



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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

NOTES:

† 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.
‡ A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT BLOCK

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT]

LOTS [PROPOSED] 263

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 \$ 1937.06 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF September 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

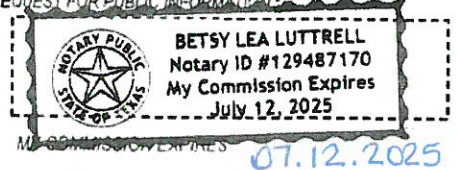
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

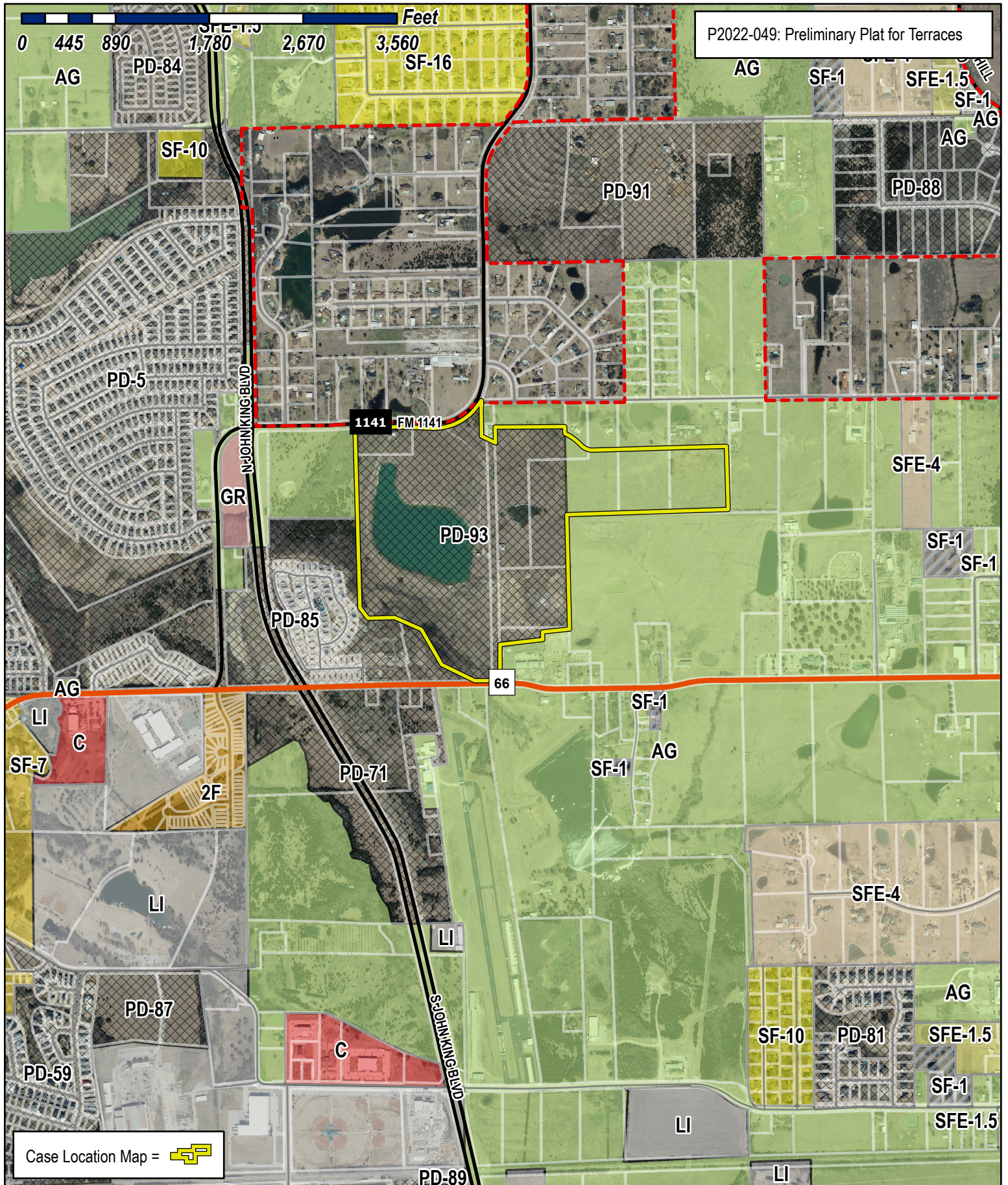
OWNER'S SIGNATURE

Bret L. Pedigo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Betsy Lea Luttrell





P2022-049: Preliminary Plat for Terraces

Case Location Map = 

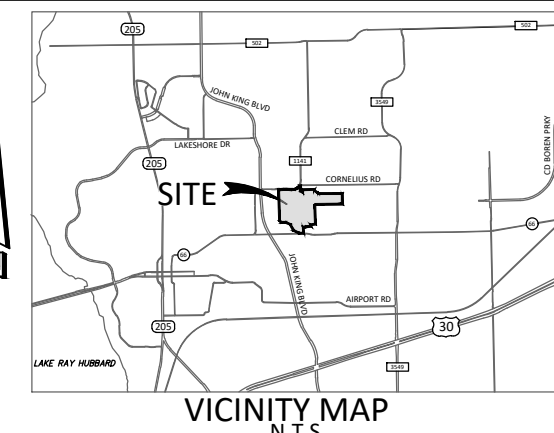


City of Rockwall

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

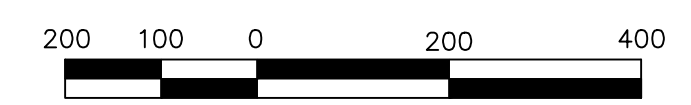
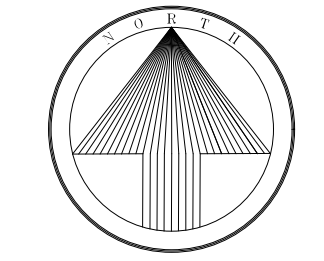
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





VICINITY MAP
N.T.S.

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



SCALE 1" = 200'

PRELIMINARY PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
 LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
 LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.
 263 SINGLE FAMILY LOTS AND
 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 10-02 & 10-03 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-XXX
 September 12, 2022
 SHEET 1 OF 2

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

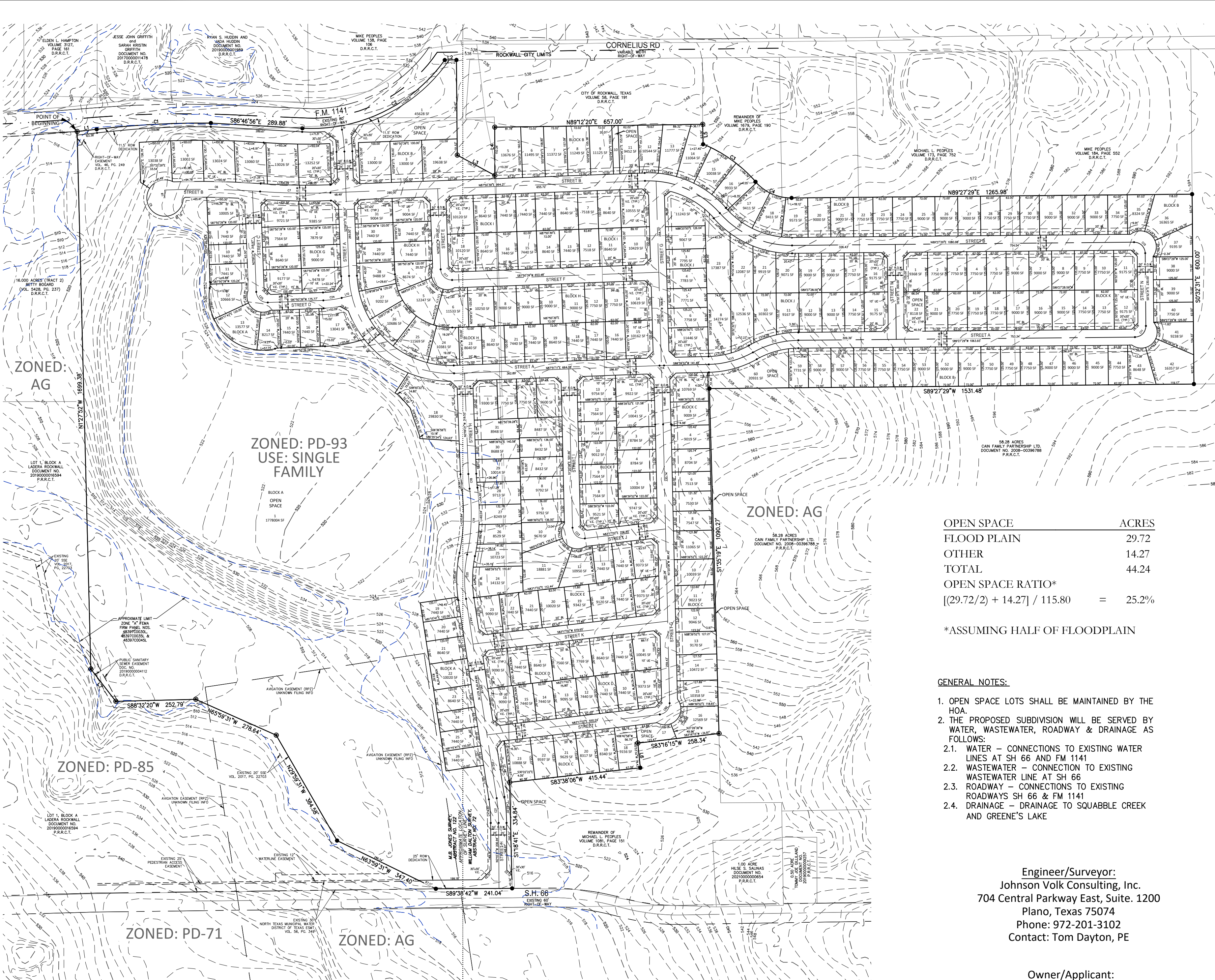
*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

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

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

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



ZONED: AG

ZONED: PD-93
 USE: SINGLE FAMILY

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 115.804 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

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

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

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

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	205.46	450.00	026°09'34"	203.68	S54° 21' 52"E
C4	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	266.36	300.00	050°52'16"	257.70	N66° 43' 13"W
C9	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C10	54.98	35.00	090°00'00"	49.50	S45° 32' 31"E
C11	54.98	35.00	090°00'00"	49.50	S44° 27' 29"W
C12	150.13	300.00	028°40'22"	148.57	S75° 07' 18"W
C13	145.98	300.00	027°52'46"	144.54	N74° 43' 30"E
C14	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C15	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C16	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C17	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C18	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C19	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C20	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C22	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C23	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C24	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C25	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	78.43	S5° 53' 32"E
L7	128.78	N37° 46' 31"W
L8	25.18	N2° 26' 57"W
L9	12.35	S10° 09' 37"E
L10	32.71	S76° 39' 04"W
L11	37.01	N89° 31' 25"E
L12	37.01	N89° 31' 25"E

SCHEDULE B NOTES:

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

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

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

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

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

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

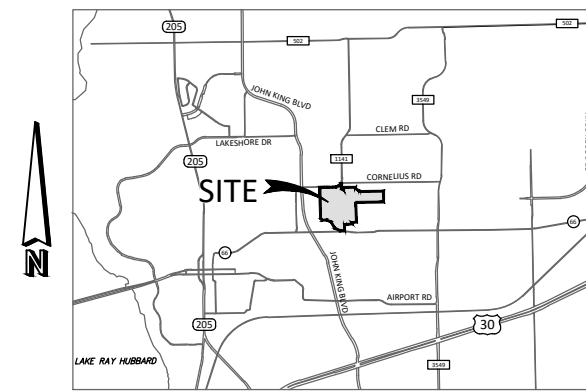
10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

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

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

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

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



VICINITY MAP
N.T.S.

