

CONSTRUCTION PLANS FOR
TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

94 RESIDENTIAL LOTS
31.331 ACRES

CONTACT INFORMATION:

City of Rockwall Mayor: Trace Johannesen
Rockwall Engineer and Public Works:
Amy Williams, P.E. (972) 771-7746
City Manager:
Mary Smith (972) 771-7700
N.T.M.W.D. Engineer
Matthew Teems (469) 626-4750



VICINITY MAP
N.T.S.

- NTMWD NOTES**
- A. A North Texas Municipal Water District (NTMWD) 54"-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 3 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 3.5 feet, than a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Engineering at (972) 442-5405 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

*ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



CAUTION! EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
CP 104 - Capped 5/8" iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
CP 105 - Capped 5/8" iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

DEVELOPER
BLOOMFIELD HOMES
1900 W. KIRKLAND BLVD.
SUITE 2300B
SOUTHLAKE, TX 76092
CONTACT: CLINT VINCENT
PHONE: 817-416-1572
FAX: 817-416-1397

PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TBPES REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DATE: 8/08/2024

PROJECT NO.: 06537
DWG FILE NAME: 06537-C-COVER-2.DWG

Sheet List Table

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RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
CITY 8/28/24 DATE



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES A. LAMPING, P.E. 88554

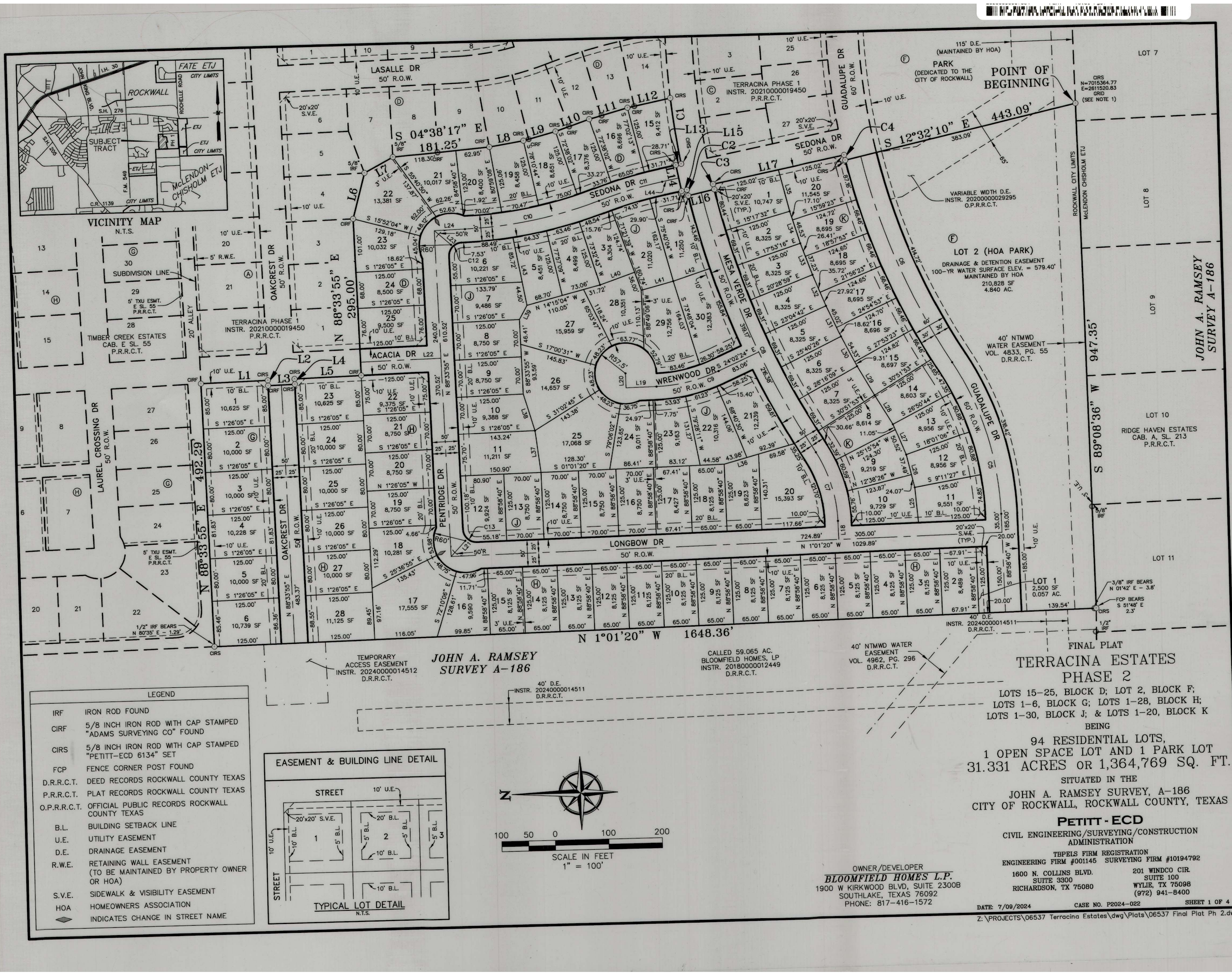
ISSUED FOR CONSTRUCTION

8/08/2024

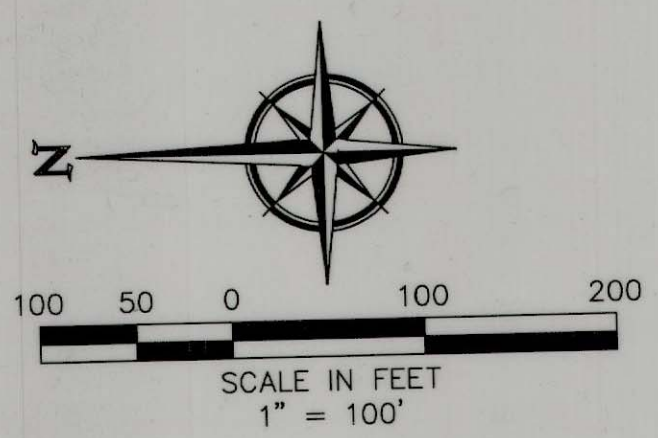
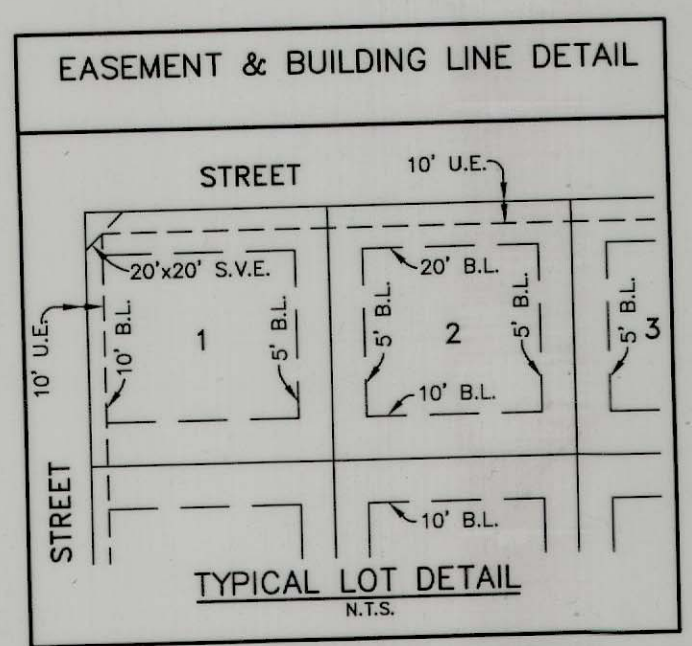
PETITT - ECD

TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
01
OF
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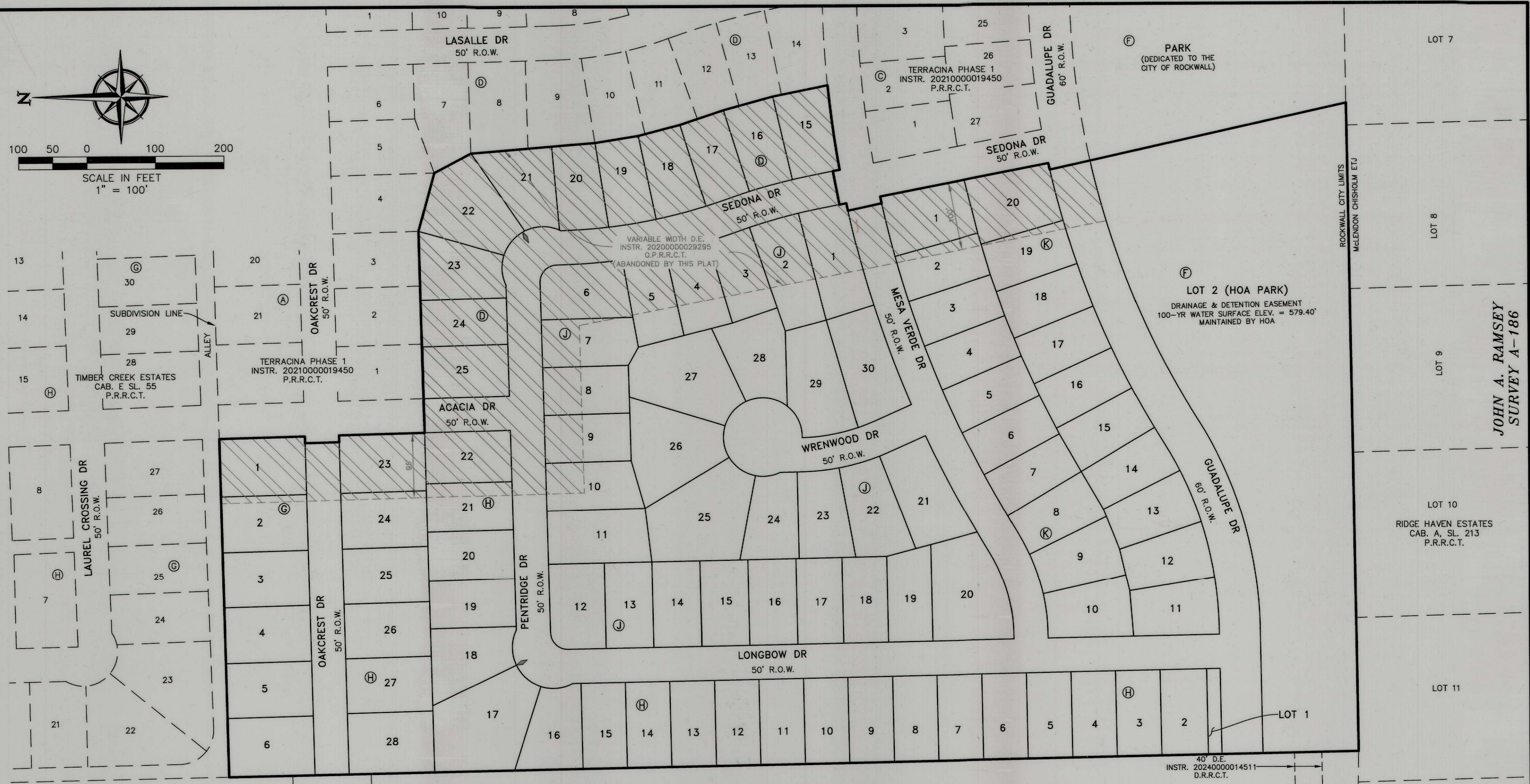
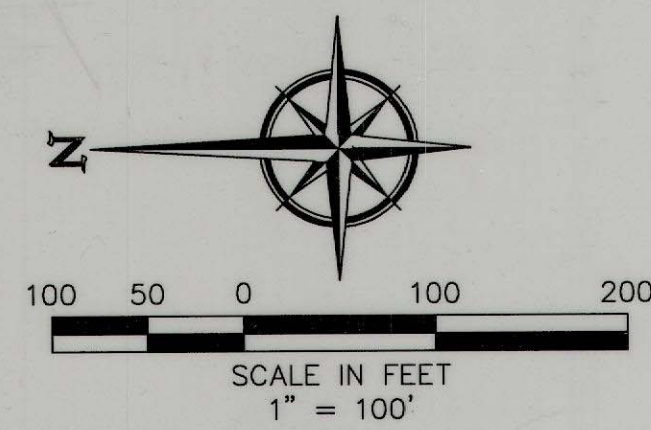


- LEGEND
- IRF IRON ROD FOUND
 - CIRF 5/8 INCH IRON ROD WITH CAP STAMPED "ADAMS SURVEYING CO" FOUND
 - CIRS 5/8 INCH IRON ROD WITH CAP STAMPED "PETITT-ECD 6134" SET
 - FCP FENCE CORNER POST FOUND
 - D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 - B.L. BUILDING SETBACK LINE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R.W.E. RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
 - S.V.E. SIDEWALK & VISIBILITY EASEMENT
 - HOA HOMEOWNERS ASSOCIATION
 - INDICATES CHANGE IN STREET NAME



FINAL PLAT
TERRACINA ESTATES
PHASE 2
LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING
94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400
DATE 7/09/2024 CASE NO. P2024-022 SHEET 1 OF 4
Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W. KIRKWOOD BLVD., SUITE 2300B
SOUTH LAKE, TEXAS 76092
PHONE: 817-416-1572



TEMPORARY
ACCESS EASEMENT
INSTR. 20240000014512
D.R.R.C.T.

**JOHN A. RAMSEY
SURVEY A-186**

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.

40' D.E.
INSTR. 20240000014511
D.R.R.C.T.

40' D.E.
INSTR. 20240000014511
D.R.R.C.T.

