



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

02223-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 4, 7}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE
⁴ 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 Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50 LOT _____ BLOCK _____

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 140.494

LOTS [CURRENT] 292

LOTS [PROPOSED] _____

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

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

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 2,307.41 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2023 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.

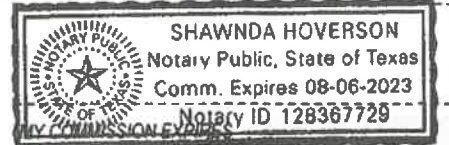
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June 2023

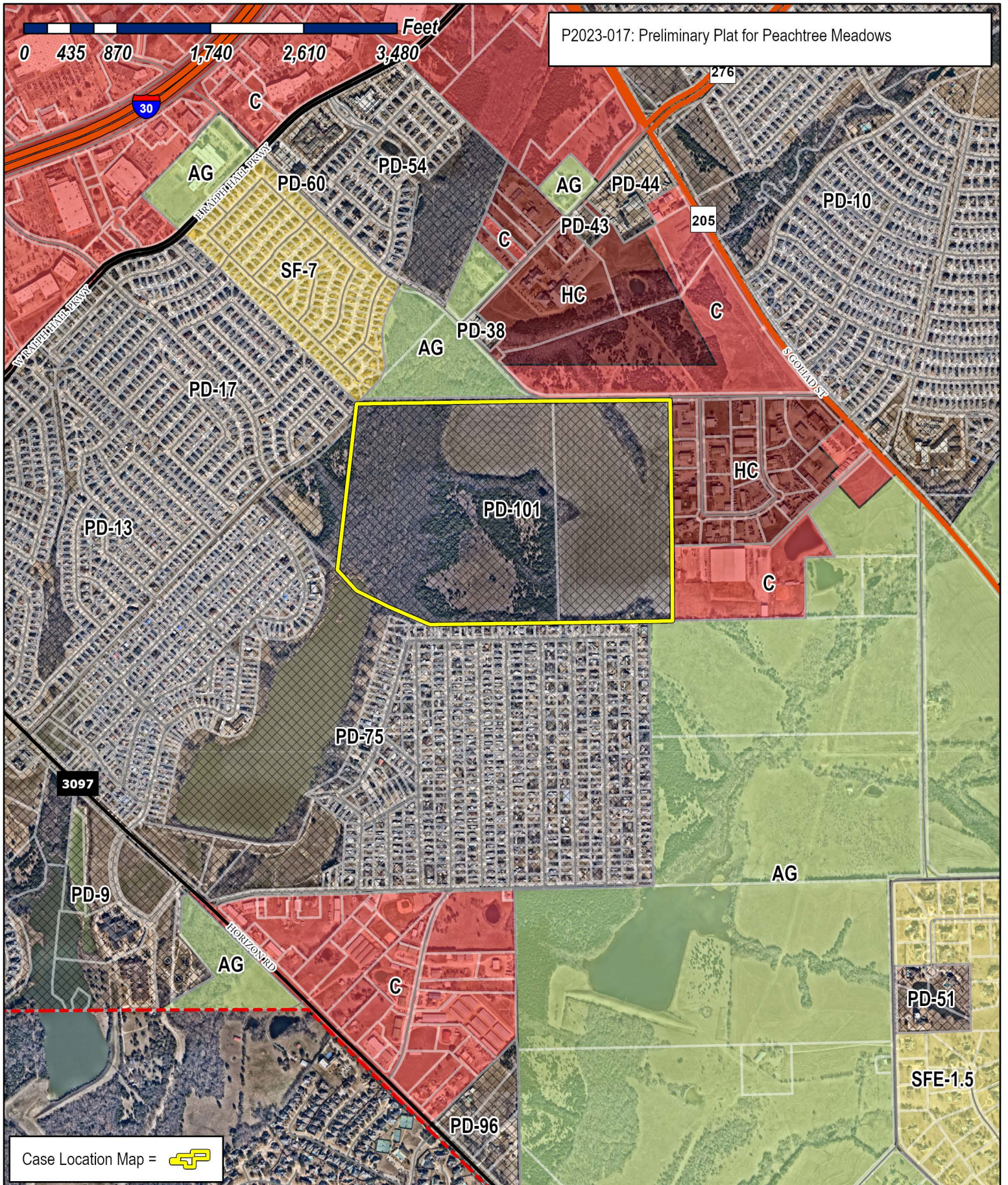
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shawnda Hoiverson



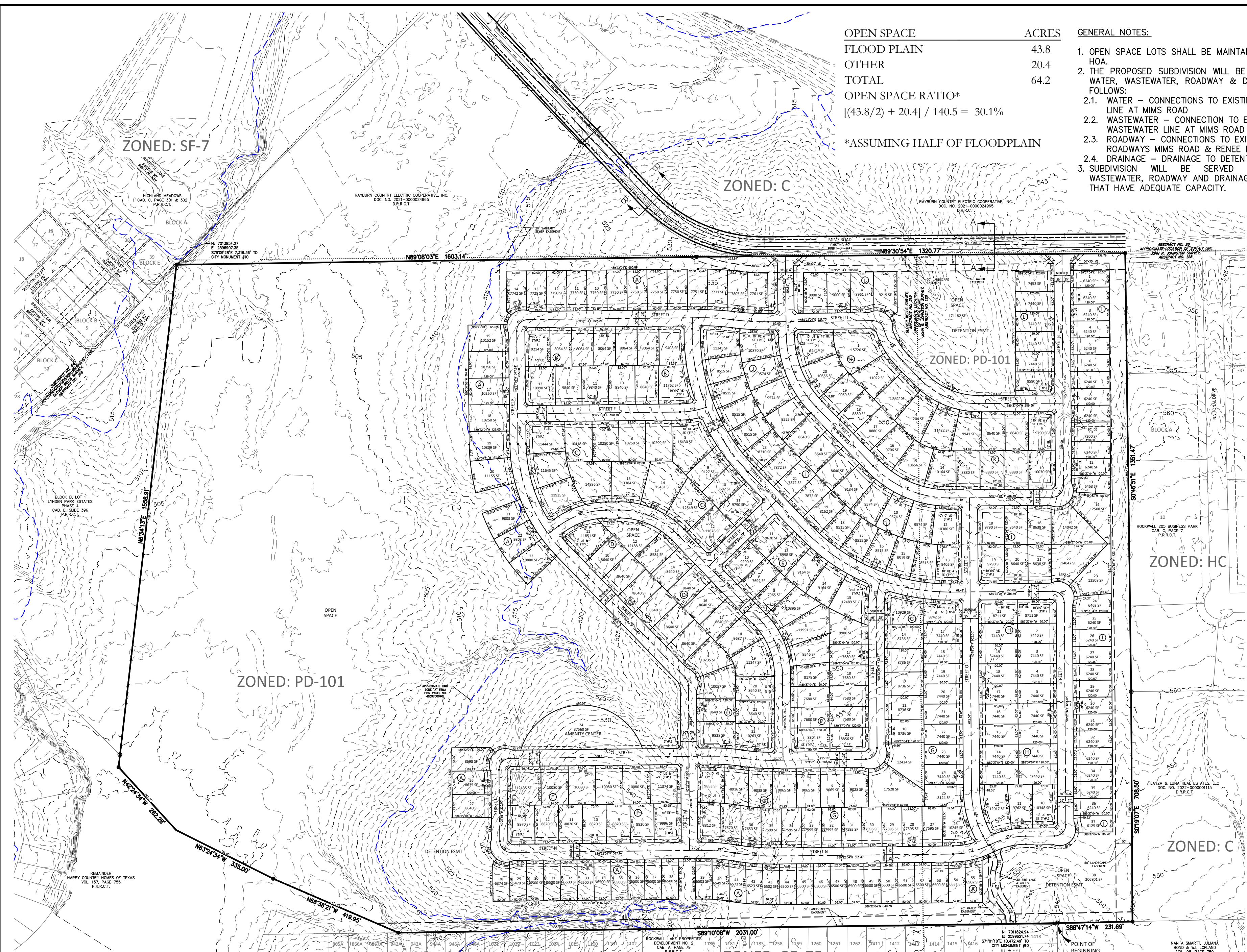


City of Rockwall

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

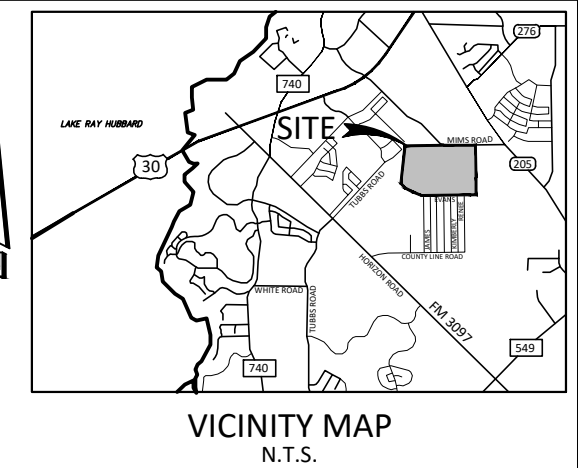
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



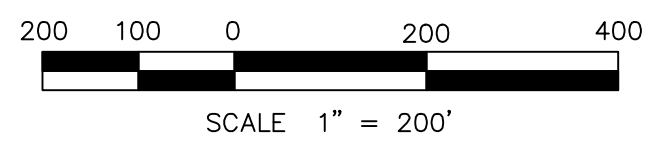
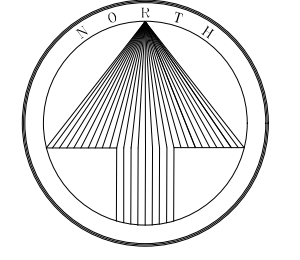


OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	
[(43.8/2) + 20.4] / 140.5 = 30.1%	
*ASSUMING HALF OF FLOODPLAIN	

- GENERAL NOTES:**
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - DRAINAGE - DRAINAGE TO DETENTION PONDS
 - SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.



