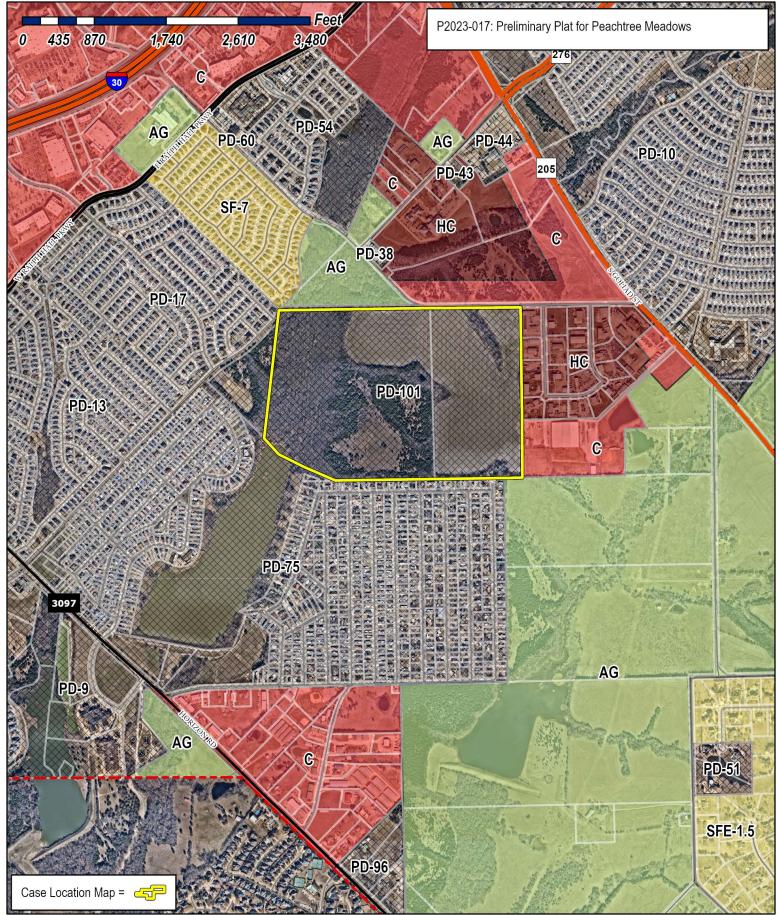
1. 1	~			\bigcirc
	DEVELOPMENT APPLIC	ATION	L .	NNING & ZONING CASE NO. 02623-011
	City of Rockwall		о Пол	E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE
	Planning and Zoning Department			YUNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
	385 S. Goliad Street			ECTOR OF PLANNING:
	Rockwall, Texas 75087		CITY	ENGINEER:
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE O	F DEVELOPME	NT RE	OUEST ISELECT ONLY ONE BOXI
PLATTING APPLIC			_	ICATION FEES:
	(\$100.00 + \$15.00 ACRE)			ANGE (\$200.00 + \$15.00 ACRE) * SE PERMIT (\$200.00 + \$15.00 ACRE) * 4.7
	PLAT (\$200.00 + \$15.00 ACRE) * 00.00 + \$20.00 ACRE) *			PMENT PLANS (\$200.00 + \$15.00 ACRE) *
REPLAT (\$300.0				CATION FEES:
	MINOR PLAT (\$150.00) FEMENT REQUEST (\$100.00)			DVAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2
SITE PLAN APPLIC		NOTES:		THE FEE PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE
	0.00 + \$20.00 ACRE) 1	PER ACRE /	MOUNT	FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE
LI AMENDED SITE	PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	INVOLVES O PERMIT	CONSTR	UCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
	ORMATION (PLEASE PRINT)			
	Mims Rd, TX			
				nes 50 LOT BLOCK
	A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R		5, AC	165 50 LOT BLOOK
	Southwest of Intersection Mims Rd & Nation			
	AN AND PLATTING INFORMATION IPLEAS			
CURRENT ZONING	9 PD-101	CURREN		Chigio Fahiny
PROPOSED ZÓNING		PROPOSE	ED USE	
ACREAGE	= 140.494 LOTS (CURRENT	292		LOTS [PROPOSED]
REGARD TO ITS	<u>) PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF IENIAL OF YOUR CASE	HAT DUE TO TH STAFF'S COMME	E PAS INTS B	SAGE OF <u>H83167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH Y THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION IPLEASE PRINT/CH	ECK THE PRIMA	RY CO	NTACT/ORIGINAL SIGNATURES ARE REQUIRED]
	Qualico Developments (US), Inc.		CANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PE	RSON	Meredith Joyce
ADDRESS	6950 TPC Drive, Suite 350	ADD	RESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY STATE	& ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PI	IONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E	MAIL	meredith@michaeljoyceproperties.com
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE		in (Vick [OWNER] THE UNDERSIGNED, WHO
s 2,307.41	TO COVER THE COST OF THIS APPLICATION. HA	is been paid to ee that the cit) also authori	the Cit Y of R Zed An	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE AND OF	lune	20_3	SHAWNDA HOVERSON Notary Public, State of Texas Comm. Expires 08-06-2023
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS Showndart	toversor	2	Comm. Express 06-06-2023
Di	EVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SC	DUTH GOLIAD ST	REET	• ROCKWALL, TX 75087 • [P] (972) 771-7745

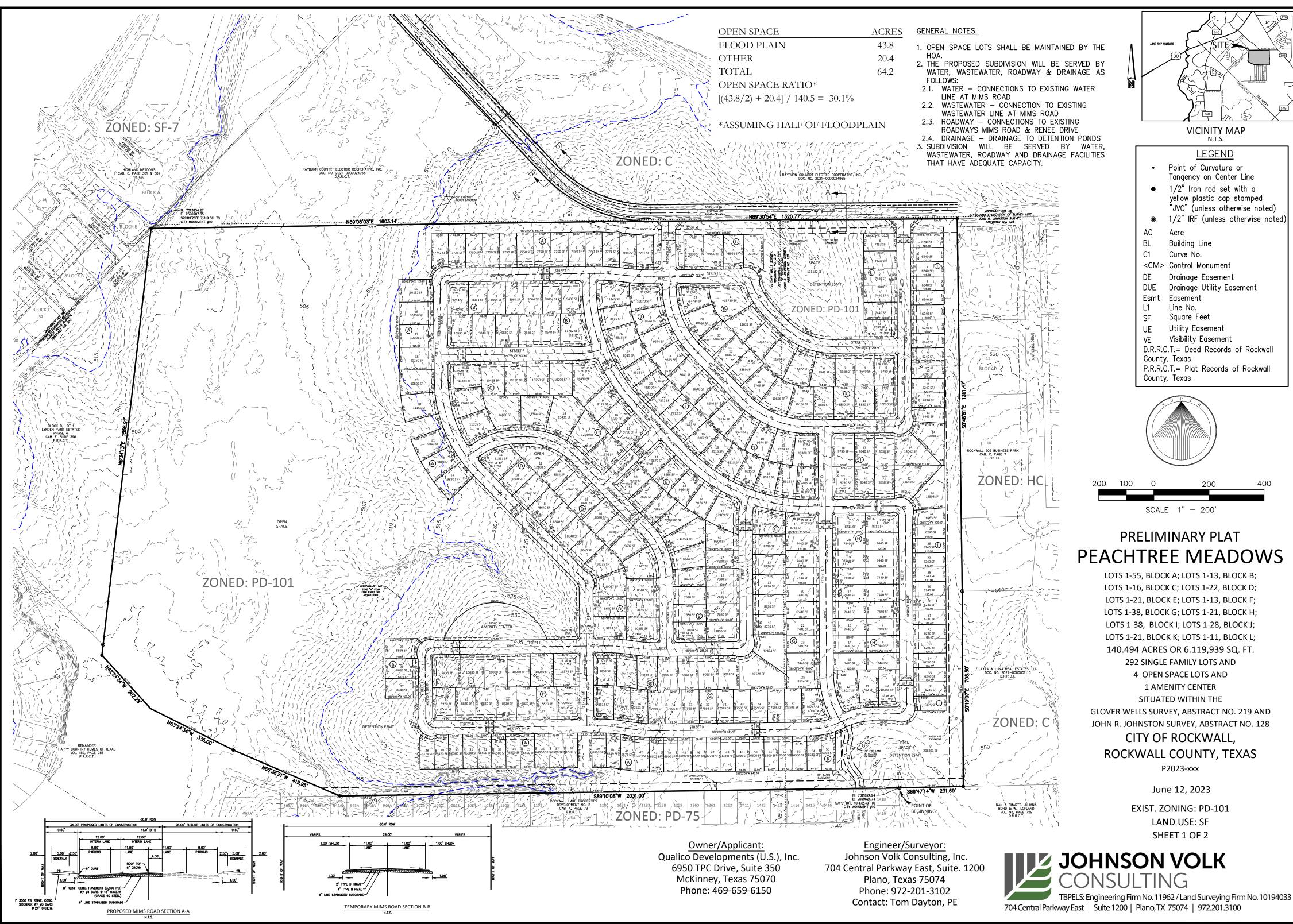




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





	OPEN SPACE	ACRE
	FLOOD PLAIN	43.8
:	OTHER	20.4
11/1	TOTAL	64.2
2	OPEN SPACE RATIO*	
	[(43.8/2) + 20.4] / 140.5 = 30.1%	

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) Drainage Utility Easement D.R.R.C.T.= Deed Records of Rockwall P.R.R.C.T.= Plat Records of Rockwall 400 **PEACHTREE MEADOWS** LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B; LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D; LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H; LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J; LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L; 140.494 ACRES OR 6.119,939 SQ. FT. GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128 ROCKWALL COUNTY, TEXAS

LEGAL DESCRIPTION: 140.494 ACRES

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to VICMAR I, LTD. According to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt. Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract:

N 63° 24' 34" W. a distance of 335.00 feet to a point for corner of this tract. located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1 Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Megdows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E. 28.37 feet:

THENCE N 89° 30' 54" E. continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with vellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

	Line	Table
Line	Length	Direction
L1	34.00	S1° 17' 33"W
L2	76.12	N43° 59' 40"W
L3	88.96	N89° 37' 04"E
L4	32.43	N28° 31' 41"W
L5	41.94	N26°21'17"W
L6	10.02	S0° 49' 52"E
L7	39.38	N89° 22' 04"E
L8	40.36	S53° 31' 39"W
L9	14.69	S6°14'46"W
L10	3.96	S53° 31' 39"W
L11	3.96	S53° 31' 39"W
L12	14.69	N79° 11' 29"W
L13	6.08	N43° 59' 40"W
L14	6.08	S43° 59' 40"E
L15	14.14	N88° 59' 40"W
L16	14.14	S1° 00' 20"W
L17	14.14	N88° 59' 40"W
L18	14.14	S1° 00' 20"W
L19	15.39	S63° 57' 28"E
L20	15.11	N30° 45' 11"E
L21	14.14	S44° 22' 04"W
L22	14.14	S45° 37' 56"E
L23	14.14	S44° 22' 04"W
L24	20.00	N46° 56' 47"W
L25	14.35	N44° 45' 59"W

	Line	Table
Line	Length	Direction
L51	14.14	S45°22'56"E
L52	14.14	S44° 37' 04"V
L53	15.06	S70° 28' 23"E
L54	12.86	S21° 27' 06"W
L55	20.91	S89° 22' 04"V
L56	20.91	S89° 22' 04"V
L57	2.68	S89° 22' 04"V
L58	14.11	S45° 30' 26"E
L59	14.17	S44° 29' 34"V
L60	12.15	S89° 22' 04"V
L61	20.00	N37°01'42"E
L62	14.14	S45° 37' 56"E
L63	20.75	N40° 07' 35"V
L64	14.14	S44° 22' 04"W
L65	14.11	S45° 30' 26"E
L66	14.17	S44° 29' 34"V
L67	14.11	S45° 30' 26"E
L68	14.17	S44° 29' 34"V
L69	14.16	S44° 41' 27"W
L70	14.11	S45° 30' 26"E
L71	18.57	S22° 11' 18"E
L72	14.17	S44° 29' 34"V
L73	13.43	S59°20'12"W
L74	15.27	S27° 12' 21"E

	Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing		
C1	54.98	35.00	090°00'00"	49.50	S44° 22' 04"W		
C2	107.91	775.00	007•58'39"	107.82	N86° 38' 36"W		
C3	107.91	775.00	007•58'39"	107.82	S86° 38' 36"E		
C4	44.91	35.00	073 ° 31'21"	41.89	N53° 52' 15"W		
C5	117.31	250.00	026*53'05"	116.23	S30° 33' 08"E		
C6	202.40	250.00	046 ° 23'15"	196.92	S67° 11' 18"E		
C7	54.98	35.00	090*00'00"	49.50	N44° 37' 04"E		
C8	263.13	325.00	046 ° 23'15"	256.00	S67* 11' 18"E		
C9	245.97	325.00	043 ° 21'45"	240.14	S22* 18' 48"E		
C10	486.10	615.00	045 ° 17'13"	473.54	S21°21'04"E		
C11	497.91	615.00	046 ° 23'15"	484.43	S67° 11' 18"E		
C12	54.98	35.00	090°00'00"	49.50	N45°22′56"W		
C13	54.98	35.00	090*00'00"	49.50	N44° 37' 04"E		
C14	116.77	250.00	026*45'44"	115.71	S76° 14' 12"W		
C15	115.68	250.00	026•30'44"	114.65	N76°06'42"E		
C16	120.91	675.00	010 ° 15'47"	120.75	S85° 30' 02"E		
C17	103.00	575.00	010 ° 15'47"	102.86	N85° 30' 02"W		
C18	54.98	35.00	090°00'00"	49.50	S45° 37' 56"E		
C19	54.98	35.00	090°00'00"	49.50	S44° 22' 04"W		
C22	54.83	35.00	089*45'00"	49.39	N44° 29' 34"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)

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)

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)

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

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

NOTES:

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

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

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

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

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

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

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

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

	Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	
C23	85.13	250.00	019 ° 30'36"	84.72	S09° 22' 22"W	
C24	147.37	300.00	028 ° 08'46"	145.90	S14° 27' 18"E	
C25	32.85	42.00	044°48'48"	32.02	S03° 56' 53"E	
C26	123.66	117.50	060°18'03"	118.03	S11° 41' 31"E	
C27	53.68	75.00	041 ° 00'40"	52.54	S21° 20' 12"E	
C28	26.64	35.00	043 ° 36'45"	26.00	N22° 11' 18"W	
C29	359.49	475.00	043 ° 21'45"	350.97	S22° 18' 48"E	
C30	156.38	250.00	035 ° 50'26"	153.85	S71°26'51"W	
C31	203.49	250.00	046•38'15"	197.92	N67°18'48"W	
C32	190.30	250.00	043°36'45"	185.73	N22° 11' 18"W	
C33	82.86	250.00	018 ° 59'27"	82.48	N79° 52' 21"E	

Owner/Applicant: Qualico Developments (U.S.), Inc. 6950 TPC Drive, Suite 350 McKinney, Texas 75070 Phone: 469-659-6150

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY.

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

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: XXXX XX, 20__

Planning & Zoning Commission, Chairperson

Date

APPROVED. I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of ____ 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT **PEACHTREE MEADOWS**

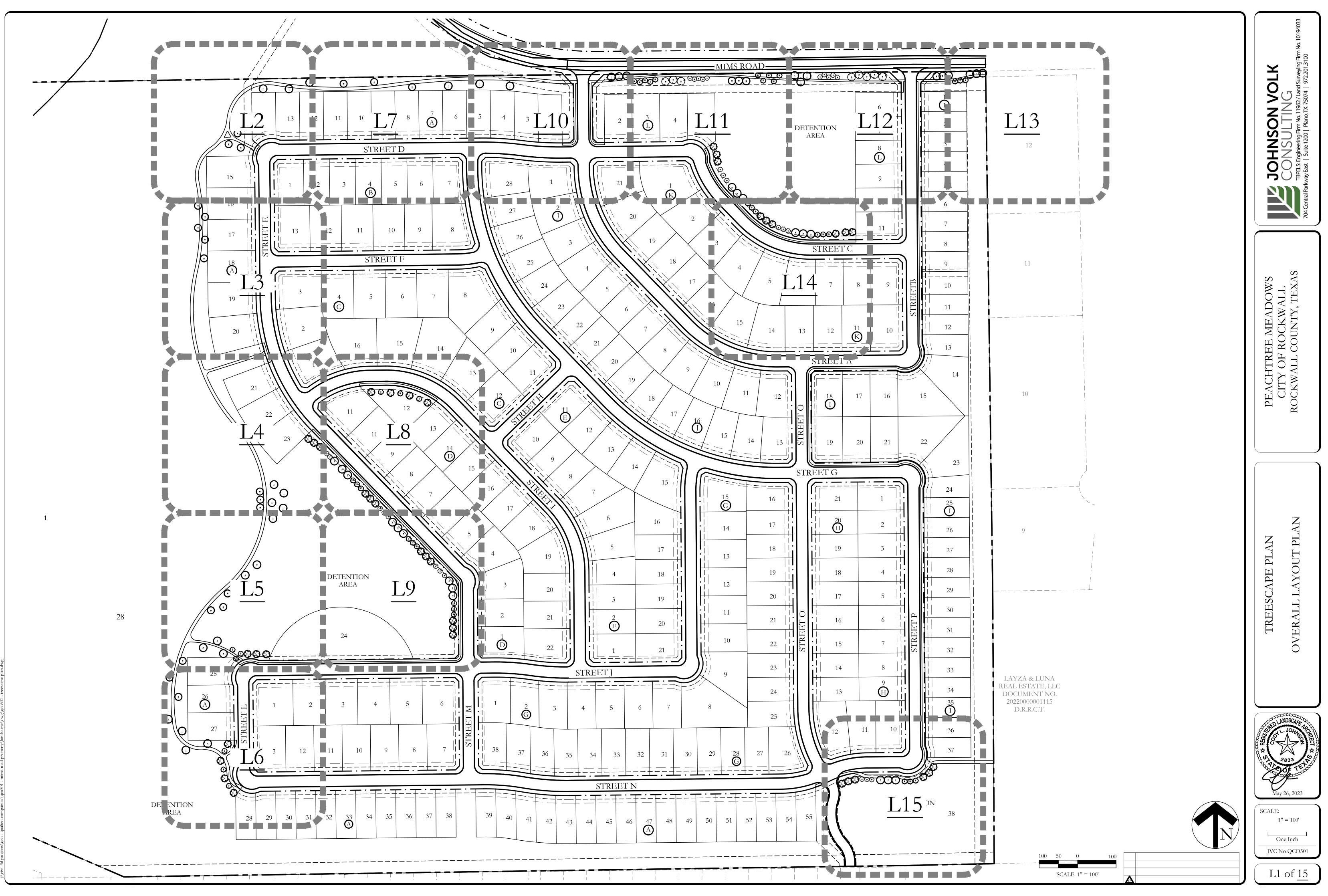
LOTS 1-55, BLOCK A: LOTS 1-13, BLOCK B: LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D; LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H; LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J; LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L; 140.494 ACRES OR 6.119,939 SQ. FT. 292 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS AND **1 AMENITY CENTER** SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128 CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS P2023-xxx