FINAL PLAT

**TERRACINA ESTATES
PHASE 2**

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

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JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPEIS FIRM REGISTRATION
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1600 N COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLK, TX 75098
(972) 941-6400

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTH LAKE, TEXAS 76092
PHONE: 817-416-1572

DATE: 7/09/2024 CASE NO. P2024-022 SHEET 2 OF 4
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BENCHMARKS:

- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
Elevation = 578.60
- CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
Elevation = 562.98'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF A TRACT OF land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 31.331-acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49-acre tract of land described in deed to Bloomfield Homes, LP, as recorded in Instrument Number 20170000022672, Deed Records, Rockwall County, Texas (DRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set (hereinafter called "iron rod set") for the southeast corner of Terracina Phase 1, an addition to the City of Rockwall, Texas according to the Final Plat thereof as recorded in Instrument Number 20210000019450 Plat Records Rockwall, County, Texas (PRRCT), and being in the common line of said 81.49-acre tract and Ridge Haven Estates, an addition to Rockwall County, Texas according to the Final Plat thereof as recorded in Cabinet A, Slide 213, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West with said common line, a distance of 947.35 feet to an iron rod set for the southwest corner of said 81.49-acre tract also being the southeast corner of a called 59.065-acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument Number 20180000012449, from which a 3/8-inch iron rod found bears North 01 degrees 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degrees 01 minute 20 seconds West with the common line of said 81.49-acre tract and said 59.065-acre tract, a distance of 1,648.36 feet to an iron rod set for the northwest corner of said 81.49-acre tract and being the most southerly southwest corner of Timber Creek Estates, an addition to the City of Rockwall, Texas according to the Final Plat thereof, recorded in Cabinet E, Slide 55, PRRCT from which a 1/2-inch iron rod found bears North 80 degrees 35 minutes East, a distance of 1.29 feet;

THENCE North 88 degrees 33 minutes 55 seconds East with the common line of said 81.49-acre tract and said Timber Creek Estates a distance of 492.29 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found (hereinafter called "iron rod with cap found") for the northwest corner of said Terracina Estates, Phase 1;

THENCE with the west line of said Terracina Phase 1, the following courses;

- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod set for corner;
- South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 50.00 feet to an iron rod set for corner;
- North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to an iron rod set for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner
- North 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to an iron rod with cap found for corner;
- South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to a 5/8-inch iron rod found for corner;
- South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to a 5/8-inch iron rod found for corner;
- South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to an iron rod with cap found for corner;
- South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to an iron rod set for corner;
- South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to an iron rod set for corner;
- South 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to an iron rod set for corner;
- South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to an iron rod set for corner;
- South 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to an iron rod set for the beginning of a non-tangent curve to the left;
- Southwesterly, with said curve, which has a central angle of 04 degrees 32 minutes 28 seconds, a radius of 1,580.00 feet, a chord that bears South 82 degrees 12 minutes 29 seconds West, with a chord length of 125.19 feet and an arc length of 125.23 feet to an iron rod set for the end of said curve;
- North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to an iron rod set for corner;
- South 79 degrees 01 minutes 51 seconds West, a distance of 50.00 feet to an iron rod set for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod set for the beginning of a non-tangent curve to the left;
- Southwesterly, with said curve, which has a central angle of 00 degrees 24 minutes 15 seconds, a radius of 1,580.00 feet, a chord that bears South 77 degrees 55 minutes 20 seconds West, with a chord length of 11.15 feet and an arc length of 11.15 feet to an iron rod with cap found for the end of said curve;
- South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to an iron rod with cap found for the beginning of a non-tangent curve to the right;
- Northeasterly, with said curve, which has a central angle of 00 degrees 22 minutes 28 seconds, a radius of 1,530.00 feet, a chord that bears South 77 degrees 54 minutes 26 seconds East, with a chord length of 10.00 feet and an arc length of 10.00 feet to an iron rod set for the end of said curve;
-

- South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to an iron rod set for the beginning of a non-tangent curve to the left;
- Southwesterly, with said curve, which has a central angle of 00 degrees 26 minutes 52 seconds, a radius of 1,280.00 feet, a chord that bears South 77 degrees 41 minutes 16 seconds West, with a chord length of 10.00 feet and an arc length of 10.00 feet to an iron rod set for the end of said curve;
- South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING AND CONTAINING 1,364,769 square feet or 31.331 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **TERRACINA, PHASE 2**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACINA, PHASE 2 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the city regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the city, or

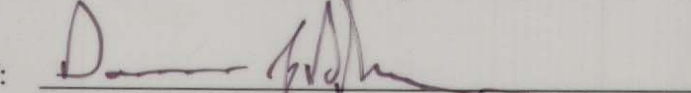
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

7. Property owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership
BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: 
Donald J. Dykstra, President

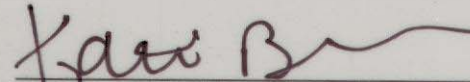
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST (IF APPLICABLE)

LENDER:
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Donald J. Dykstra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 21 day of August, 2024.


Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

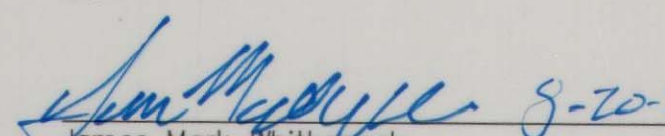
Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.


James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134



FINAL PLAT
**TERRACINA ESTATES
PHASE 2**
LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
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CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

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DATE: 7/09/2024 CASE NO. P2024-022 SHEET 4 OF 4

Z:\PROJECTS\06537 Terracina Estates\dwg\Plats\06537 Final Plat Ph 2.dwg

GENERAL ITEMS

- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards on Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Department's "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
- The City of Rockwall Engineering Department's "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/mgr.asp>
- All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
- Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
- The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
- All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- The City requires ten (10%) percent two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "I, the City of Rockwall, as the starting time."
- A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

- The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environment (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees.
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- If the Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspector's reports to the engineering inspector after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess material. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- CONTRACTOR shall establish, grade and maintain the seeded areas, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter dry or weedy) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleyways shall be kept clean at all times.
- CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not met. Work times may be suspended if necessary.
- During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- Where construction vehicles access routes intersect paved or public roads/alleyways, construction entrances shall be installed to minimize the transport or tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the project site.

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted base.
- No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without the City of Rockwall. If the CONTRACTOR places any material in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

- All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, still fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either rock-lined, seeded curbs installed prior to any concrete placement.
- All paving roadway, driveways, fire lanes, drive-ides, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Strength (psi)			Steel Reinforcement (bars/CY)	
		8" Day	Machine Placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aides	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

- Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawn steel shall be spaced every 15 feet or 123 line longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- No sand shall be allowed under any paving.
- All concrete mix designs shall be submitted to the City for review and approval prior to placement.
- Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
- All curb and gutter shall be integral (monolithic) with the pavement.
- All fill shall be compacted by shop's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- All public sidewalks shall be dovetail into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance).
- Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a pattern as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City at verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1:1.
- CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
- All drainage inlets shall be protected from siltation, ineffective or unattended protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
- During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

- All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24-hour closure.
- Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:00 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:30 am - 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start/finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24-hour closure of a roadway whether they are working or not.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

- It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities prior to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not on record or not shown on the plans.
- The CONTRACTOR shall be responsible for damages to utilities.
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water. If repairs aren't made in a timely manner by the CONTRACTOR.
- The City of Rockwall (City Limits) is not part of the Dig Tex or Texas one Call - 811 - line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - Applicable safety regulations shall be complied with.
- This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 kpsi).

DRAINAGE/STORM SEWER NOTES

- The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- Proposed storm sewer embankment shall be NCTCOG Class "B" as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- All storm structures shall have a smooth uniform poured mortar invert from invert to invert out.
- All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, even joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

- All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department.
- All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-built prior to City Engineering acceptance.
- No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS

- Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the Checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- Submit 1 set of printed Drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawings" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing digital files.
- Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyors/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."

WATER LINE NOTES

- The CONTRACTOR shall maintain existing water service at all times during construction.
- Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 215) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- Proposed water line embedment shall be NCTCOG Class "B-3" as amended by the City of Rockwall's engineering standards of design and construction manual.
- CONTRACTOR shall coordinate the shutoff down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut down impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- Blue 1845 pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrant bolts, nuts and washers that are buried shall be 316 stainless steel.
- Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any valve extensions and the valve box removed and shall be capped in concrete.
- All fire hydrants will have a minimum of 5 feet of clearance around for appearance including but not limited to parking spaces and landscaping.
- All joints are to be megaling joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- All domestic and irrigation services are required to have a tamable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- Wastewater line for 4-inch through 15-inch shall be Green PVC - SDR 35 (ASTM D3034) (less 10 ft cover) and SDR 26 (ASTM D3034) (10 ft or more cover). For 18-inch and larger wastewater line shall be Green PVC - PS 48 (ASTM F679) (less 10 ft cover) and PS 115 (ASTM F679) (10 ft or more cover). No services will be allowed on a sanitary sewer line deeper than 10 feet.
- Proposed wastewater line embedment shall be NCTCOG Class "H" as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
- All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-501.
- All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal. ConShield must have terra-cotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall furnish manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
- All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
- If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087
P (972) 771-7748
F (972) 771-7748

RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This statement is provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF
DESIGN.

DATE

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF CONSTRUCTION.
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
CHARLES A. LAMPING, P.E. 88554



Charles A. Lamping 10/15/2025

GENERAL NOTES
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET

06
OF
41

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-4-A-SHIELD PRIOR TO CONSTRUCTION
ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND
FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE
INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH
HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND
UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR
SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING
CONSTRUCTION.

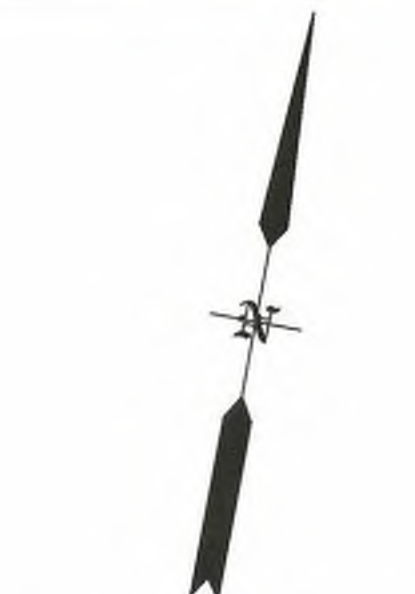
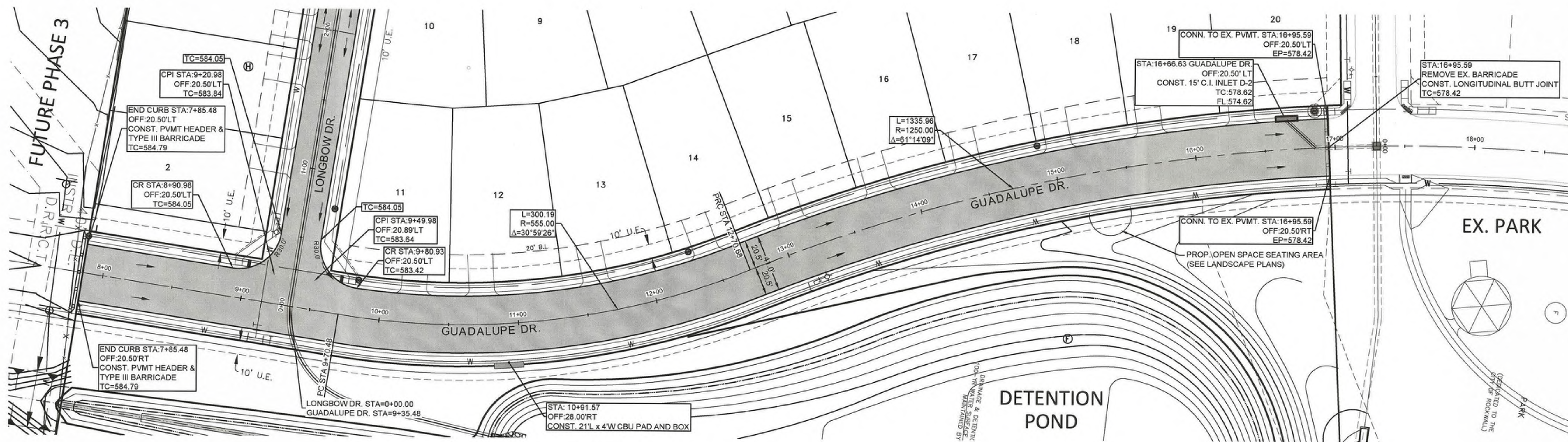
BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Dr. Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PETTITT-ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TPELS REGISTRATION
ENGINEERING SURVEYING #16545 - SURVEYING FIRM #16194792
1600 N. COLLINS BLVD. 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

*ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
**SEE NTMWD NOTES SHEET 1



0 40' 80'
SCALE: 1" = 40'

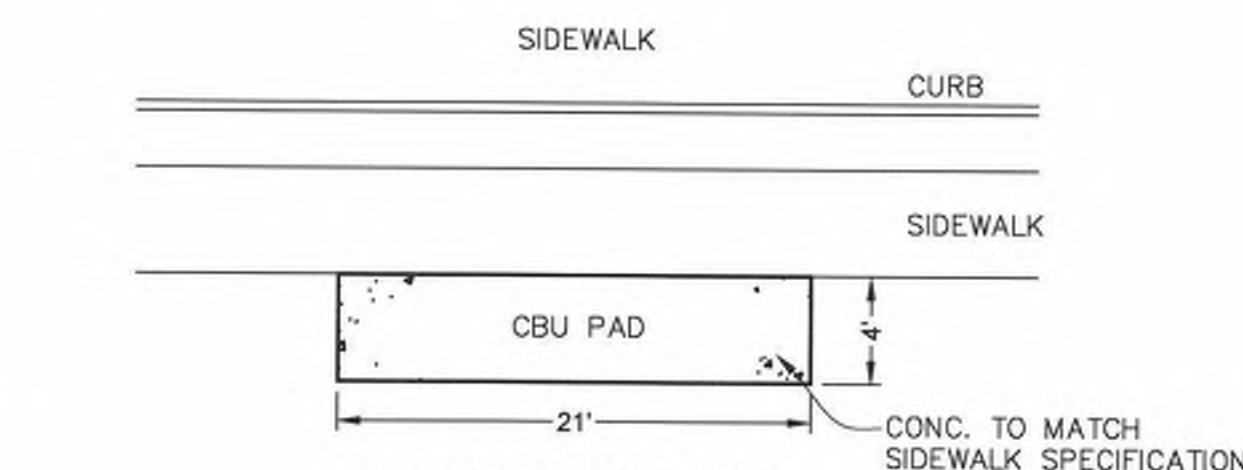
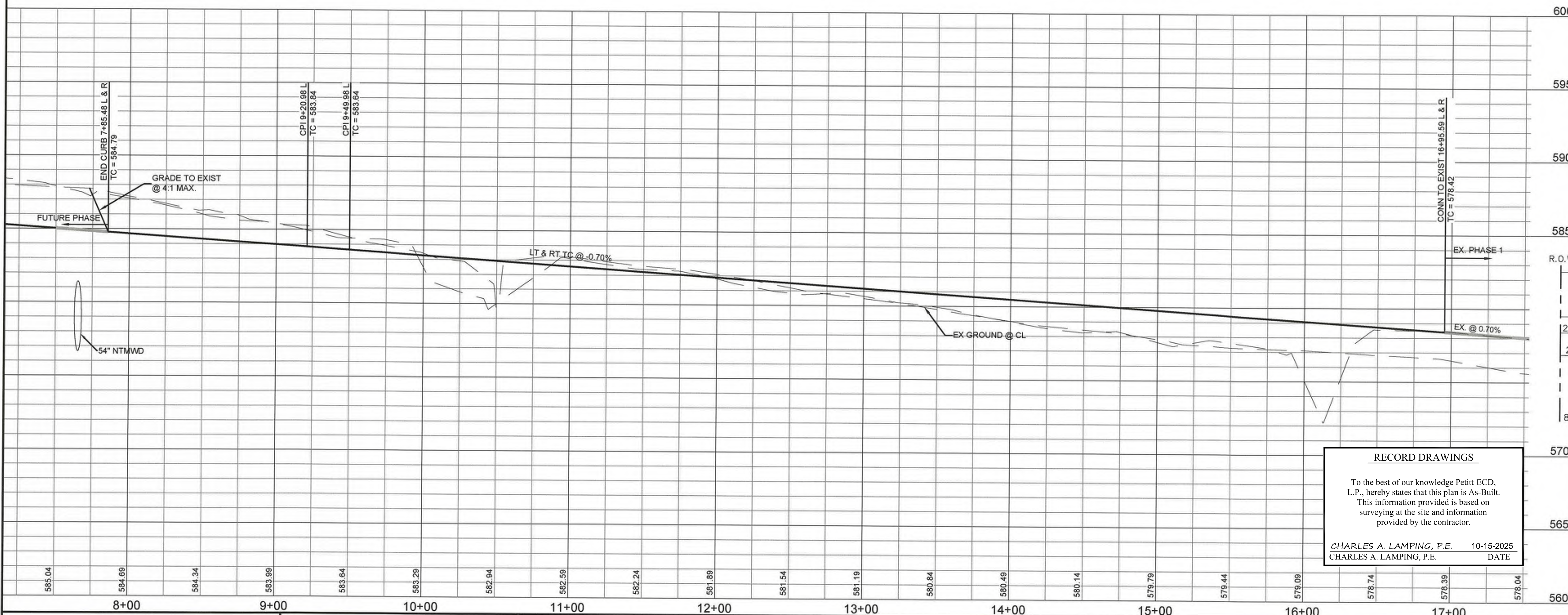
PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

