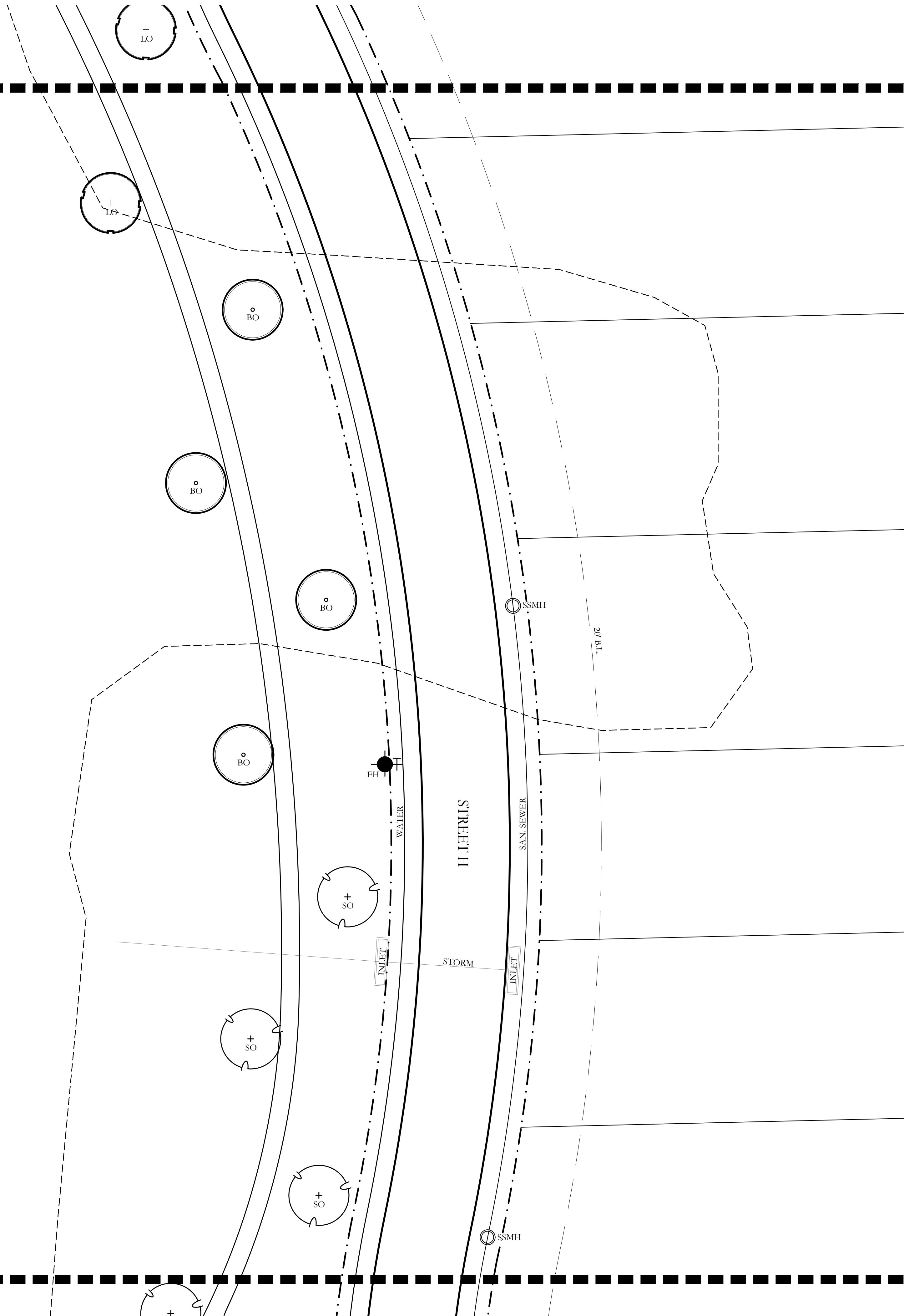
MATCHLINE
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 REF: SHEET L8



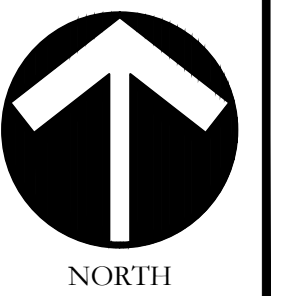
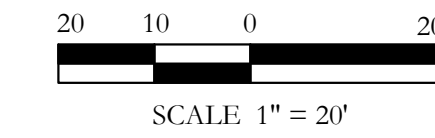
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REF: SHEET L7
REF: SHEET L8

GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



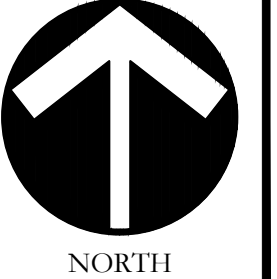
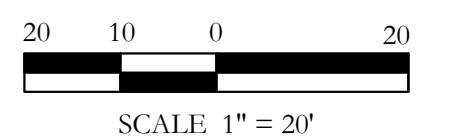
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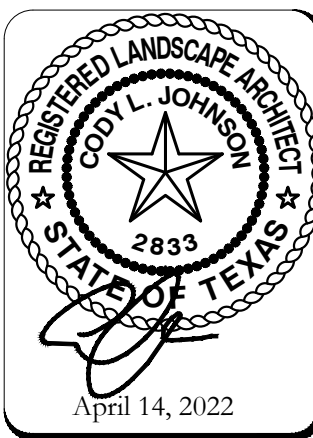
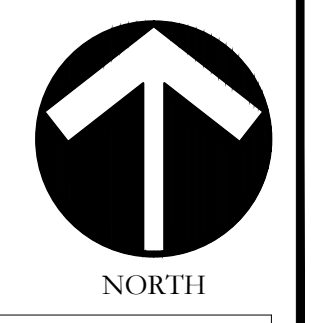
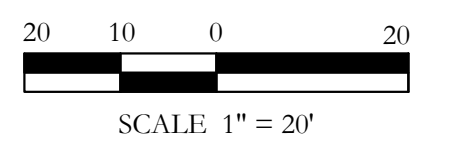
MATCHLINE
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 REF: SHEET L9

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





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LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

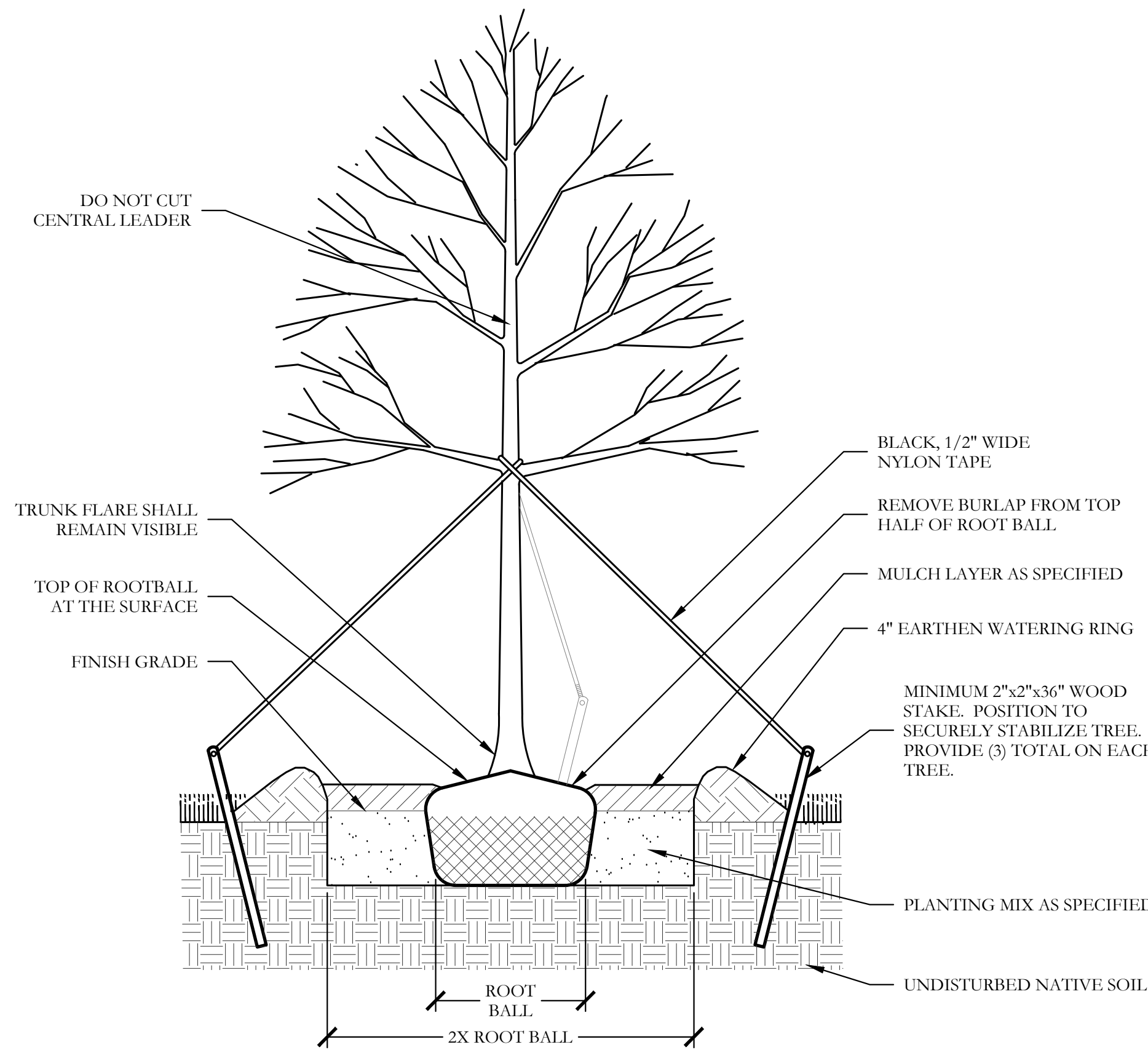
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

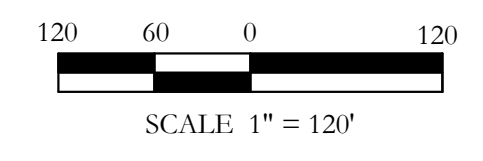
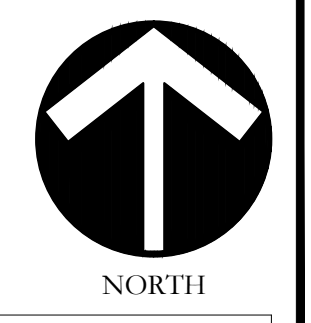
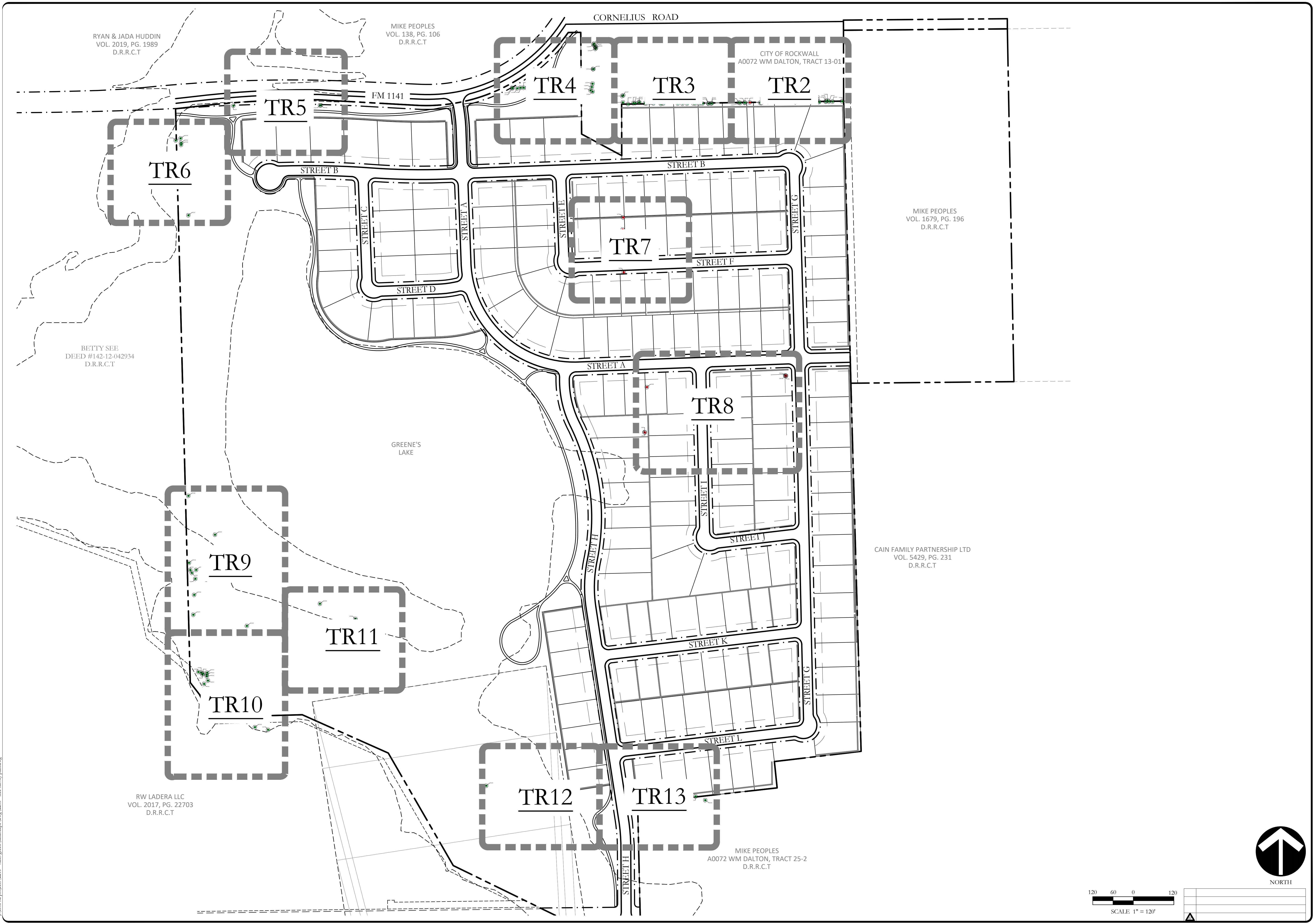
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE






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CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

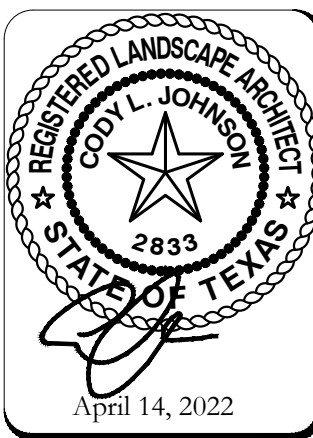
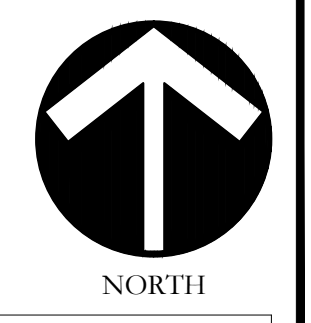
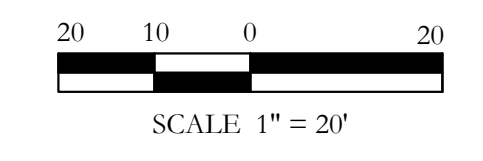
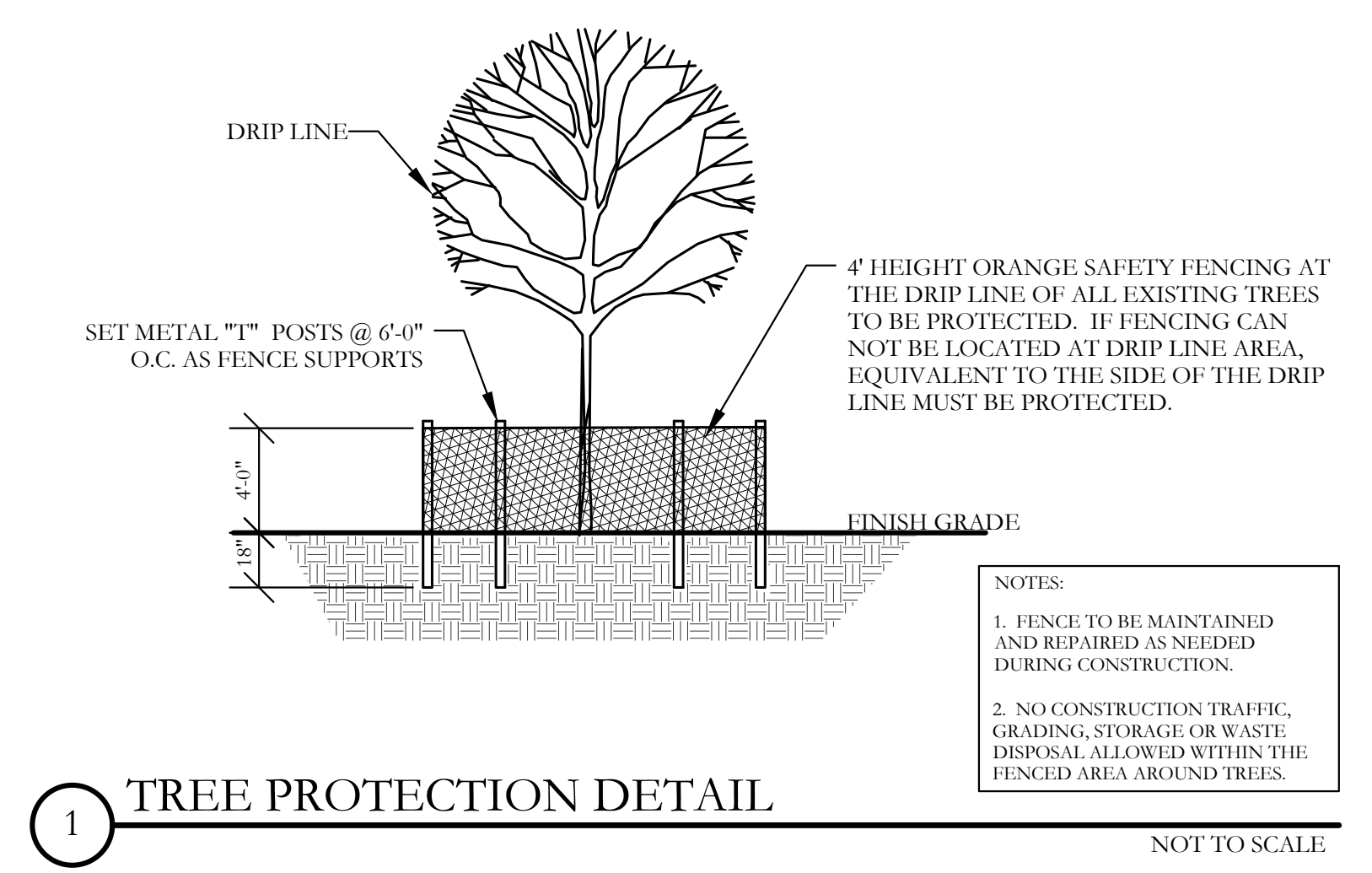
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

- ### TREE PROTECTION NOTES
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

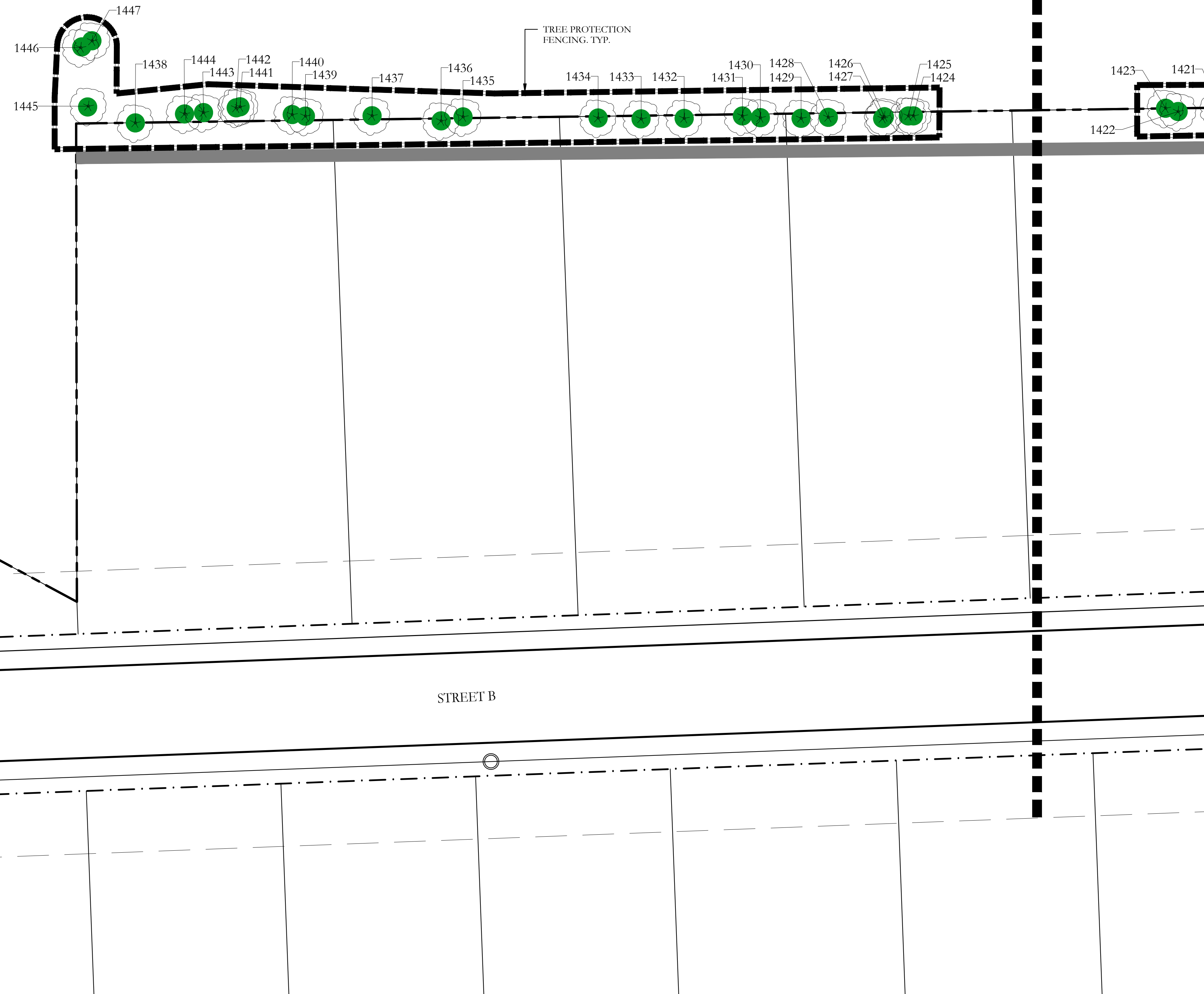


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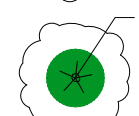
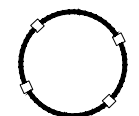
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A0072 WM DALTON, TRACT 13-01

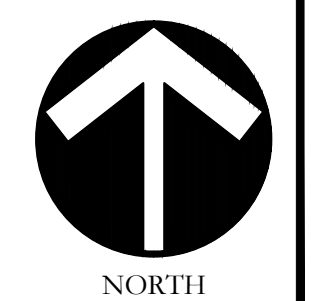
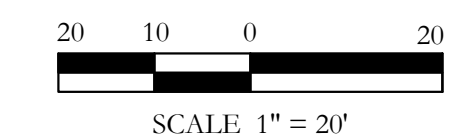
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



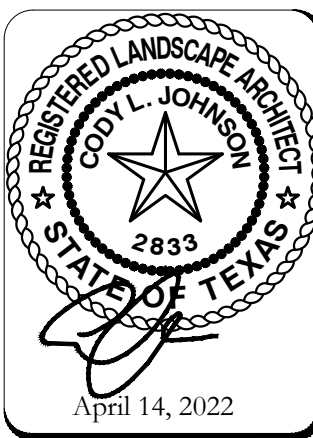
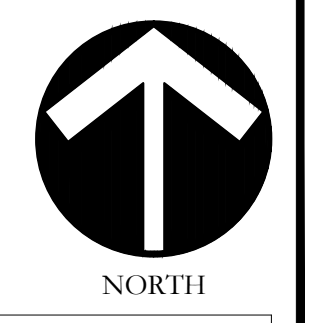
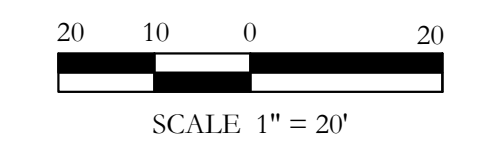
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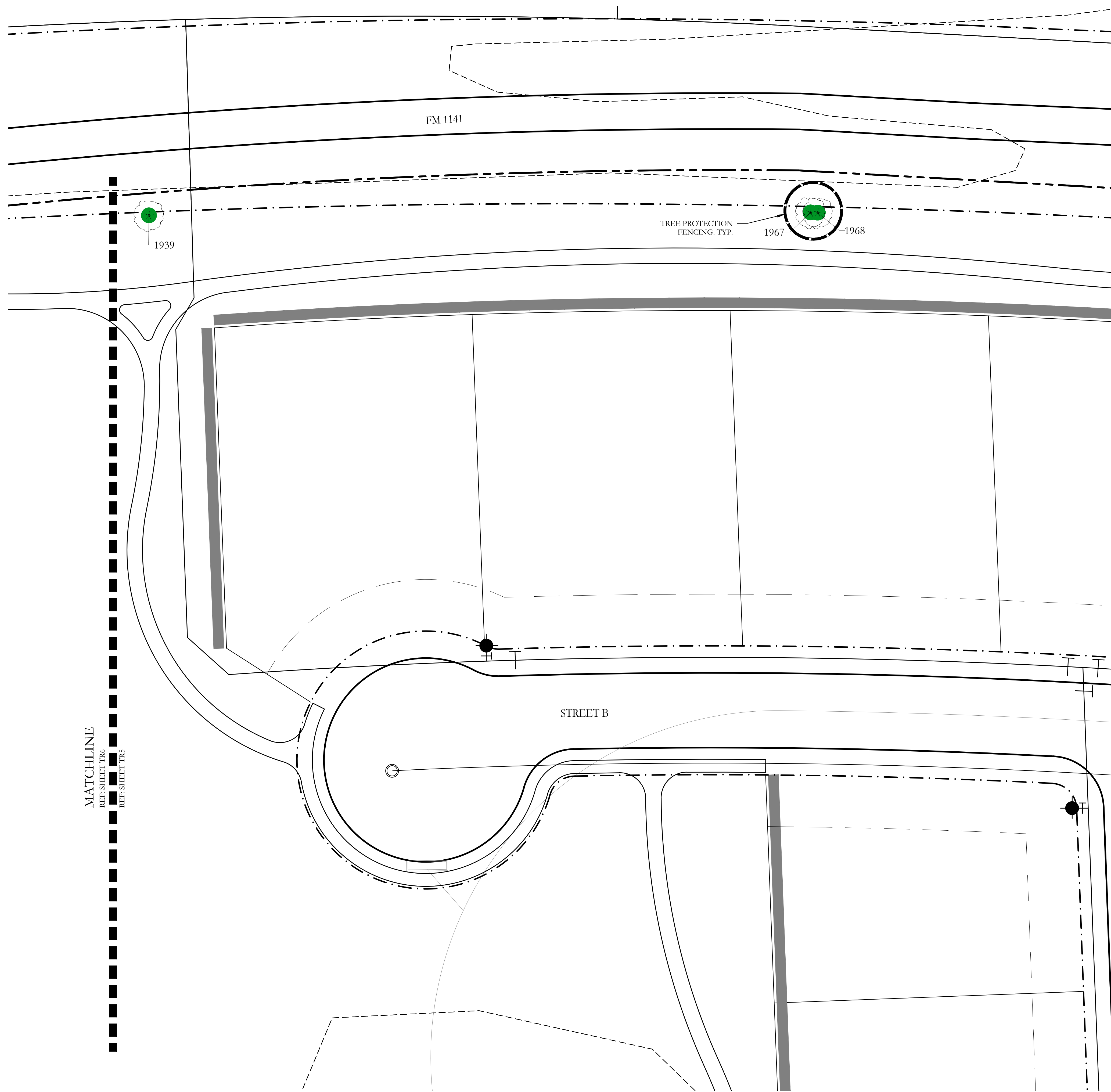
LEGEND

- 7 (Red circle with dot) EXISTING TREE TO BE REMOVED
- 23 (Green circle with dot) EXISTING TREE TO REMAIN
- (Circle with dashed line) TREE PROTECTION FENCE, TYP.



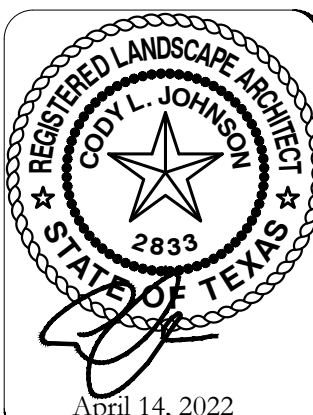
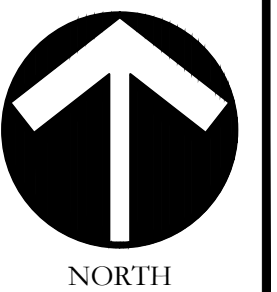
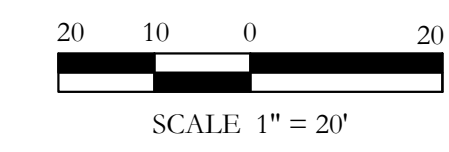
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LEGEND


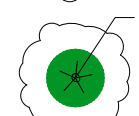
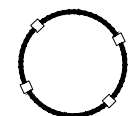
- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.

