



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>1</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 2031 Terraces Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 21.648

LOTS [CURRENT] 82

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

### NOTARY VERIFICATION [REQUIRED]

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

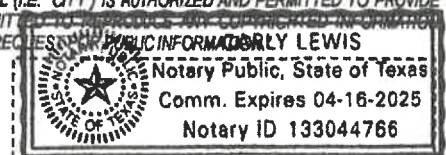
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 682.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024. BY SIGNING THIS 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 APPROVE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. **DRURY LEWIS**

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024

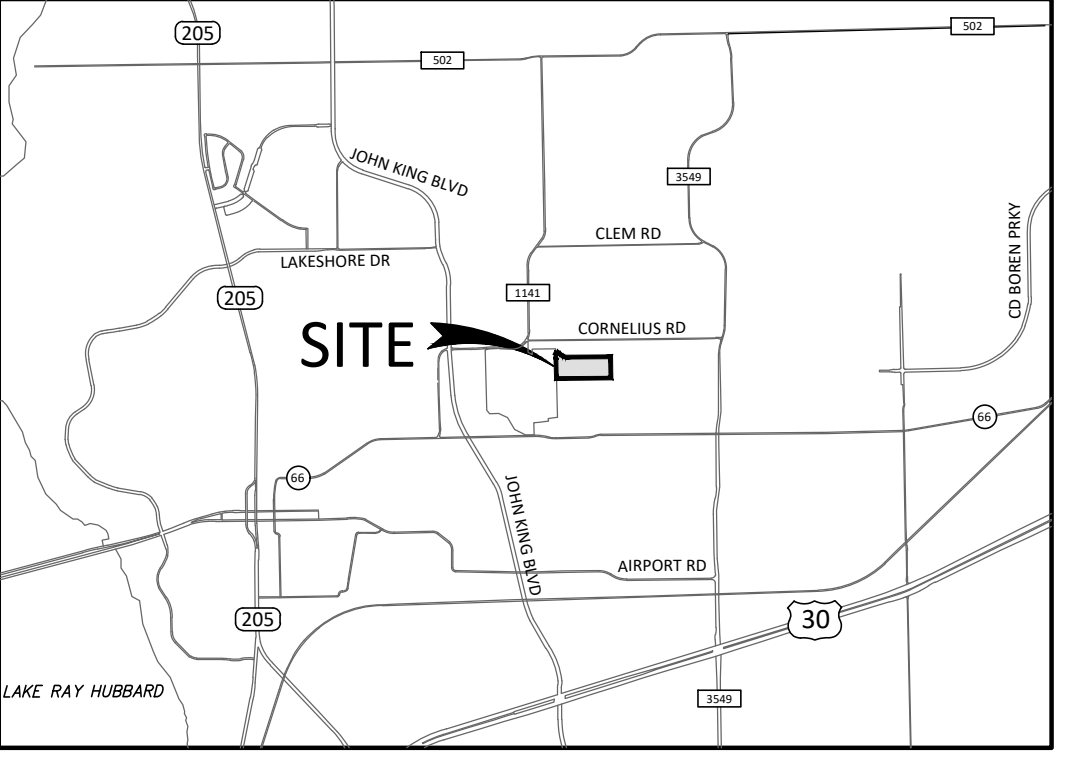
OWNER'S SIGNATURE

*[Handwritten signature of Bret L. Pedigo]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



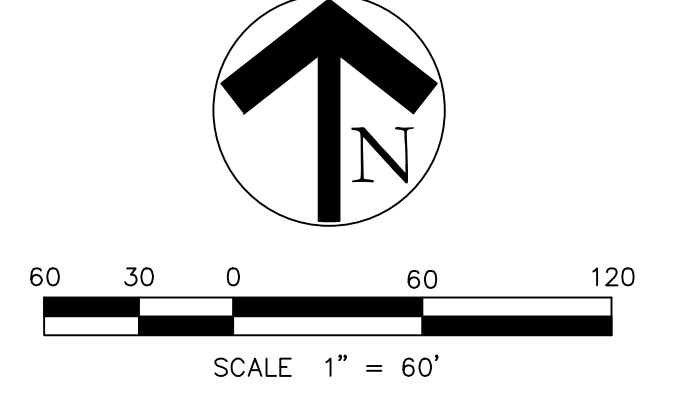
VICINITY MAP  
N.T.S.

**LEGEND**

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER



DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.



**SITE PLAN  
TERRACES  
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;  
LOTS 1-22, BLOCK K  
21.648 ACRES OR 942,975 SQ. FT.  
82 SINGLE FAMILY LOTS,  
4 OPEN SPACE LOTS  
SITUATED WITHIN A PORTION OF TRACTS 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**  
P2022-049

March 5, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF

**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

MICHAEL L. PEOPLES  
VOLUME 173, PAGE 752  
D.R.R.C.T.

MIKE PEOPLES  
VOLUME 184, PAGE 552  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 190  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 196  
D.R.R.C.T.

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE  
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB  
INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE  
LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE  
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE  
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD  
WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
D.R.R.C.T.

**ZONED: AG**

- NOTES:
- INTERNAL SIDEWALKS ARE 5' WIDE.
  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

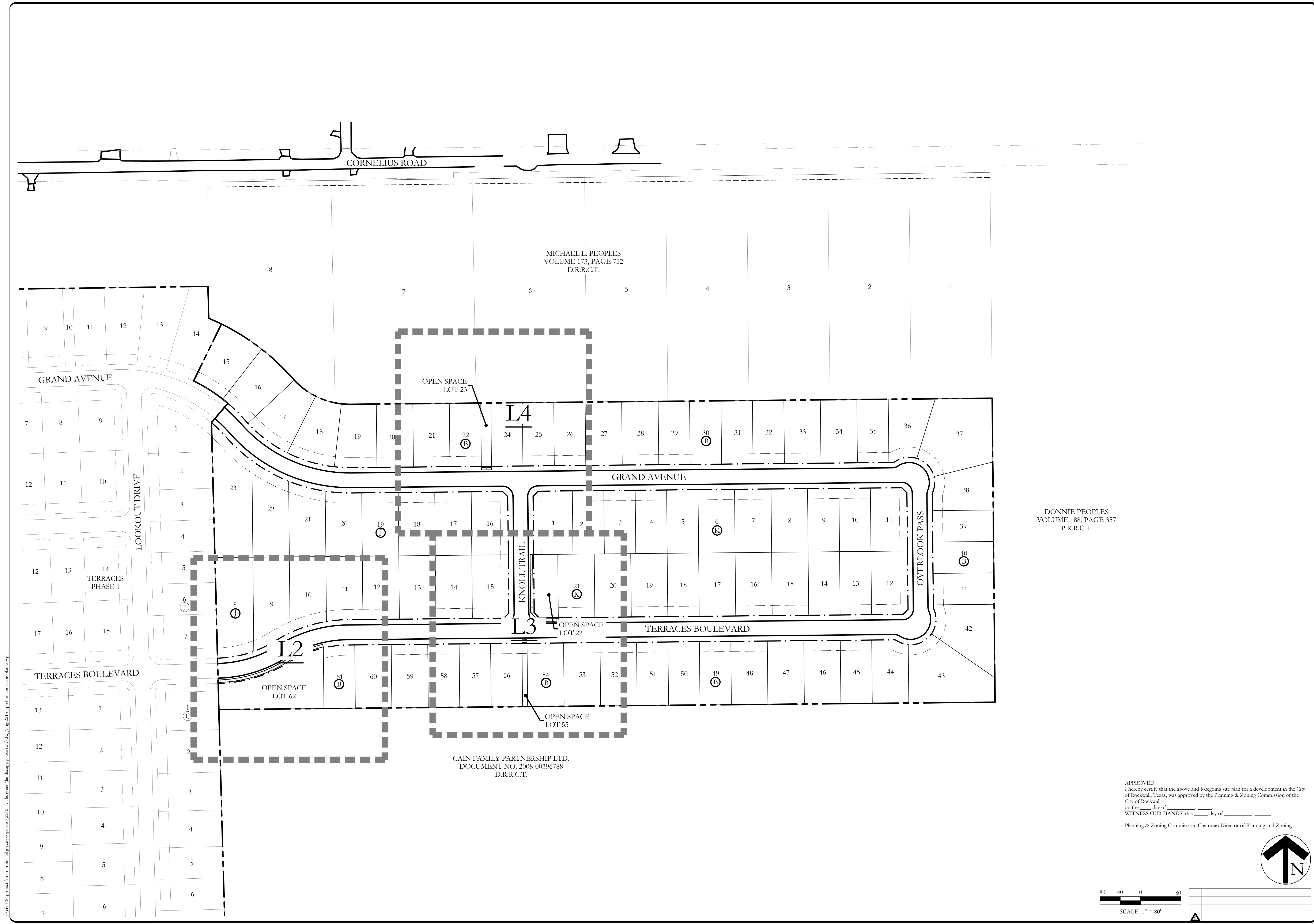
\_\_\_\_\_  
Director of Planning & Zoning

**Owner/Applicant:**  
TM Terraces, LLC  
4416 W. Lovers Ln, Suite 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

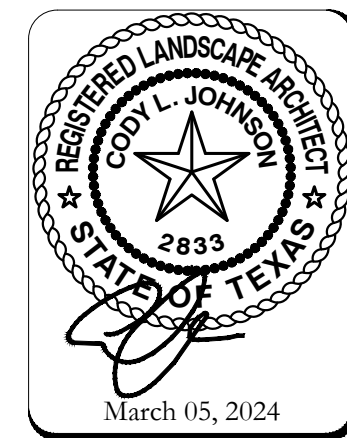
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E



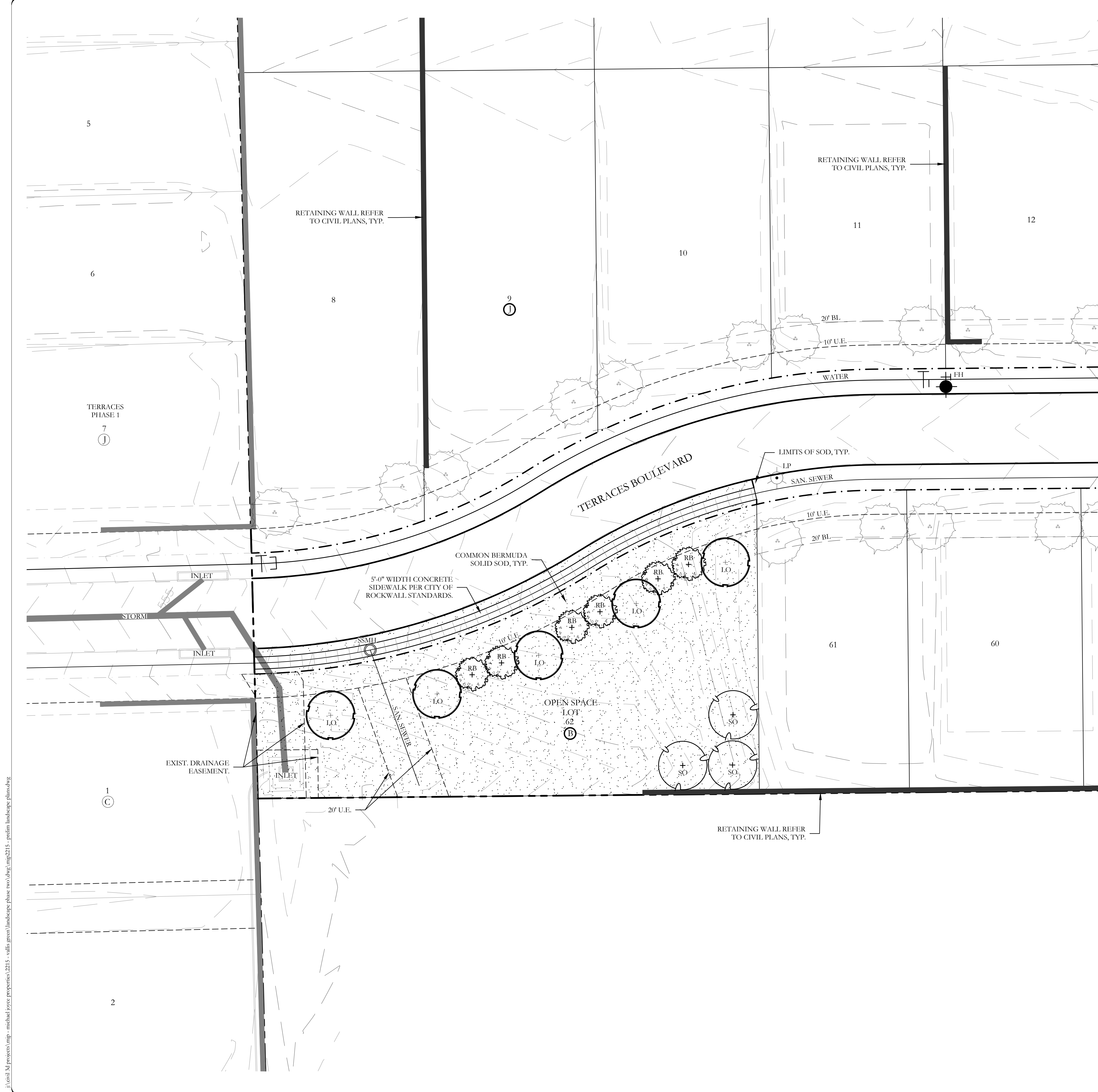
I:\level\_3\projects\imp - michael peopel\phase two\dwg\imp2215 - prelim landscape plan.dwg  
 I:\level\_3\projects\imp - michael peopel\phase two\dwg\imp2215 - prelim landscape plan.dwg

DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

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 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215

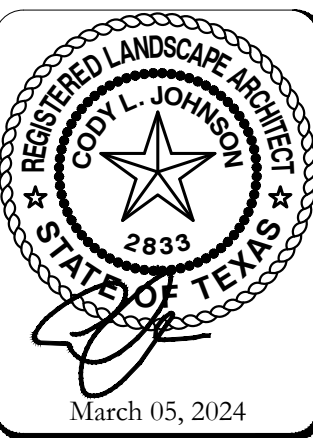
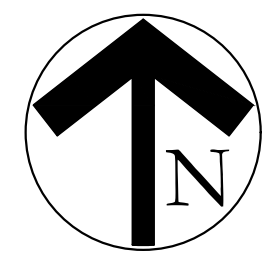
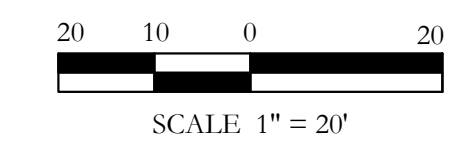


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT; 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

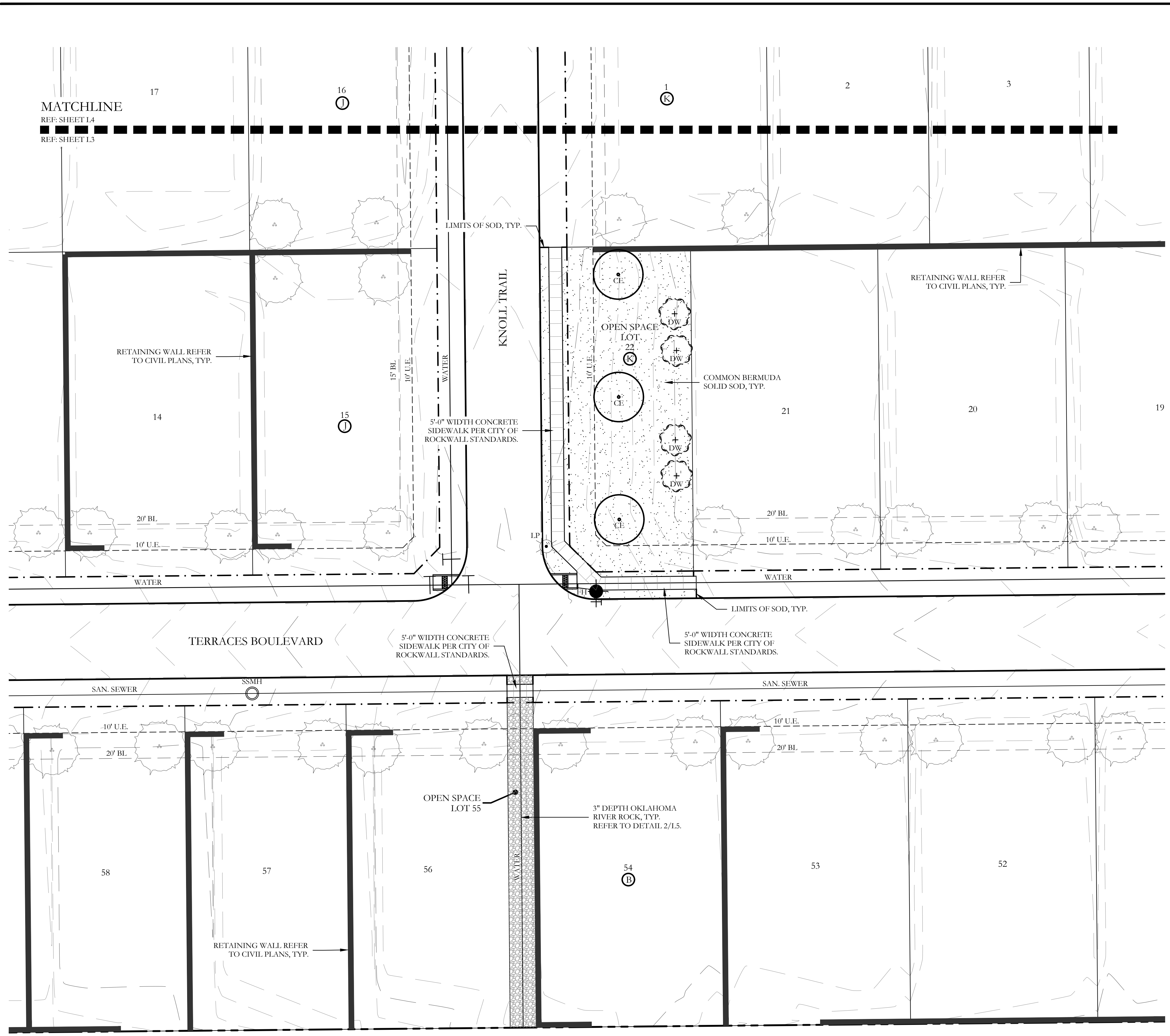
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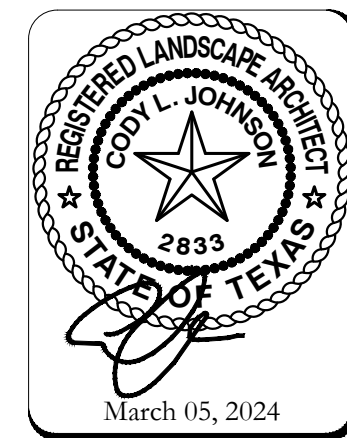
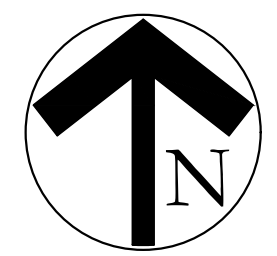
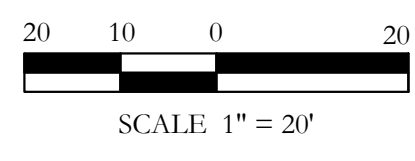


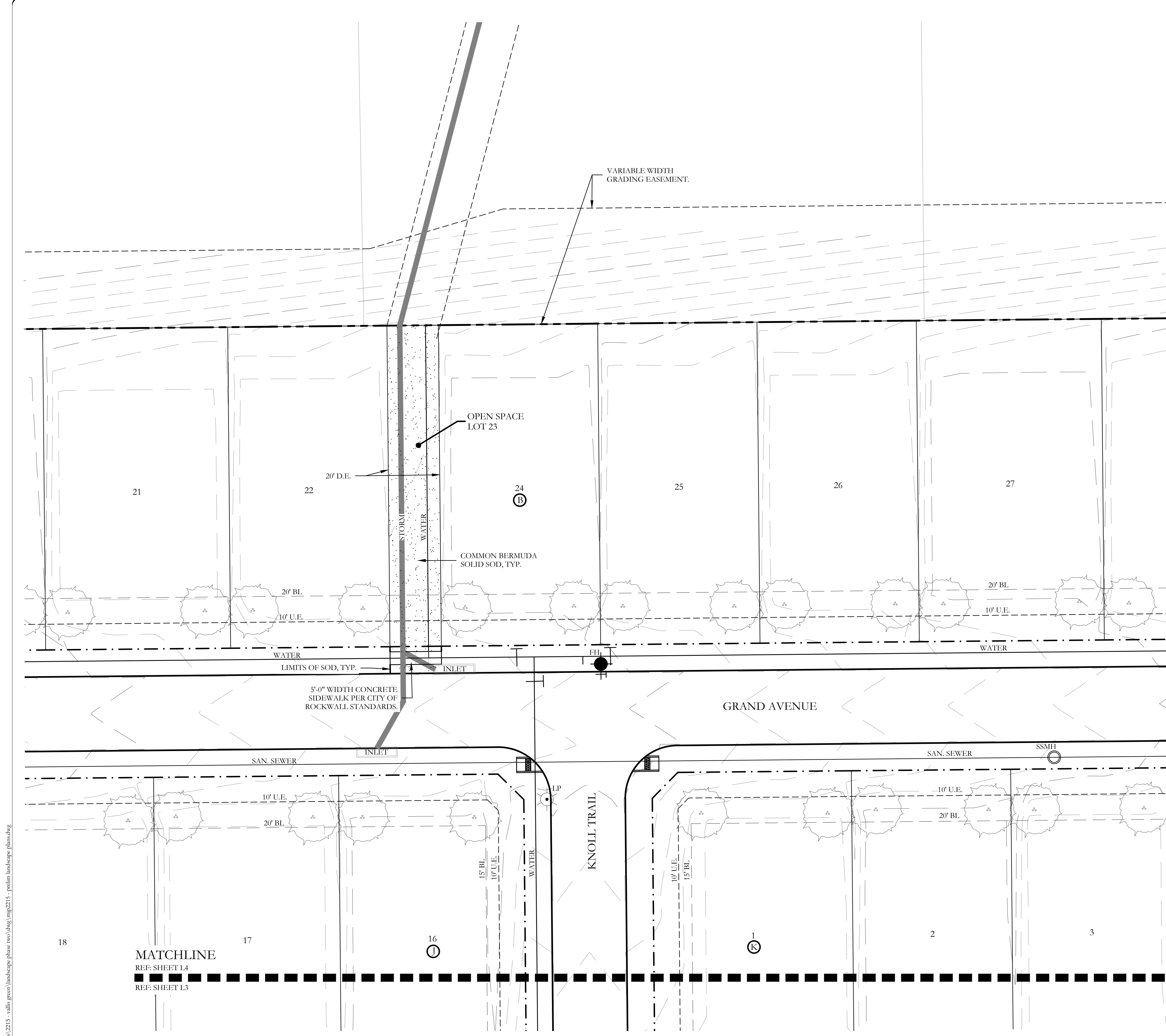
PLANT LEGEND					
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  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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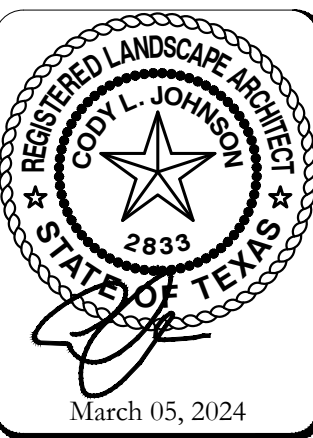
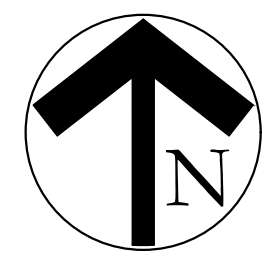
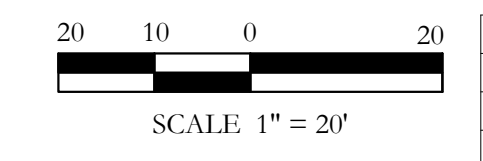




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 Planning & Zoning Commission, Chairman Director of Planning and Zoning



P:\proj\13\_projects\imp\_michael\_joyce\_properties\2215\_walls\_green\_landscape\_phase\_two\dwg\lmp2215\_prelim\_landscape\_planning.dwg

LANDSCAPE PROVIDED

TERRACES BOULEVARD

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - ACCENT TREES REQUIRED.
- PROVIDED: 5 - 4" CALIPER CANOPY TREES  
6 - ACCENT TREES

KNOLL TRAIL

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - ACCENT TREES REQUIRED.
- PROVIDED: 3 - 4" CALIPER CANOPY TREES  
4 - ACCENT TREES

PLANT LIST - TREES						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	5	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	3	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	3	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	26,907	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,305	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

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:

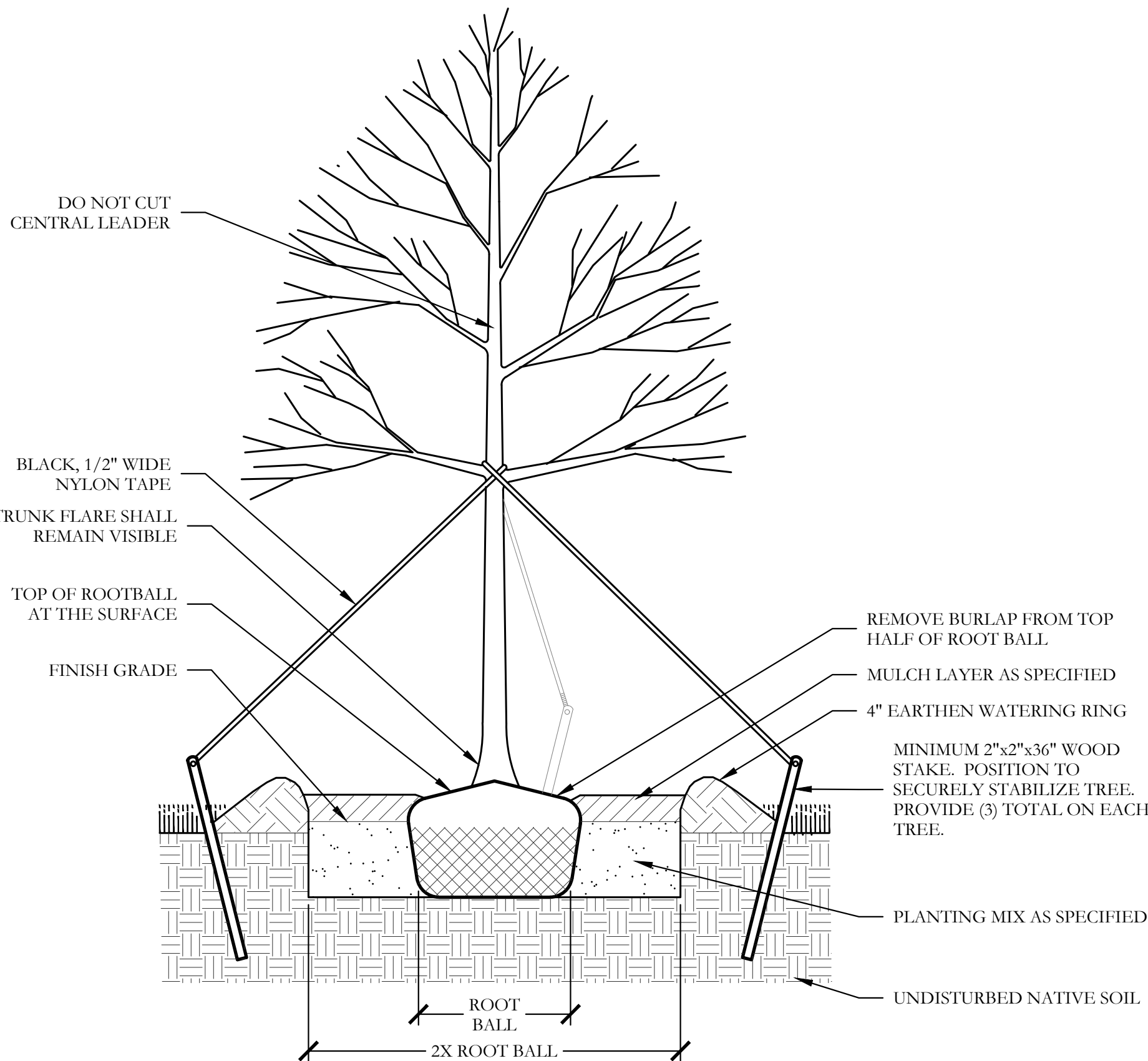
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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 ENCROACH 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).