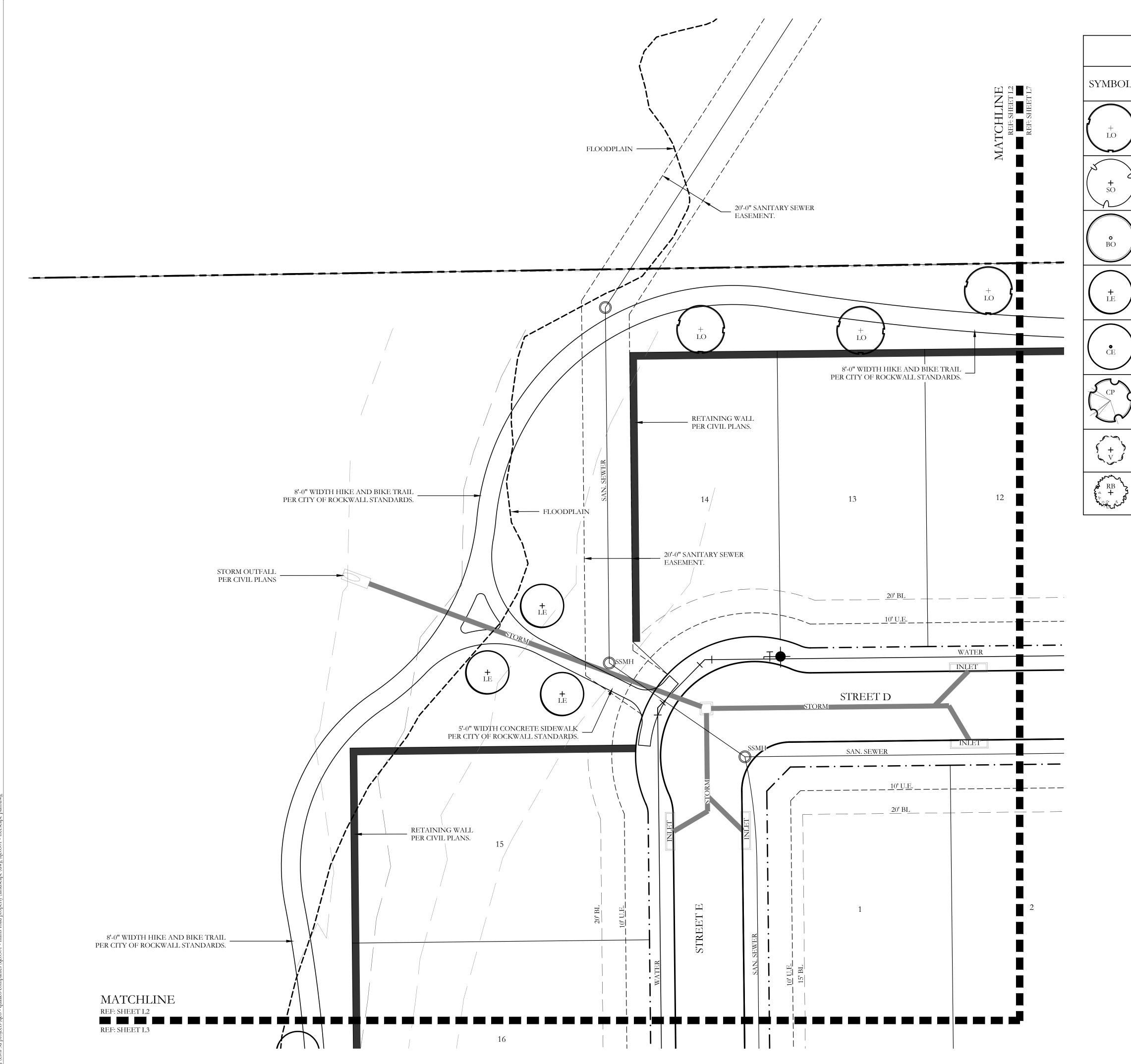
June 12, 2023

EXIST. ZONING: PD-101 LAND USE: SF SHEET 2 OF 2

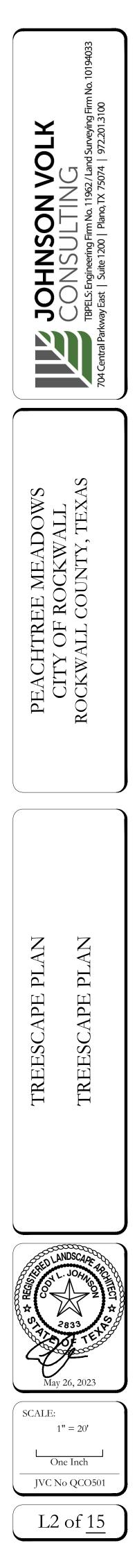




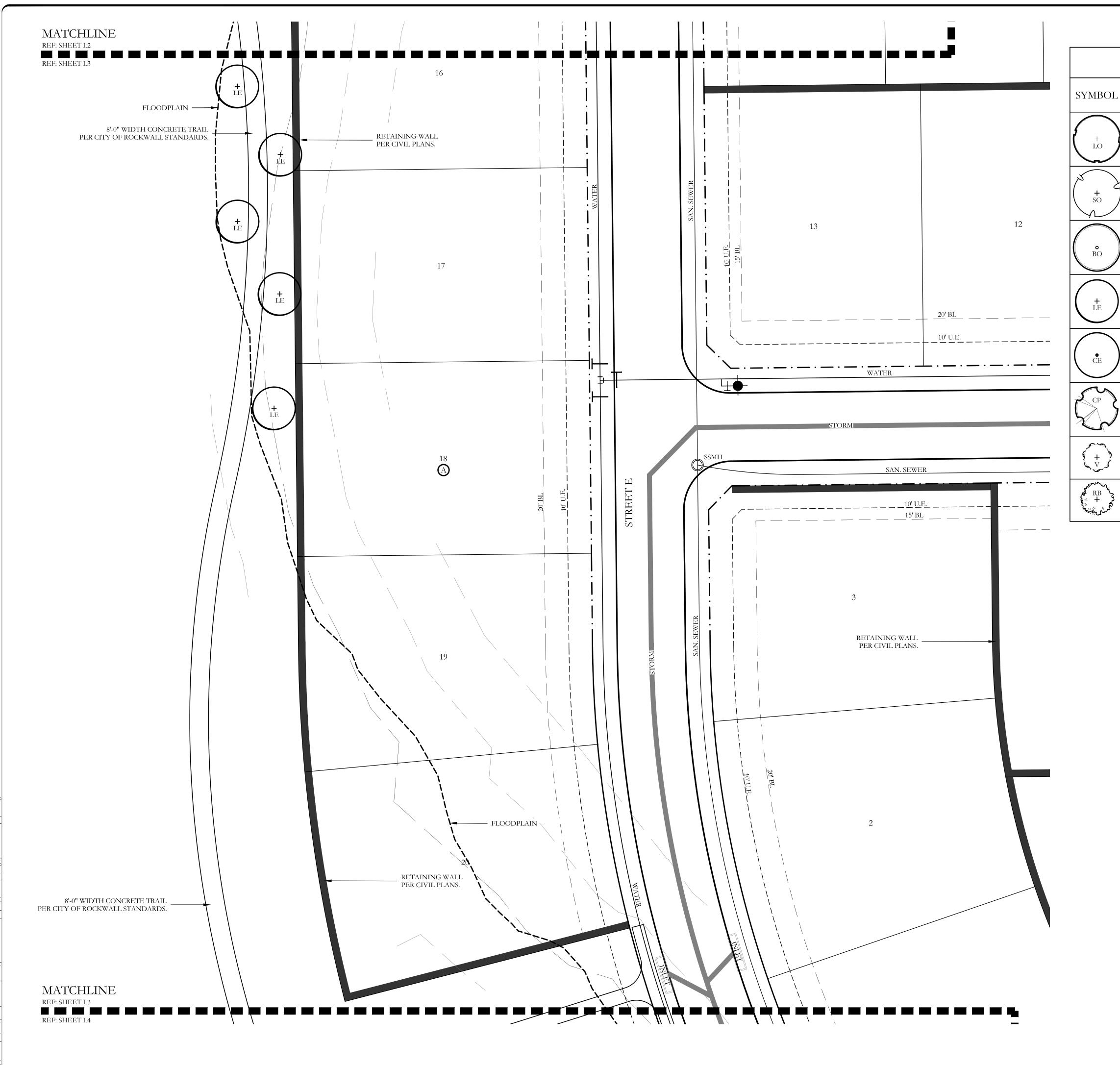
ivil 3d projects/aco - qualico companies/aco501 - mims road property/landscape/dwe/aco501 - treescape plan-



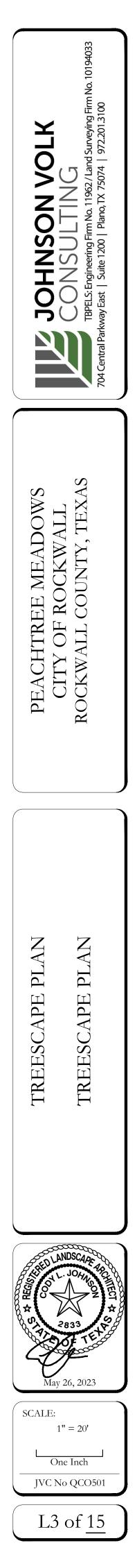
	PLANT LEGEND								
L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING				
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN				
2)	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN				
	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN				
)	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN				
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN				
}	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN				
)	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN				
ككانه	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN				



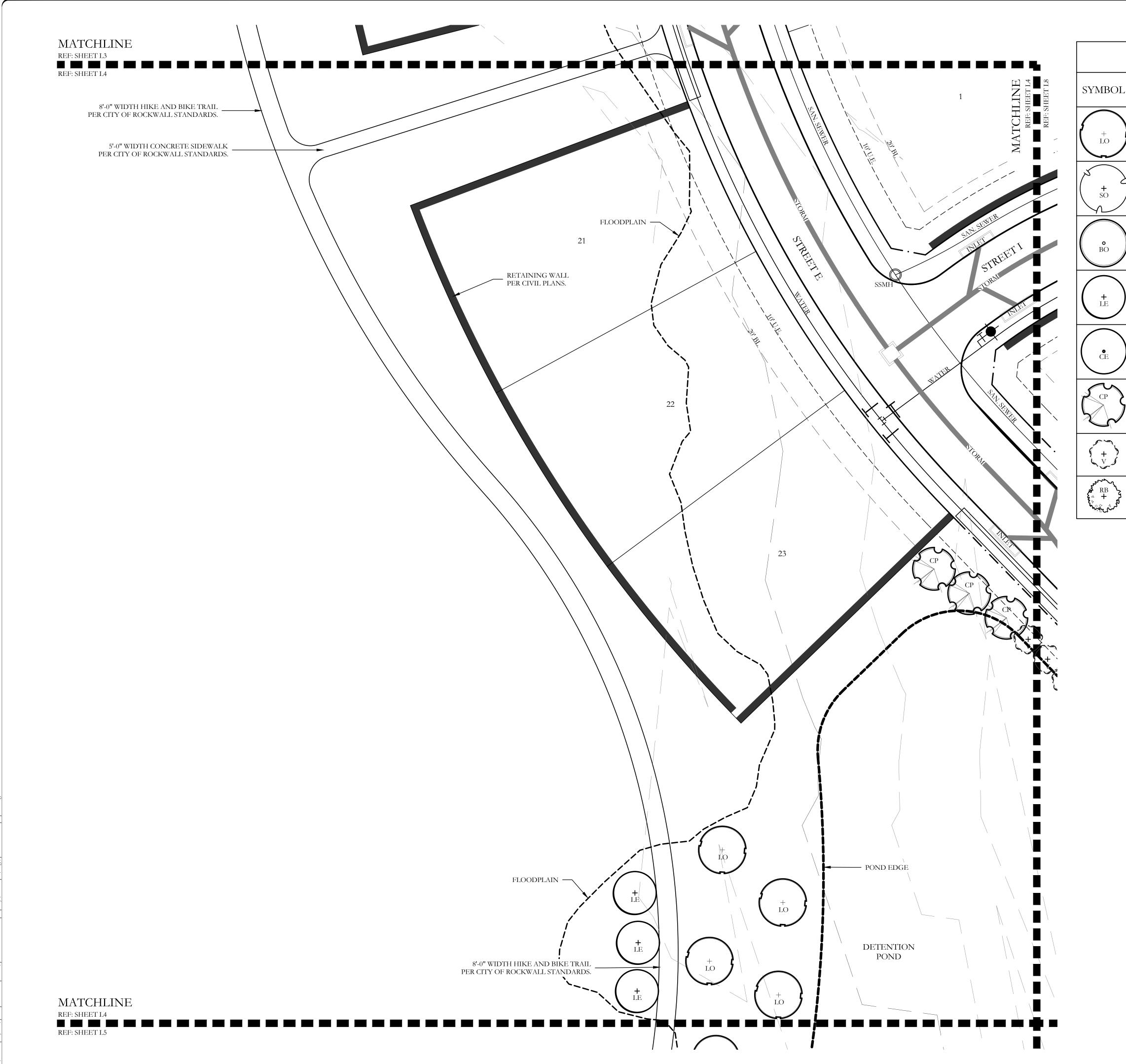
20	10	0	20
	SCA	LE $1'' = 20^{\circ}$,



	PLANT LEGEND								
L	KEY	KEY COMMON NAME SCIENTIFIC NAME SIZE							
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN				
Z	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN				
	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN				
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN				
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN				
}	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN				
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كرياني	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN				