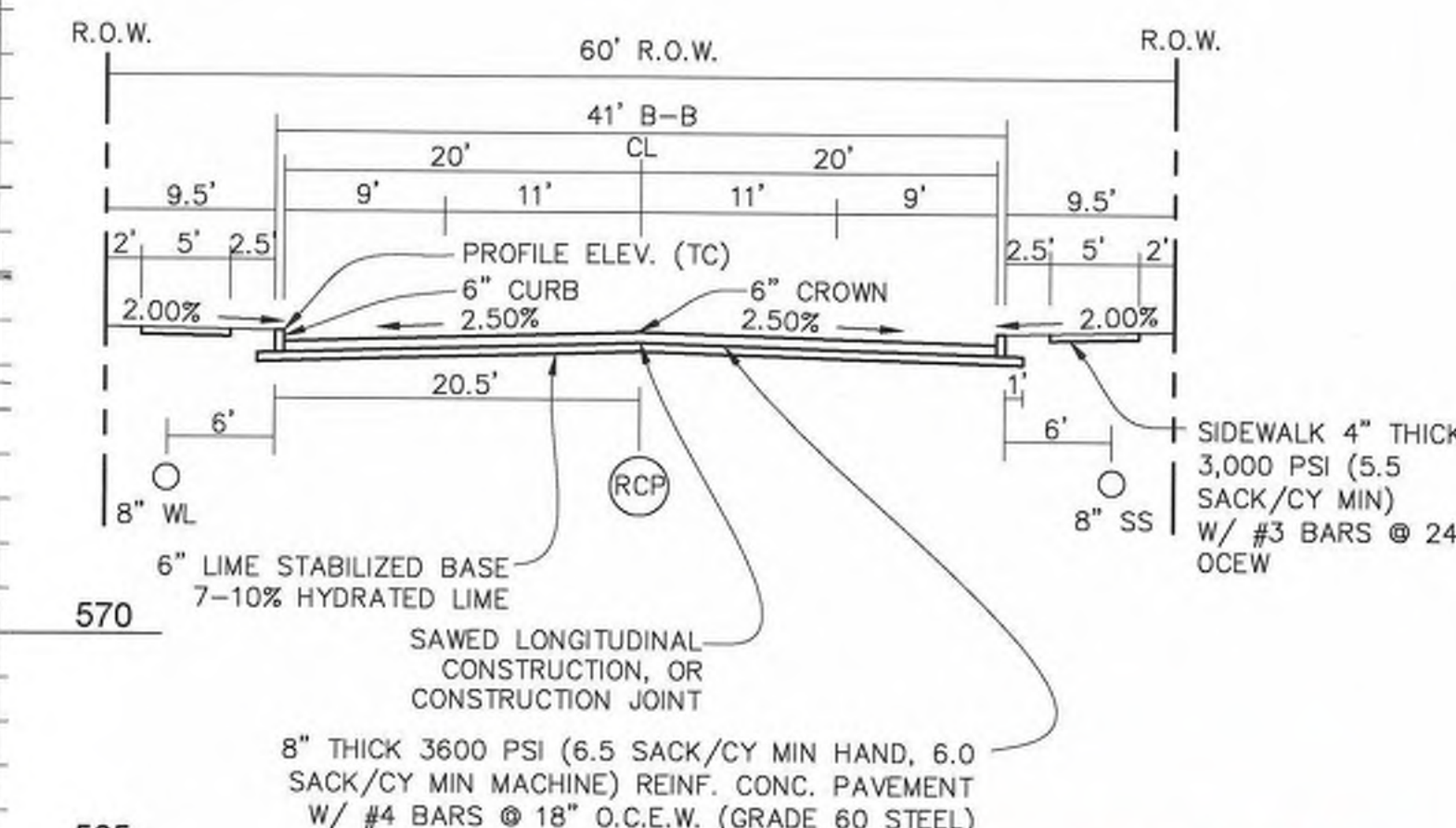
- PROPOSED PAVEMENT
- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

- NOTES:
- FOR TYPICAL PAVEMENT SECTIONS SEE SHEET 35.
 - REFER TO CITY OF ROCKWALL CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
 - THE CITY OF ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - REFER TO LANDSCAPE/HARDSCAPE PLANS FOR SIDEWALKS TO BE BUILT BY DEVELOPER.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 - ALL STREET CURB RETURNS ARE 20' RADIUS A UNLESS OTHERWISE NOTED ON PLANS.
 - ALL ELEVATIONS REFER TO TOP OF CURB UNLESS OTHERWISE NOTED.
 - BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

GUADALUPE DRIVE



CENTRAL BOX UNIT
(CBU) PAD DETAIL
N.T.S.



*SEE 60' R.O.W. DETAIL,
SHEET 35.

RELEASED FOR CONSTRUCTION
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OF DESIGN.

RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD,
L.P., hereby states that this plan is As-Built.
This information provided is based on
surveying at the site and information
provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

REVISIONS:

DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
PROJECT NO.: 06537
DWG FILE NAME: 06537-C-PAVING-2.DWG

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF CONSTRUCTION.
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
CHARLES A. LAMPING, P.E. 88554



GUADALUPE DR PAVING PLAN 8+00 TO
17+00
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
07
OF
41

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION
ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND
FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE
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CONSTRUCTION.

BENCHMARKS:

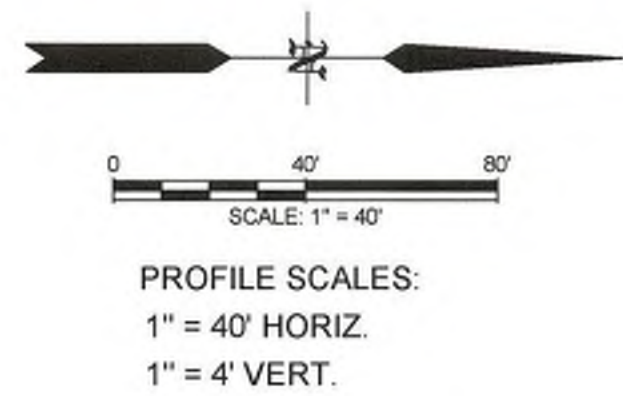
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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #0194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

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**SEE NTMWD NOTES SHEET 1

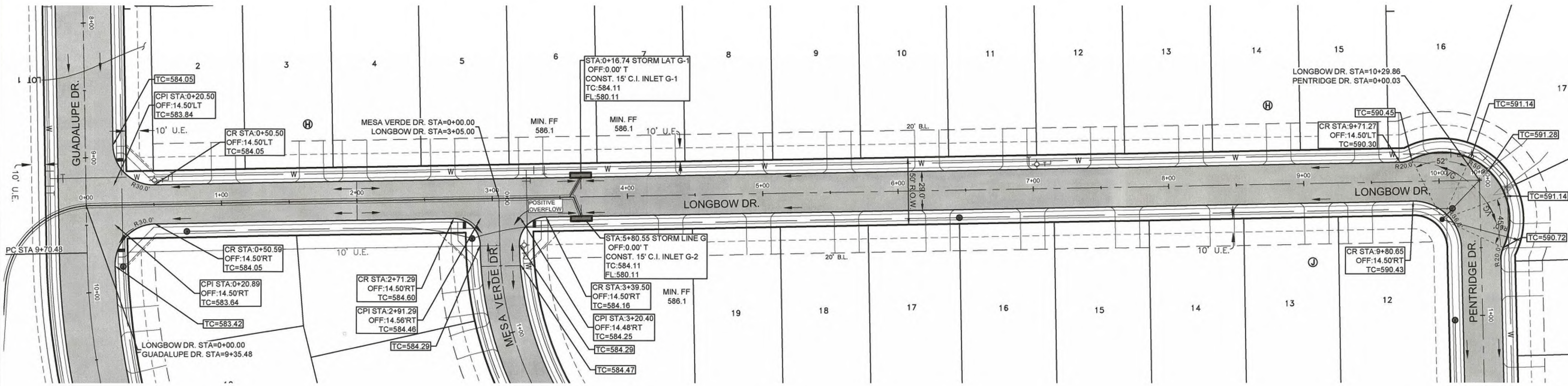


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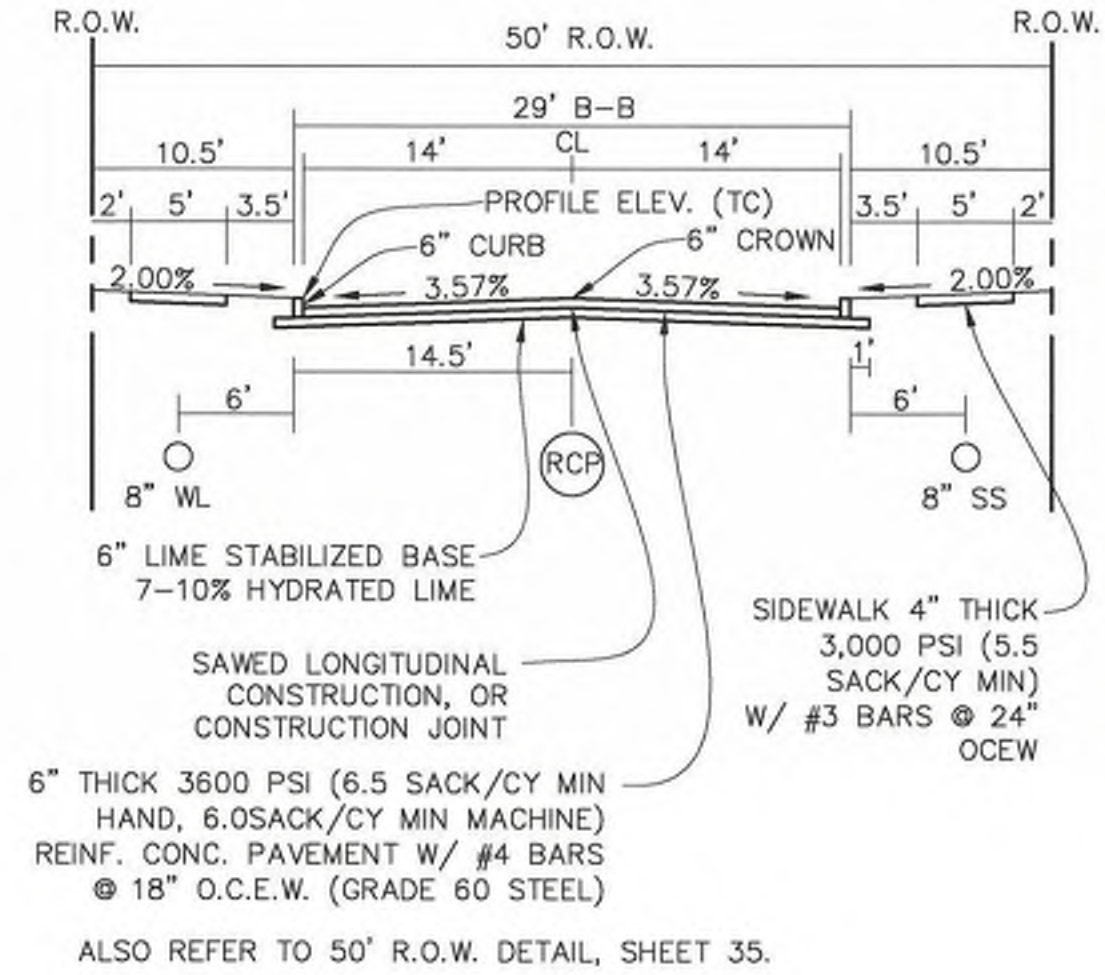
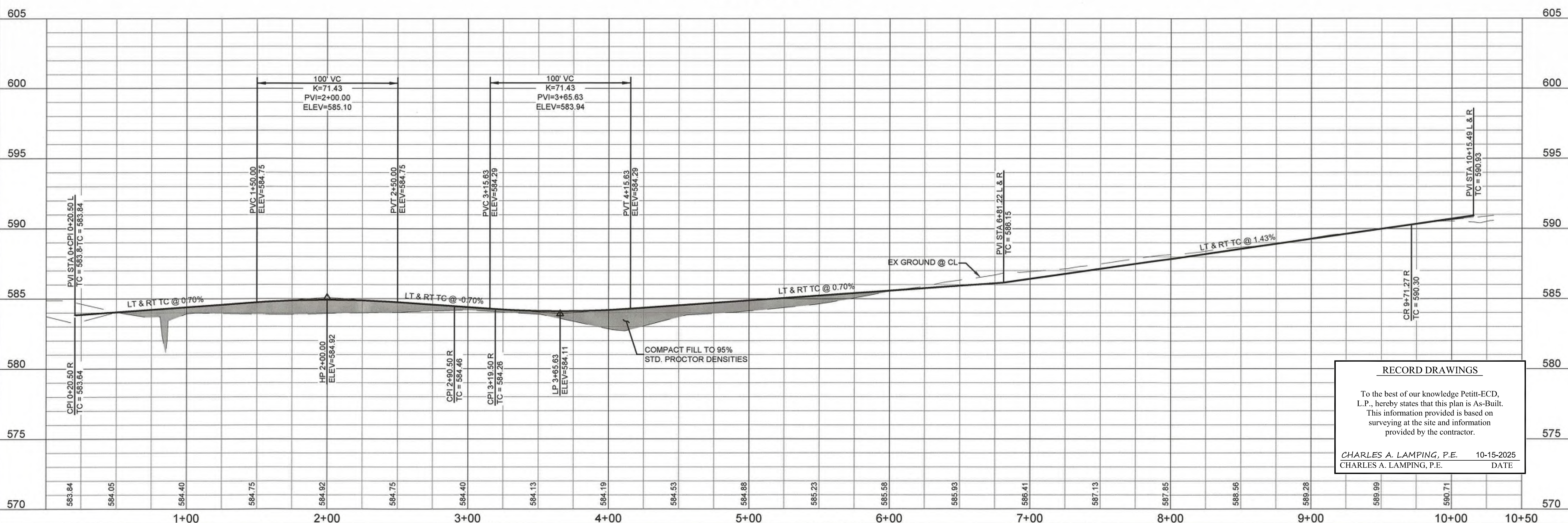
- PROPOSED PAVEMENT
- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