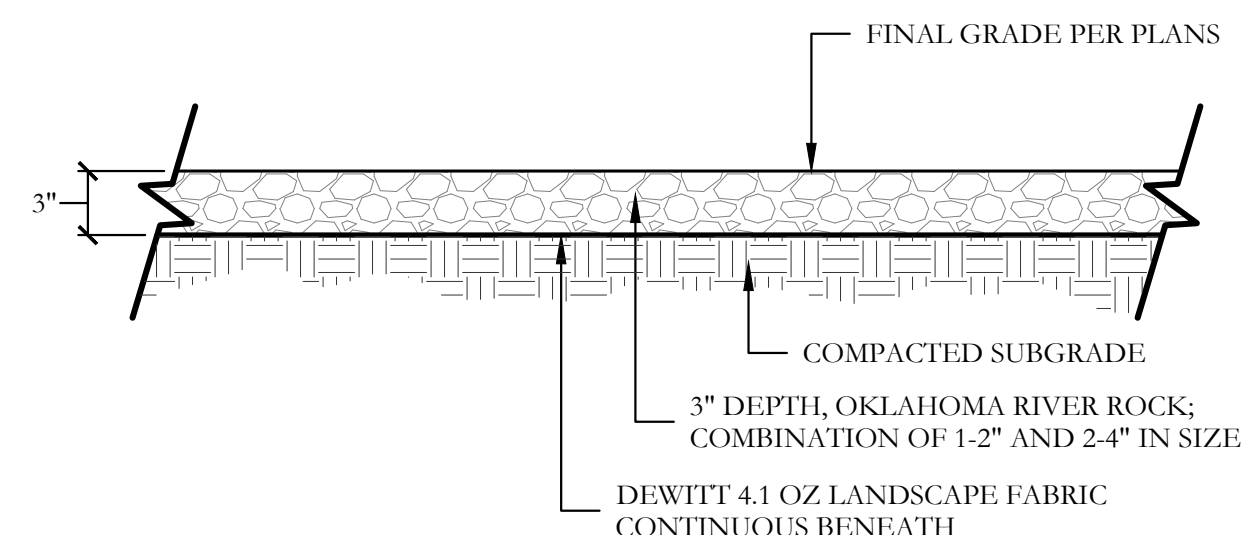
TREE PROTECTION NOTES:

- 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



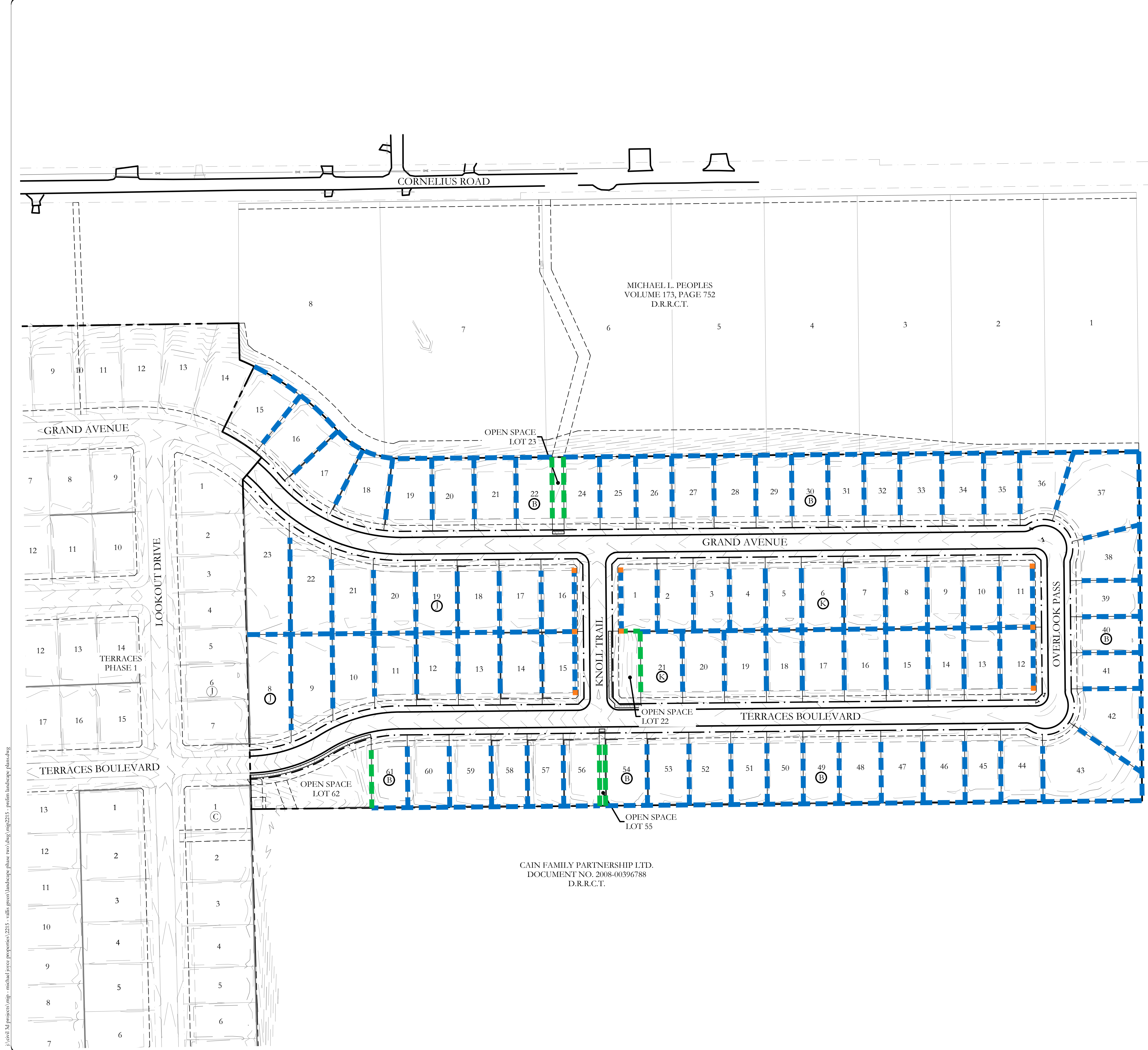
2 OKLAHOMA RIVER ROCK BED SECTION

SCALE: 1" = 1'-0"

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

P:\civil\_3\projects\imp - michael jovic\properties\2215 - walkin green landscape phase two.dwg\imp2215 - prelim landscape plan.dwg



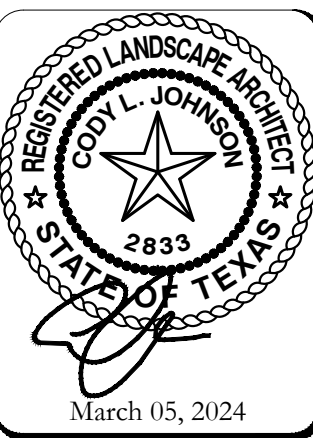


HARDSCAPE LEGEND	
	6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
	7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.

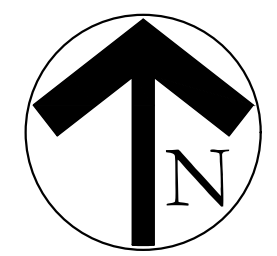
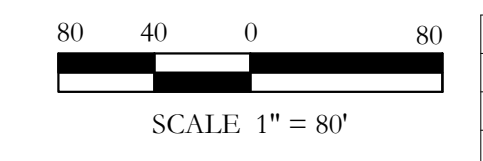
DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 D.R.R.C.T.

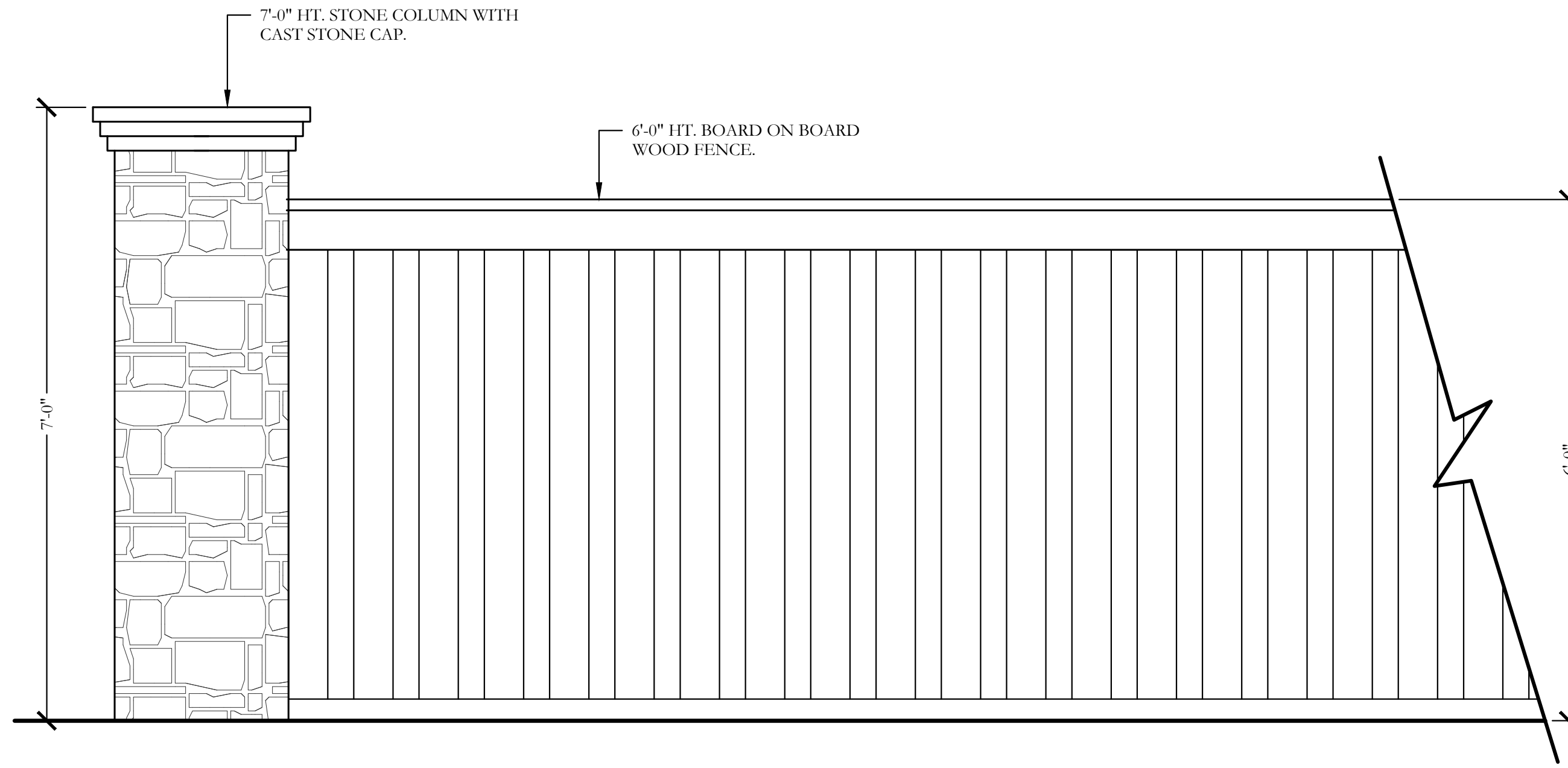
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 Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215

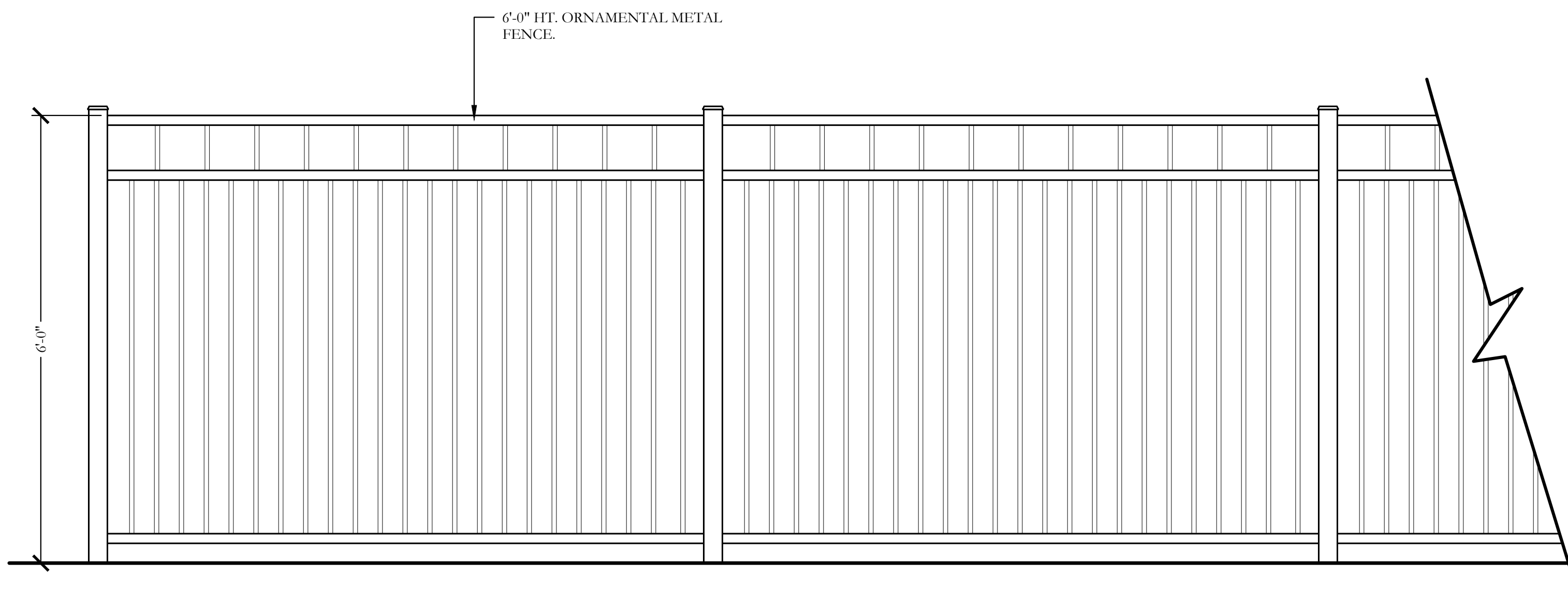


F:\civil\_3\projects\mp - michael peoples\2215 - walls green landscape phase two\dwg\mjp2215 - prelim landscape plan.dwg



1 TYPICAL WOOD FENCE AND COLUMN BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"



2 TYPICAL ORNAMENTAL METAL FENCE BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"

APPROVED:  
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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning


F:\level\_3\projects\imp - mechad Joyce properties\2215 - walls green landscape phase two\dwg\imp2215 - prelim landscape plan.dwg



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>3</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 2031 Terraces Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-93

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 21.648

LOTS [CURRENT] 82

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION (REQUIRED)

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

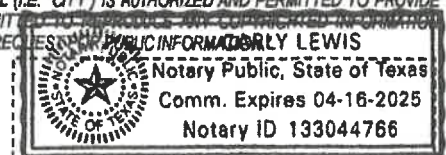
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 682.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024. BY SIGNING THIS 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 APPROVE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. **DRURY LEWIS**

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024

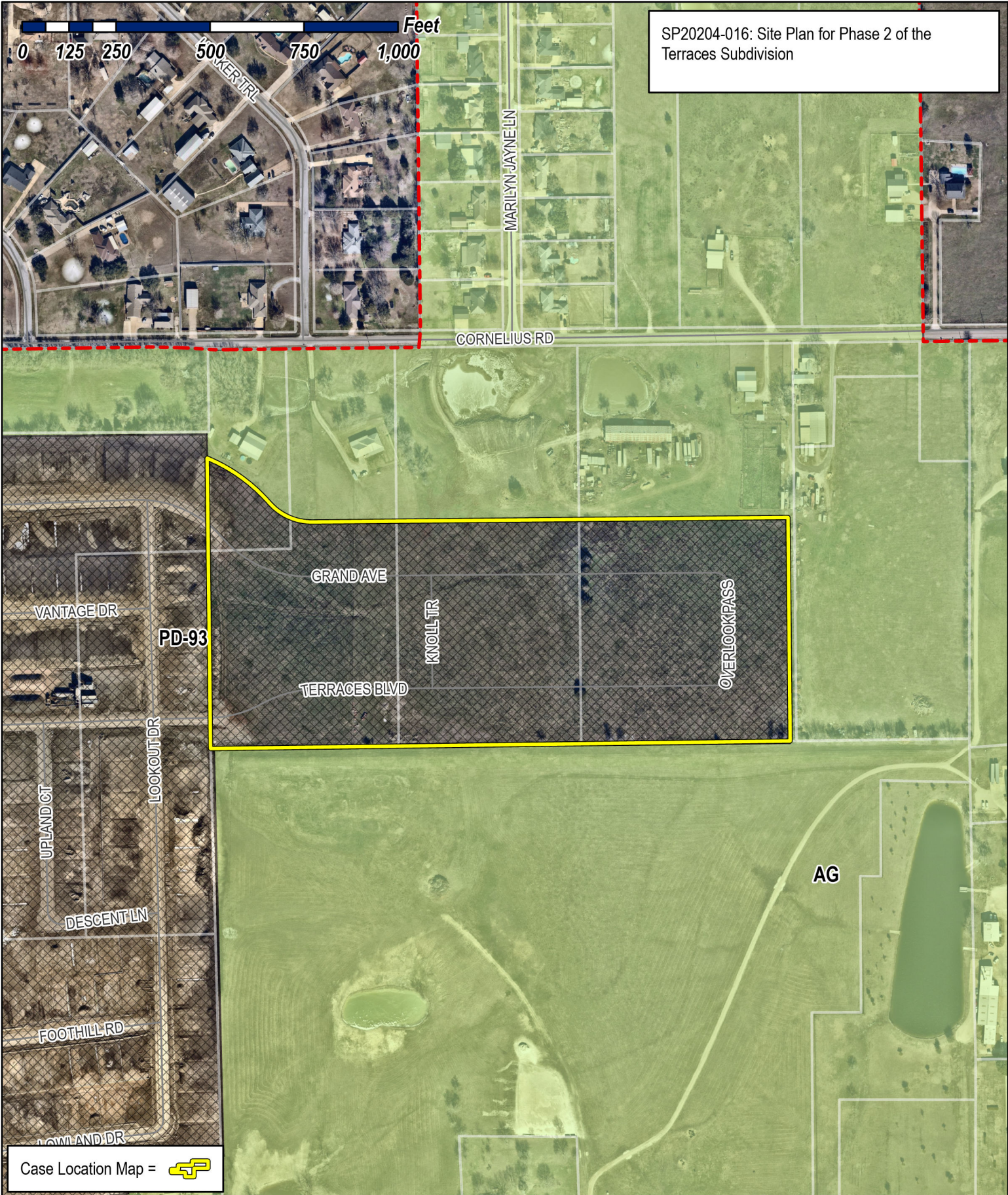
OWNER'S SIGNATURE

*[Handwritten signature of Bret L. Pedigo]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



SP20204-016: Site Plan for Phase 2 of the Terraces Subdivision



# City of Rockwall

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





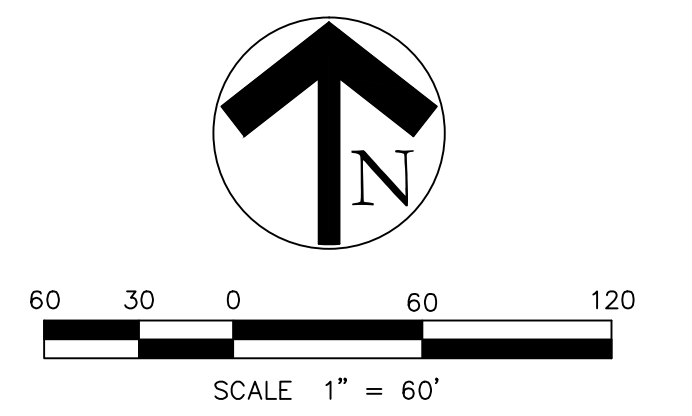
VICINITY MAP  
N.T.S.

**LEGEND**

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER



DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.



**SITE PLAN  
TERRACES  
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;  
LOTS 1-22, BLOCK K  
21.648 ACRES OR 942,975 SQ. FT.  
82 SINGLE FAMILY LOTS,  
4 OPEN SPACE LOTS  
SITUATED WITHIN A PORTION OF TRACTS 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**  
P2022-049

March 5, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE  
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB  
INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE  
LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE  
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE  
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD  
WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

**Line Table**

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

- NOTES:**
- INTERNAL SIDEWALKS ARE 5' WIDE.
  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

APPROVED:  
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Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall  
on \_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning

**Owner/Applicant:**  
TM Terraces, LLC  
4416 W. Lovers Ln, Suite 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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



CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
D.R.R.C.T.

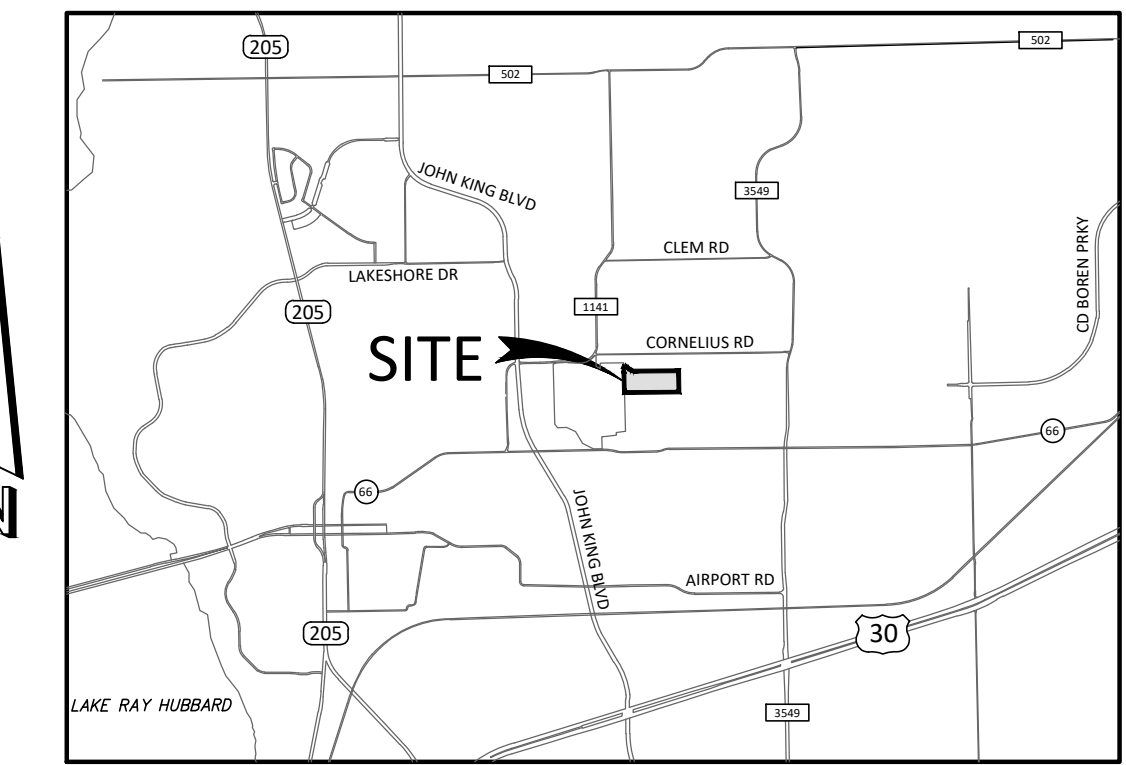
**ZONED: AG**

MICHAEL L. PEOPLES  
VOLUME 173, PAGE 752  
D.R.R.C.T.