- 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
P.R.R.C.T. = Plat Records of Rockwall County, Texas



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

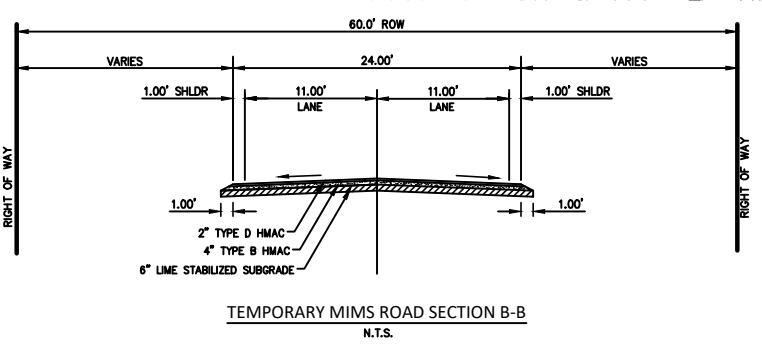
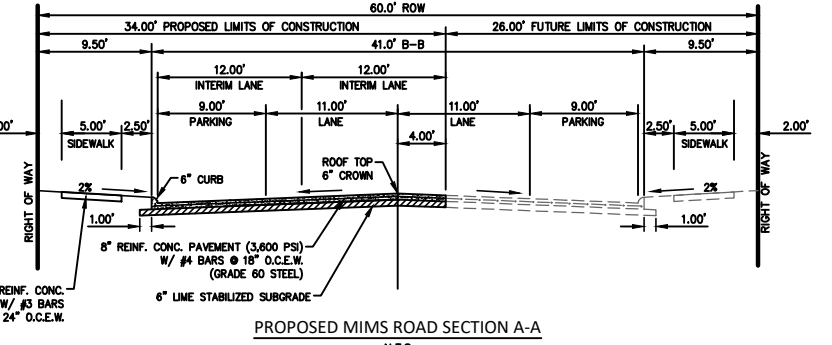
June 12, 2023

EXIST. ZONING: PD-101
LAND USE: SF
SHEET 1 OF 2

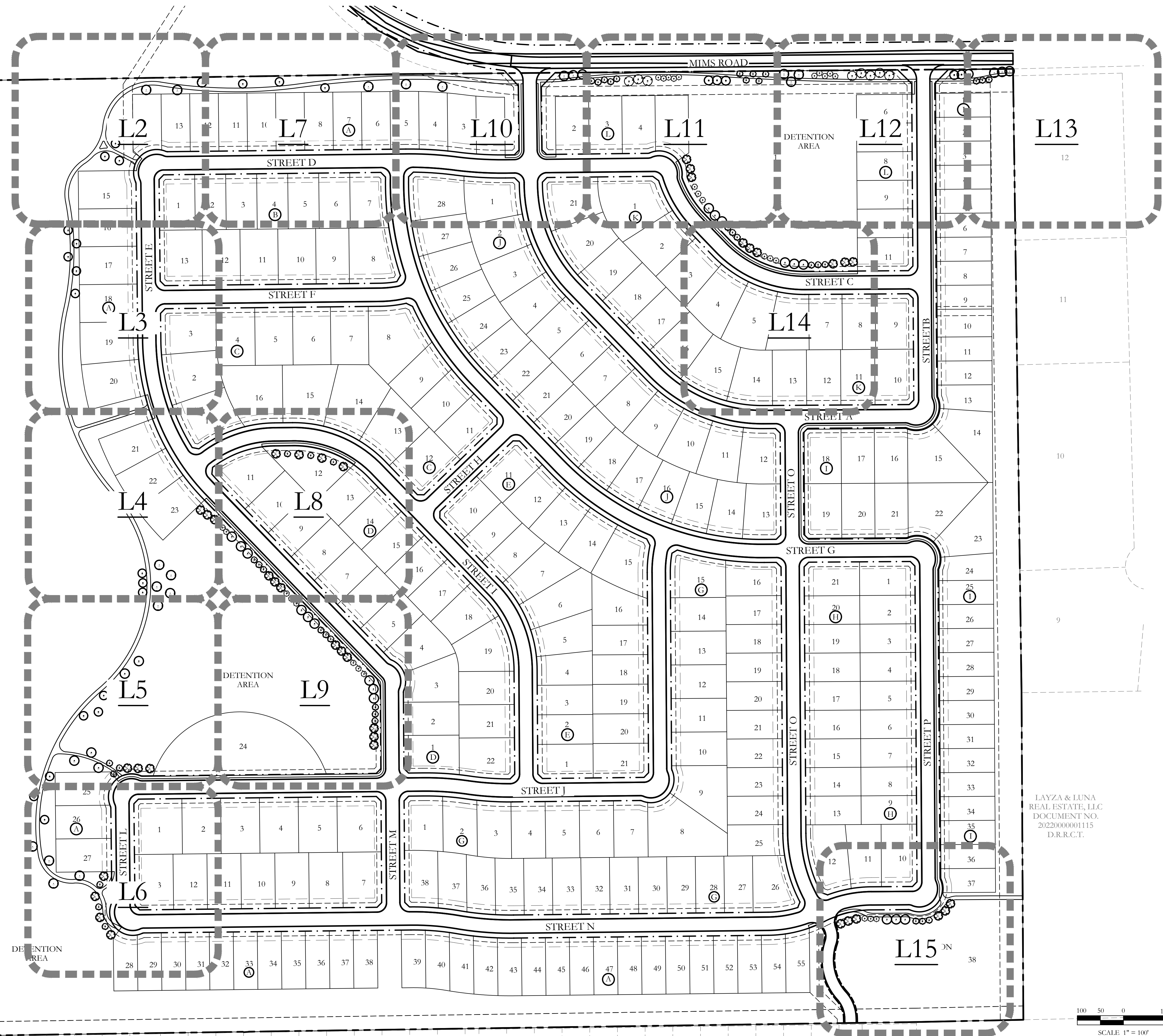
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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

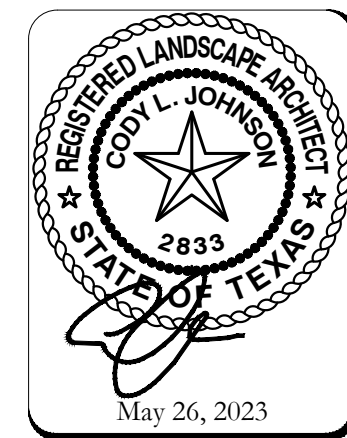
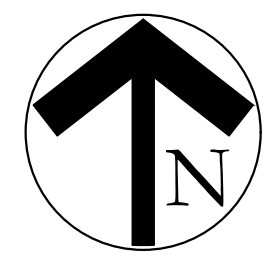
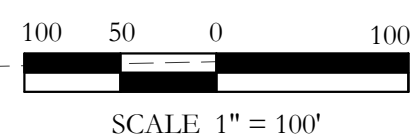
**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



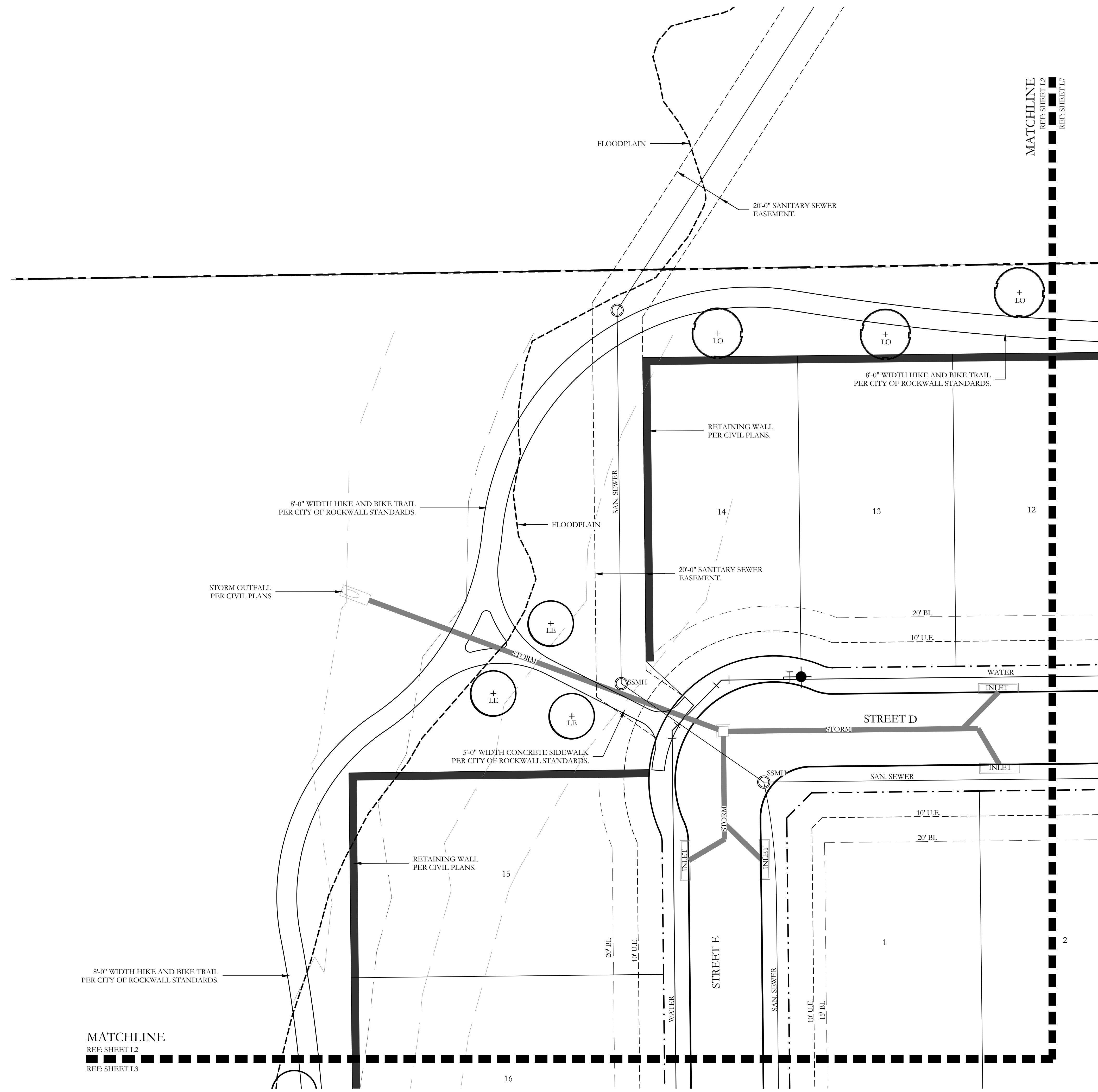
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LAYZA & LUNA
REAL ESTATE, LLC
DOCUMENT NO.
2022000001115
D.R.R.C.T.



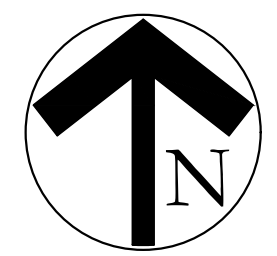
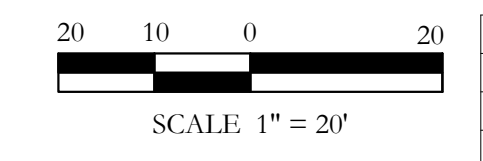
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS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