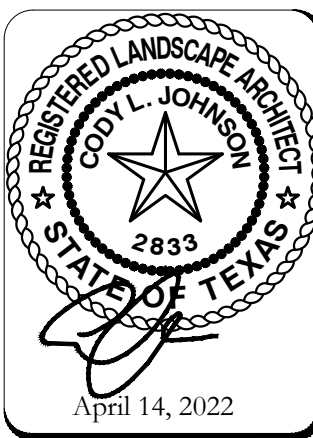
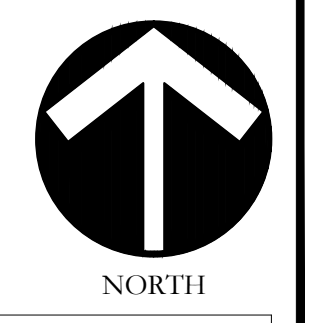
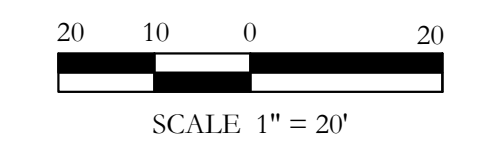


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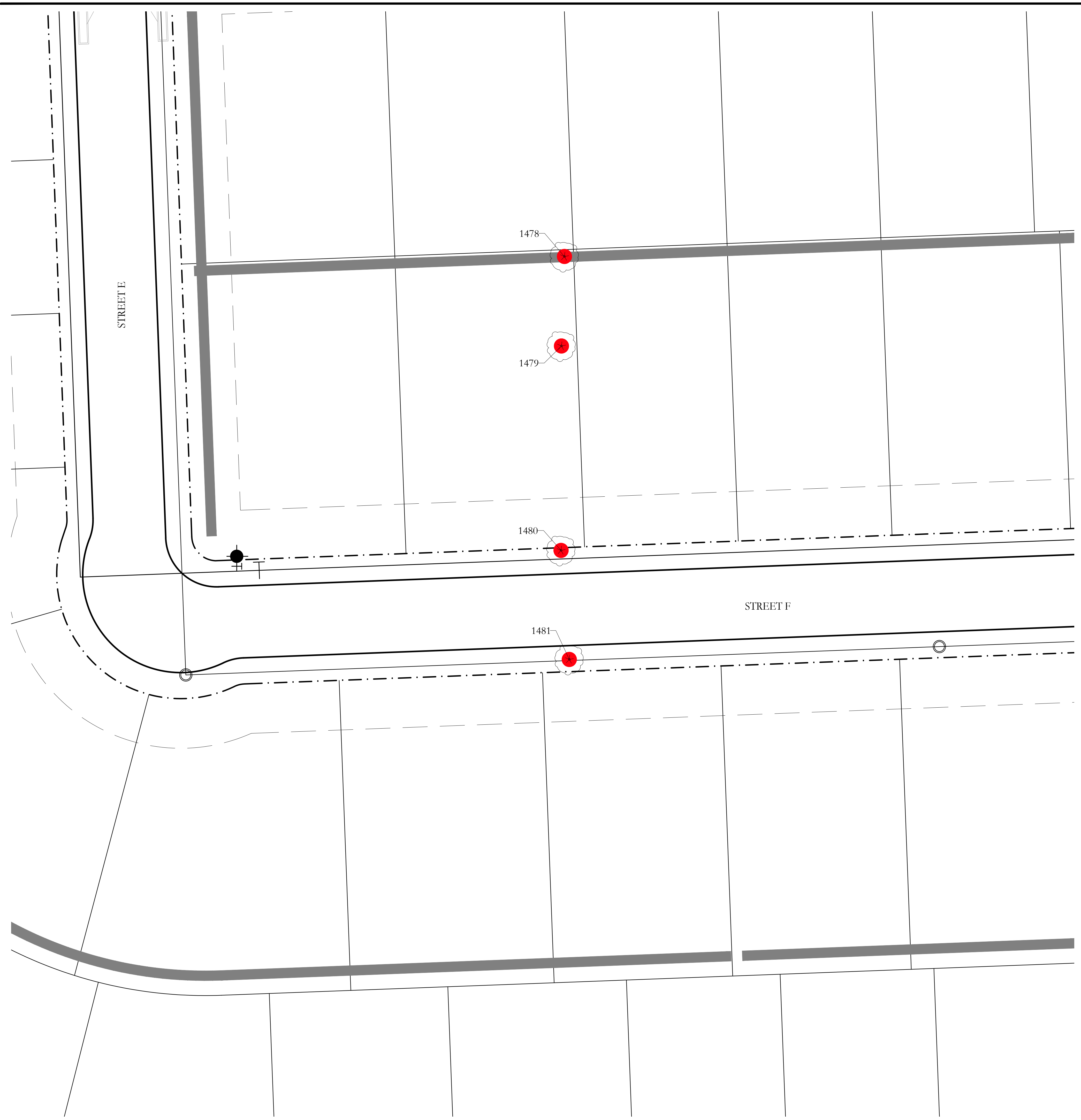


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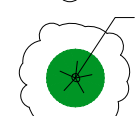

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

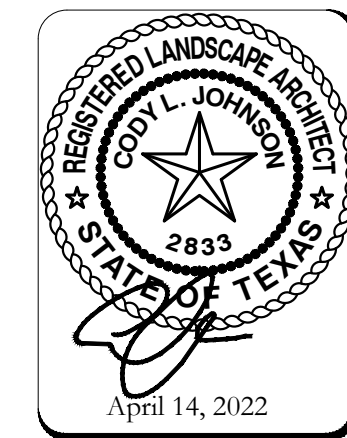
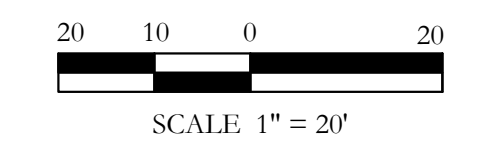


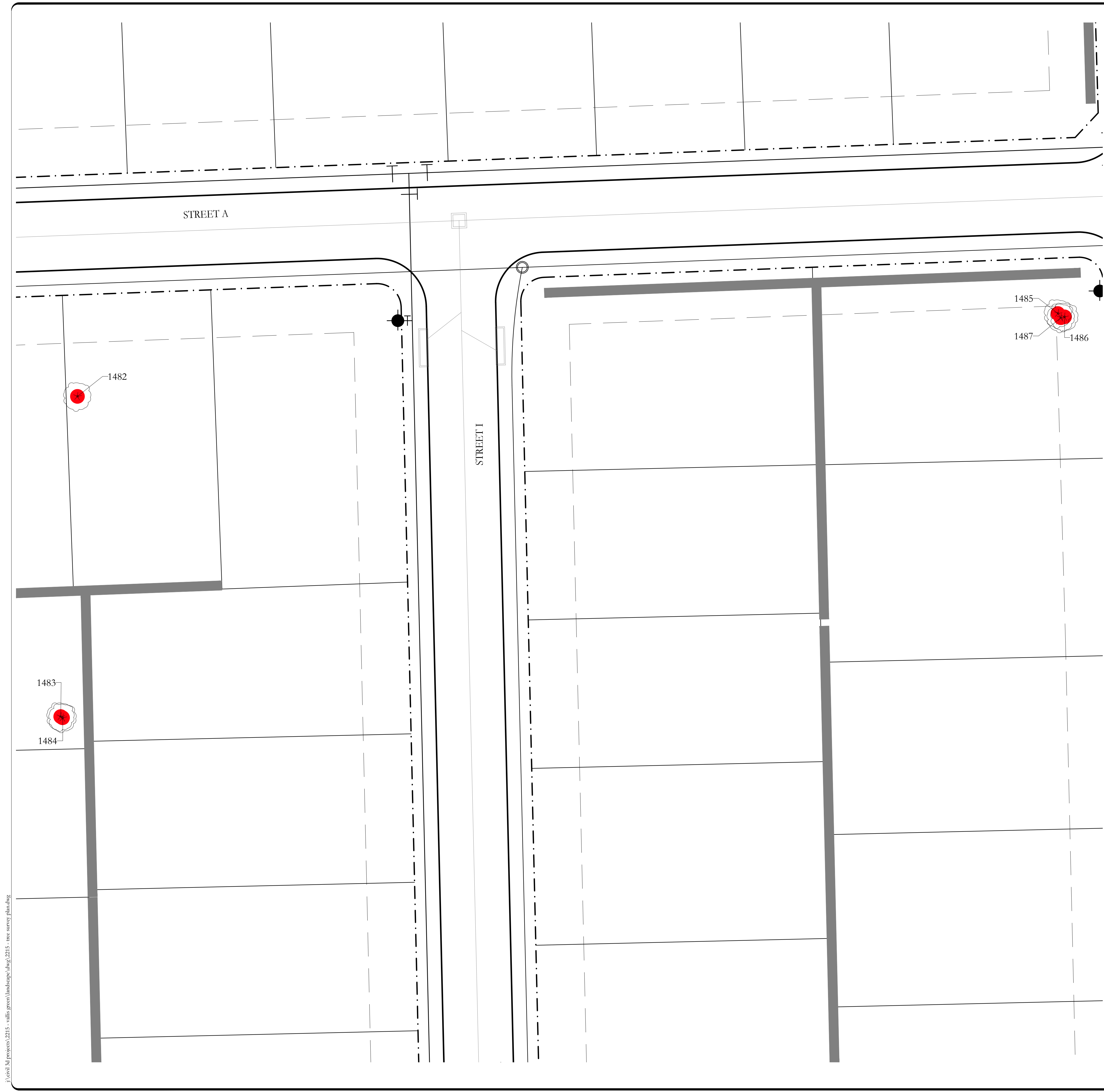
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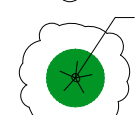
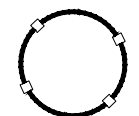
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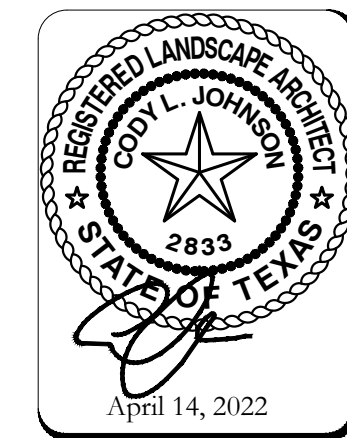
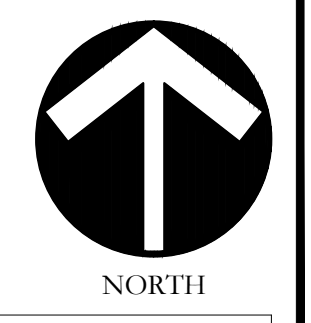
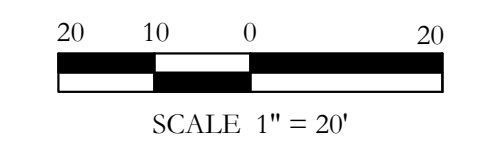
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.





LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



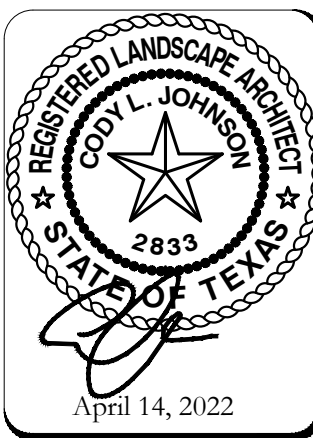
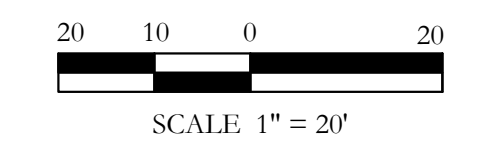
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LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE TYP.



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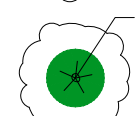
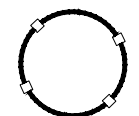
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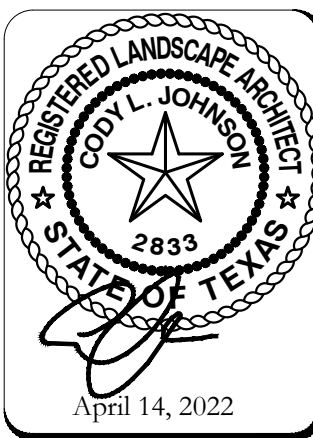
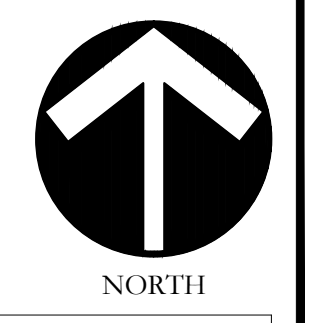
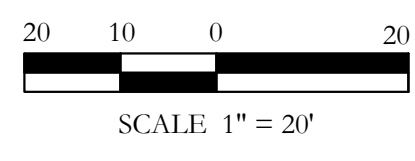
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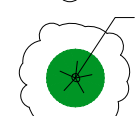

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

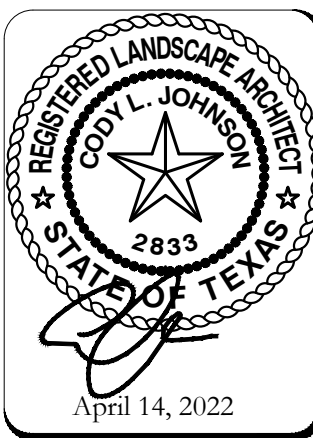
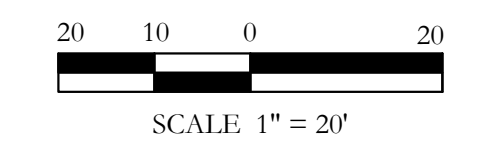


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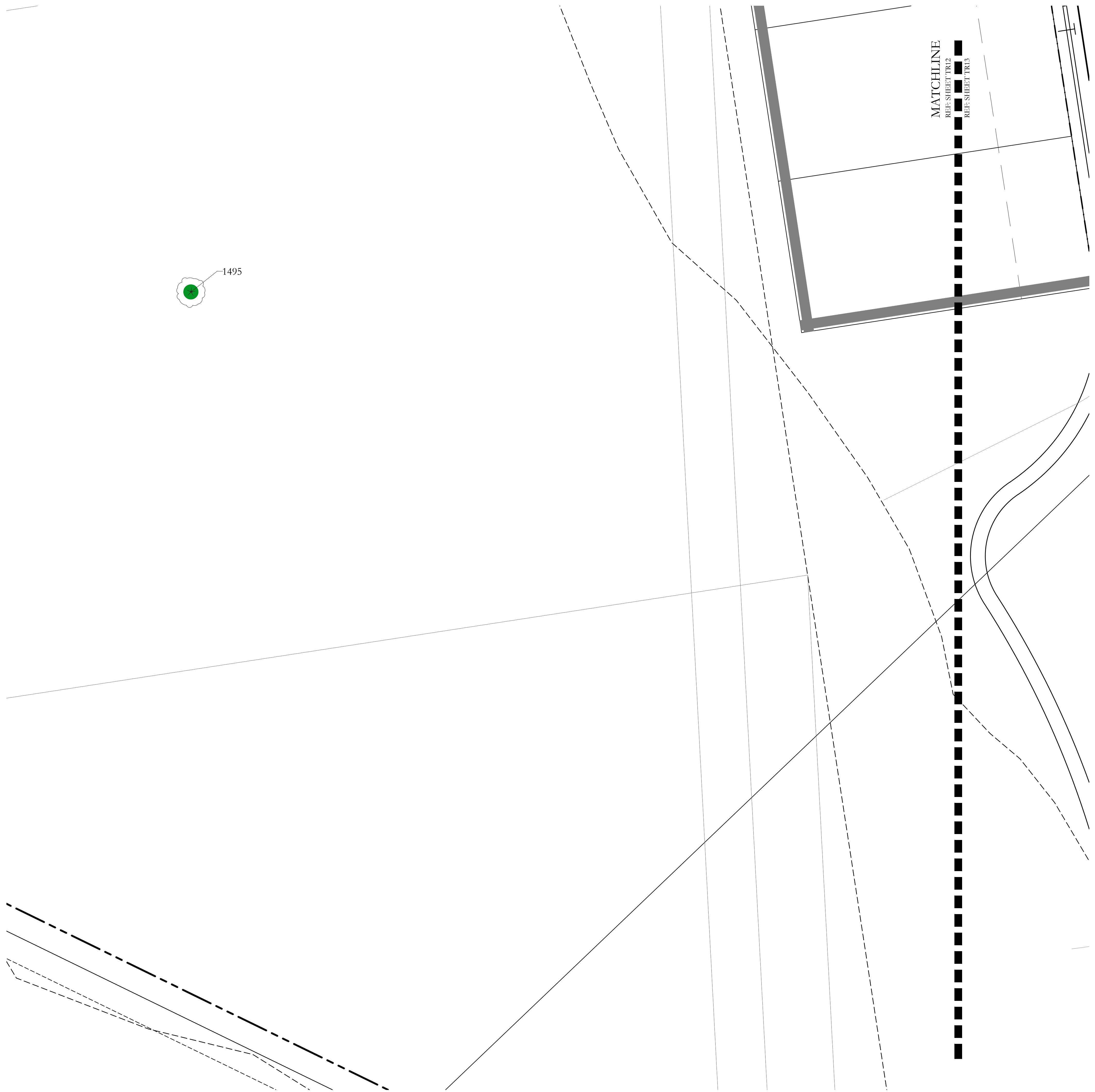


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.



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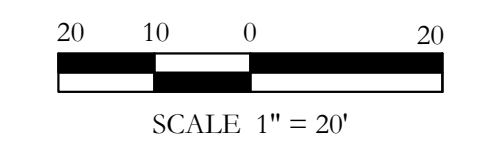


1495

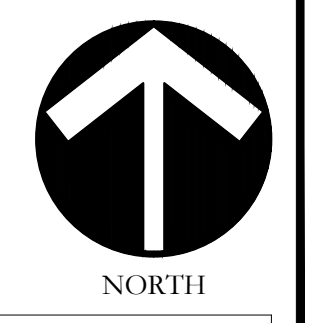
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REF: SHEET TR12
REF: SHEET TR13

LEGEND

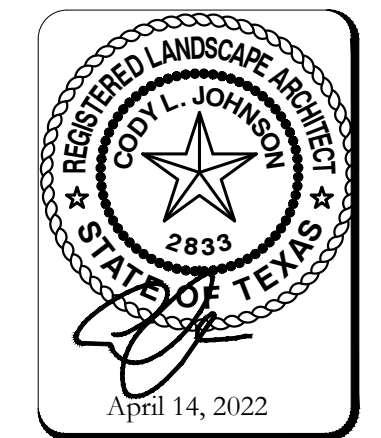
- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.



SCALE 1" = 20'



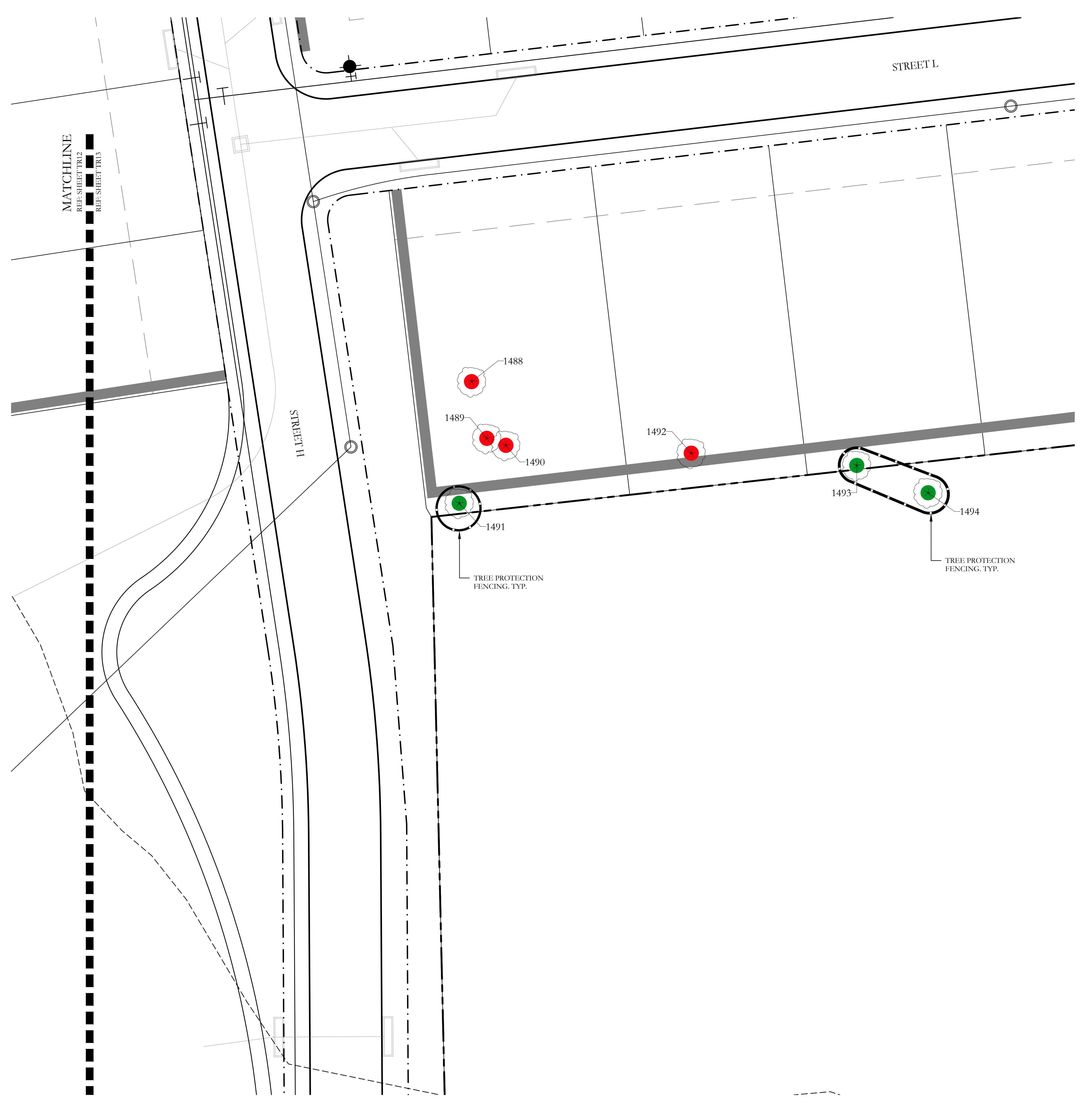
NORTH



April 14, 2022

SCALE:
1" = 20'
One Inch
JVC No 2215

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MATCHLINE
REF. SHEET TR12
REF. SHEET TR13

STREET L

H.I. FERRELL STREET

1488

1489

1490

1491

1492

1493

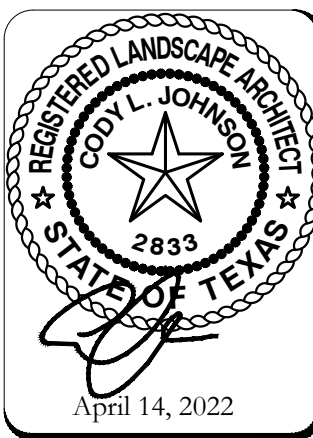
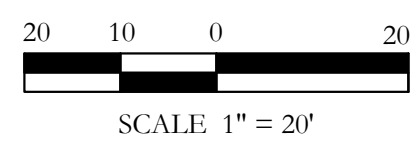
1494

TREE PROTECTION FENCING. TYP.

TREE PROTECTION FENCING. TYP.

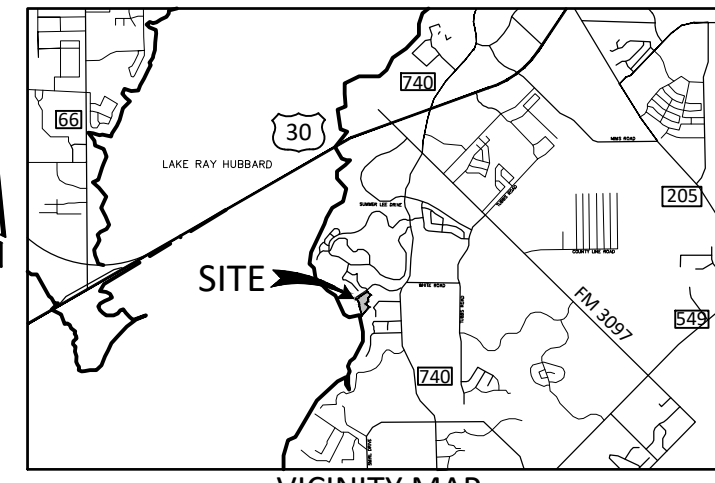
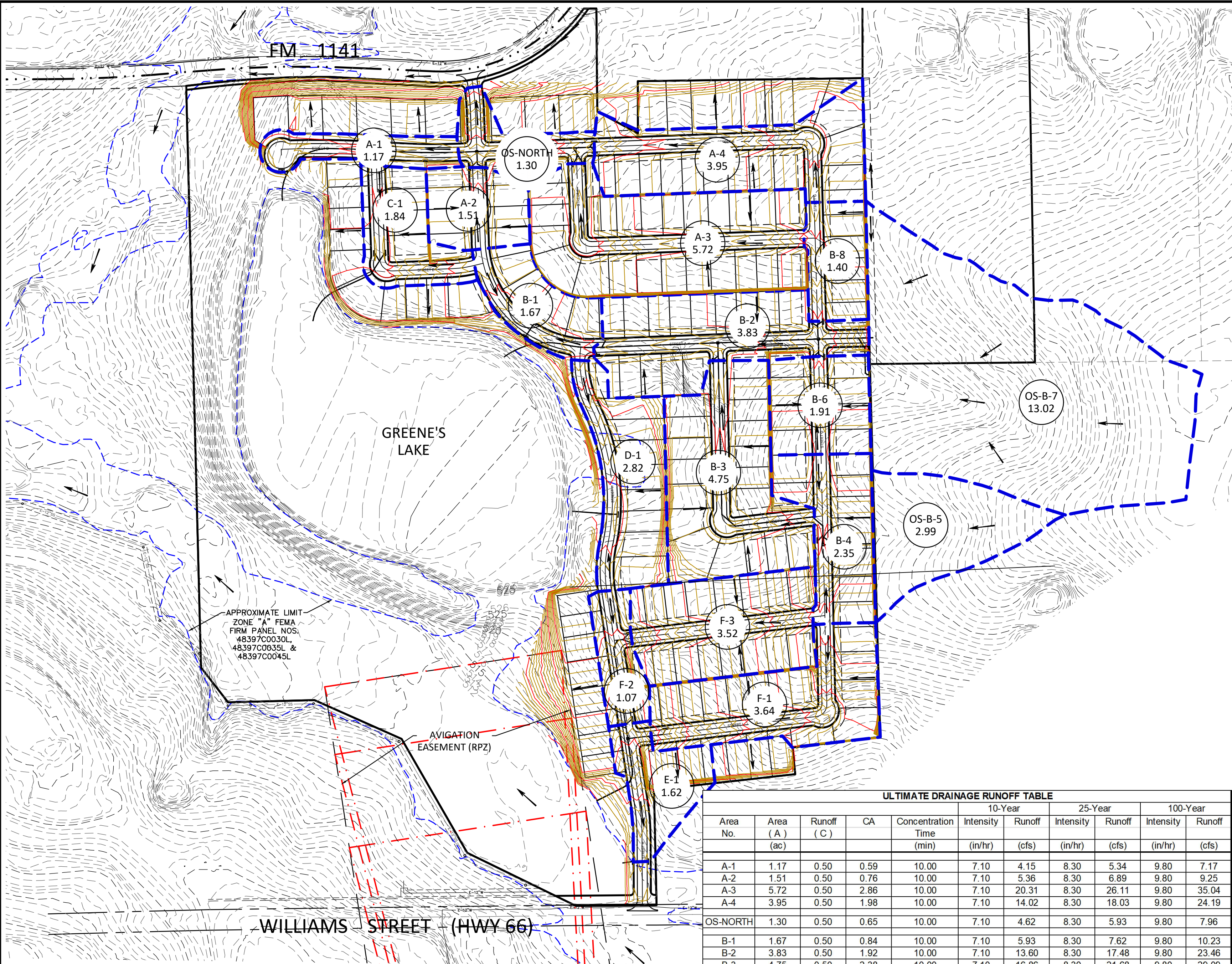
LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.



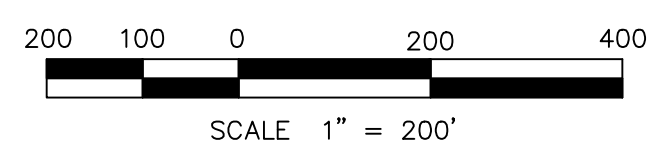
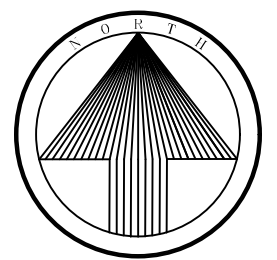
Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osgae Orange	Maclura Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1713.4										87.6
Total Tree Population										Total Tree Replacement, caliper inches



LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES

182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B.A. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX

April 05, 2022

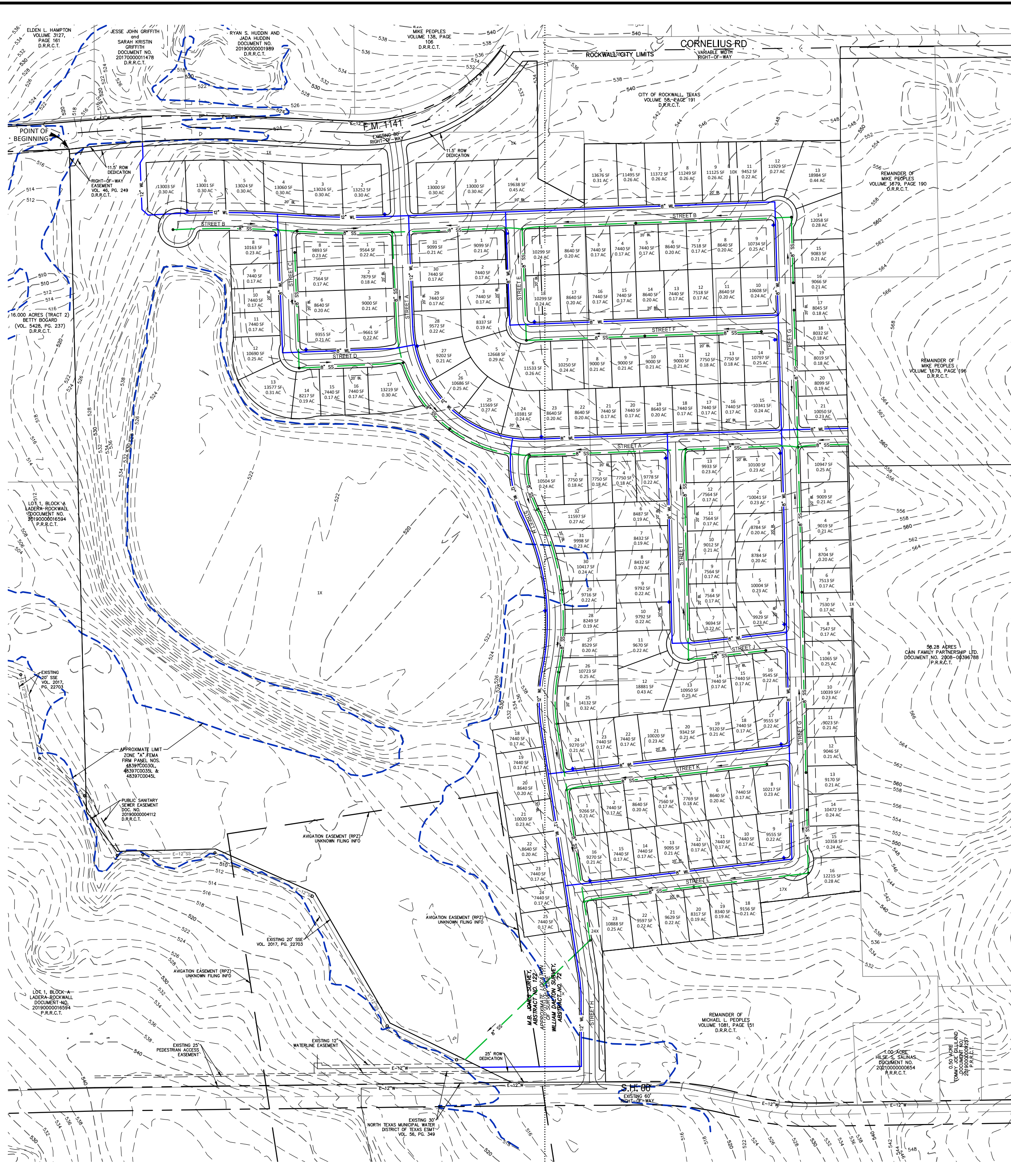
ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

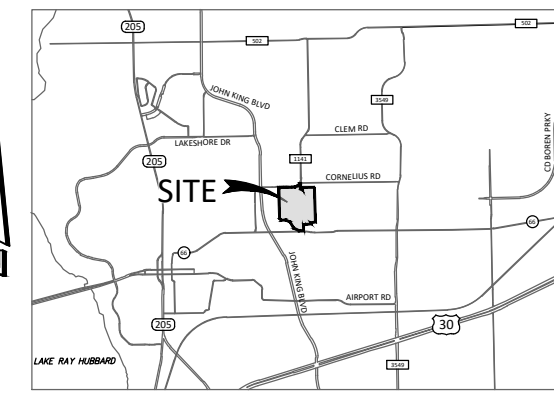
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

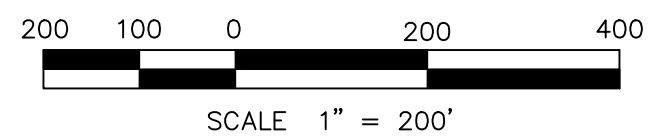
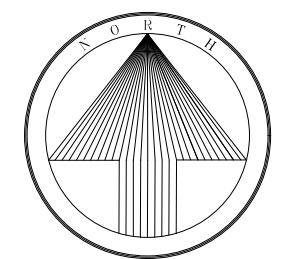


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
VALLIS GREEN**

LOTS 1X, 2-25, BLOCK A;
 LOTS 1X, 2-9, 10X, 11-21, BLOCK B;
 LOTS 1X, 2-16, 117X, 18-23, 24X, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-24, BLOCK E;
 LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G;
 LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I

94.133 ACRES
 182 SINGLE FAMILY LOTS AND
 6 COMMON AREAS
 SITUATED WITHIN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-XXX
 April 5, 2022
 SHEET 1 OF 1

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 10, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-015; *Preliminary Plat for Vallis Greene*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 93.97-acre parcel of land (*i.e. Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of 182 single-family residential lots and six (6) open space lots (*i.e. Lots 1-25, Block A; Lots 1-21, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I Vallis Greene Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a Master Plat [*i.e. Case No. P2022-016*] concurrently with this Preliminary Plat.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses.
- On May 3, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall use the pro-rata equipment fees of \$105,014.00 (*i.e. \$577.00 x 182 Lots*) and the cash-in-lieu of land fees of \$110,838.00 (*i.e. \$609.00 x 182 Lots*) to provide amenity to the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) in accordance with *Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93])*.
 - (2) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-015

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 1649 Fm 1141, Rockwall TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approx. 1250 feet east of the intersection John King & Fm 1141, South of Fm 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural
 PROPOSED ZONING Planned Development District PROPOSED USE Single Family
 ACREAGE 94.13 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 182