MIKE PEOPLES  
VOLUME 184, PAGE 552  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 190  
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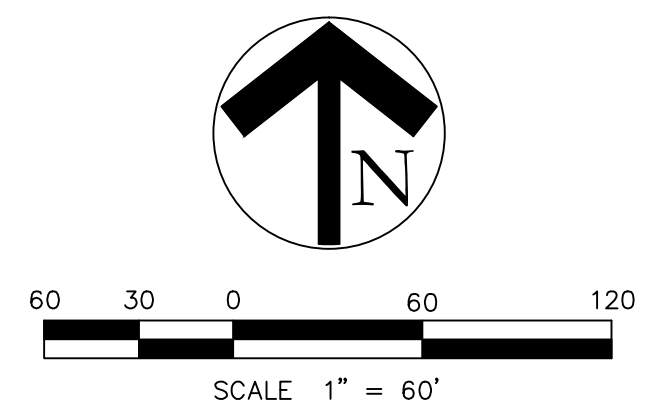
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- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
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- PROPOSED SIGNAGE
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DONNIE PEOPLES  
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**CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**  
P2022-049

March 5, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF

**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

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  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning & Zoning

**Owner/Applicant:**  
TM Terraces, LLC  
4416 W. Lovers Ln, Suite 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'

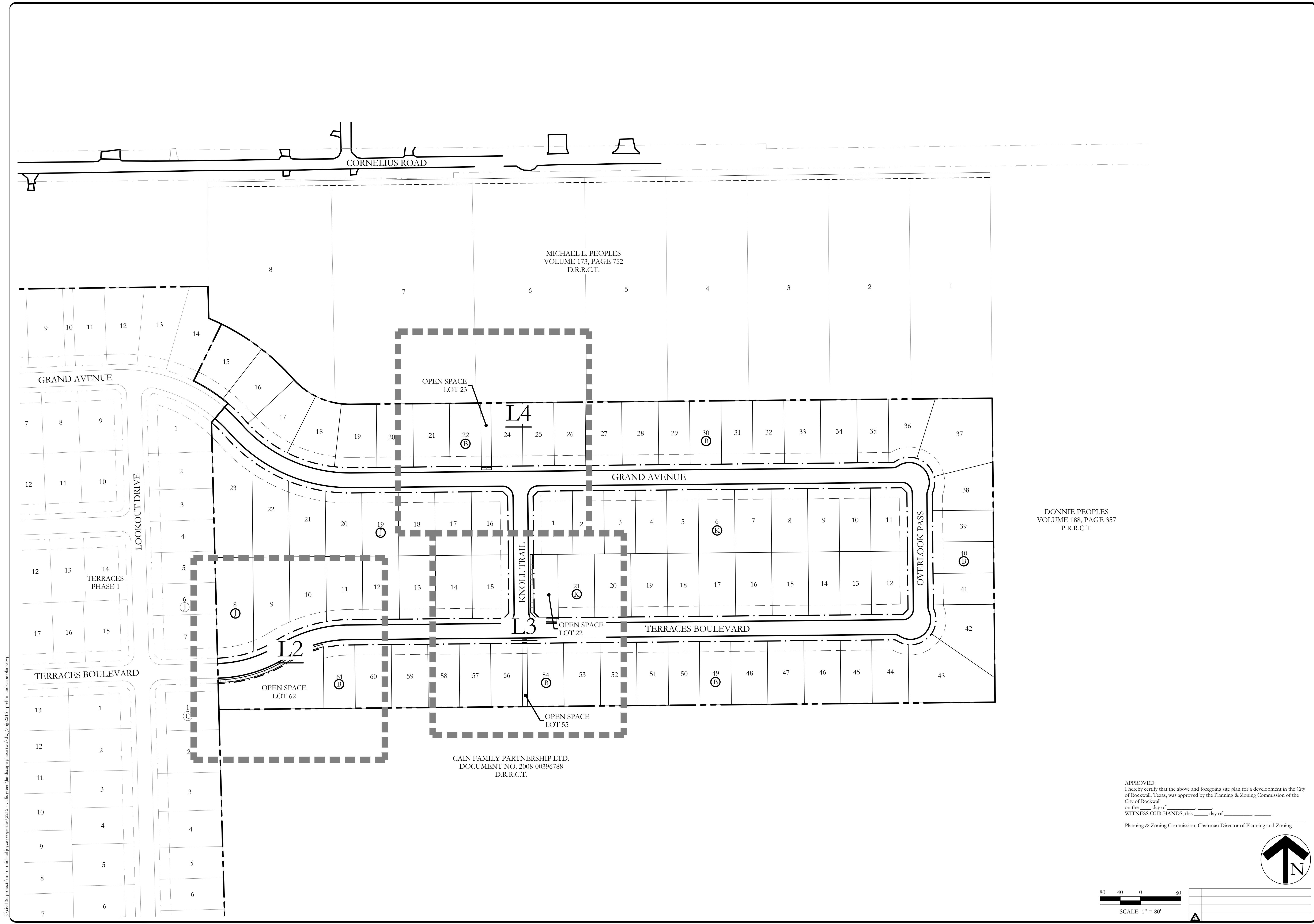
CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

**Line Table**

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

**Curve Table**

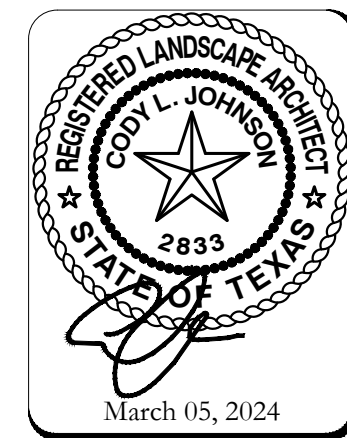
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E



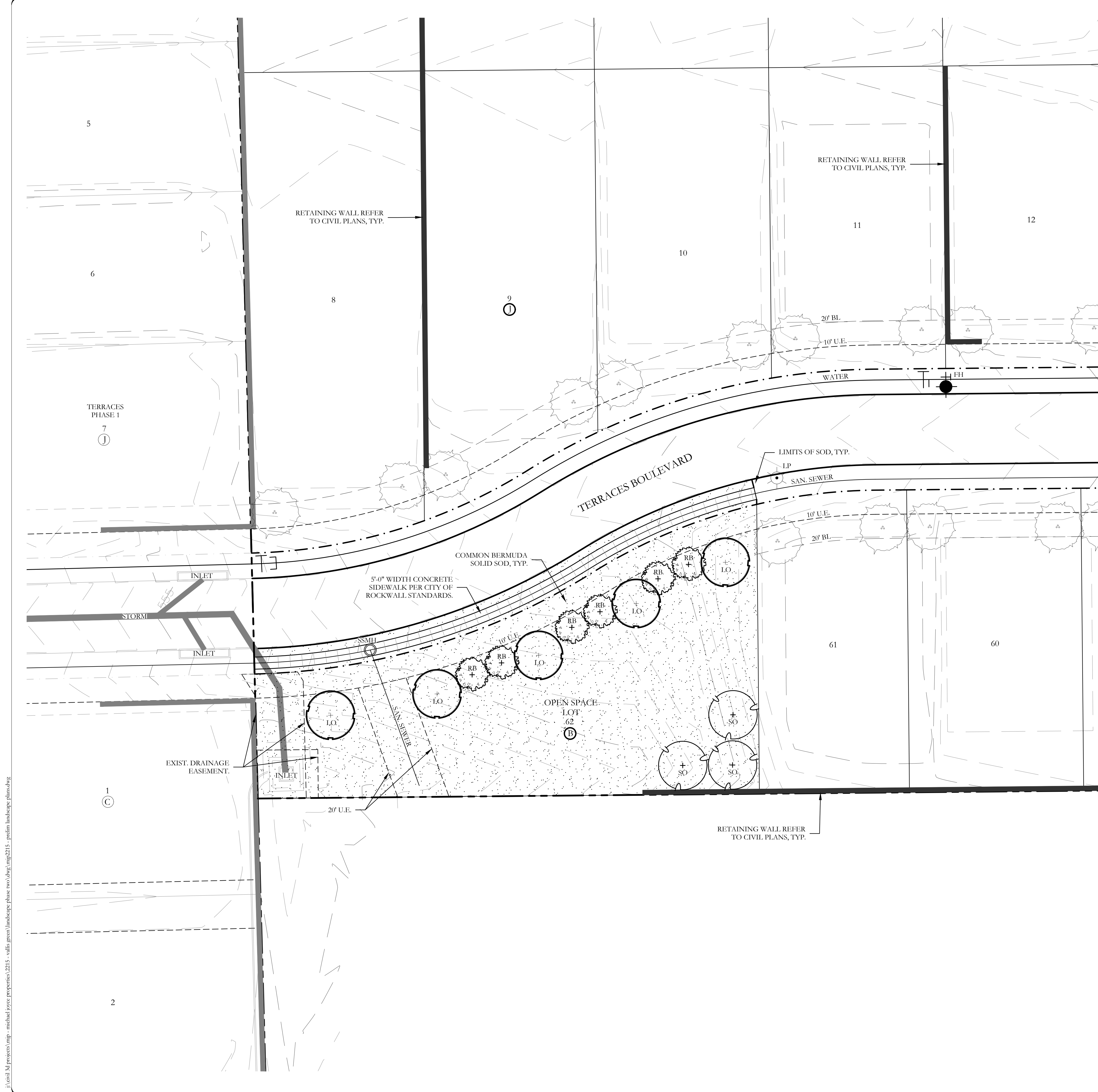
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 I:\level\_3\projects\imp - michael peopel\phase two\dwg\imp2215 - prelim landscape plan.dwg

DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

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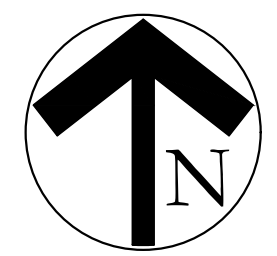
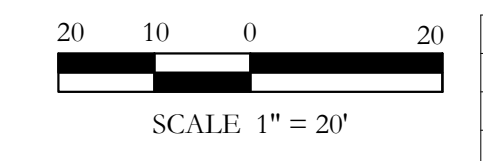
SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215



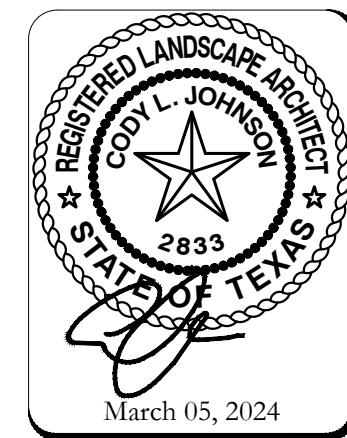
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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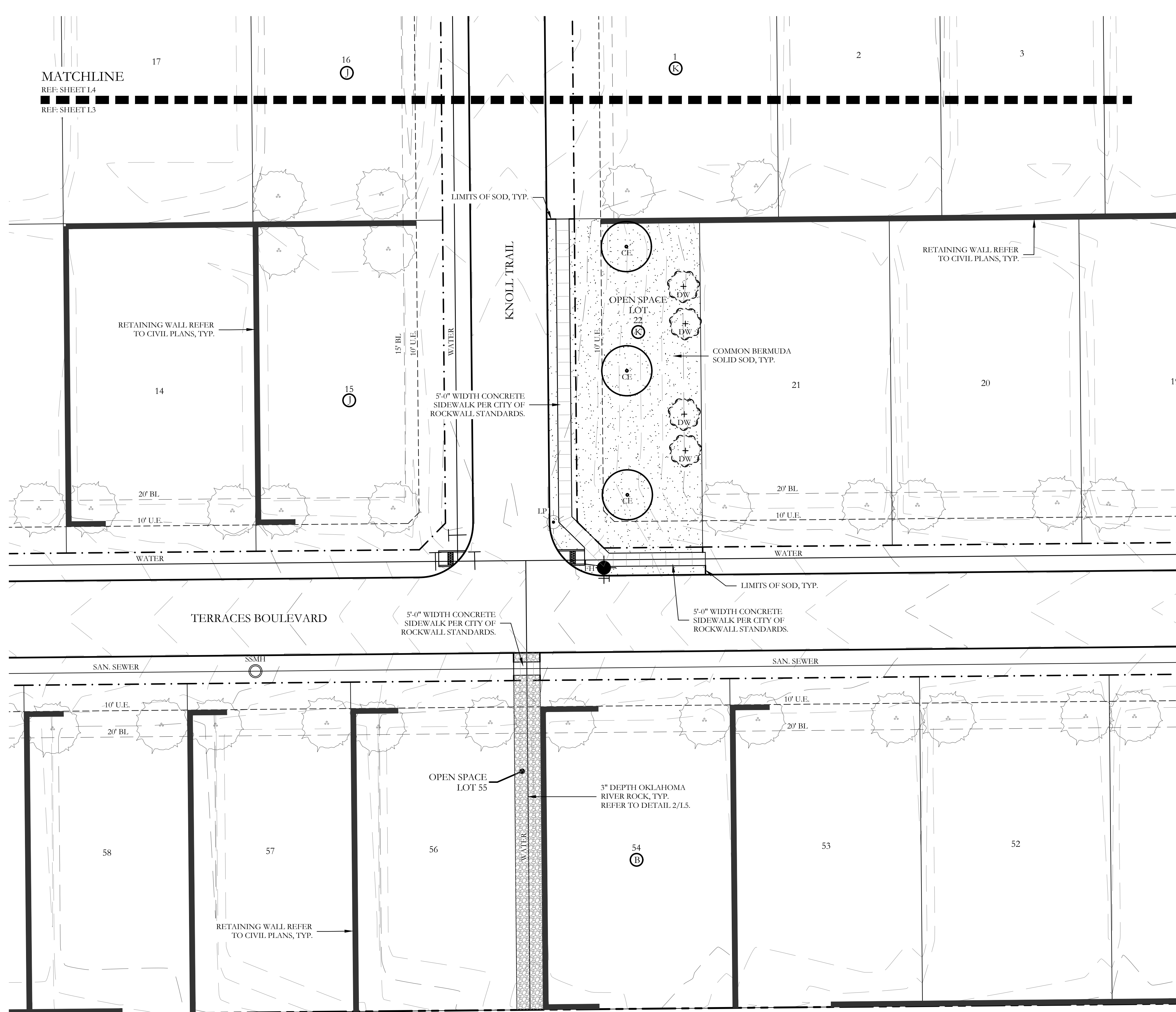


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 JVC No MJP2215





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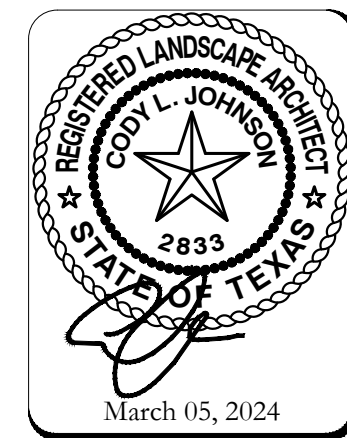
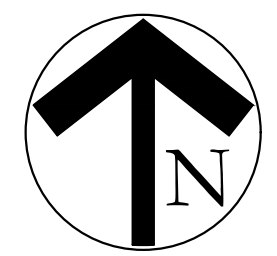
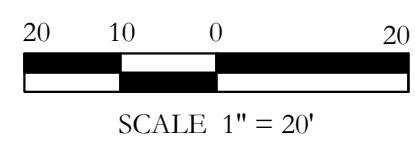


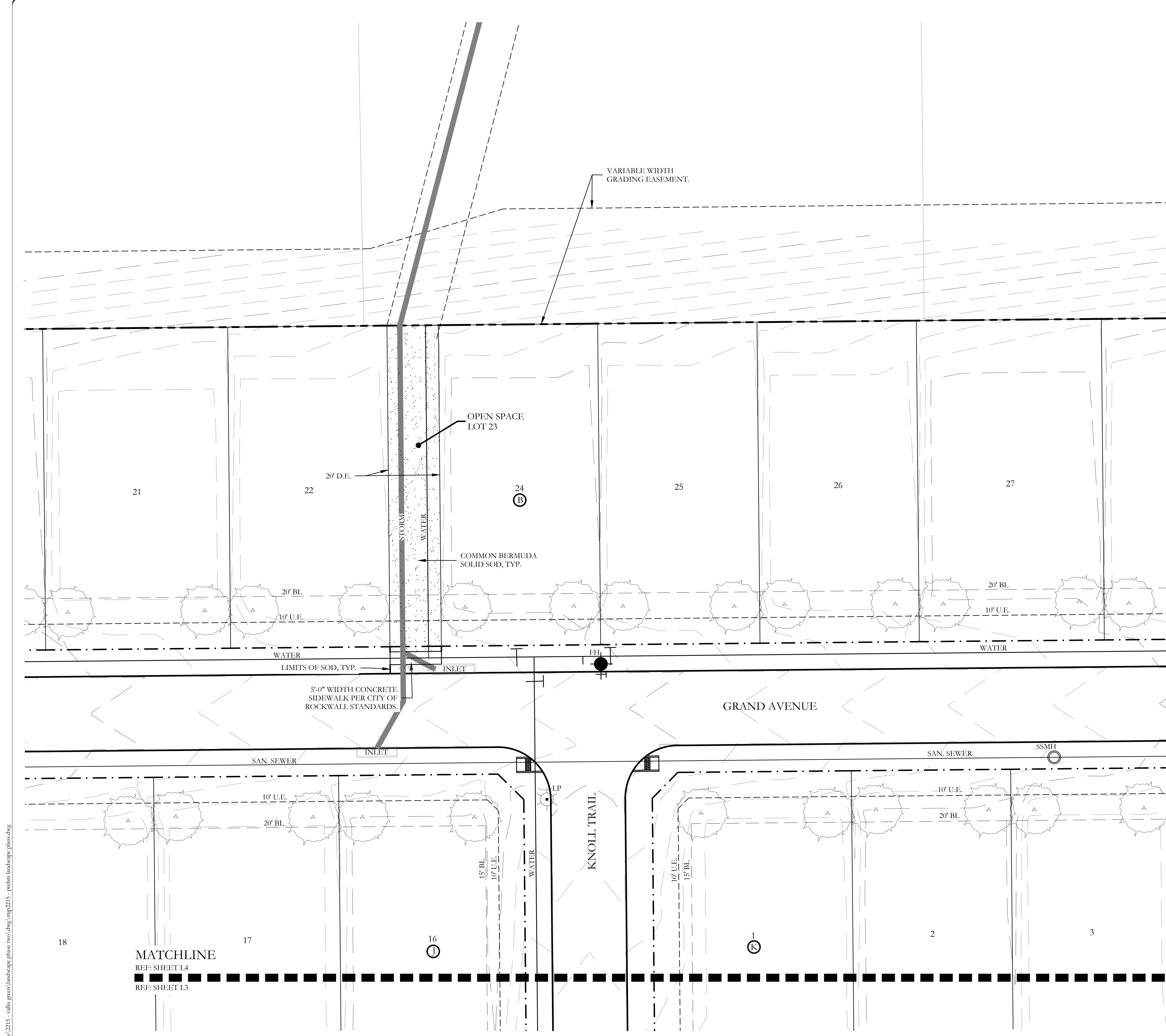
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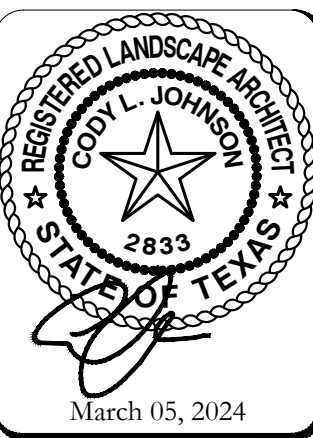
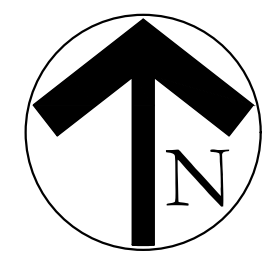
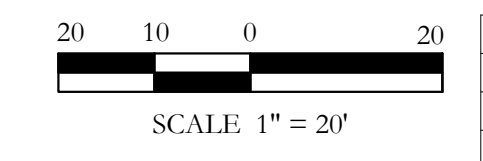


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Planning & Zoning Commission, Chairman Director of Planning and Zoning



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LANDSCAPE PROVIDED

TERRACES BOULEVARD

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - ACCENT TREES REQUIRED.
- PROVIDED: 5 - 4" CALIPER CANOPY TREES  
6 - ACCENT TREES

KNOLL TRAIL

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - ACCENT TREES REQUIRED.
- PROVIDED: 3 - 4" CALIPER CANOPY TREES  
4 - ACCENT TREES

PLANT LIST - TREES						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	5	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	3	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	3	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	26,907	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,305	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

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 AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

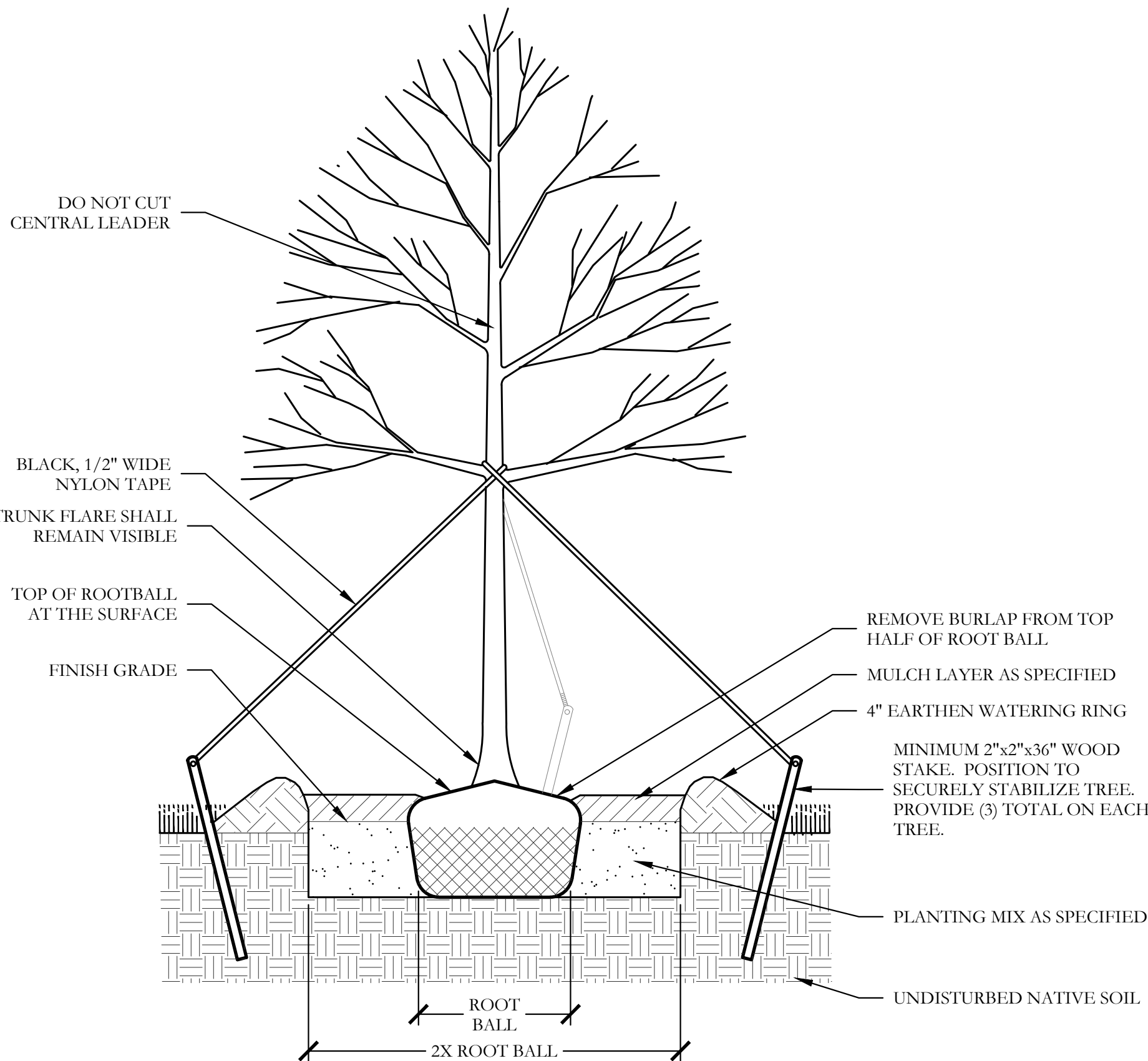
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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 ENCROACH 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).

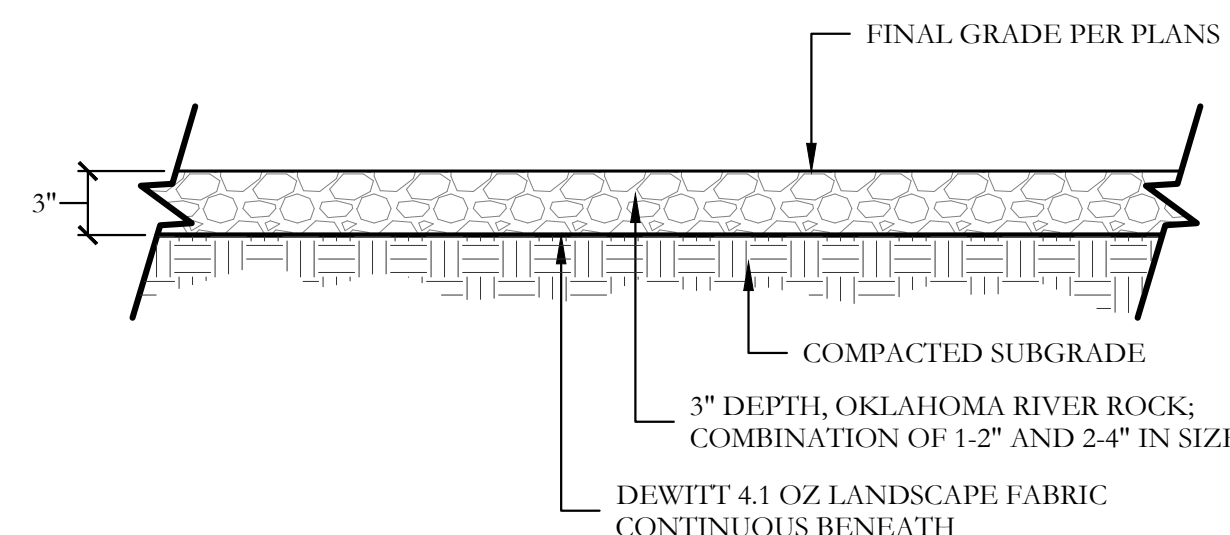
TREE PROTECTION NOTES:

- 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

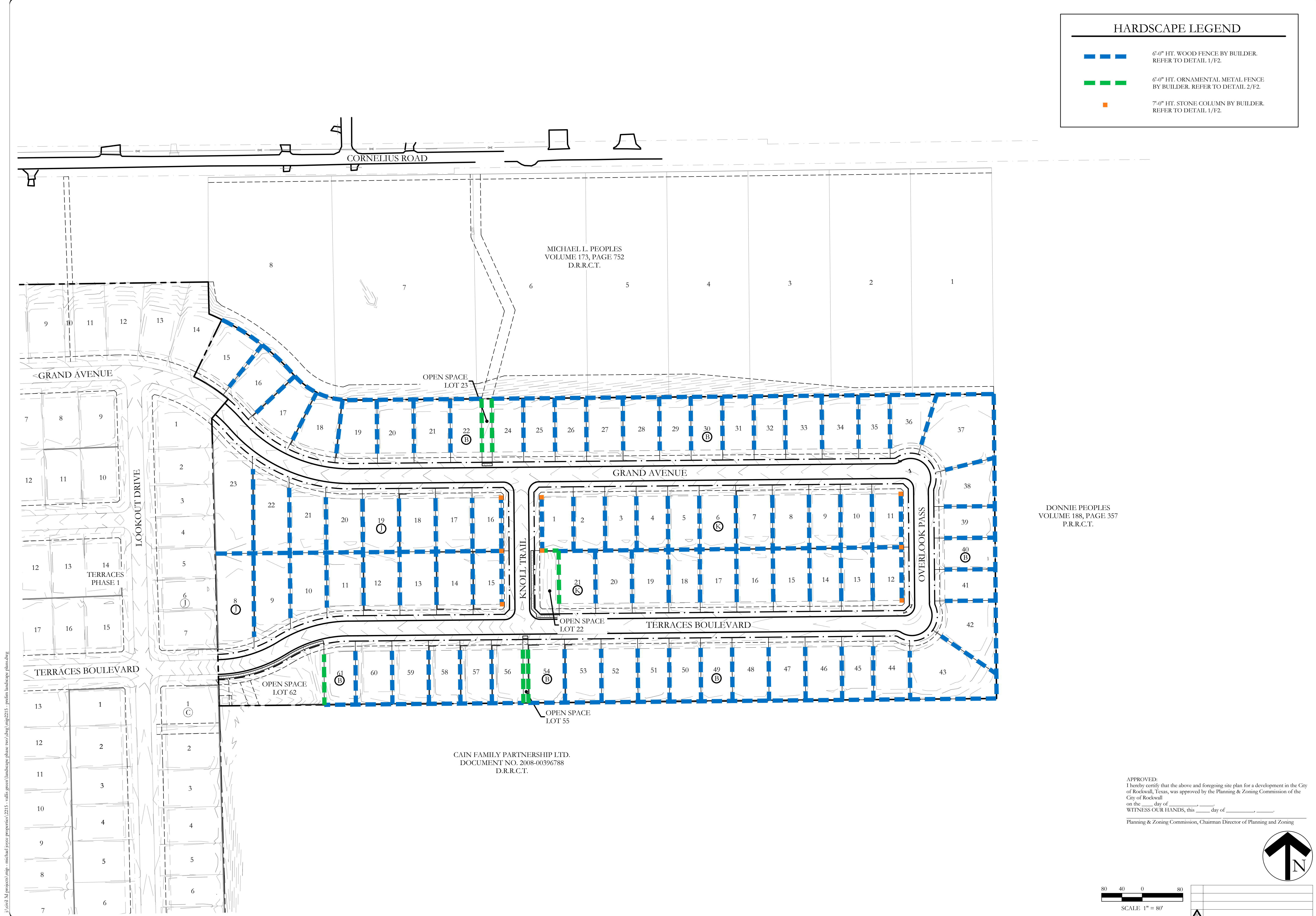





2 OKLAHOMA RIVER ROCK BED SECTION

SCALE: 1" = 1'-0"

APPROVED:  
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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

P:\civil\_3\projects\mp - michaels\green landscape phase two\dwg\lmp2215\_prelim landscape plan.dwg

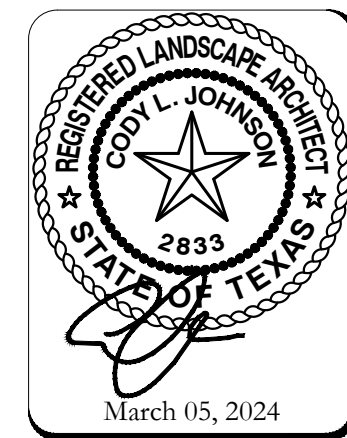


HARDSCAPE LEGEND	
	6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
	7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.