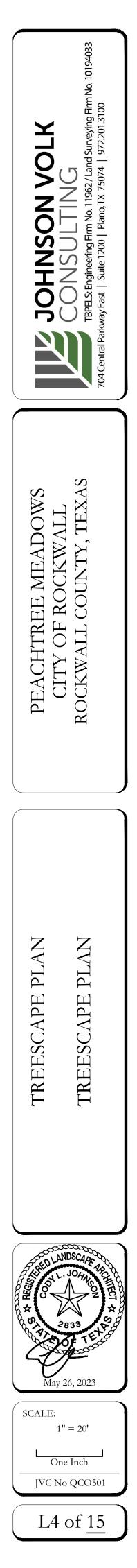


20	10	0	20
	SCA	LE $1'' = 20^{\circ}$,

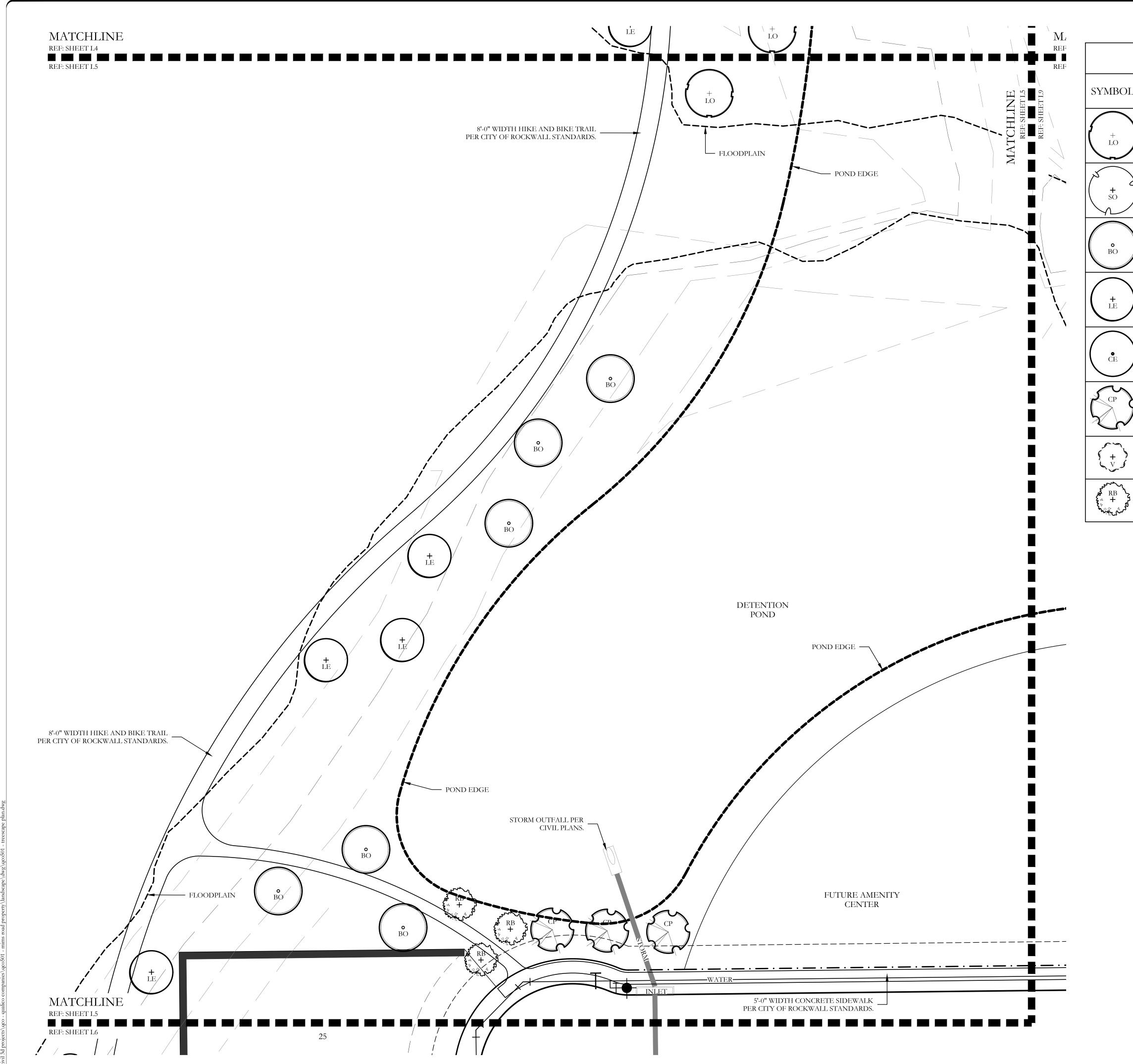


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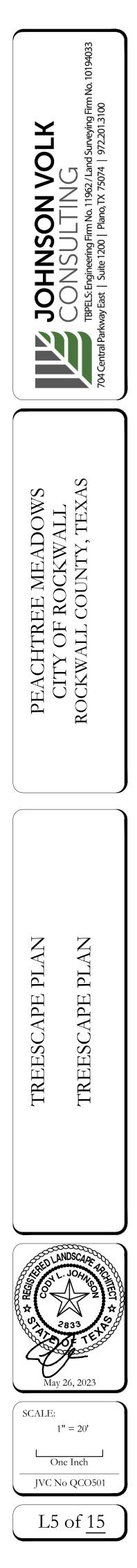
	PLANT LEGEND								
L	KEY	KEY COMMON NAME SCIENTIFIC NAME SIZE							
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN				
Z	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN				
	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN				
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN				
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN				
}	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN				
)	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN				
كرياني	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN				



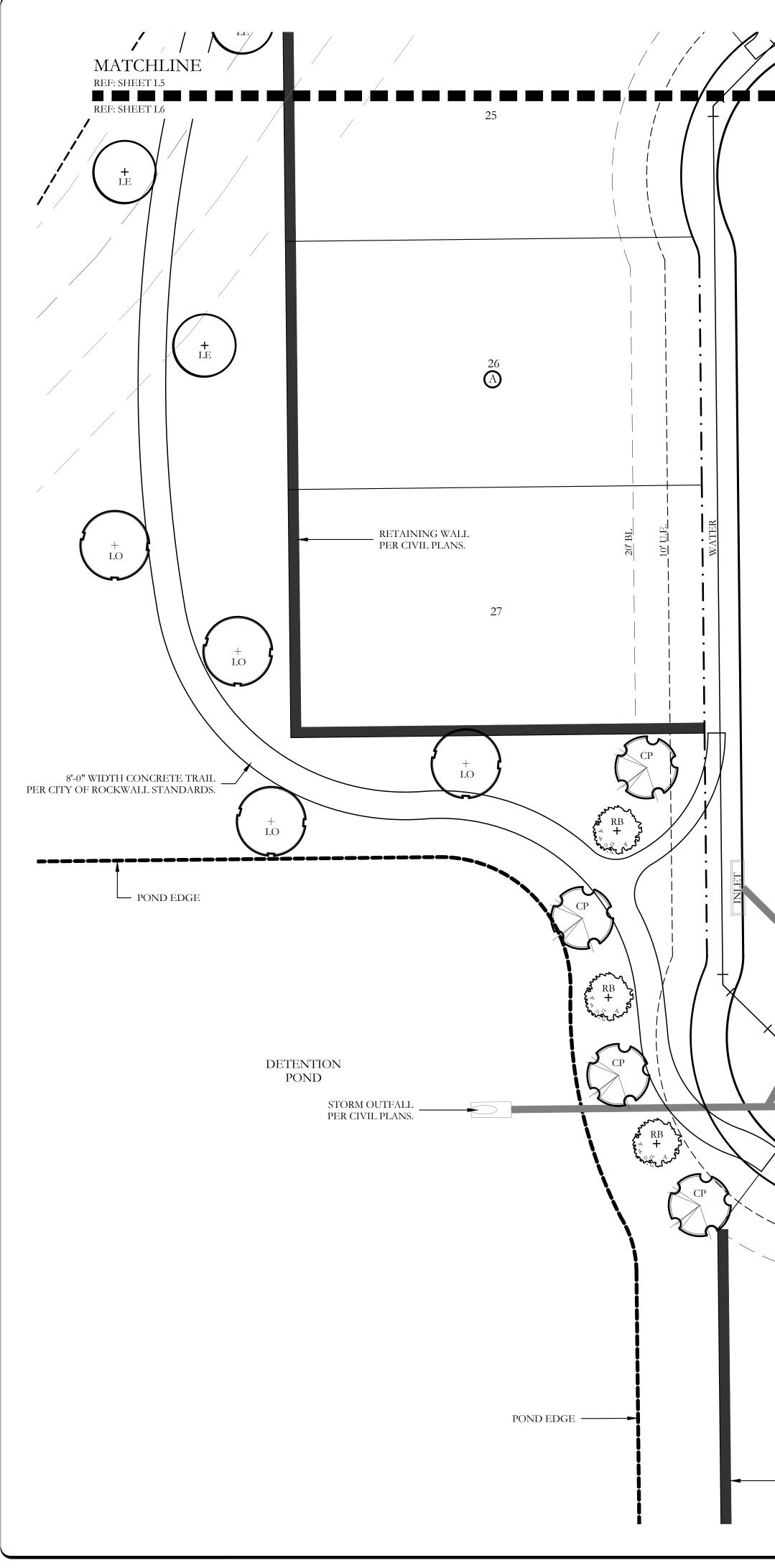
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	PLANT LEGEND						
L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
$\sum_{j=1}^{j}$	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
)	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN		
ξ	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN		
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN		
ر م	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		



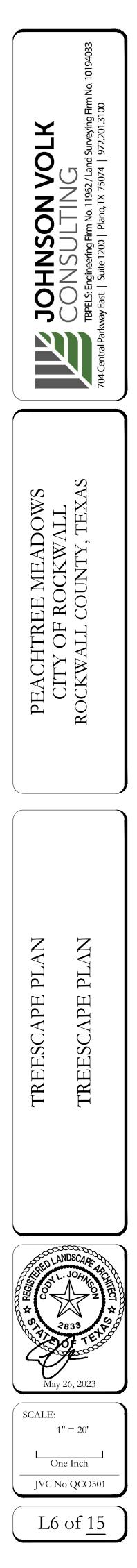
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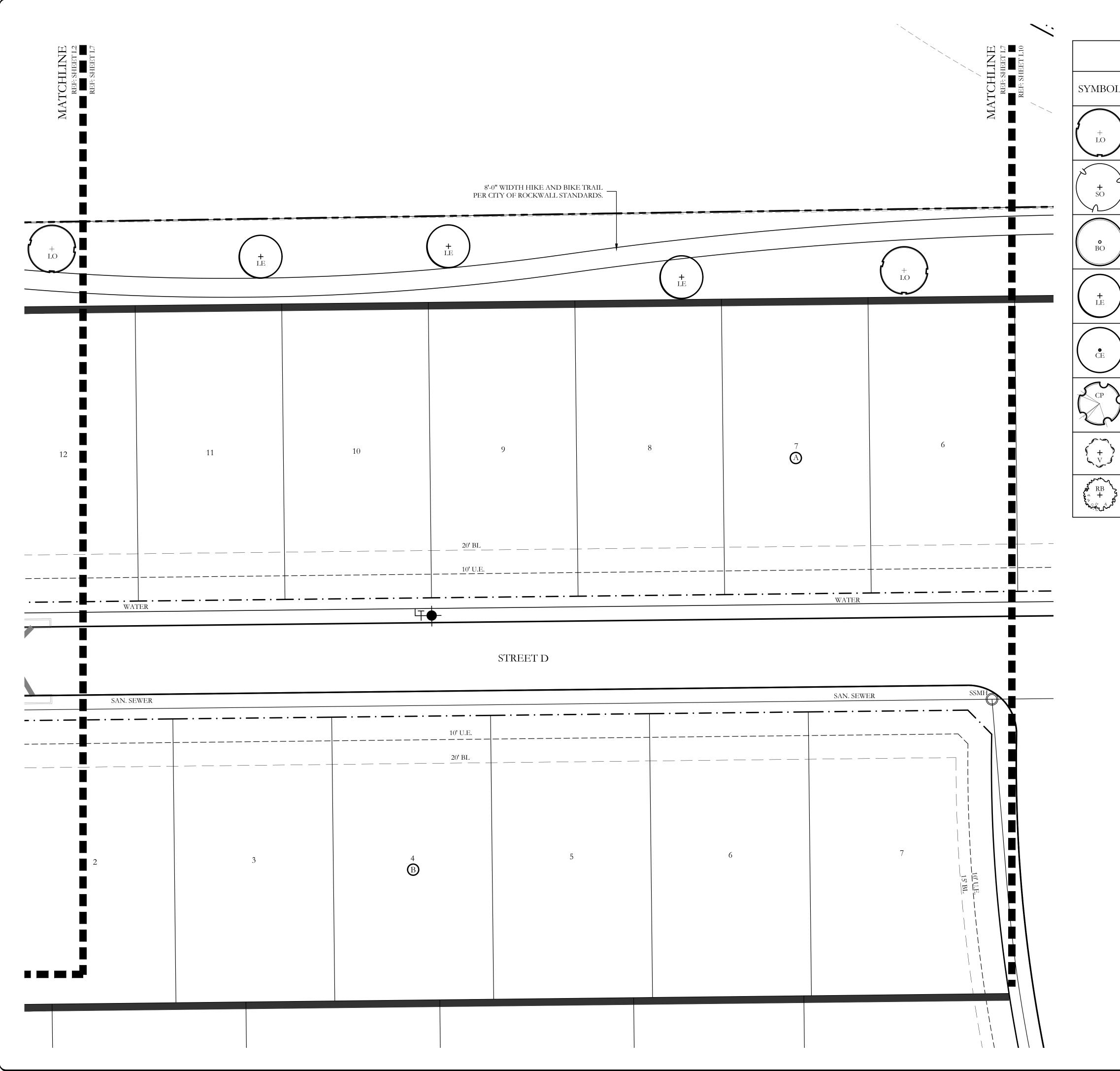
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				<u>10' U.E.</u>		
STREET L	SAN. SEWER				2	
ST			RETAINING WALL PER CIVIL PLANS.		12	
	INIET			<u>20' BL</u>		
			↓ T	STORM	STREET N	
		SSN		SAN. SEWER	· · · · · · · · · · · · · · · · · · ·	
				<u>10' U.E.</u>		
28			29	30	31	32
_ RETAL PER CI	NING IVIL P	G WALL PLANS.				