NOTES:

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

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

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

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

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

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

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

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

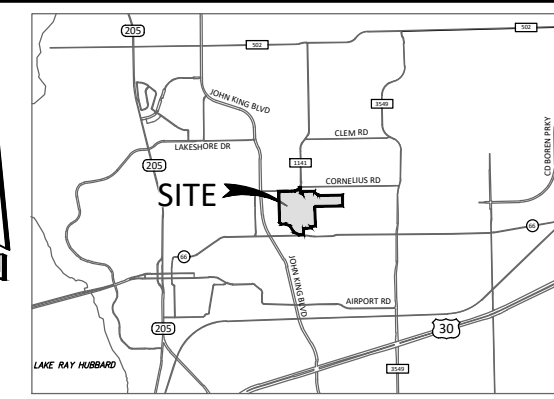
**PRELIMINARY PLAT
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
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SHEET 2 OF 2

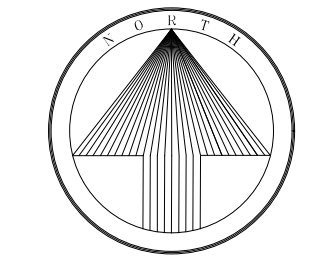


JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

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



SCALE 1" = 200'

**PRELIMINARY UTILITY PLAN
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
LOTS 1-22, BLOCK K
115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
10-02 & 10-03 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-XXX

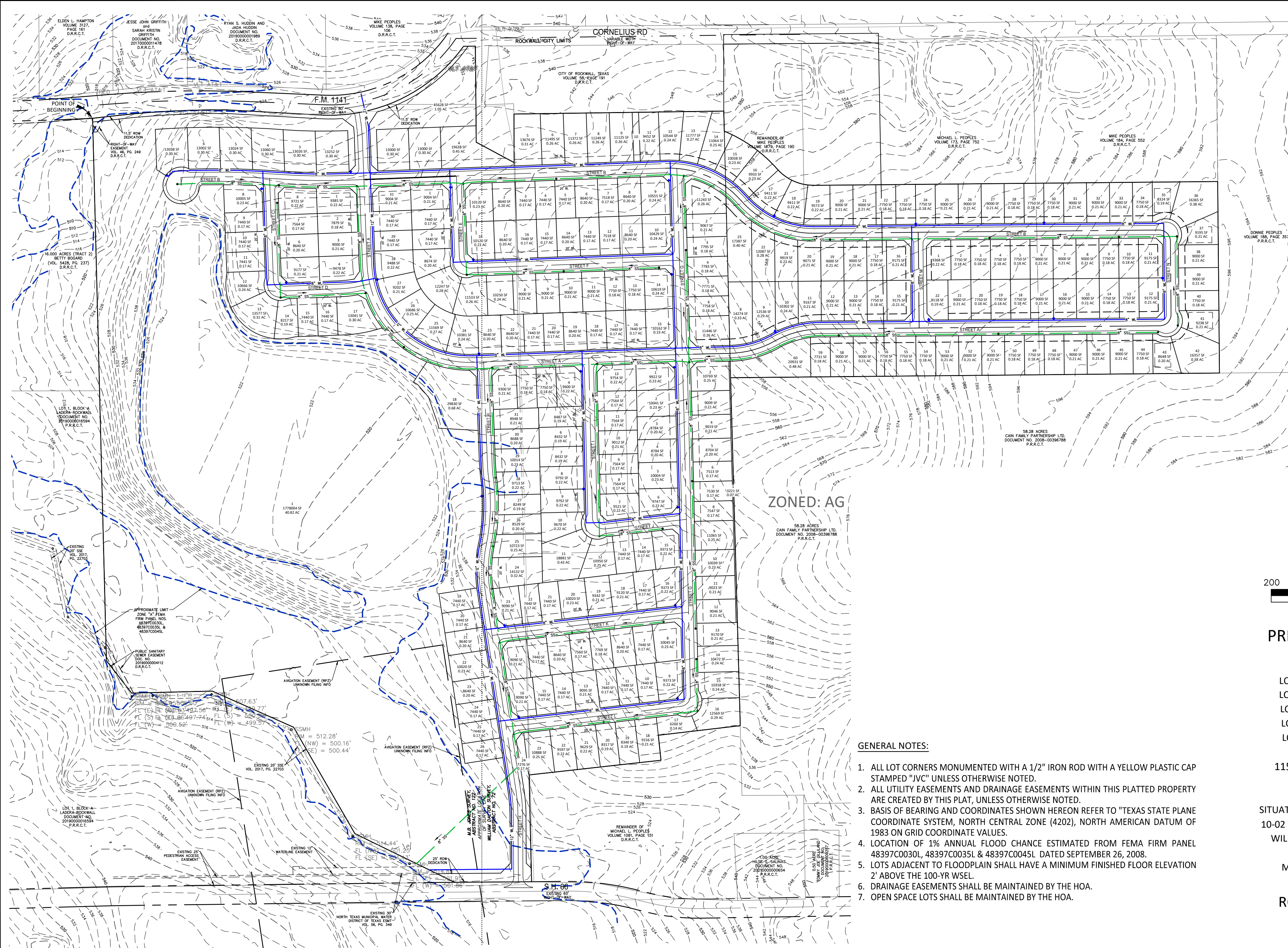
September 12, 2022

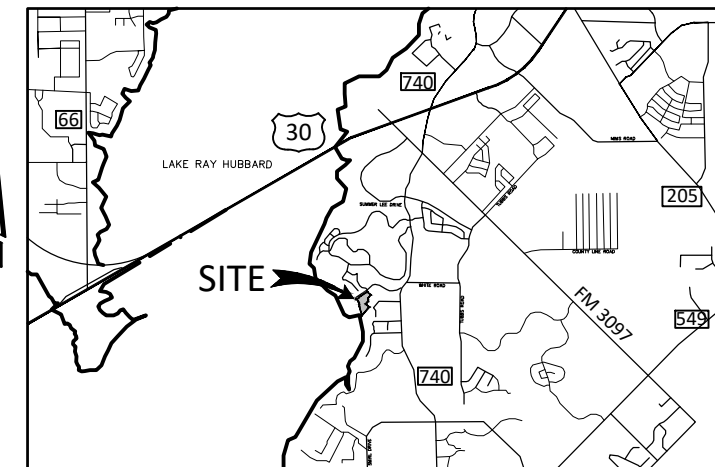
GENERAL NOTES:

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

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

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

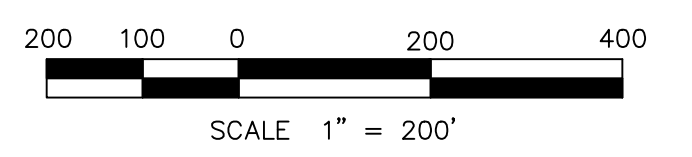
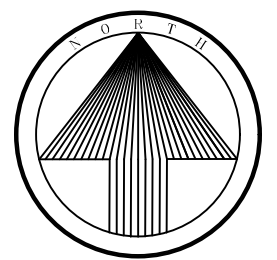




VICINITY MAP
N.T.S.

LEGEND

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



**PRELIMINARY DRAINAGE PLAN
TERRACES**

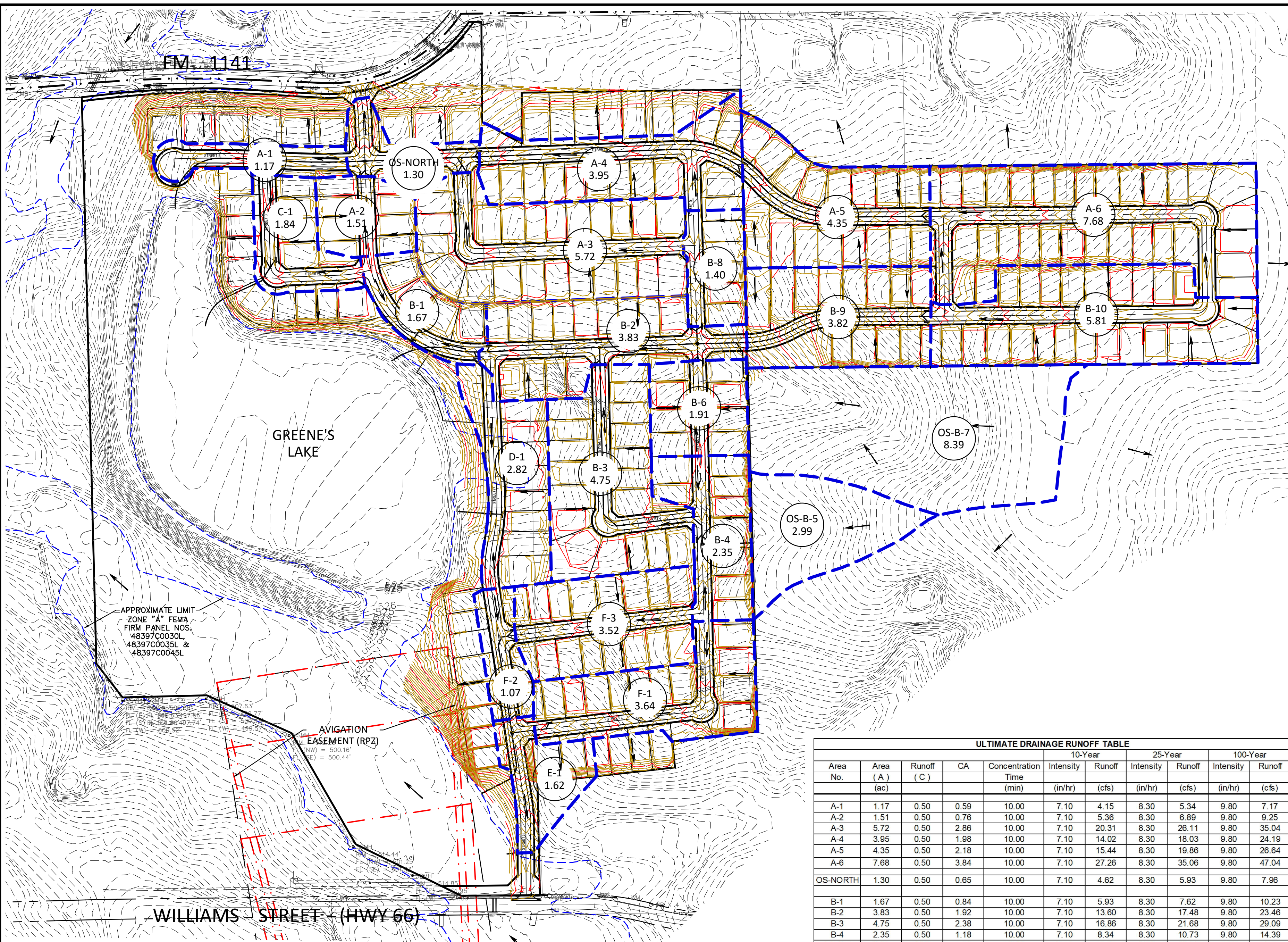
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX
September 09, 2022

ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
A-5	4.35	0.50	2.18	10.00	7.10	15.44	8.30	19.86	9.80	26.64
A-6	7.68	0.50	3.84	10.00	7.10	27.26	8.30	35.06	9.80	47.04
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	8.39	0.50	4.20	10.00	7.10	29.78	8.30	38.30	9.80	51.39
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
B-9	3.82	0.50	1.91	10.00	7.10	13.56	8.30	17.44	9.80	23.40
B-10	5.81	0.50	2.91	10.00	7.10	20.63	8.30	26.52	9.80	35.59
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

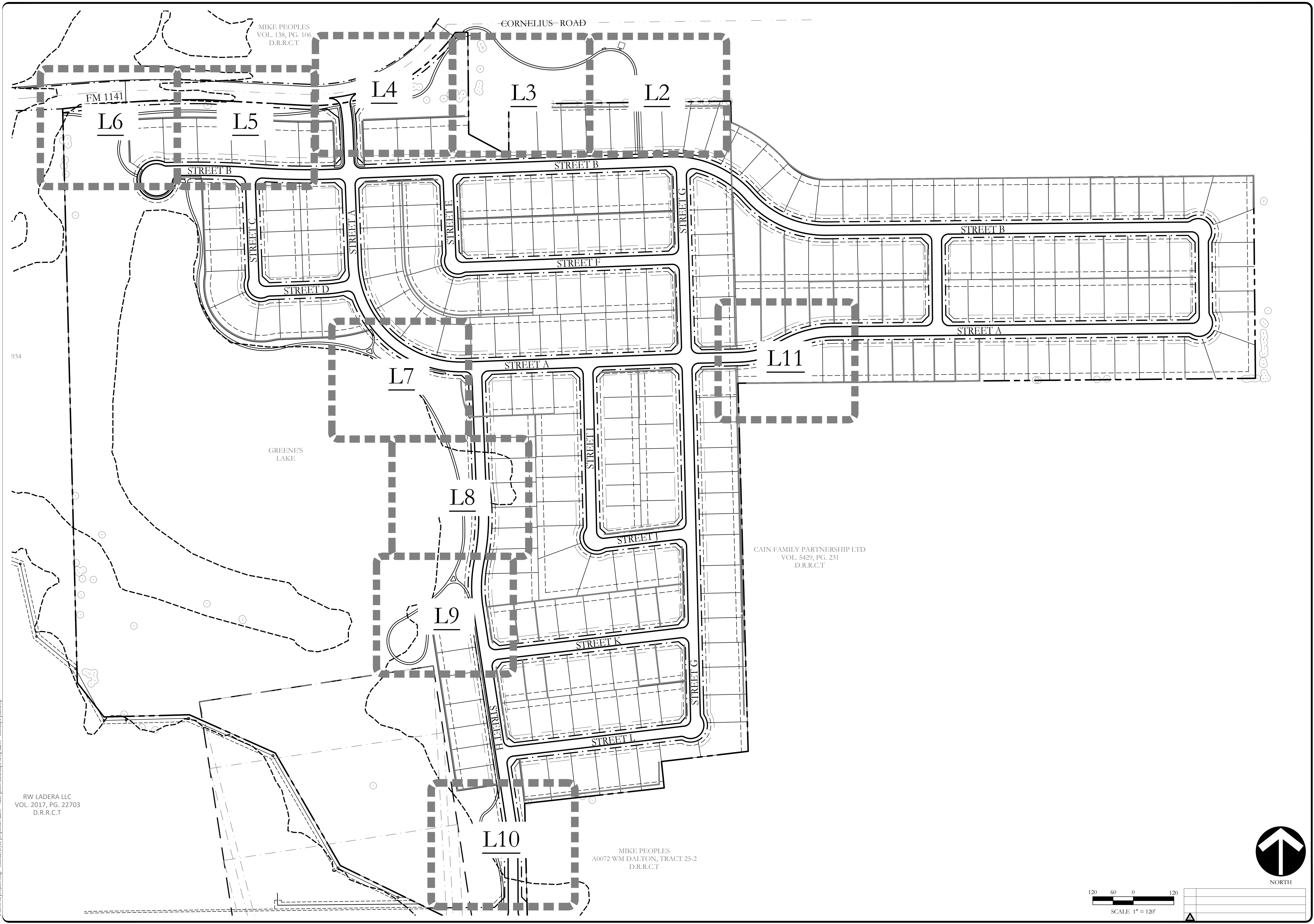


BENCHMARKS:
MONUMENT NO. 1:
XXXX
XXXX
MONUMENT NO. 2:
XXXX
XXXX

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

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





MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

FM 1141

CORNELIUS ROAD

GREENE'S
LAKE

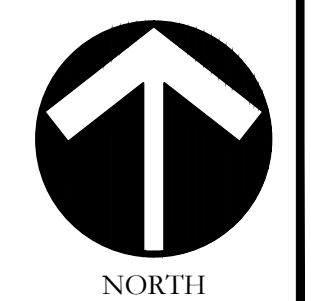
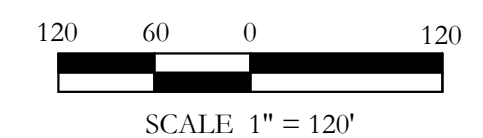
CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