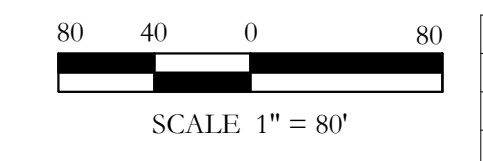
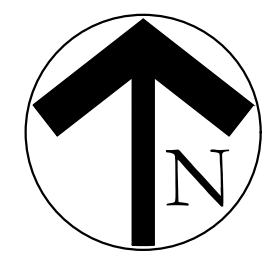
DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 D.R.R.C.T.

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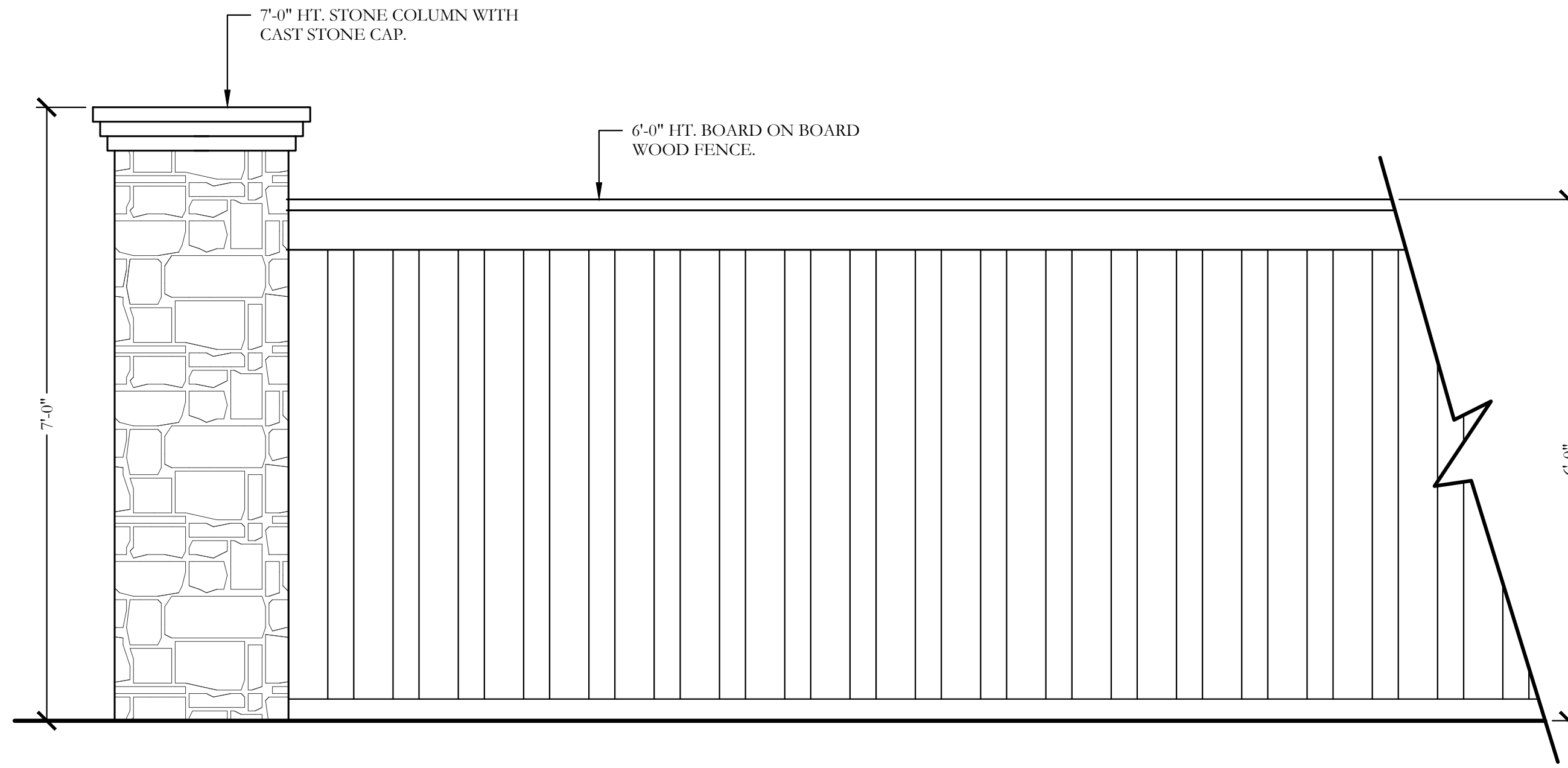


March 05, 2024



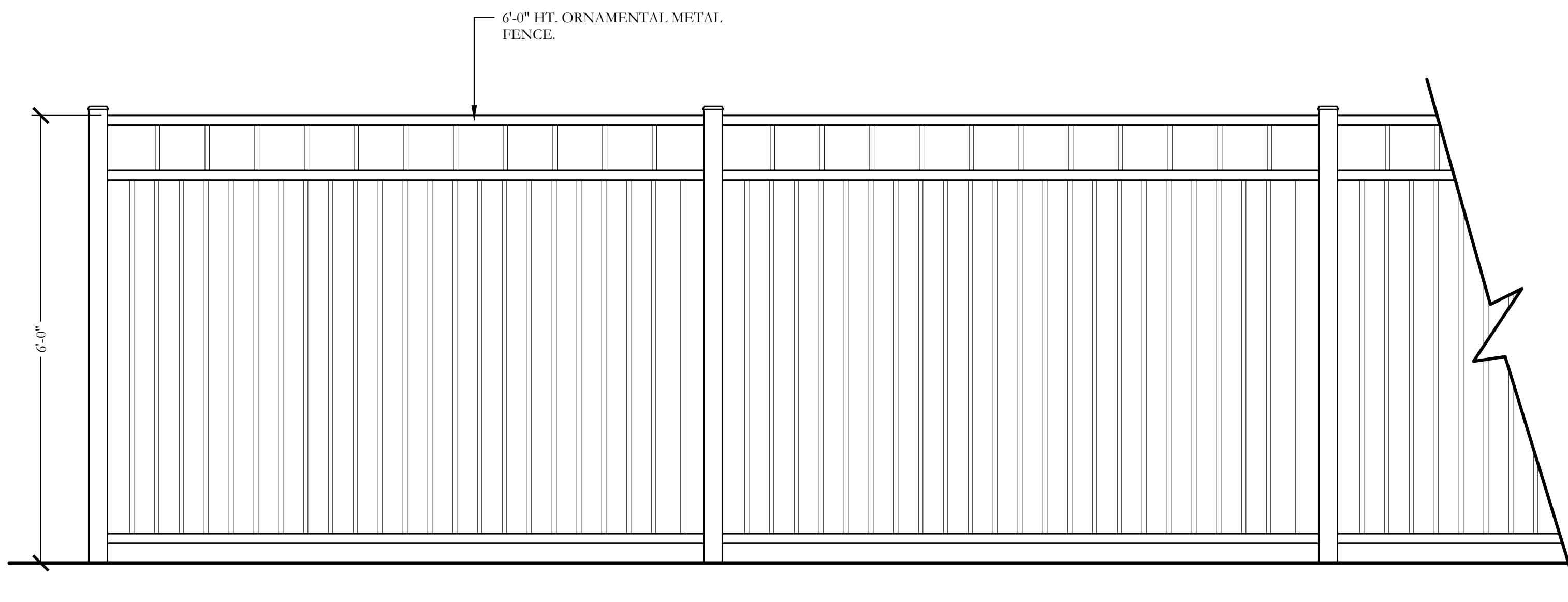
SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215

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1 TYPICAL WOOD FENCE AND COLUMN BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"



2 TYPICAL ORNAMENTAL METAL FENCE BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"

APPROVED:  
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Planning & Zoning Commission, Chairman Director of Planning and Zoning


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# PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-016  
PROJECT NAME: Site Plan for 2031 Terraces Blvd  
SITE ADDRESS/LOCATIONS: 2031 TERRACES BLVD, ROCKWALL, TX 75087

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 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, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 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, generally located south of the intersection of Cornelius Road and FM-1141.
- 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 (SP2024-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 93 (PD-93).
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

**APPROVED:**

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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**M.5 Landscape Plan:**

- (1) Please remove the lot trees from the landscape plan. (PD-93; Ordinance No. 22-47)

M.7 Hardscape Plan:

(1) Please make the following changes to the Fence Exhibit:

- a. Lots 22 & 24, Block B may have wood fences adjacent to the easement.
- b. Lots 1 & 21, Block K may have wood fences adjacent to Lot 22. There must be a column at the southwest and northwest corner of Lot, 21, Block K.
- c. Lots 54, 56, & 61 Block B must have wrought iron fencing on the rear yard as well.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2024 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- 2) Parks Board meeting will be held on April 2, 2024.
- 3) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. Please revise this drainage easement to match the civil engineering plans. Will need to be drainage and utility easement.  
 2. Utility layout subject to change with engineering plan review.  
 3. Trees may need to move 10' from 12" water line depending on Engineering resubmittal  
 4. May need to move depending on 12" water alignment  
 5. Revise this area to match the civil engineering plans. If you plan on revising the civil plans to match this site plan, then this open space lot needs to be at least 20' wide and you need to also provide a 20' utility easement. River rock is not allowed. This will need to be sodded like the other open space lots.  
 6. Ensure this matches the civil engineering plans.  
 7. Trees will need to be 10' from 12" water line

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Recommend that Common Bermuda be replaced with Tif Tuf or Tahoma 31 Bermuda due to drought, wear and cold tolerances

03/18/2024: P2024-009 (Final Plat)

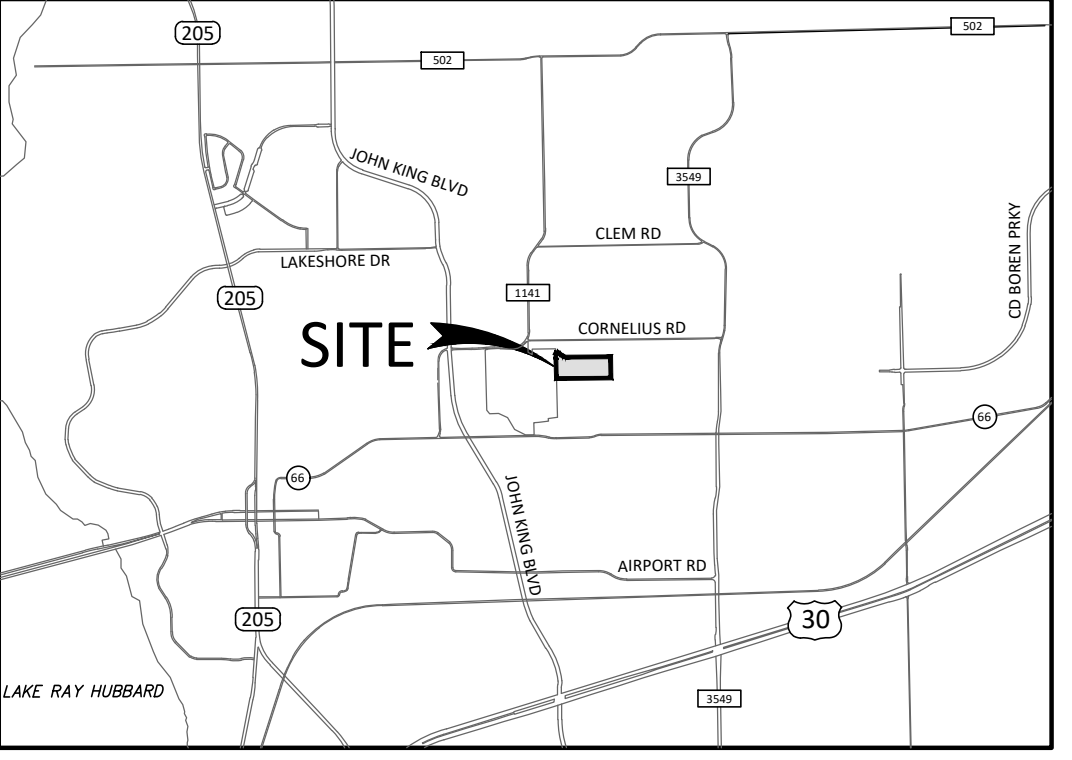
Park District 8

Cash In Lieu of Land:  $\$690.67 \times 5 \text{ lots} = \$3,453.35$

Pro Rata Equipment Fee:  $\$648.20 \times 5 = \$3,241.00$

Total per lot x lots:  $\$1,338.87 \times 5 \text{ lots} = \$6,694.35$



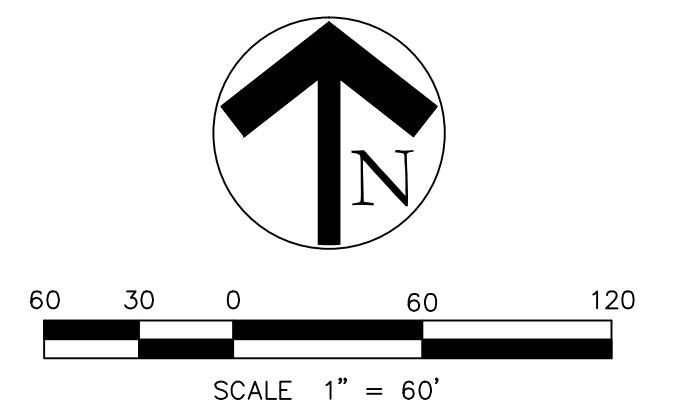


VICINITY MAP  
N.T.S.

**LEGEND**

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER

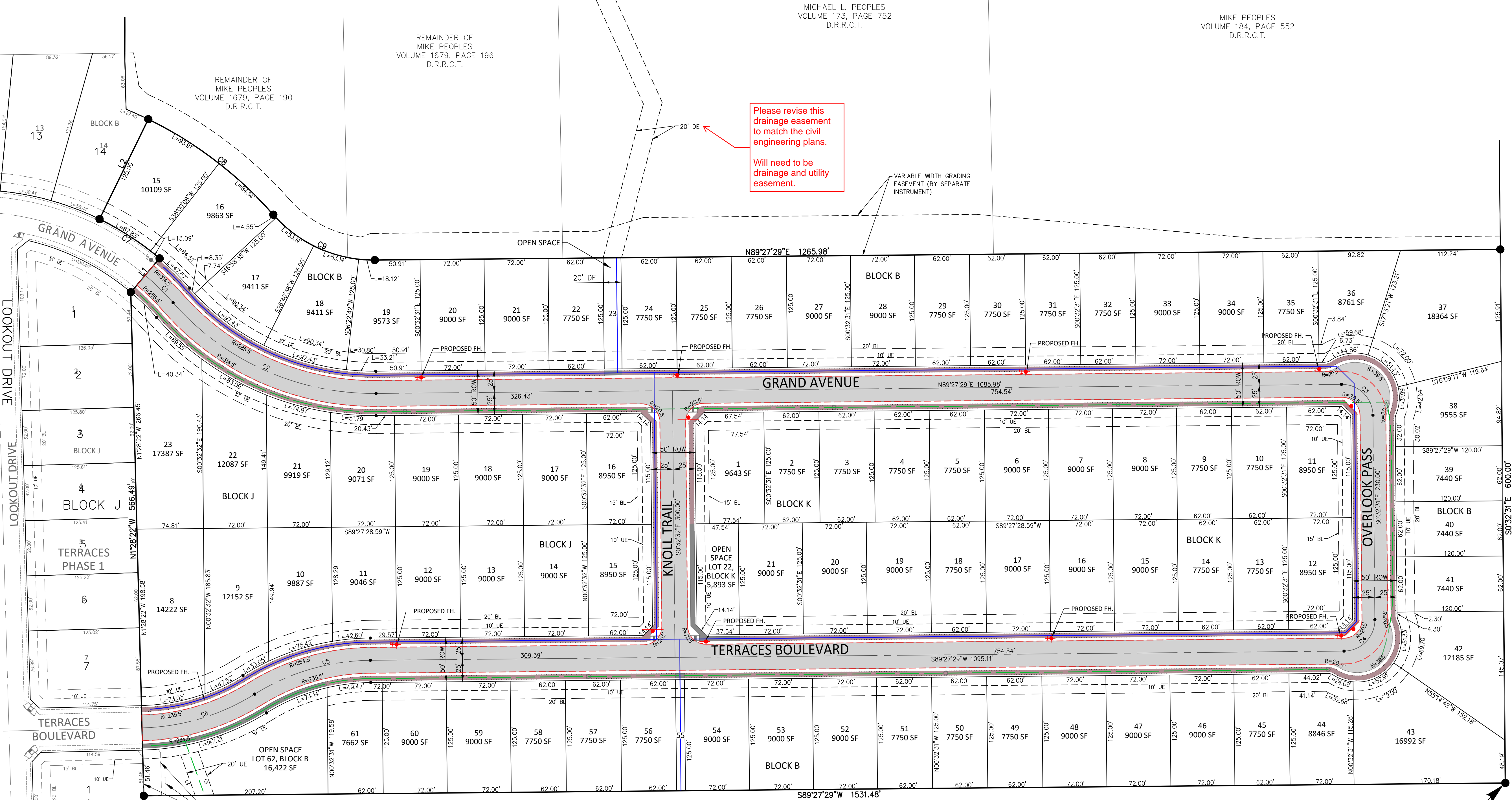
DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.



**SITE PLAN  
TERRACES  
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;  
LOTS 1-22, BLOCK K  
21.648 ACRES OR 942,975 SQ. FT.  
82 SINGLE FAMILY LOTS,  
4 OPEN SPACE LOTS  
SITUATED WITHIN A PORTION OF TRACTS 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**  
P2022-049

March 5, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF



Please revise this drainage easement to match the civil engineering plans.  
Will need to be drainage and utility easement.

Utility layout subject to change with engineering plan review.

**BENCHMARKS**  
CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'  
CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

**Line Table**

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

- NOTES:**
- INTERNAL SIDEWALKS ARE 5' WIDE.
  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning & Zoning

**Owner/Applicant:**  
TM Terraces, LLC  
4416 W. Lovers Ln, Suite 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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

CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
D.R.R.C.T.

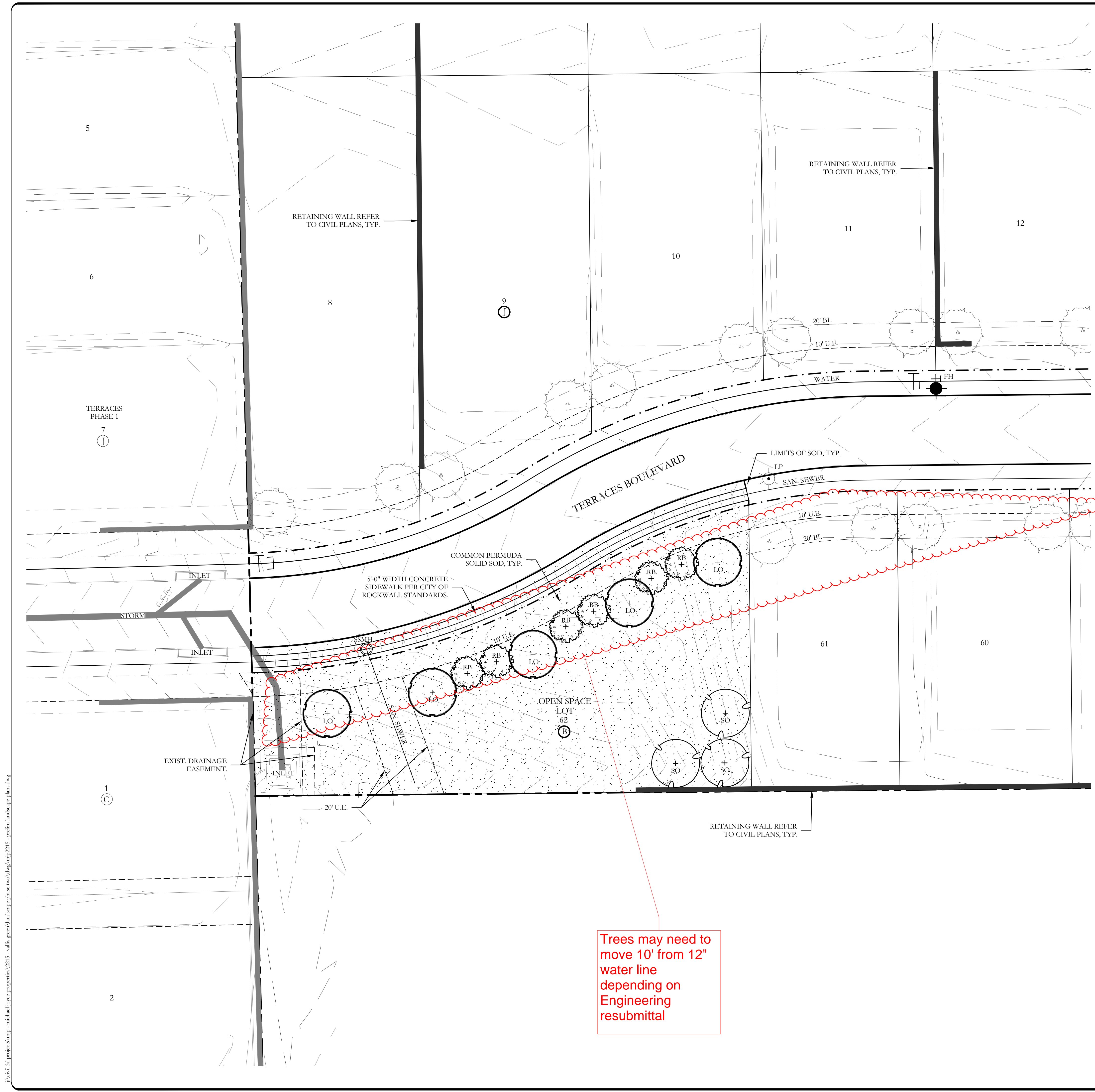
**ZONED: AG**

MICHAEL L. PEOPLES  
VOLUME 173, PAGE 752  
D.R.R.C.T.

MIKE PEOPLES  
VOLUME 184, PAGE 552  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 190  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 196  
D.R.R.C.T.

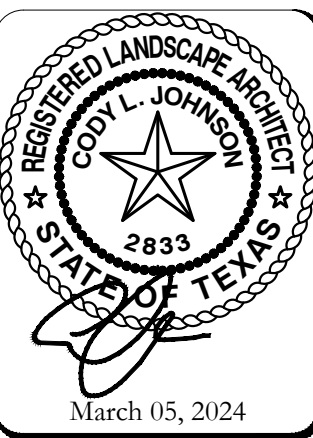
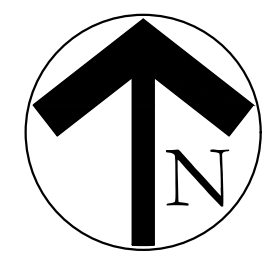
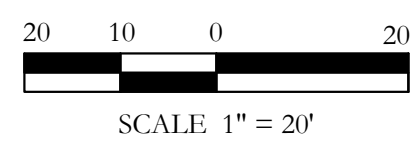


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

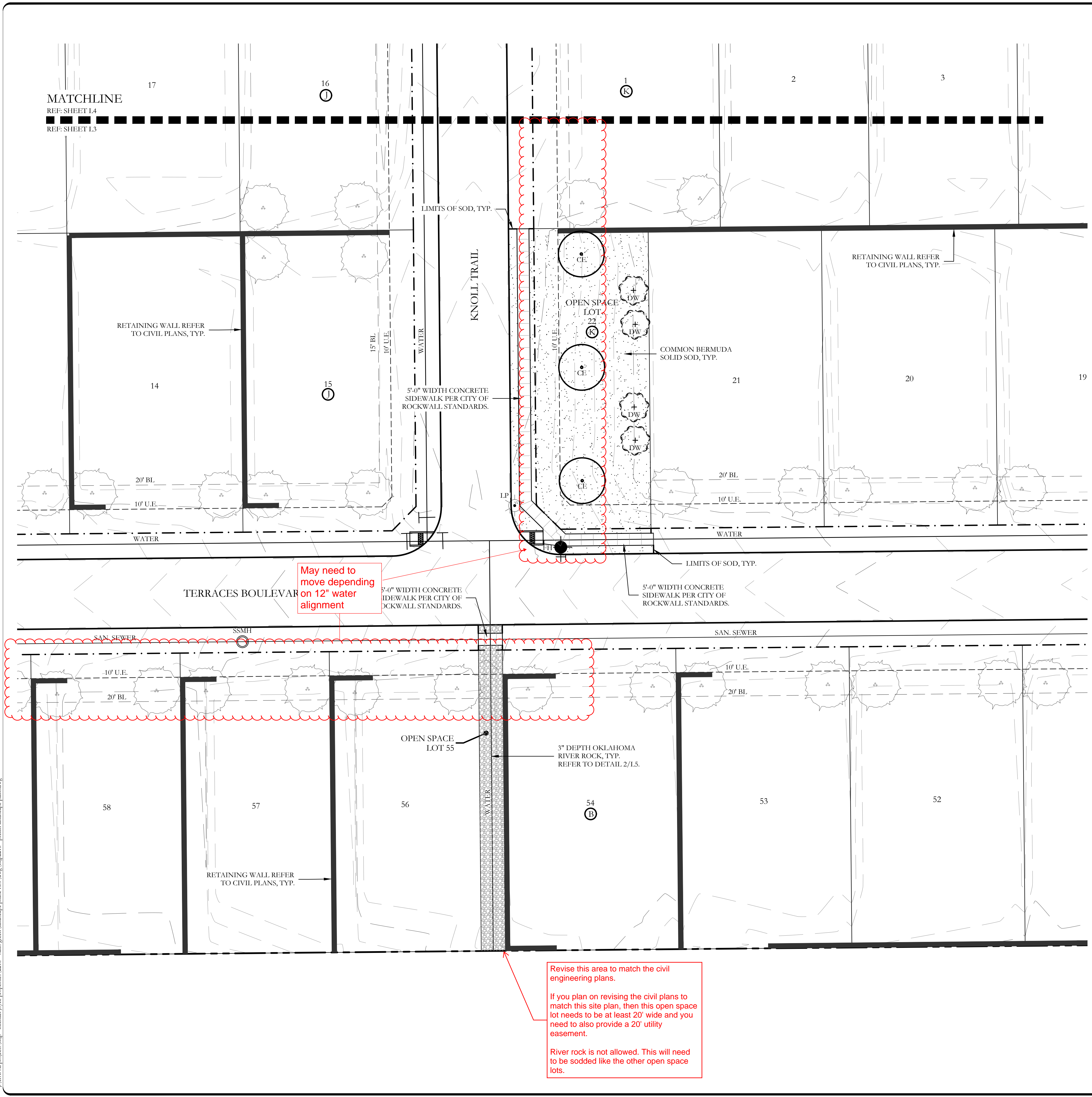
- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

Trees may need to move 10' from 12" water line depending on Engineering resubmittal