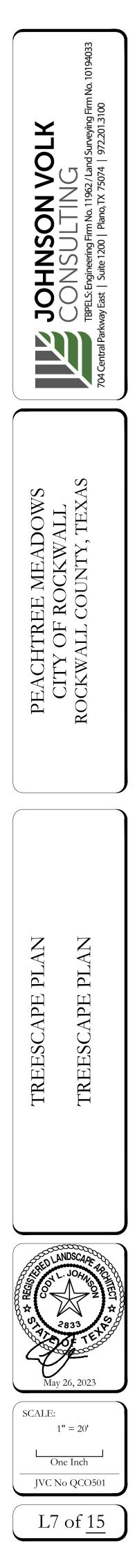
	PLANT LEGEND						
L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
2)	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
	во	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN		
ξ	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN		
)	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN		
مرابع	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		



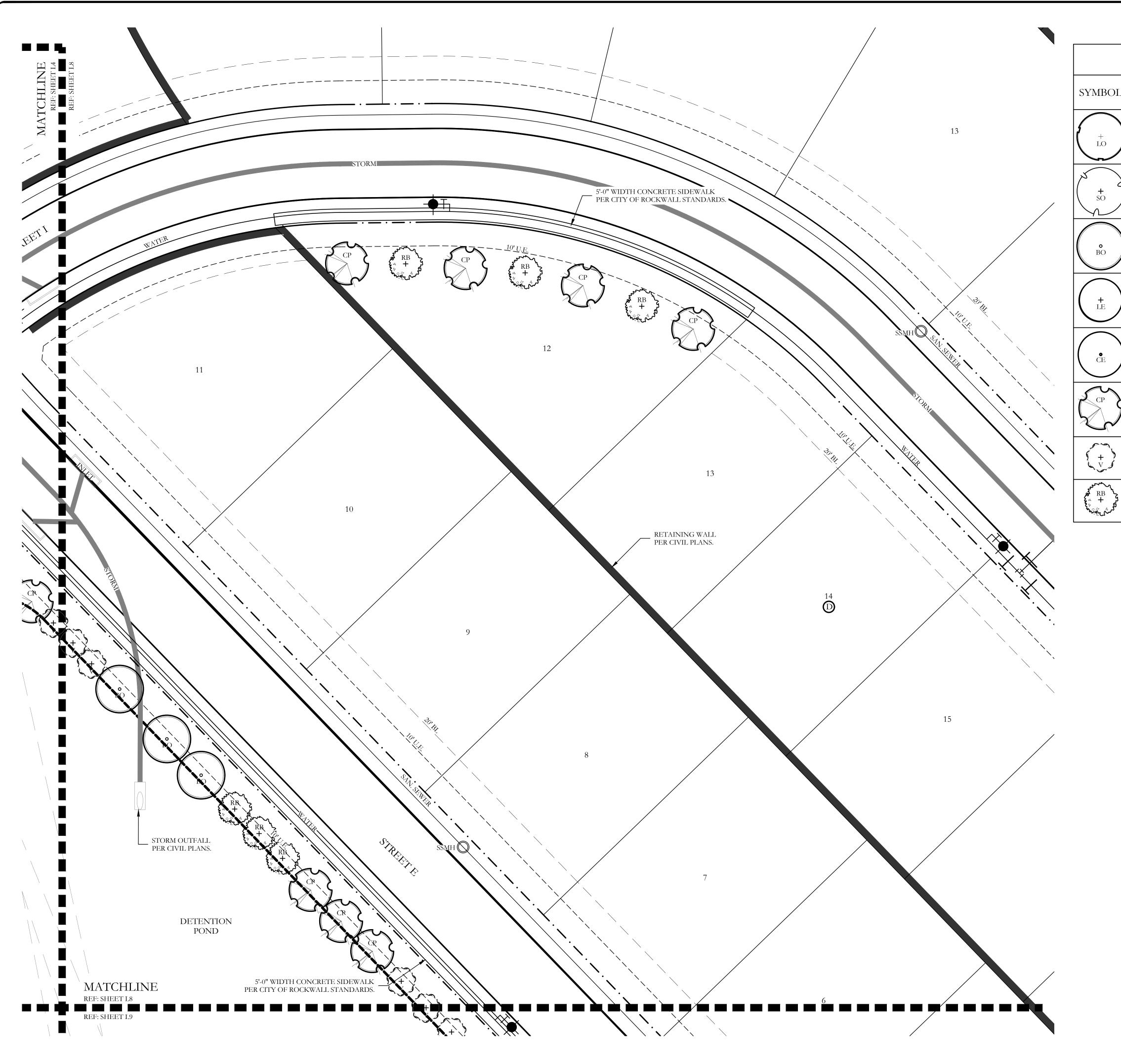
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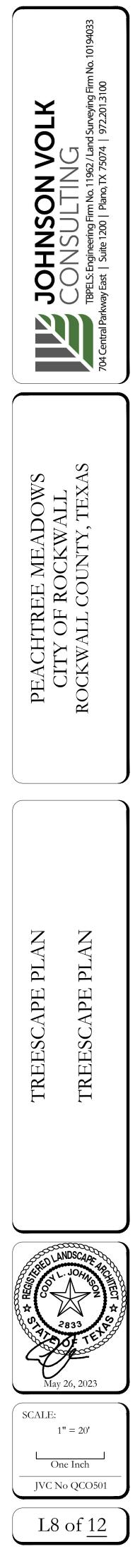
	PLANT LEGEND						
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)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN		
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كرياني	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		



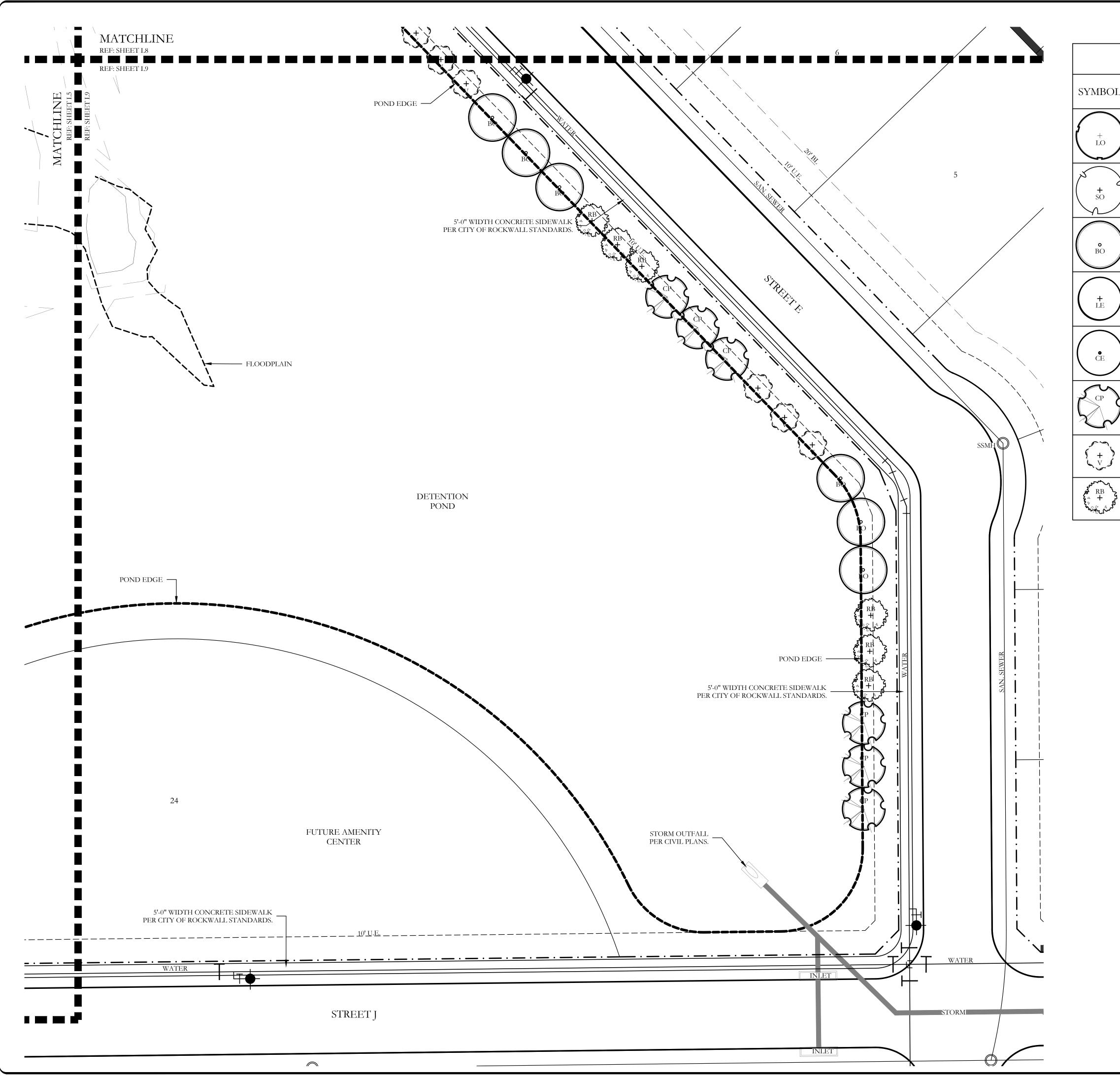
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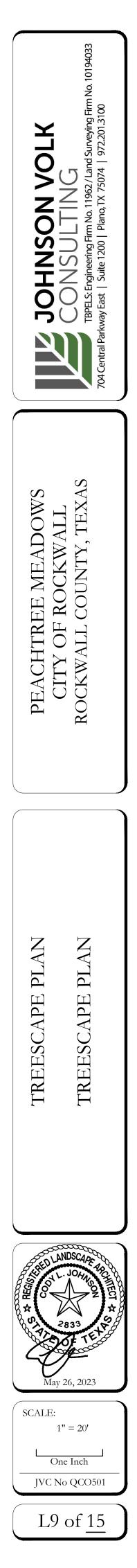
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L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
$\sum_{j=1}^{n}$	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
	во	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
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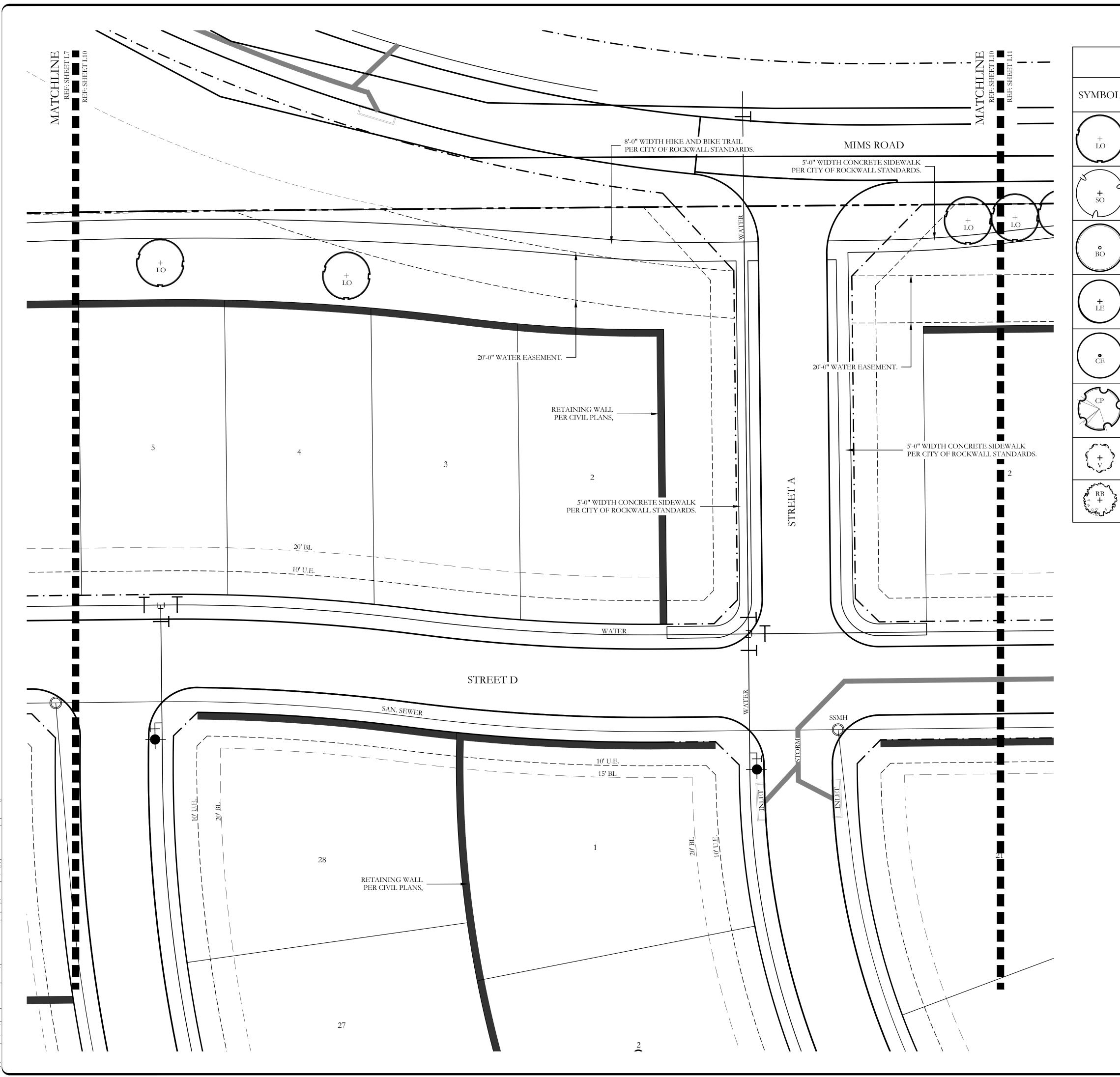
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	SCALI	E 1" = 20'	