MATCHLINE
 REF: SHEET L2
 REF: SHEET L3

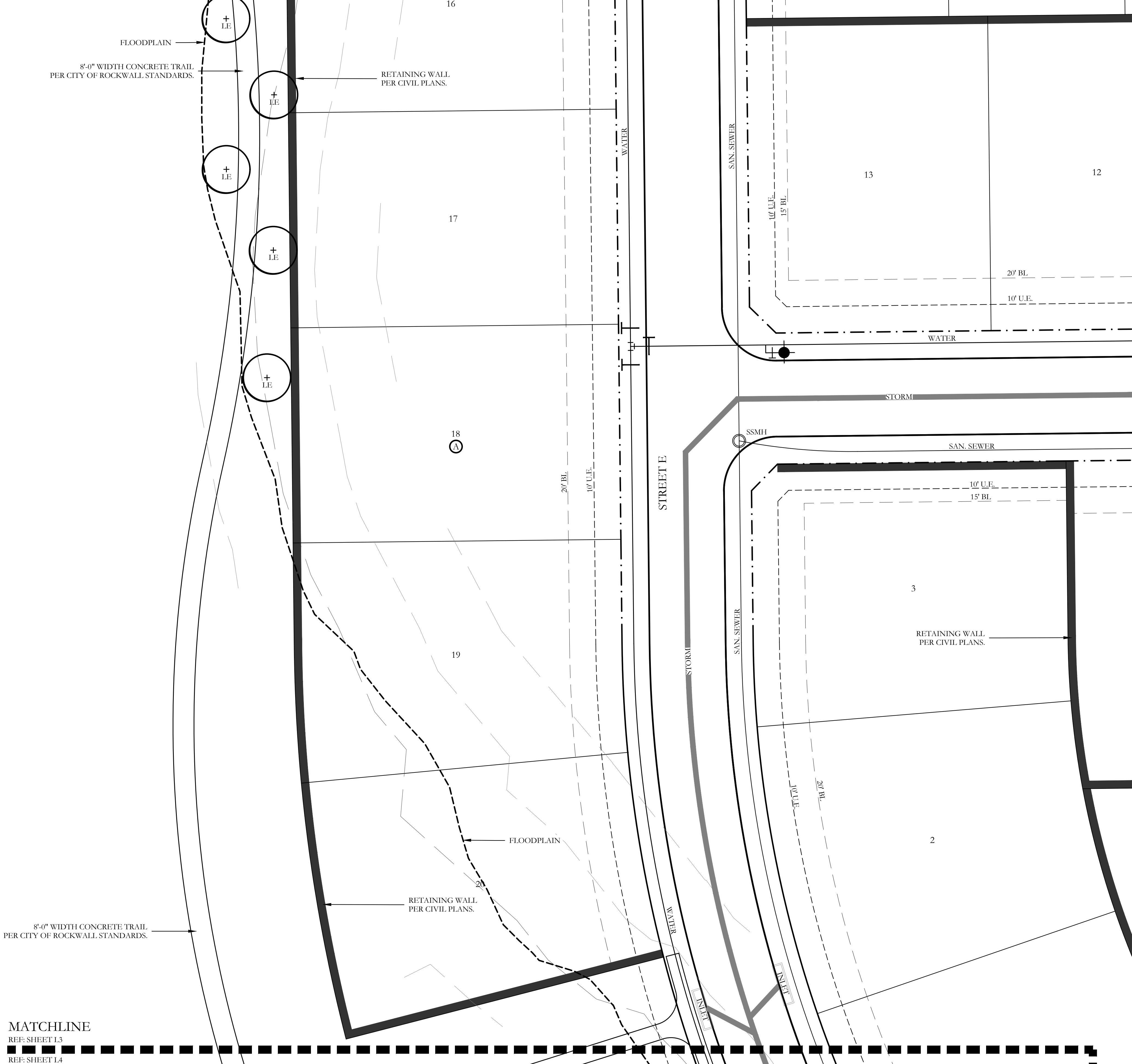
MATCHLINE
 REF: SHEET L2
 REF: SHEET L7



MATCHLINE

REF: SHEET L2

REF: SHEET L3



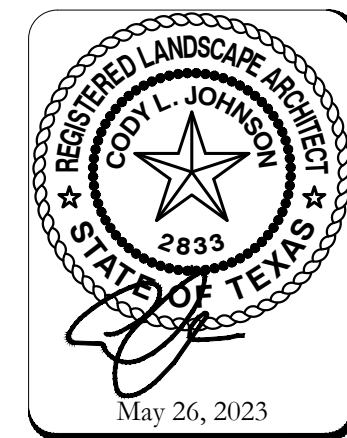
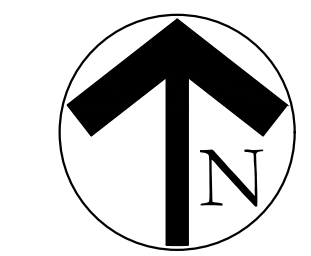
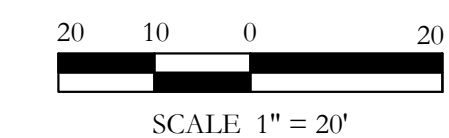
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MATCHLINE

REF: SHEET L3

REF: SHEET L4



MATCHLINE

REF: SHEET L3

REF: SHEET L4

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

FLOODPLAIN

RETAINING WALL
PER CIVIL PLANS.

21

22

23

FLOODPLAIN

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

POND EDGE

DETENTION POND

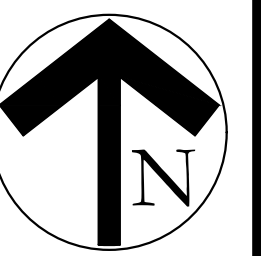
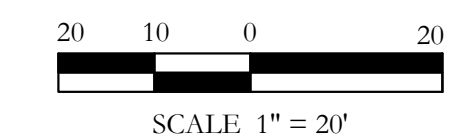
MATCHLINE
REF: SHEET L4
REF: SHEET L8

PLANT LEGEND					
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MATCHLINE

REF: SHEET L4

REF: SHEET L5



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MATCHLINE

REF: SHEET L4

REF: SHEET L5

M

REF

REF

MATCHLINE
REF: SHEET L5
REF: SHEET L9

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

FLOODPLAIN

POND EDGE

DETENTION
POND

POND EDGE

FUTURE AMENITY
CENTER

STORM OUTFALL PER
CIVIL PLANS.

POND EDGE

FLOODPLAIN

WATER

INLET

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

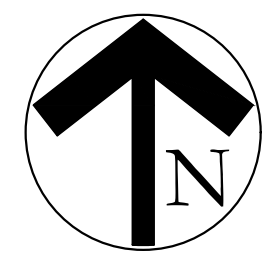
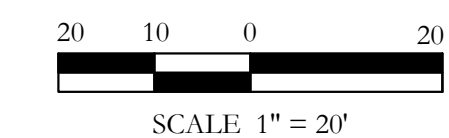
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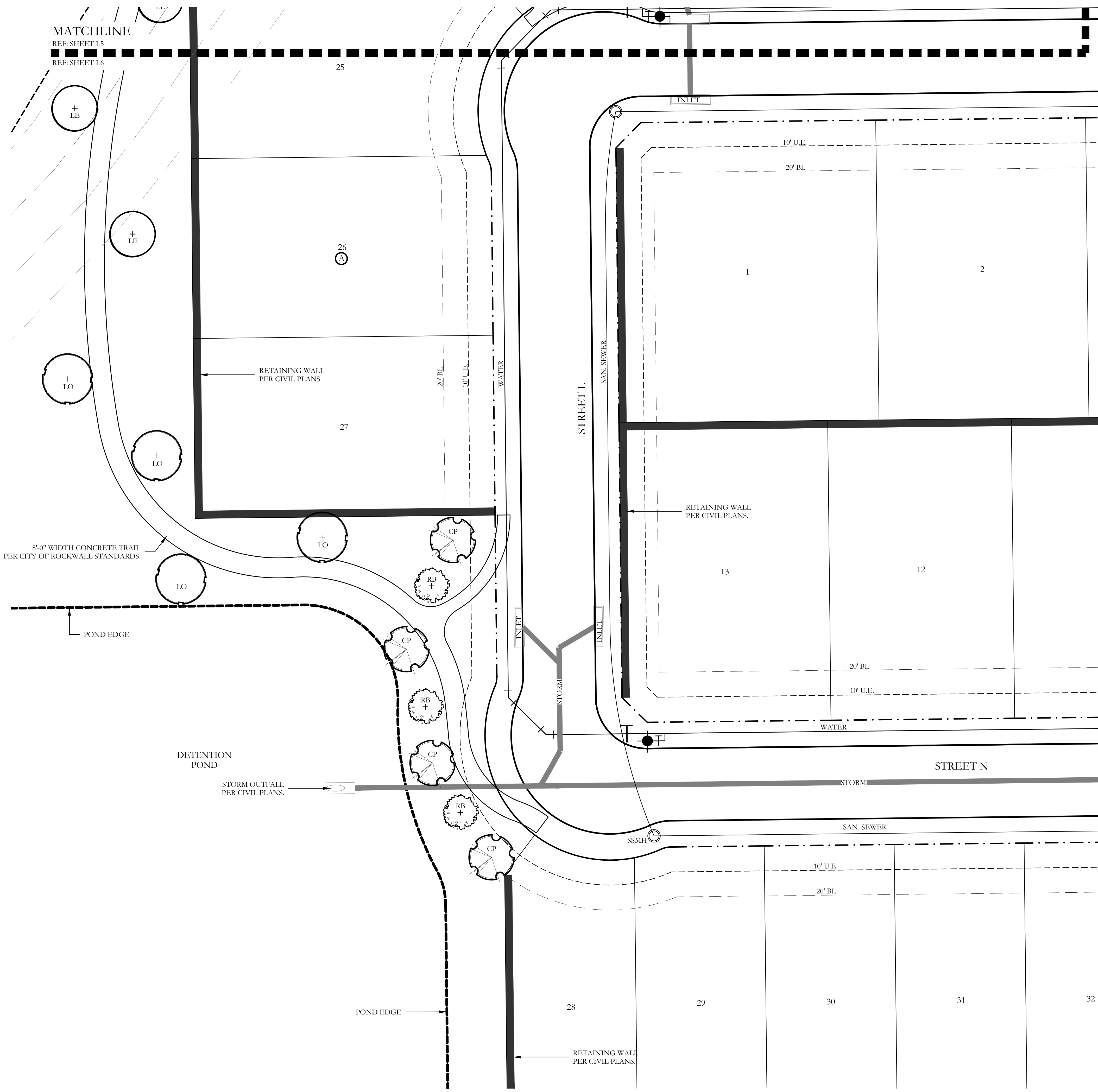
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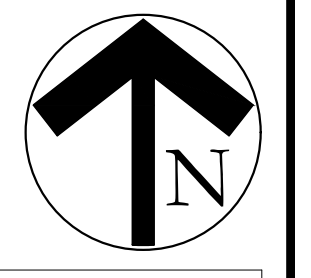
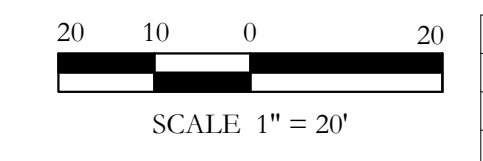
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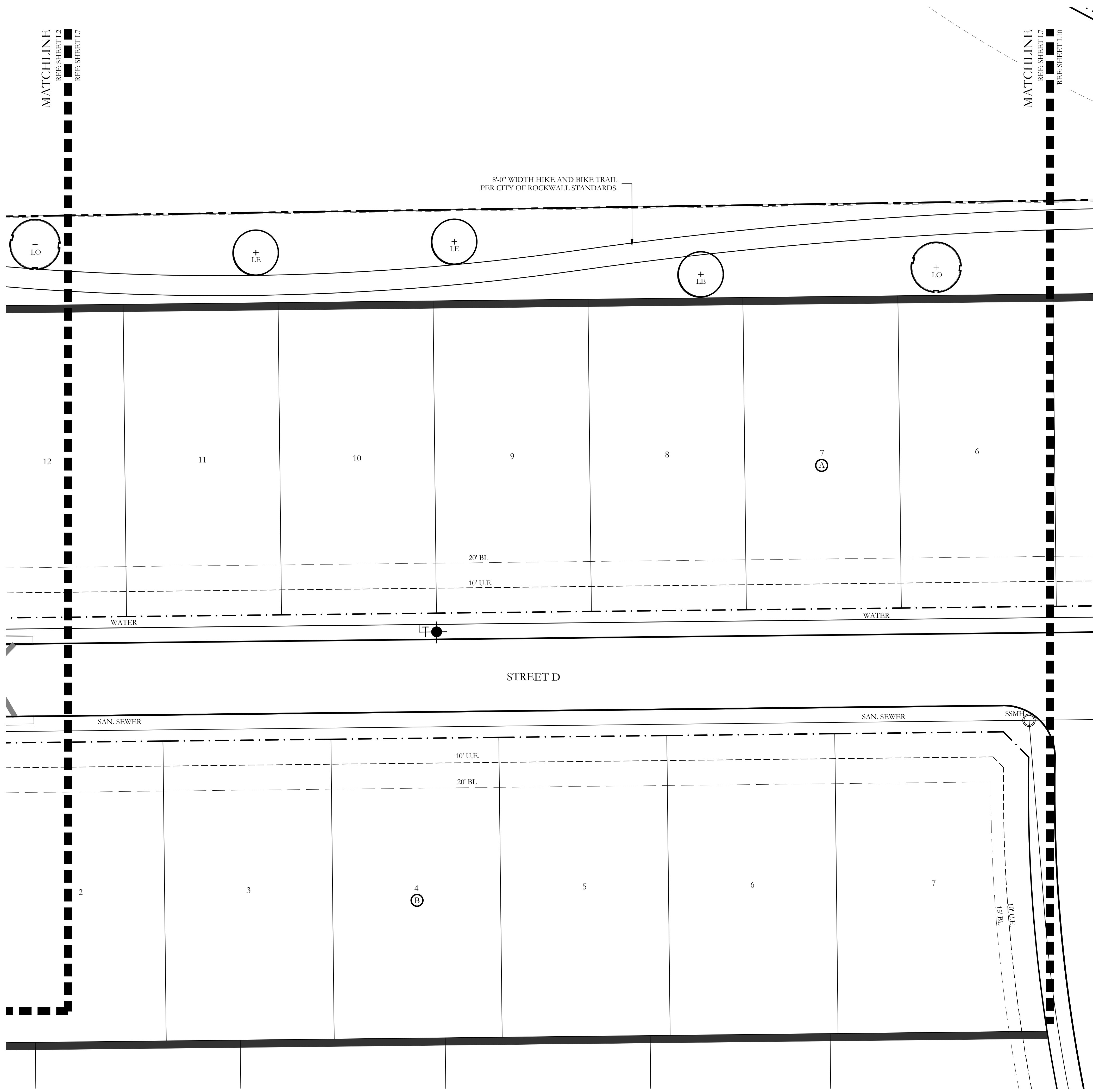