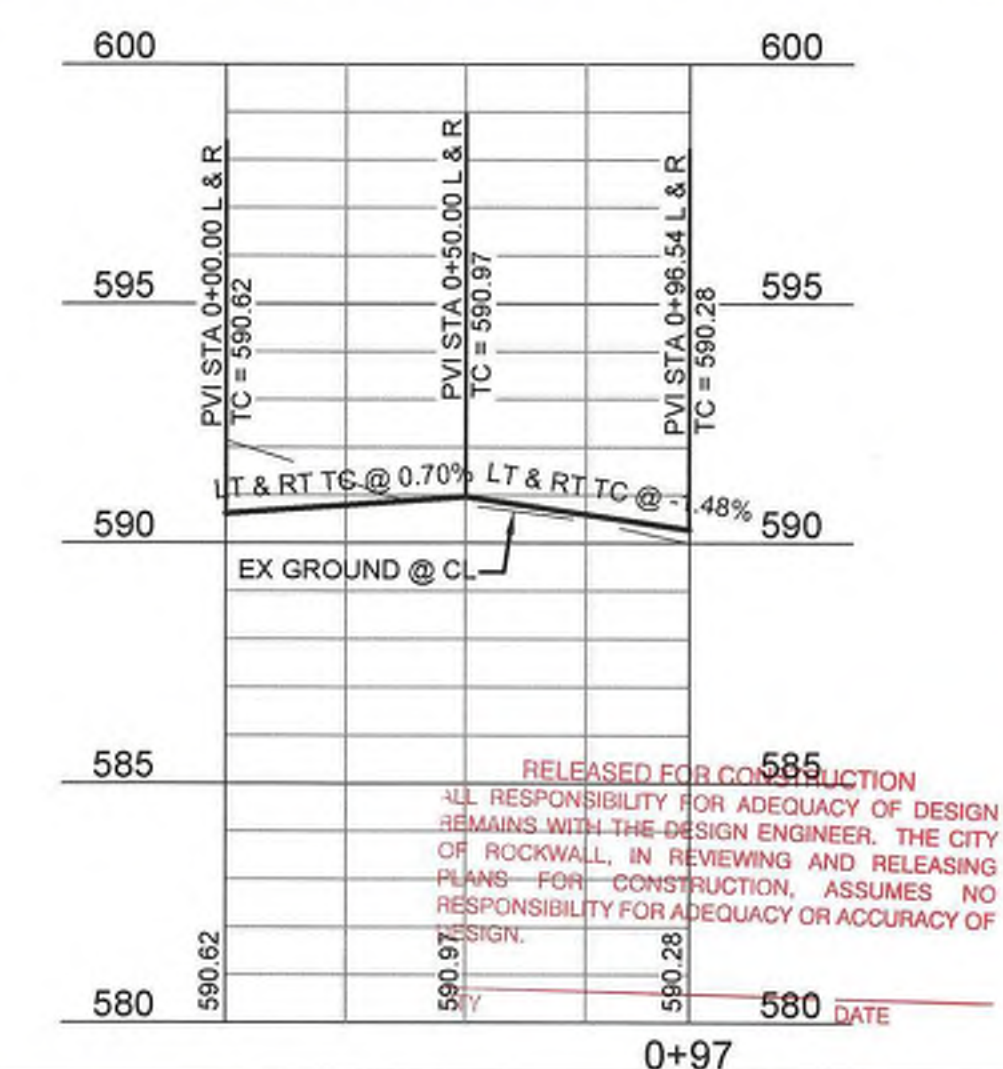
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Longbow Dr.



PENTRIDGE-LONGBOW KNUCKLE



RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194732
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:	
DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO: 06537	
DWG FILE NAME: 06537-C-PAVING-2.DWG	

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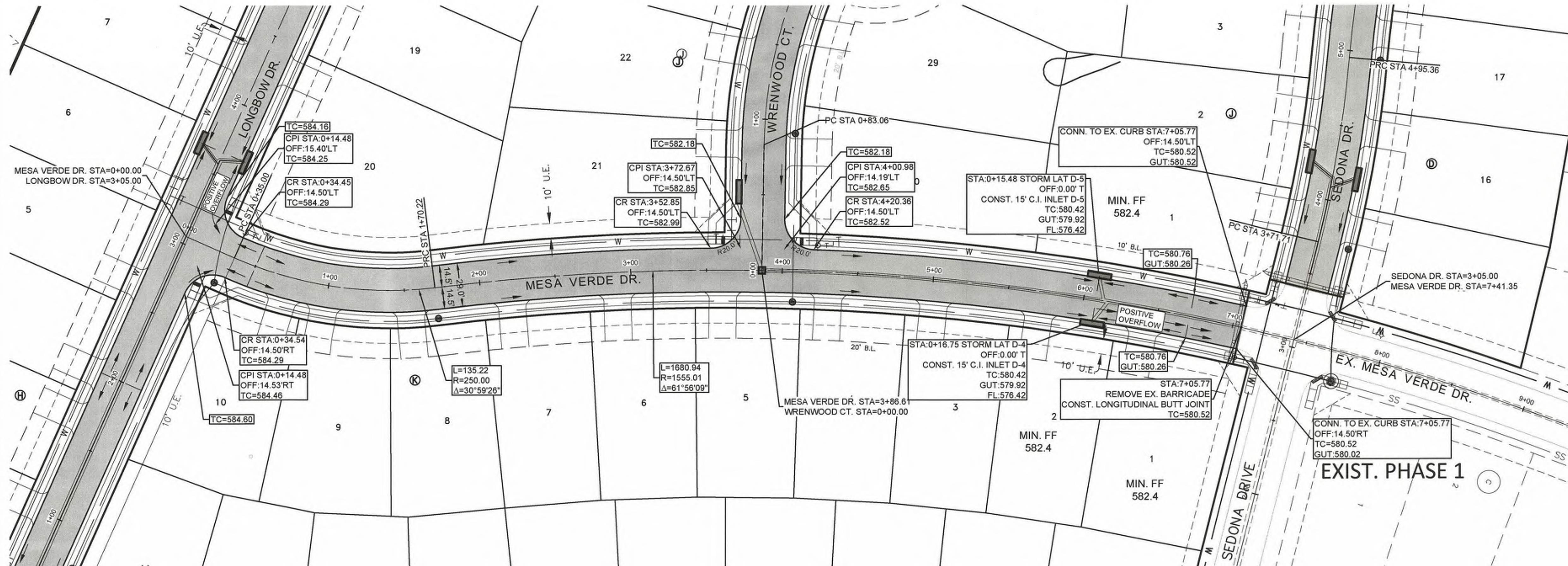
Longbow Dr. PAVING PLAN

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
08
OF
41

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**SEE NTMWD NOTES SHEET 1



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

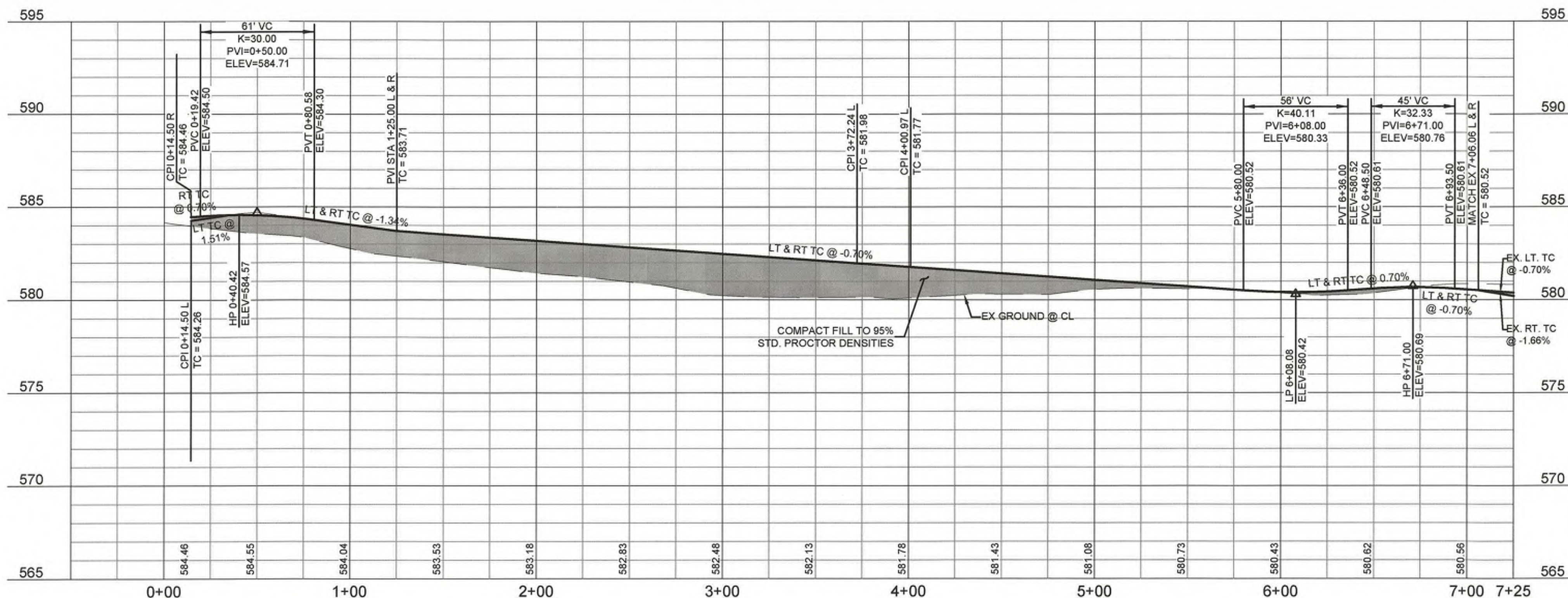
- PROPOSED PAVEMENT
- PROPOSED CURB INLET
- PROPOSED RAMP
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MESA VERDE DRIVE

REFER TO 50' R.O.W.
DETAIL, SHEET 08.



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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
PROJECT NO.: 06537
DWG FILE NAME: 06537-C-PAVING-2.DWG

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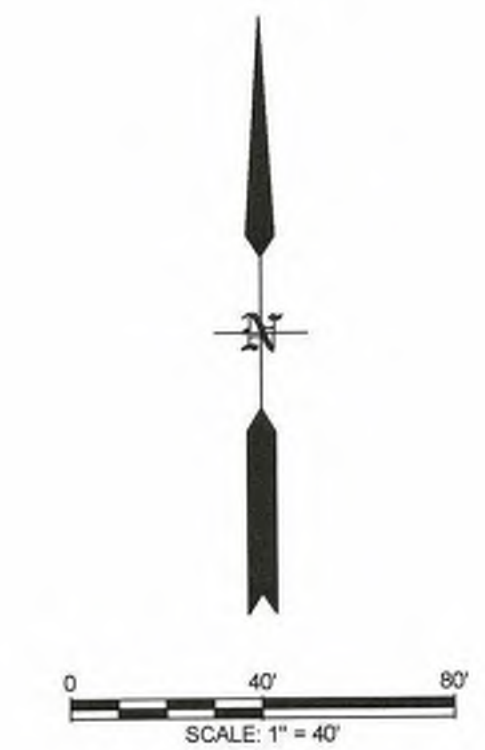
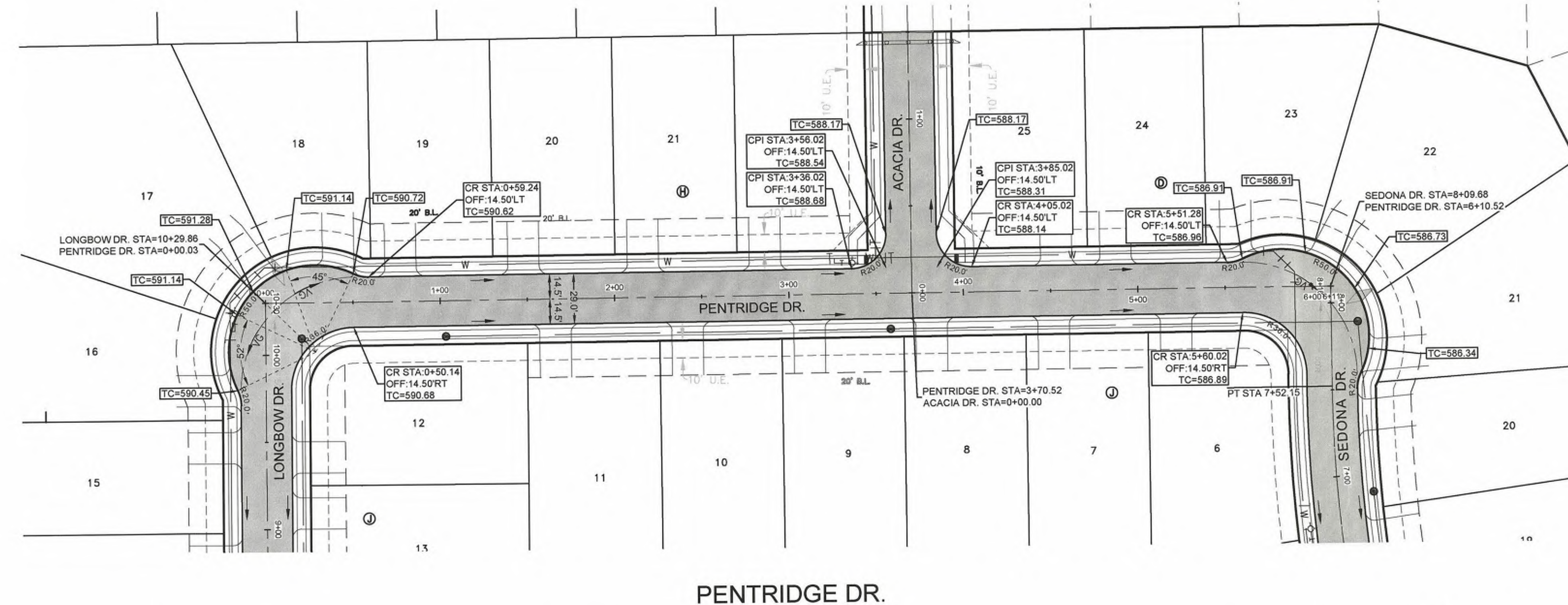