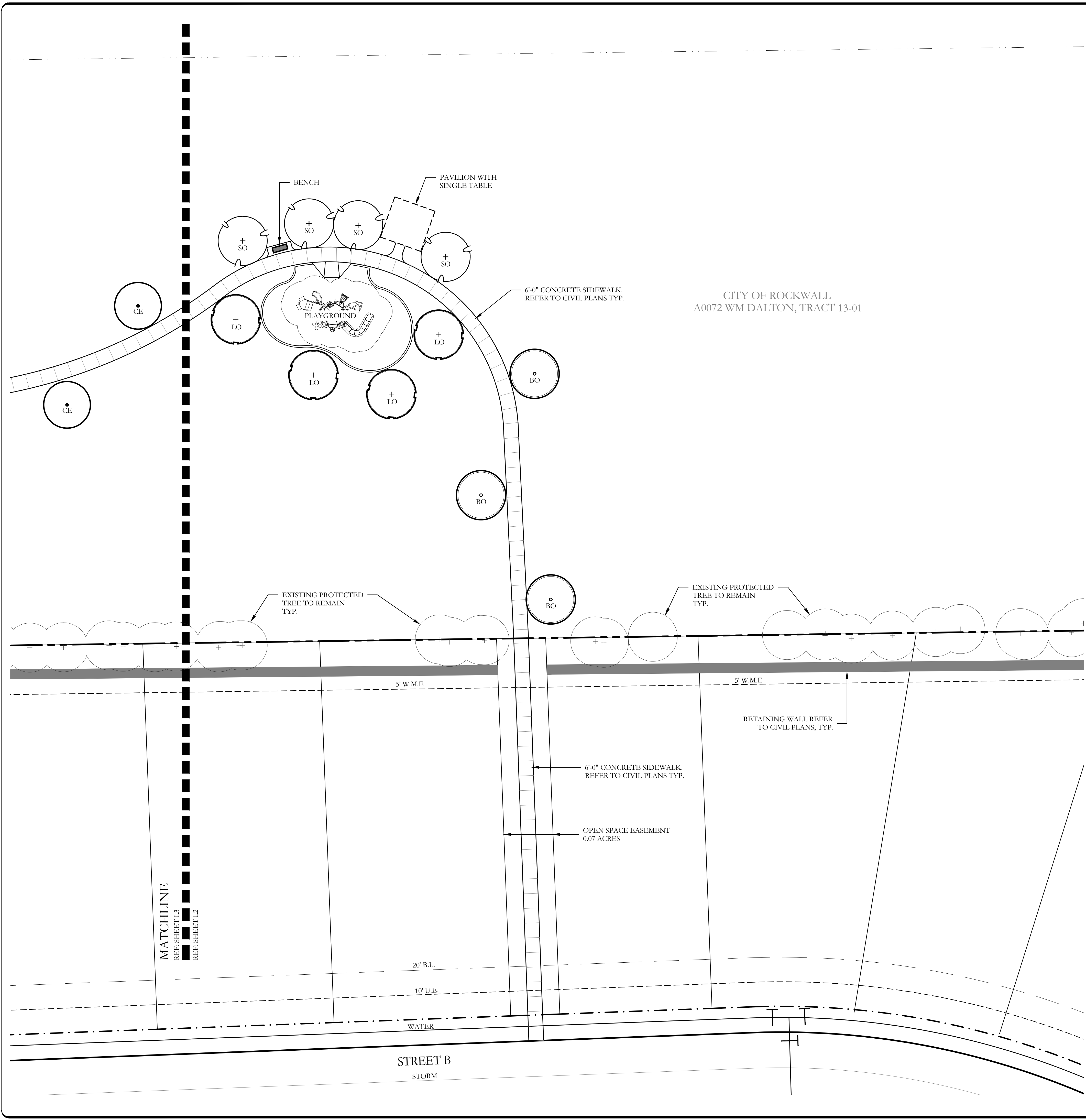
RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

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934

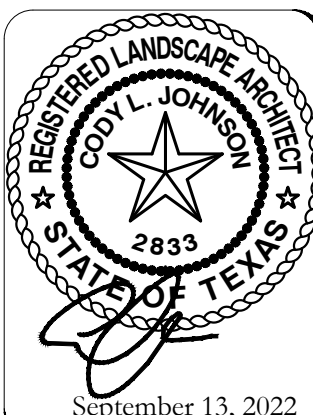


SCALE:
1" = 120'
One Inch
JVC No 2215



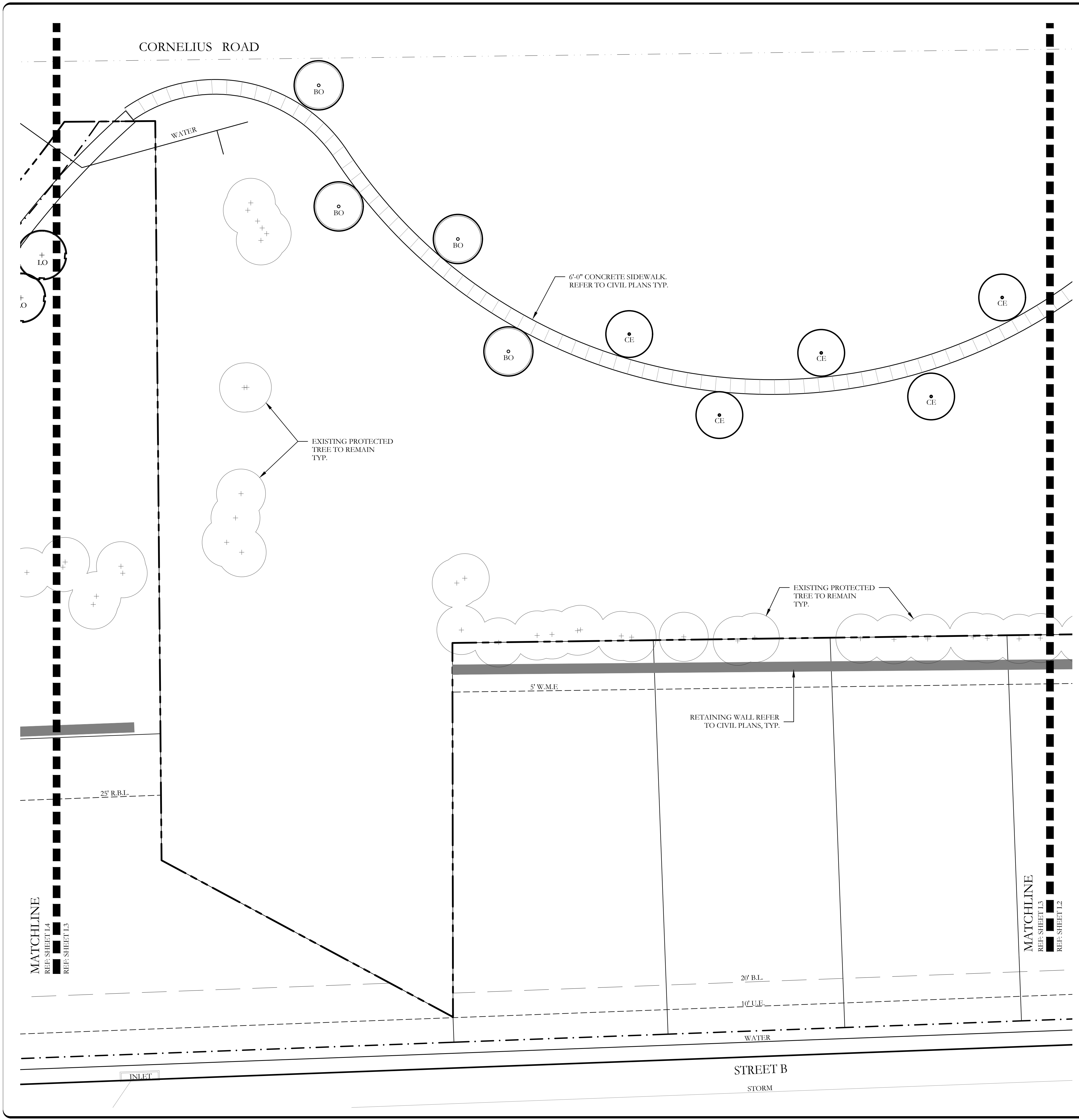
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

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



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





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



MATCHLINE
 REF: SHEET L4
 REF: SHEET L3

MATCHLINE
 REF: SHEET L3
 REF: SHEET L2

25' R.B.L.

5' W.M.E.

RETAINING WALL REFER
 TO CIVIL PLANS, TYP.

20' B.L.

10' U.L.E.

WATER

STREET B
 STORM

CORNELIUS ROAD

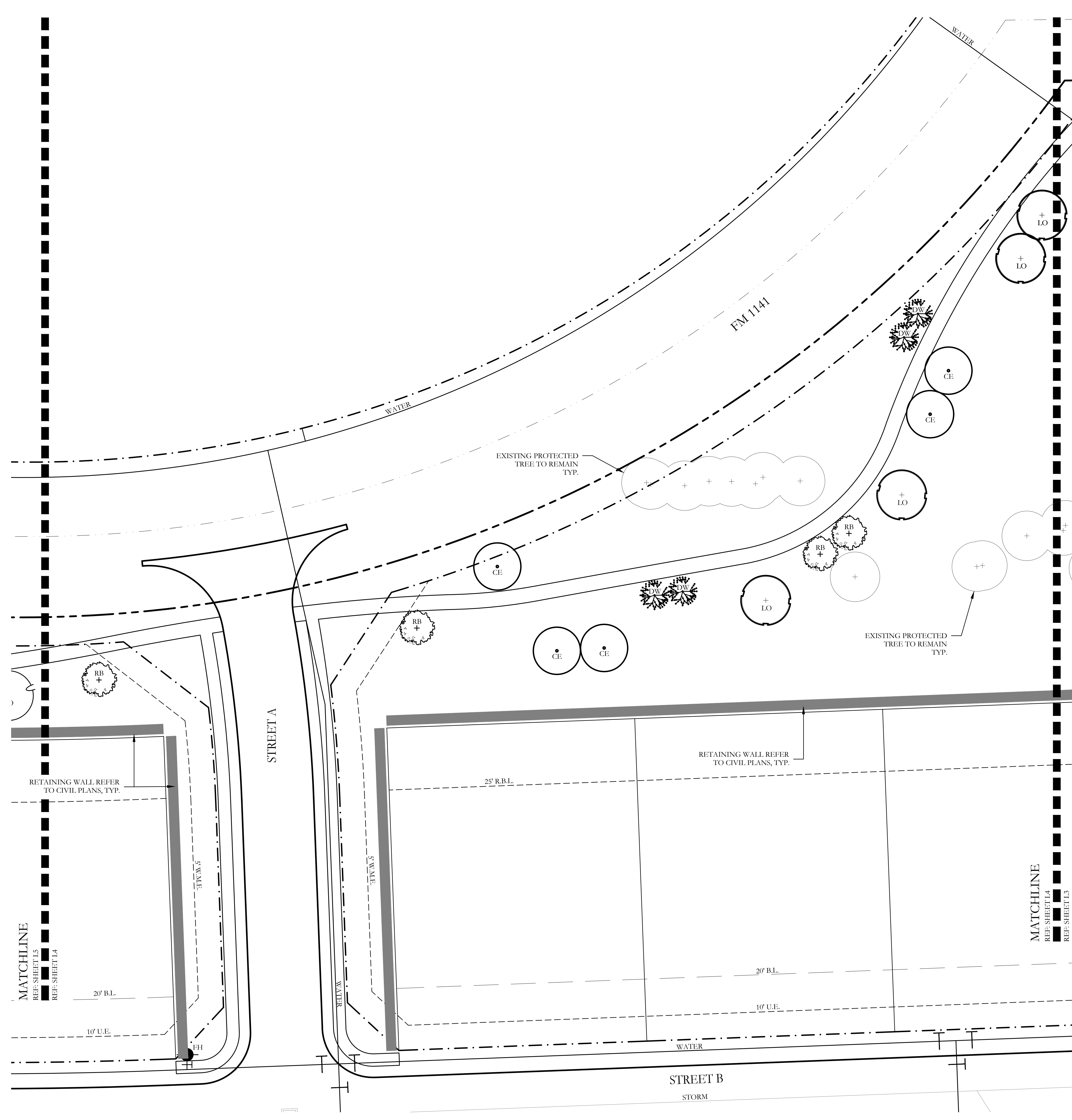
WATER

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

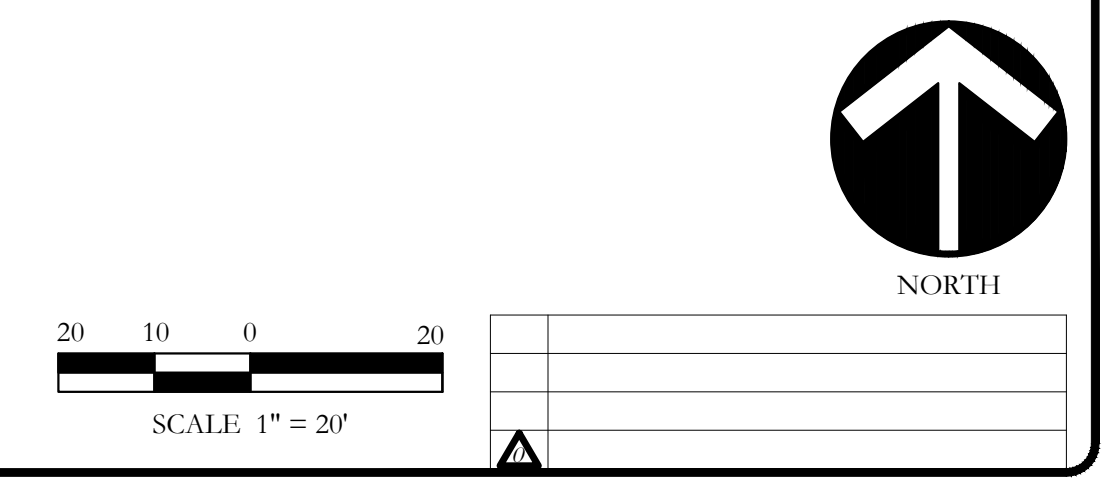
EXISTING PROTECTED
 TREE TO REMAIN
 TYP.