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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

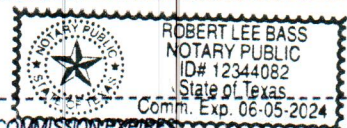
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

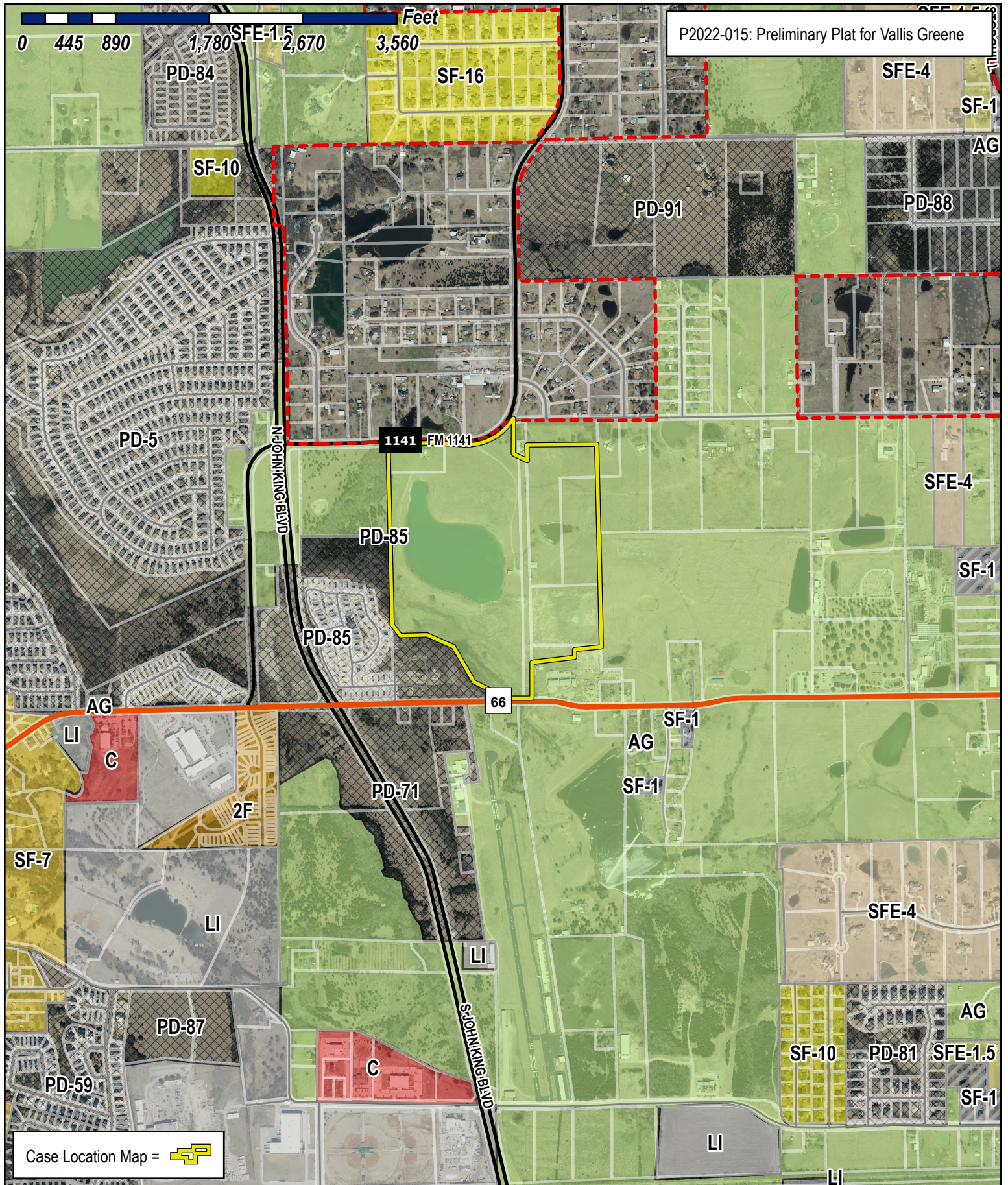
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 4 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



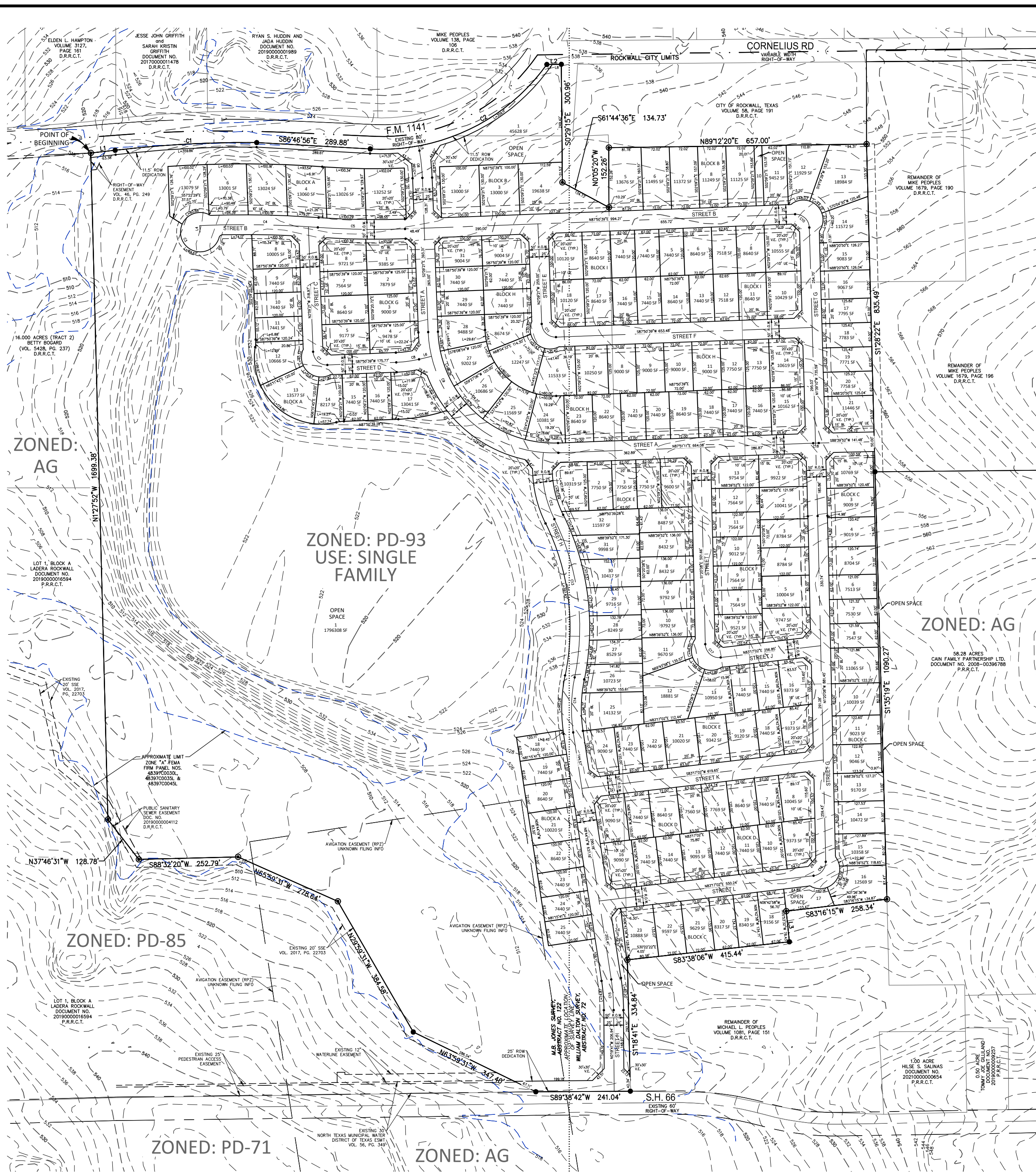


City of Rockwall

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.



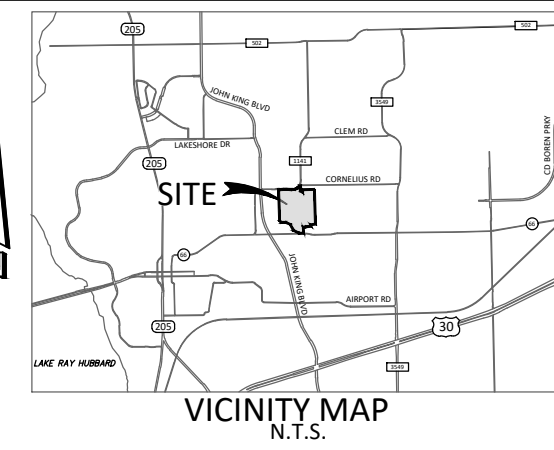


OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.06
TOTAL	42.78
OPEN SPACE RATIO*	
[(29.72/2) + 13.06] / 94.13 = 29.7%	

*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - 2.4. DRAINAGE - DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

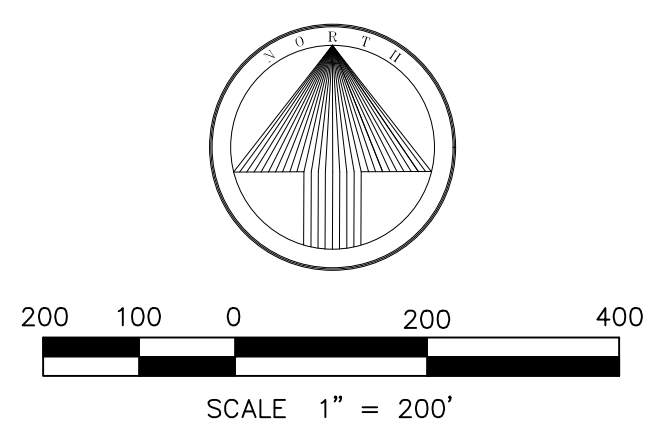
AC Acre
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 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	12.35	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	164.63	50.00	188°39'09"	99.72	S69° 57' 14"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
 LOTS 1-32, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-24, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I
 94.133 ACRES OR 4,100,433.48 SQ. FT.
 182 SINGLE FAMILY LOTS AND
 6 OPEN SPACE LOTS
 SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
 ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-015

May 2, 2022
 SHEET 1 OF 2

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

JOHNSON VOLK
 CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15; Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2019000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

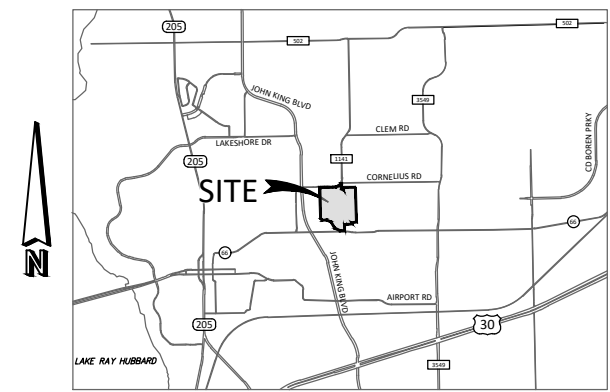
10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I

94.133 ACRES OR 4,100,433.48 SQ. FT.
182 SINGLE FAMILY LOTS AND
6 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND

ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-015

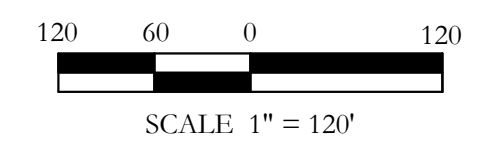
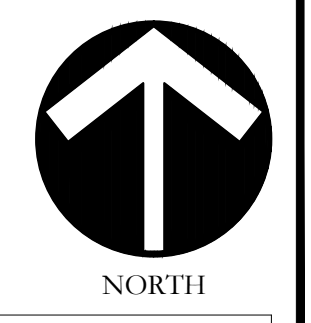
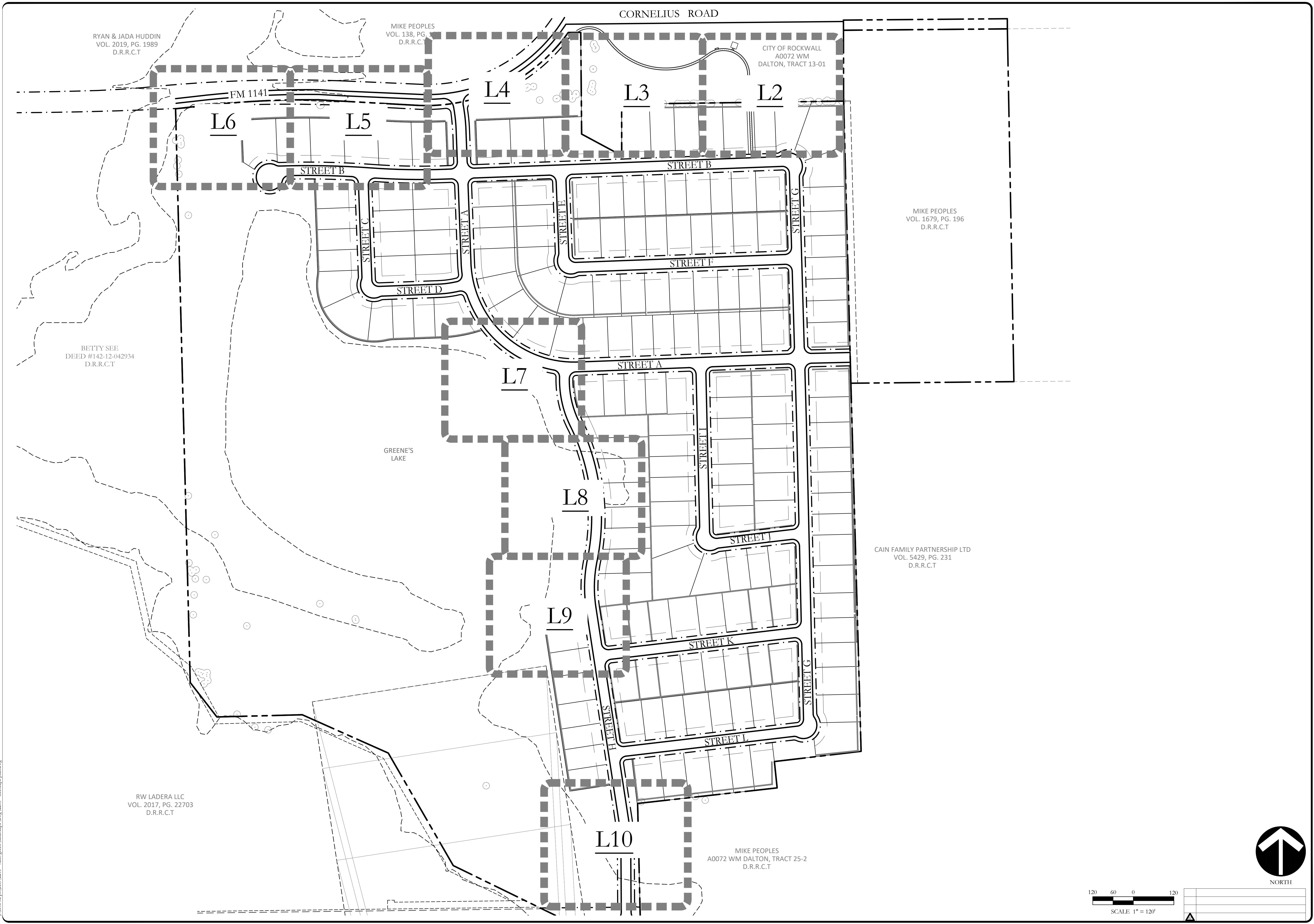
May 2, 2022

SHEET 2 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

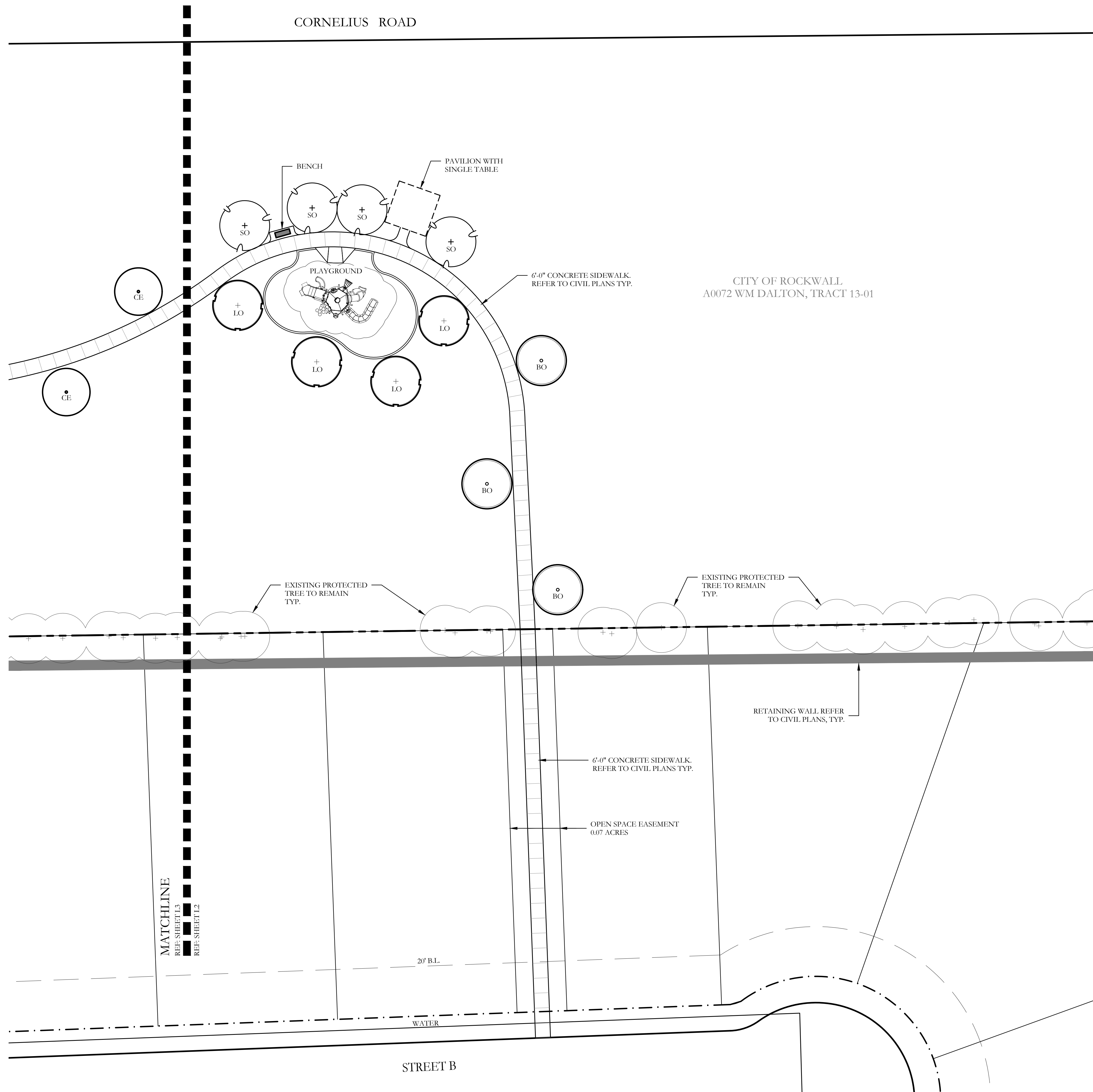
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





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CORNELIUS ROAD

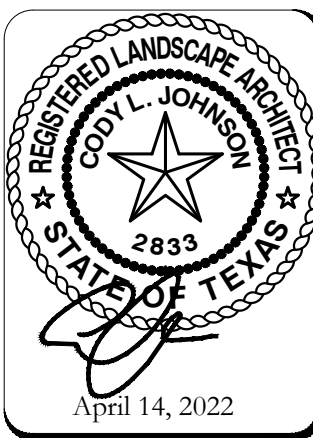
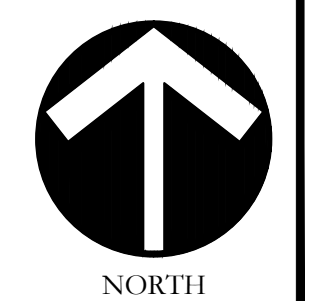
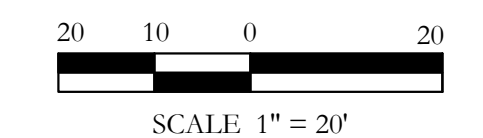


CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

MATCHLINE
REF. SHEET L3
REF. SHEET L2

STREET B



CORNELIUS ROAD

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

6'-0" CONCRETE SIDEWALK.
REFER TO CIVIL PLANS TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

RETAINING WALL REFER
TO CIVIL PLANS, TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

20' B.I.

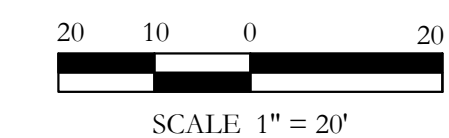
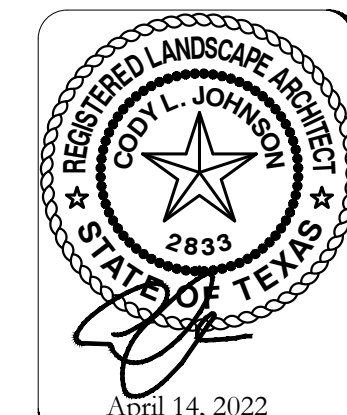
STREET B

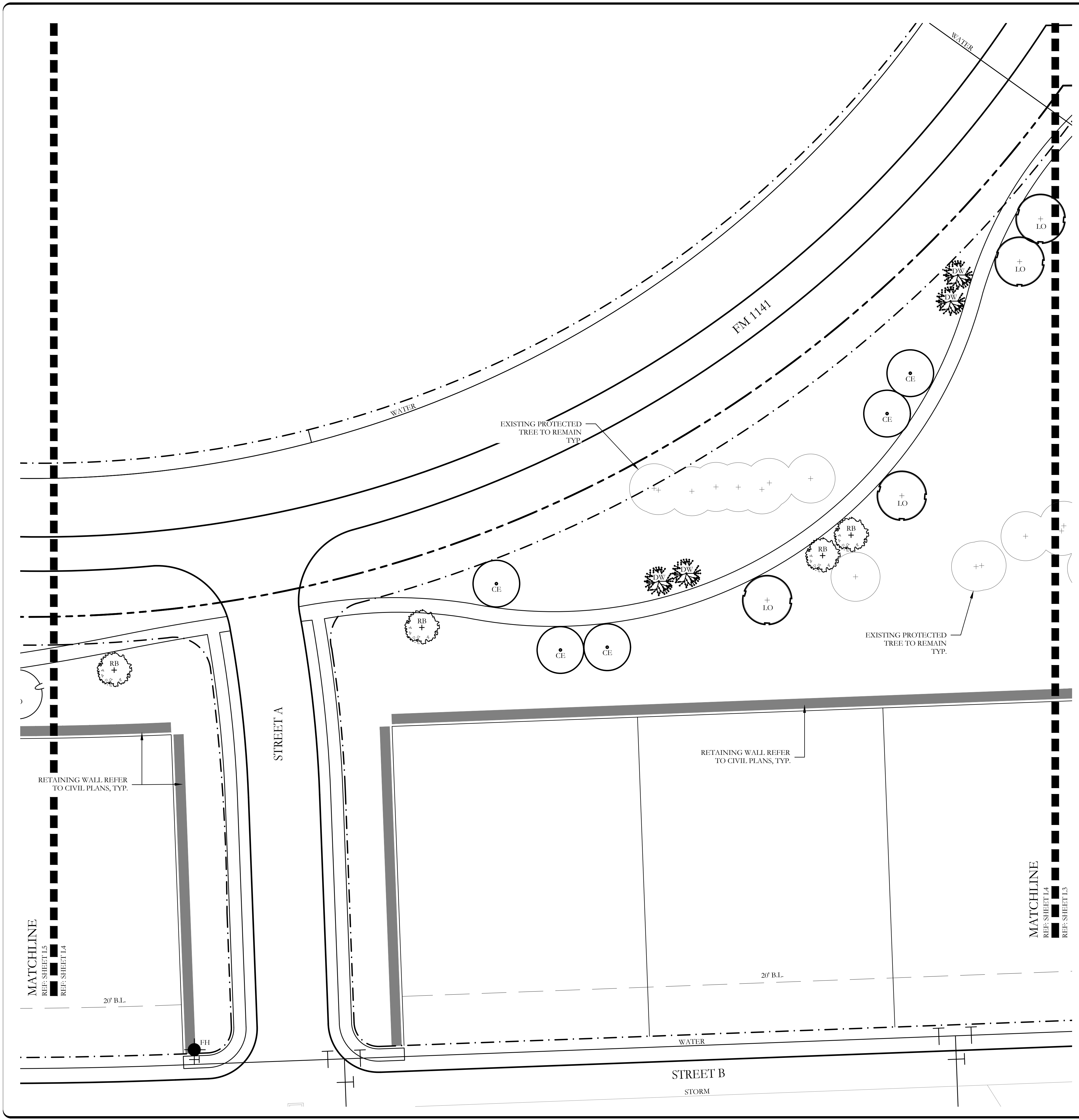
PLANT LEGEND

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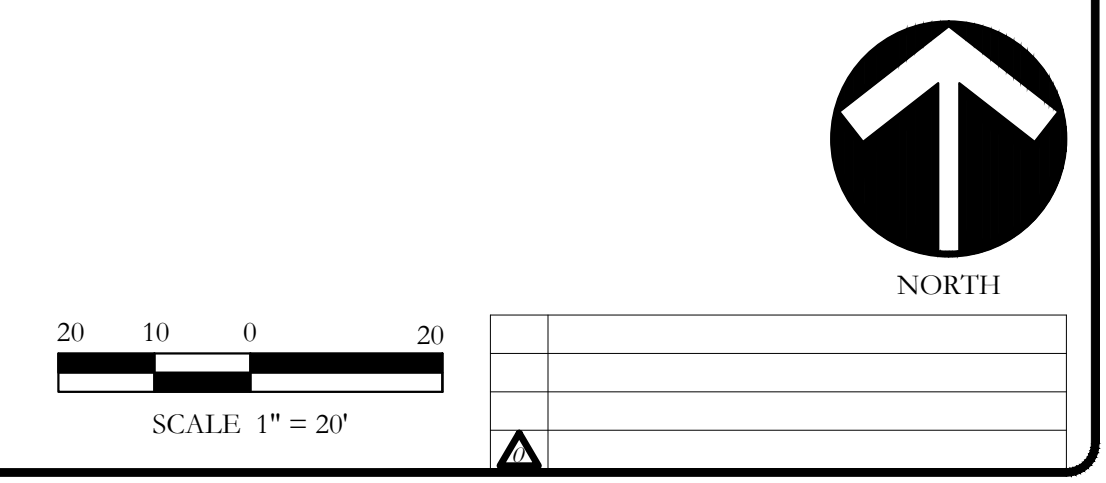
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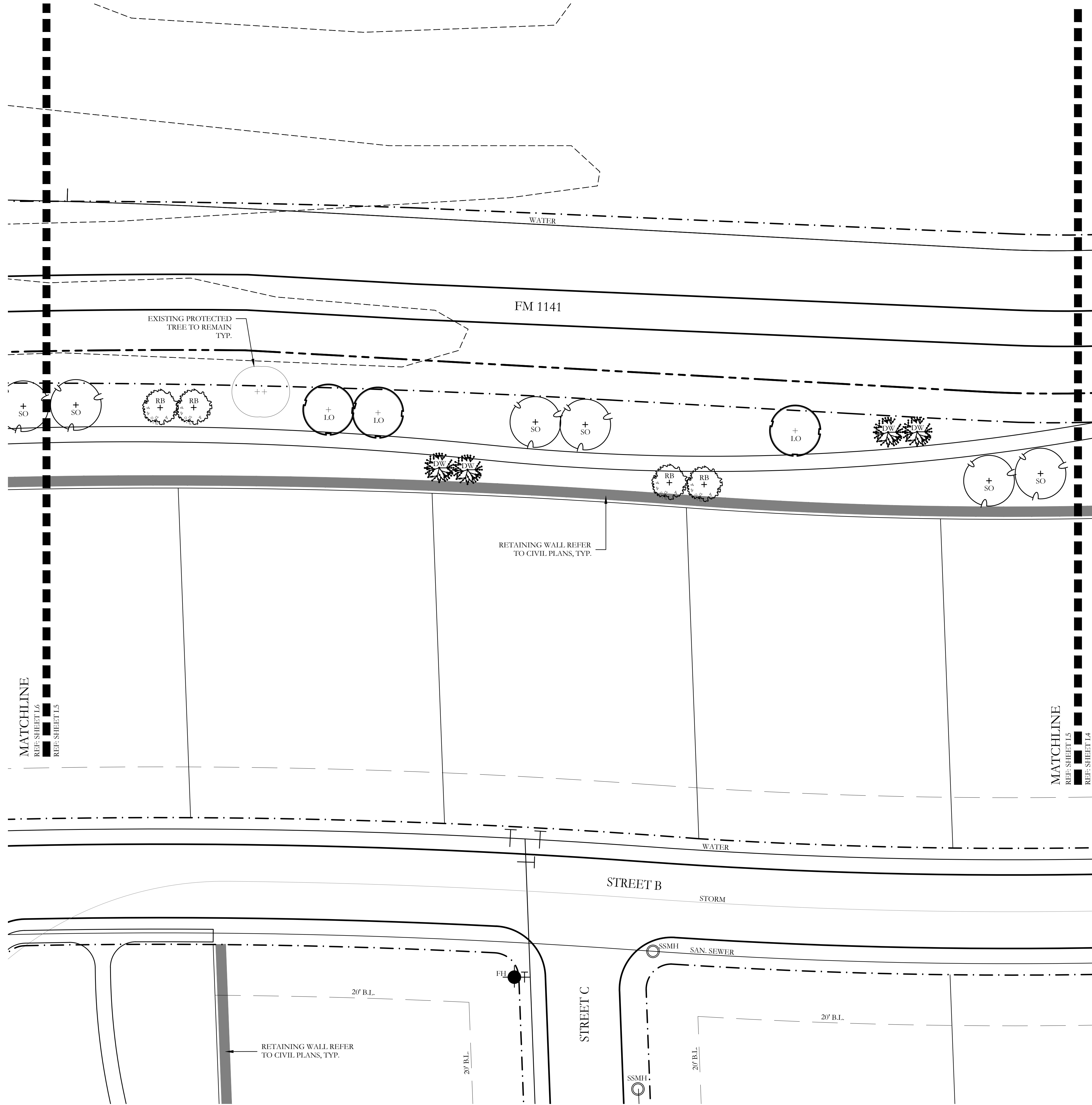
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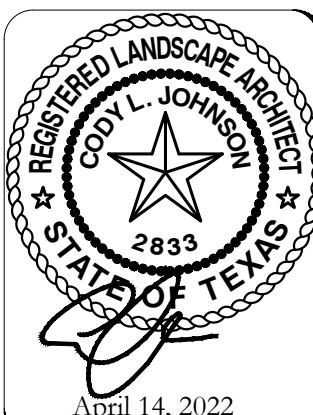
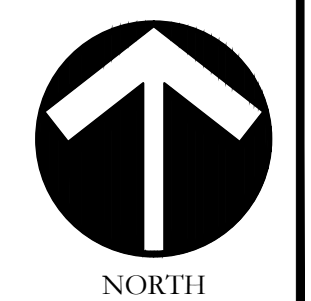
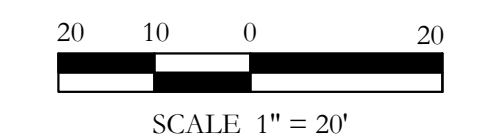