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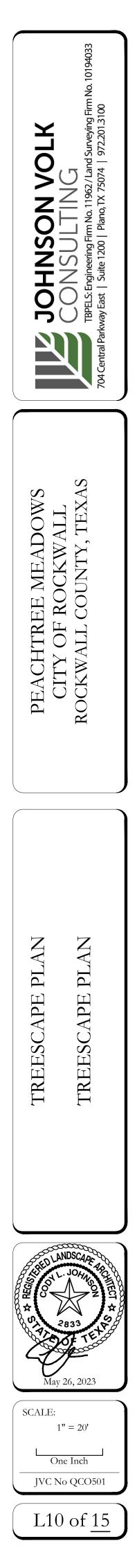


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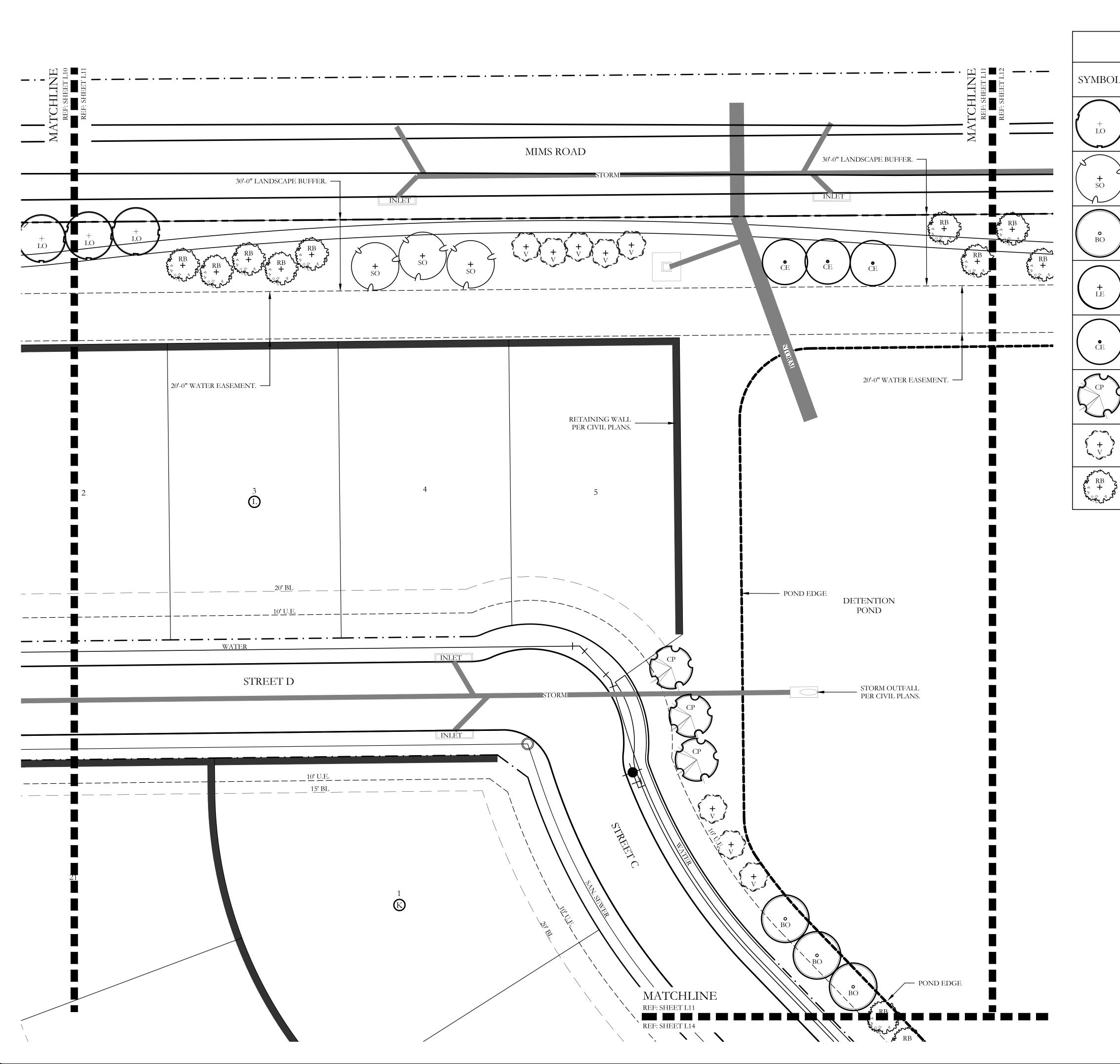


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	PLANT LEGEND						
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)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
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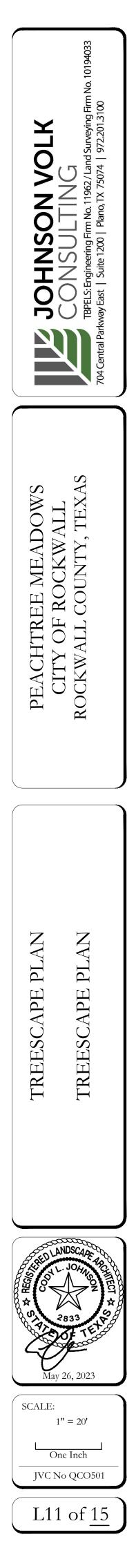


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	SCALH	E 1" = 20'	

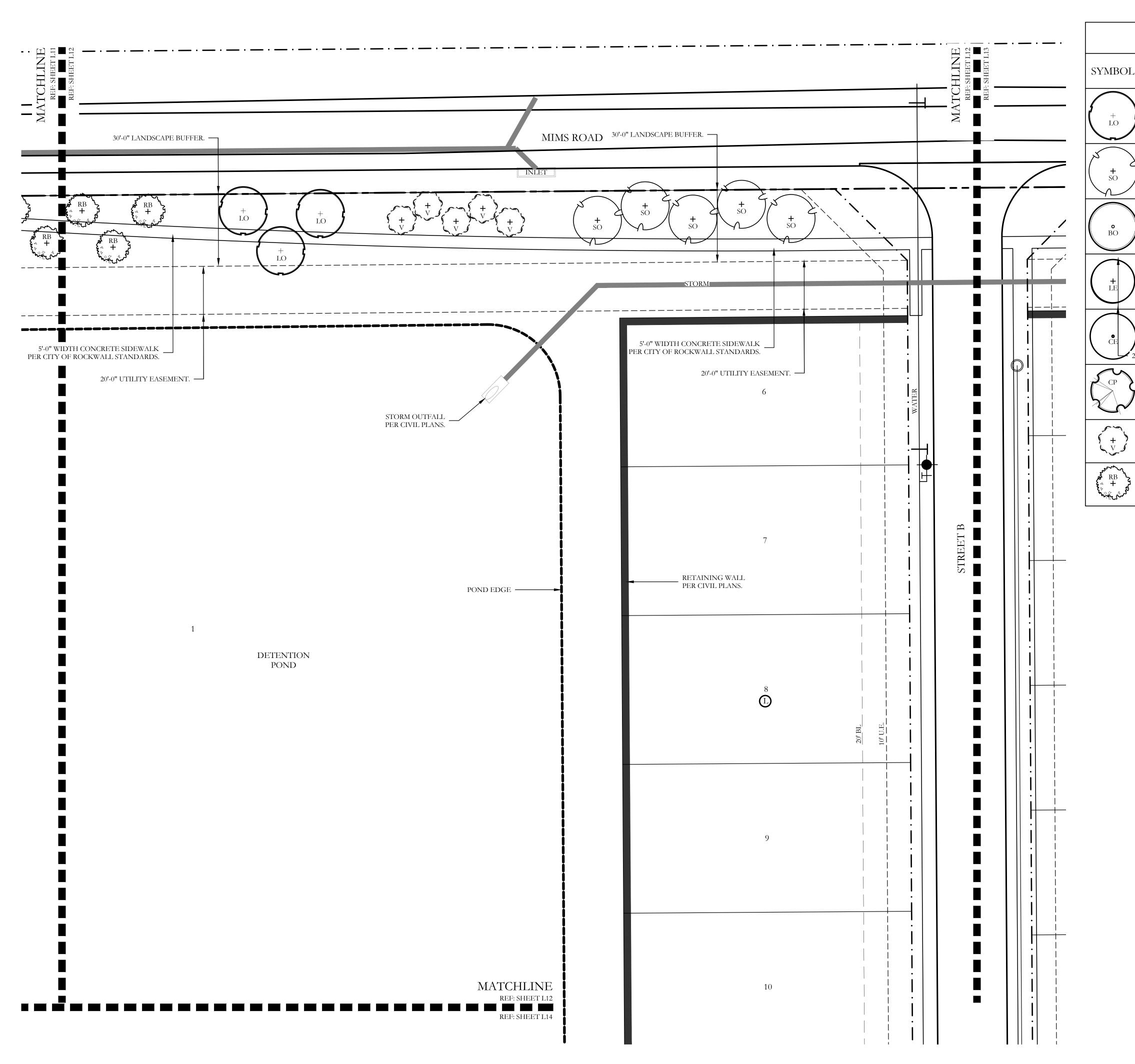


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	PLANT LEGEND						
)L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
$\sum_{j=1}^{n}$	SO	SHUMARD OAK	S QUERCUS SHUMARDII	TORM 4" CALIPER	AS SHOWN INLET		
	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
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كيلته	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		