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



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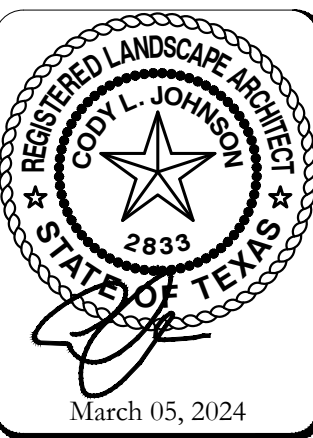
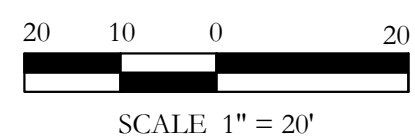
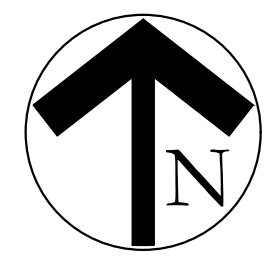
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT; 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

May need to move depending on 12" water alignment

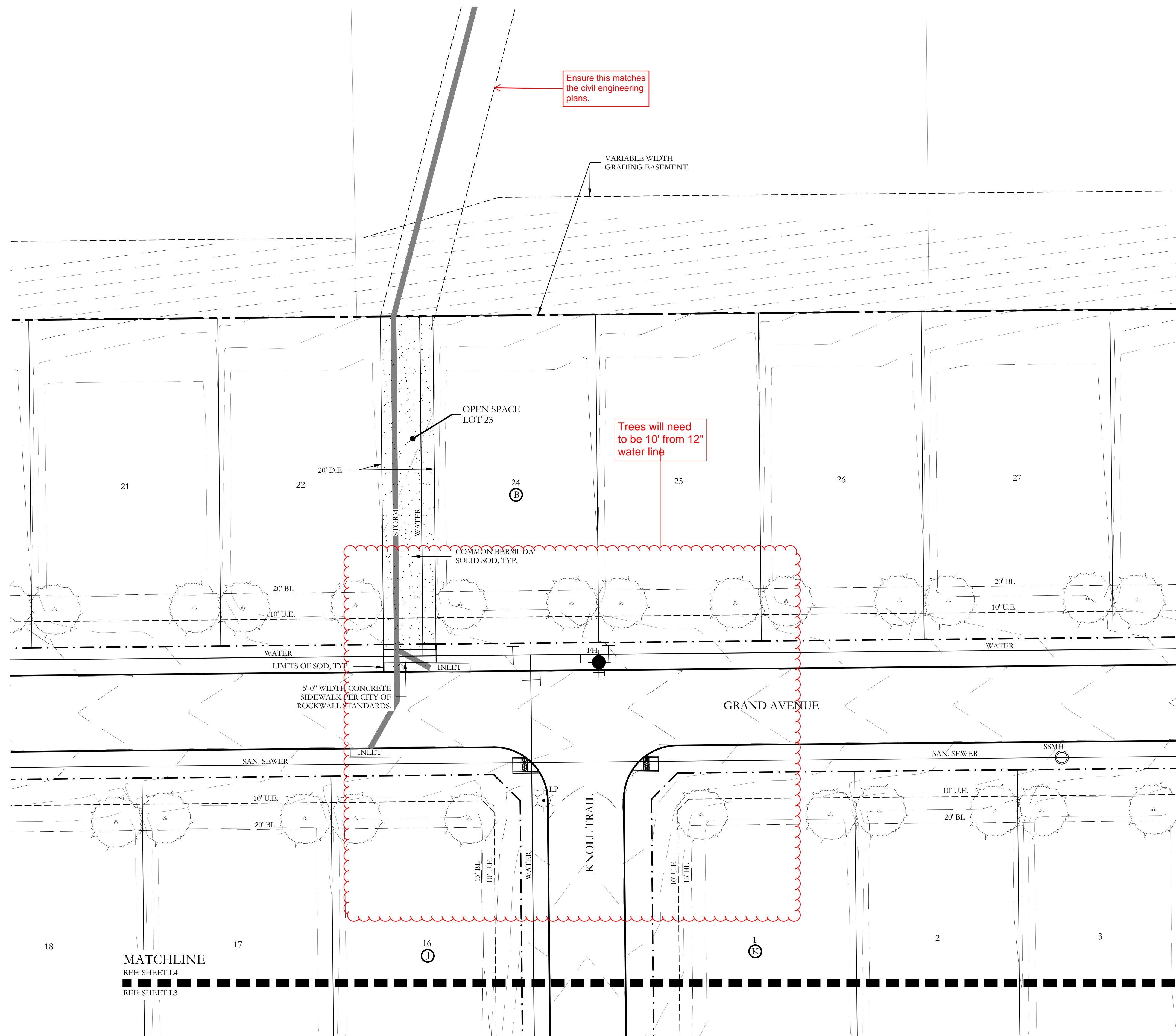
Revise this area to match the civil engineering plans.  
 If you plan on revising the civil plans to match this site plan, then this open space lot needs to be at least 20' wide and you need to also provide a 20' utility easement.  
 River rock is not allowed. This will need to be sodded like the other open space lots.

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 Planning & Zoning Commission, Chairman Director of Planning and Zoning



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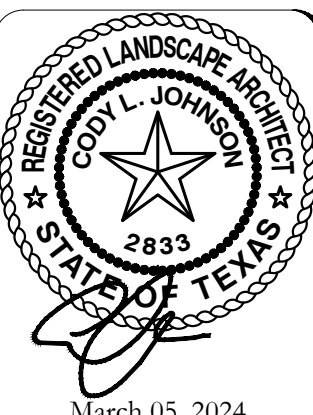
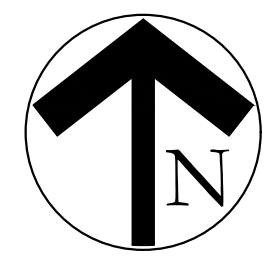
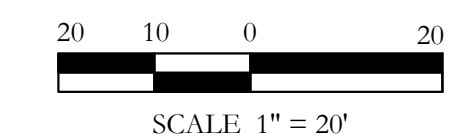


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>3</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 2031 Terraces Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 21.648

LOTS [CURRENT] 82

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

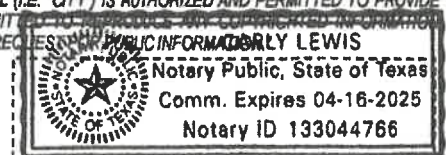
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 682.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024. BY SIGNING THIS 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 APPROVE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. **DRYLY LEWIS**

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024

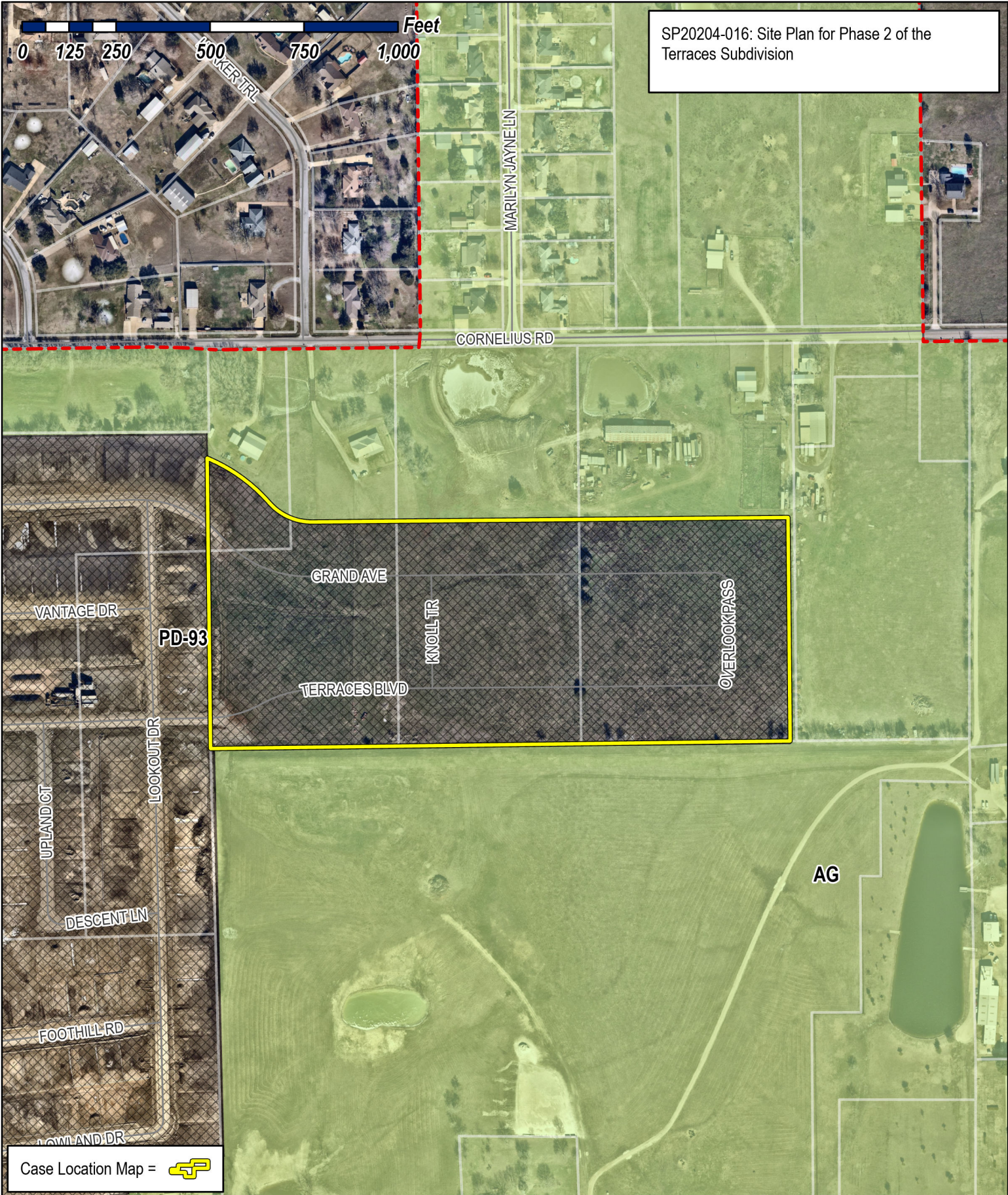
OWNER'S SIGNATURE

*[Handwritten signature of Bret L. Pedigo]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



SP20204-016: Site Plan for Phase 2 of the Terraces Subdivision

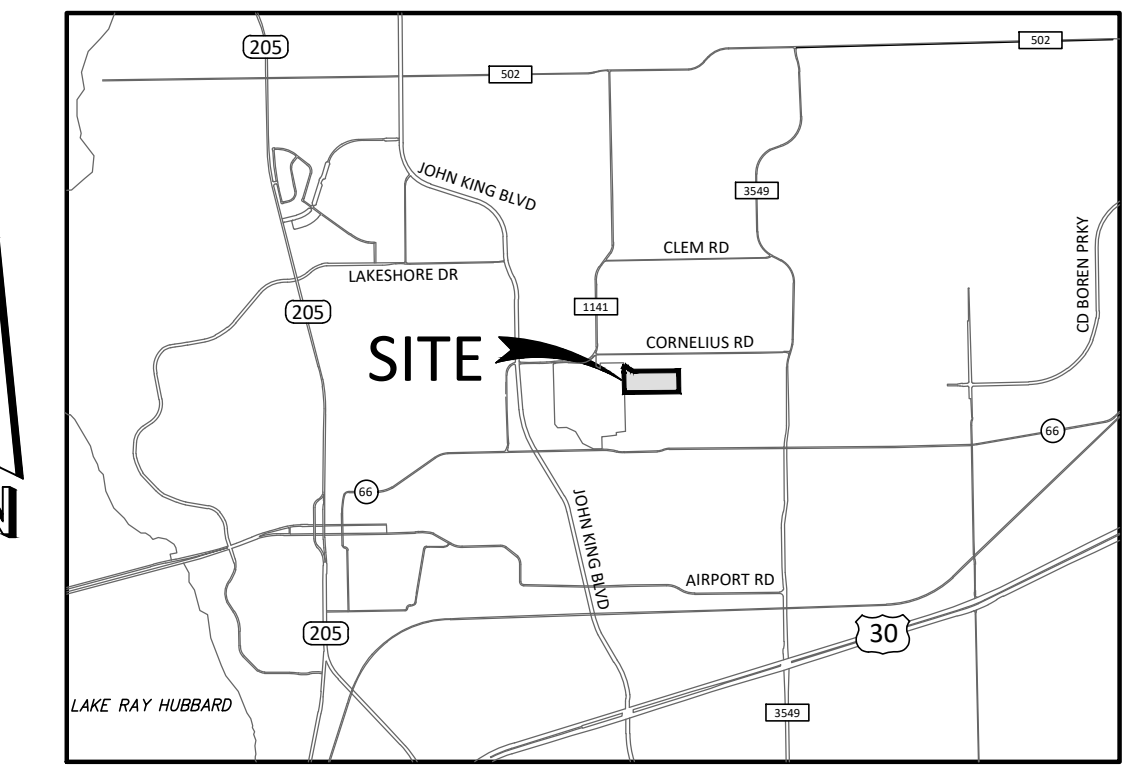


# City of Rockwall

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

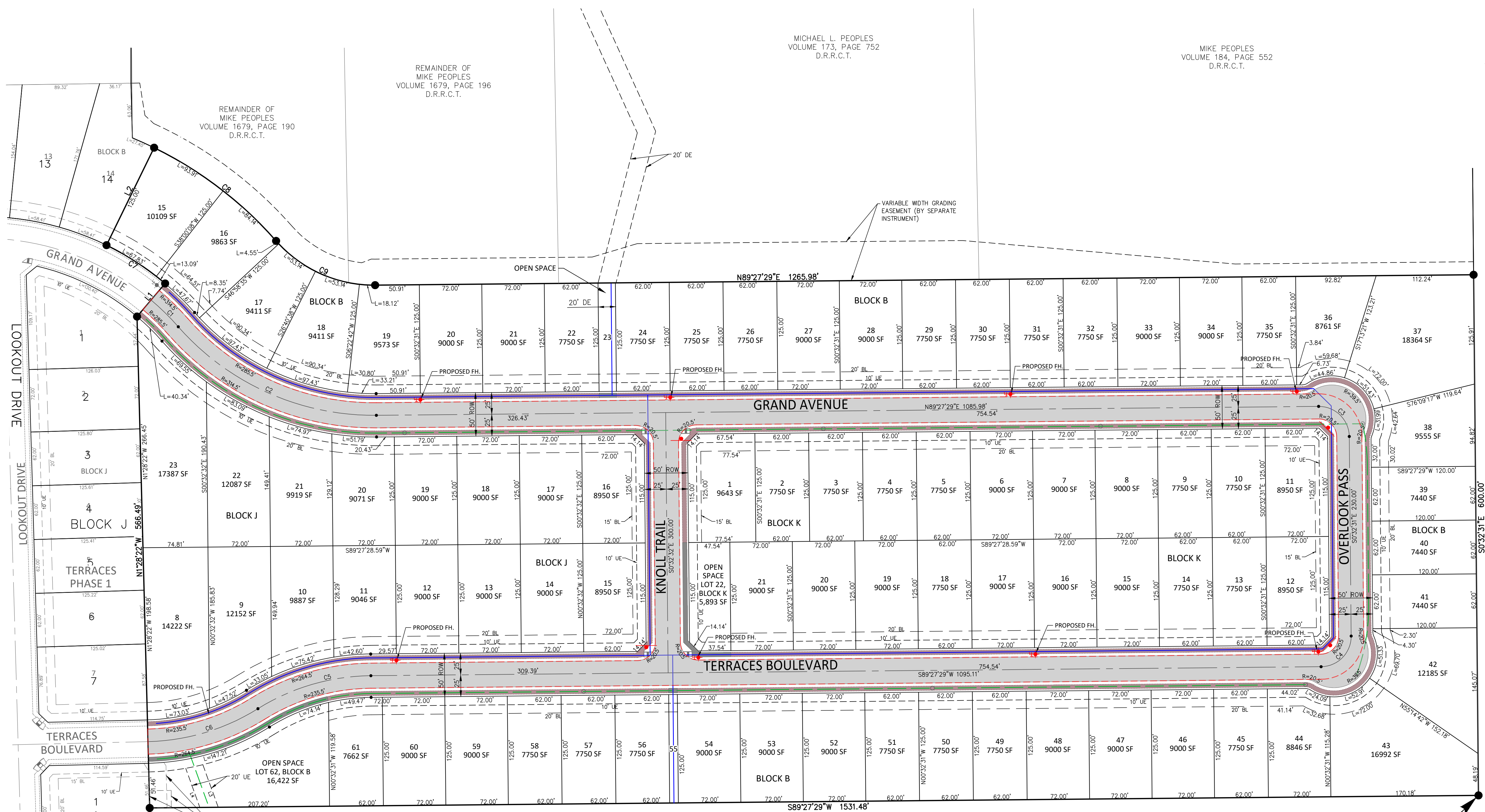




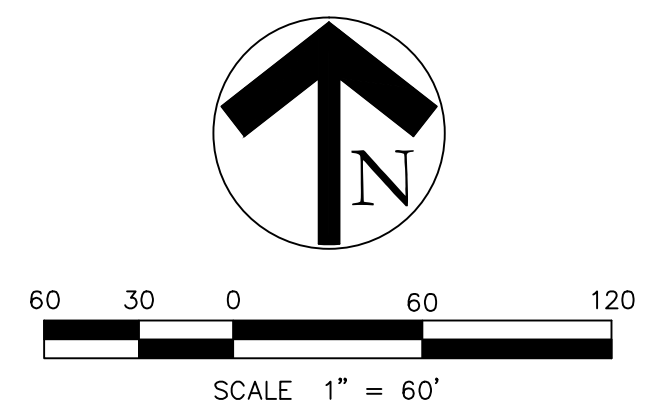
VICINITY MAP  
N.T.S.

**LEGEND**

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER



DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.



**SITE PLAN  
TERRACES  
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;  
LOTS 1-22, BLOCK K  
21.648 ACRES OR 942,975 SQ. FT.  
82 SINGLE FAMILY LOTS,  
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SITUATED WITHIN A PORTION OF TRACTS 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**  
P2022-049

March 5, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF

**BENCHMARKS**

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BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE  
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB  
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**Line Table**

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Director of Planning & Zoning

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Dallas, Texas 75209  
Phone: 214-577-1431

**Engineer/Surveyor:**  
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704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
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Contact: Tom Dayton, PE



CAIN FAMILY PARTNERSHIP LTD.  
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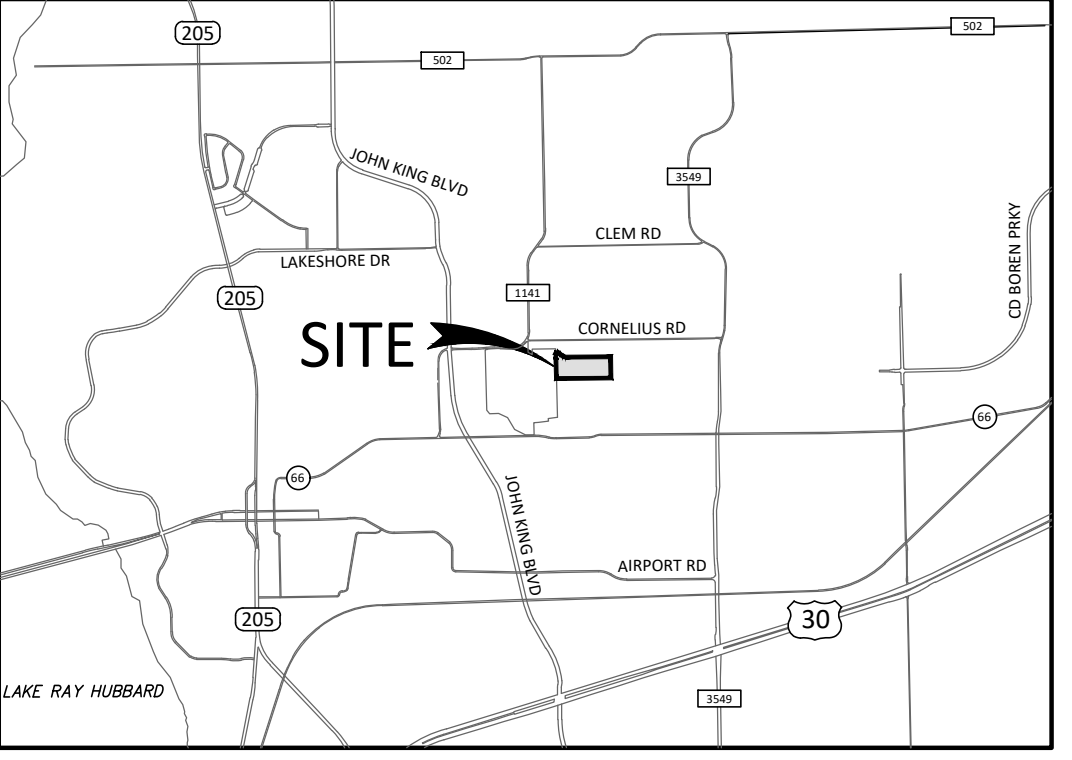
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VOLUME 173, PAGE 752  
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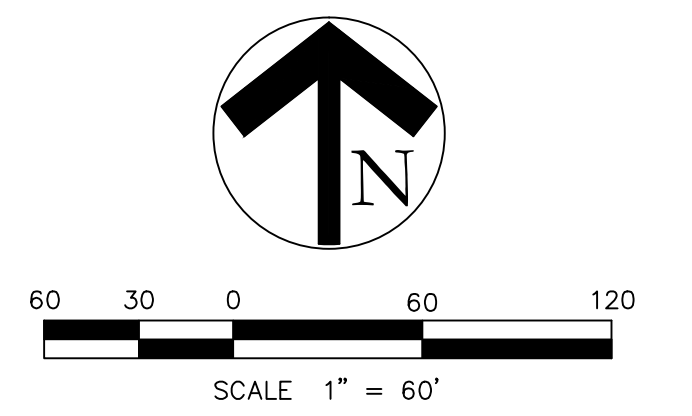
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DONNIE PEOPLES  
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**JOHNSON VOLK  
CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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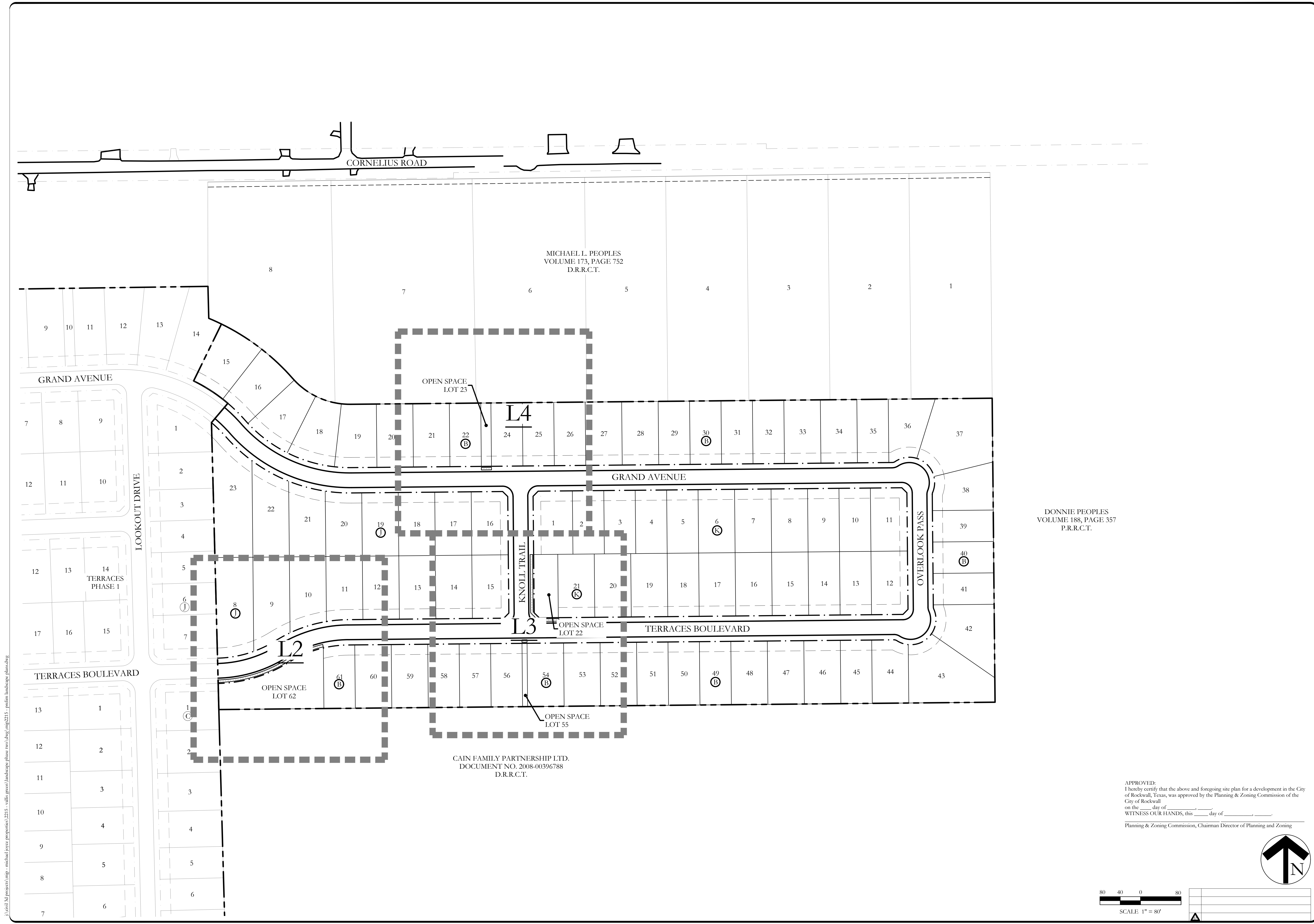
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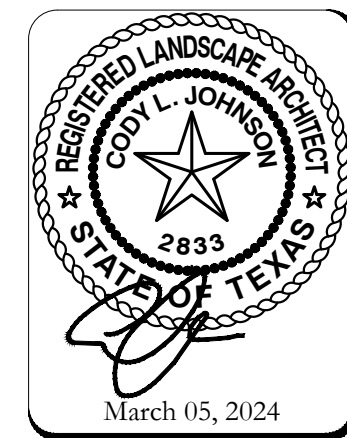