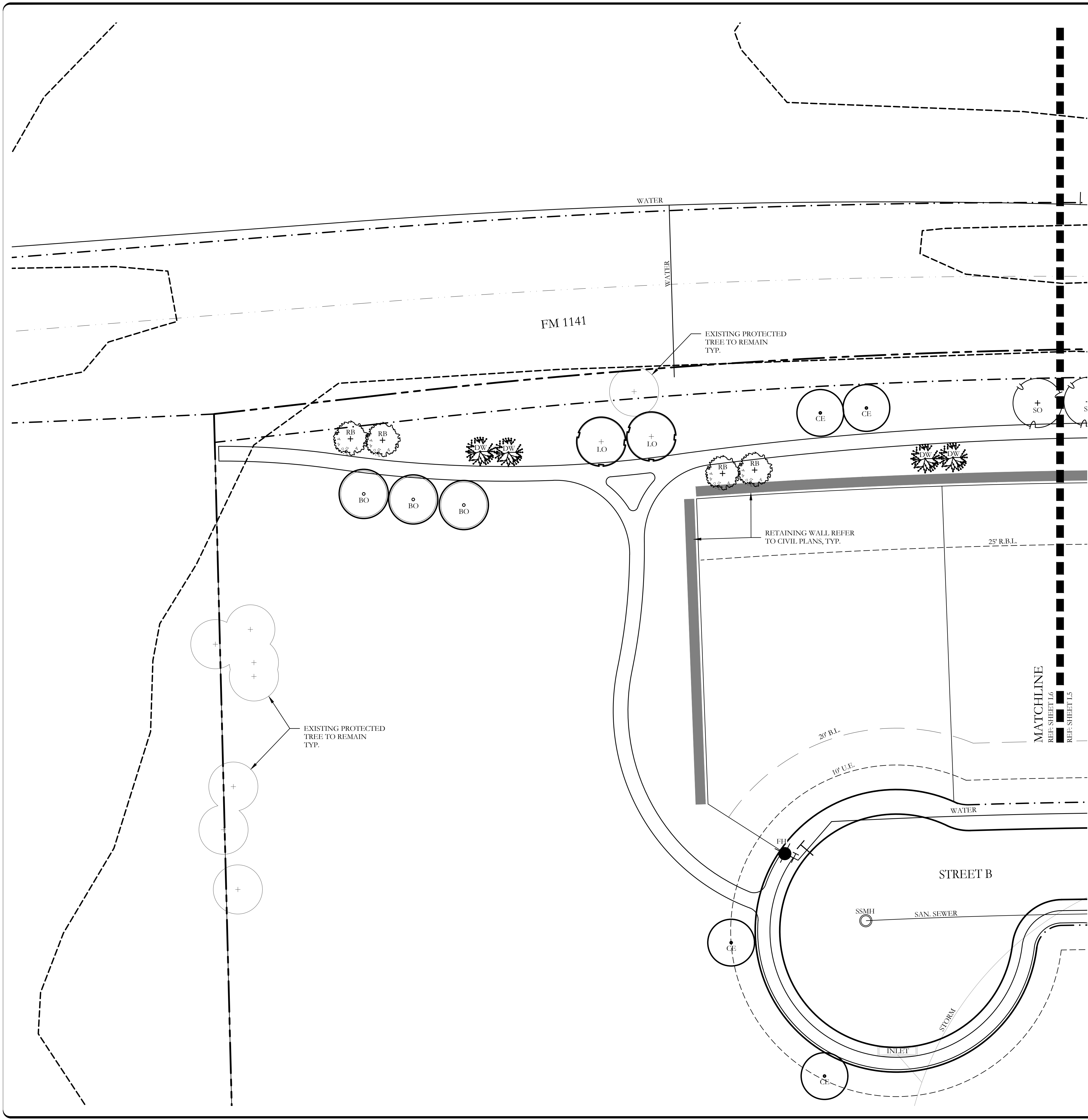
EXISTING PROTECTED
 TREE TO REMAIN
 TYP.

INLET

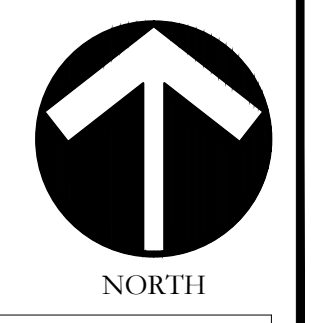
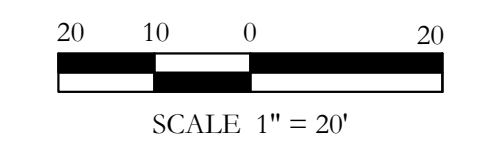


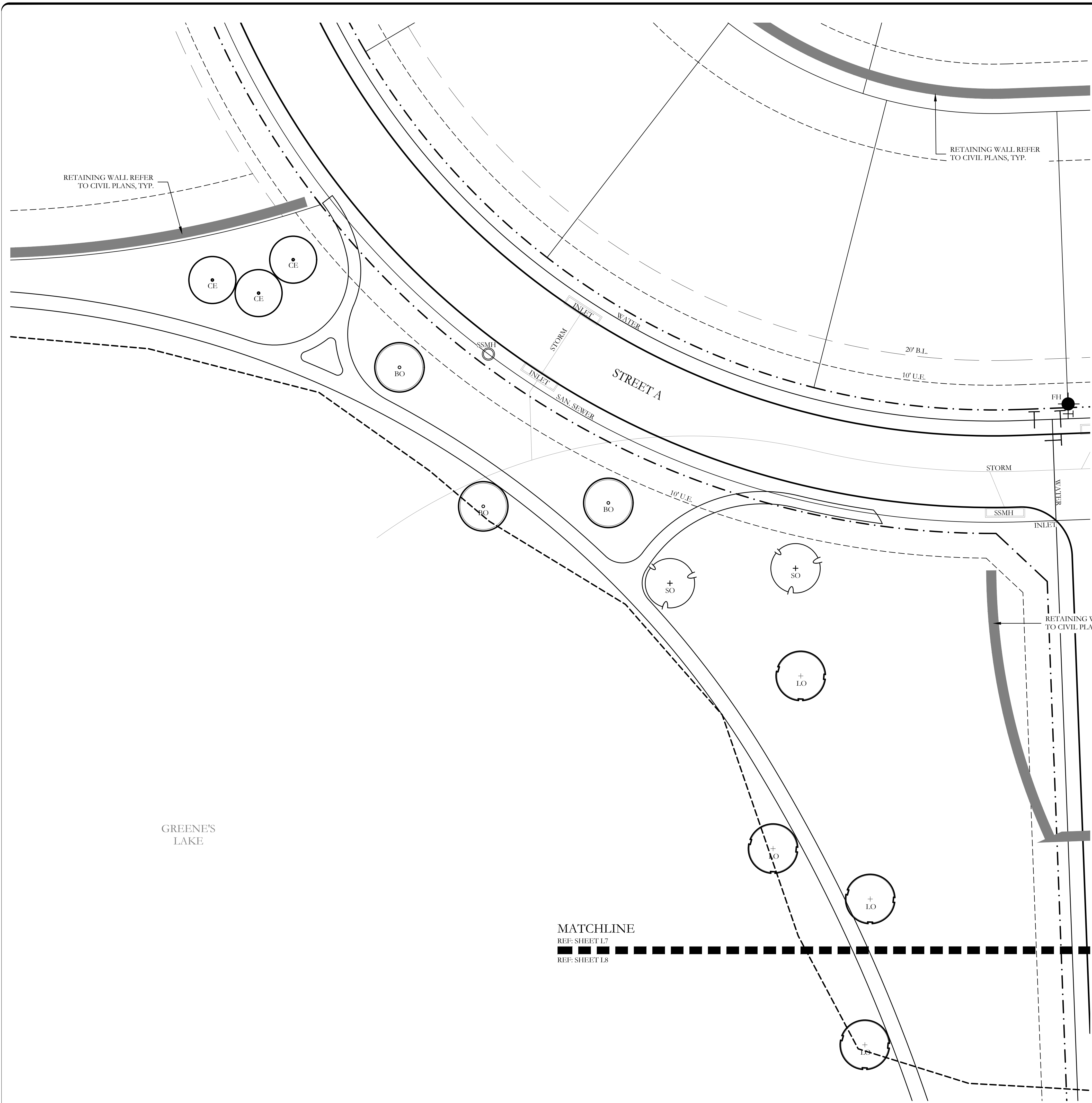
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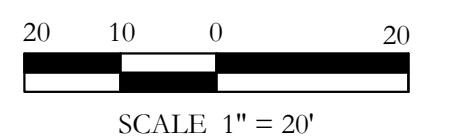
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PLANT LEGEND					
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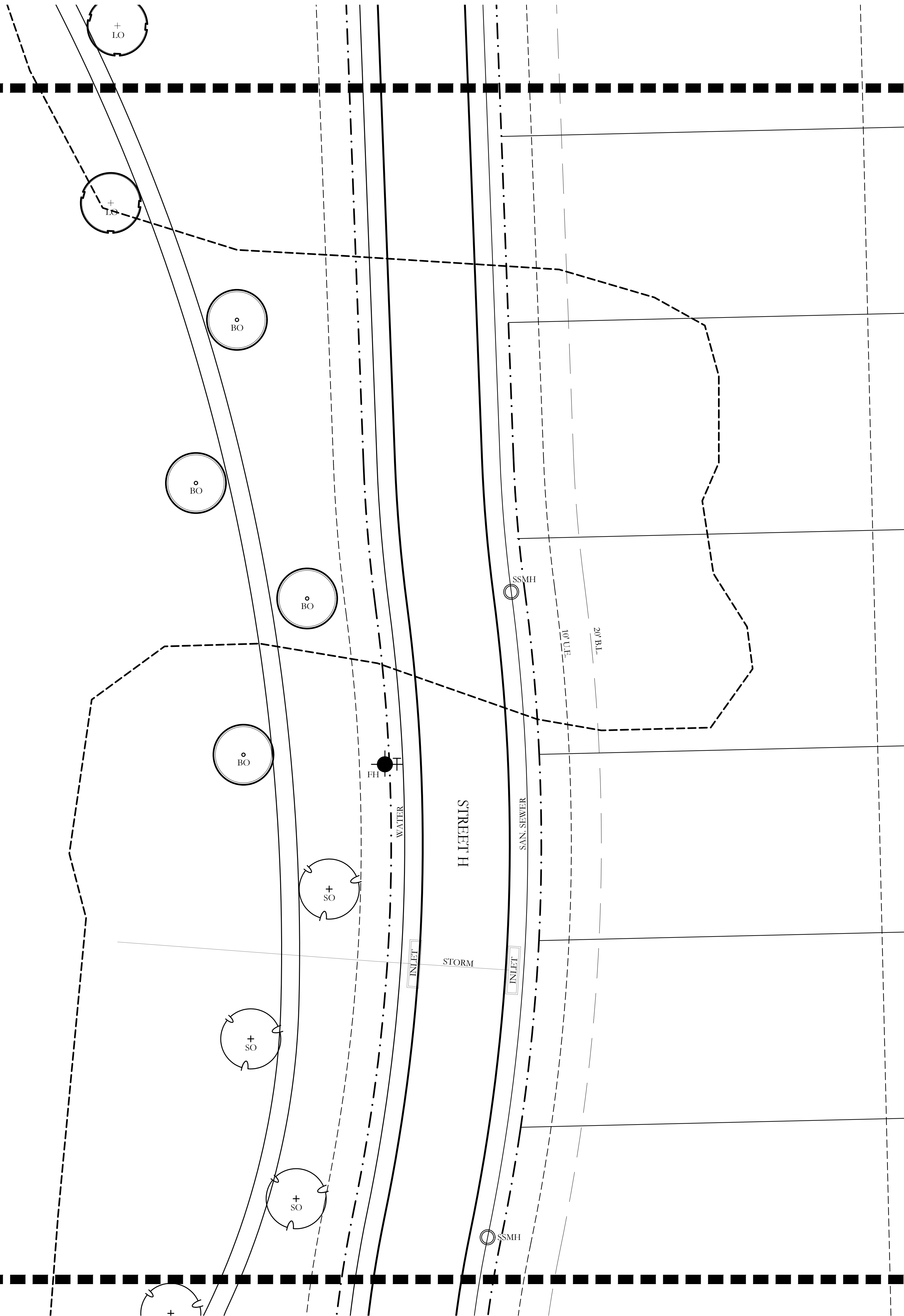
MATCHLINE
 REF: SHEET L7
 REF: SHEET L8