MESA VERDE DR PAVING PLAN 0+00 TO 7+00
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 09 OF 41

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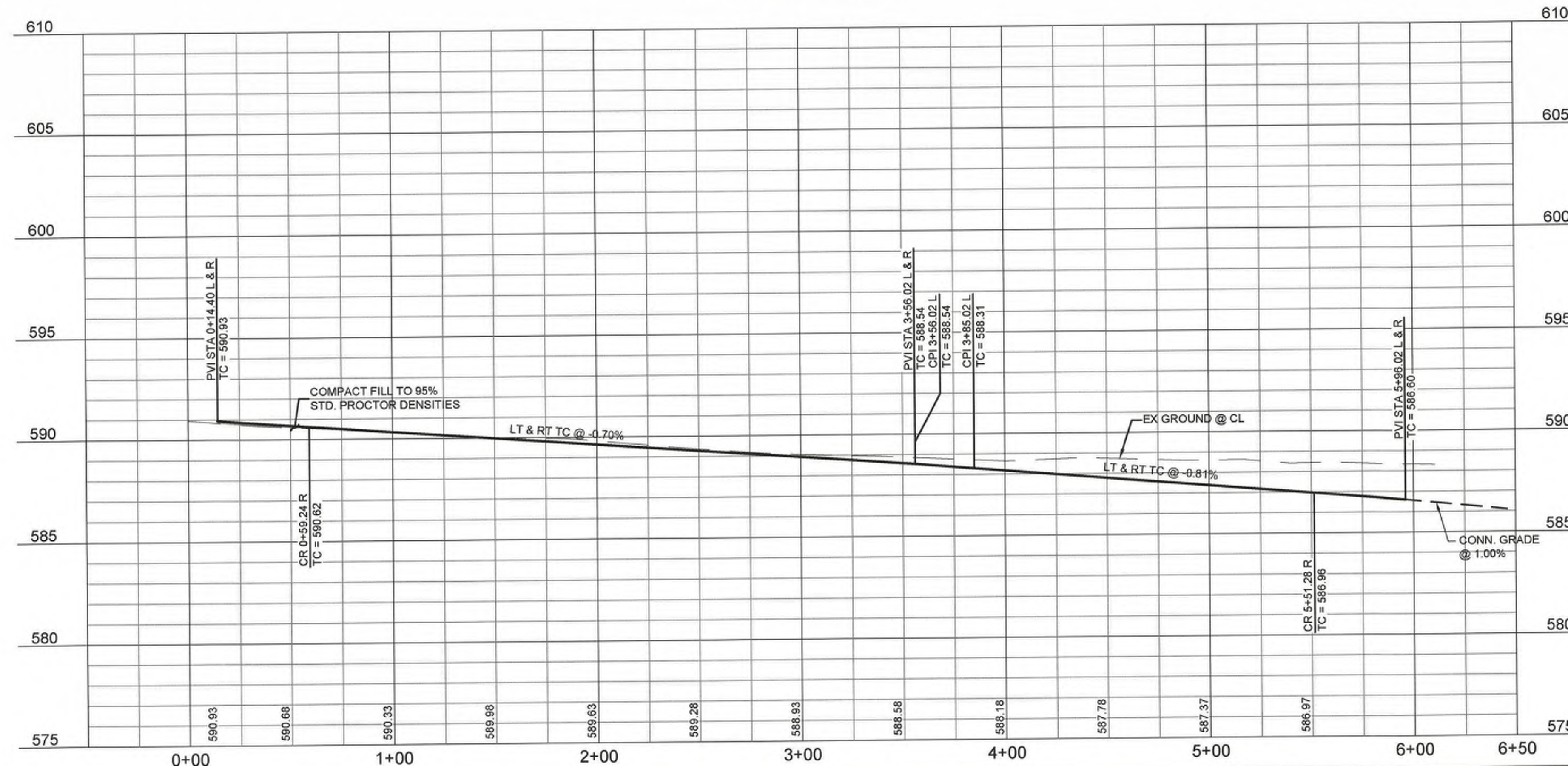
LEGEND

- | | |
|---|---|
|  | PROPOSED PAVEMENT |
|  | PROPOSED CURB INLET |
|  | PROPOSED RAMP |
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DRIVEWAY MUST BE LOCATED |

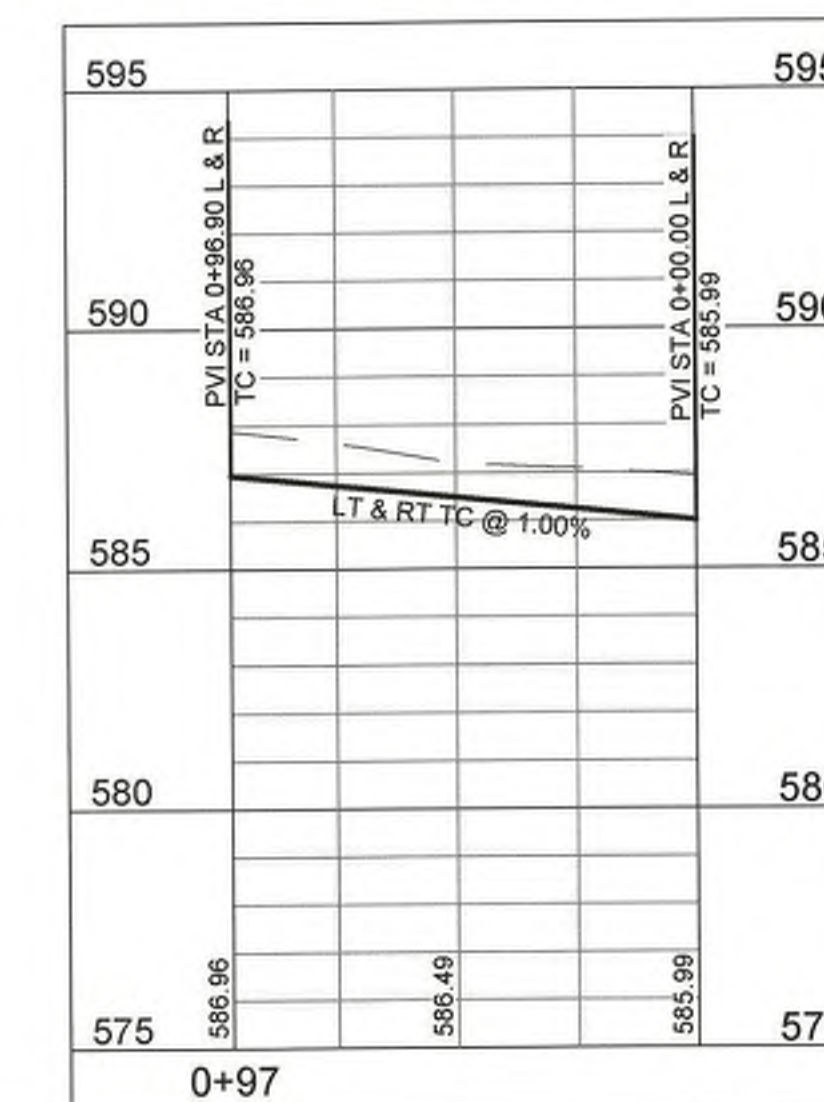
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PENTRIDGE-SEDONA KNUCKLE



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TBPELS REGISTRATION

ENGINEERING FIRM #001145 -	SURVEYING FIRM #10194792
1600 N. COLLINS BLVD	201 WINDCO CIRCLE
SUITE 3300	SUITE 100
RICHARDSON, TX 75080	WYLLIE, TX 75098
972.941.8401	972.941.8400

REVISIONS:

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PENTRIDGE DR. PAVING PLAN

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
10
OF
41

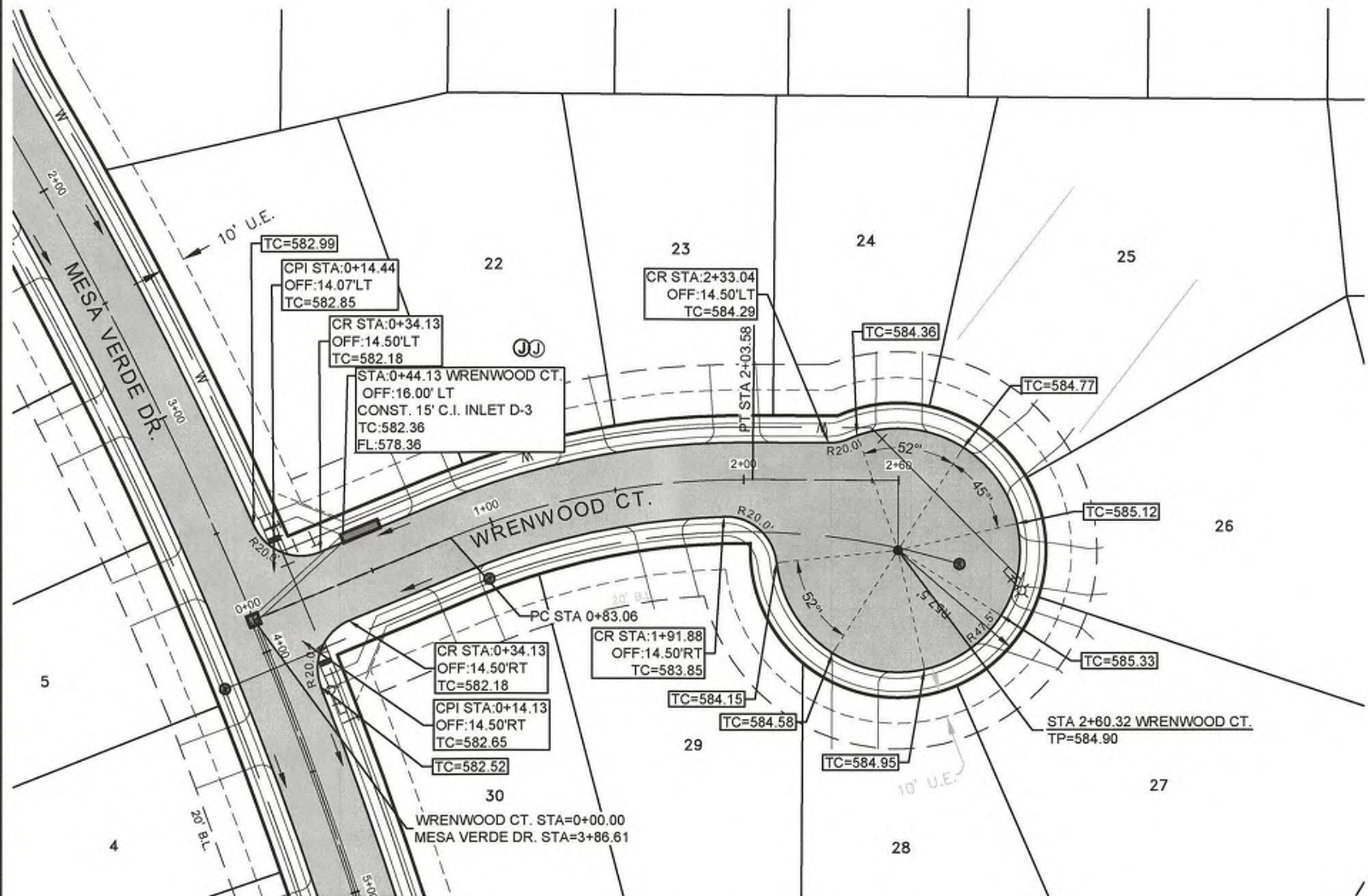
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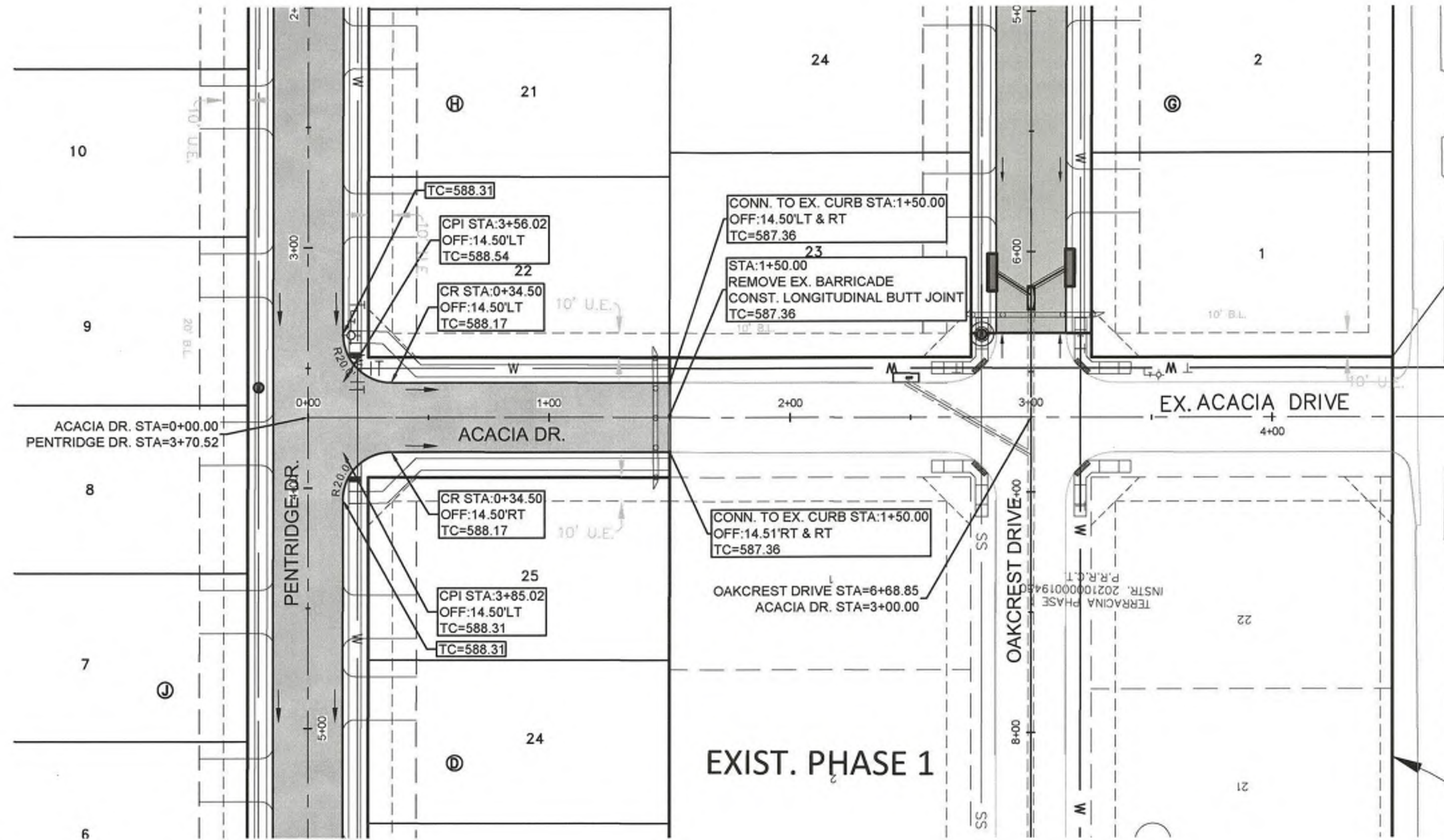
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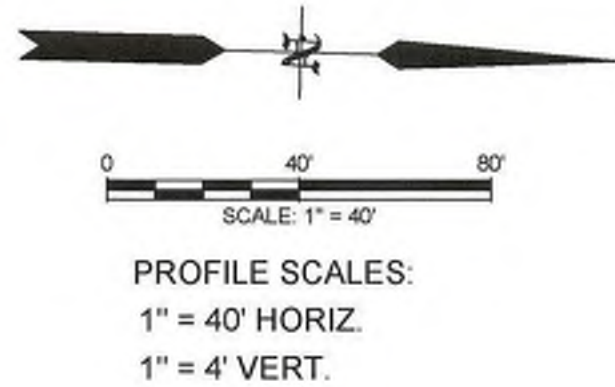
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**SEE NIMWD NOTES SHEET 1