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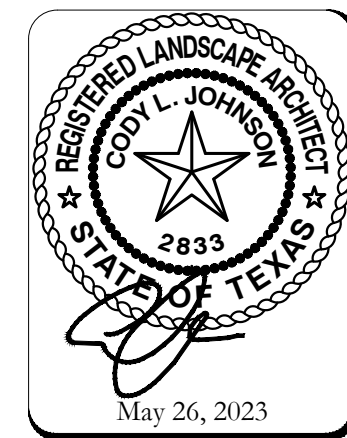
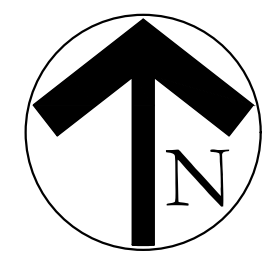
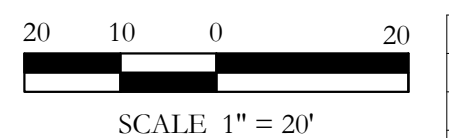


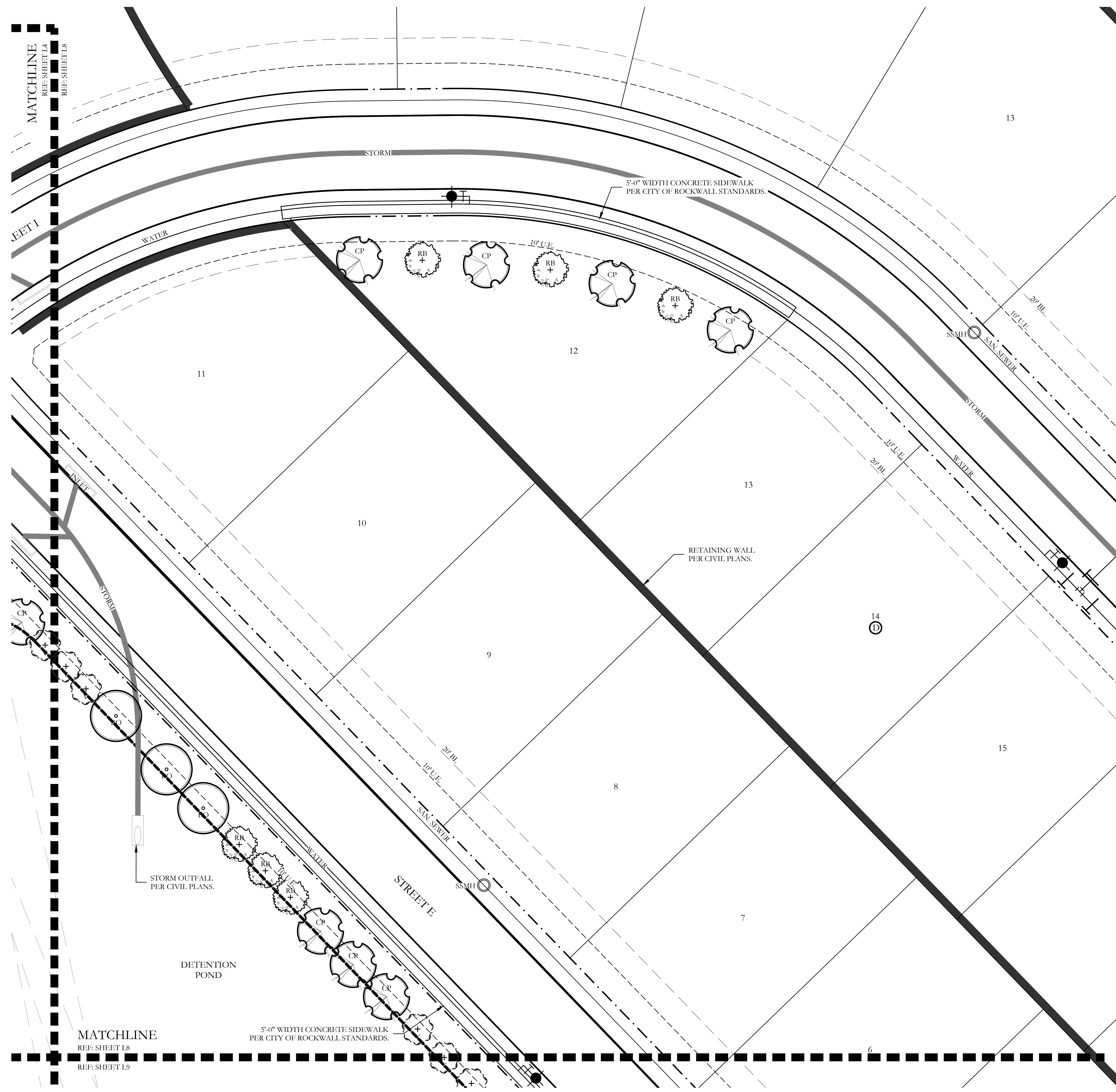
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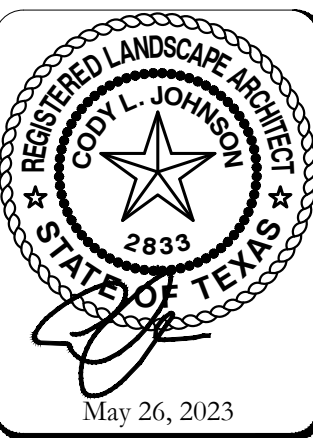
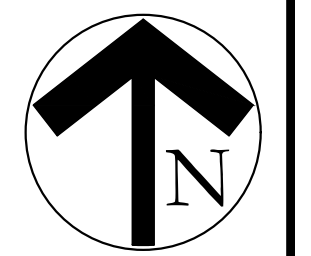
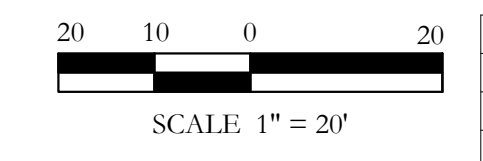
MATCHLINE
REF: SHEET L8
REF: SHEET L9

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

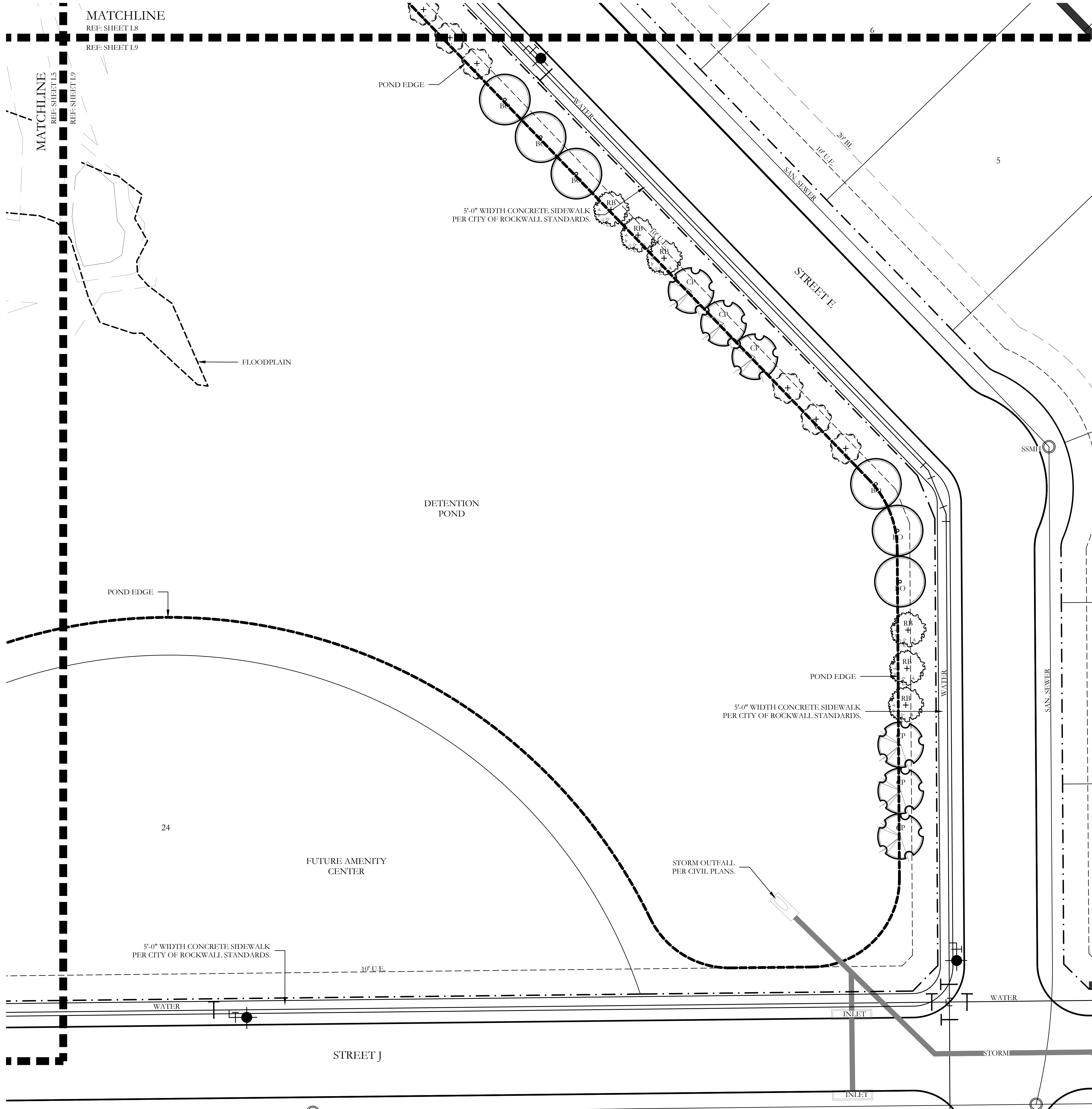
DETENTION POND

RETAINING WALL
PER CIVIL PLANS.