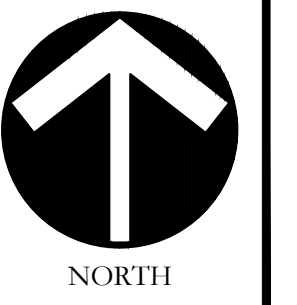
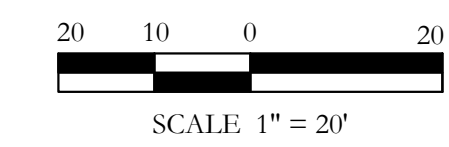
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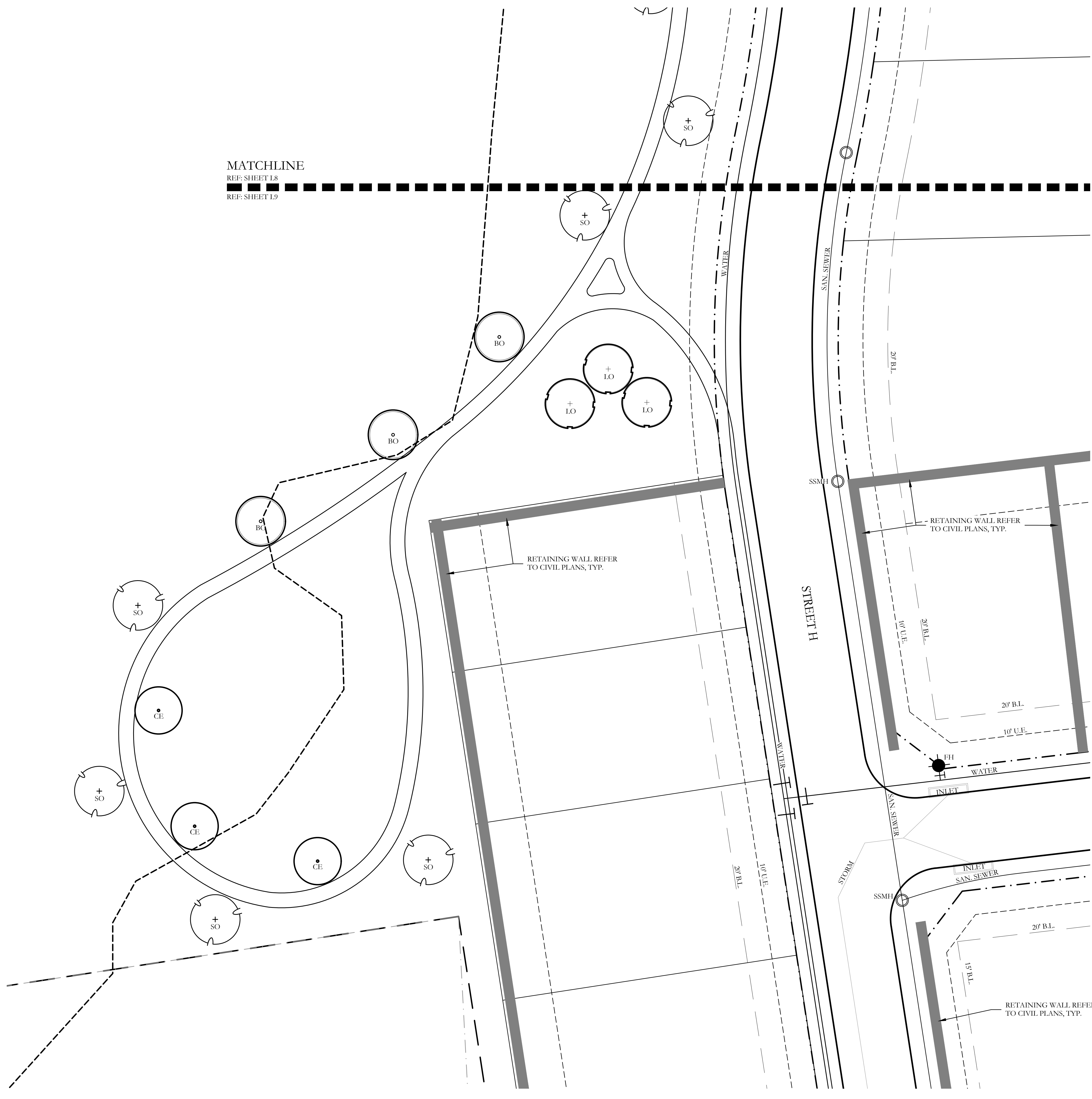
GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



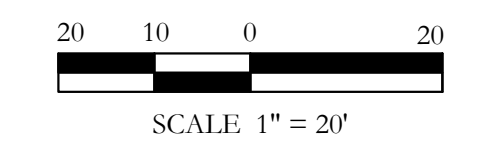
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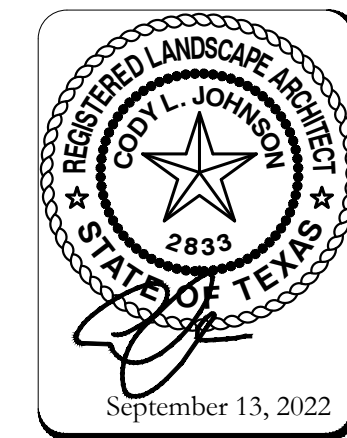
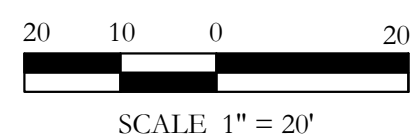
MATCHLINE
 REF: SHEET L8
 REF: SHEET L9

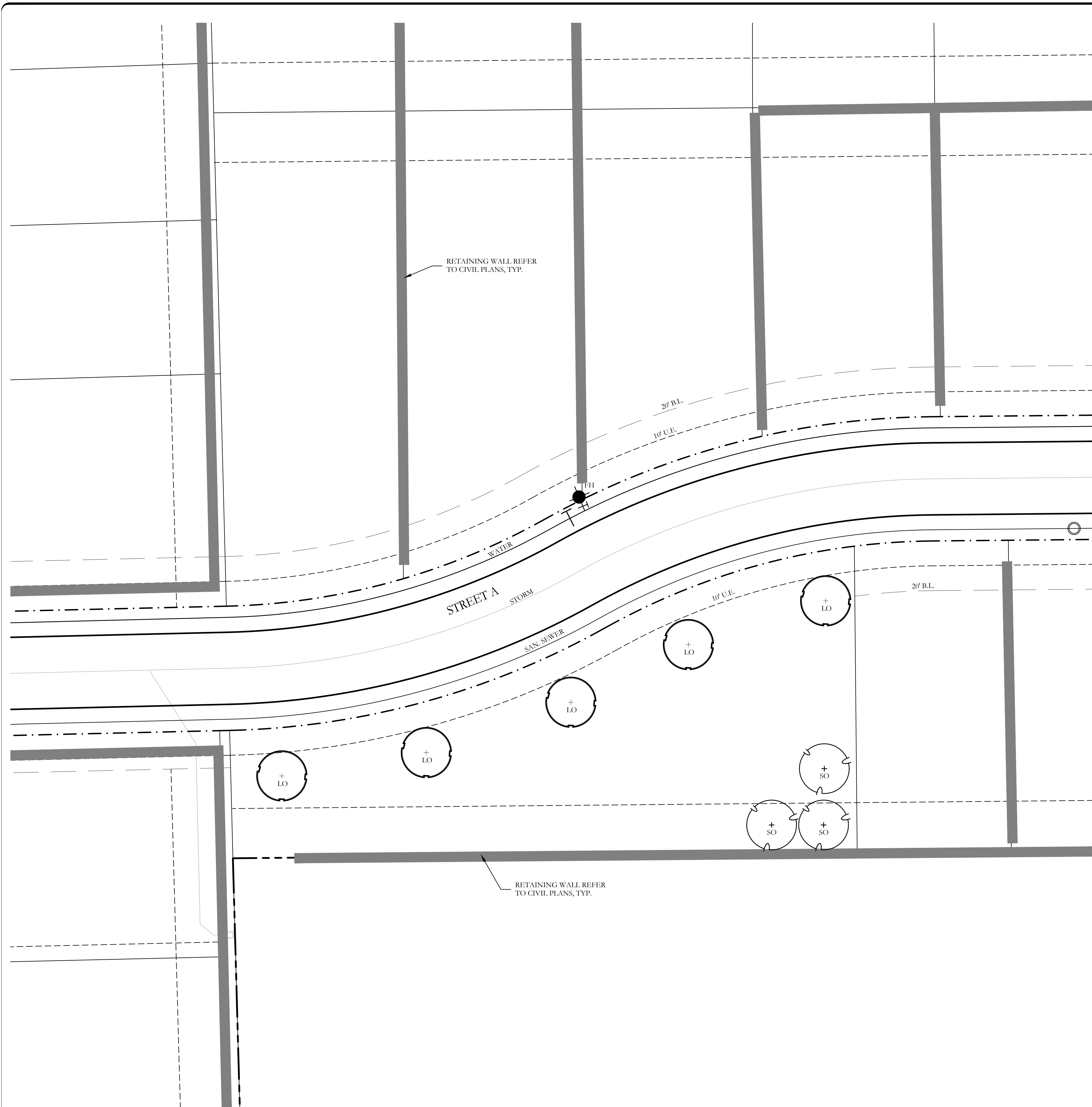
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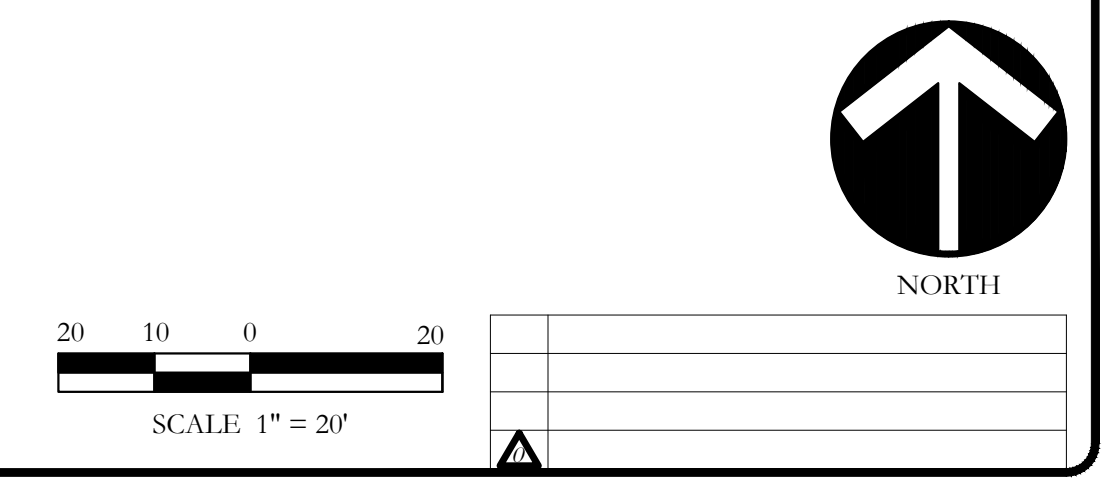


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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

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

TREE MITIGATION

173 CAL. INCHES REMOVED

119 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 476 CAL. INCHES REPLACED.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	29	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	29	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

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

IRRIGATION STANDARDS:

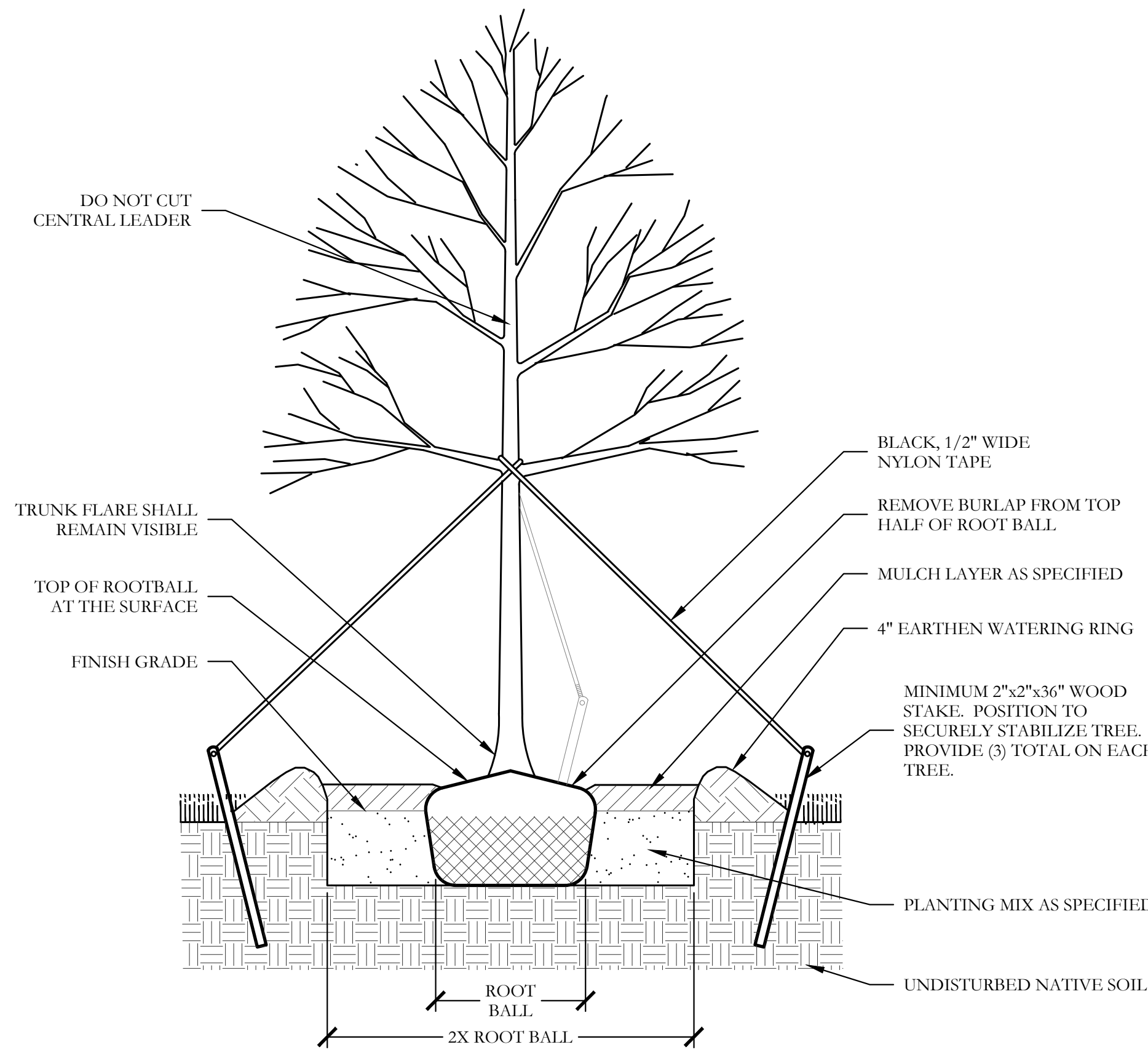
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