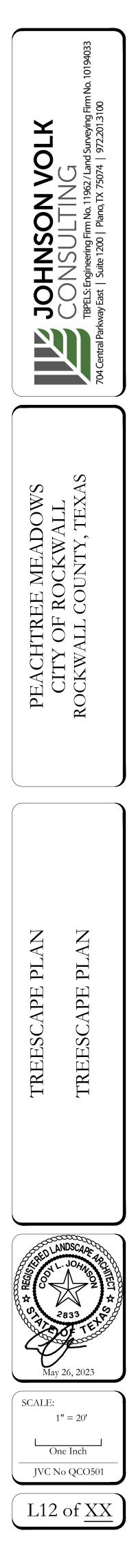


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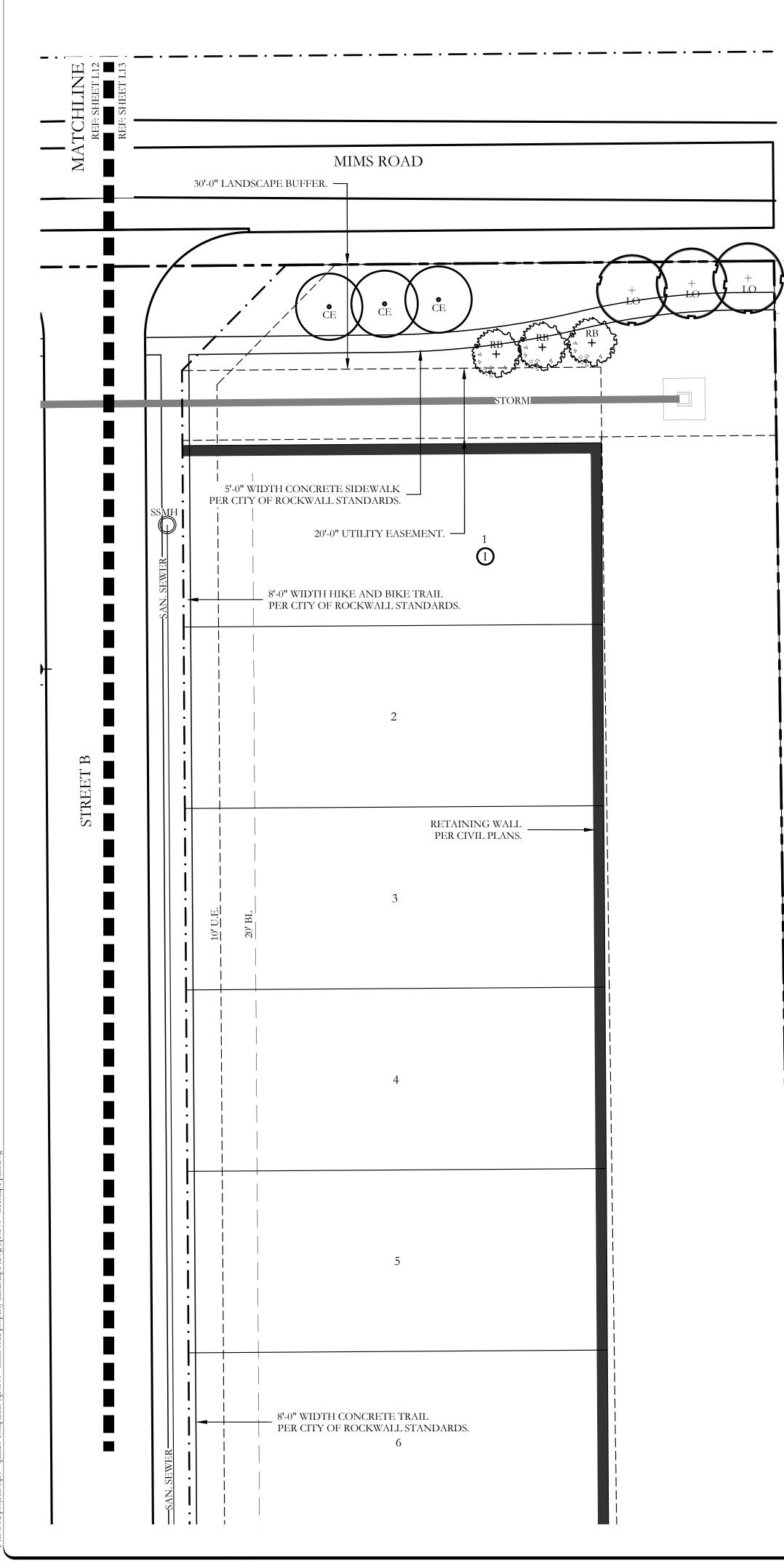


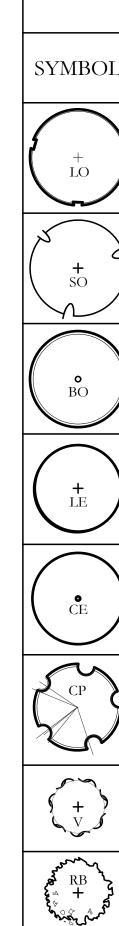
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	PLANT LEGEND						
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)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
2)	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
	во	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
)	LE	ISTORMRK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
	CE P	-0" WIDTH CONCRETE SIDEWAI ER CITY OF ROCKWALL STANDA TY EASEMENT.		4" CALIPER	AS SHOWN		
ξ	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN		
)	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN		
ر م	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		



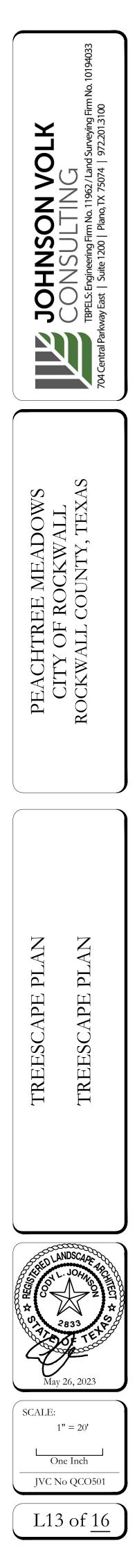
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	SCAL	E 1" = 20'	



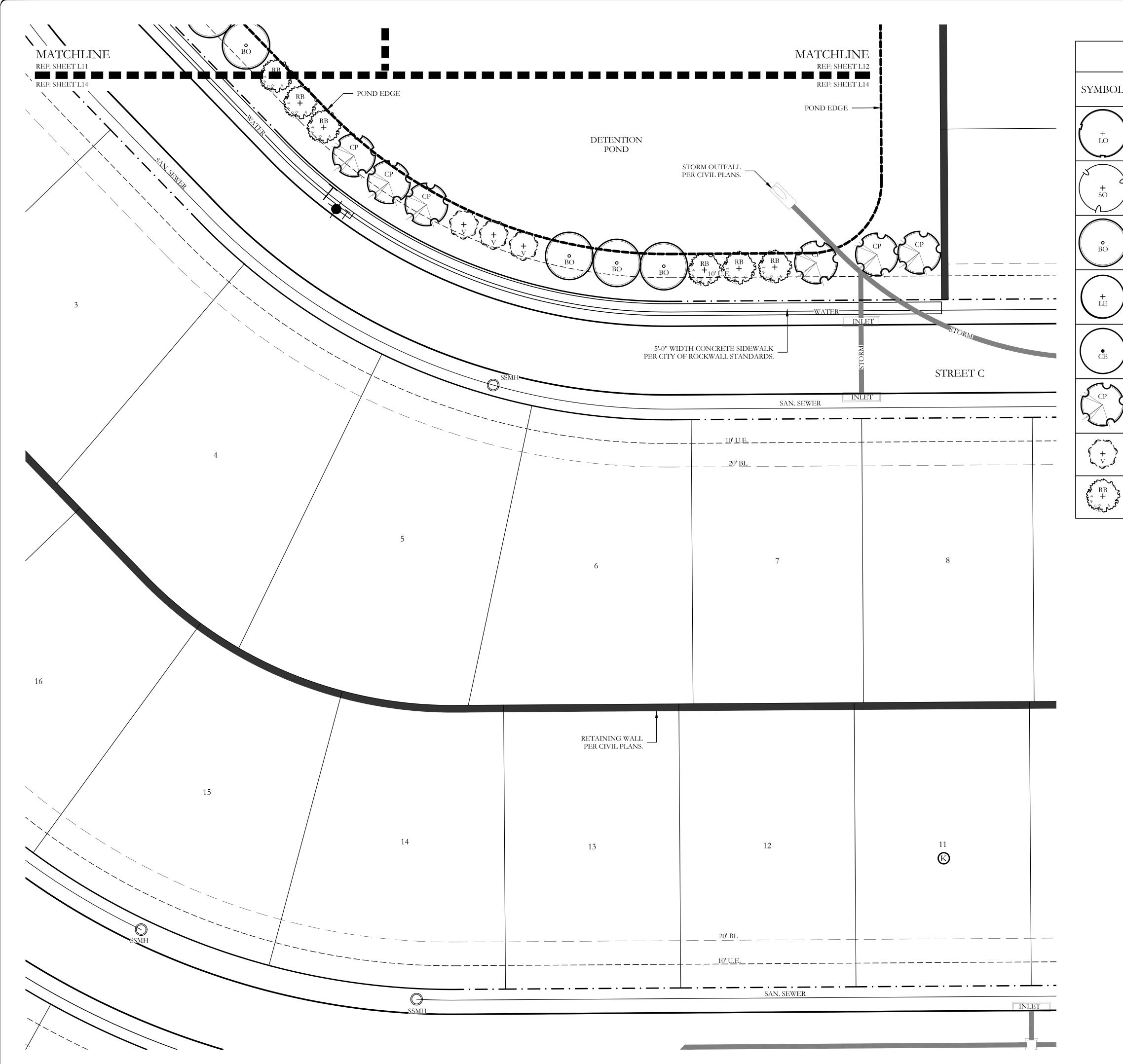


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	PLANT LEGEND						
L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
Z	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
	во	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
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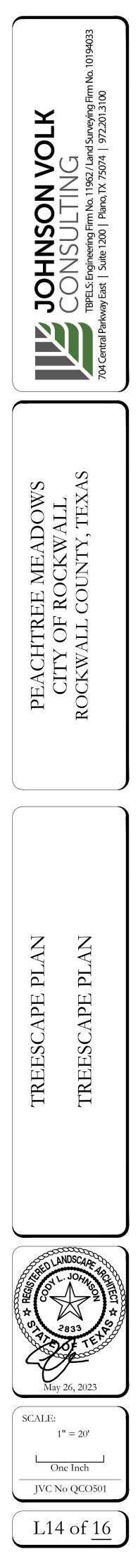


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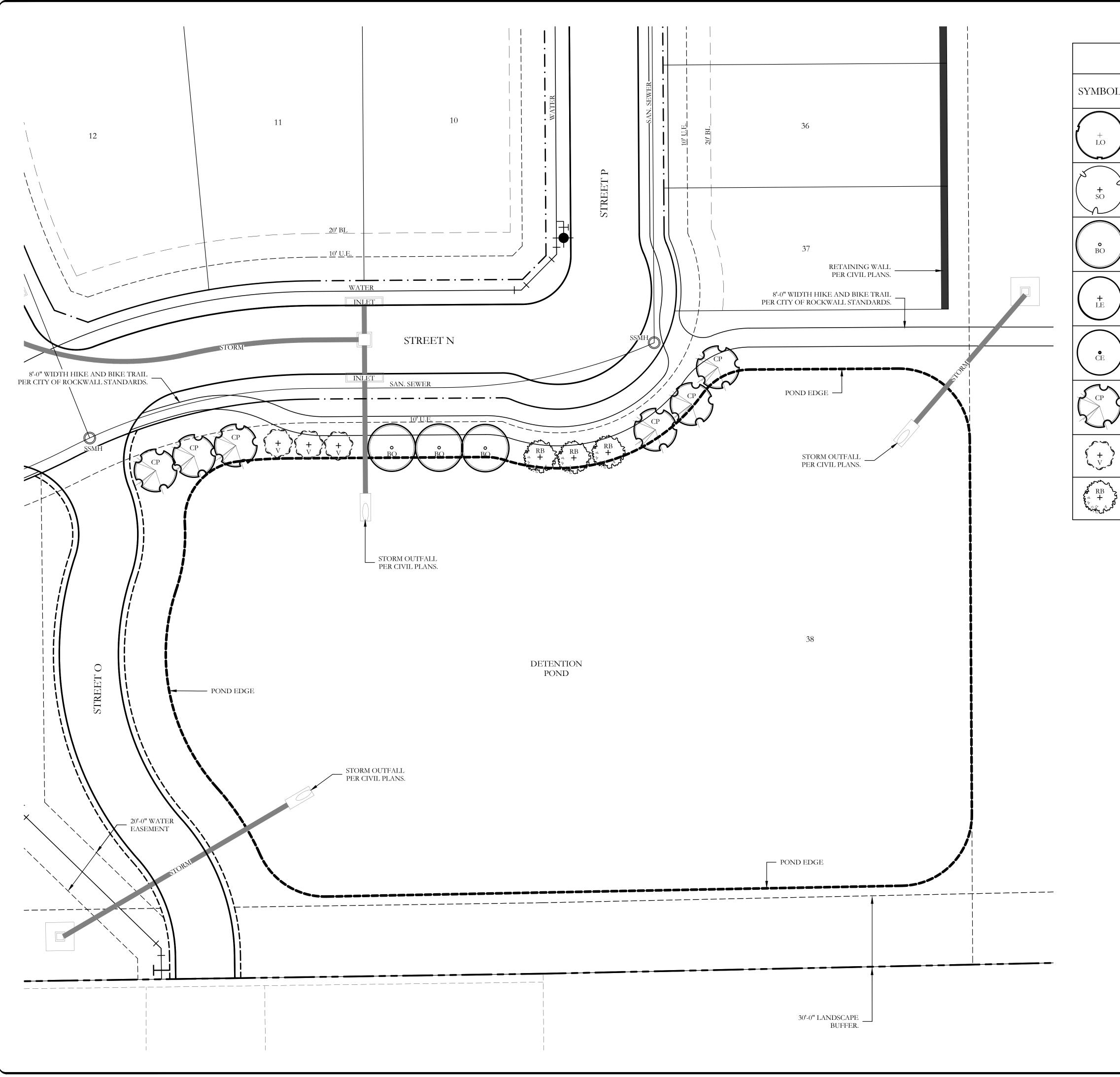


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		CENERALIAN	DSCAPE NOTES				
	PLANT LEGEND						
L	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
$\sum_{j=1}^{j}$	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
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مراح	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		

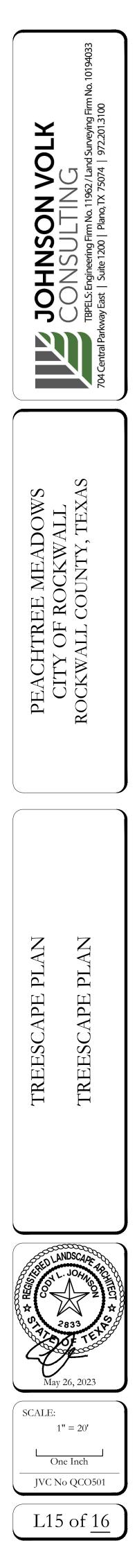


20	10	0	20
	SCA	LE $1'' = 20^{\circ}$,



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)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
2)	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN		
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN		
}	СР	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN		
)	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN		
كرياني	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		



20	10	0	2
	SCAL	E 1'' = 20'	

LANDSCAPE PROVIDED		PLANT LIST					
ROAD 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE 1,087 LF OF FRONTAGE / 50 LF = 22 - 4" CAL. TREES REQUIRED.	KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
PROVIDED: 23 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED	LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE 1,087 LF OF FRONTAGE / 50 LF = <u>22 - 2" CAL. TREES REQUIRED</u> . PROVIDED: 23 - 2" CALIPER AND GREATER CANOPY TREES PROVIDED	SO	8	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	ВО	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	LE	20	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	СР	38	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	V	28	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	RB	40	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

MIMS ROAD

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- CITY.