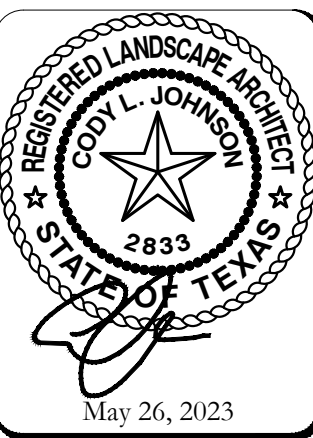
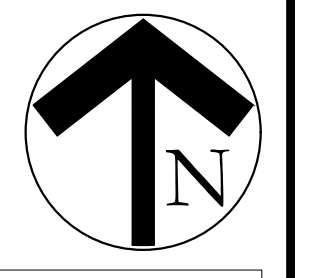
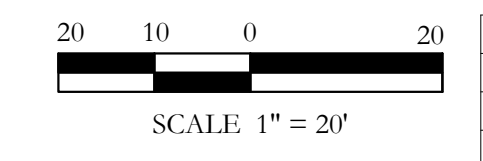
5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.



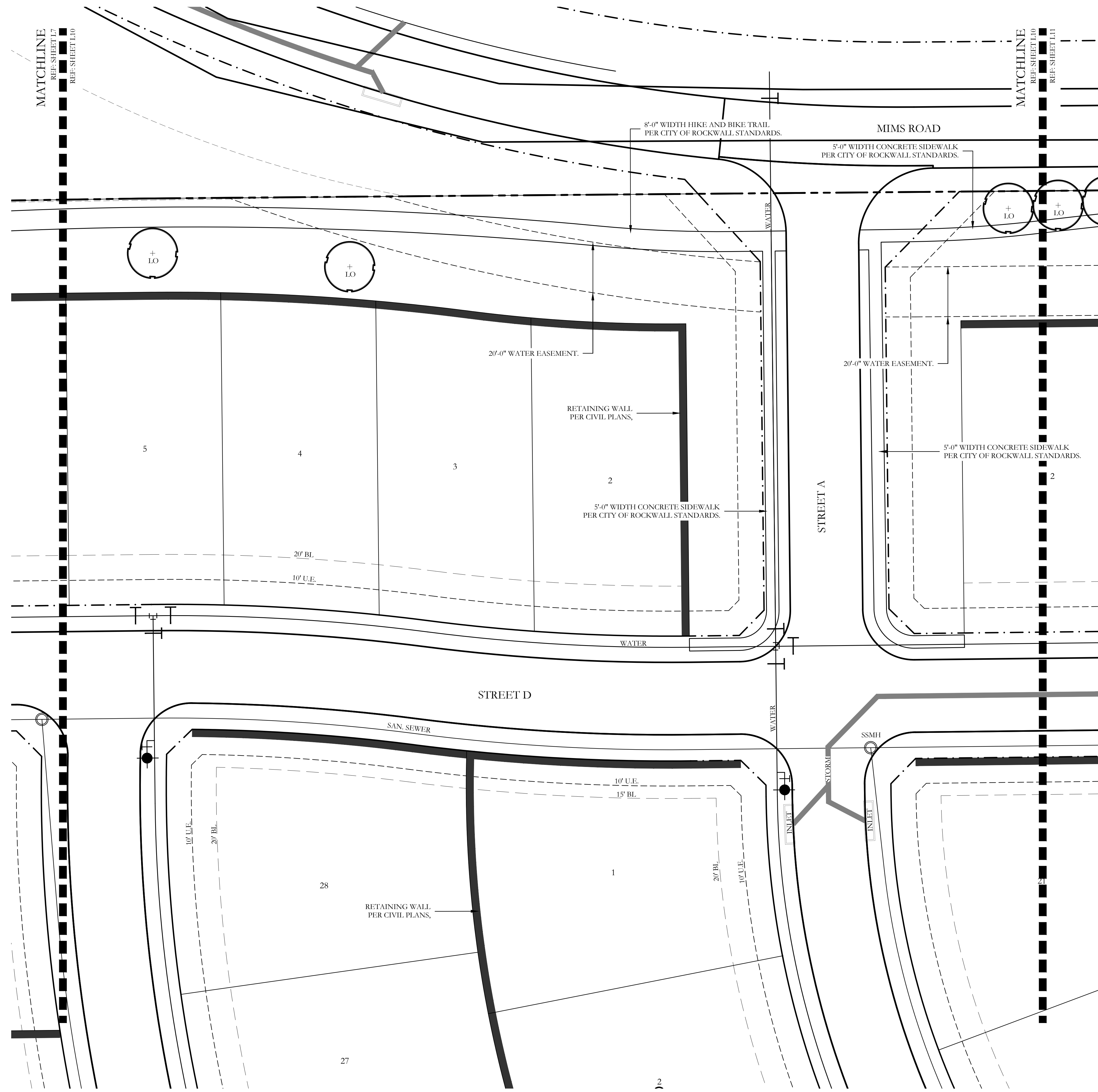
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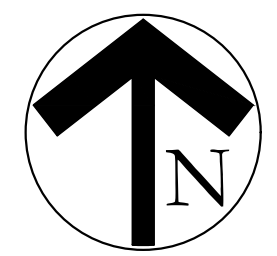
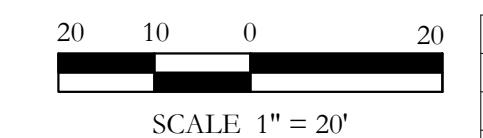
PLANT LEGEND					
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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS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

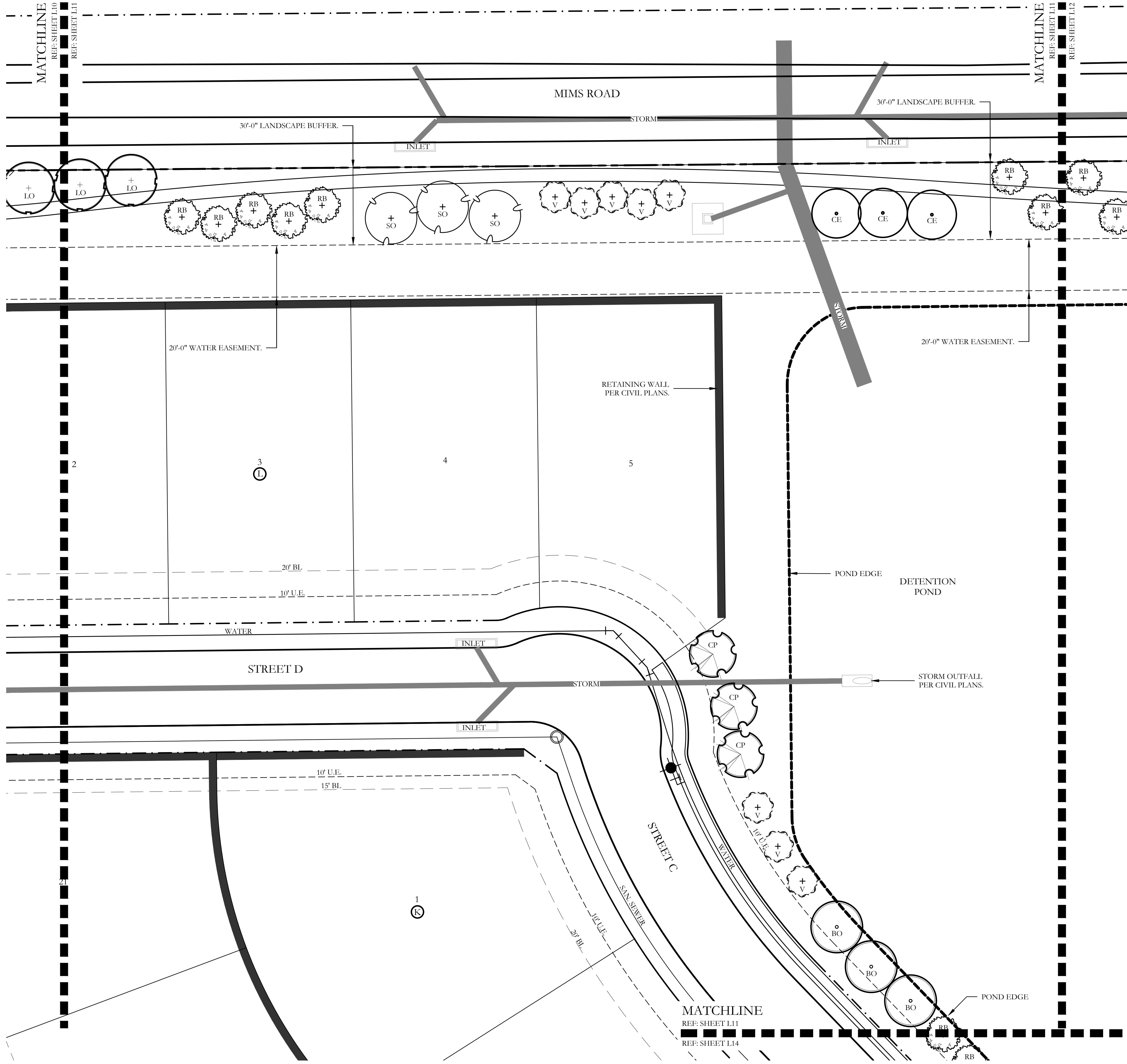


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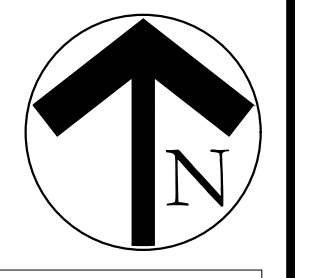
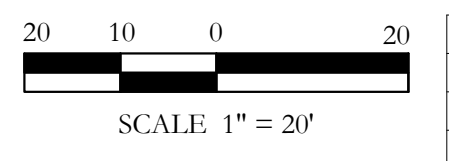
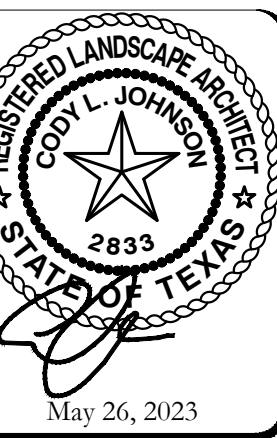