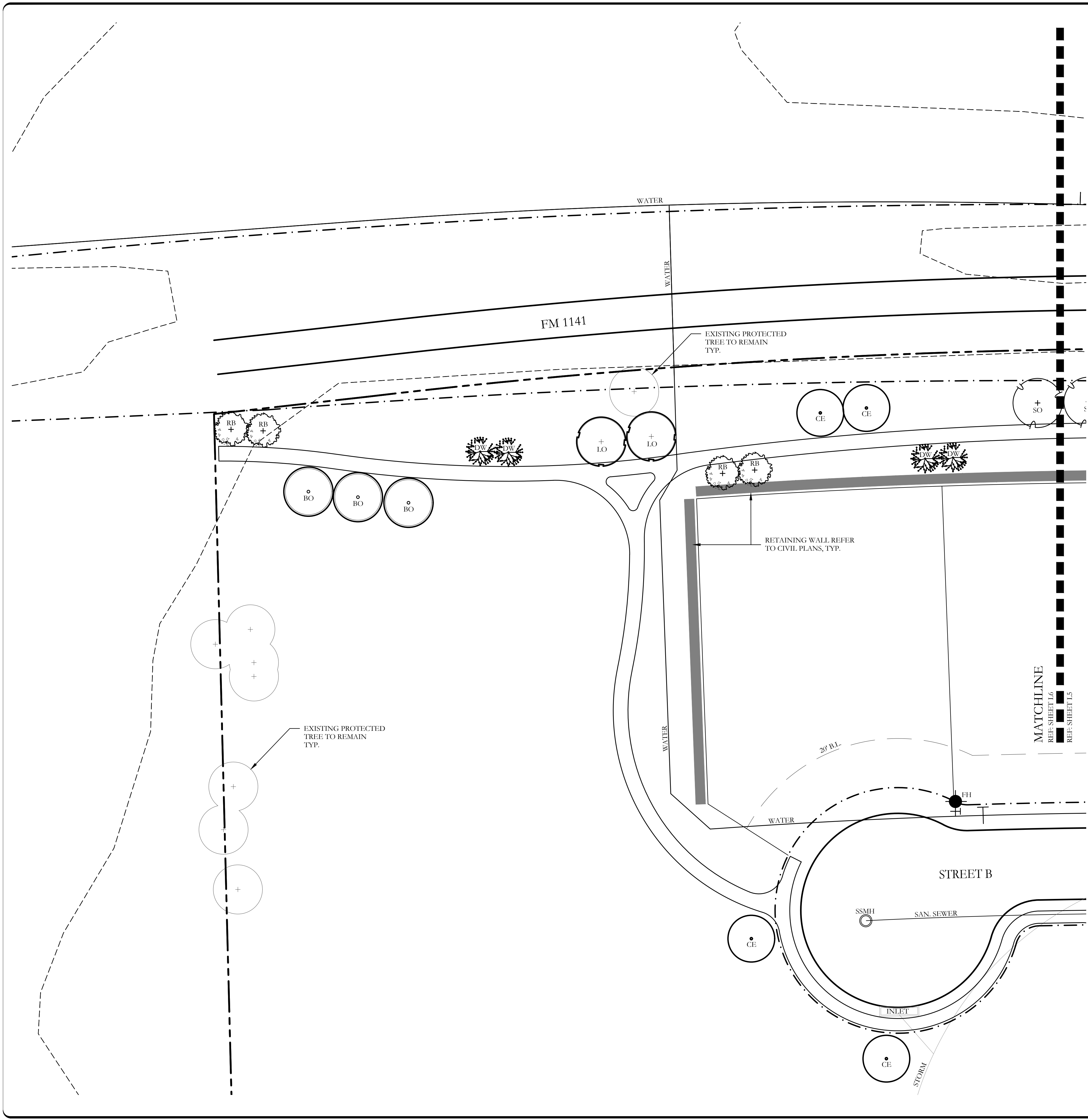
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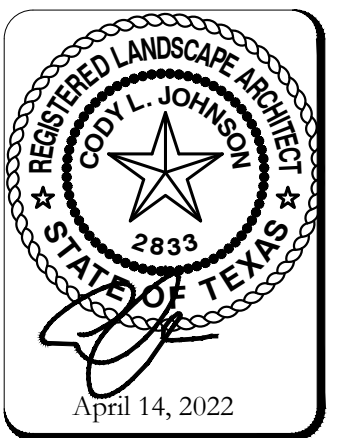
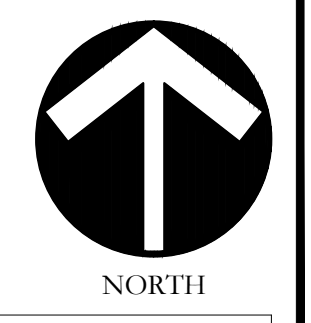
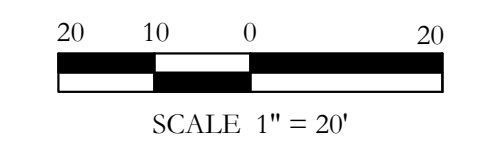


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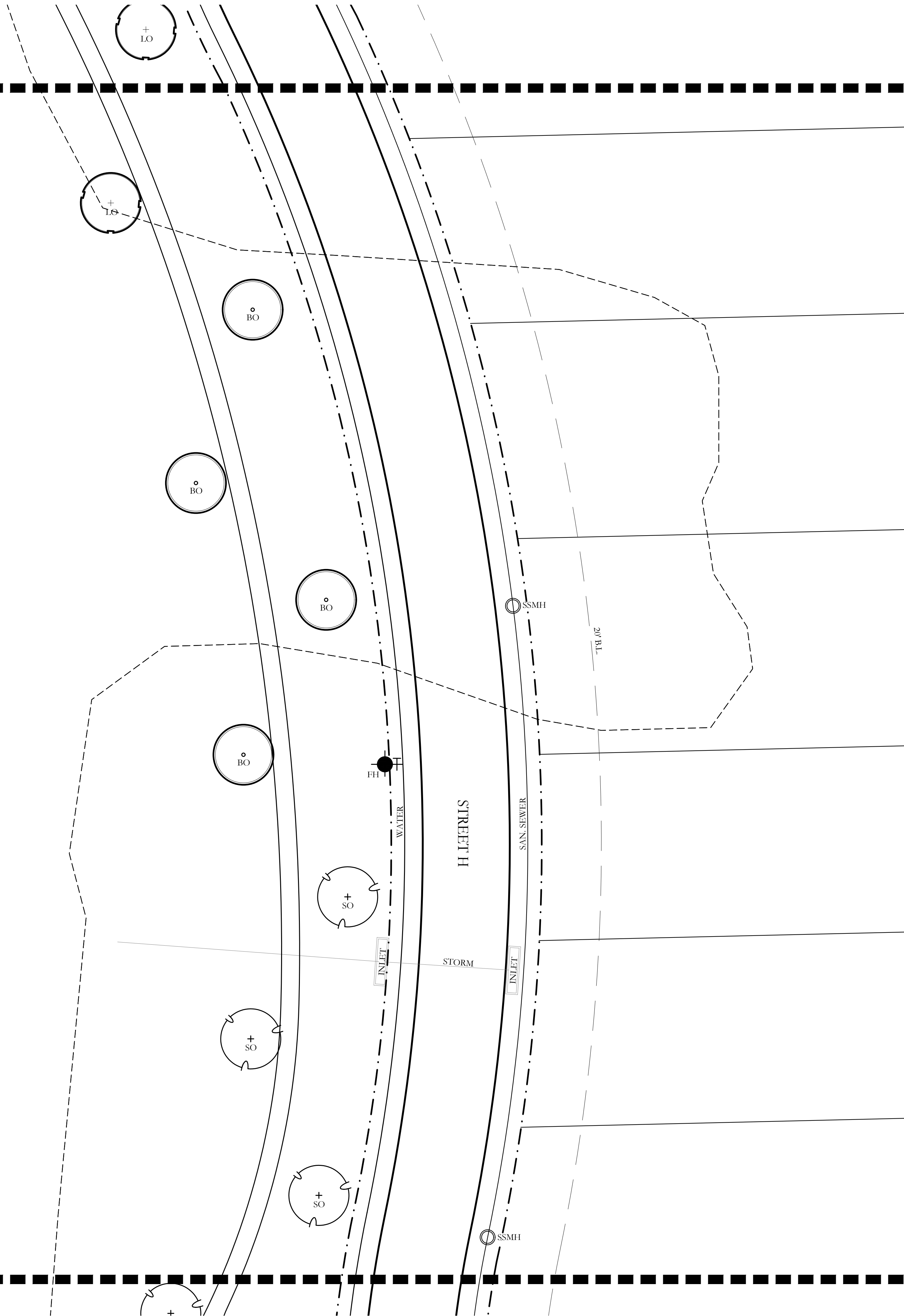
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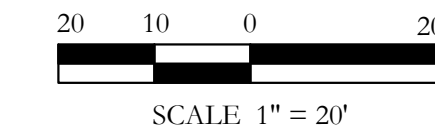
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REF: SHEET L8

GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



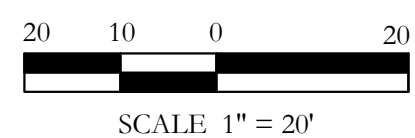
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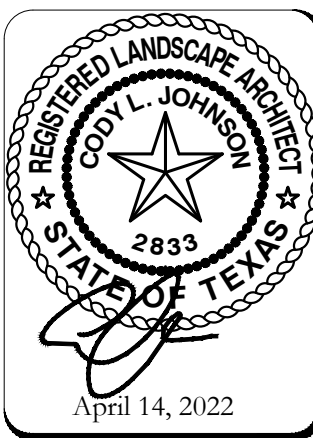
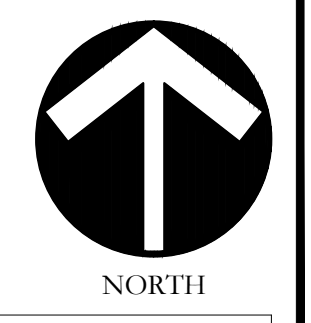
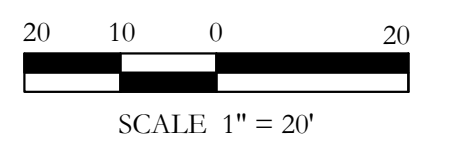
MATCHLINE
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LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

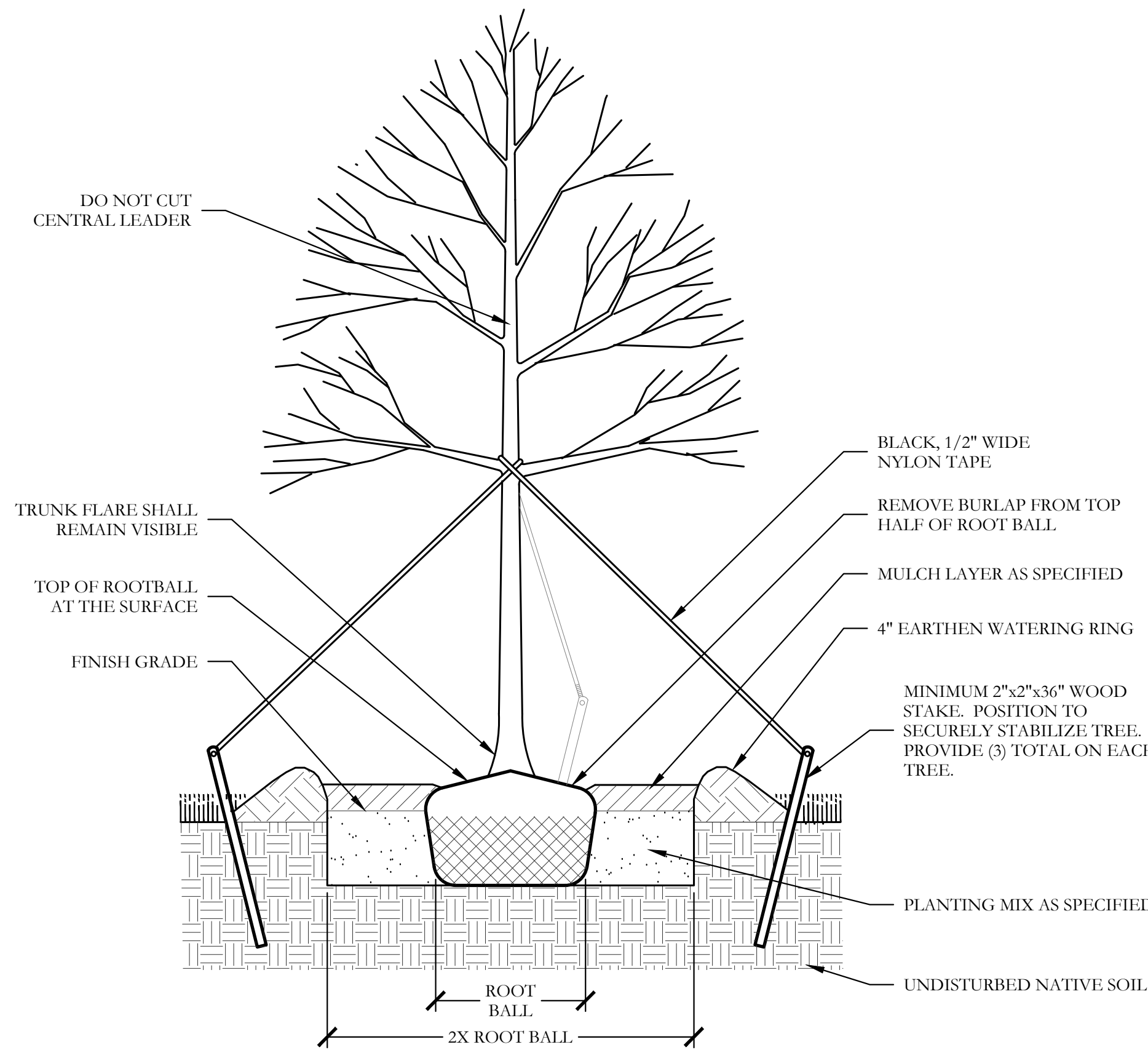
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

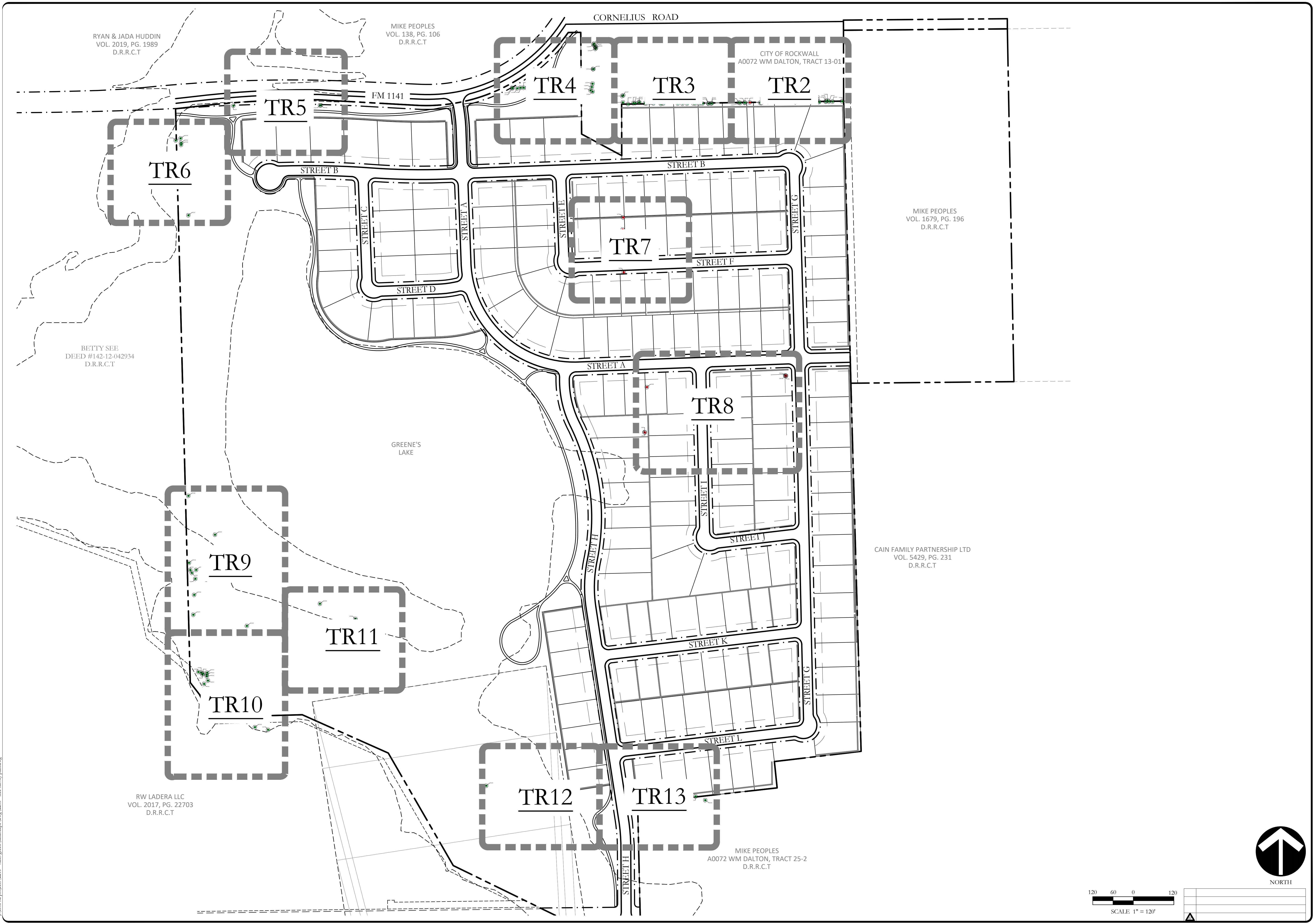
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



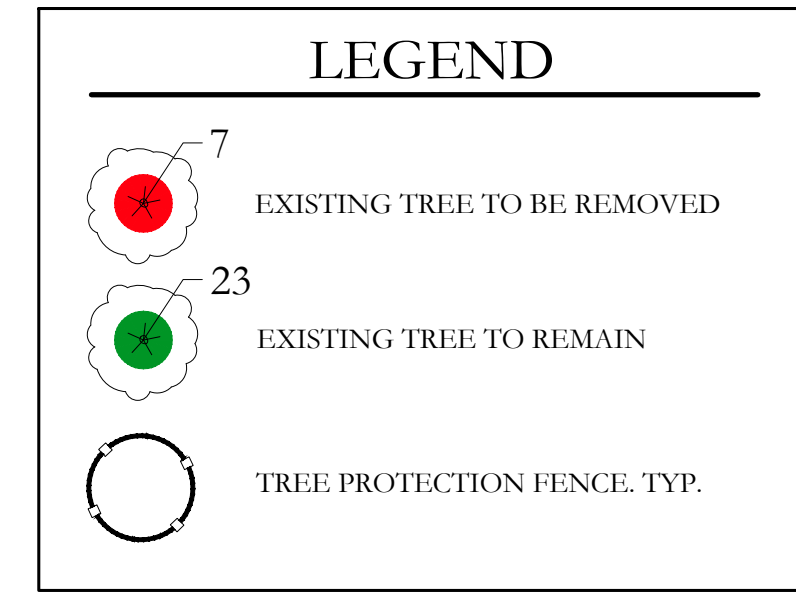
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



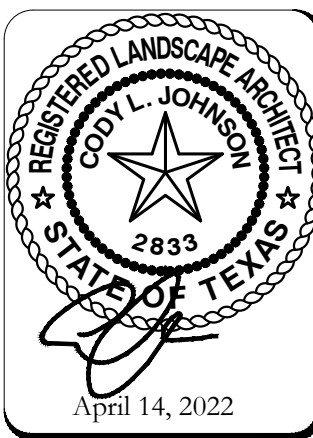
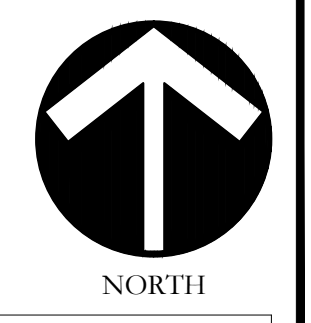
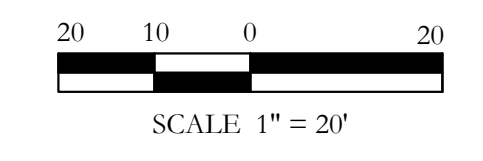
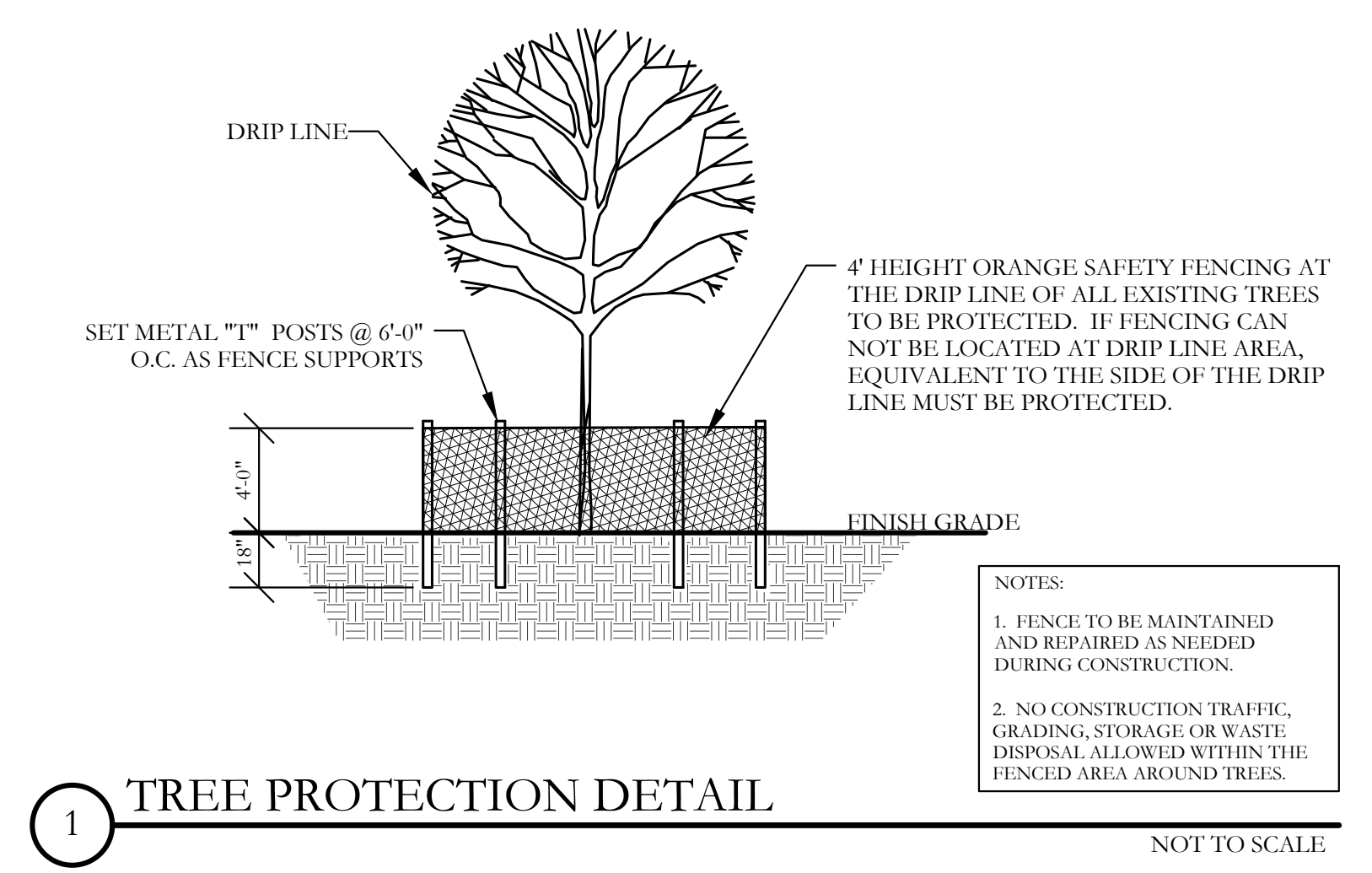
P:\proj\21\projects\2215 - vallis green landscape\figs\2215 - tree survey plan.dwg

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MATCHLINE
REF. SHEET TRS
REF. SHEET TRC



- ### TREE PROTECTION NOTES
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

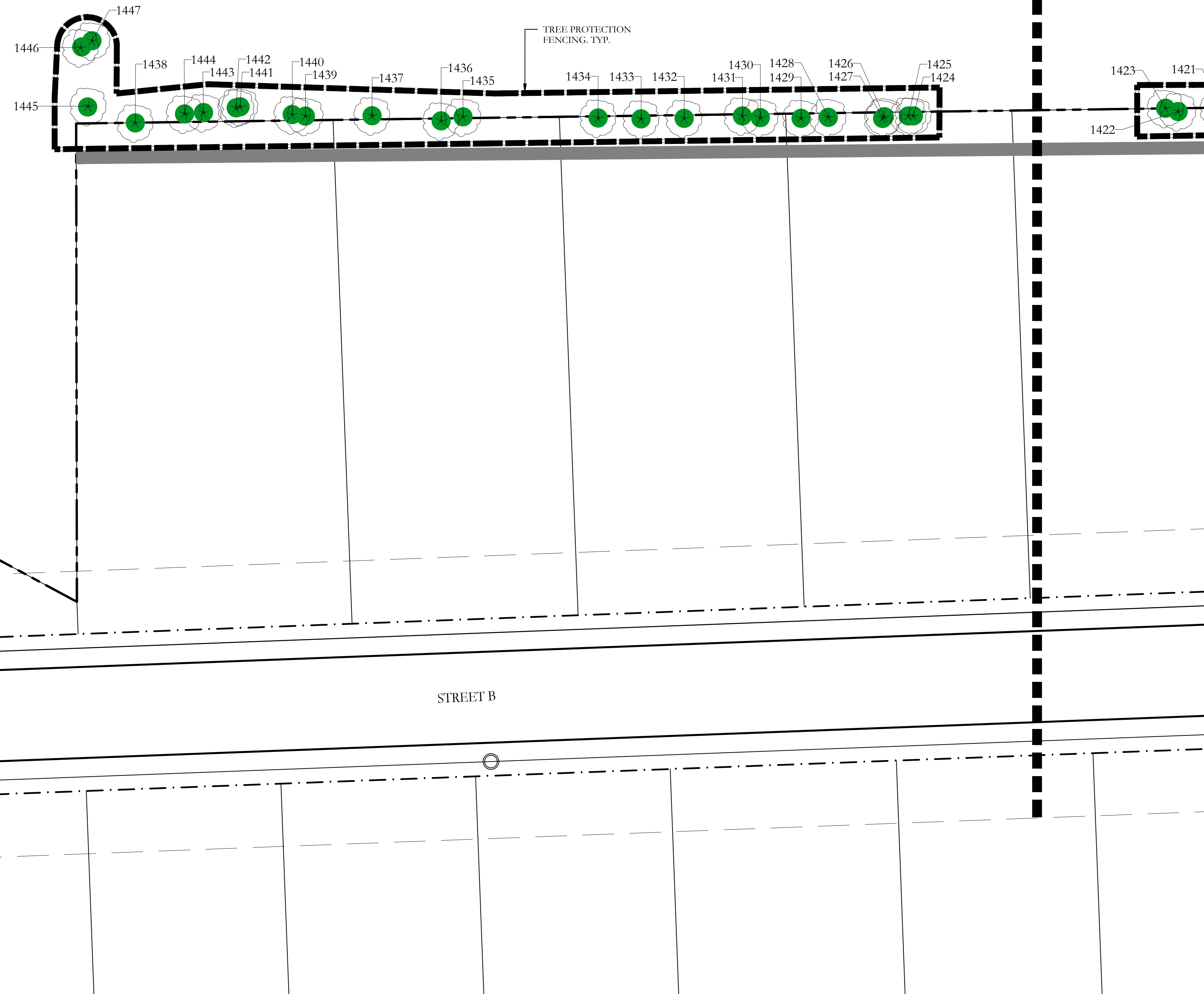


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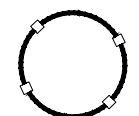
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

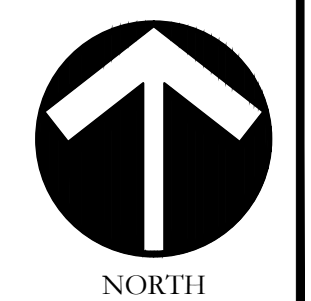
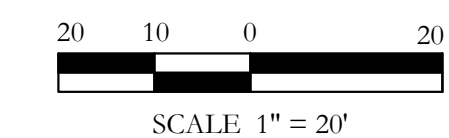
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REF: SHEET TR3

MATCHLINE
REF: SHEET TR3
REF: SHEET TR2



LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.


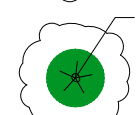
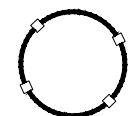


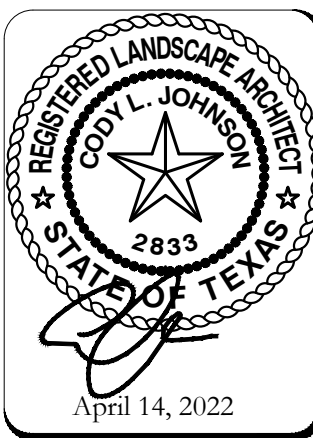
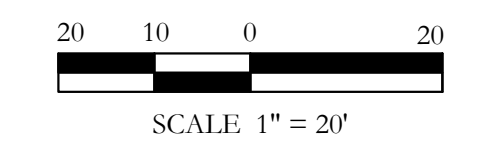
P:\level_3\projects\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

F:\projects\2215 - vallis green landscape\figs\2215 - tree survey plan.dwg



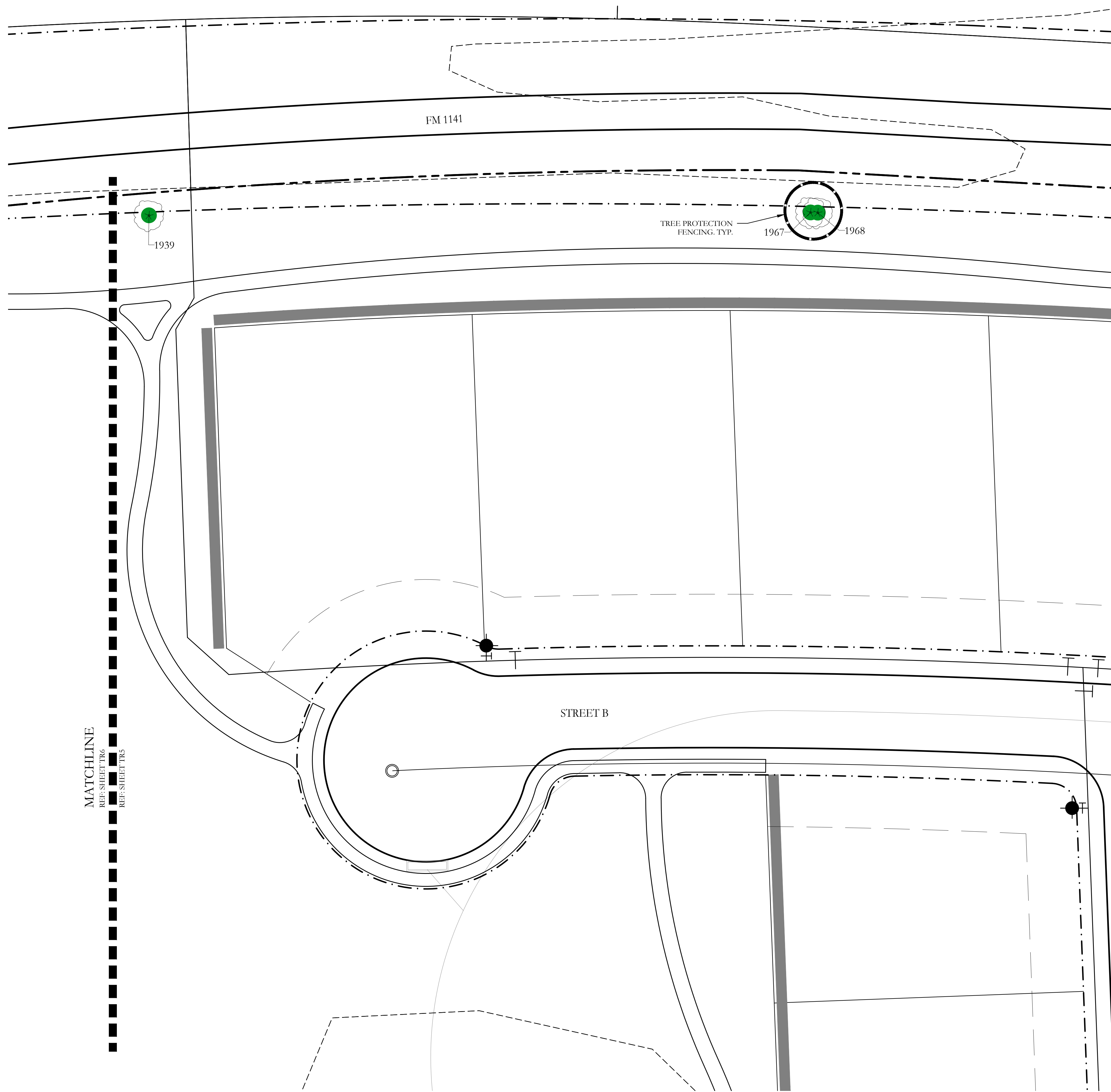
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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



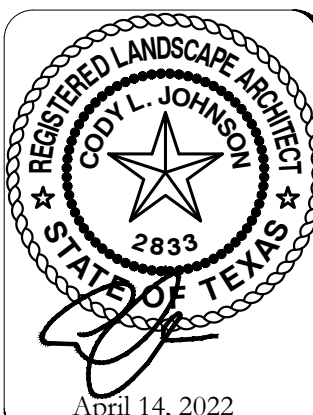
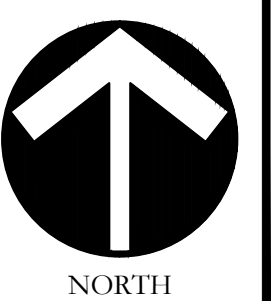
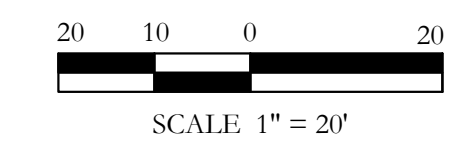
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MATCHLINE
REF: SHEET TR6
REF: SHEET TR5



LEGEND


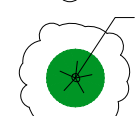

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.