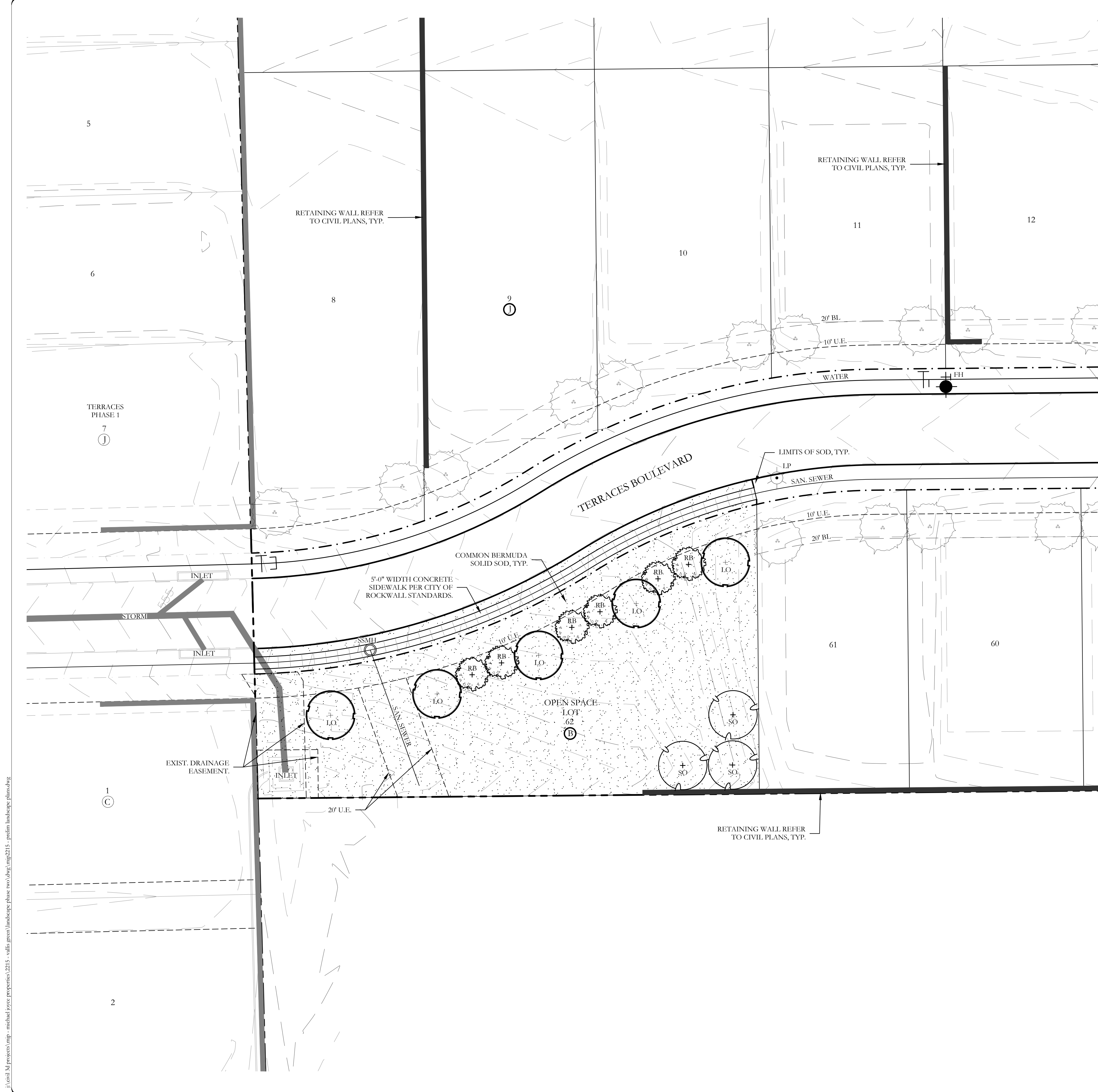
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SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215

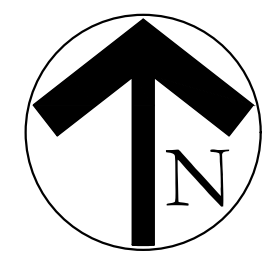
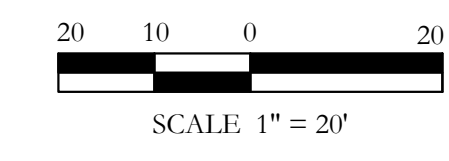


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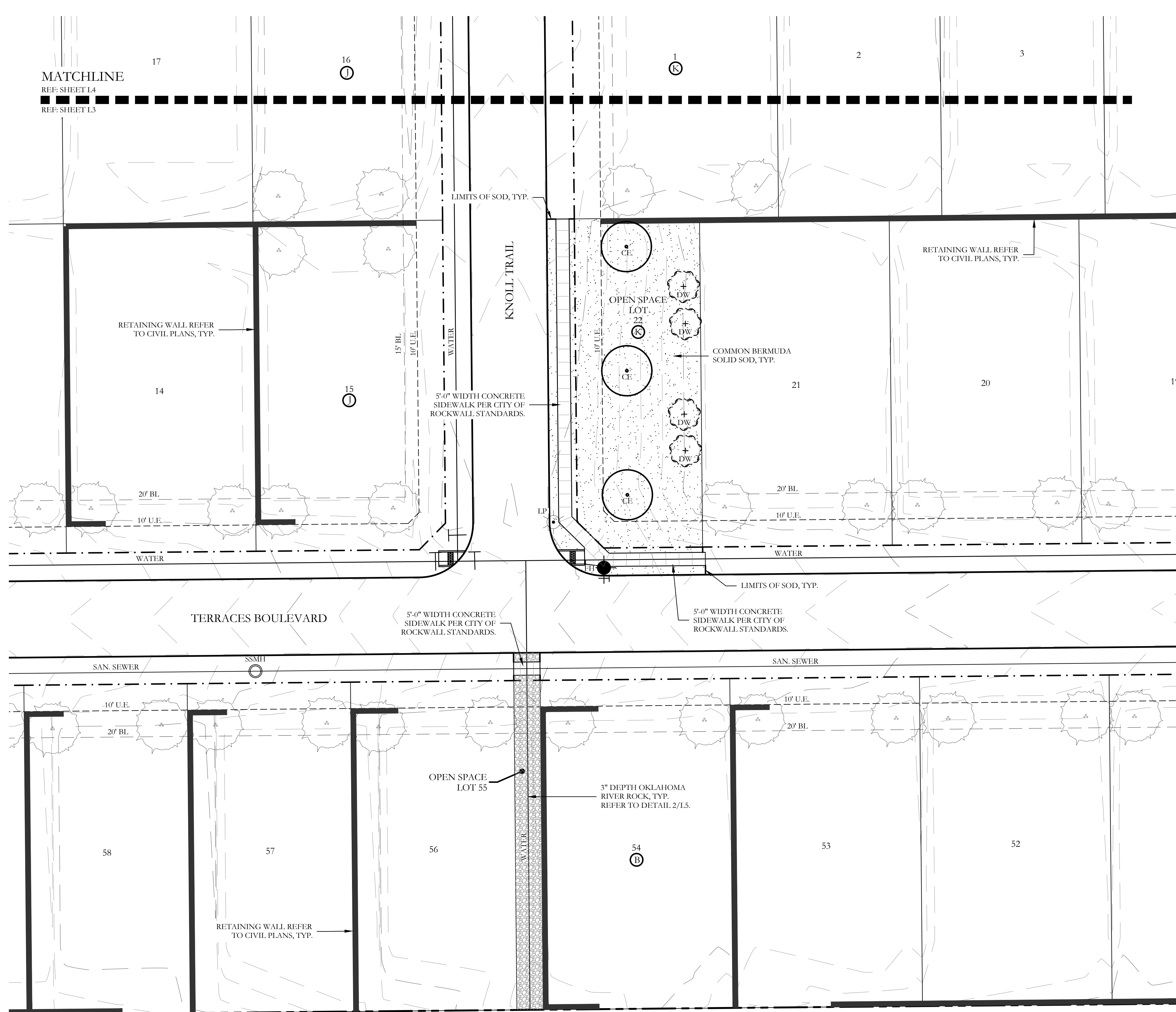
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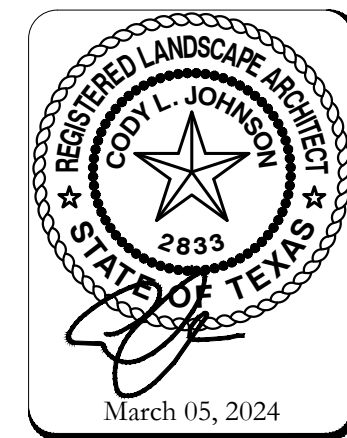
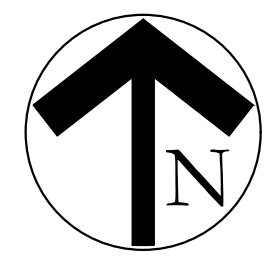
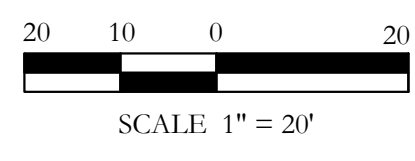
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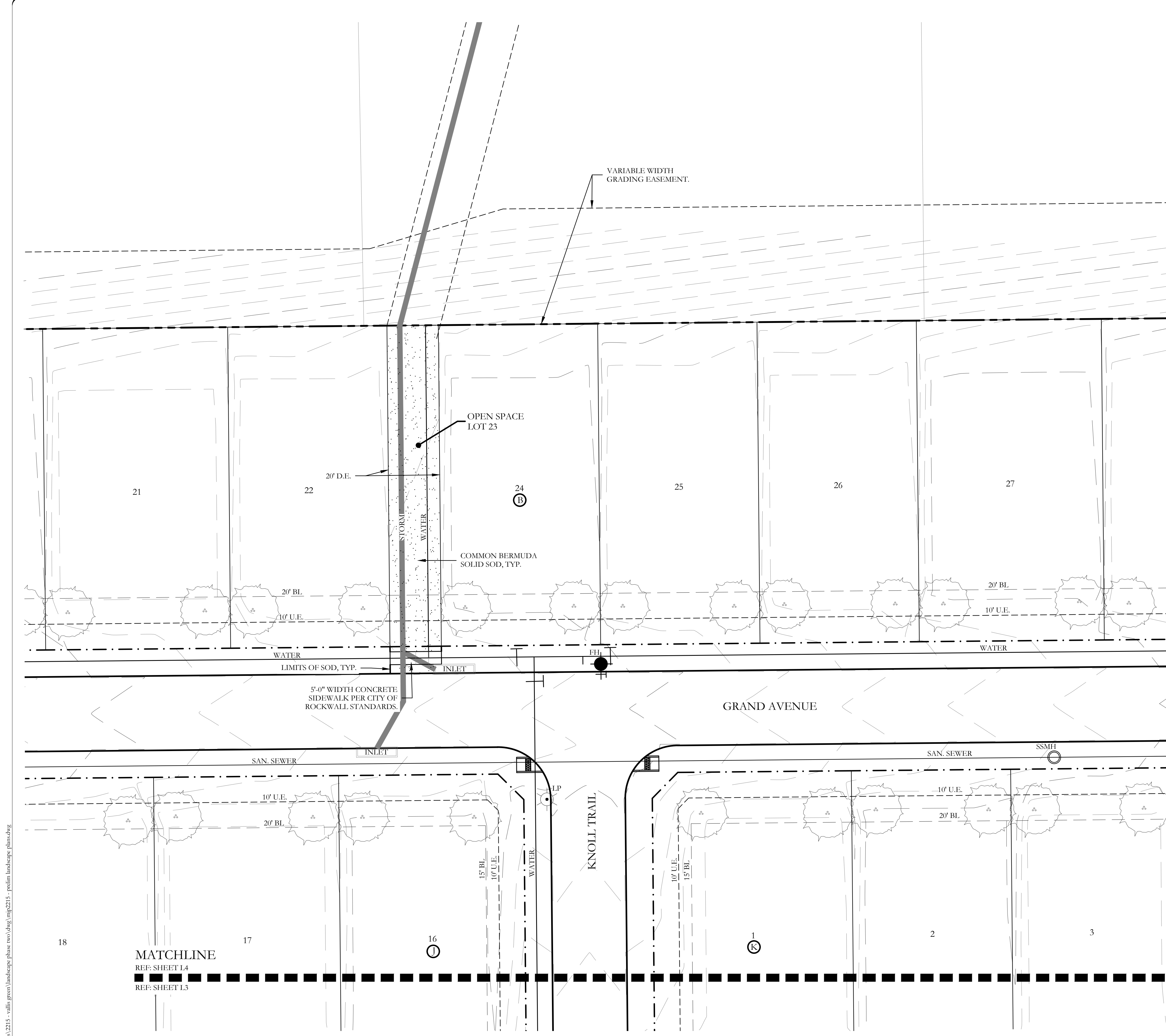


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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall  
 on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

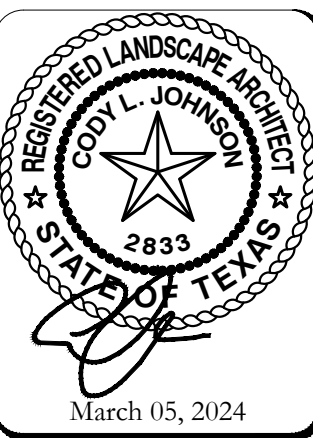
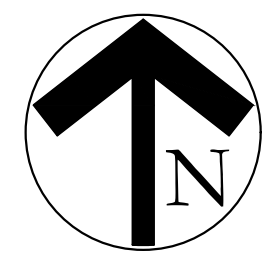
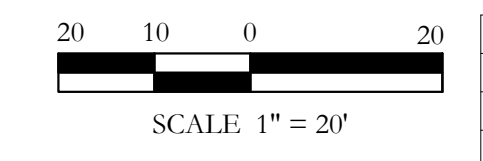




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall  
 on the \_\_\_ day of \_\_\_\_\_,  
 WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_,  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



P:\civil\_3\projects\imp\_michael\jvc\rockwall\phase\_2\l4\l4.mxd\l4.mxd - prelim landscape plan.dwg

LANDSCAPE PROVIDED

TERRACES BOULEVARD

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - ACCENT TREES REQUIRED.
- PROVIDED: 5 - 4" CALIPER CANOPY TREES  
6 - ACCENT TREES

KNOLL TRAIL

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - ACCENT TREES REQUIRED.
- PROVIDED: 3 - 4" CALIPER CANOPY TREES  
4 - ACCENT TREES

PLANT LIST - TREES						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	5	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	3	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	3	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	26,907	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,305	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

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 AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

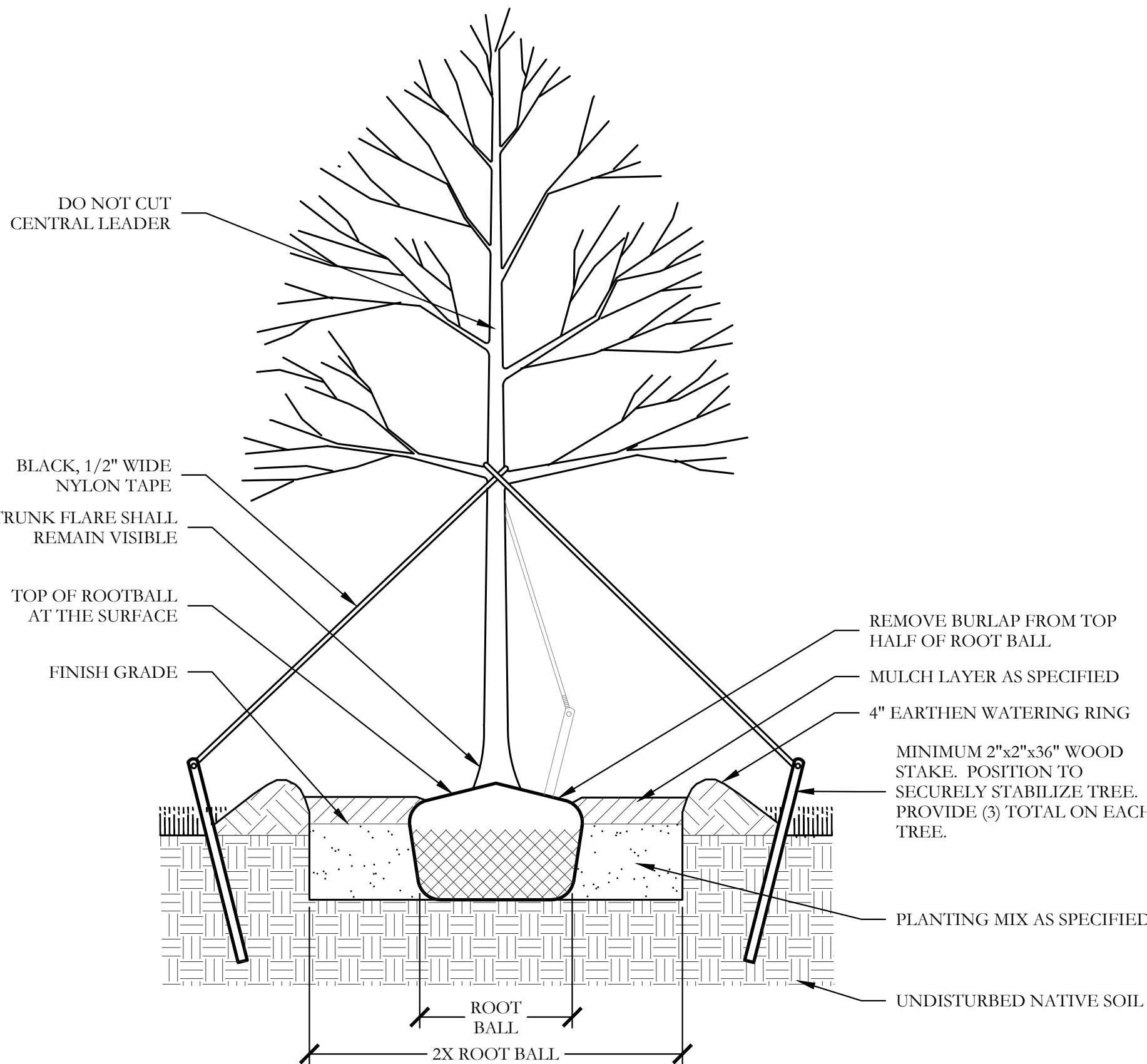
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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 ENCROACH 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).

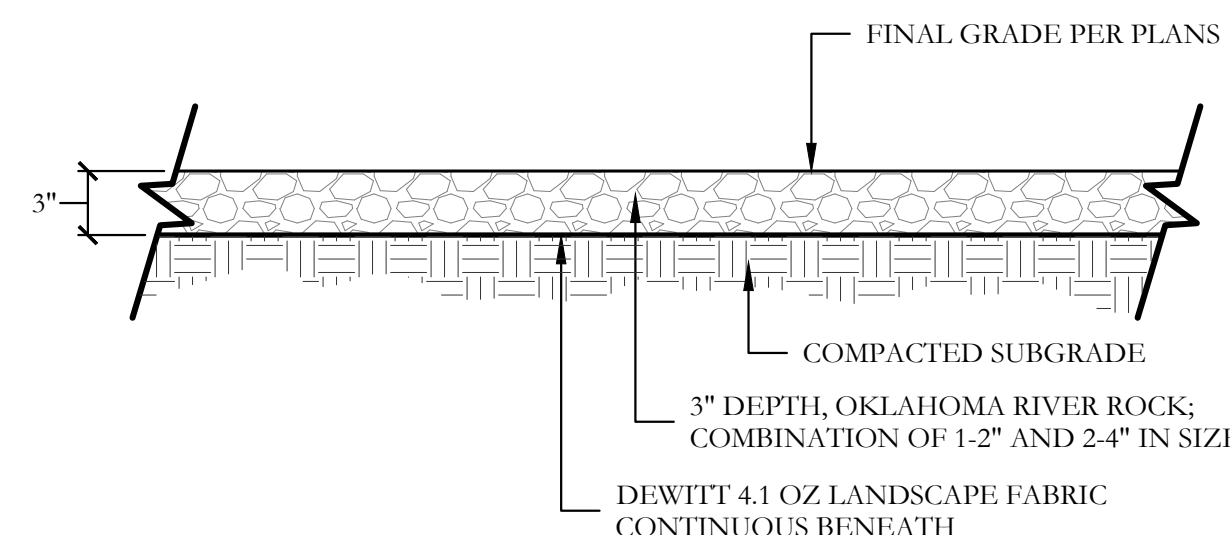
TREE PROTECTION NOTES:

- 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

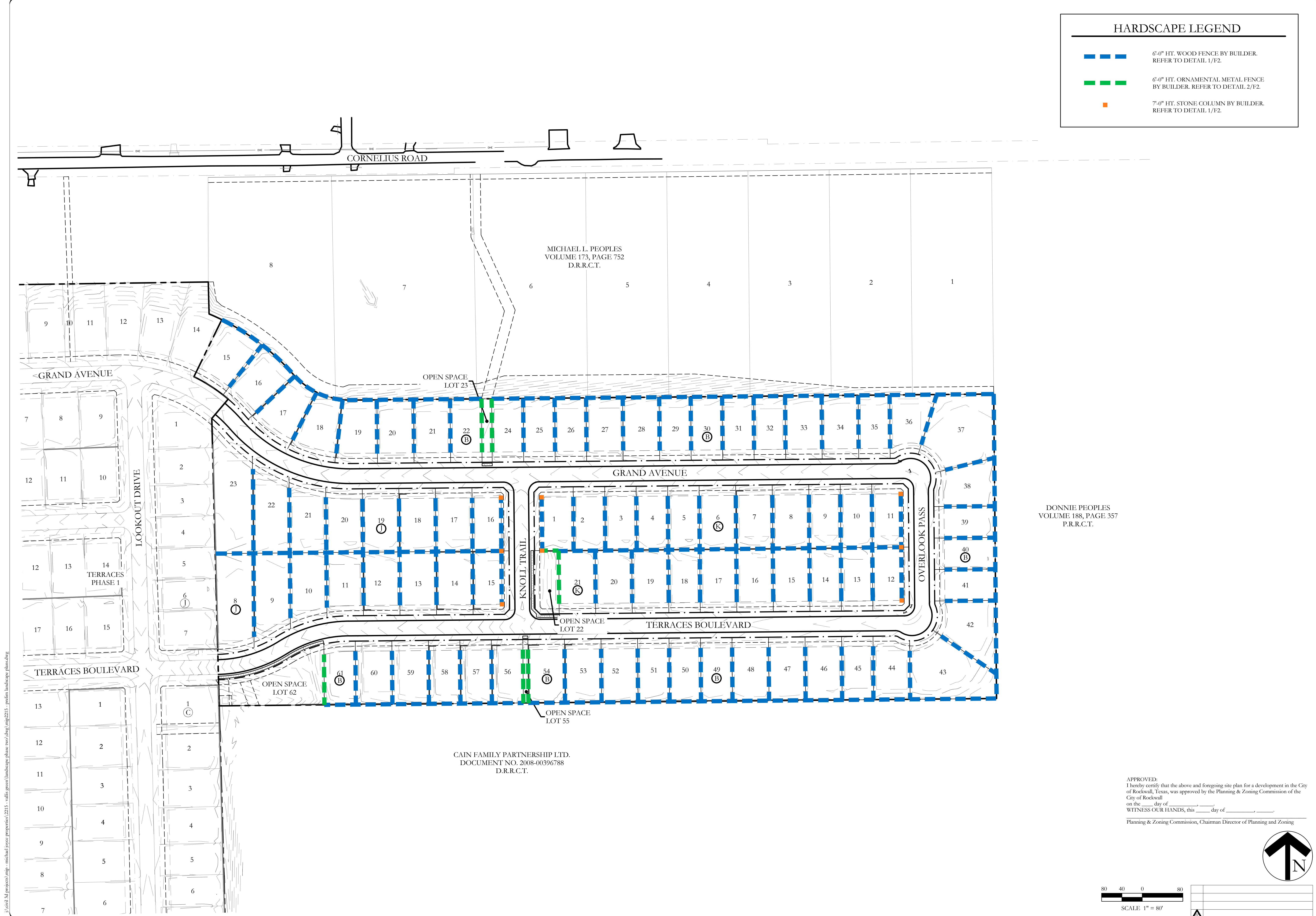
NOT TO SCALE



2 OKLAHOMA RIVER ROCK BED SECTION

SCALE: 1" = 1'-0"

APPROVED:  
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Witness Our Hands, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

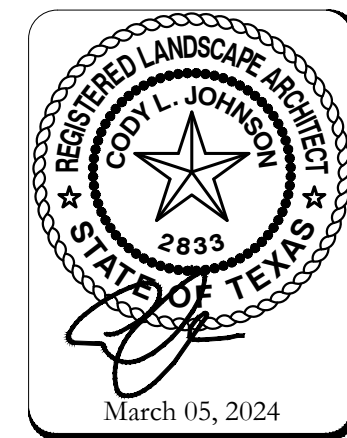


HARDSCAPE LEGEND	
	6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
	7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.

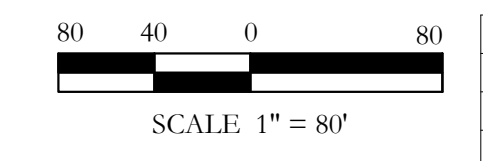
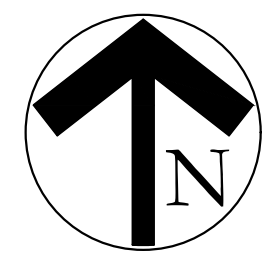
DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 D.R.R.C.T.