WRENWOOD CT.



EXIST. PHASE 1



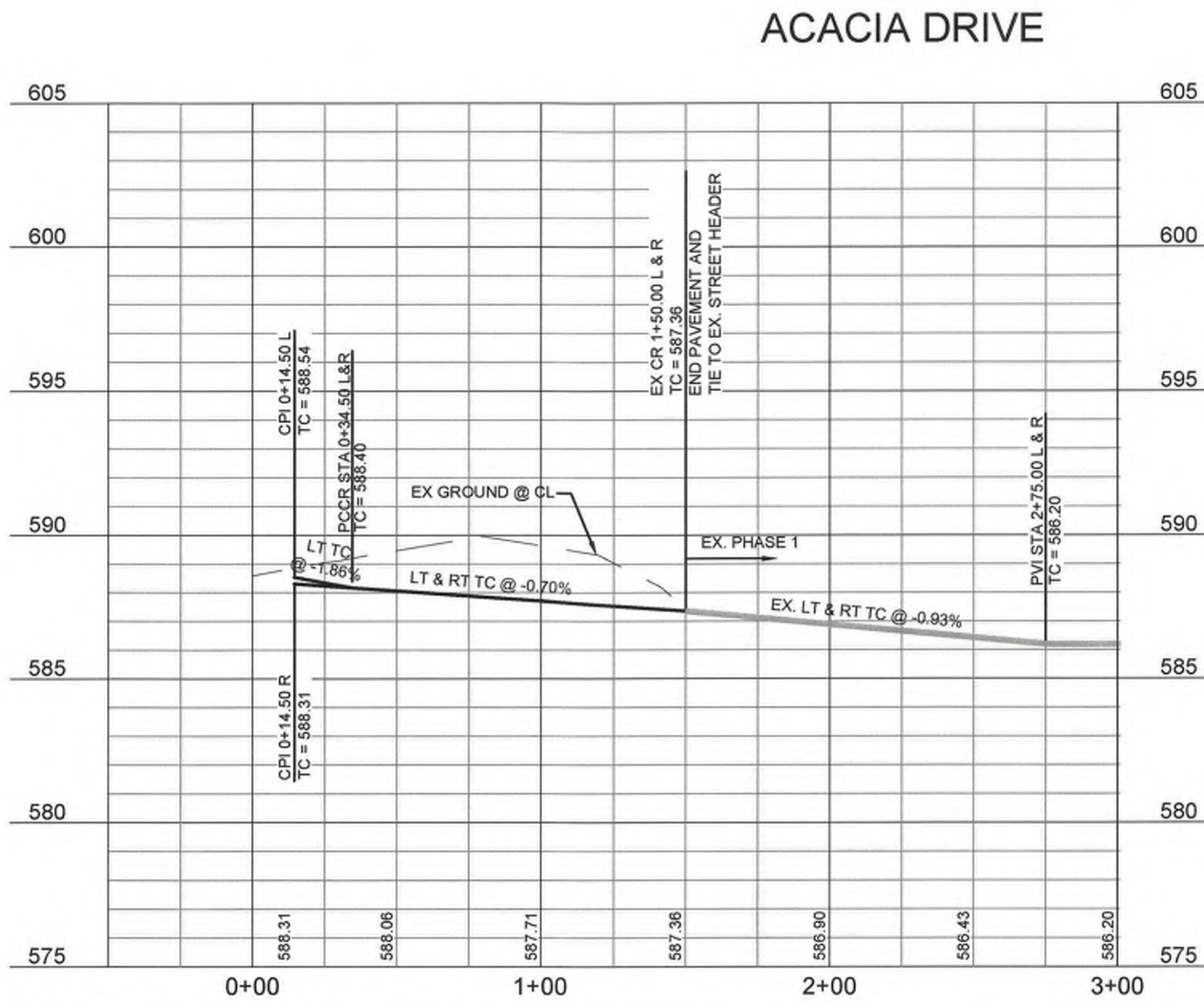
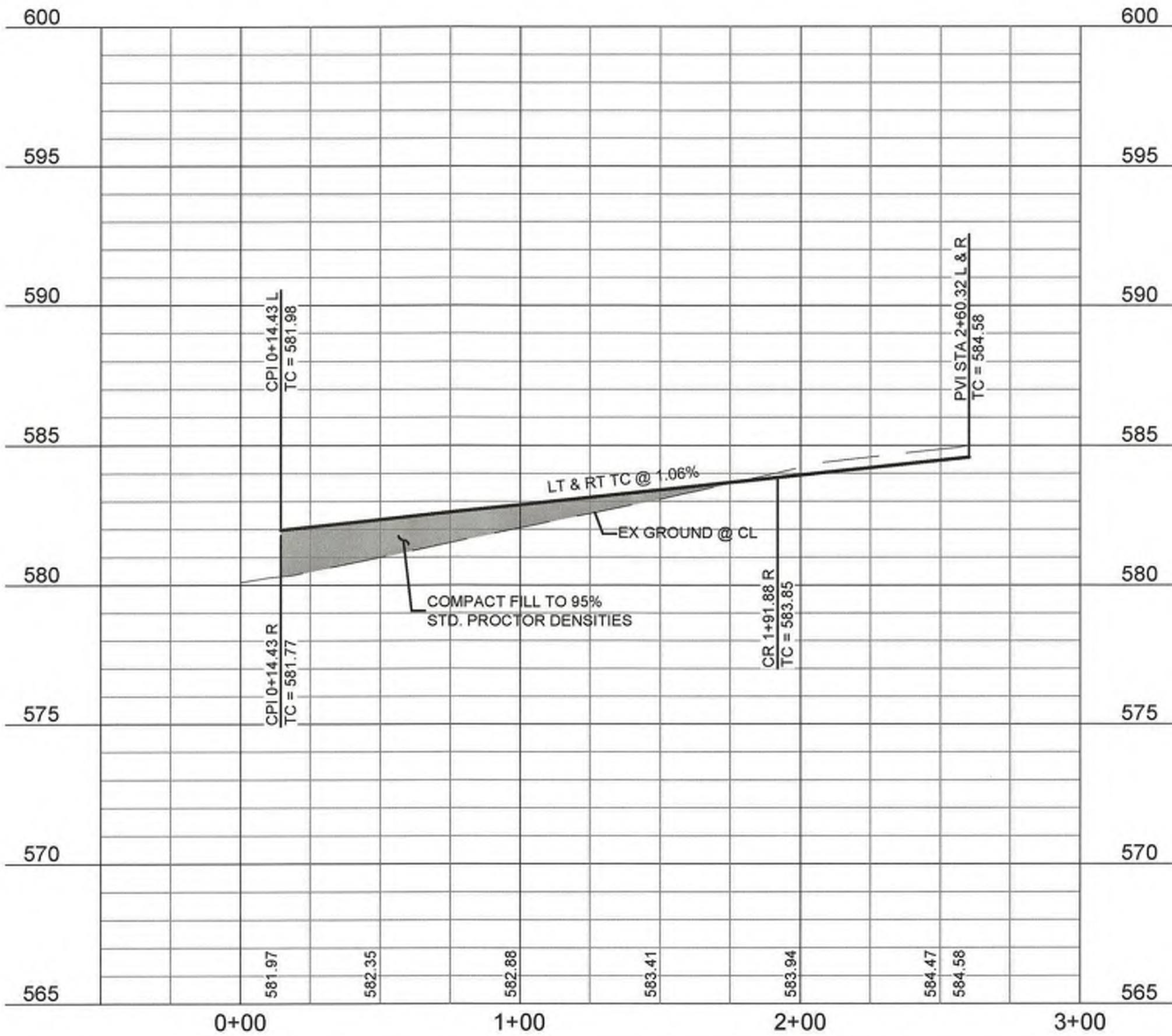
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LEGEND

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- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

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CHARLES A. LAMPING, P.E. 10-15-2025
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CITY DATE

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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TPELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

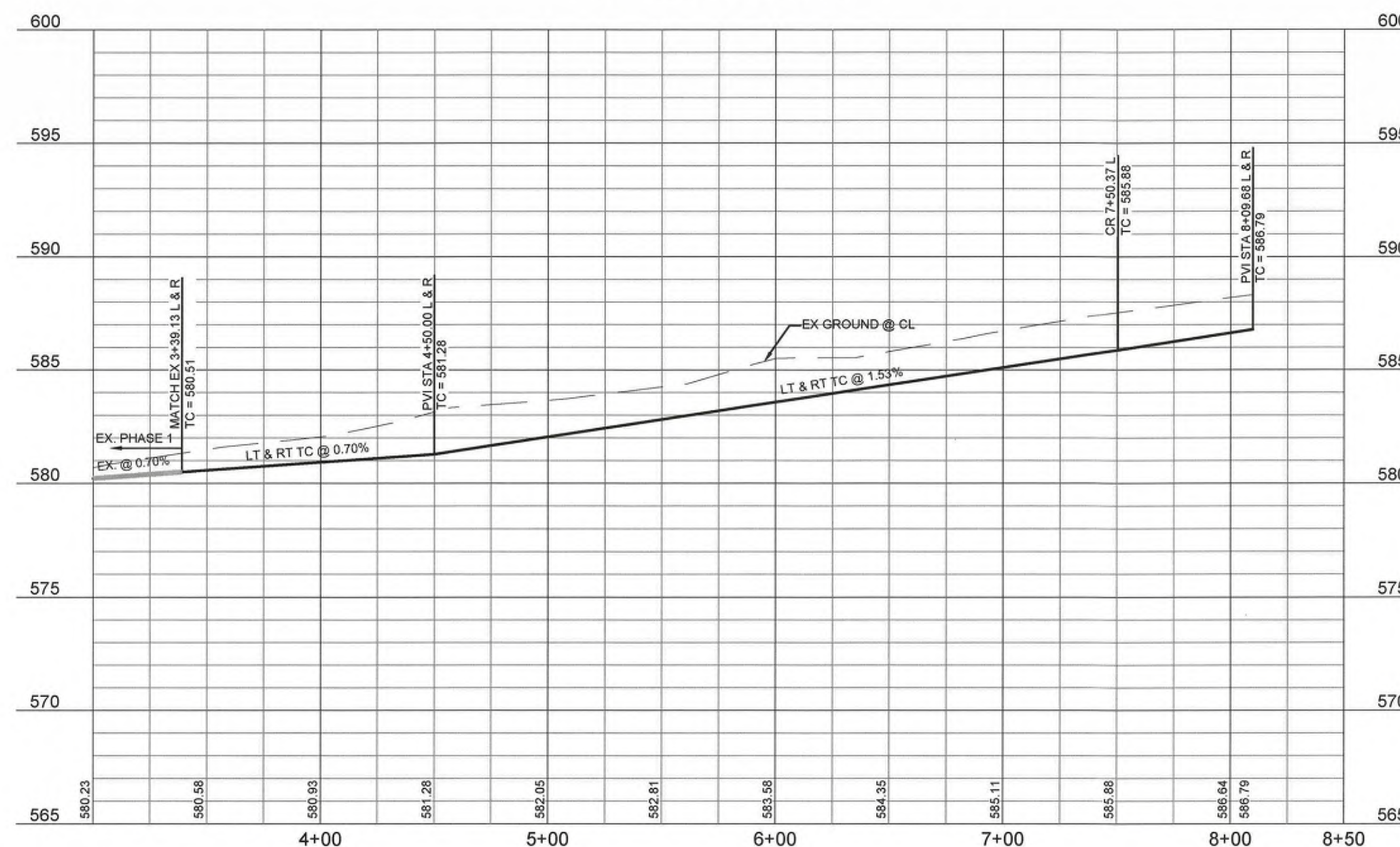
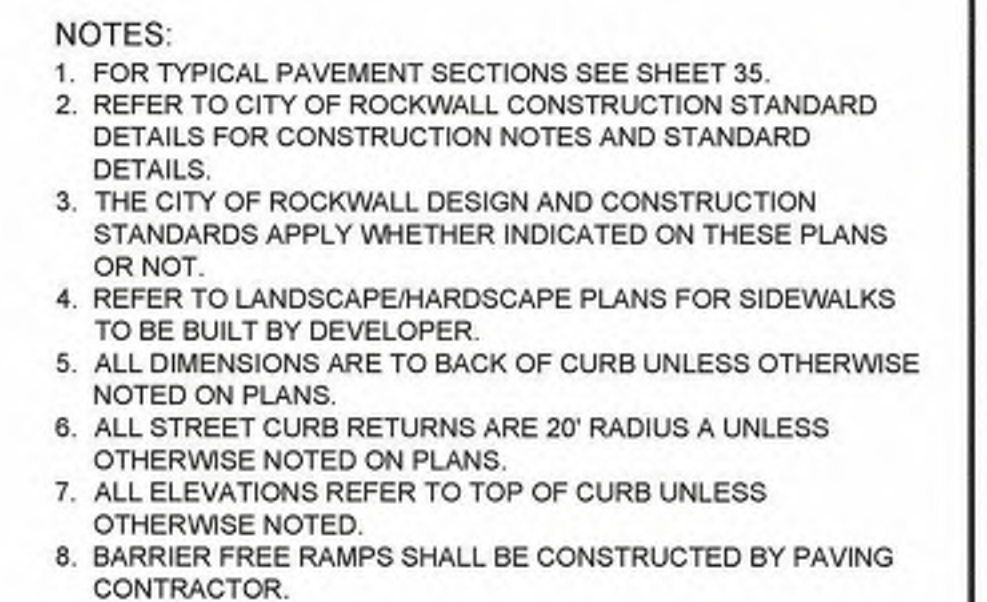
REVISIONS:	
DRAWN: RH	DATE: 8/08/2024
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PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-PAVING-2.DWG	