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CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

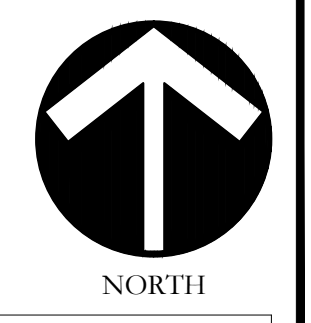
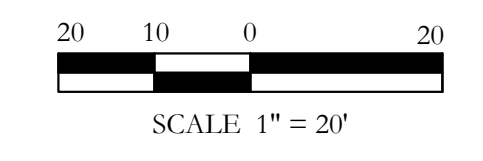
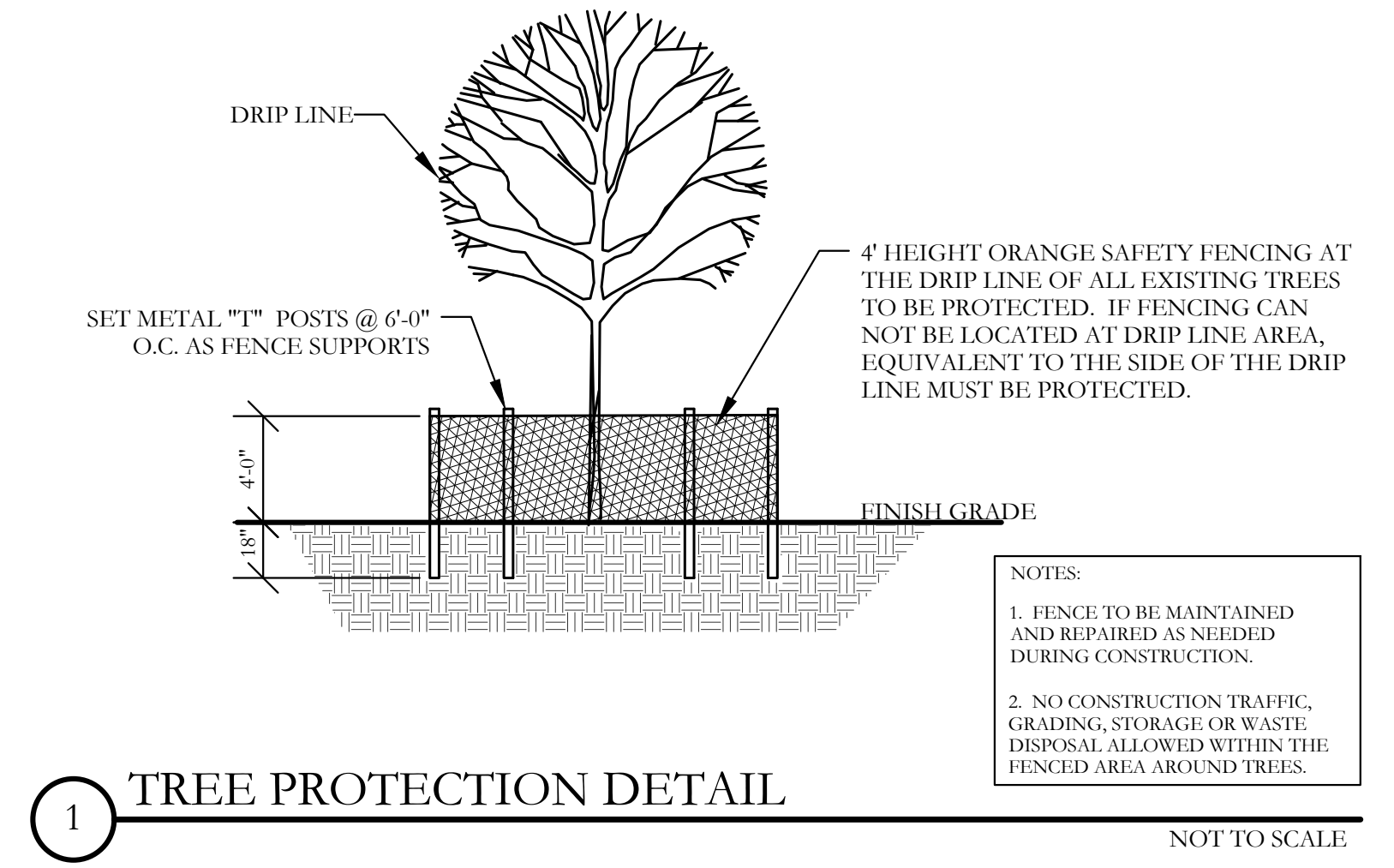
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LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- 32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
- TREE PROTECTION FENCE TYP.

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



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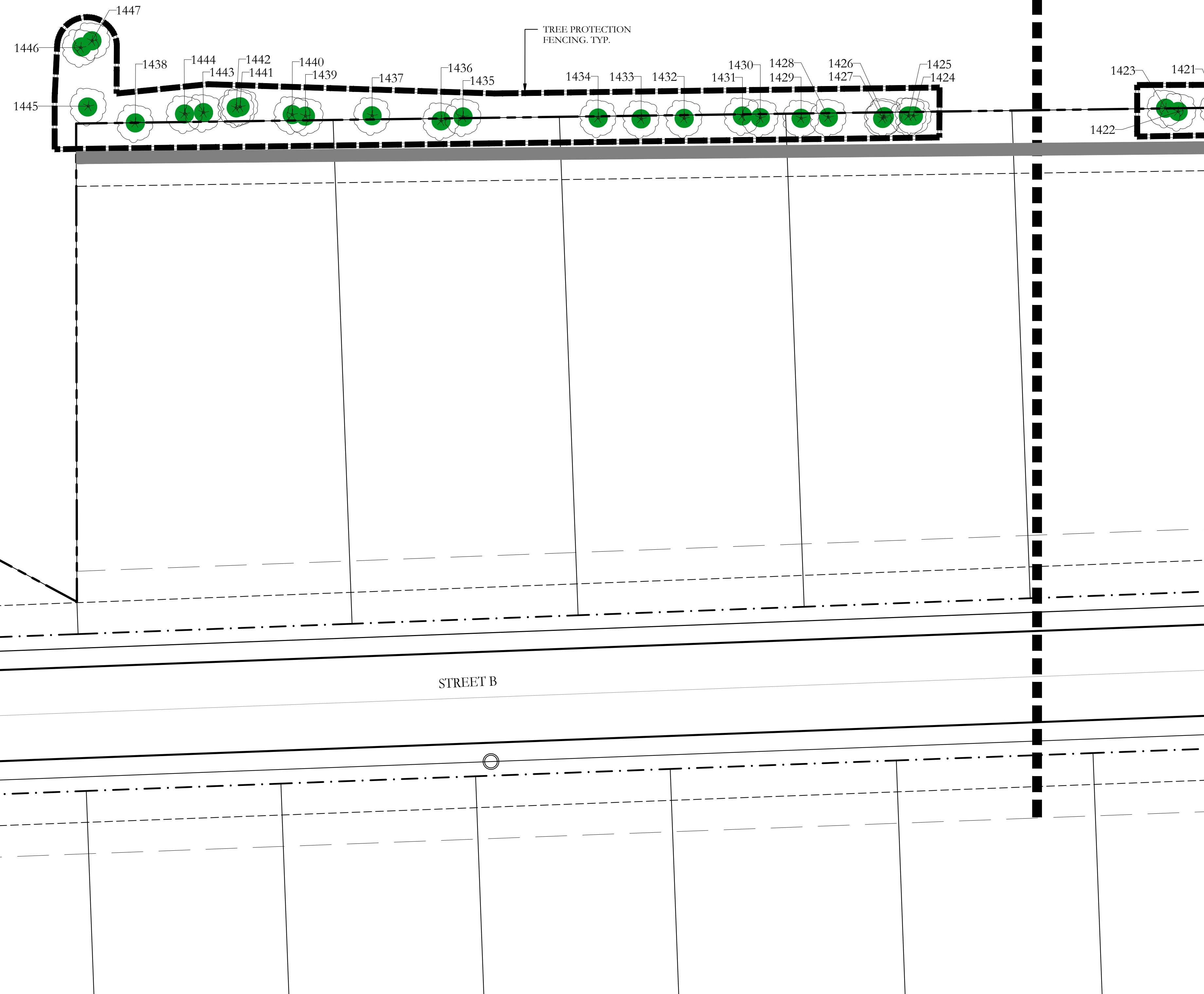
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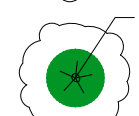

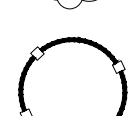
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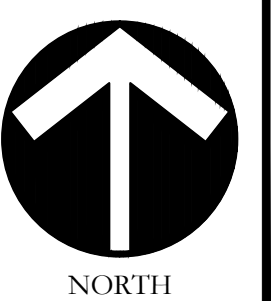
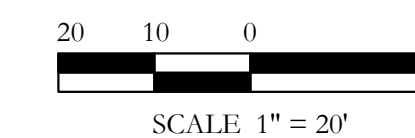
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A0072 WM DALTON, TRACT 13-01



LEGEND




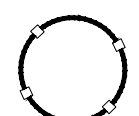
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-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

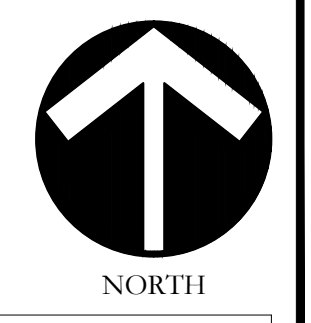
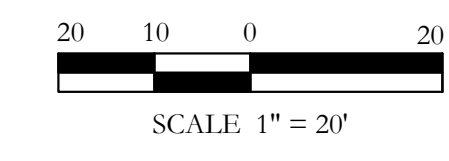
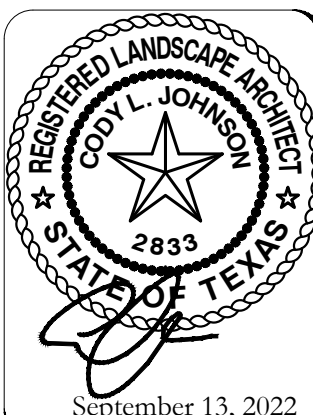


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LEGEND

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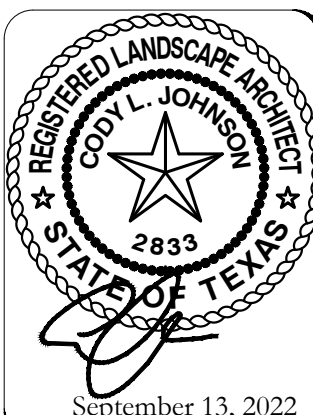
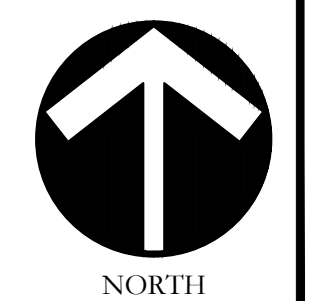
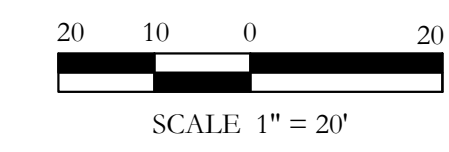


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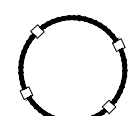
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	TREE PROTECTION FENCE TYP.