APPROVED:  
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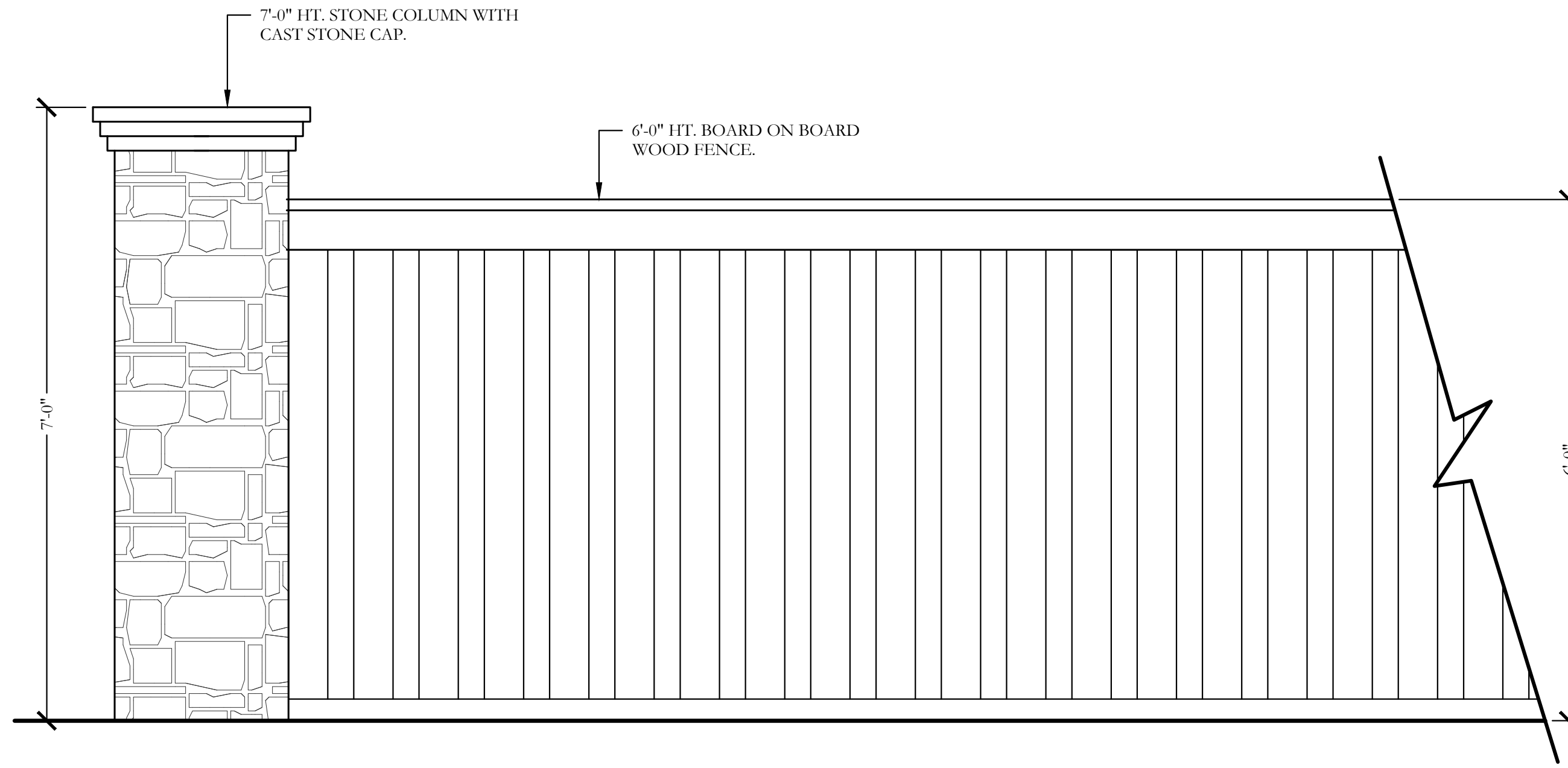


March 05, 2024



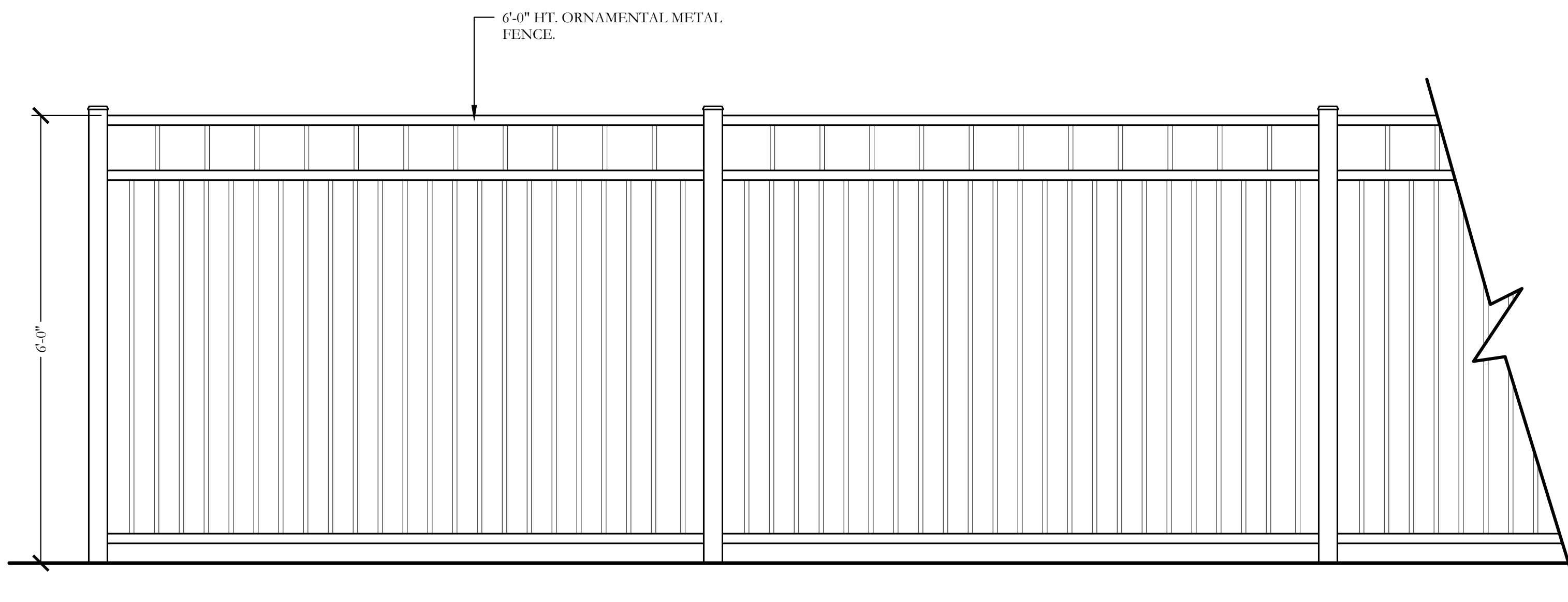
SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215

F:\civil\_3\projects\mp - michael peoples\phase two\dwg\mp2215 - prelim landscape plan.dwg



1 TYPICAL WOOD FENCE AND COLUMN BY BUILDER  
ELEVATION

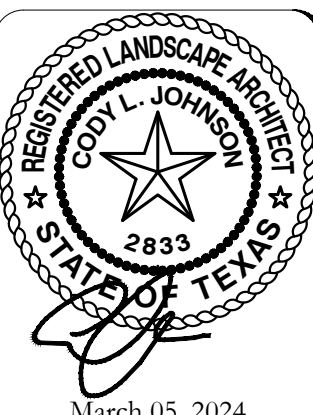
SCALE: 3/4" = 1'-0"



2 TYPICAL ORNAMENTAL METAL FENCE BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"

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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

March 05, 2024

SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No MJP2215



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

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Senior Planner*  
**DATE:** April 9, 2024  
**SUBJECT:** SP2024-016; *PD Site Plan for the Terraces Phase 2 Subdivision*

The applicant, Ryan Joyce of Michael Joyce Properties -- *on behalf of Bret Pedigo of TM Terraces, LLC.* --, is requesting the approval of a Site Plan for Phase 2 of the Terraces Subdivision. The subject property is a 21.648-acre tract of land (*i.e. a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) generally located south of the intersection of Cornelius Road and FM-1141. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2024-011] for Phase 2 of the subdivision.

The subject property is zoned Planned Development District 93 (PD-93) [Ordinance No. 22-47] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of 263 single-family lots and be composed of five (5) lot types (*i.e. [Type A Lots] 9, 100' x 130' lots; [Type B Lots] 26, 82' x 120' lots; [Type C Lots] 86, 72' x 110' lots; [Type D] 34, 72' x 110'; [Type E] 108, 62' x 110' lots*). On April 17, 2023, the City Council approved a final plat [Case No. P2022-049] for Phase 1 of the Terraces Subdivision. In accordance with the Concept Plan contained within Planned Development District 93 (PD-93) [Ordinance No. 22-47], Phase 1 included 181 single-family lots. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2024-011] for the remaining 82 single-family lots contained within Phase 2 of the subdivision. Below are the density and dimensional requirements that the Terraces Subdivision is subject to per the *Ordinance No. 22-47*:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
Minimum Lot Width <sup>(1)</sup>	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback <sup>(2), (5) &amp; (6)</sup>	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2), (5) &amp; (7)</sup>	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height <sup>(3)</sup>	35'	35'	35'	35'	35'
Minimum Rear Yard Setback <sup>(4)</sup>	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- <sup>7</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.



In accordance with the *PD Site Plan* requirements outlined within the PD Ordinance [*Ordinance No. 22-47*] the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed *Site Plan* and *Landscape Plan* appear to conform to all requirements stipulated by *Ordinance No. 22-47*. The *Hardscape Plan* shows the required sidewalks and a fence exhibit that conform to the requirements stipulated by *Ordinance No. 22-47*. Since the request generally conforms to the requirements of Planned Development District 93 (PD-93) [*Ordinance No. 22-47*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the April 9, 2024 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>3</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 2031 Terraces Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 21.648

LOTS [CURRENT] 82

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

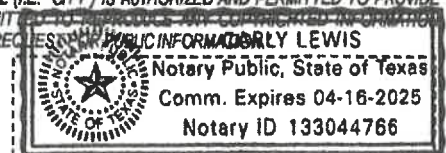
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 682.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024. BY SIGNING THIS 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 APPROVE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. **DRURY LEWIS**

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF MARCH 2024

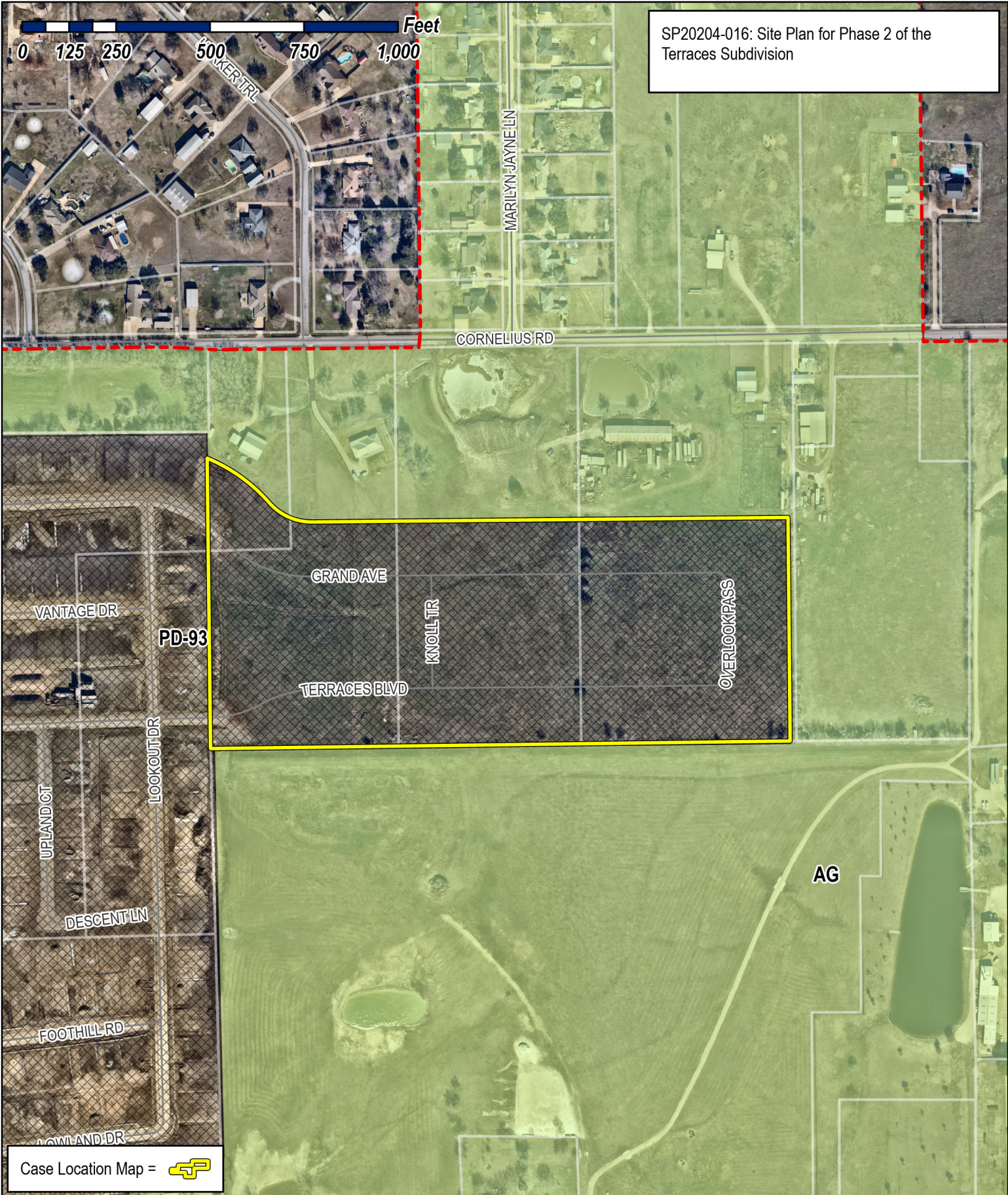
OWNER'S SIGNATURE

*[Handwritten signature of Bret Pedigo]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



SP20204-016: Site Plan for Phase 2 of the Terraces Subdivision

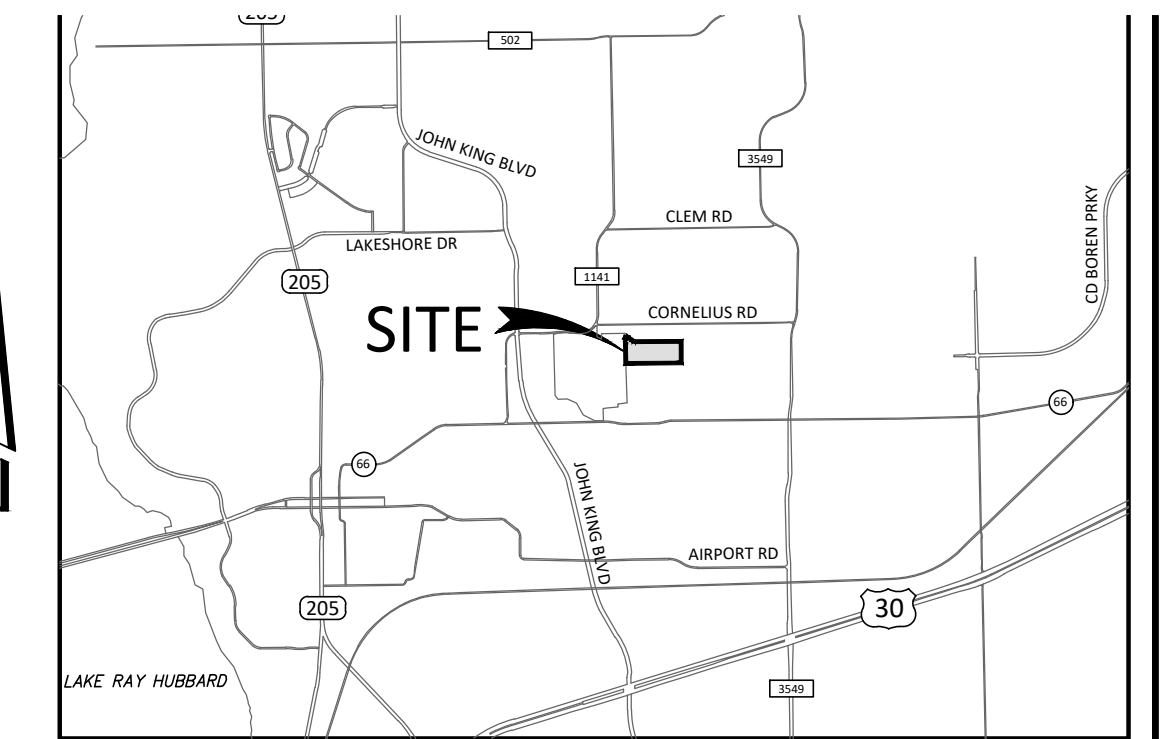


# City of Rockwall

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

**LEGEND**

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER

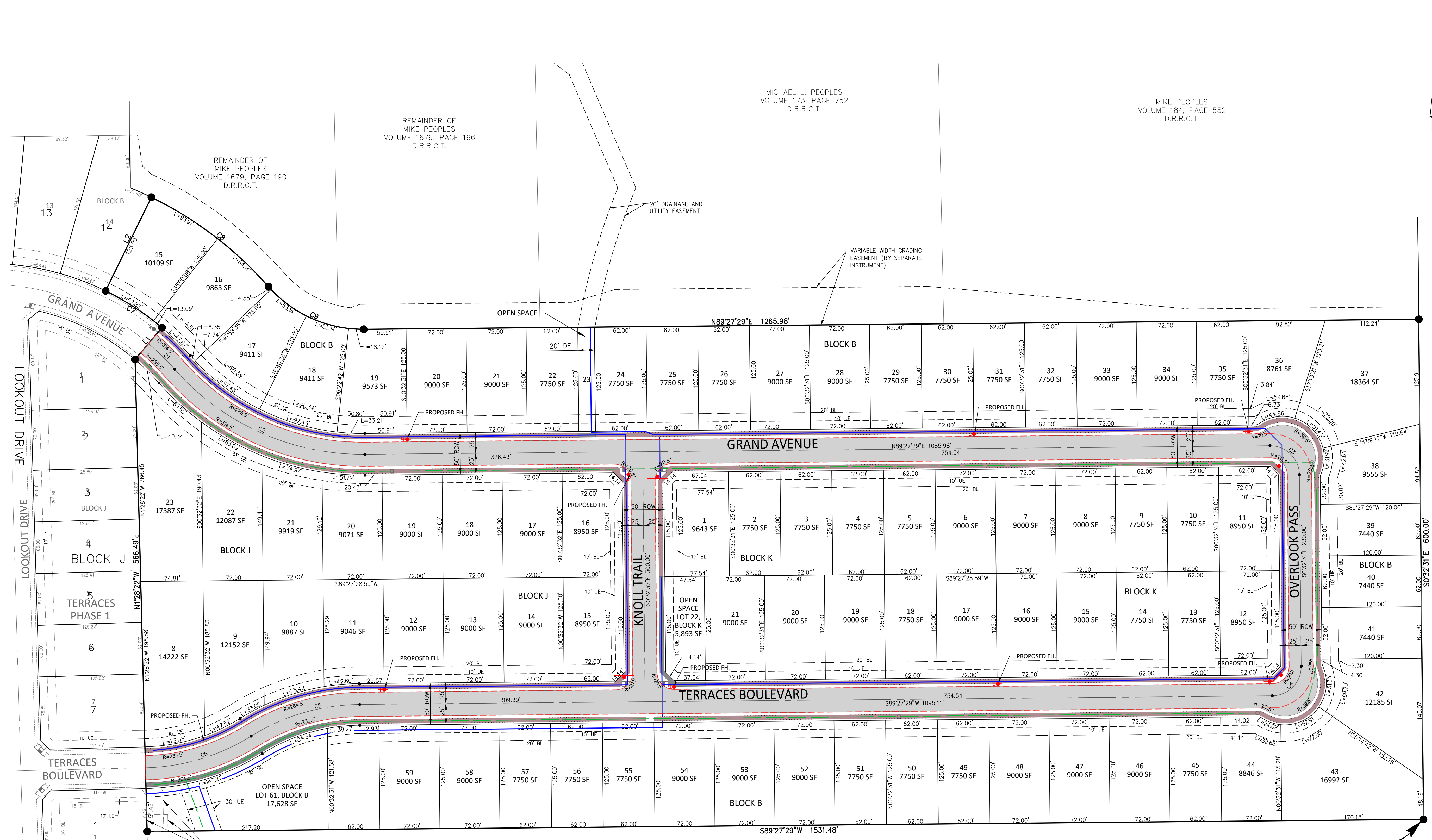
DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.

**SITE PLAN  
TERRACES  
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;  
LOTS 1-22, BLOCK K  
82 SINGLE FAMILY LOTS,  
4 OPEN SPACE LOTS  
SITUATED WITHIN A PORTION OF TRACTS 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  
SP2024-016

March 28, 2024  
EXIST. ZONING: PD-93  
LAND USE: SF

**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



MICHAEL L. PEOPLES  
VOLUME 173, PAGE 752  
D.R.R.C.T.

MIKE PEOPLES  
VOLUME 184, PAGE 552  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 190  
D.R.R.C.T.

REMAINDER OF  
MIKE PEOPLES  
VOLUME 1679, PAGE 190  
D.R.R.C.T.

CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
D.R.R.C.T.

**ZONED: AG**

- NOTES:**
- INTERNAL SIDEWALKS ARE 5' WIDE.
  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on \_\_\_\_ day of \_\_\_\_ 2024.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_ 2024.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning

**Owner/Applicant:**  
TM Terraces, LLC  
4416 W. Lovers Ln, Suite 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'

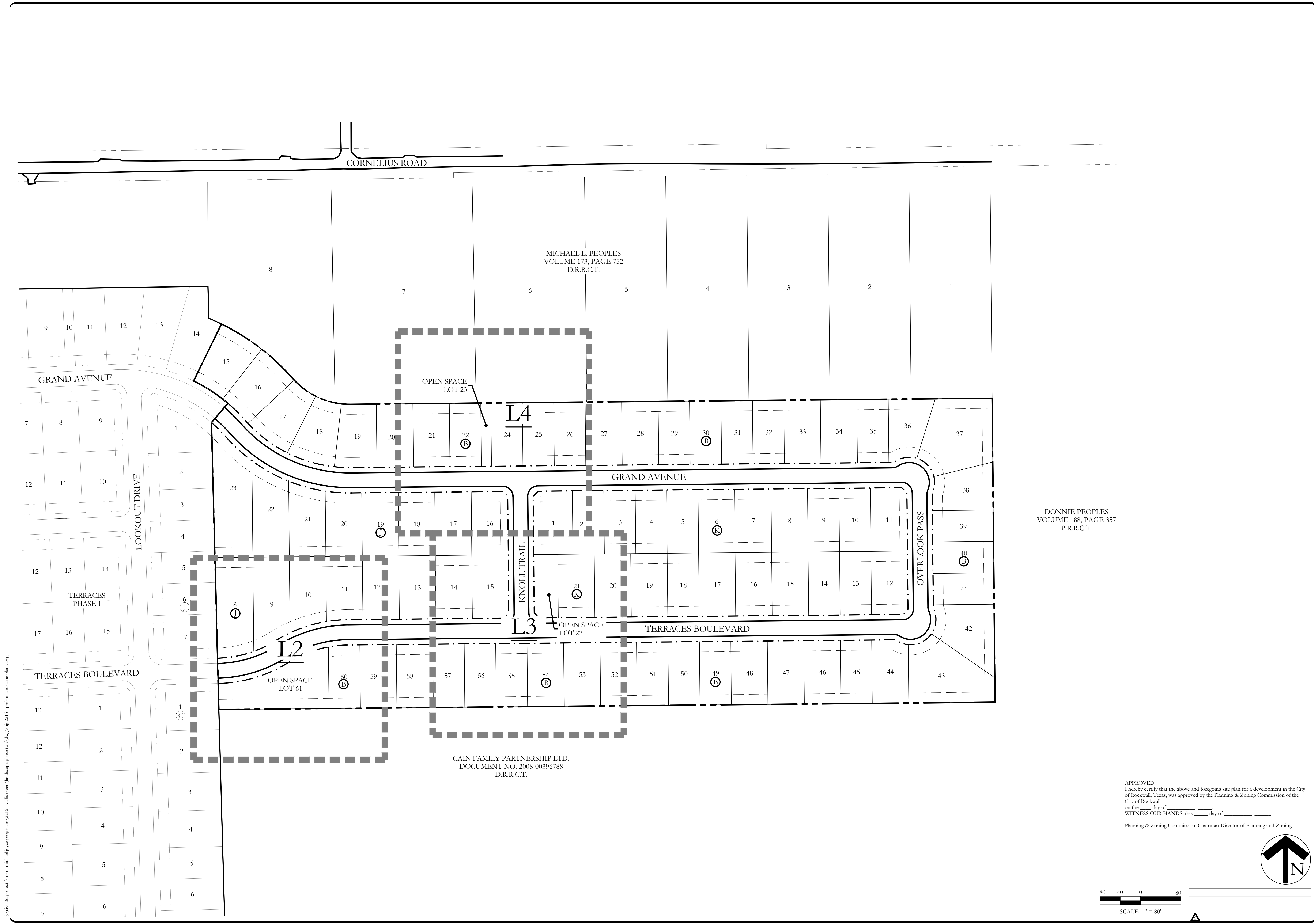
CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

**Line Table**

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L4	47.98	N19° 53' 05"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E



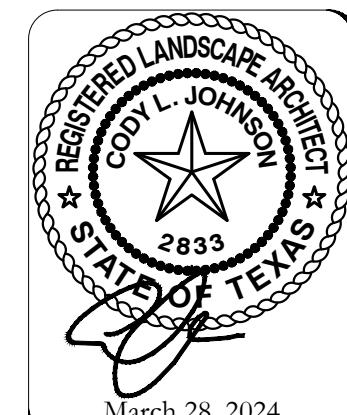
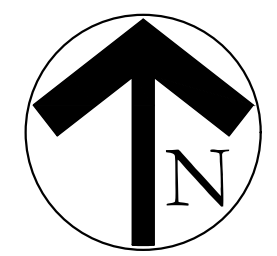
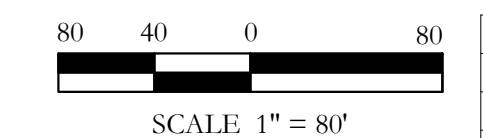
P:\civil\_3\projects\imp - michael peopless\2215 - wallis green landscape phase two.dwg\imp2215 - prelim landscape plan.dwg

DONNIE PEOPLES  
 VOLUME 188, PAGE 357  
 P.R.R.C.T.

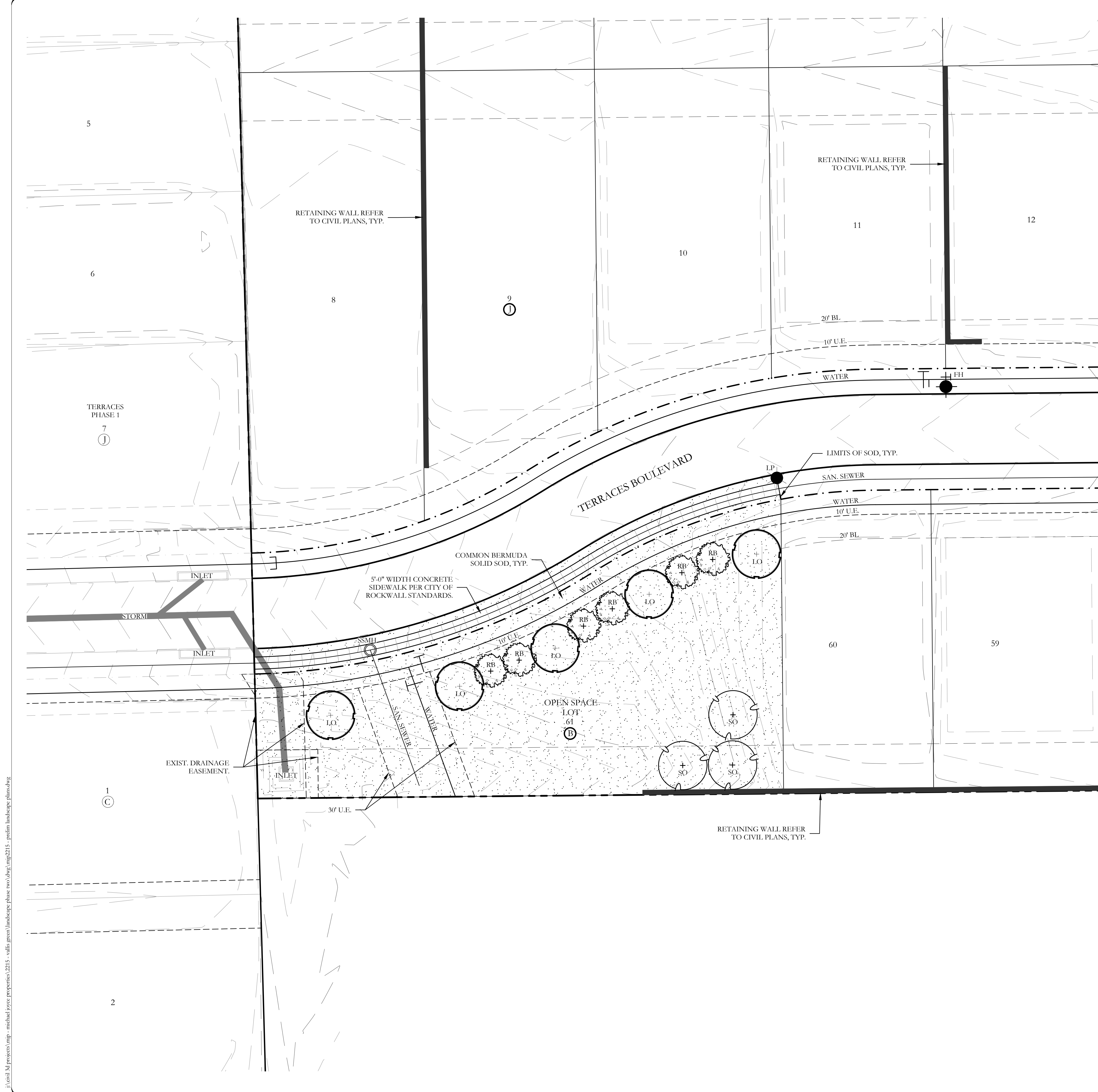
CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 D.R.R.C.T.