PLANT LEGEND					
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



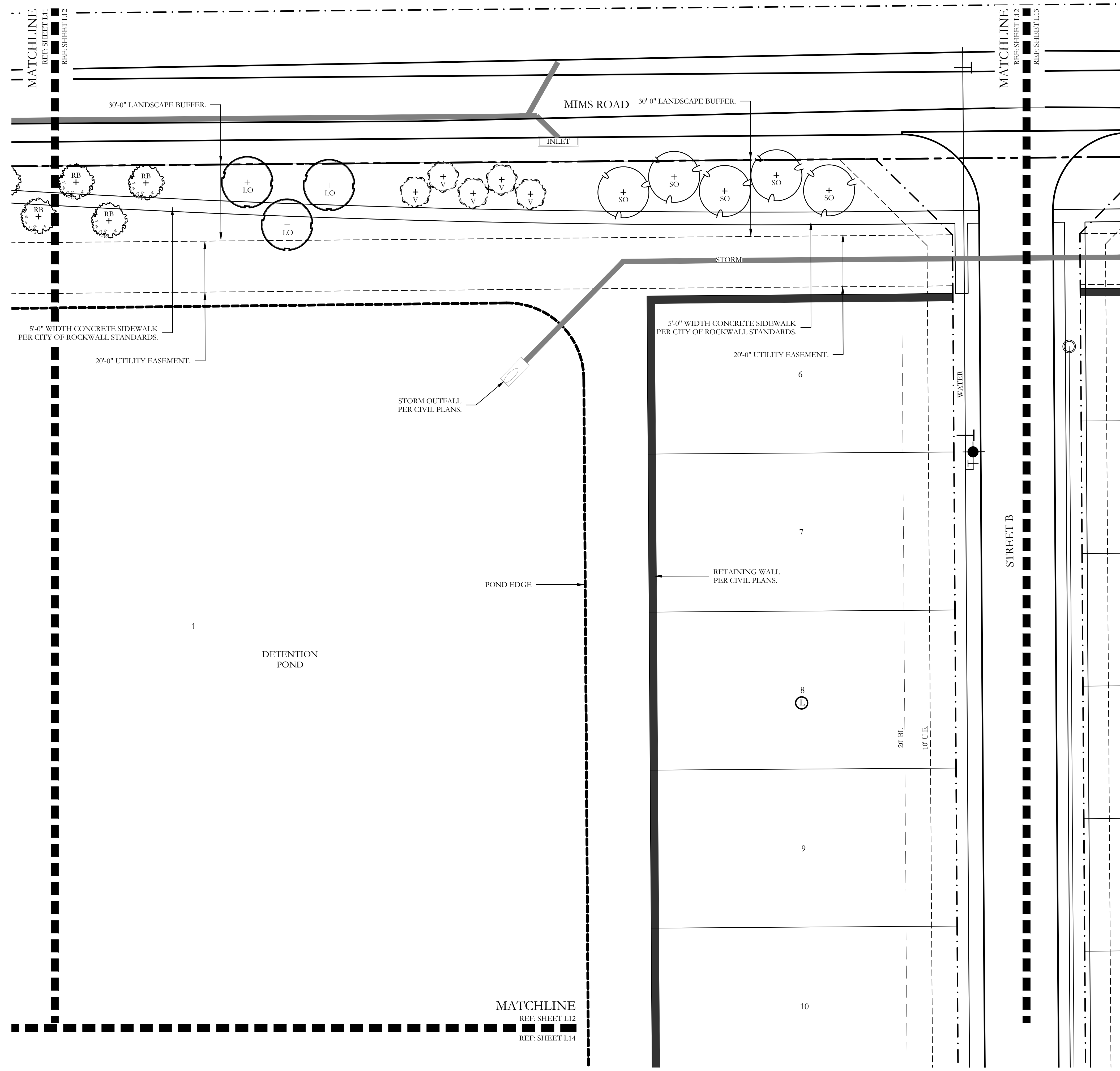


PLANT LEGEND					
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN INLET
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



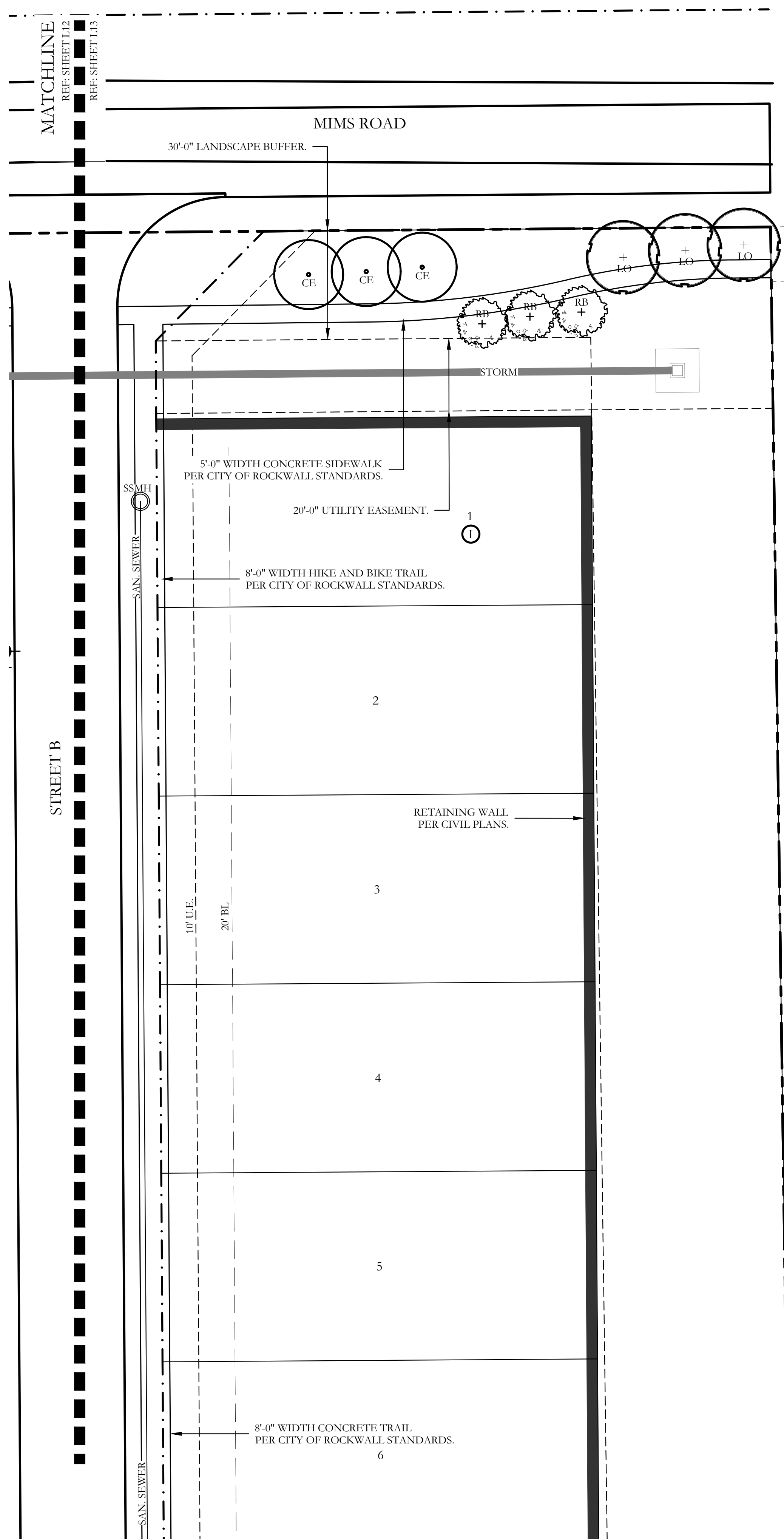
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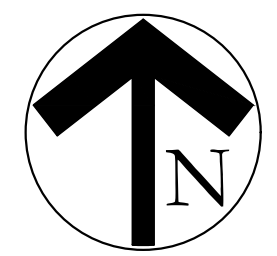
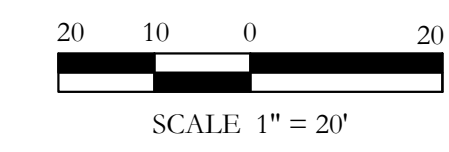
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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	STORM ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.	US CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

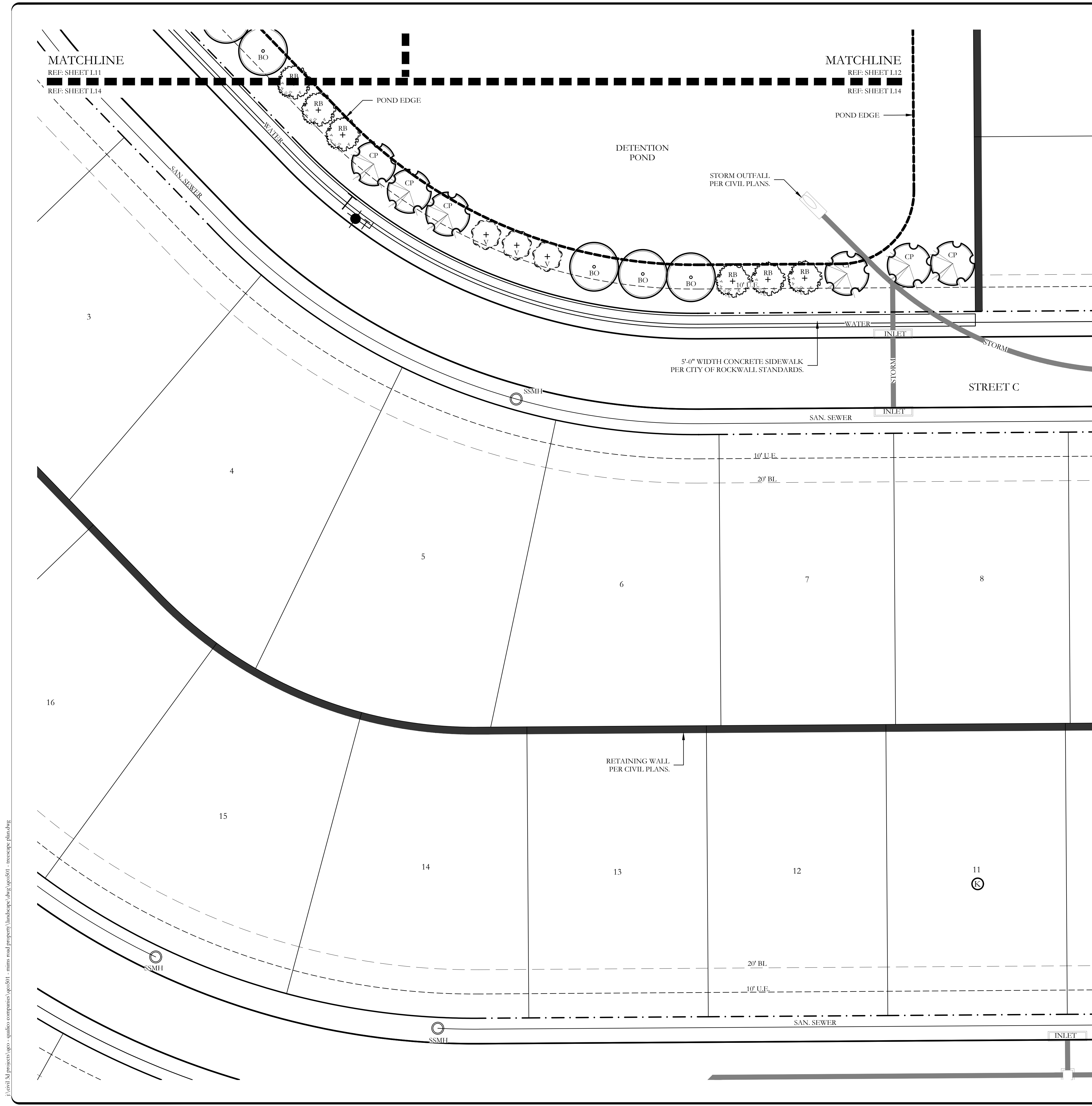
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS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