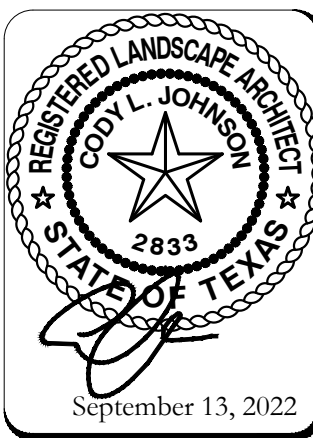
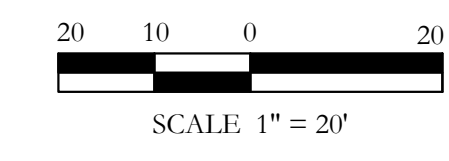


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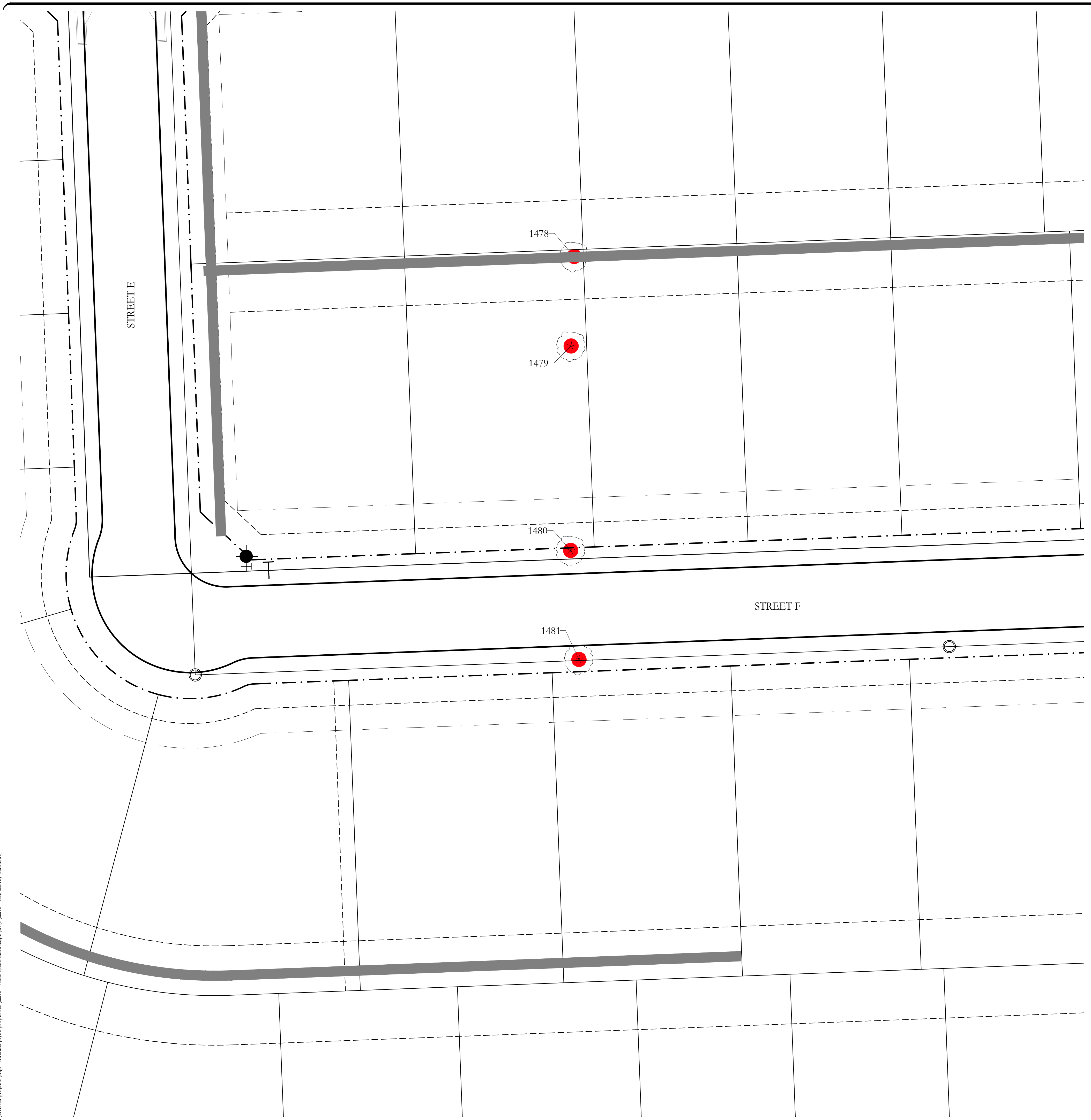


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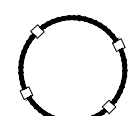
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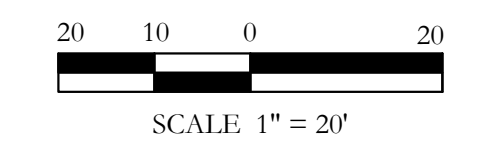


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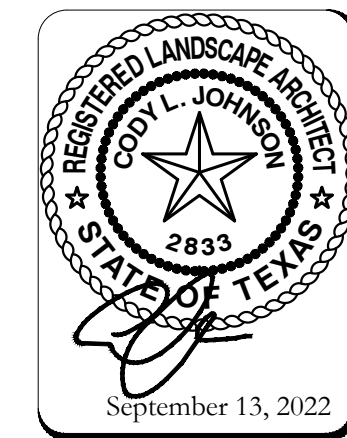


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-  TREE PROTECTION FENCE TYP.



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



September 13, 2022


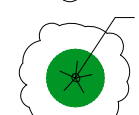

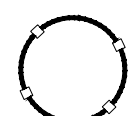
TREE SURVEY PLAN
TREE SURVEY PLAN

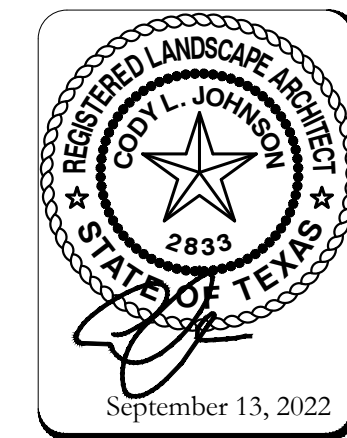
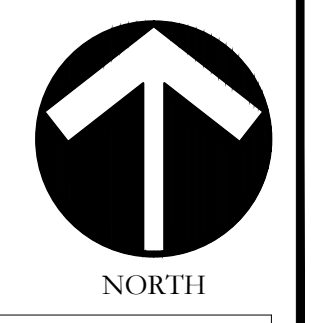
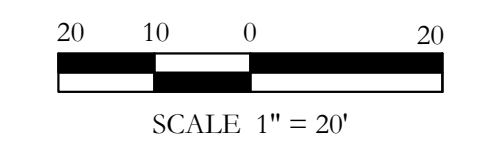
VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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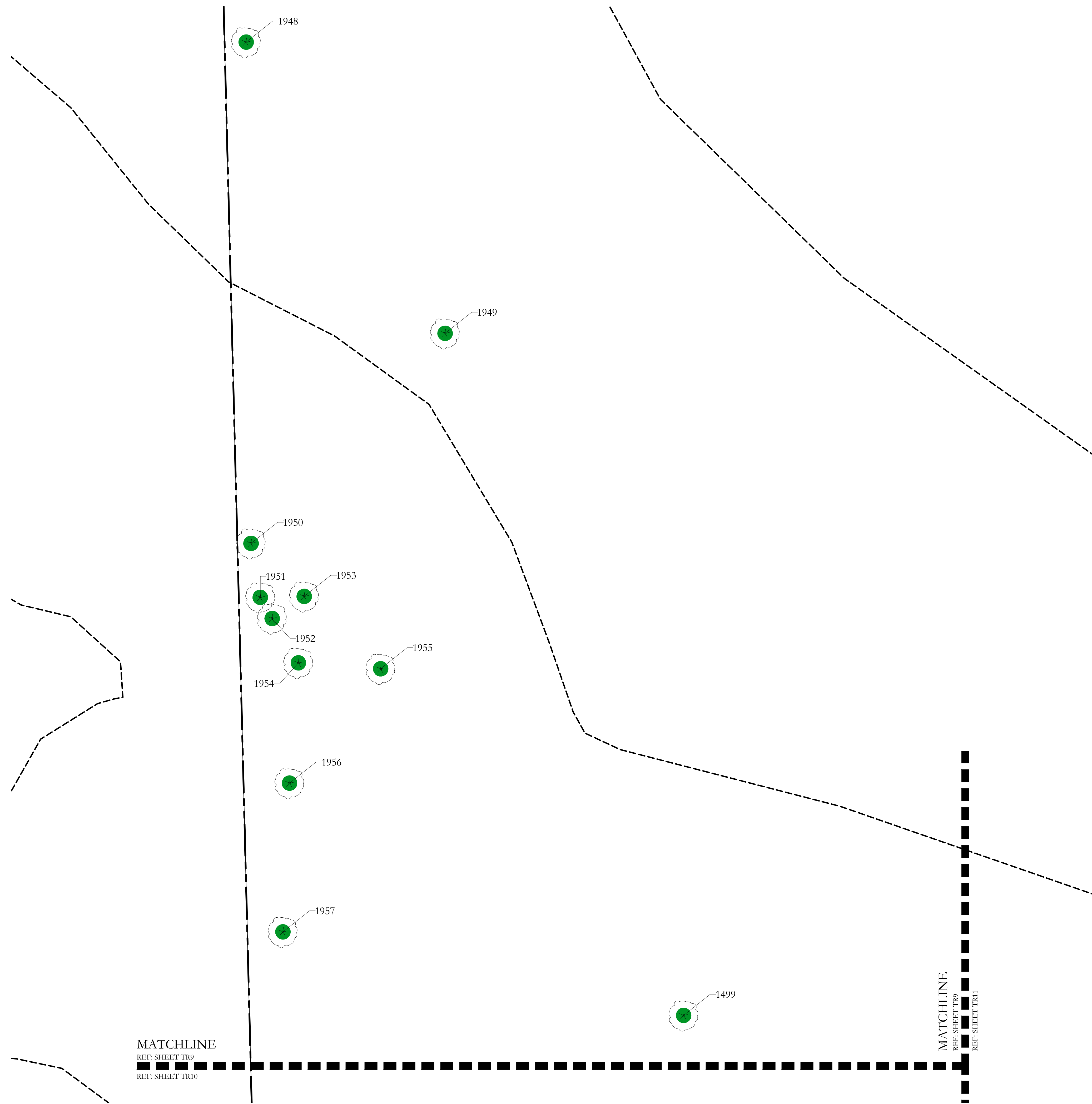
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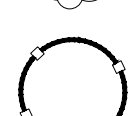
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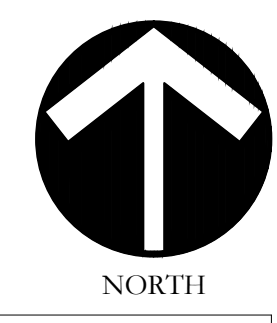
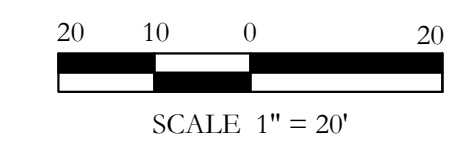


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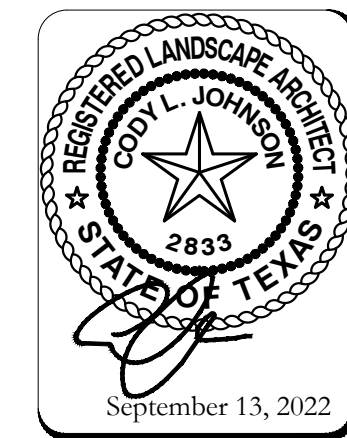
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SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN

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MATCHLINE
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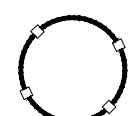
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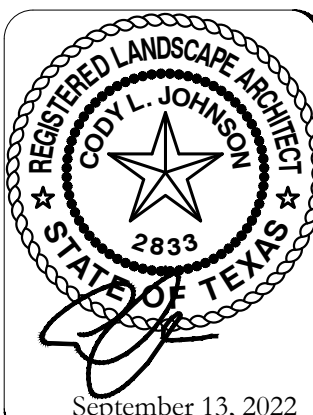
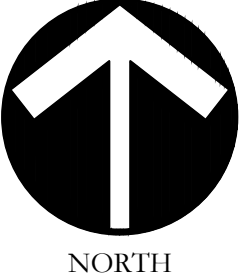
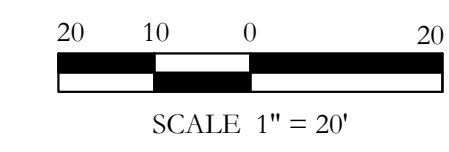
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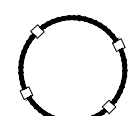
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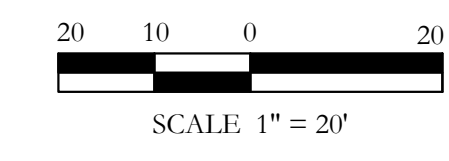


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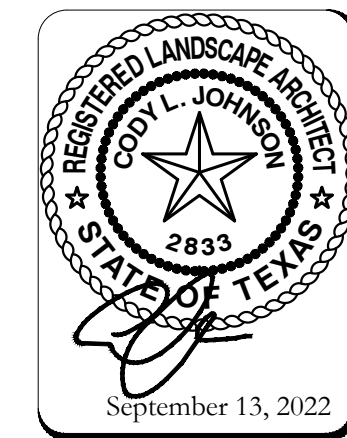


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SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN


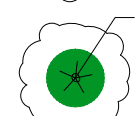

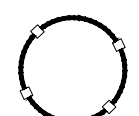
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