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WRENWOOD CT. AND ACACIA DR.
PAVING PLAN
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
11
OF
41



RECORD DRAWINGS

CHARLES A. LAMPING, P.E.	10-15-2025
CHARLES A. LAMPING, P.E.	DATE

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PETITT - ECD

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TPELS REGISTRATION

ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 1100
RICHARDSON, TX 75080 WYLLIS, TX 75088
972.941.8401 972.941.8400

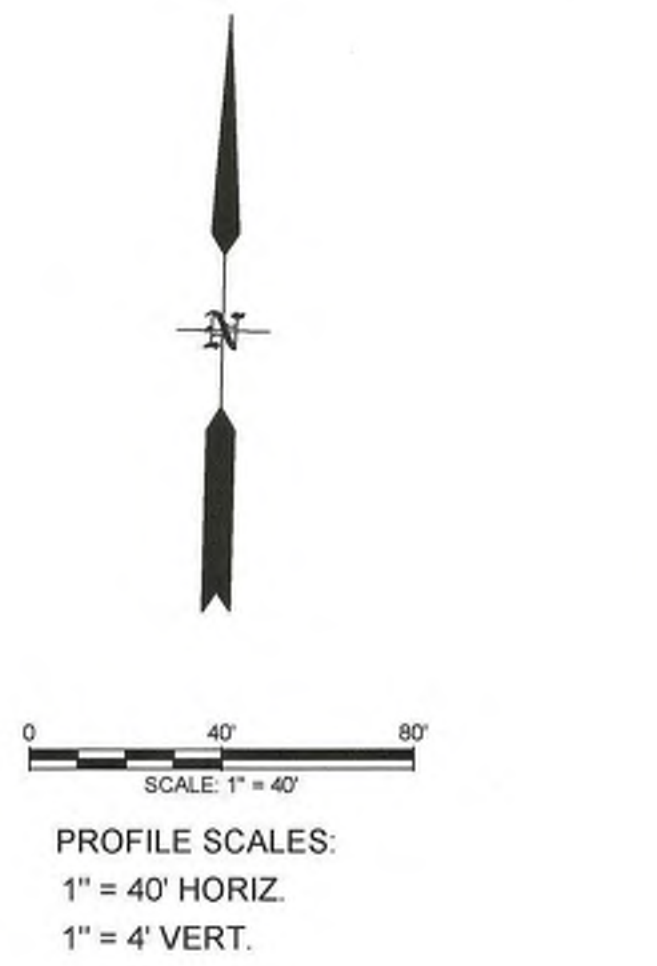
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SEDONA DR. PAVING PLAN
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
12
OF
41



	PROPOSED PAVEMENT
	PROPOSED CURB INLET
	PROPOSED RAMP
	INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

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 CITY DATE



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1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

SHEET
13
OF
41



LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	RETAINING WALL
	100 YEAR FLOODPLAIN LINE
	EXPOSED GRADE BEAM
	DROP GARAGE
	GRADE BREAK
	DRAINAGE SWALE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FINISHED PAD
	TOP OF WALL
	BOTTOM OF WALL
	VALLEY GUTTER
	HIGH POINT
	LOW POINT

NOTES:

- REFER TO CITY OF ROCKWALL CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES.
- THE CITY OF ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- WALL INFORMATION SHOWN ON THESE PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL RETAINING WALL AND SLOPE STABILITY DESIGN BY OTHERS.
- ALL WALLS SHALL BE ON ONE LOT (TYPICALLY ON THE HIGH SIDE LOT) INCLUDING FOOTINGS, TIE BACKS, OR STRUCTURAL FILL.
- ALL COMPACTION TO BE 95% STANDARD DENSITY USING A SHEEP FOOT ROLLER. SEE GEOTECH REPORT.
- ALL FINAL ELEVATIONS TO BE VERIFIED PRIOR TO CITY ACCEPTANCE.
- RETAINING WALLS 3' AND TALLER MUST BE ENGINEER DESIGNED AND CITY APPROVED BEFORE CONSTRUCTION.
- MAX. SLOPE IS 4:1 OR 25%.
- ALL RETAINING WALLS TO BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.

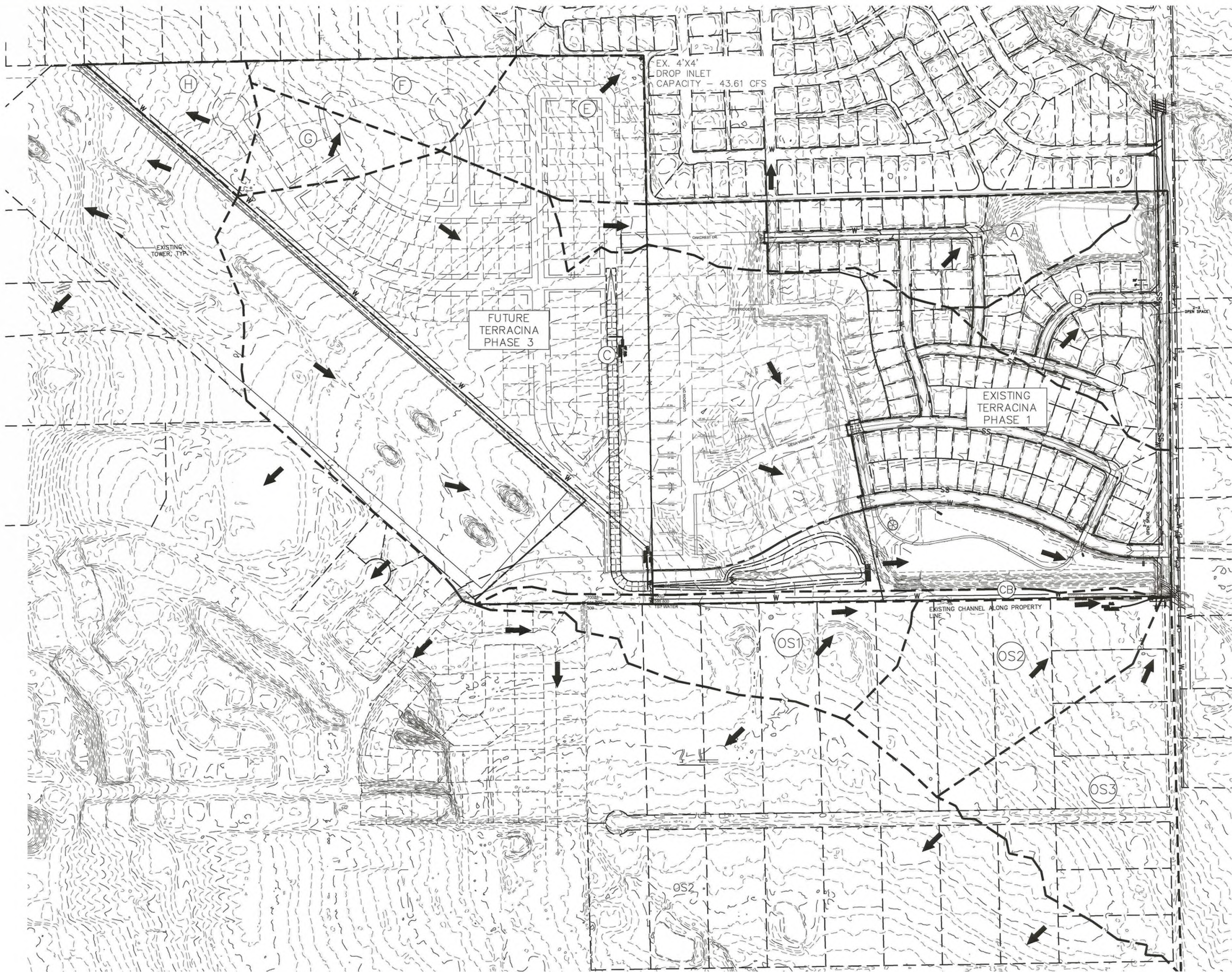
RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

LOT GRADING TYPE A

MISCELLANEOUS DETAILS CITY OF ROCKWALL
RESIDENTIAL LOT TYPICAL WALL & SWALE DETAIL DATE: AUG. 22 R-7020



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**SEE NTMWD NOTES SHEET 1



LEGEND

- 520 MAJOR CONTOUR
- 519 MINOR CONTOUR
- DRAINAGE DIVIDE
- DRAINAGE FLOW DIRECTION
- 100 YEAR FLOODPLAIN LINE
- C DRAINAGE AREA NAME

Existing Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (Min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A	15.86	20.00	0.35	1.00	8.30	46.07	96.42cfs accepted by Ex. 39" RCP
B	10.75	20.00	0.35	1.00	8.30	31.23	96.42cfs accepted by Ex. 39" RCP
C	110.41	20.00	0.35	1.00	8.30	320.74	
CB	2.67	20.00	0.35	1.00	8.30	7.76	TO EX. IMPROVED CHANNEL
E	8.88	20.00	0.35	1.00	8.30	25.80	
F	5.76	20.00	0.35	1.00	8.30	16.73	Accounted for by adjacent property
G	4.39	20.00	0.35	1.00	8.30	12.75	Not accounted for by adj. property
H	4.67	20.00	0.35	1.00	8.30	13.57	
OS-1	11.40	10.00	0.50	1.00	9.80	55.86	TO EX. IMPROVED CHANNEL
OS-2	13.83	10.00	0.50	1.00	9.80	67.77	TO EX. IMPROVED CHANNEL
OS-3	16.43	10.00	0.50	1.00	9.80	80.51	TO ROCHELL ROAD

RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

RELEASED FOR CONSTRUCTION
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DATE

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-4-A-SHIELD PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:
CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINOCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

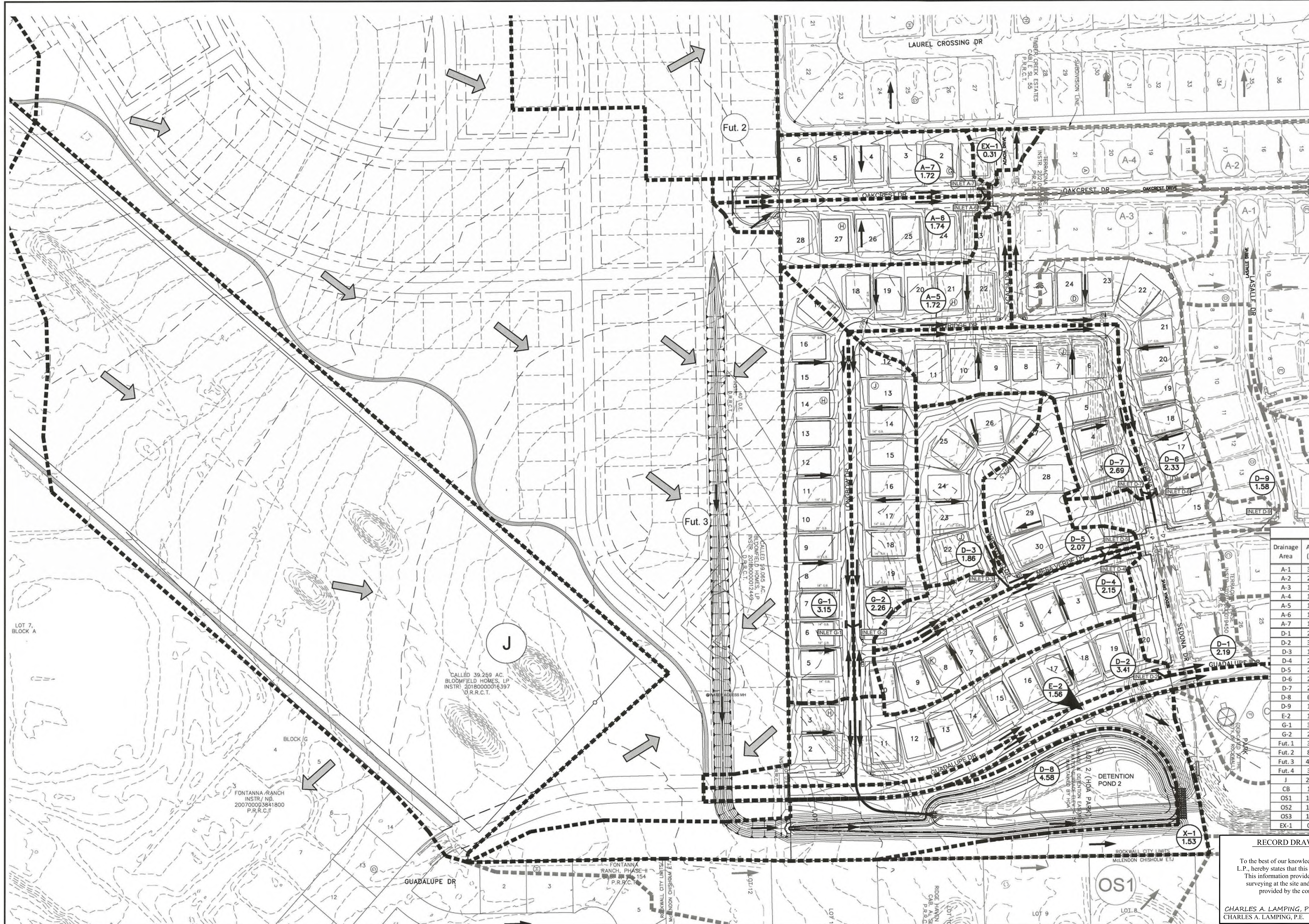
DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO: 06537	
DWG FILE NAME: 06537-C-DAM-E-2.DWG	