GENERAL LANDSCAPE NOTES

STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT. 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO

CALLING FOR ROW INSPECTION AND PERMIT. 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE. CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS. 2. 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. 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE

PURSUANT TO THE FIRE CODE. 4. 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. 5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.

7. 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. 8. 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. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL

TILLED AND TURNED TO A DEPTH OF 8" MINIMUM. 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.

11. 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:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.

3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.

4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW. 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE

LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION. 6. 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. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE

(MINIMUM). 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES;

SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES. 9. 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.

2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS. 3. 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.

4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. 5. 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:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY

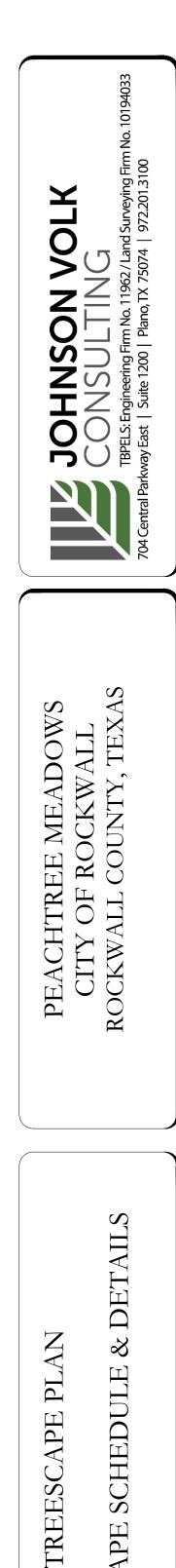
COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY

DEVELOPMENT SERVICES. 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE. 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.

6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE. 7. 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. 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

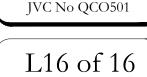




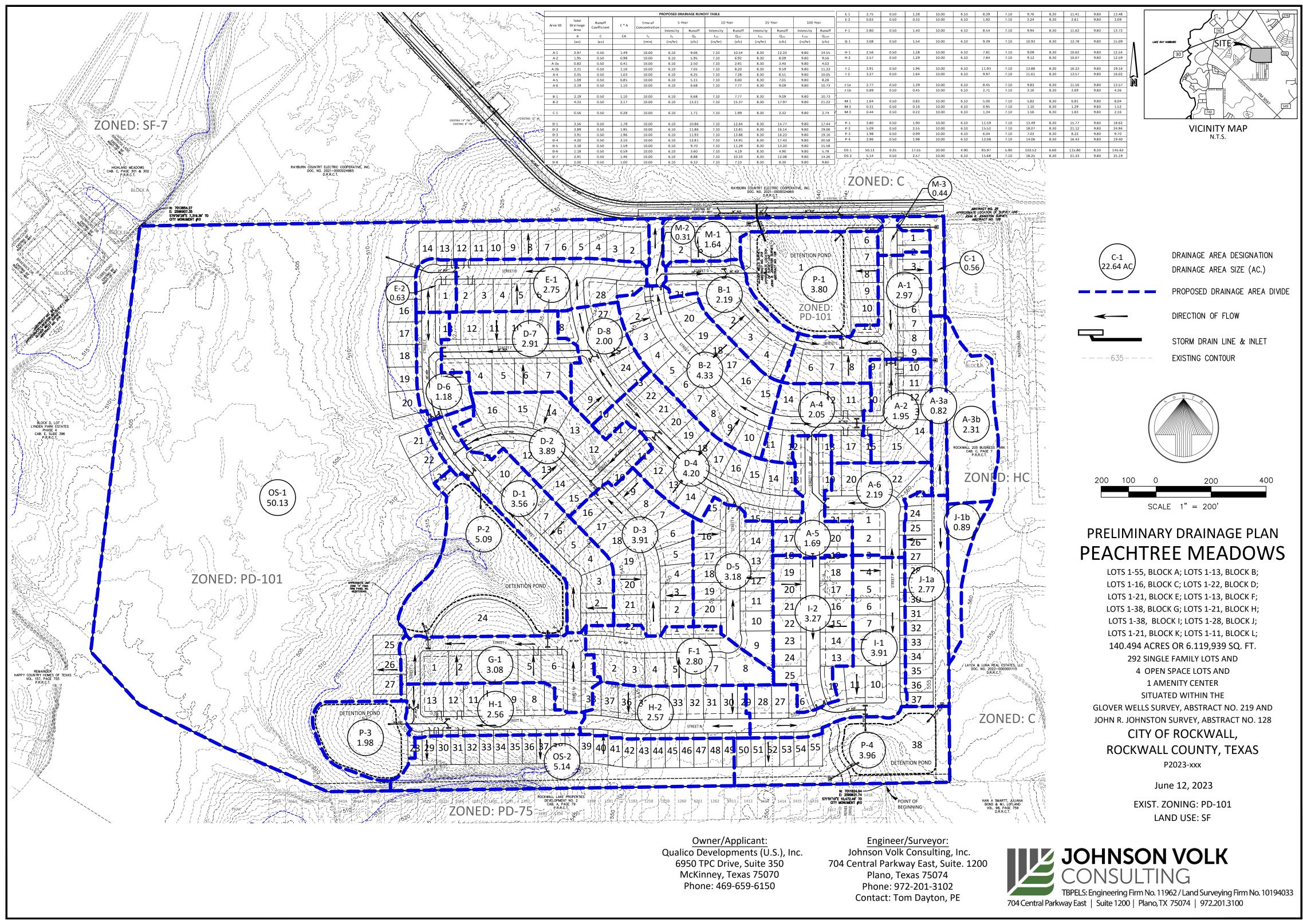
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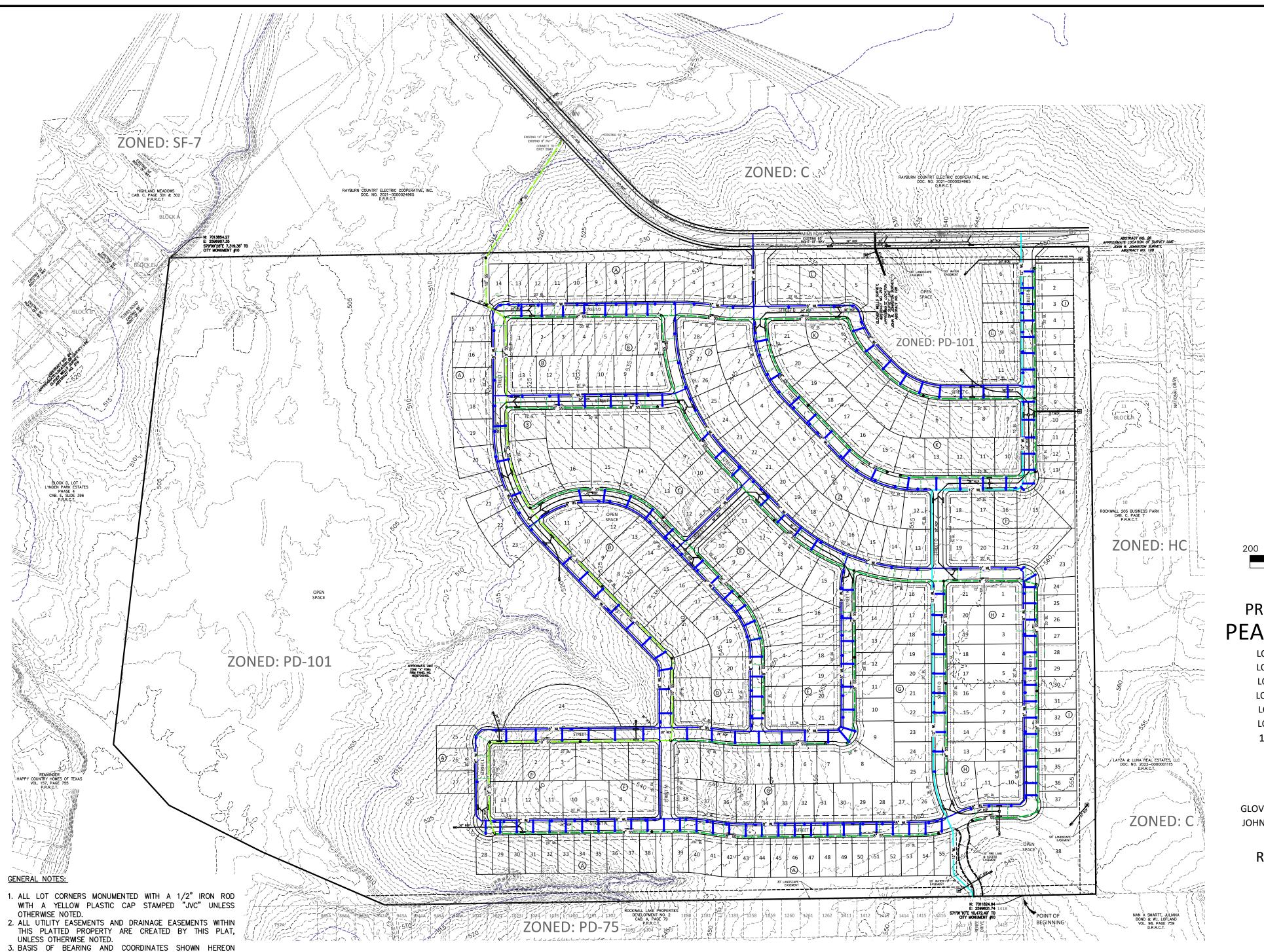
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One Inch





- 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 48397C0040L, 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: Qualico Developments (U.S.), Inc. 6950 TPC Drive, Suite 350 McKinney, Texas 75070 Phone: 469-659-6150

VICINITY MAP 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) ۲ AC Acre ΒL Building Line C1 Curve No. <CM> Control Monument DE Drainage Easement Drainage Utility Easement DUE Esmt Easement L1 Line No. SF Square Feet UE Utility Easement Visibility Easement VAM D.R.R.C.T.= Deed Records of Rockwall County, Texas P.R.R.C.T.= Plat Records of Rockwall County, Texas 400 100 200 SCALE 1" = 200' PRELIMINARY UTILITY PLAN **PEACHTREE MEADOWS** LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B; LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D; LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H; LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J; LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L; 140.494 ACRES OR 6.119,939 SQ. FT. 292 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS AND **1 AMENITY CENTER** SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS P2023-xxx June 12, 2023 EXIST. ZONING: PD-101 LAND USE: SF **JOHNSON VOLK**

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

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