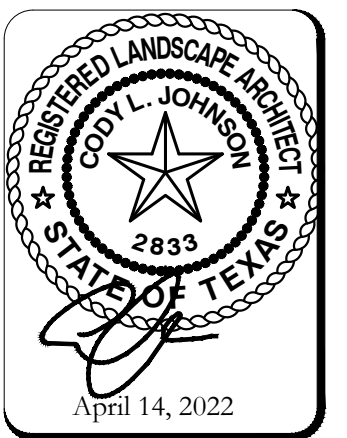
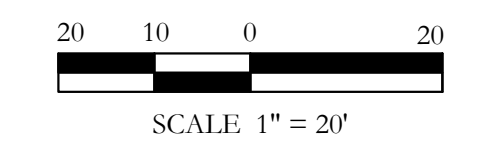


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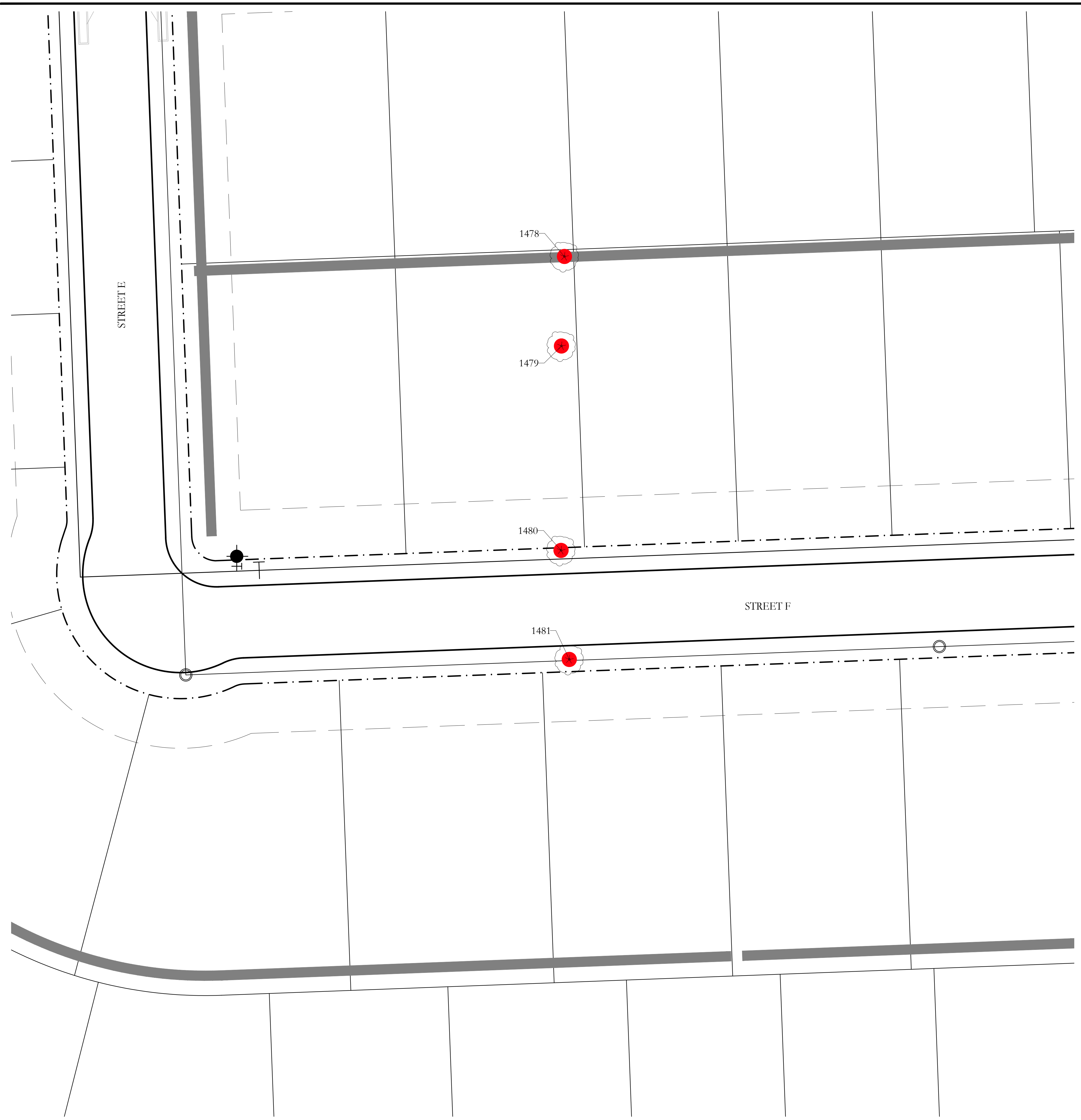


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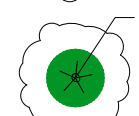
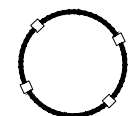
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

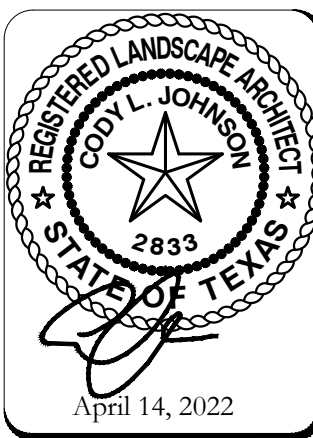
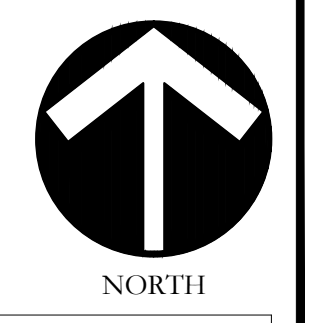
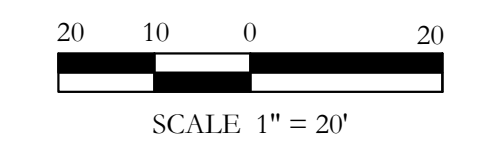


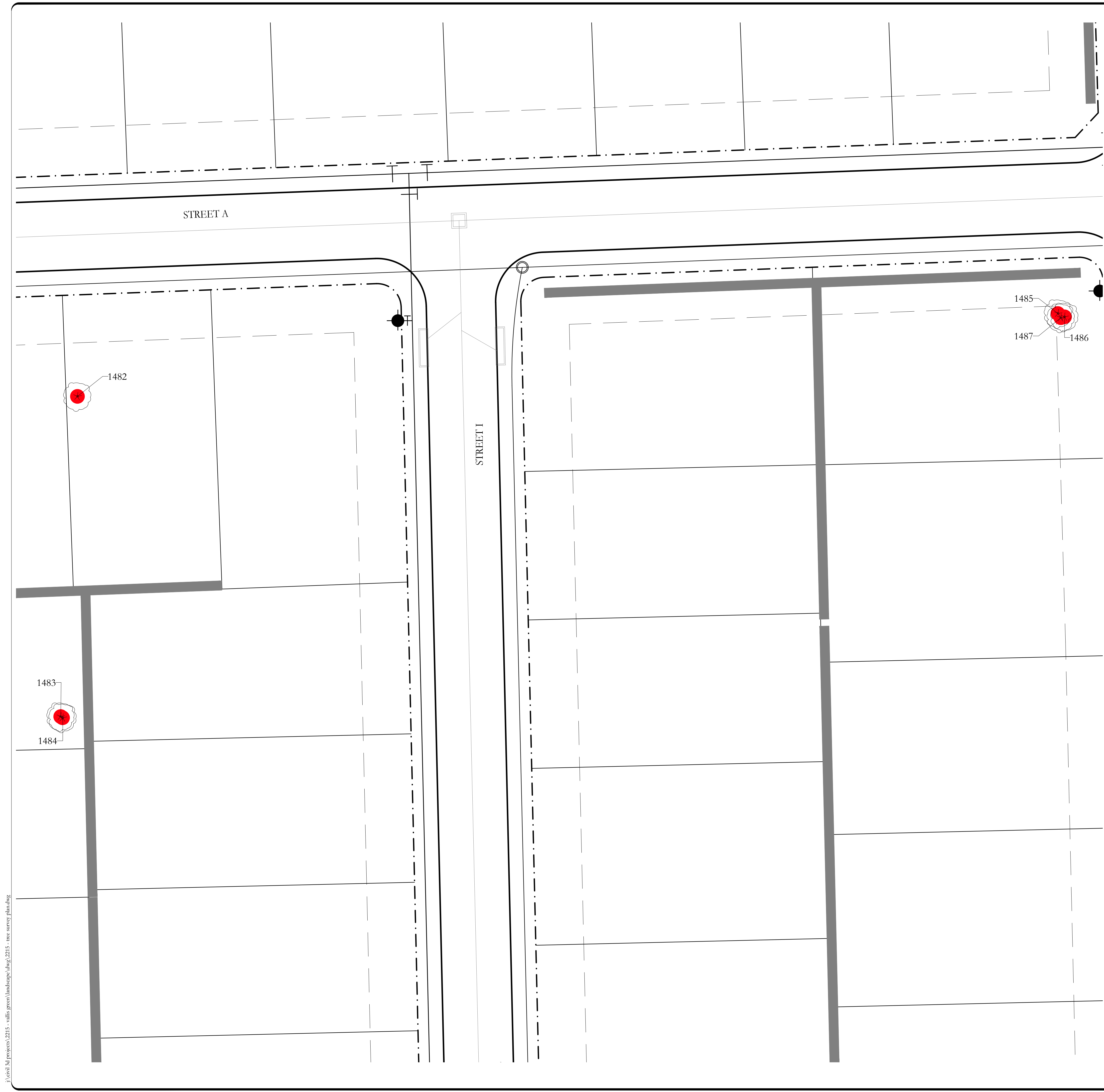
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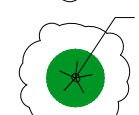
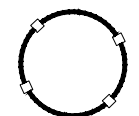
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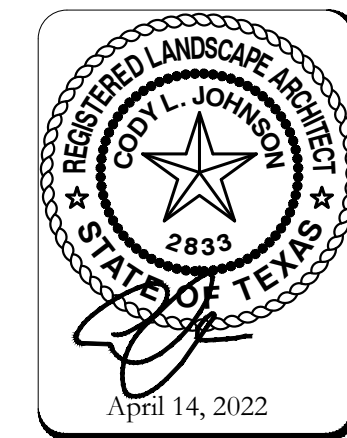
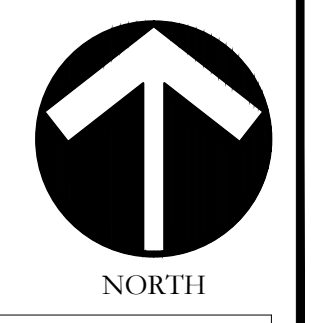
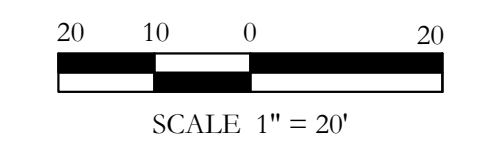
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.





LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.



F:\level_3\projects\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg


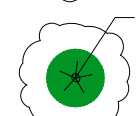
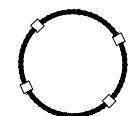
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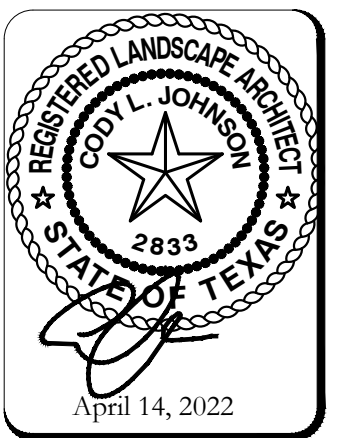
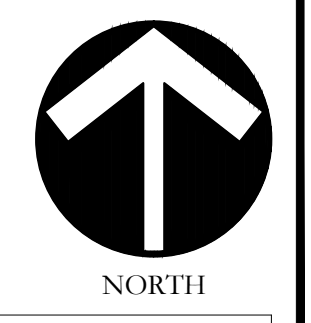
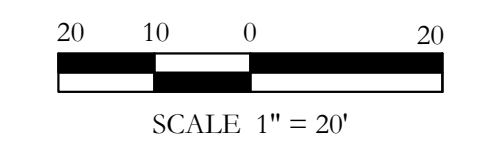


MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR10

MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR11

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



F:\civil_3d_projects\2215 - wallis green landscape\dwg\2215 - tree survey plan.dwg

MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

MATCHLINE
REF: SHEET TR10
REF: SHEET TR11

1499


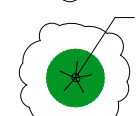
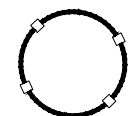
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1958
1966
1965
1964
1962
1960
1963
1961

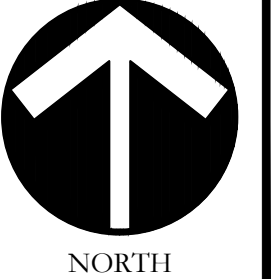
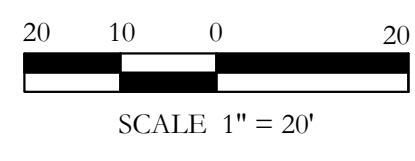
1938

1500

1937

LEGEND


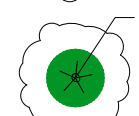
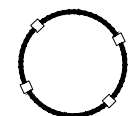
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

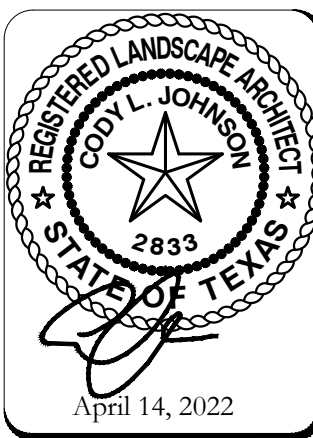
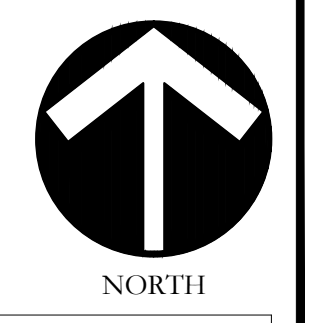
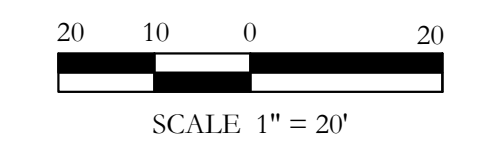


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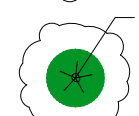
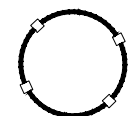
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

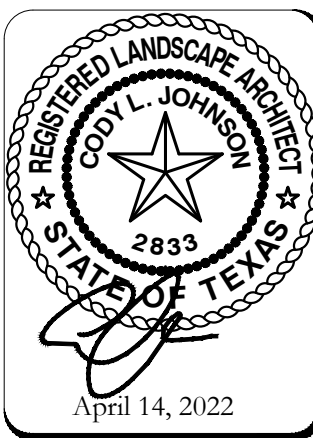
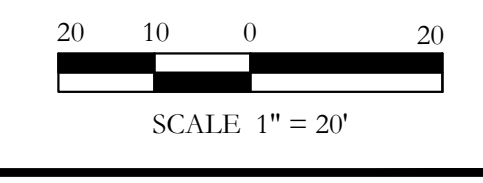


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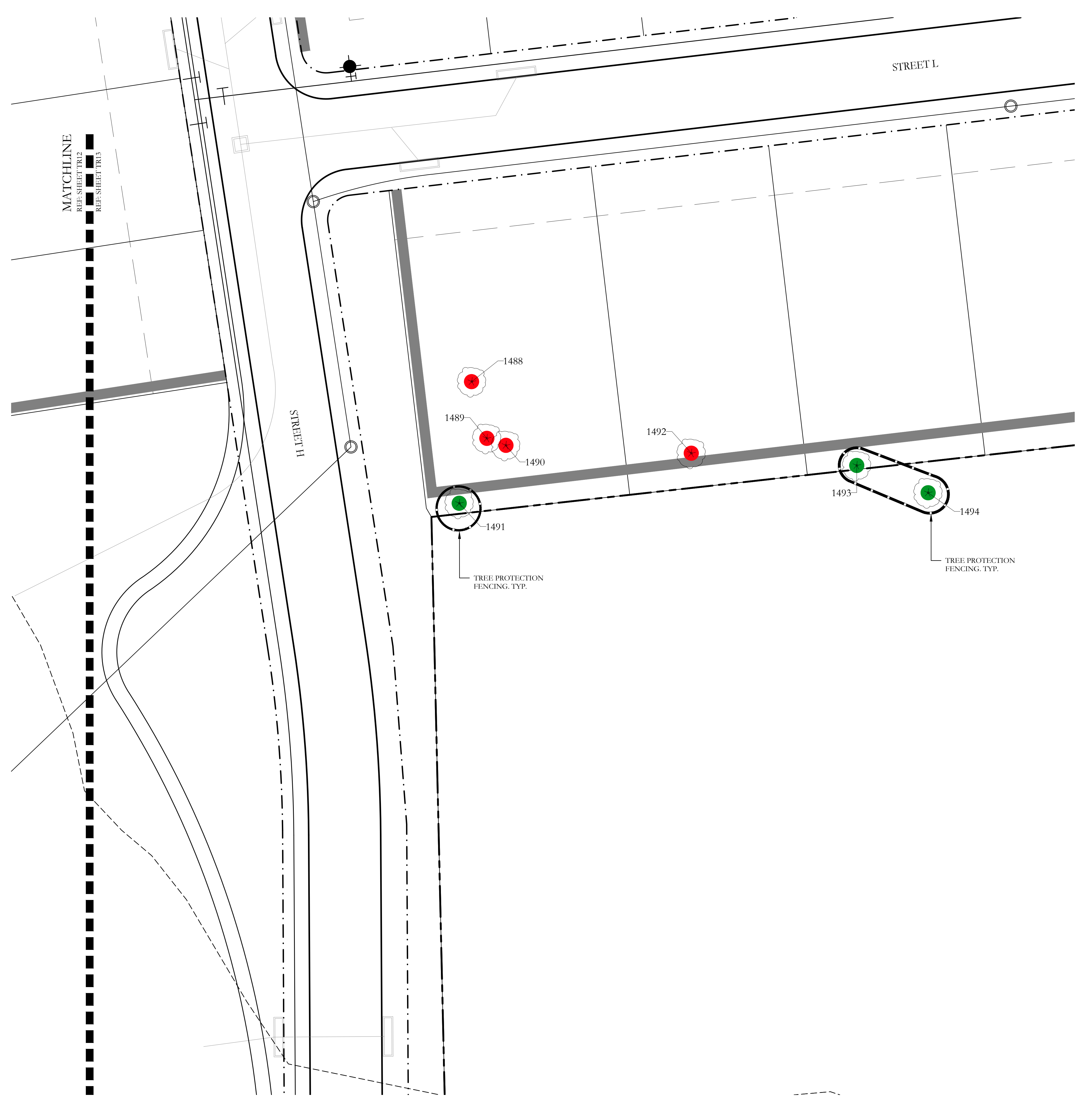


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.



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MATCHLINE
REF. SHEET TR12
REF. SHEET TR13

STREET L

H STREET

1488
1489
1490
1491


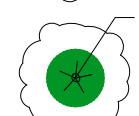
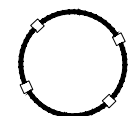
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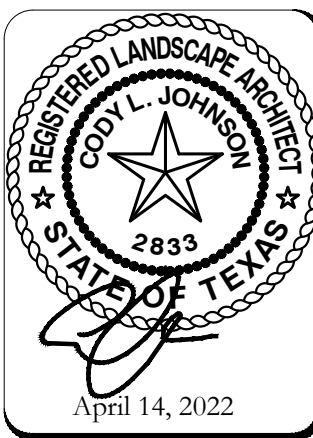
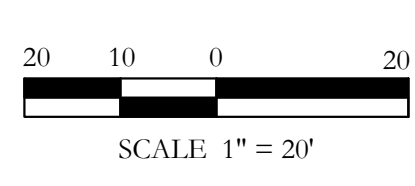
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1494

TREE PROTECTION FENCING. TYP.

TREE PROTECTION FENCING. TYP.

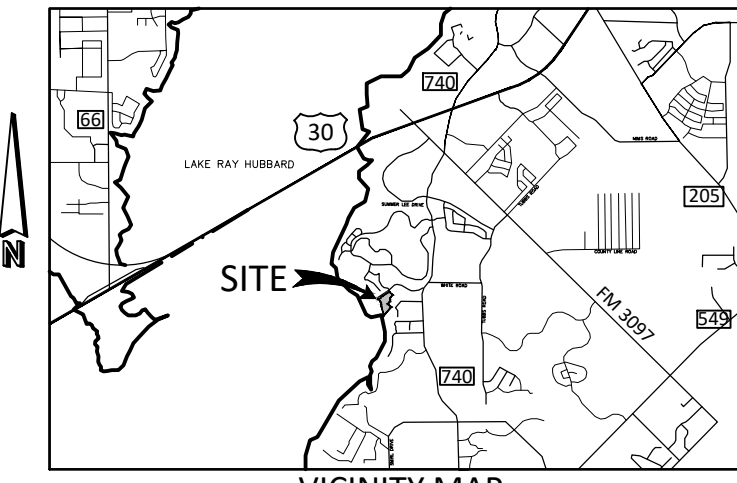
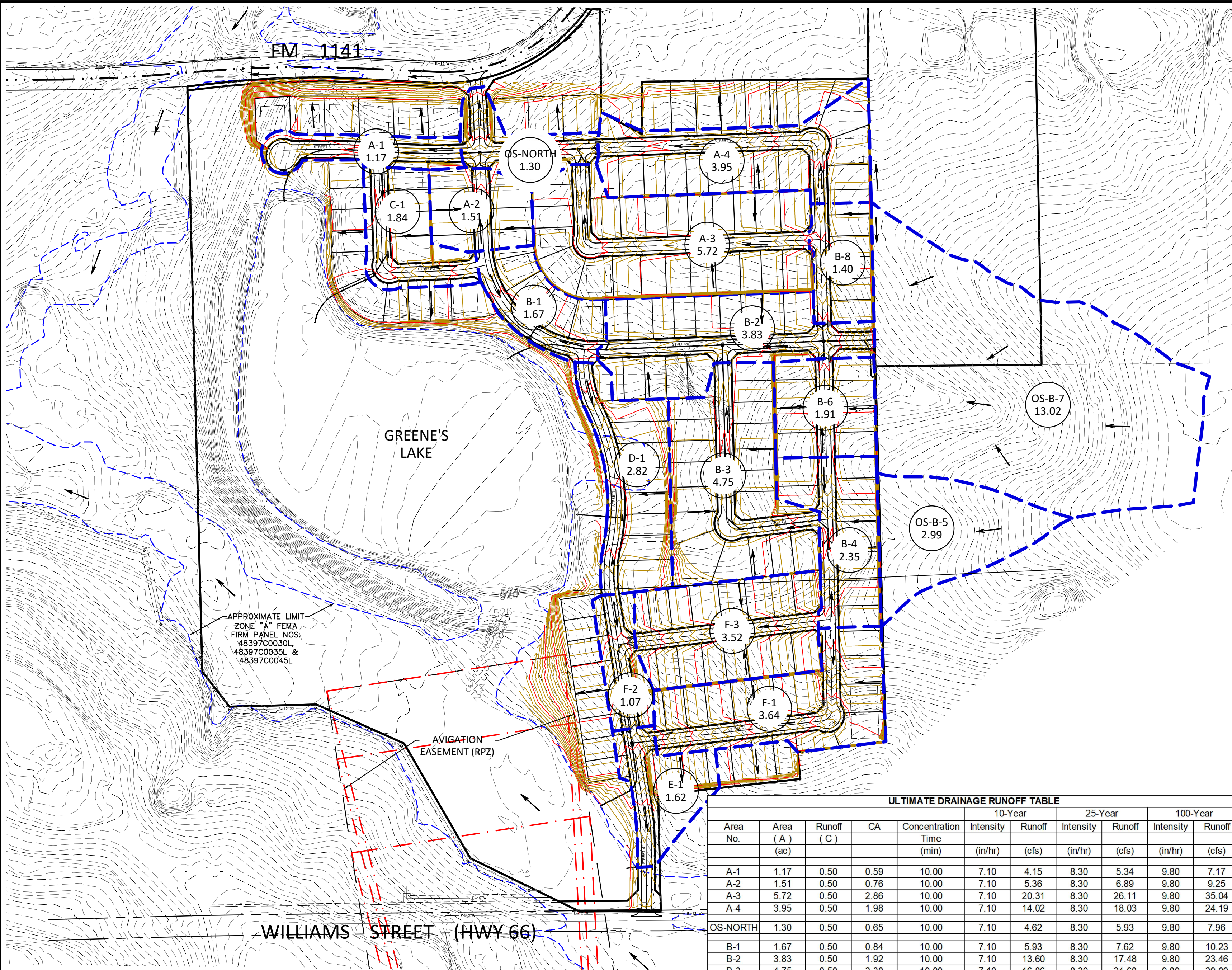
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



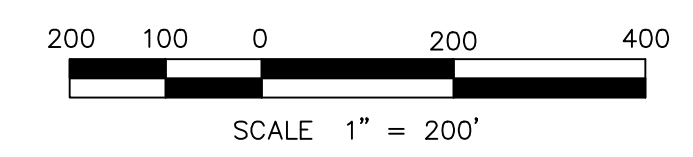
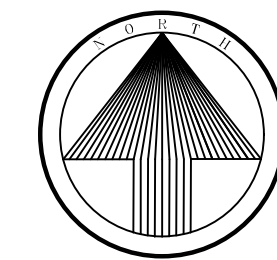
Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osgae Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osgae Orange	Maclura Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1713.4										87.6
Total Tree Population										Total Tree Replacement, caliper inches



LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
 LOTS 1-32, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-24, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I
 94.133 ACRES OR 4,100,433.48 SQ. FT.
 182 SINGLE FAMILY LOTS AND
 6 OPEN SPACE LOTS
 SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
 ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-015

May 02, 2022

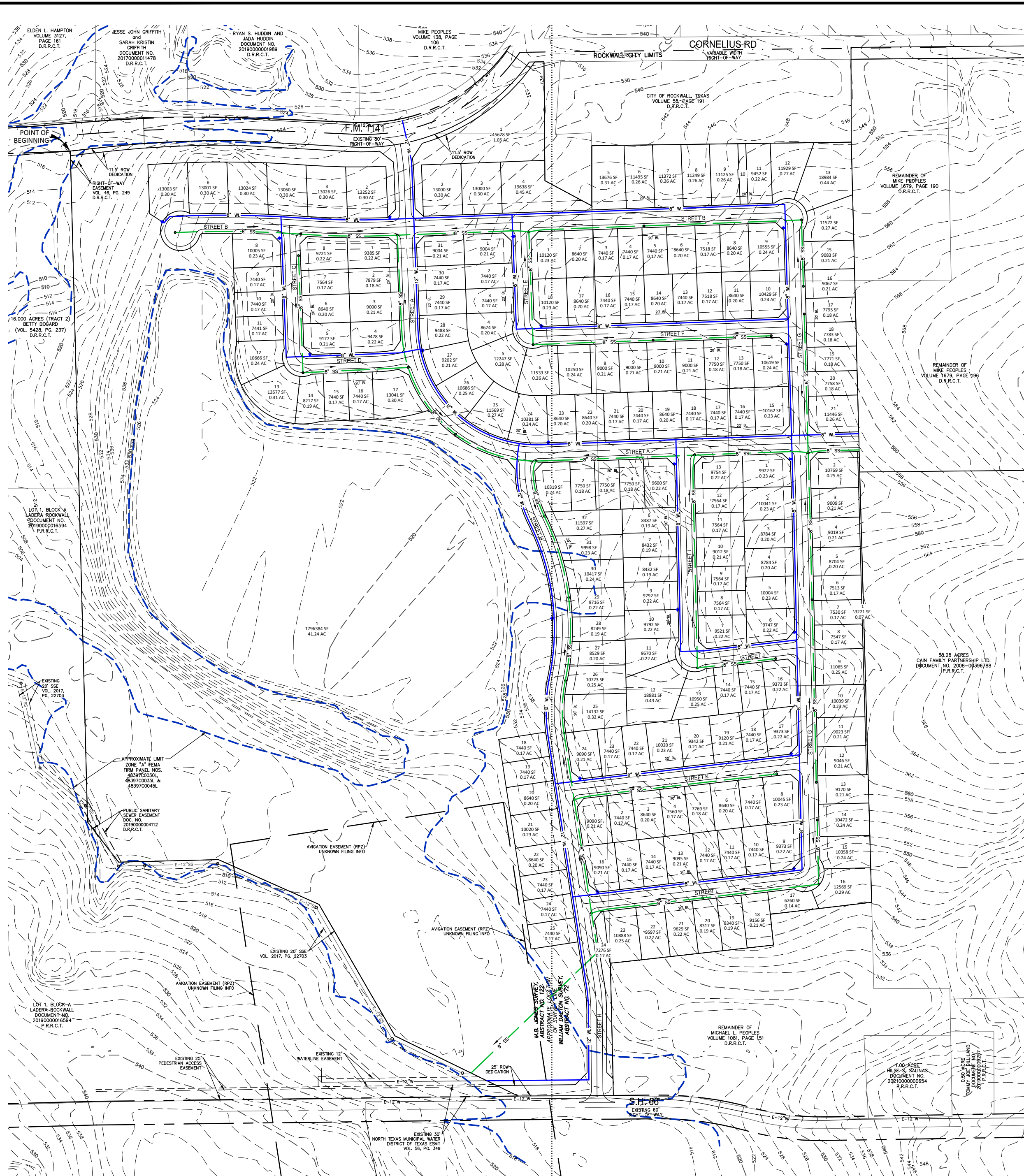
ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

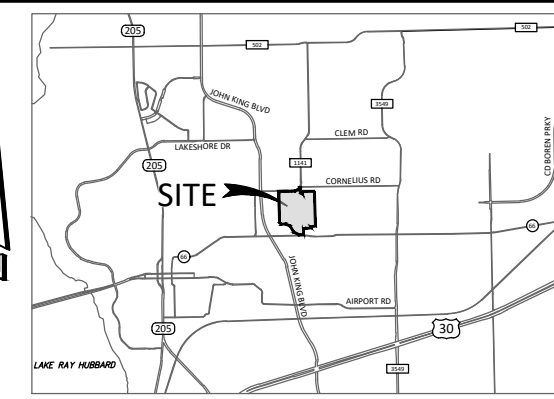
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

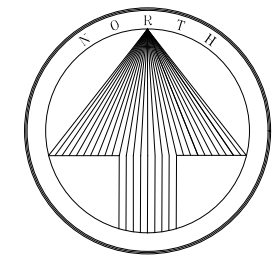


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

**PRELIMINARY UTILITY PLAN
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I

94.133 ACRES OR 4,100,433.48 SQ. FT.
182 SINGLE FAMILY LOTS AND
6 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-015

May 2, 2022
SHEET 1 OF 1

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 16, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-015; *Preliminary Plat for Vallis Greene*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Preliminary Plat for the Vallis Greene Subdivision consisting of 182 single-family residential lots on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 93.97-acre parcel of land (*i.e. Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of 182 single-family residential lots and six (6) open space lots (*i.e. Lots 1-25, Block A; Lots 1-21, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I Vallis Greene Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-016*] concurrently with this Preliminary Plat.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses.
- On May 3, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall use the pro-rata equipment fees of \$105,014.00 (*i.e. \$577.00 x 182 Lots*) and the cash-in-lieu of land fees of \$110,838.00 (*i.e. \$609.00 x 182 Lots*) to provide amenity to the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) in accordance with *Ordinance No. 22-22* (*i.e. Planned Development District 93 [PD-93]*).
 - (2) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-015