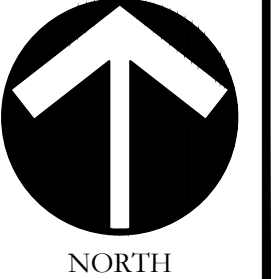
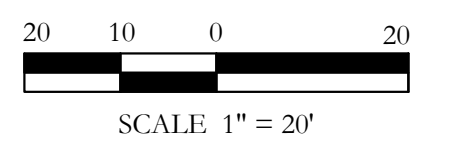
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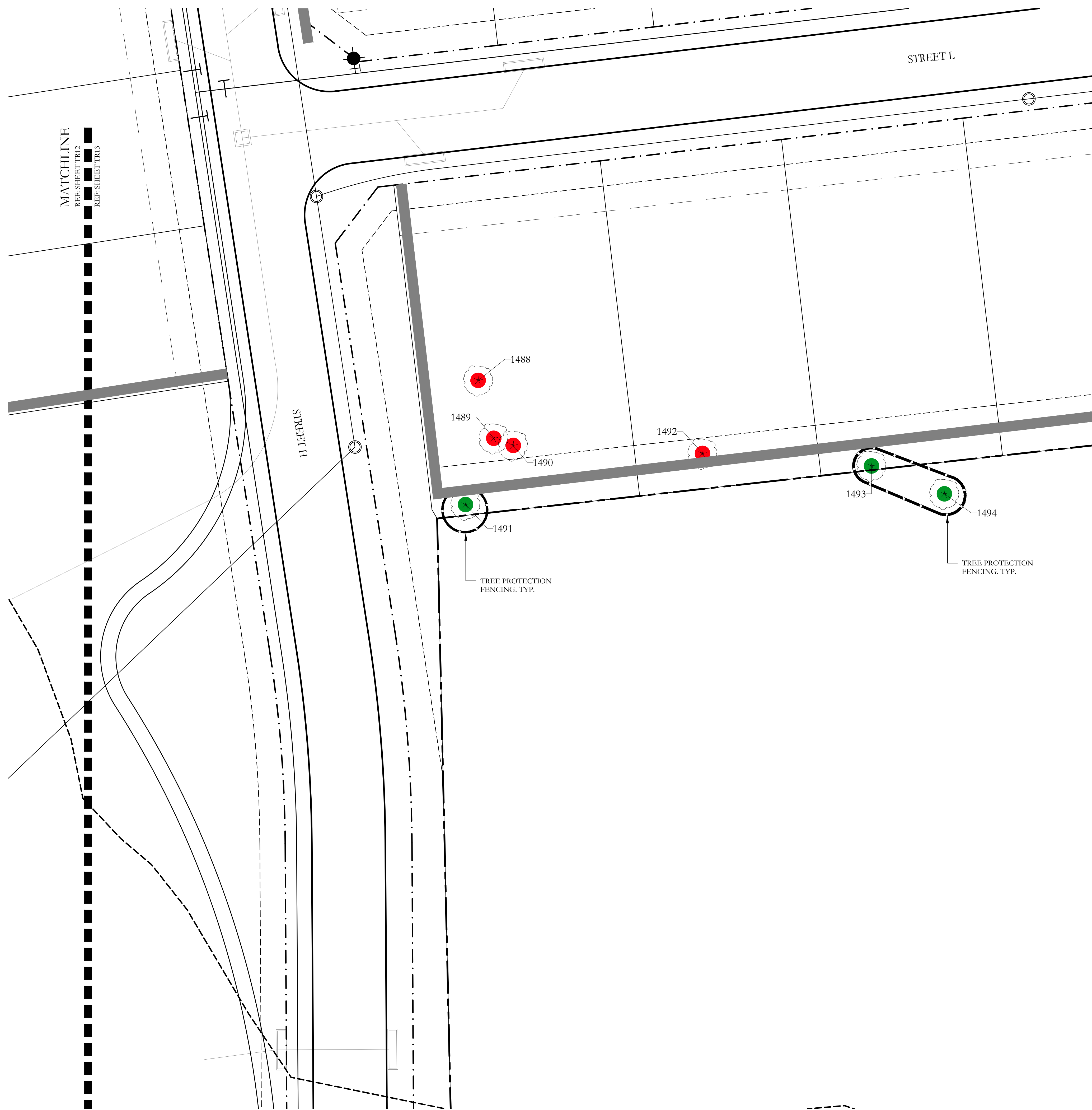


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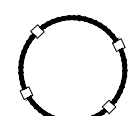
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-  TREE PROTECTION FENCE TYP.

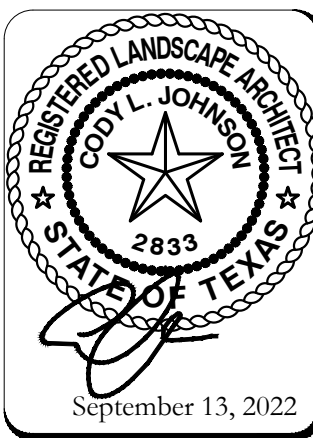
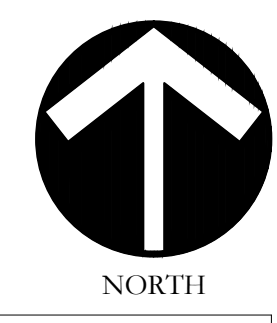
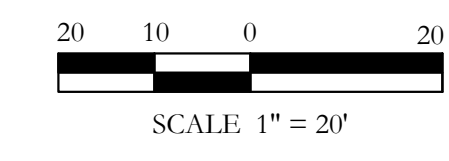


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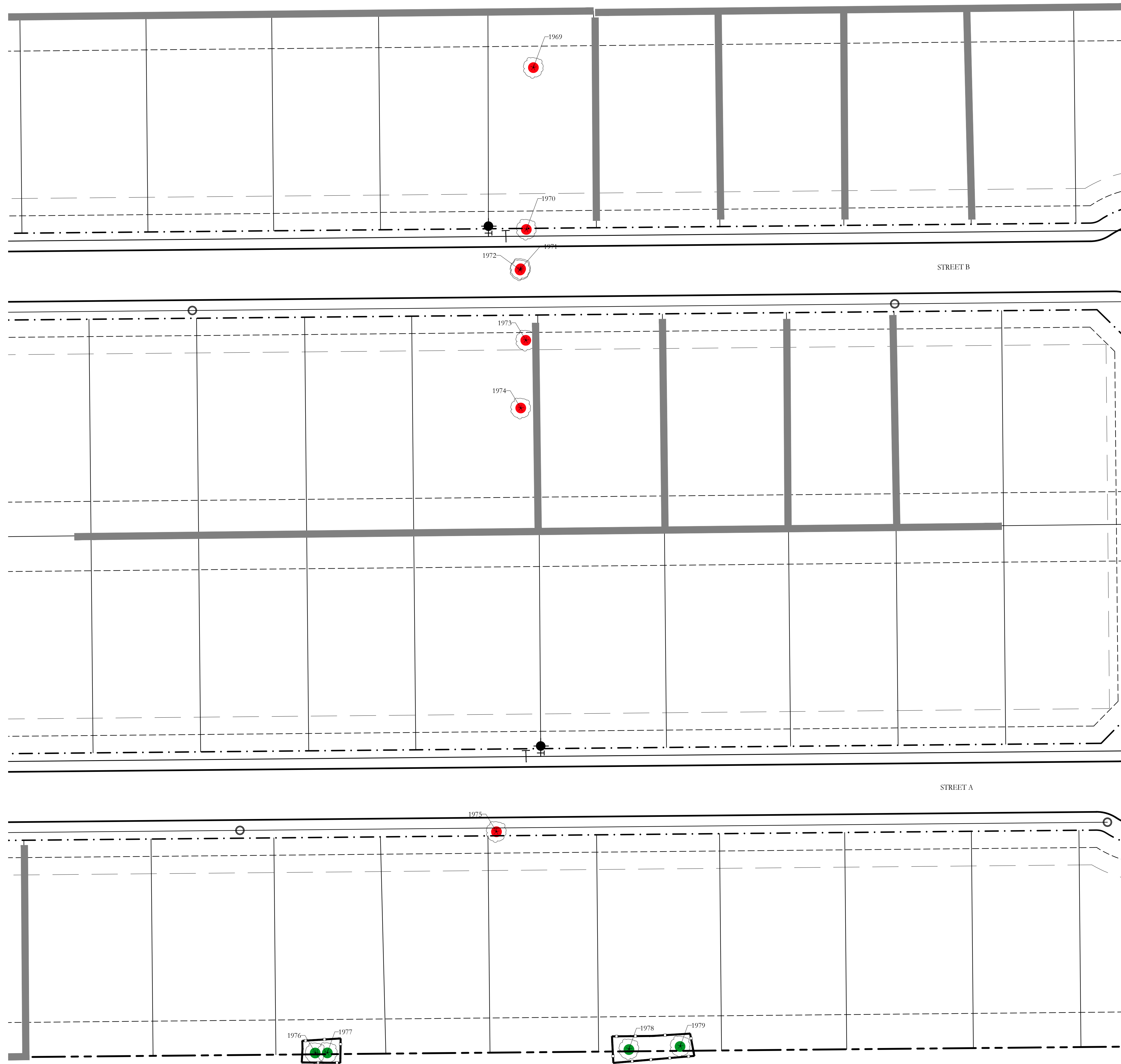


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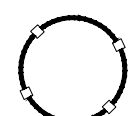
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE. TYP.

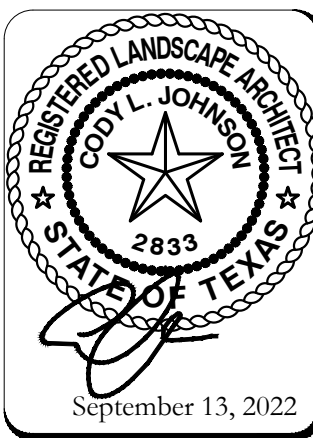
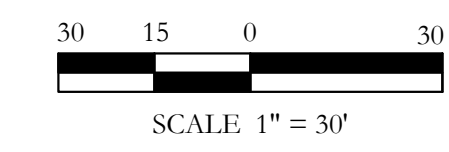


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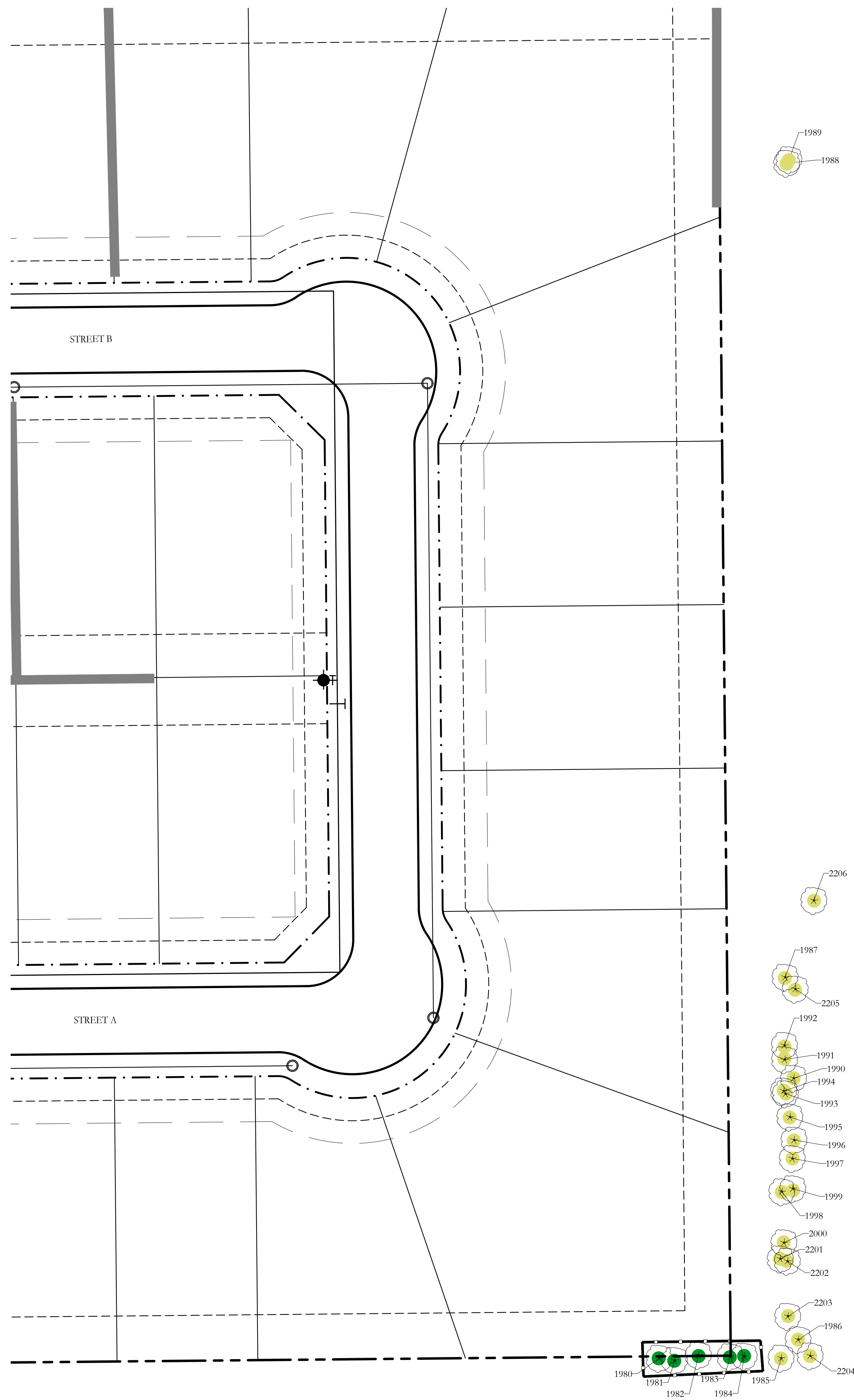


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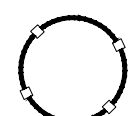
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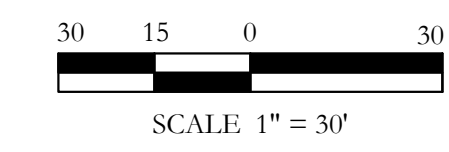


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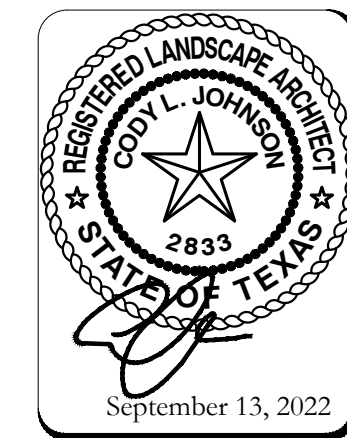
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-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 30'
One Inch
JVC No 2215

TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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

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

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1969	13.5	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	13.5
1970	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	24.0
1971	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.5
1972	13.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.5
1973	12.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.0
1974	26.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	13.0
1975	29.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	14.5
1976	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1977	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1978	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1979	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1980	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1981	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1982	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1983	14.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1984	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1985	21.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy	Multi-trunk	Off-Site	Remain		0.0
1986	8.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site	Remain		0.0
1987	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy		Off-Site	Remain		0.0
1988	10.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site			