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 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

SCALE:  
 1" = 80'  
 One Inch  
 JVC No MJP2215



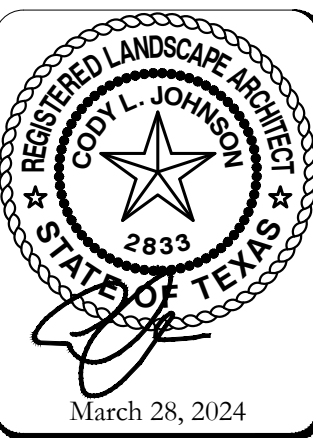
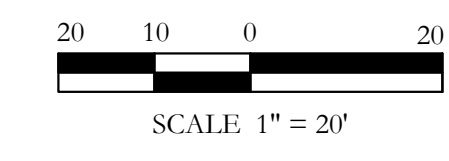
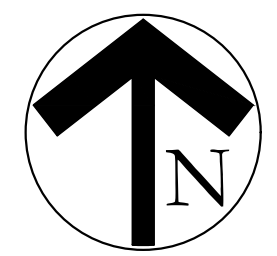
March 28, 2024



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
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

- GENERAL LANDSCAPE NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
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  - NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
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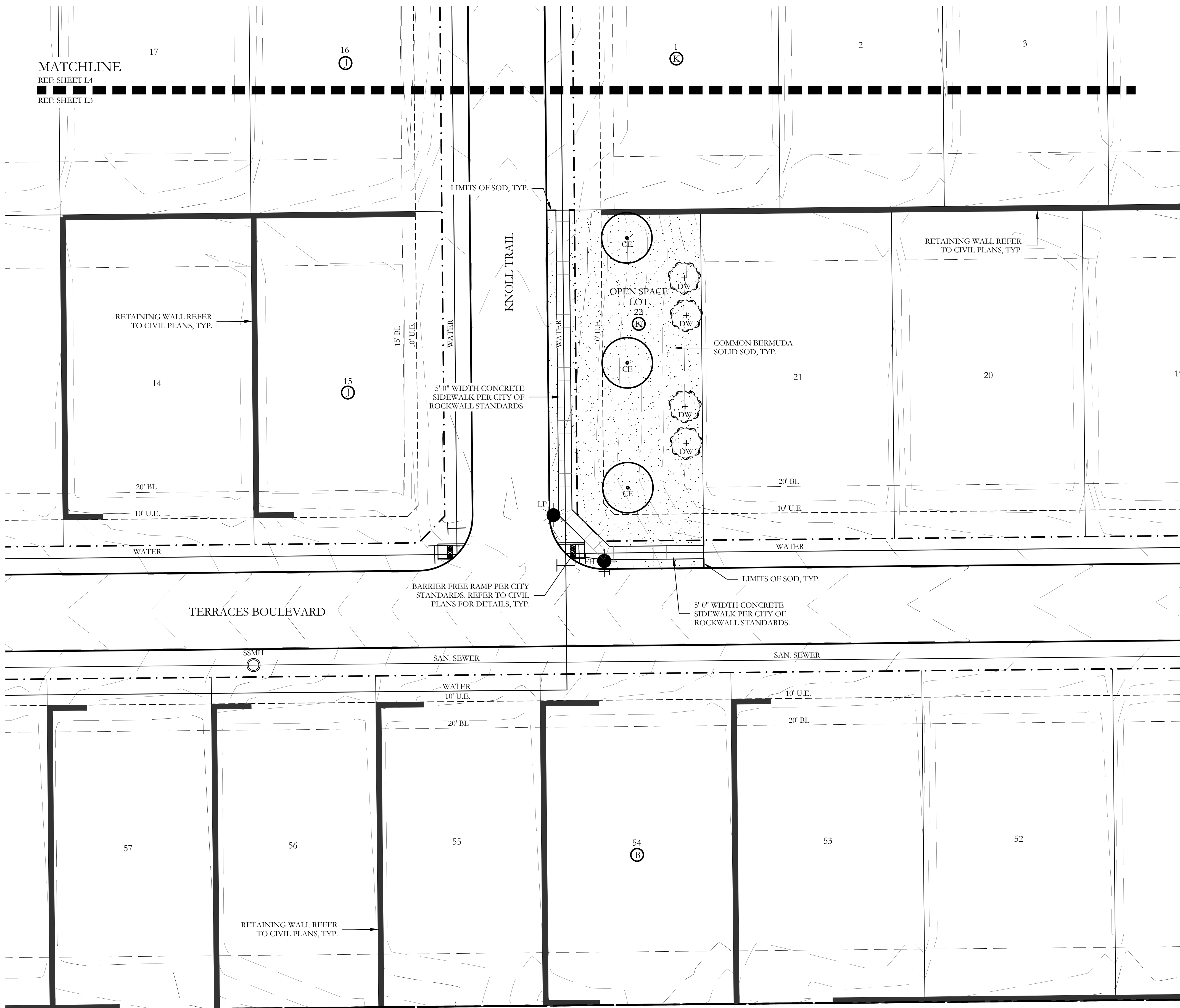
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F:\civil\_3\projects\mp - michael jovic\properties\2215 - walls green landscape phase two.dwg\mjp2215 - prelim landscape plan.dwg

SP2024-016

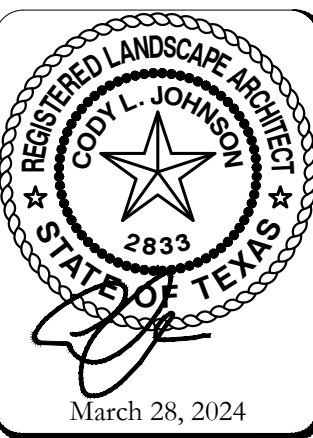
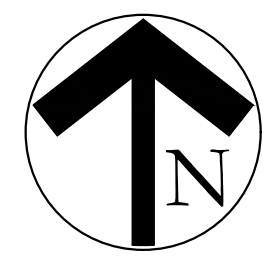
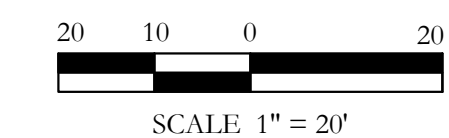
MATCHLINE  
REF: SHEET L4  
REF: SHEET L3



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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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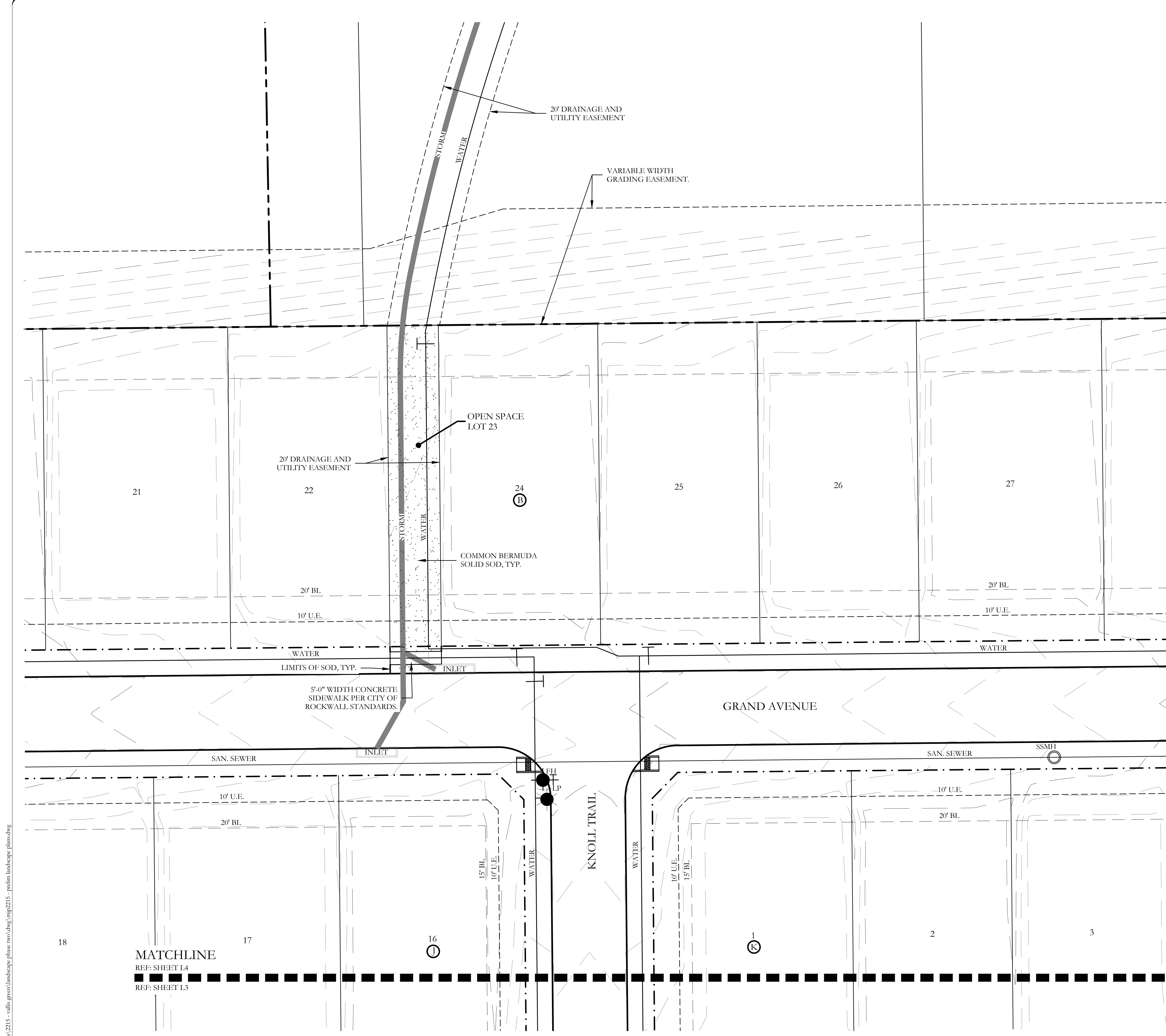
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on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman/Director of Planning and Zoning



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SP2024-016



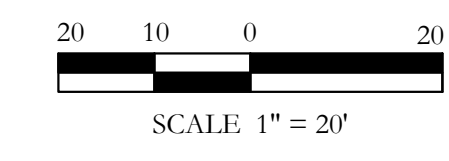
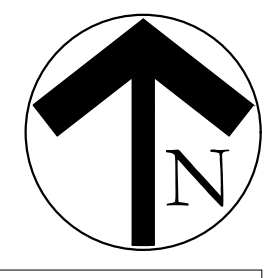
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P:\level\_3\projects\mp - michael jovic\projects\2215 - wallis green landscape phase two\dwg\lmp2215 - prelim landscape plan.dwg

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 on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
 WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCALE: 1" = 20'  
 One Inch  
 JVC No MJP2215



LANDSCAPE PROVIDED

TERRACES BOULEVARD

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
222 LF OF FRONTAGE / 50 LF = 5 - ACCENT TREES REQUIRED.
- PROVIDED: 5 - 4" CALIPER CANOPY TREES  
6 - ACCENT TREES

KNOLL TRAIL

- A. 10' LANDSCAPE BUFFER PROVIDED
- B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - 4" CAL. TREES REQUIRED.
- 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.  
115 LF OF FRONTAGE / 50 LF = 3 - ACCENT TREES REQUIRED.
- PROVIDED: 3 - 4" CALIPER CANOPY TREES  
4 - ACCENT TREES

PLANT LIST - TREES

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	5	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	3	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	3	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	28,147	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

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:

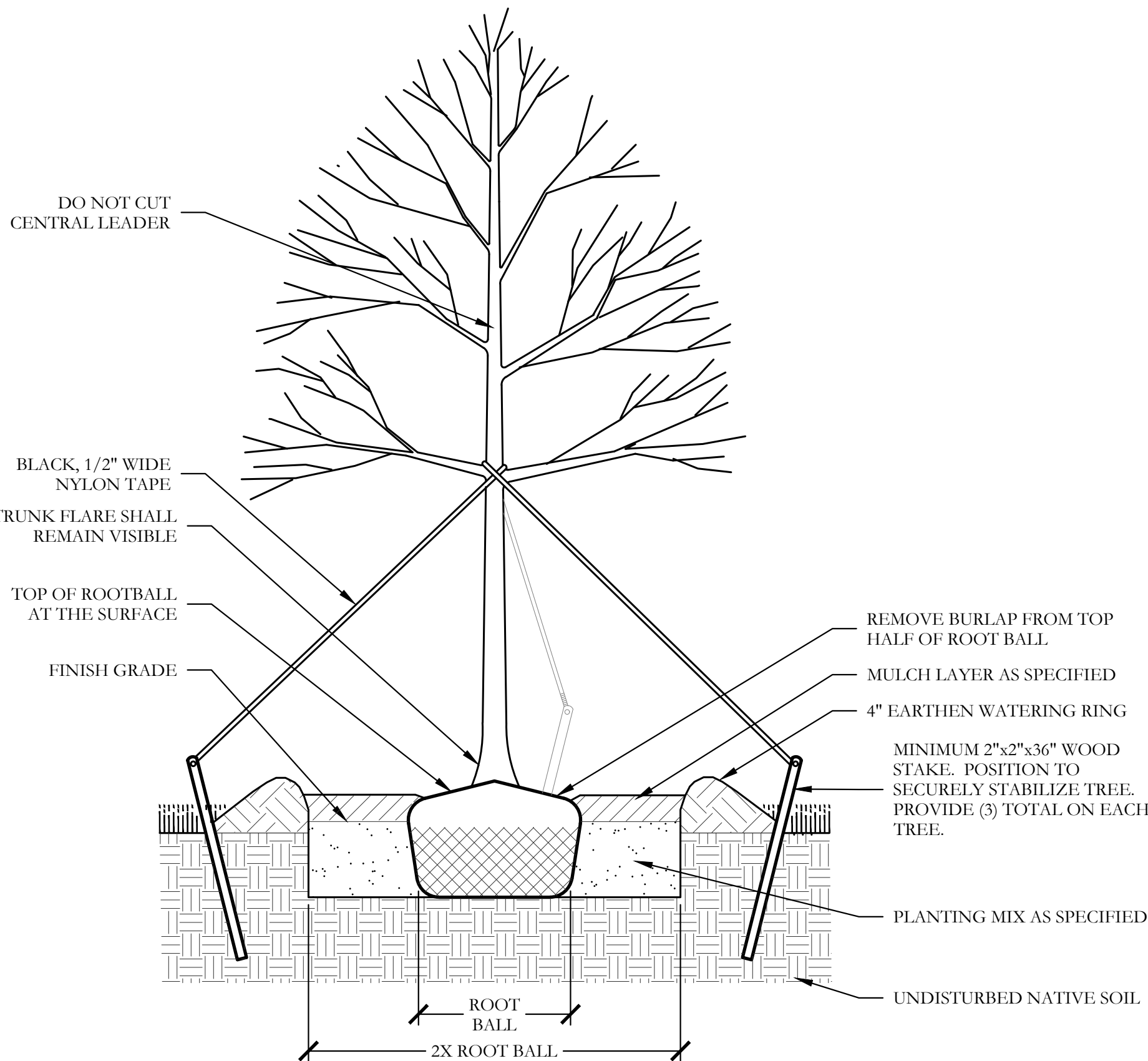
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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 ENCRONCH 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.






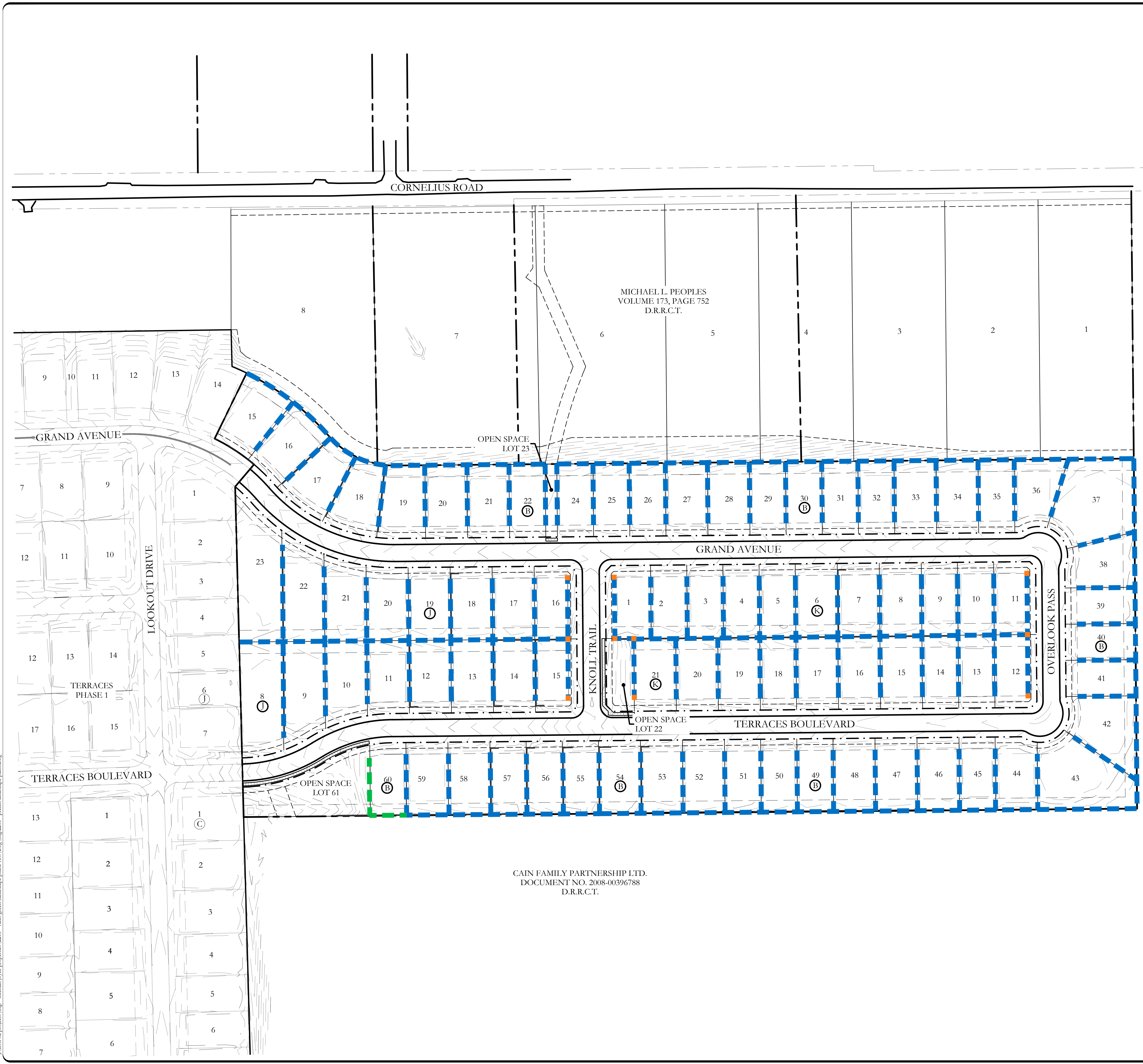
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

HARDSCAPE LEGEND

-  6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
-  6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
-  7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.



MICHAEL L. PEOPLES  
VOLUME 173, PAGE 752  
D.R.R.C.T.

DONNIE PEOPLES  
VOLUME 188, PAGE 357  
P.R.R.C.T.

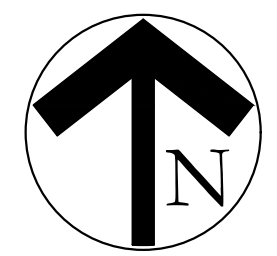
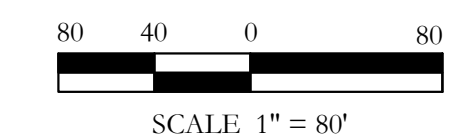
CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
D.R.R.C.T.

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning

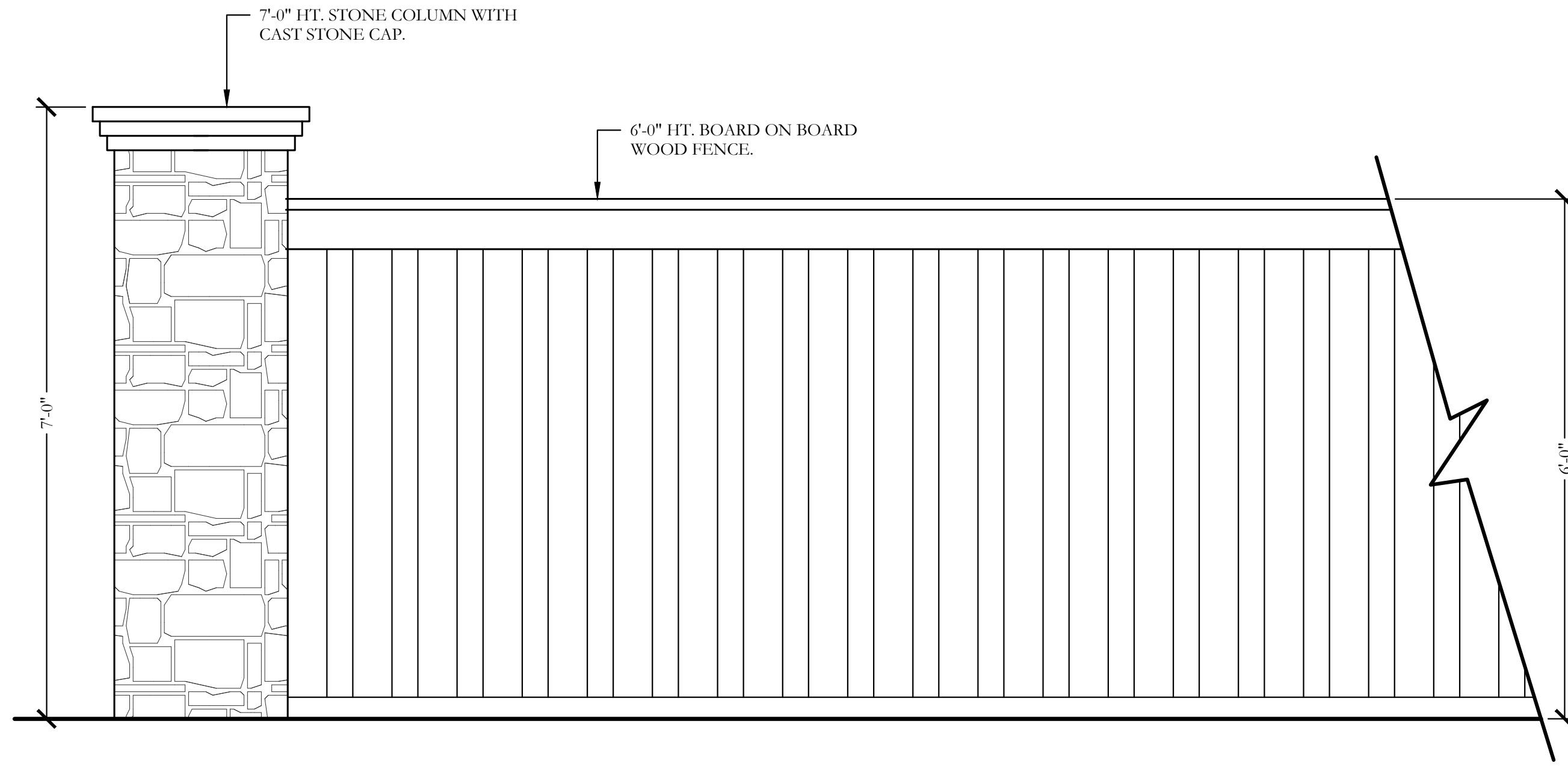


March 28, 2024

SCALE:  
1" = 80'  
One Inch  
JVC No MJP2215

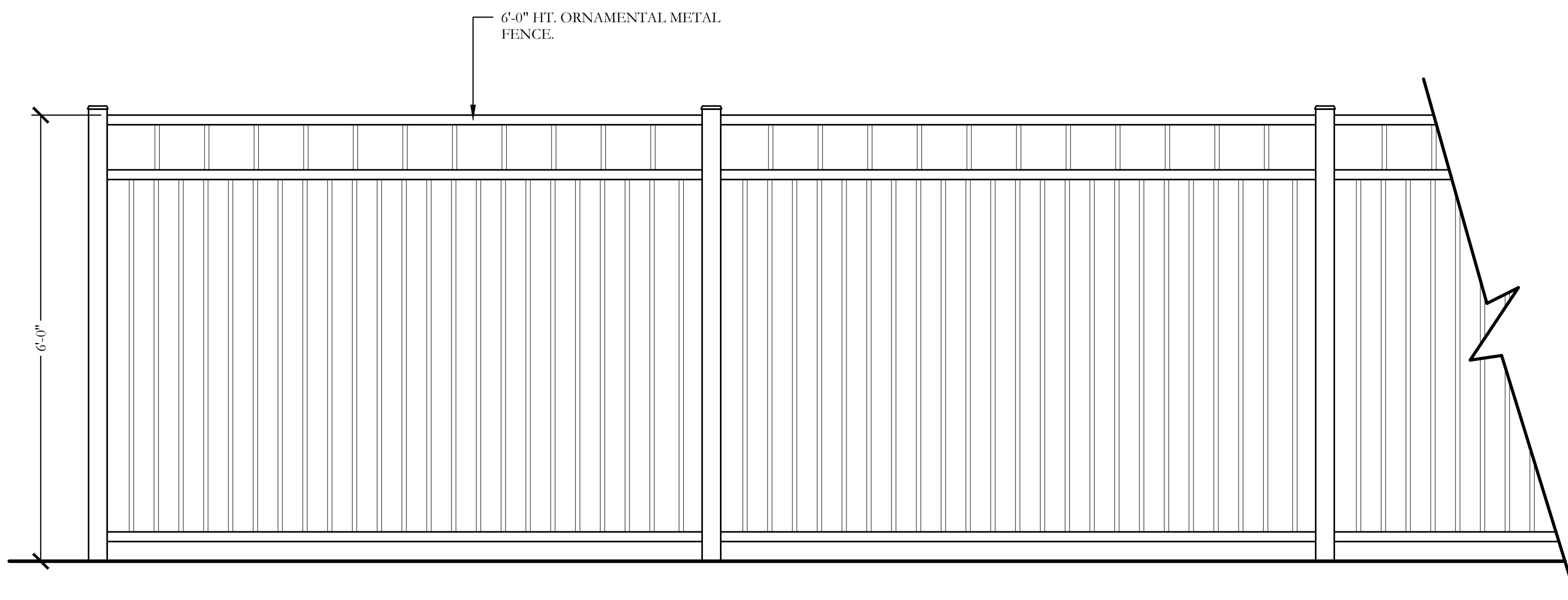


F:\civil\_3\projects\imp - michael peoples phase two\dwg\imp2215 - prelim landscape plan.dwg



1 TYPICAL WOOD FENCE AND COLUMN BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"



2 TYPICAL ORNAMENTAL METAL FENCE BY BUILDER  
ELEVATION

SCALE: 3/4" = 1'-0"

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman Director of Planning and Zoning




March 28, 2024

SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No MJP2215

F:\level\_3\projects\imp - mehdad Joyce properties\2215 - walls green landscape phase two\dwg\imp2215 - prelim landscape plan.dwg



April 10, 2024

TO: Ryan Joyce  
Michael Joyce Properties  
767 Justin Road  
Rockwall, TX 75087

CC: Bret Pedigo  
TM Terraces, LLC  
4416 W. Lovers Lane, Suite 200  
Dallas, TX 76209

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

SUBJECT: SP2024-016; *Site Plan for Phase 2 of the Terraces Subdivision*

Ryan:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 9, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 9, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department