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 1649 Fm 1141, Rockwall TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approx. 1250 feet east of the intersection John King & Fm 1141, South of Fm 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural
 PROPOSED ZONING Planned Development District PROPOSED USE Single Family
 ACREAGE 94.13 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 182

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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE	PHONE
E-MAIL	E-MAIL

NOTARY VERIFICATION [REQUIRED]

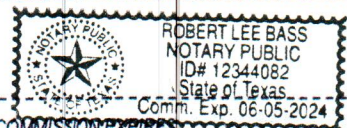
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

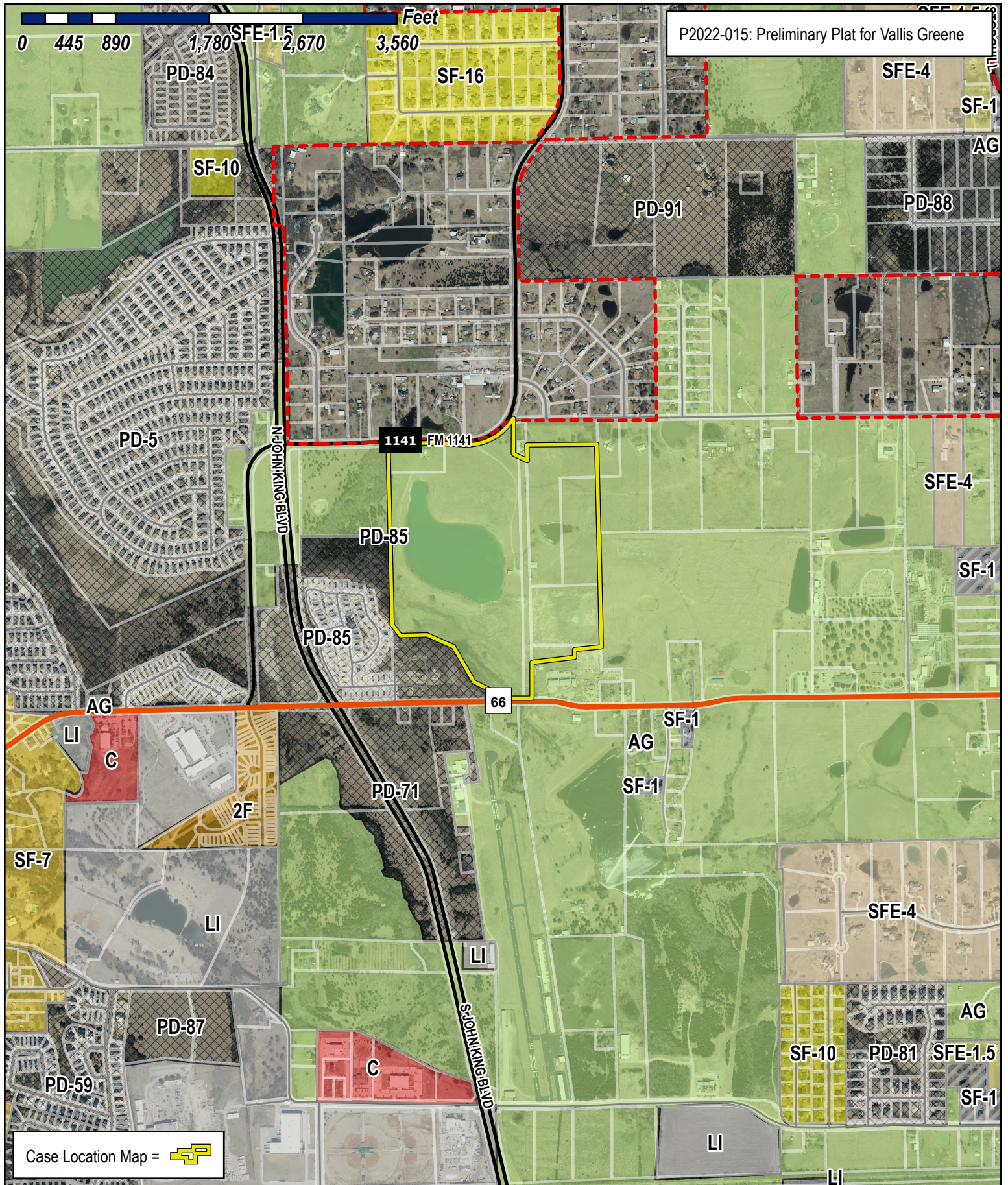
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 4 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



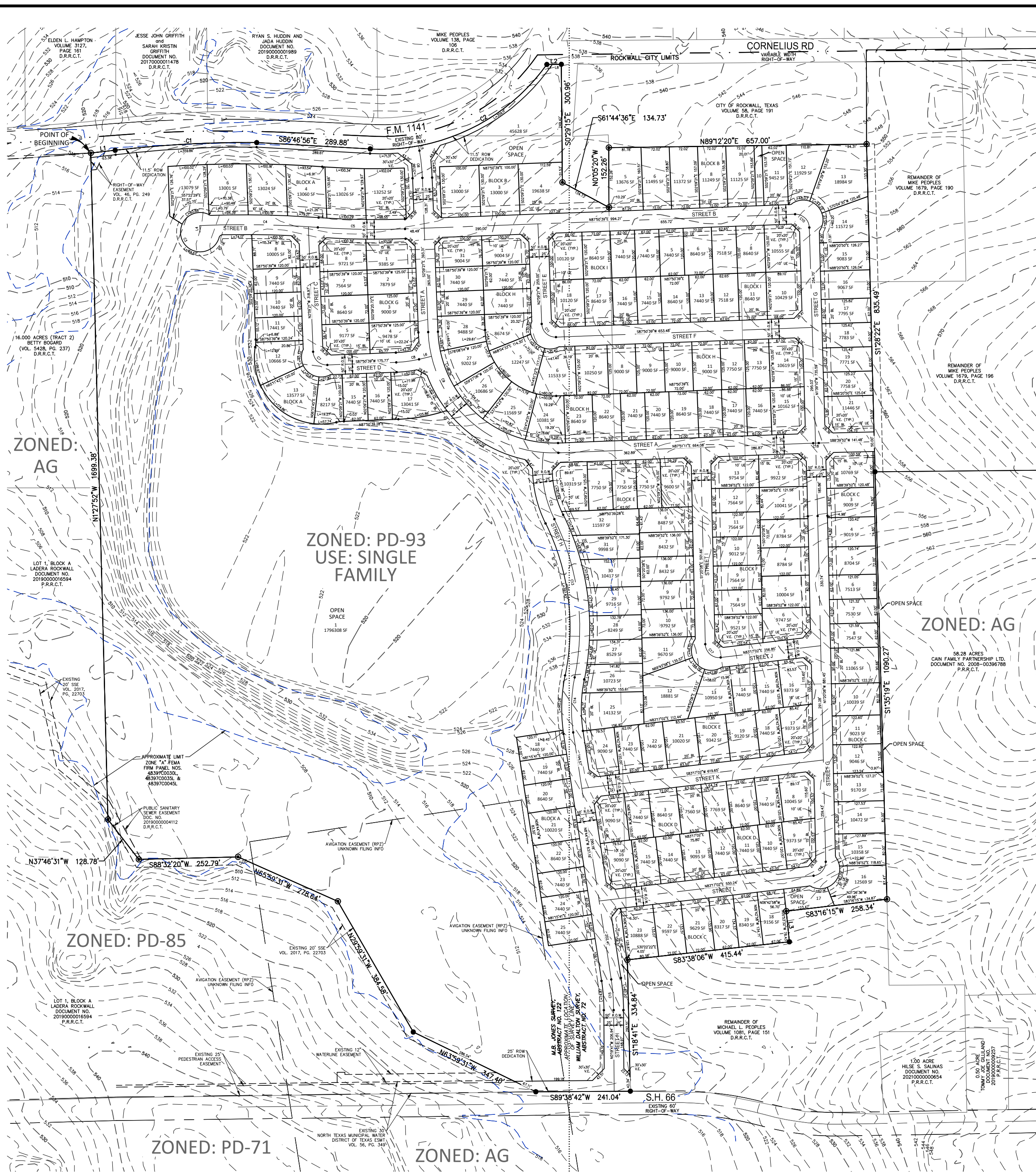


City of Rockwall

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.



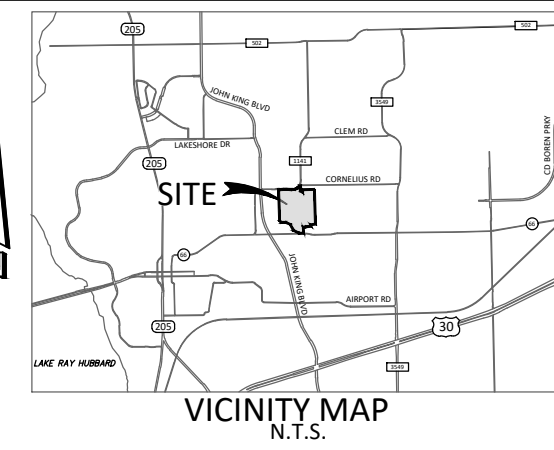


OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.06
TOTAL	42.78
OPEN SPACE RATIO*	
[(29.72/2) + 13.06] / 94.13 = 29.7%	

*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - DRAINAGE - DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

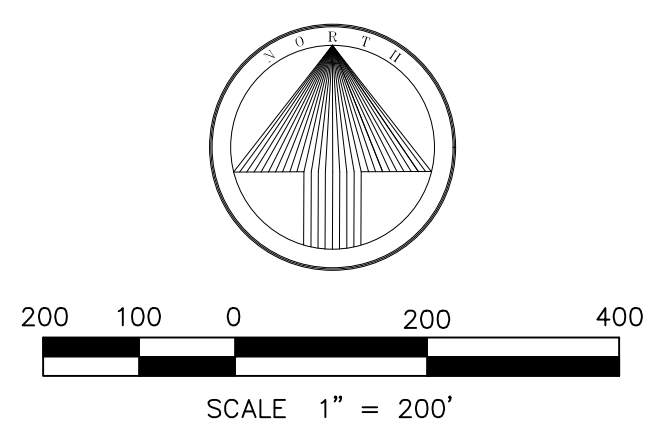
AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 D.R.R.C.T. = Deed Records of Rockwall County, Texas

Line Table

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	78.43	S5° 53' 32"E
L4	16.92	N2° 26' 57"W
L5	12.35	S10° 09' 37"E
L6	32.71	S76° 39' 04"W
L7	14.15	N89° 31' 25"E
L8	22.86	N89° 31' 25"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	164.63	50.00	188°39'09"	99.72	S69° 57' 14"E
C4	301.18	2615.00	006°35'56"	301.01	N89° 08' 59"W
C5	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C6	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C7	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C8	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C9	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C10	55.29	35.00	090°30'10"	49.71	N46° 54' 16"W
C11	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	174.43	295.00	033°52'42"	171.90	S09° 21' 48"E
C13	414.40	625.00	037°59'23"	406.85	N07° 18' 28"W
C14	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C15	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C16	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C17	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C18	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W



**PRELIMINARY PLAT
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
 LOTS 1-32, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-24, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I
 94.133 ACRES OR 4,100,433.48 SQ. FT.
 182 SINGLE FAMILY LOTS AND
 6 OPEN SPACE LOTS
 SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
 ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-015

May 2, 2022
 SHEET 1 OF 2

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

JOHNSON VOLK
 CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15; Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2019000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

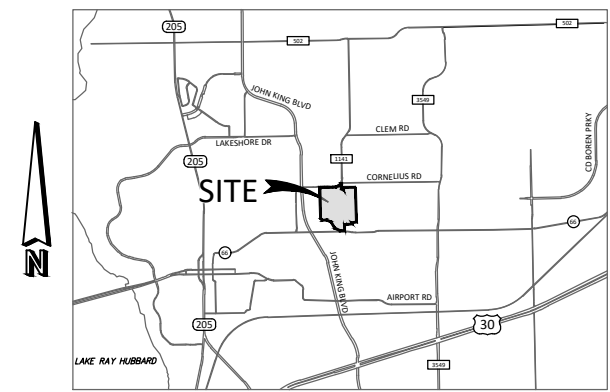
10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I

94.133 ACRES OR 4,100,433.48 SQ. FT.
182 SINGLE FAMILY LOTS AND
6 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-015

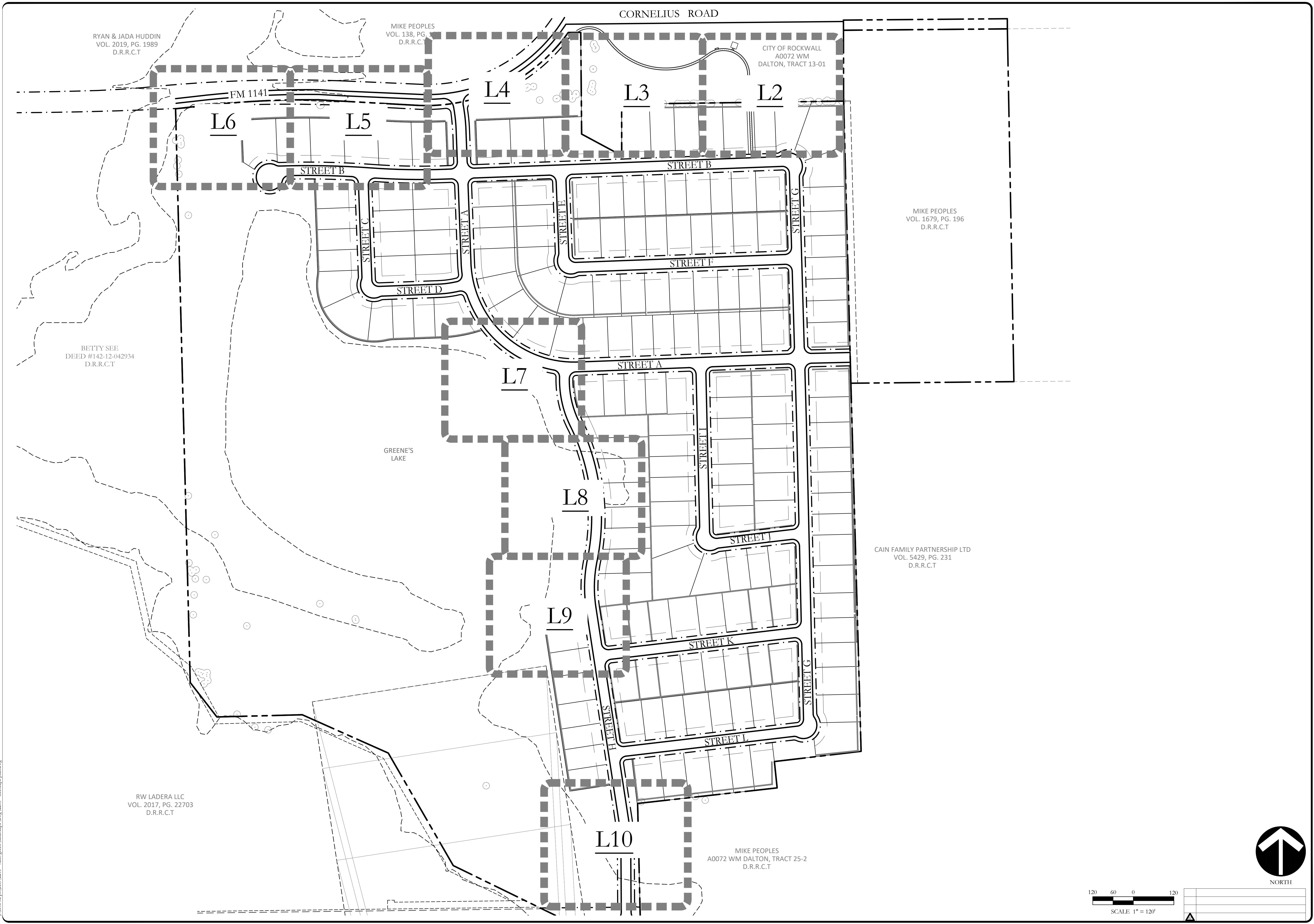
May 2, 2022

SHEET 2 OF 2

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

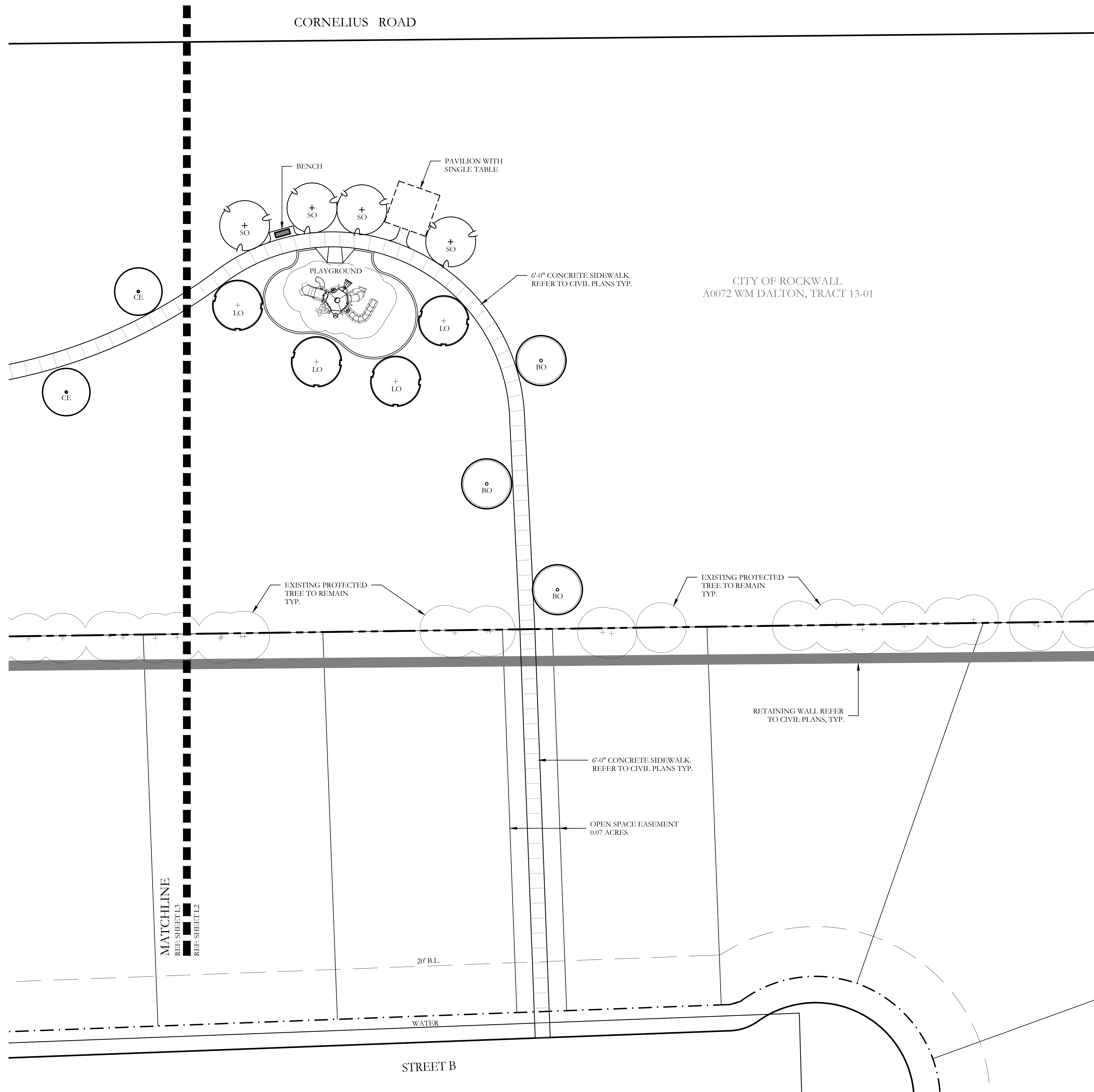
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





P:\civil_3\projects\2215 - vallis green landscape\figs\2215 - treescape plan.dwg

CORNELIUS ROAD

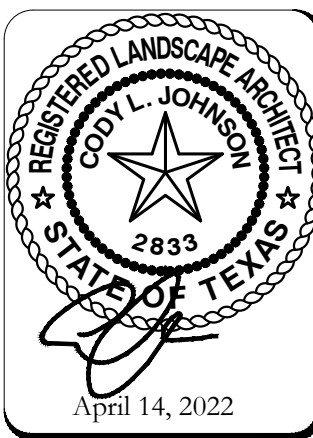
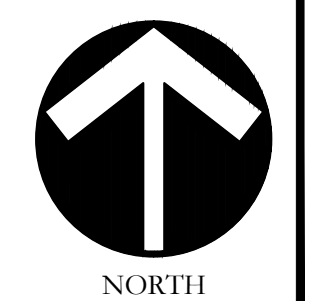
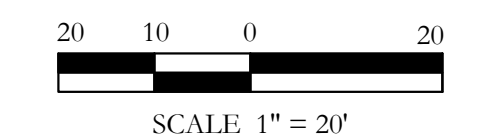


CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

MATCHLINE
REF. SHEET L3
REF. SHEET L2

STREET B



CORNELIUS ROAD

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

6'-0" CONCRETE SIDEWALK.
REFER TO CIVIL PLANS TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

RETAINING WALL REFER
TO CIVIL PLANS, TYP.

EXISTING PROTECTED
TREE TO REMAIN
TYP.

MATCHLINE
REF: SHEET L4
REF: SHEET L3

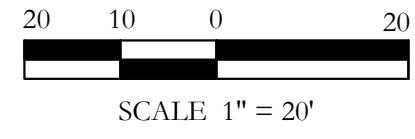
MATCHLINE
REF: SHEET L3
REF: SHEET L2

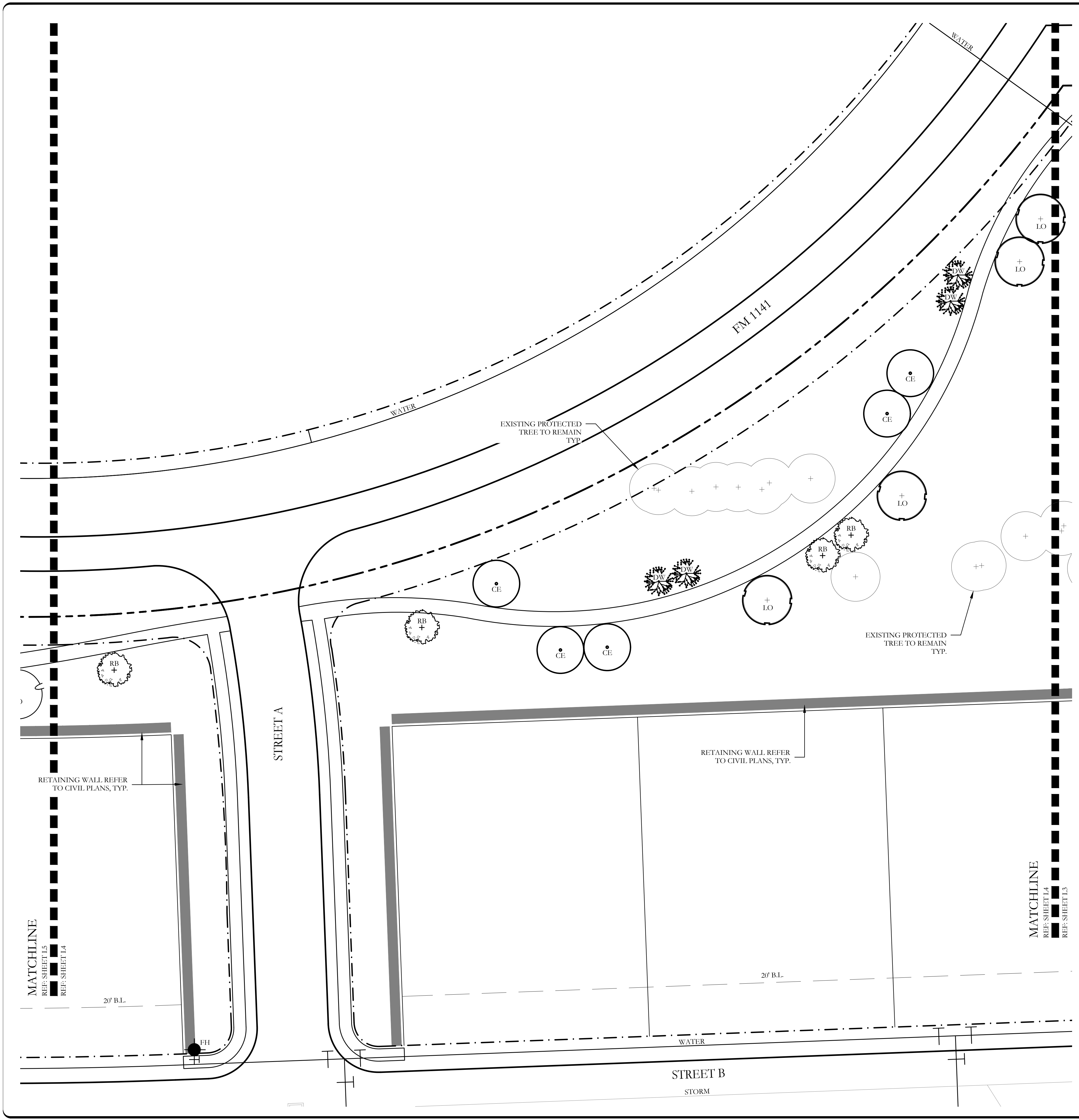
INLET

STREET B

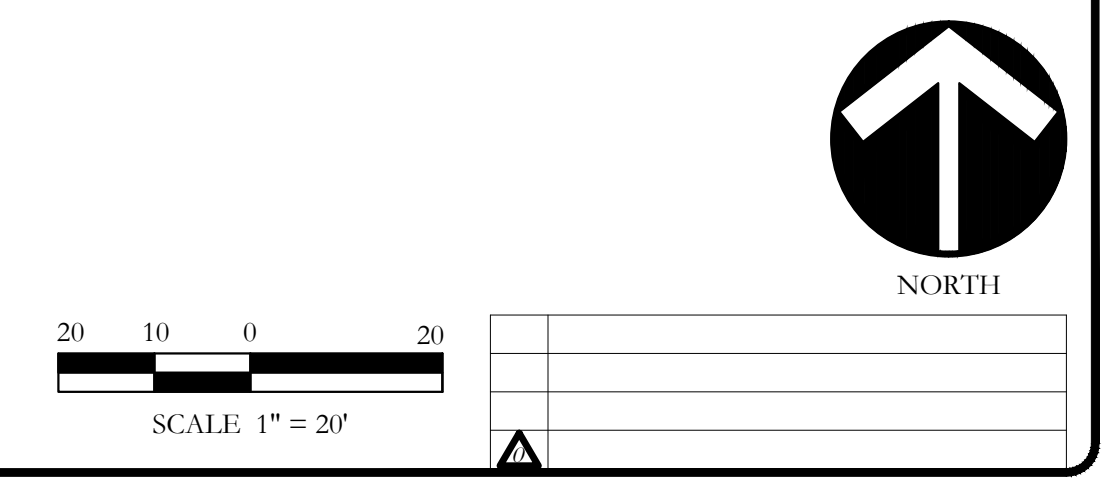
PLANT LEGEND

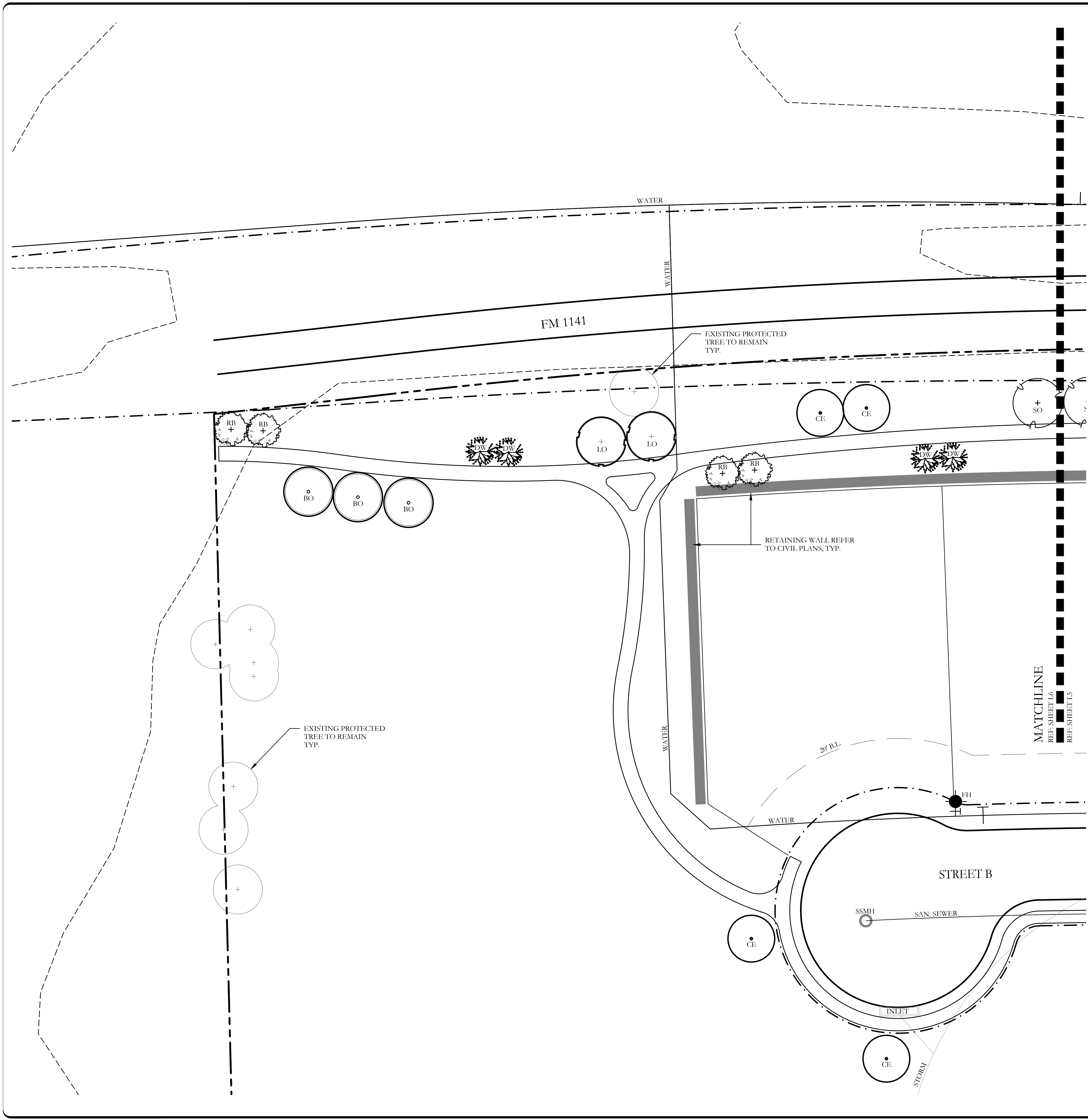
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



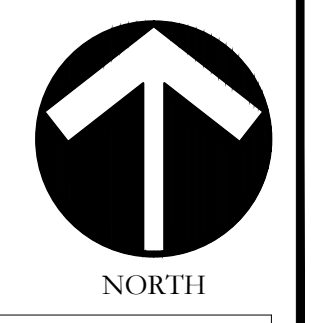
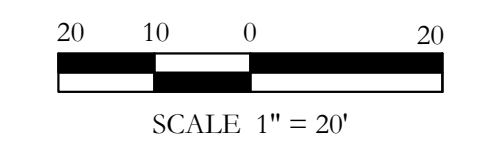