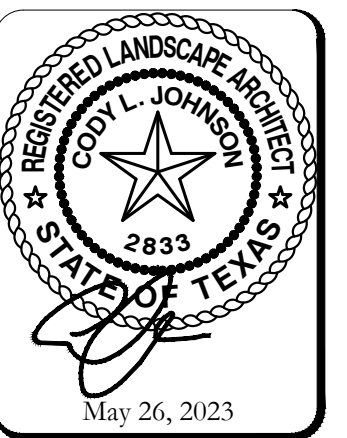
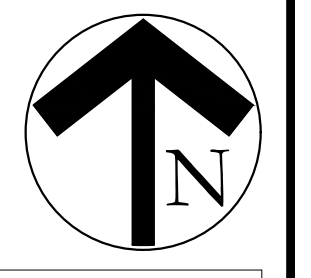
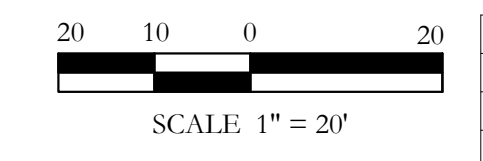
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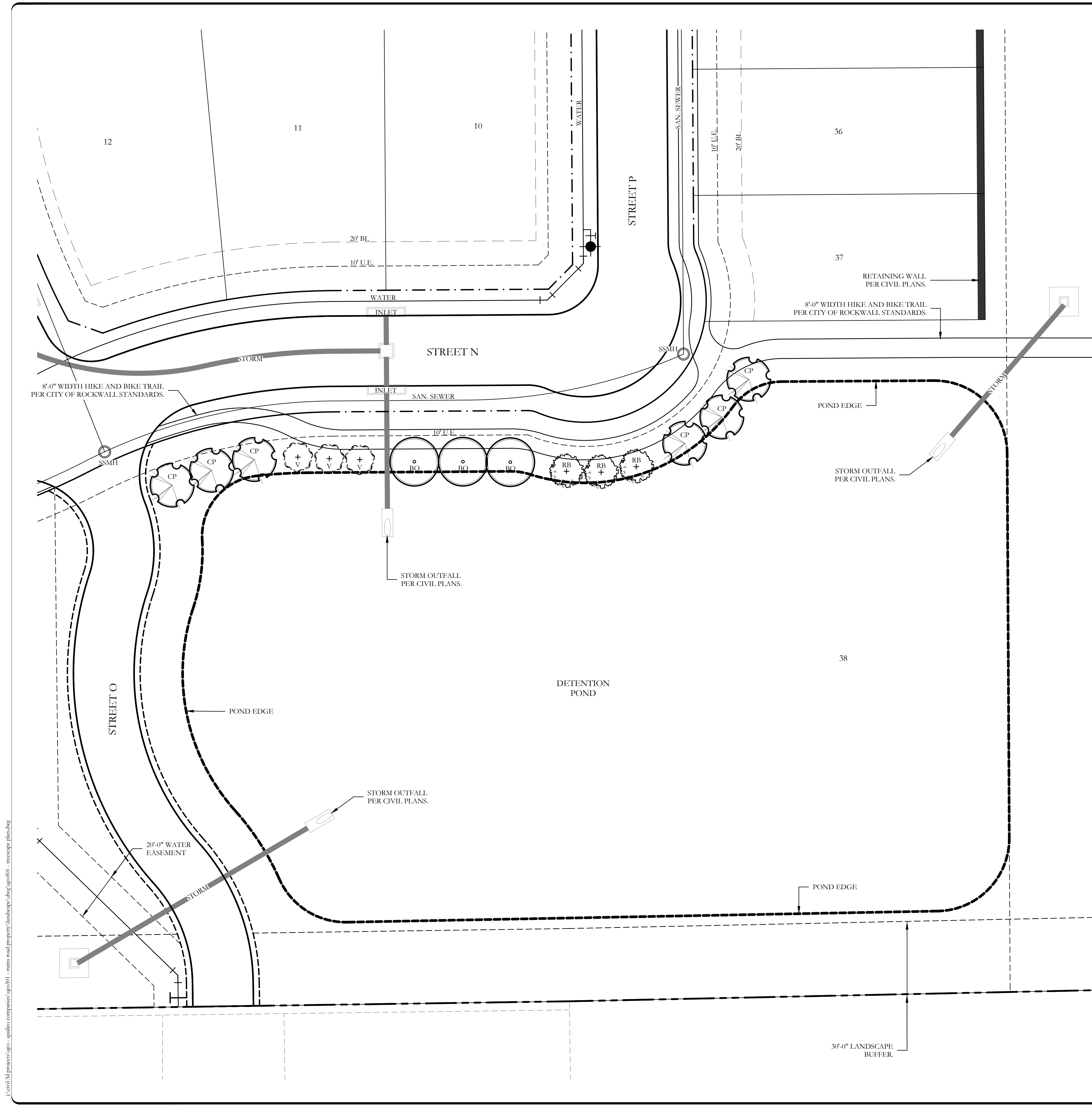


GENERAL LANDSCAPE NOTES PLANT LEGEND

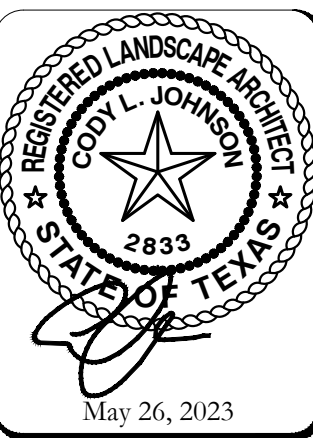
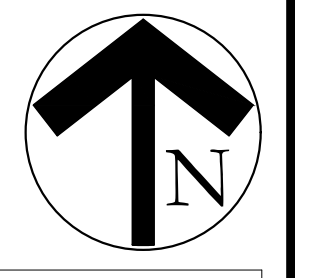
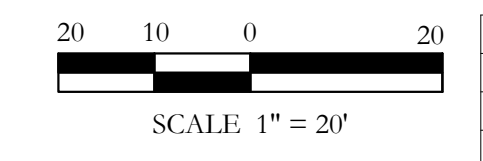
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER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



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



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LANDSCAPE PROVIDED

MIMS ROAD

- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
1,087 LF OF FRONTAGE / 50 LF = 22 - 4" CAL. TREES REQUIRED.
PROVIDED: 23 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED
- A. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
1,087 LF OF FRONTAGE / 50 LF = 22 - 2" CAL. TREES REQUIRED.
PROVIDED: 23 - 2" CALIPER AND GREATER CANOPY TREES PROVIDED

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	8	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.
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.
CP	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.

GENERAL LANDSCAPE NOTES

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 STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW 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. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
2. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
3. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
4. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
5. 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.
6. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
7. 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.
8. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

1. 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:

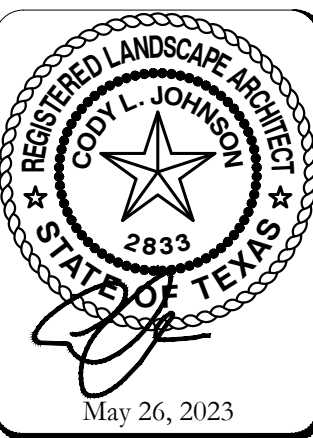
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION 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 CITY.
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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PEACHTREE MEADOWS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

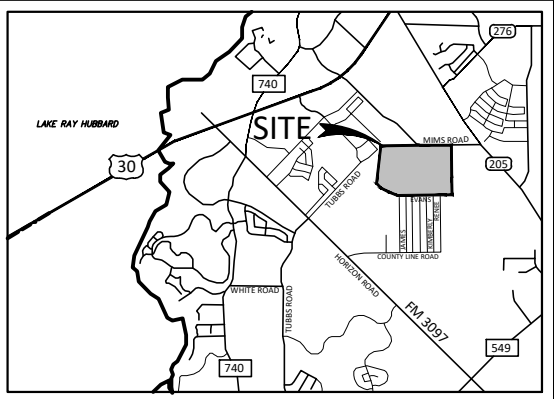
TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS



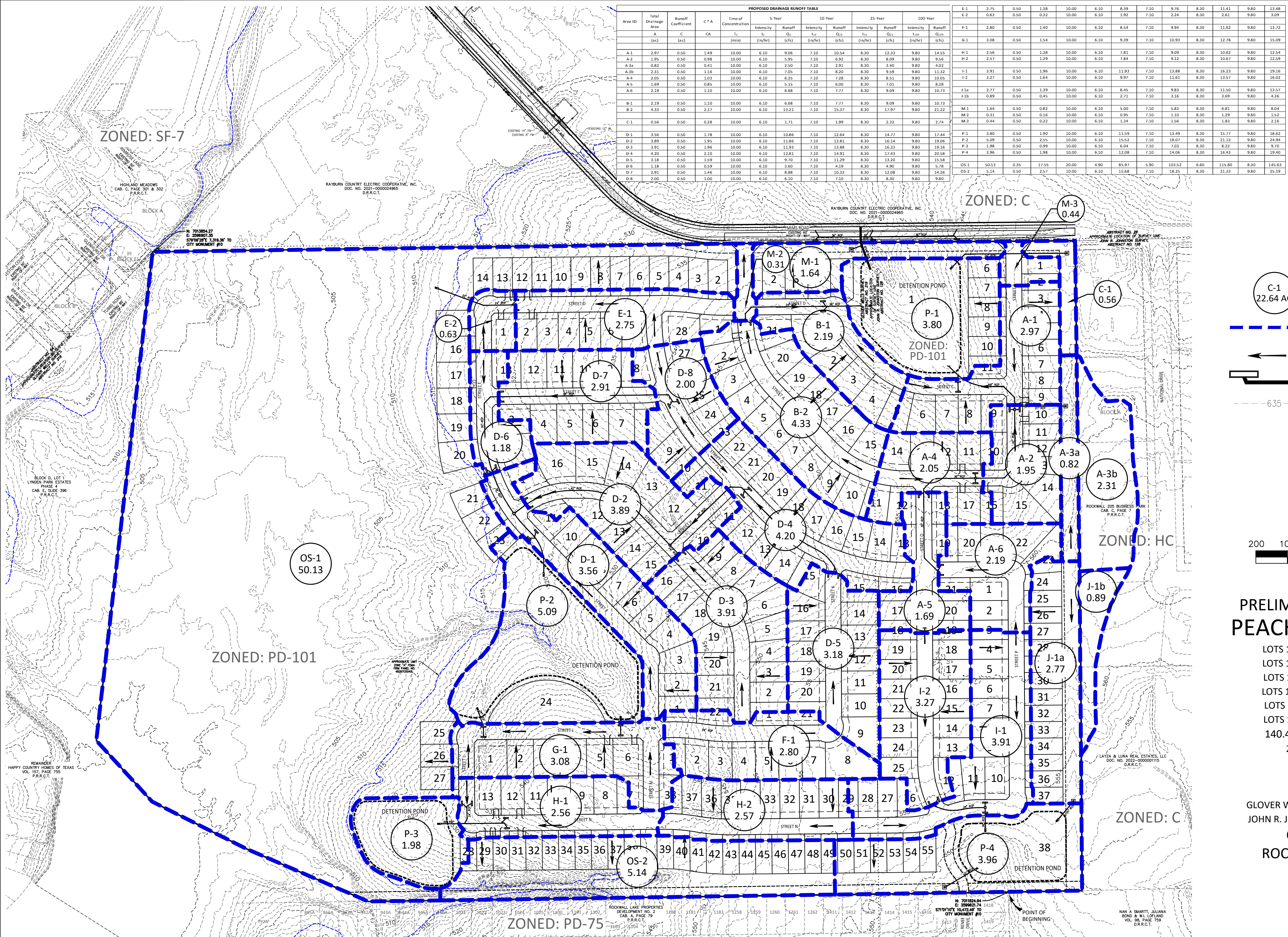
SCALE:
REFER TO
DETAILS
One Inch
JVC No QCO501