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





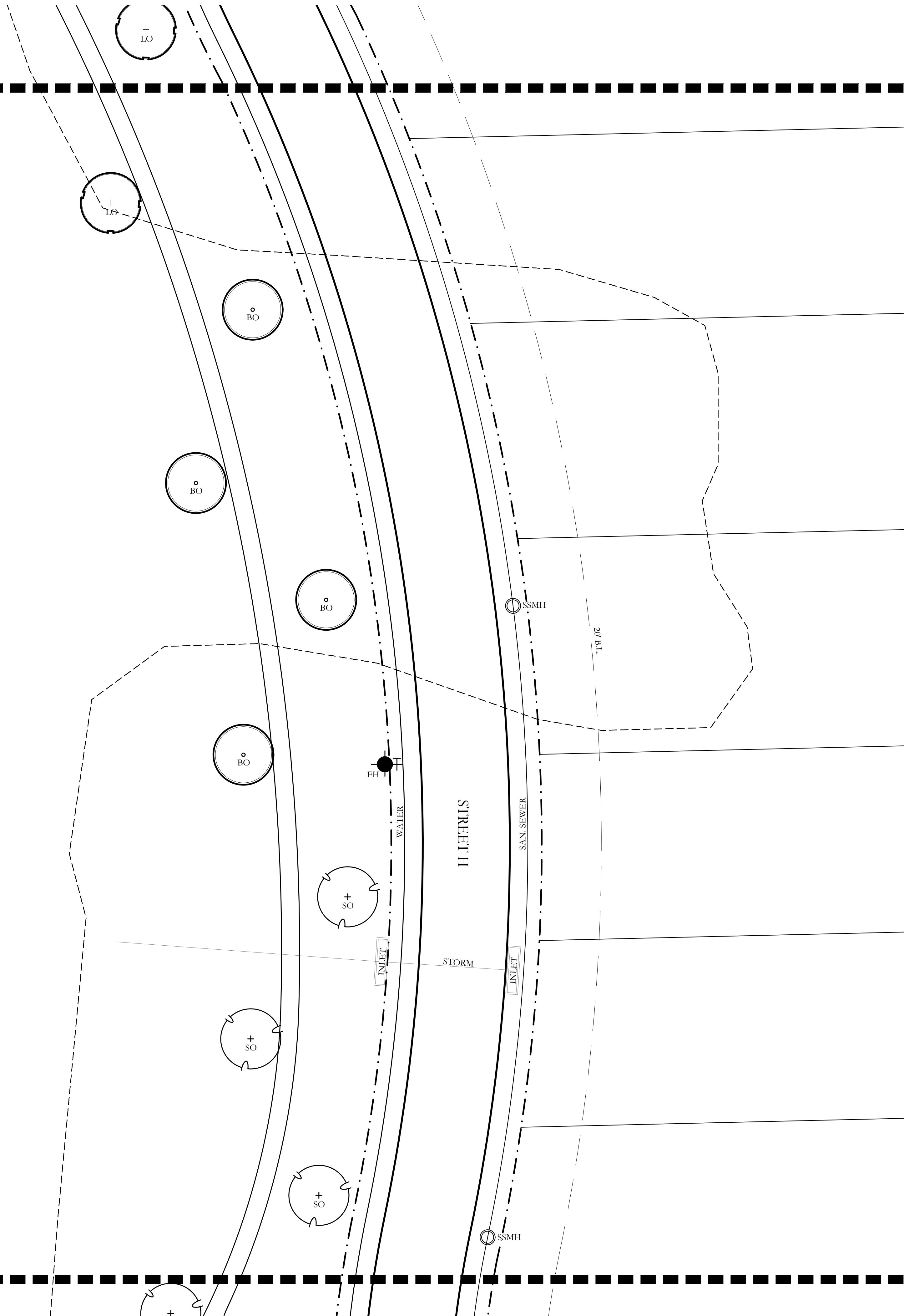
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



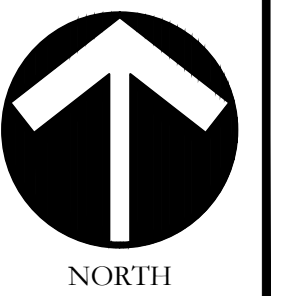
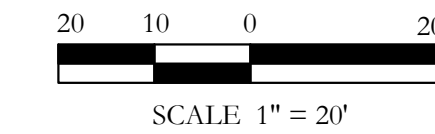
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GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



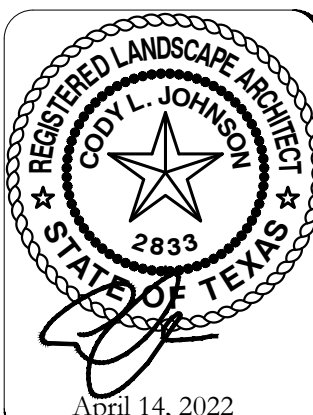
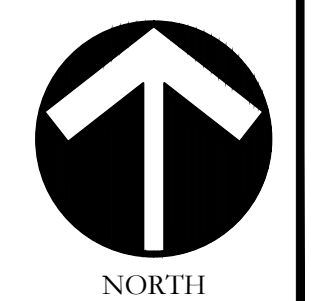
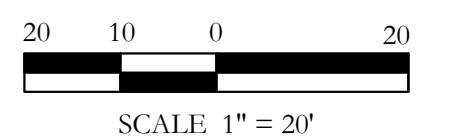
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





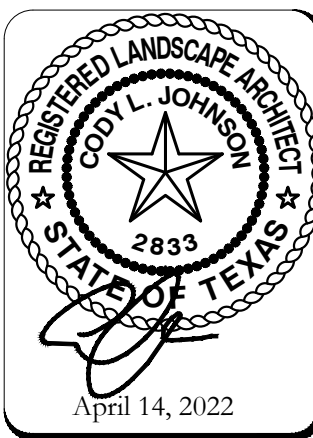
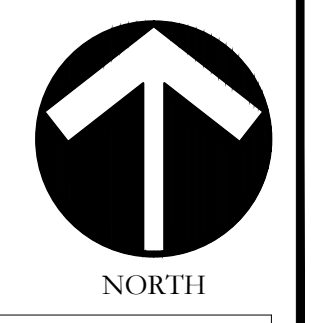
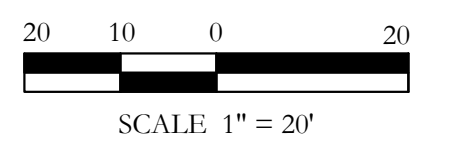
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

88 CAL. INCHES REMOVED

99 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 444 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	26	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

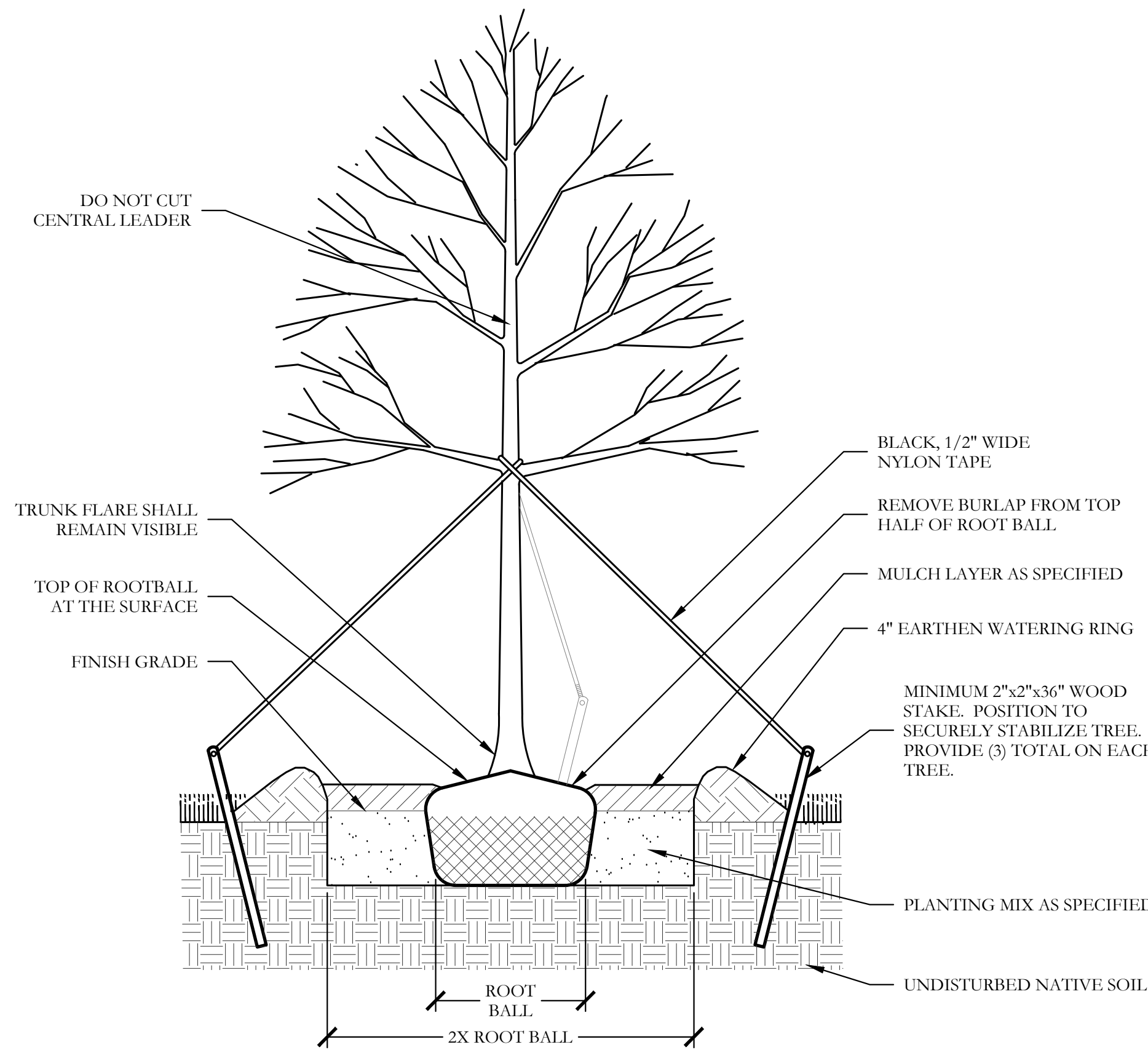
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

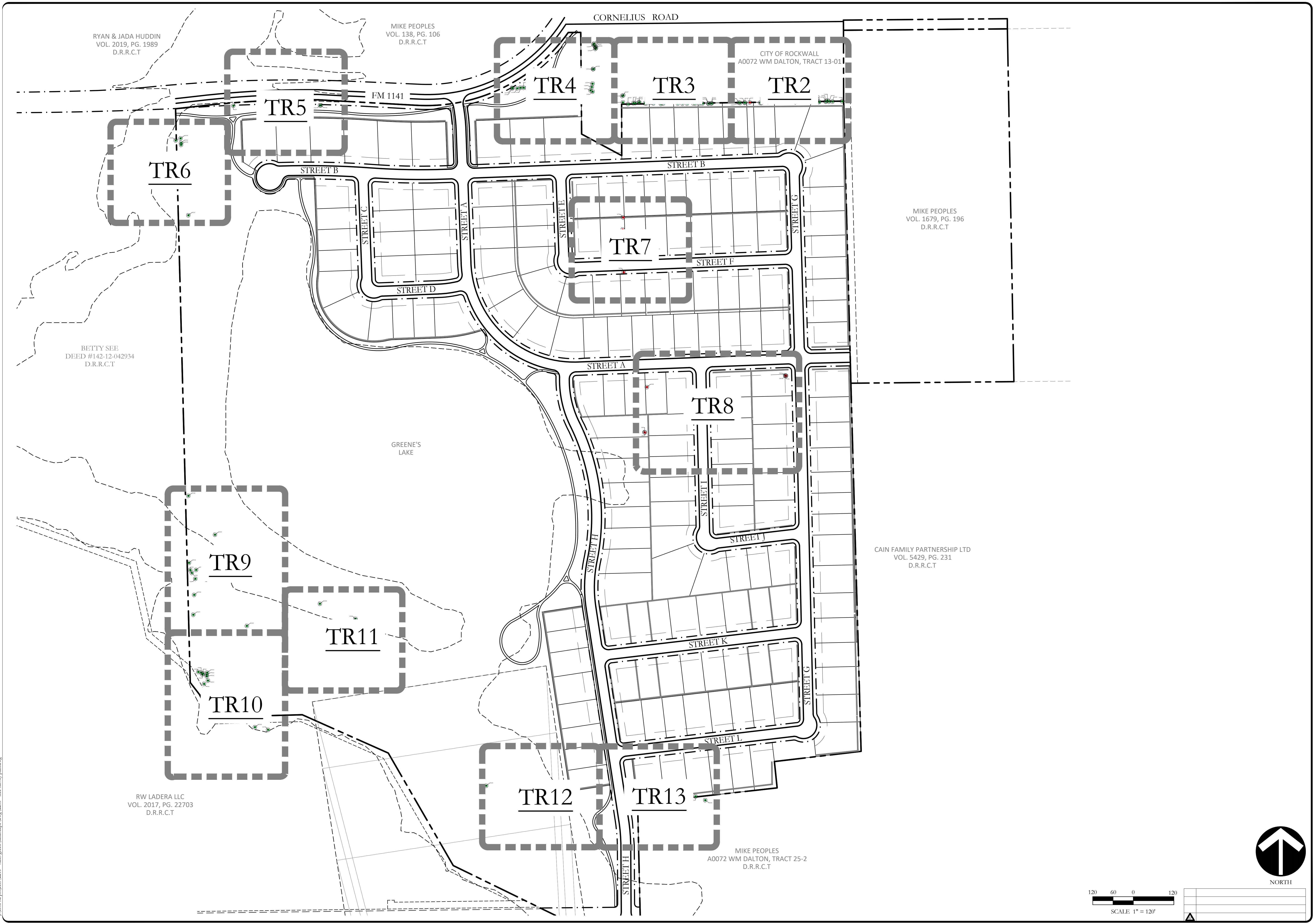
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

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CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

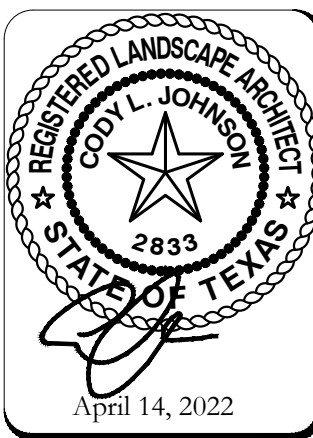
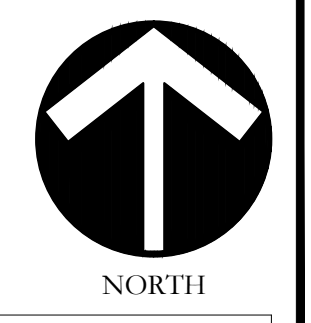
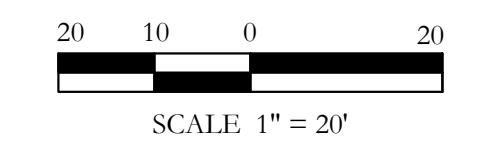
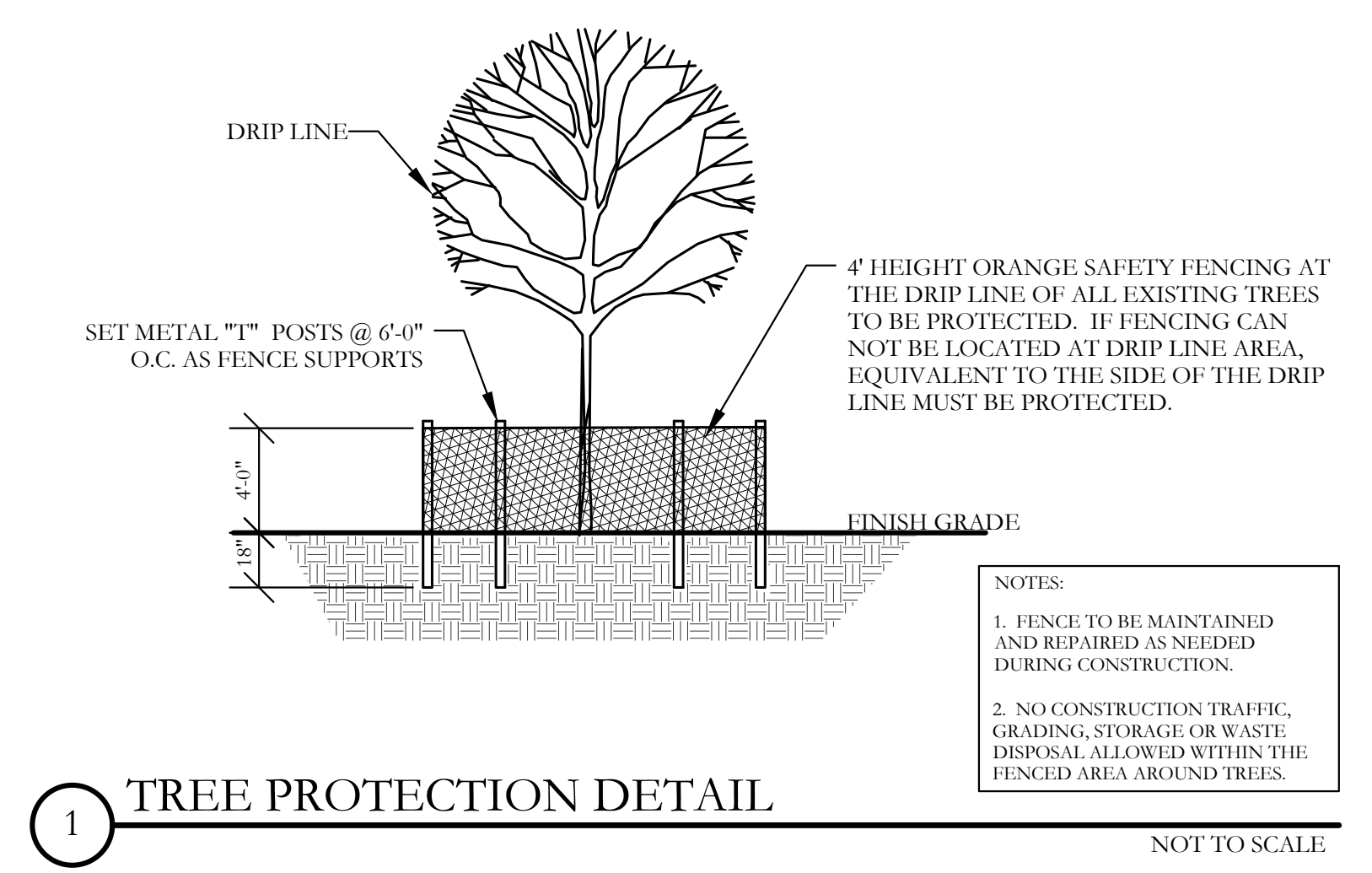
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

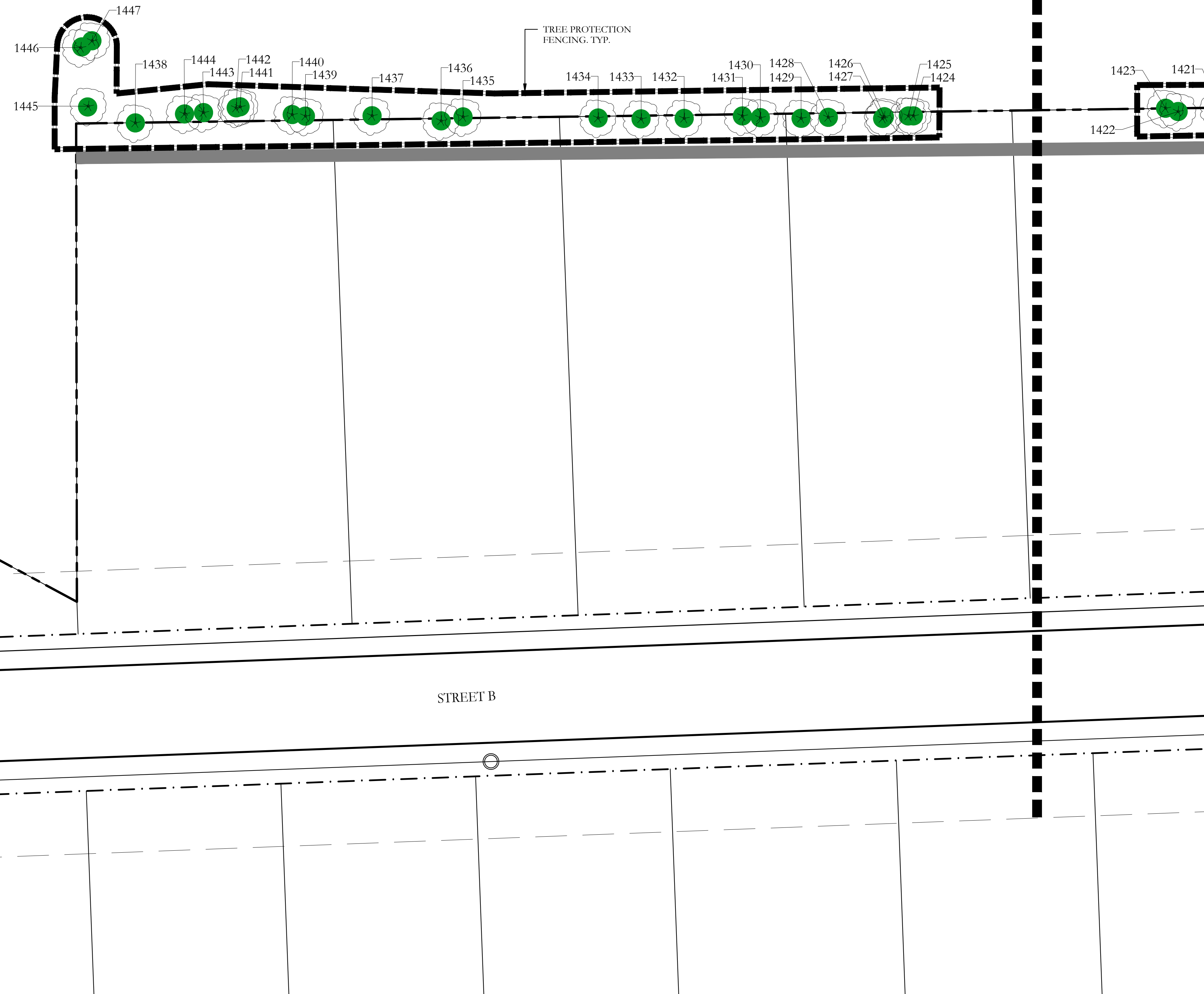


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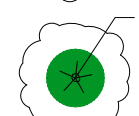
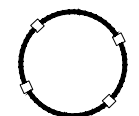
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

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MATCHLINE
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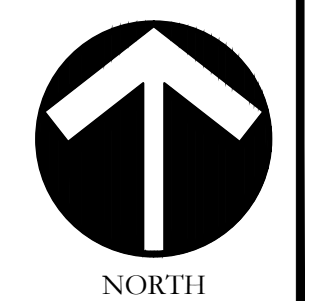
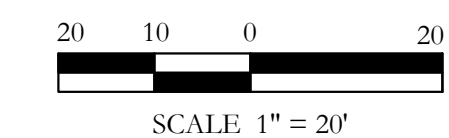
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-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



April 14, 2022

SCALE:
 1" = 20'
 One Inch
 JVC No 2215



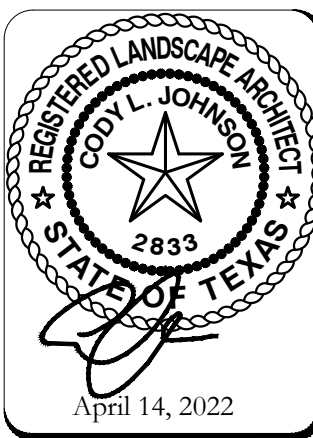
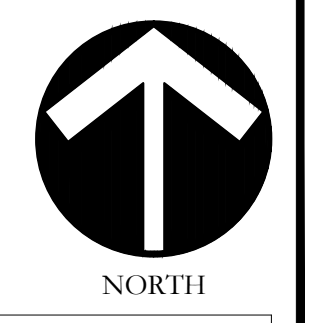
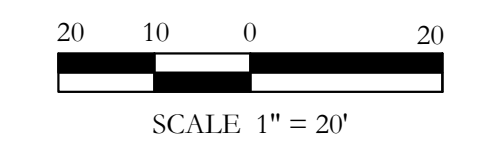
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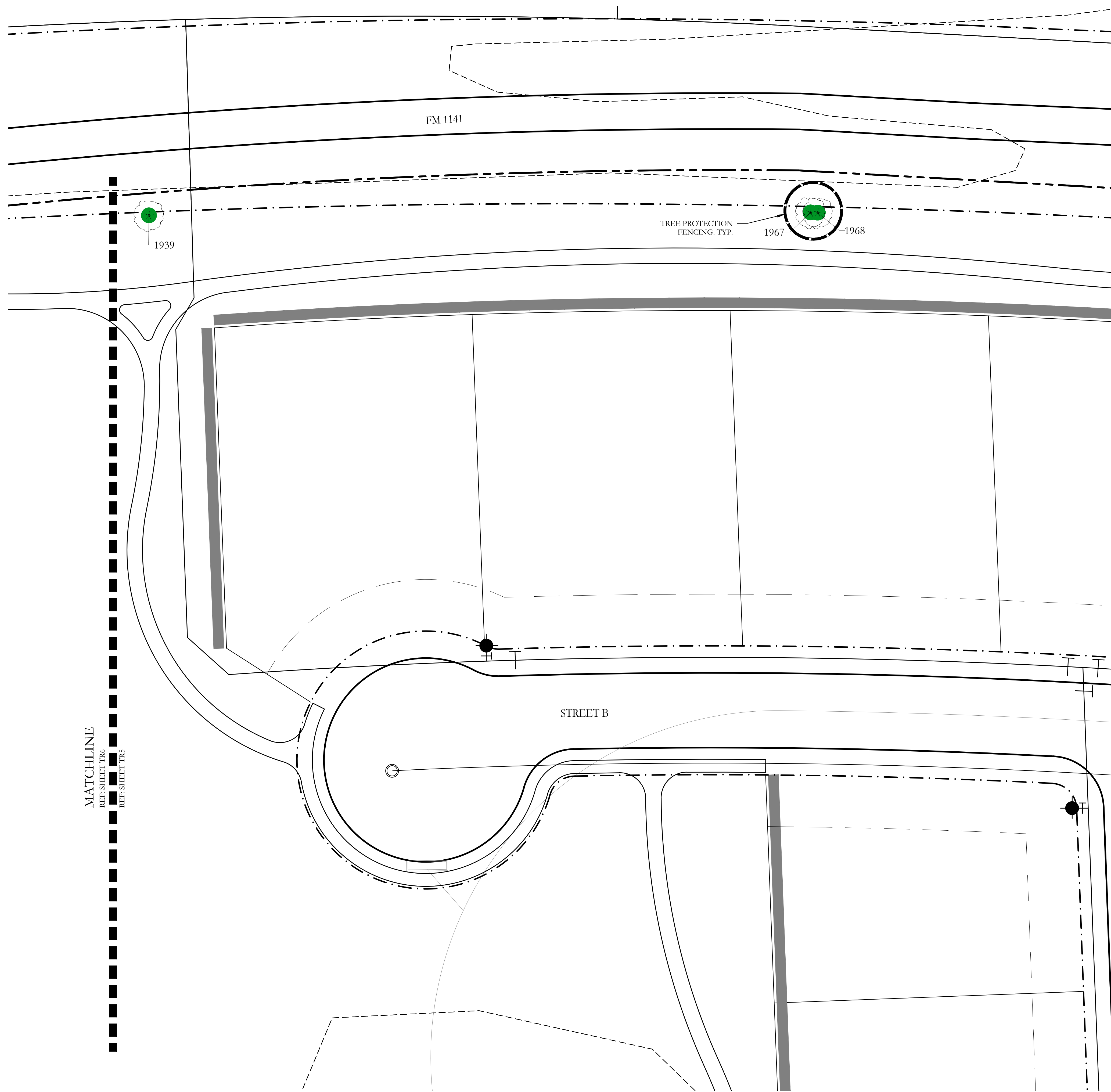
LEGEND

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- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE, TYP.






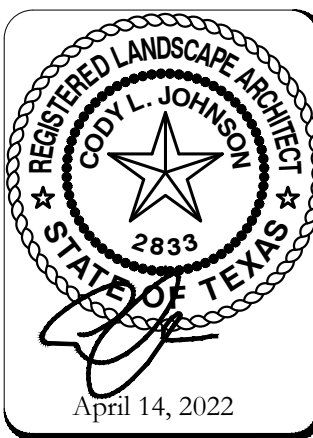
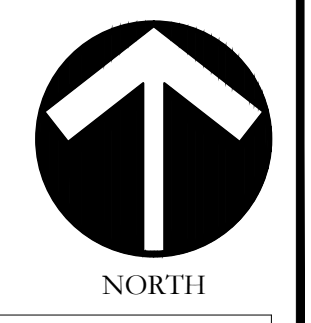
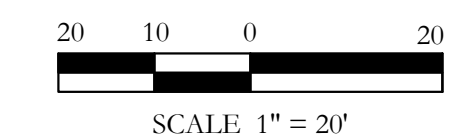
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LEGEND


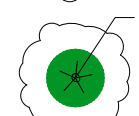
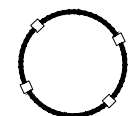
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.

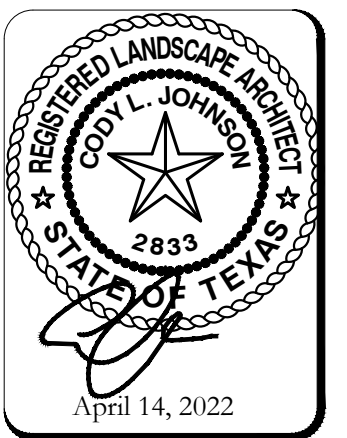
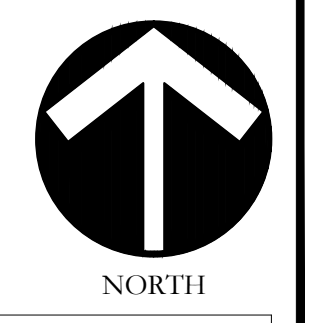
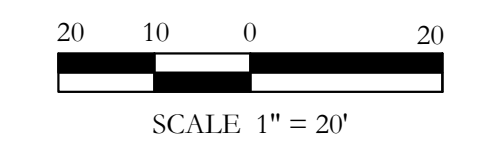


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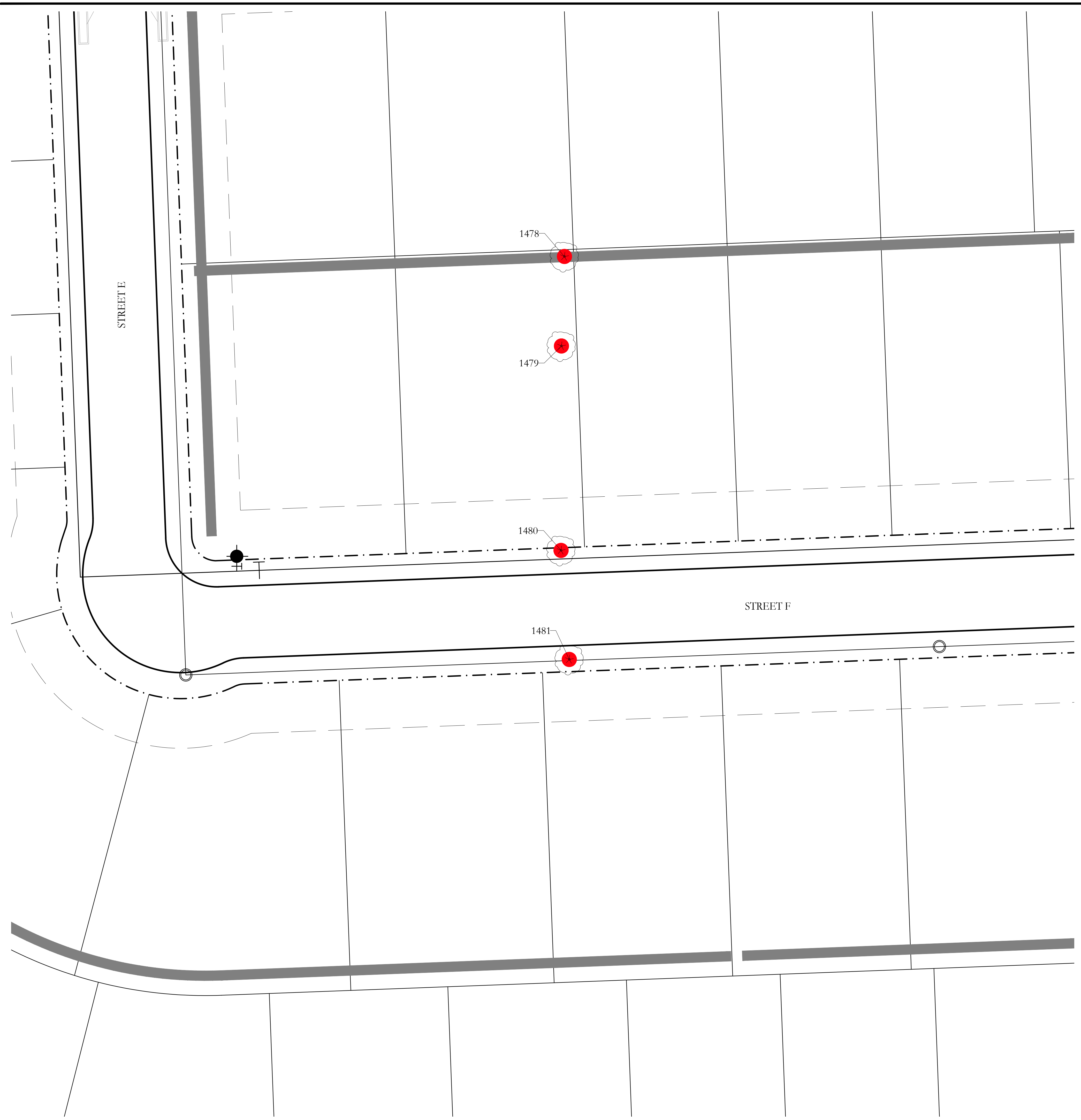


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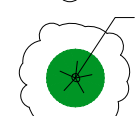

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-  TREE PROTECTION FENCE TYP.