PROPOSED DRAINAGE RUNOFF TABLE

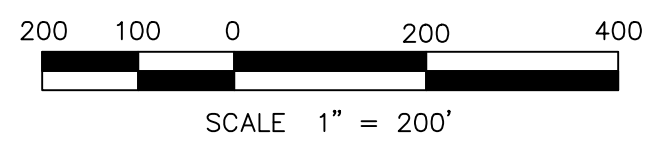
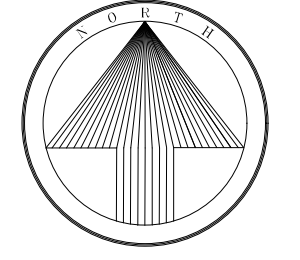
Area ID	Total Drainage Area (ac)	Runoff Coefficient	C * A	Time of Concentration (min)	5-Year				10-Year				25-Year				100-Year			
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)		
A-1	2.97	0.50	1.49	10.00	6.10	9.06	7.10	10.54	8.30	12.33	9.80	14.55								
A-2	1.95	0.50	0.98	10.00	6.10	5.95	7.10	6.92	8.30	8.09	9.80	9.56								
A-3a	0.82	0.50	0.41	10.00	6.10	2.50	7.10	2.91	8.30	3.40	3.90	4.52								
A-3b	2.31	0.50	1.16	10.00	6.10	7.05	7.10	8.20	8.30	9.59	9.80	11.32								
A-4	2.05	0.50	1.03	10.00	6.10	6.25	7.10	7.28	8.30	8.51	9.80	10.05								
A-5	1.69	0.50	0.85	10.00	6.10	5.15	7.10	6.00	8.30	7.01	9.80	8.28								
A-6	2.19	0.50	1.10	10.00	6.10	6.68	7.10	7.77	8.30	9.09	9.80	10.73								
B-1	2.19	0.50	1.10	10.00	6.10	6.68	7.10	7.77	8.30	9.09	9.80	10.73								
B-2	4.33	0.50	2.17	10.00	6.10	13.21	7.10	15.37	8.30	17.97	9.80	21.22								
C-1	0.56	0.50	0.28	10.00	6.10	1.71	7.10	1.99	8.30	2.32	9.80	2.74								
D-1	3.56	0.50	1.78	10.00	6.10	10.86	7.10	12.64	8.30	14.77	9.80	17.44								
D-2	3.89	0.50	1.95	10.00	6.10	11.86	7.10	13.81	8.30	16.14	9.80	19.06								
D-3	3.91	0.50	1.96	10.00	6.10	11.93	7.10	13.88	8.30	16.23	9.80	19.16								
D-4	4.20	0.50	2.10	10.00	6.10	12.81	7.10	14.91	8.30	17.43	9.80	20.58								
D-5	3.18	0.50	1.59	10.00	6.10	9.70	7.10	11.29	8.30	13.20	9.80	15.58								
D-6	1.18	0.50	0.59	10.00	6.10	3.60	7.10	4.19	8.30	4.90	9.80	5.78								
D-7	2.91	0.50	1.46	10.00	6.10	8.88	7.10	10.33	8.30	12.08	9.80	14.26								
D-8	2.00	0.50	1.00	10.00	6.10	6.10	7.10	7.10	8.30	8.30	9.80	9.80								
E-1	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48								
E-2	0.63	0.50	0.32	10.00	6.10	1.92	7.10	2.24	8.30	2.61	9.80	3.09								
F-1	2.80	0.50	1.40	10.00	6.10	8.54	7.10	9.94	8.30	11.62	9.80	13.72								
G-1	3.08	0.50	1.54	10.00	6.10	9.39	7.10	10.93	8.30	12.78	9.80	15.09								
H-1	2.56	0.50	1.28	10.00	6.10	7.81	7.10	9.09	8.30	10.62	9.80	12.54								
H-2	2.57	0.50	1.29	10.00	6.10	7.84	7.10	9.12	8.30	10.67	9.80	12.59								
I-1	3.91	0.50	1.96	10.00	6.10	11.93	7.10	13.88	8.30	16.23	9.80	19.16								
I-2	3.27	0.50	1.64	10.00	6.10	10.97	7.10	12.61	8.30	14.57	9.80	17.02								
J-1a	2.77	0.50	1.39	10.00	6.10	8.45	7.10	9.83	8.30	11.50	9.80	13.57								
J-1b	0.89	0.50	0.45	10.00	6.10	2.71	7.10	3.16	8.30	3.69	9.80	4.36								
M-1	1.64	0.50	0.82	10.00	6.10	5.00	7.10	5.83	8.30	6.81	9.80	8.04								
M-2	0.31	0.50	0.16	10.00	6.10	0.96	7.10	1.10	8.30	1.29	9.80	1.52								
M-3	0.44	0.50	0.22	10.00	6.10	1.34	7.10	1.56	8.30	1.83	9.80	2.16								
P-1	3.80	0.50	1.90	10.00	6.10	11.59	7.10	13.49	8.30	15.77	9.80	18.62								
P-2	5.09	0.50	2.55	10.00	6.10	15.52	7.10	18.07	8.30	21.12	9.80	24.94								
P-3	1.98	0.50	0.99	10.00	6.10	6.04	7.10	7.03	8.30	8.22	9.80	9.70								
P-4	3.96	0.50	1.98	10.00	6.10	12.08	7.10	14.06	8.30	16.43	9.80	19.40								
OS-1	50.13	0.35	17.55	20.00	4.90	85.97	5.90	103.52	6.60	115.80	8.30	145.63								
OS-2	5.14	0.50	2.57	10.00	6.10	15.68	7.10	18.25	8.30	21.33	9.80	25.19								



VICINITY MAP N.T.S.



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



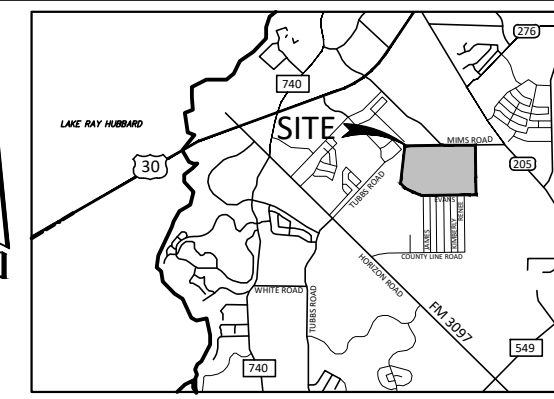
**PRELIMINARY DRAINAGE PLAN
PEACHTREE MEADOWS**

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

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

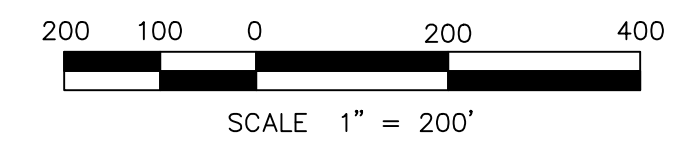
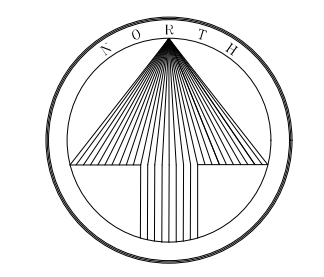
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

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



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
P.R.R.C.T.= Plat Records of Rockwall County, Texas

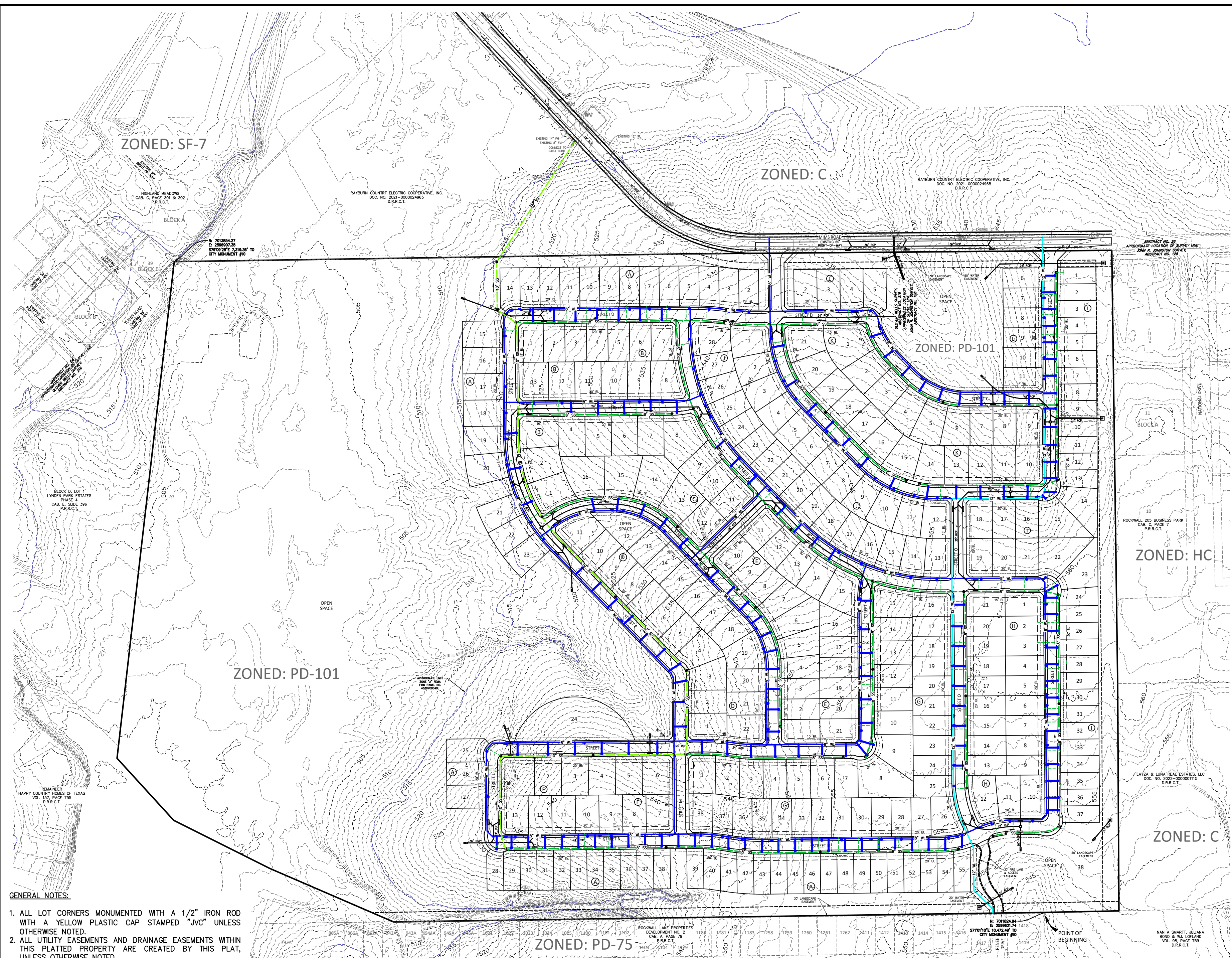


**PRELIMINARY UTILITY PLAN
PEACHTREE MEADOWS**

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;
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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



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - 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.
 - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0040L, DATED SEPTEMBER 26, 2008.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
 - 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

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
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