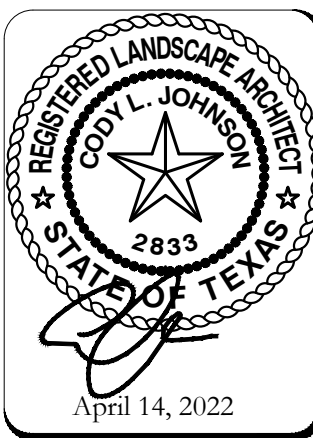
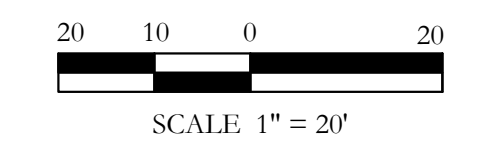


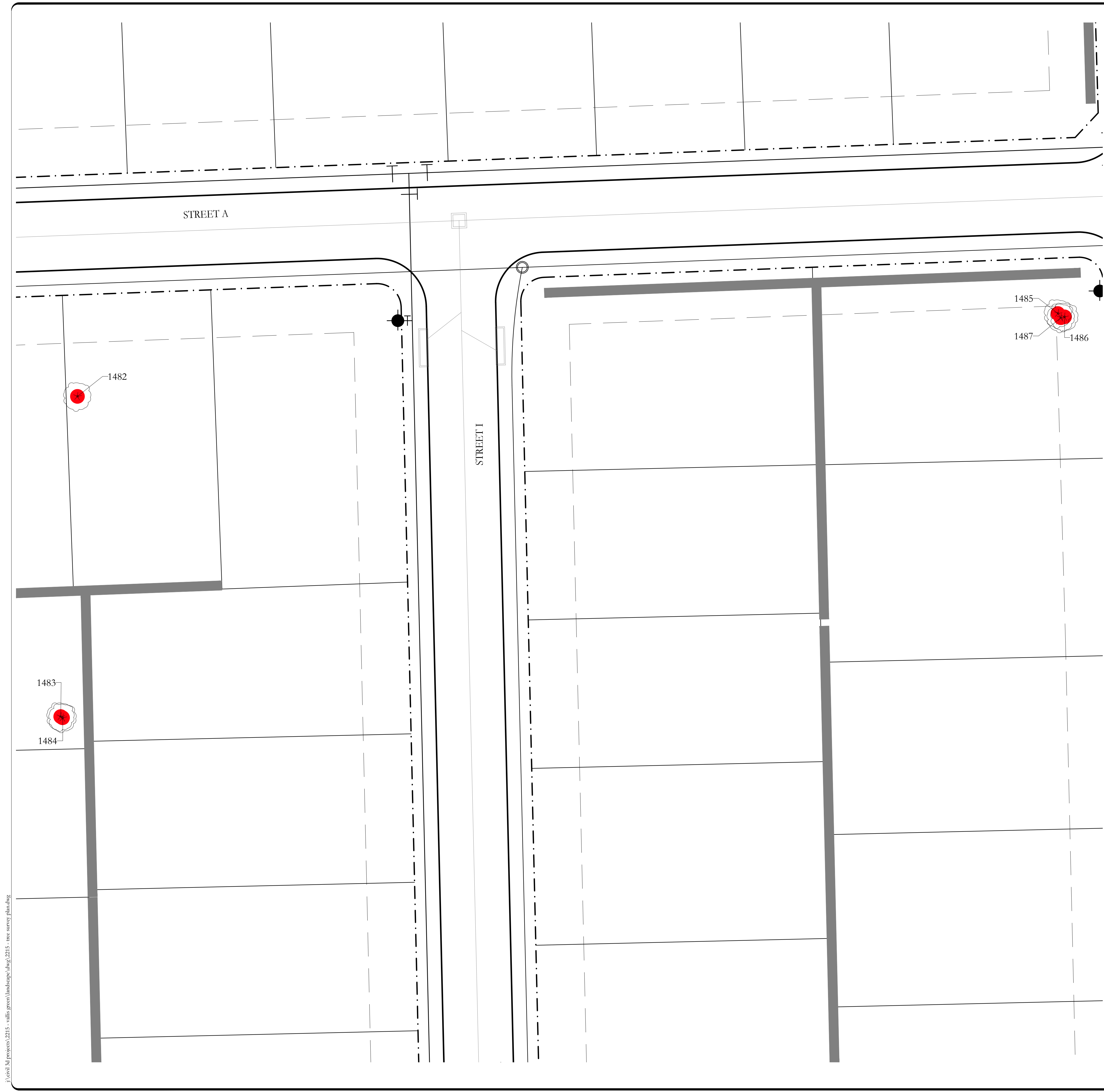
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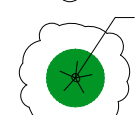
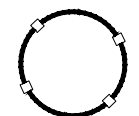
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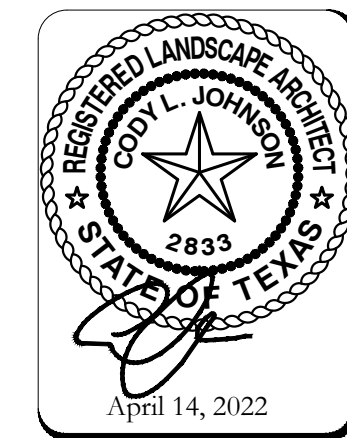
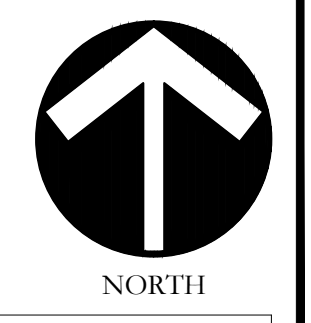
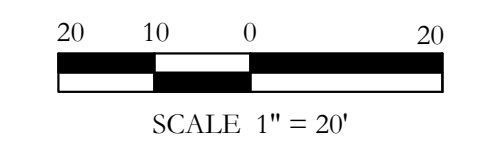
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
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LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.



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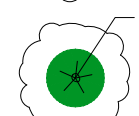
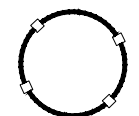
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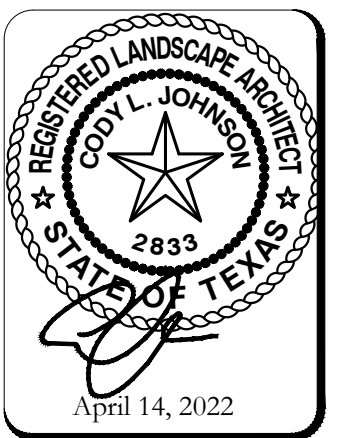
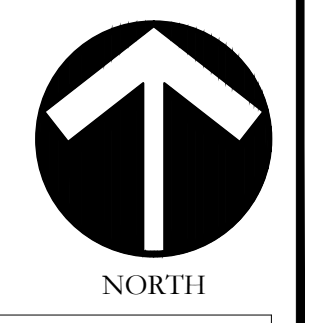
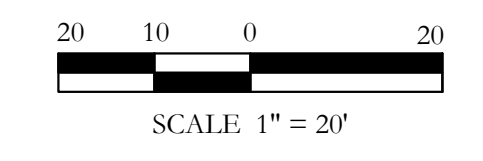


MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR10

MATCHLINE
 REF: SHEET TR9
 REF: SHEET TR11

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



F:\civil_3d_projects\2215 - wallis green landscape\dwg\2215 - tree survey plan.dwg

MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

MATCHLINE
REF: SHEET TR10
REF: SHEET TR11

1499


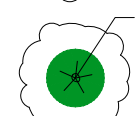
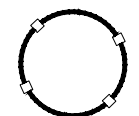
1959
1958
1966
1965
1964
1962
1960
1963
1961

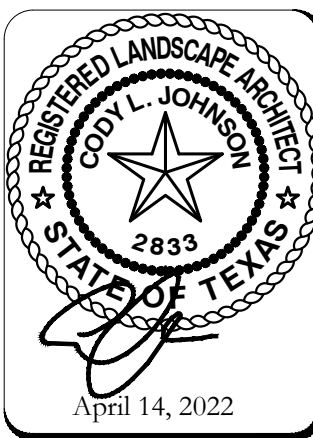
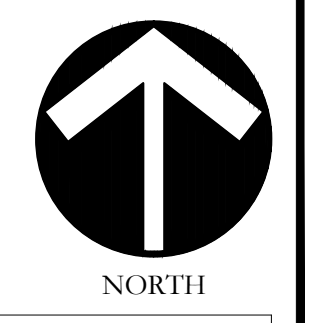
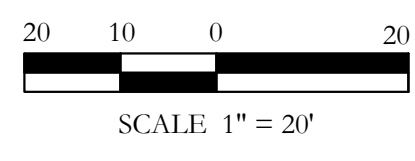
1938

1500

1937

LEGEND


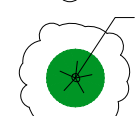

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE TYP.

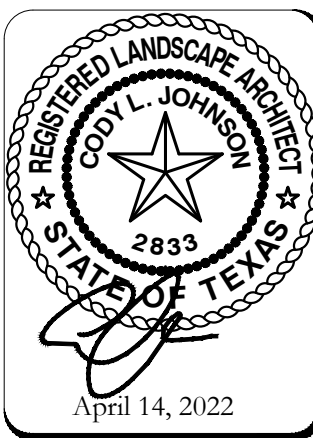
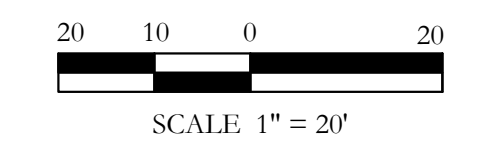


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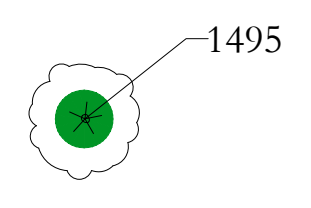
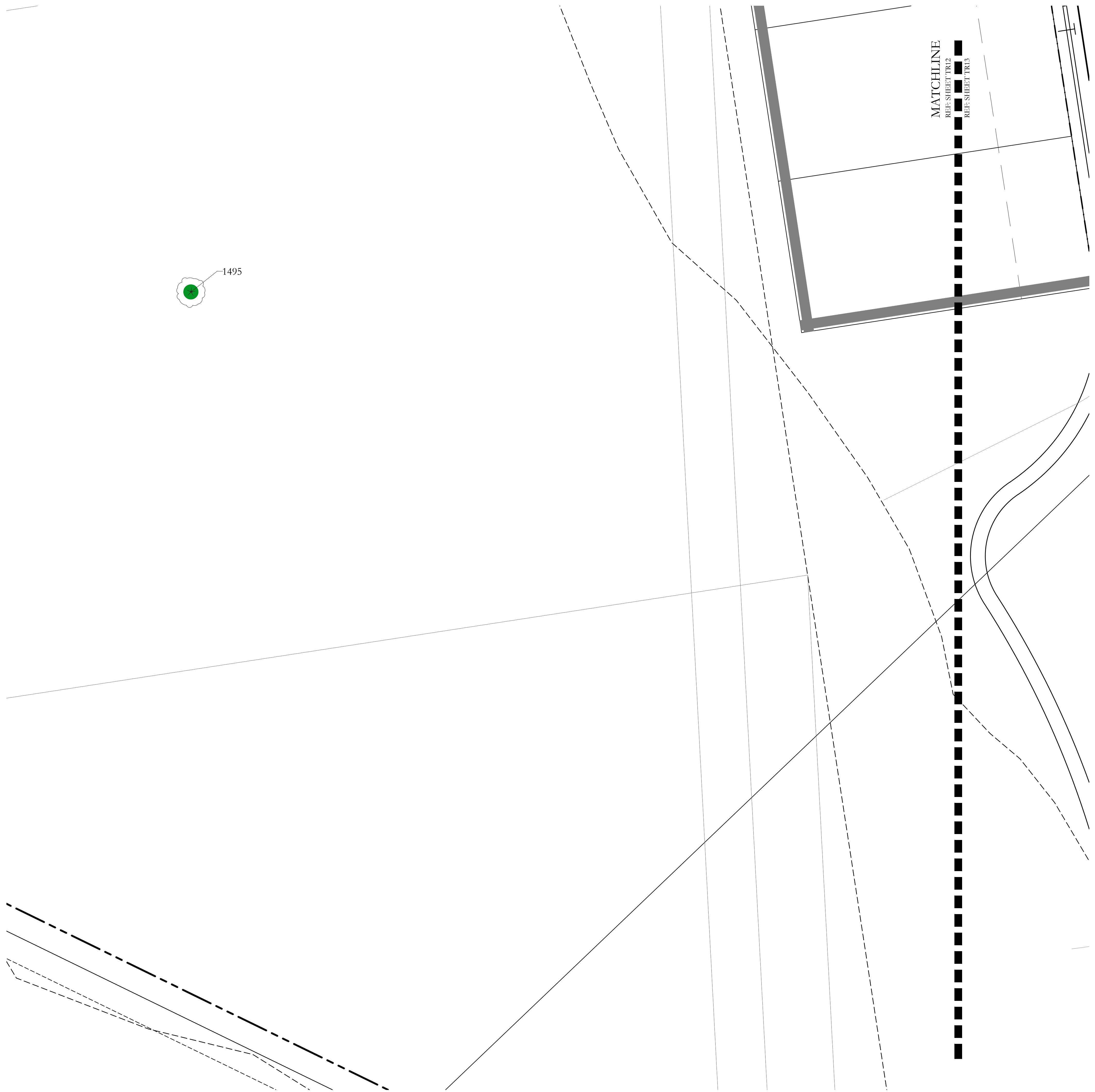


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE, TYP.


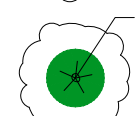
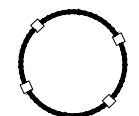


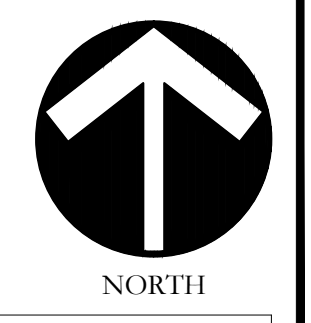
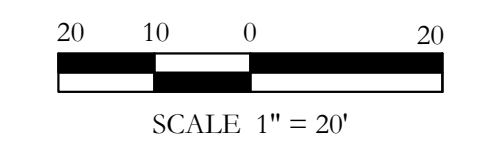
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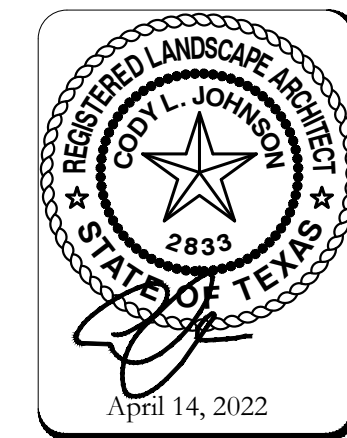
MATCHLINE
REF: SHEET TR12
REF: SHEET TR13

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215



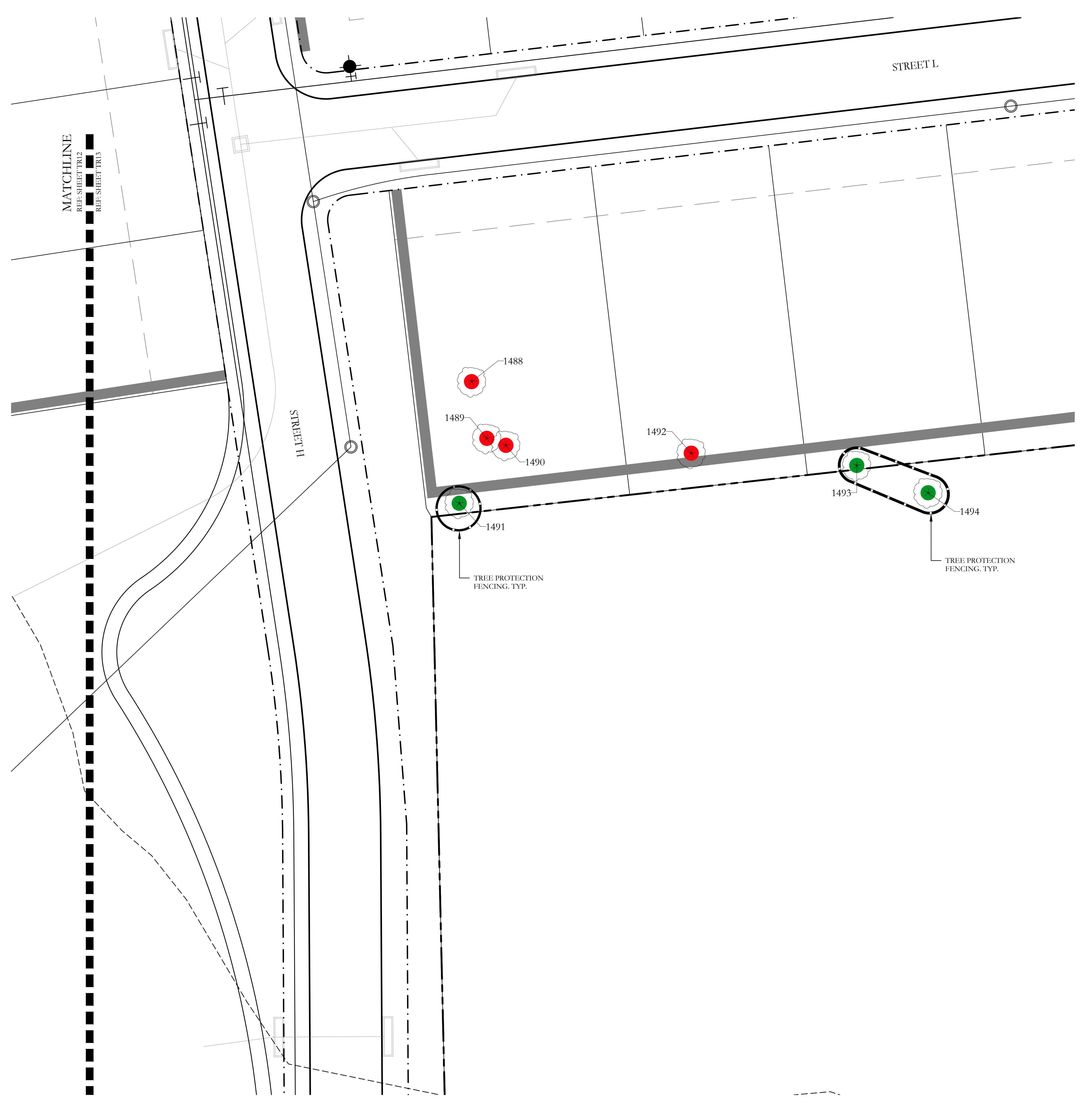
April 14, 2022

TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

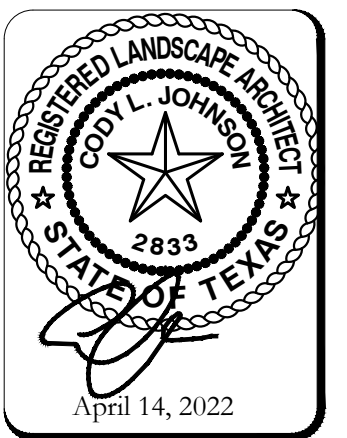
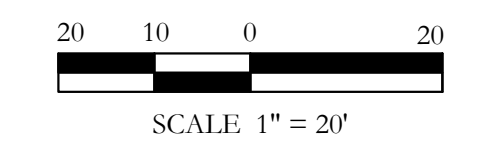
JOHNSON VOLK CONSULTING
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100
 TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033

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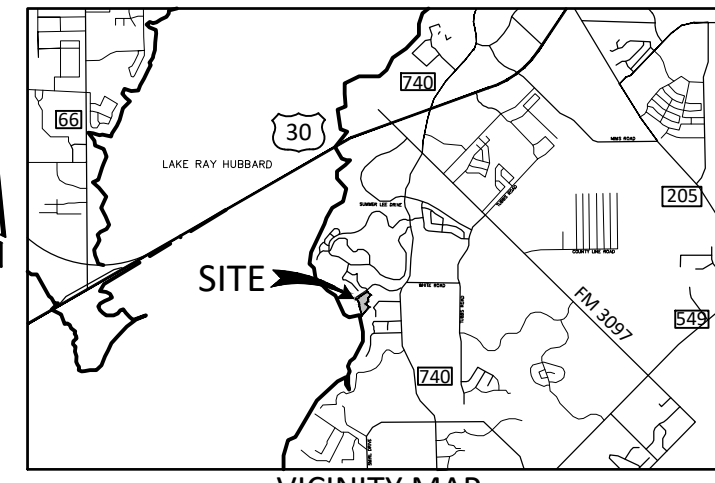
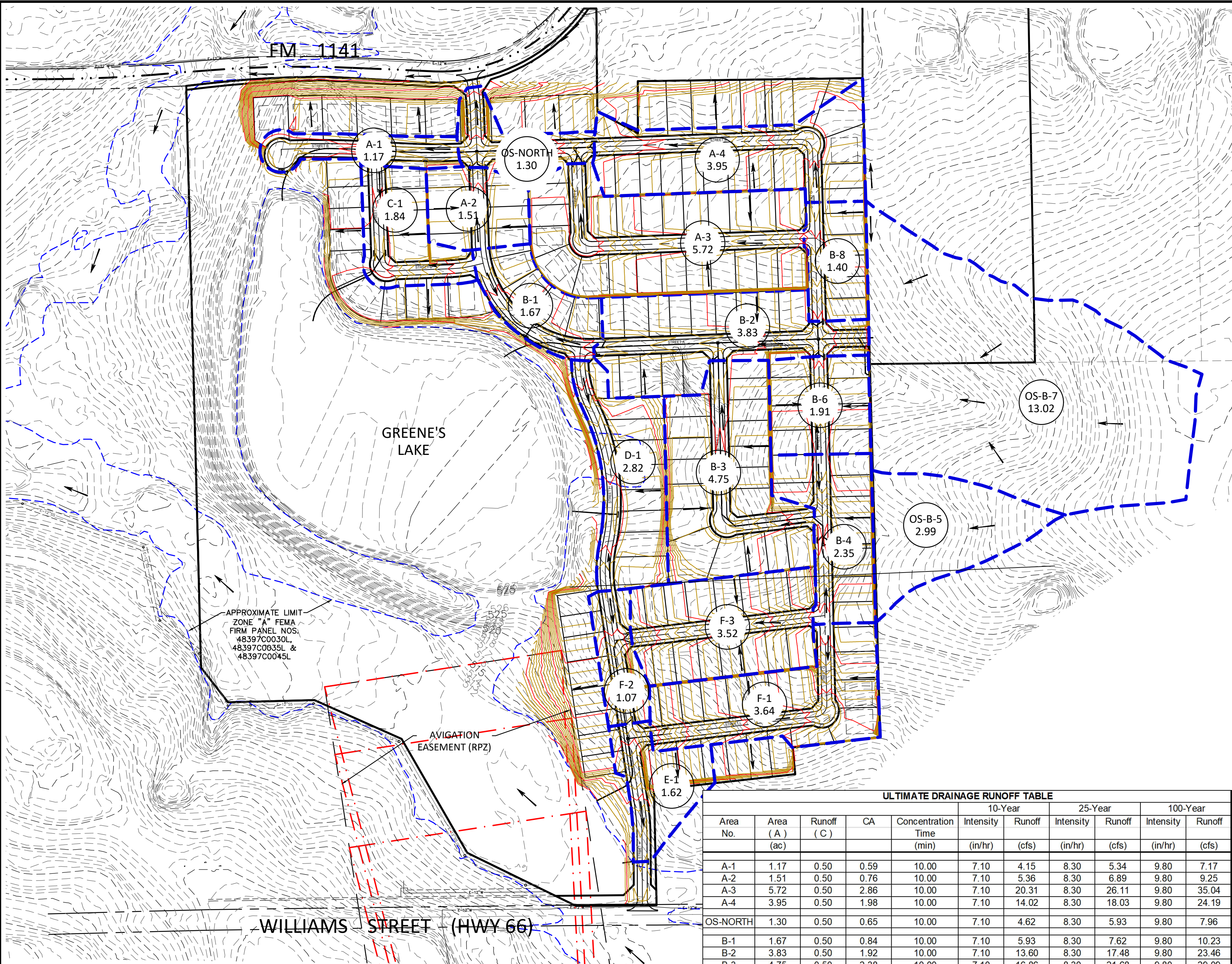
LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.



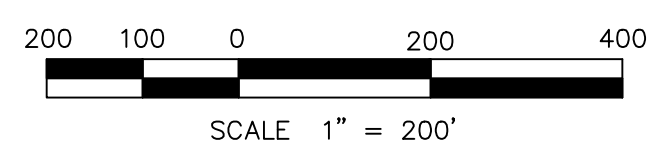
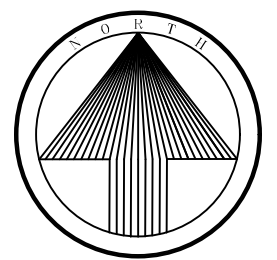
Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osgo Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osgo Orange	Maclura Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osgo Orange	Maclura Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1713.4										87.6
Total Tree Population										Total Tree Replacement, caliper inches



LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
 LOTS 1-32, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-24, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I
 94.133 ACRES OR 4,100,433.48 SQ. FT.
 182 SINGLE FAMILY LOTS AND
 6 OPEN SPACE LOTS
 SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
 ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-015
 May 02, 2022

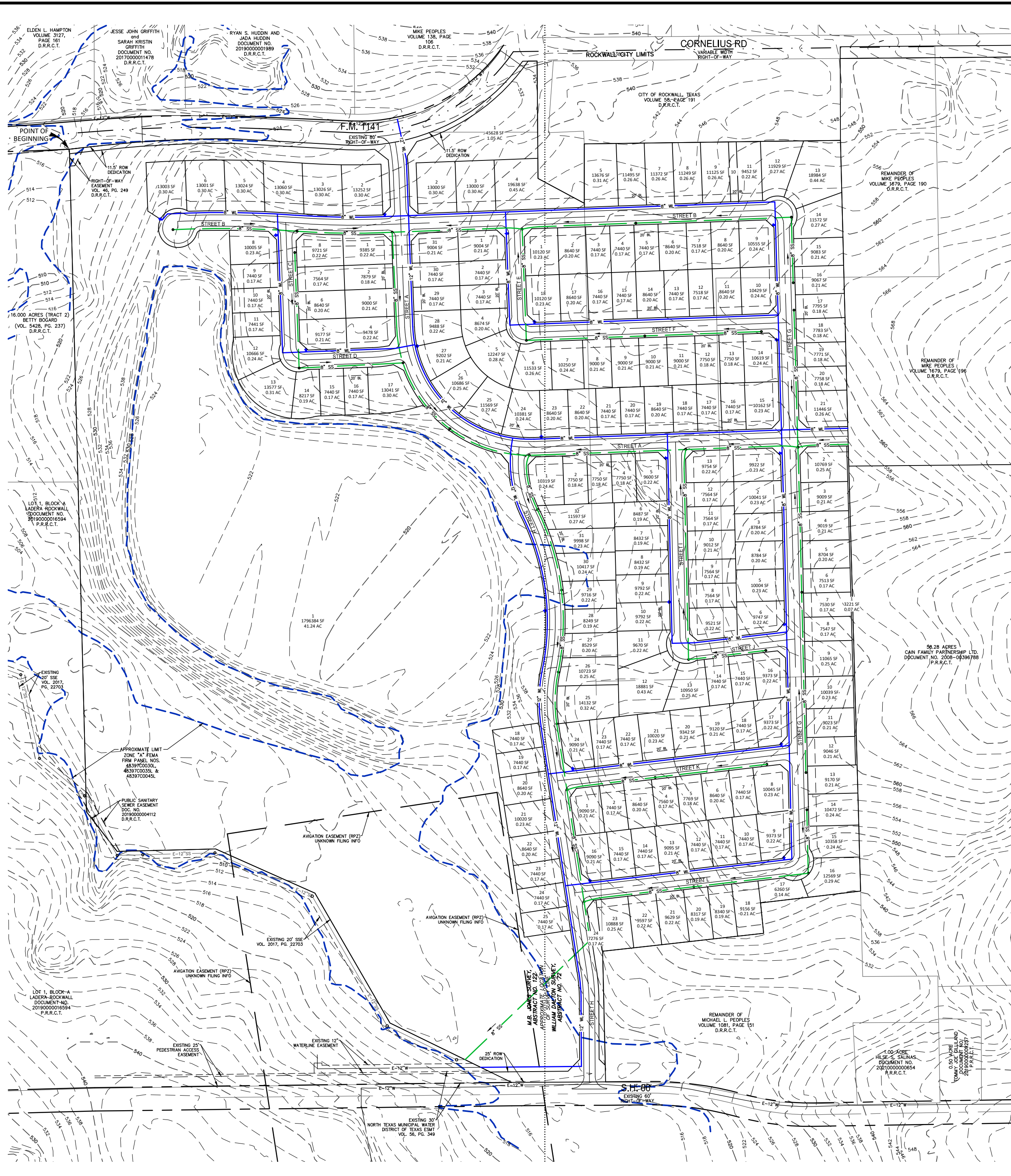
ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	13.02	0.50	6.51	10.00	7.10	46.22	8.30	59.44	9.80	79.75
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

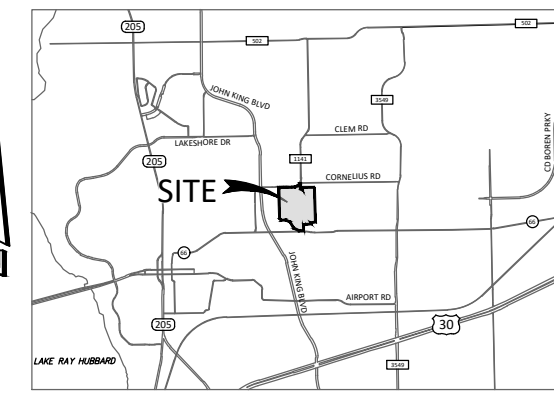
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

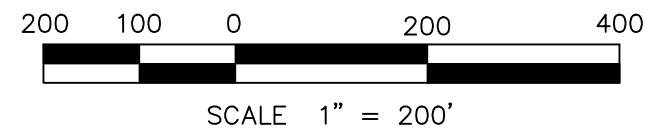
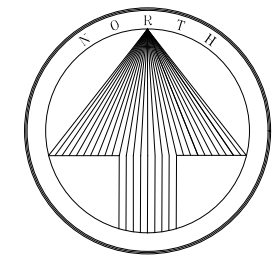


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
VALLIS GREENE**

LOTS 1-25, BLOCK A; LOTS 1-21, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I

94.133 ACRES OR 4,100,433.48 SQ. FT.
182 SINGLE FAMILY LOTS AND
6 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACT 25-1 & 26 AND
ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-015

May 2, 2022
SHEET 1 OF 1

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





DATE: June 3, 2022

TO: Ryan Joyce
Michael Joyce Properties

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

SUBJECT: P2022-015; *Preliminary Plat for Vallis Greene*

Ryan Joyce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 16, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger signature.

Henry Lee
Planner

Lee, Henry

From: Lee, Henry
Sent: Friday, April 22, 2022 4:18 PM
To: Ryan Joyce
Subject: Project Comments P2022-015 and P2022-016
Attachments: Project Comments (04.22.2022).pdf; Engineering Mark-Ups (04.22.2022).pdf; Project Comments (04.22.2022).pdf

Good Afternoon,

Attached are the project comments for your cases, P2022-015 (Preliminary Plat) and P2022-016 (Master Plat). Make note of the meeting dates; let staff 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