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EXISTING DRAINAGE AREA MAP
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
16
OF
41



*ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
**SEE NTMWD NOTES SHEET 1

0 180 360
SCALE: 1" = 180'

LEGEND

- 520 MAJOR CONTOUR
- 519 MINOR CONTOUR
- PROPOSED STORM
- DRAINAGE DIVIDE
- DRAINAGE FLOW DIRECTION
- CURB INLET
- INLET NUMBER
- PROPOSED SWALE
- 100 YEAR FLOODPLAIN LINE
- DRAINAGE AREA NAME
- DRAINAGE AREA (ACRES)

D-5
12.0

Ultimate Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A-1	3.91	10.00	0.50	1.00	9.80	19.16	To Inlet A-1 phase 1
A-2	2.02	10.00	0.50	1.00	9.80	9.90	To Inlet A-2
A-3	1.70	10.00	0.50	1.00	9.80	8.33	To Inlet A-3
A-4	1.39	10.00	0.50	1.00	9.80	6.81	To Inlet A-4
A-5	1.72	10.00	0.50	1.00	9.80	8.43	To Inlet A-5
A-6	1.74	10.00	0.50	1.00	9.80	8.53	To Inlet A-6
A-7	1.72	10.00	0.50	1.00	9.80	8.43	To Inlet A-7
D-1	2.19	10.00	0.50	1.00	9.80	10.73	To Inlet D-1
D-2	3.41	10.00	0.50	1.00	9.80	16.71	To Inlet D-2
D-3	1.86	10.00	0.50	1.00	9.80	9.11	To Inlet D-3
D-4	2.15	10.00	0.50	1.00	9.80	10.54	To Inlet D-4
D-5	2.07	10.00	0.50	1.00	9.80	10.14	To Inlet D-5
D-6	2.33	10.00	0.50	1.00	9.80	11.42	To Inlet D-6
D-7	2.69	10.00	0.50	1.00	9.80	13.18	To Inlet D-7
D-8	6.10	4.83	0.50	1.00	9.80	29.89	Pond Open Space
D-9	1.58	10.00	0.50	1.00	9.80	7.74	To Inlet D-9
E-2	1.42	10.00	0.50	1.00	9.80	6.96	To Inlet E-2 From Ph.1
G-1	3.15	10.00	0.50	1.00	9.80	15.44	To Inlet G-1
G-2	2.26	10.00	0.50	1.00	9.80	11.07	To Inlet G-2
Fut. 1	3.06	10.00	0.50	1.00	9.80	14.99	Sheet Flow to North
Fut. 2	8.68	10.00	0.50	1.00	9.80	42.53	To Ex. 4x4' Drop Inlet
Fut. 3	42.60	10.00	0.50	1.00	9.80	208.74	To Future Detention Pond
Fut. 4	3.22	10.00	0.50	1.00	9.80	15.78	Sheet Flow to West
J	22.71	20.00	0.35	1.00	8.30	65.97	To Future Detention Pond
CB	1.84	10.00	0.50	1.00	9.80	9.02	To Ex. Improved Channel
OS1	11.40	10.00	0.50	1.00	9.80	55.86	To Pond
OS2	13.83	10.00	0.50	1.00	9.80	67.77	To Ex. Improved Channel
OS3	16.43	10.00	0.50	1.00	9.80	80.51	To Rochell Rd.
EX-1	0.31	10.00	0.50	1.00	9.80	1.52	To Acadia Dr.

RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

RELEASED FOR CONSTRUCTION
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-368-5888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
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CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75

PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

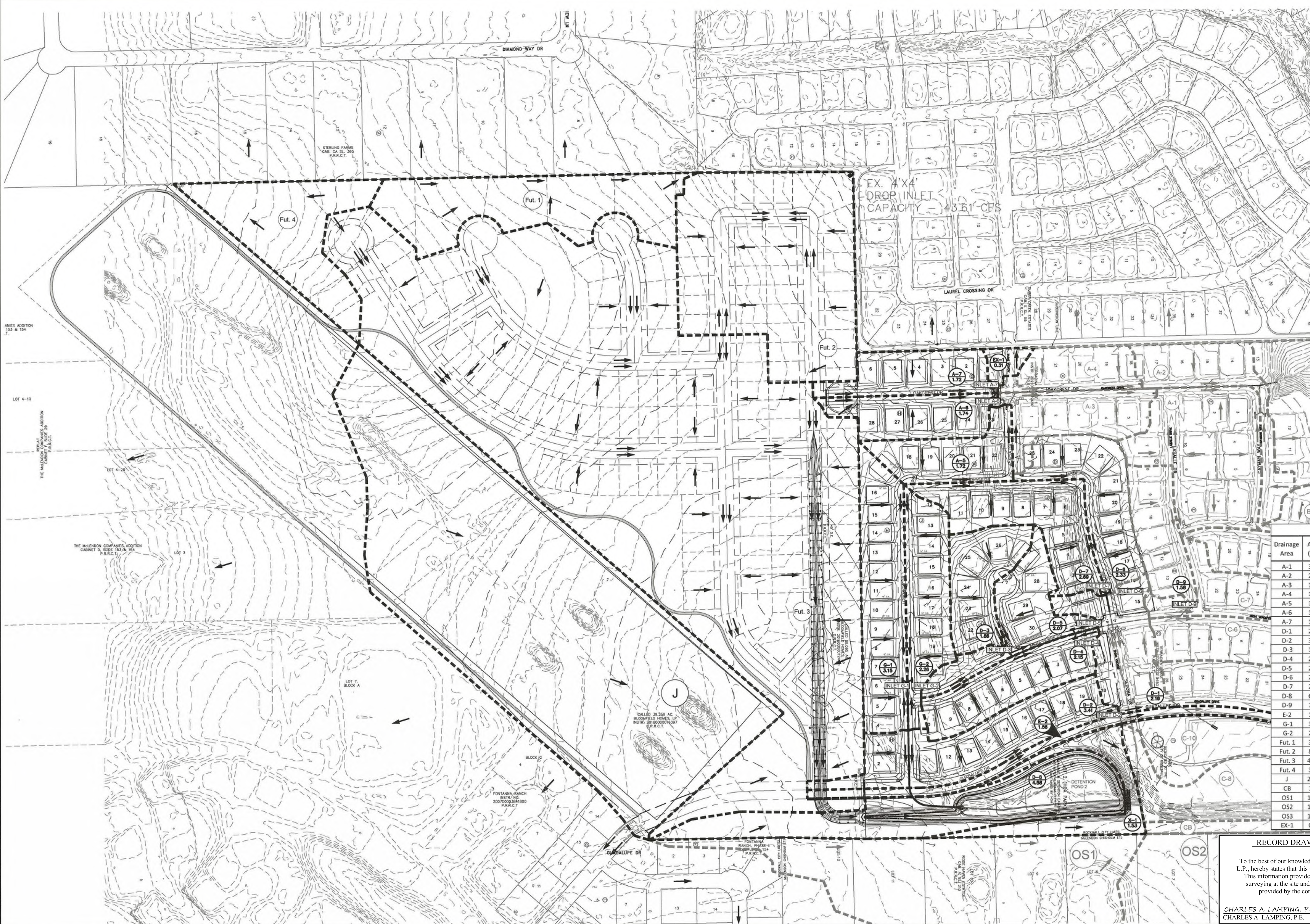
DRAWN: RH	DATE:
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PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-DAM-P-2.DWG	

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PROPOSED DRAINAGE AREA MAP
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
17
OF
41



*ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
**SEE NTMWD NOTES SHEET 1

LEGEND

- 520 — MAJOR CONTOUR
- 519 — MINOR CONTOUR
- PROPOSED STORM
- DRAINAGE DIVIDE
- DRAINAGE FLOW DIRECTION
- CURB INLET
- INLET NUMBER
- PROPOSED SWALE
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- DRAINAGE AREA NAME
- DRAINAGE AREA (ACRES)

Ultimate Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A-1	3.91	10.00	0.50	1.00	9.80	19.16	To Inlet A-1 phase 1
A-2	2.02	10.00	0.50	1.00	9.80	9.90	To Inlet A-2
A-3	1.70	10.00	0.50	1.00	9.80	8.33	To Inlet A-3
A-4	1.39	10.00	0.50	1.00	9.80	6.81	To Inlet A-4
A-5	1.72	10.00	0.50	1.00	9.80	8.43	To Inlet A-5
A-6	1.74	10.00	0.50	1.00	9.80	8.53	To Inlet A-6
A-7	1.72	10.00	0.50	1.00	9.80	8.43	To Inlet A-7
D-1	2.19	10.00	0.50	1.00	9.80	10.73	To Inlet D-1
D-2	3.41	10.00	0.50	1.00	9.80	16.71	To Inlet D-2
D-3	1.86	10.00	0.50	1.00	9.80	9.11	To Inlet D-3
D-4	2.15	10.00	0.50	1.00	9.80	10.54	To Inlet D-4
D-5	2.07	10.00	0.50	1.00	9.80	10.14	To Inlet D-5
D-6	2.33	10.00	0.50	1.00	9.80	11.42	To Inlet D-6
D-7	2.69	10.00	0.50	1.00	9.80	13.18	To Inlet D-7
D-8	6.10	4.83	0.50	1.00	9.80	29.89	Pond Open Space
D-9	1.58	10.00	0.50	1.00	9.80	7.74	To Inlet D-9
E-2	1.42	10.00	0.50	1.00	9.80	6.96	To Inlet E-2 from PH.1
G-1	3.15	10.00	0.50	1.00	9.80	15.44	To Inlet G-1
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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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CITY _____ DATE _____

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PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194732
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080 972.941.8401

201 WINDCO CIRCLE SUITE 100 WYUJE, TX 75098 972.941.8400

REVISIONS:

DRAWN: RH	DATE:
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ULTIMATE DRAINAGE AREA MAP

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 18 OF 41

Pipe Calculations																																													
Line Desc.	Upstream Sta.	Downstream Sta.	Dist. Btwn. Points	Area Number	D A (AC)	Coeff., CK	Incrim. CA	Accumulated CA	Time at Upstream	Design Storm Freq.	Rainfall Intensity, I (in/hr)	Storm Water Runoff, Q (cfs)	Cum. Runoff Q (cfs)	Number of Barrels	Storm Sewer Diameter, Ø (in)	RCP		Type	Area of Pipe (ft²)	Wetted Perimeter of Pipe (ft)	Hydraulic Radius of Pipe (ft)	Mann. Coeff. (in)	Flowline Elevation		Slope of Storm Pipe (%)	Velocity in Storm Pipe (fps)	Hydraulic Gradient Slope, S _f (ft/ft)	Storm Sewer Capacity Q (cfs)	Partial Flow	L*Sf	V1²/2g	V2²/2g	Head Loss Coeff, K _j	Velocity Head Loss Upstream (ft)	Inlet and Bend Losses	Flow Time Distance (V*60) (min)	Flow Time of Downstream Sta. (min)	Down-stream HGL	Upstream HGL	Starting HGL	Top of Curb Elevation	HGL Below Top of Curb	Remarks		
																Span (ft)	Rise (ft)						Up-stream	Down-stream																					
A	2	3	4	17/36	18	19	20	21	22	23	24	25	25	5	6	7	8	9	10	11	12	13	14	15	16	28	30	26	27	31	34	35	37	38	38	29		33	32	39	40	41	42		
A	1022.98	1006.24	16.74	INL A-7	1.72	0.50	0.86	0.86	10.00	100-YR	8.80	7.57	7.57	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	582.43	578.02	21.16%	3.15	0.0023	72.90	Yes	0.098		0.15	1.25	0.00	0.19	0.09		10.09	580.99	581.18		586.43	5.25		
A	1006.24	1003.24	3.00	45 BEND		0.50	0.00	0.00	10.09	100-YR	9.80	0.00	7.57	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	578.43	578.02	2.05%	2.41	0.0011	32.39	Yes	0.003	0.15	0.09	0.37	0.03	0.03	0.02	10.11	580.89	580.95						
A	1003.24	997.01	66.23	A-6	1.74	0.50	0.87	0.87	10.11	100-YR	9.79	8.51	16.08	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	578.04	578.02	0.0051	5.12	0.0051	32.39	Yes	0.335	0.09	0.41	1.00	0.32	0.00	0.22	10.33	580.57	580.88						
A	997.01	506.16	490.85	A-5	1.72	0.50	0.86	1.73	10.33	100-YR	9.75	8.38	24.47	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	578.02	575.00	0.60%	7.79	0.0117	24.47	Yes	5.040	0.41	0.94	1.00	0.53	0.00	0.92	11.25	579.70	580.23						
A	506.16	456.16	50.00	MH	1.39	0.50	0.70	2.43	11.25	100-YR	9.58	6.66	31.13	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	574.17	573.47	1.40%	6.34	0.0058	48.53	No	0.288	0.94	0.62	1.00	-0.16	0.00	0.13	11.38	574.82	574.66						
A	456.16	112.53	343.63	A-3	1.70	0.50	0.85	3.28	11.38	100-YR	9.56	8.13	39.25	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	573.47	568.66	1.40%	8.00	0.0092	48.53	No	3.148	0.62	0.99	1.00	0.37	0.00	0.72	12.09	574.16	574.53						
A	112.53	50.00	62.53	MH	5.93	0.50	2.97	6.24	12.09	100-YR	9.43	27.97	67.23	1	42	0	0	RCP	9.62	11.00	0.88	0.0130	567.66	567.35	0.50%	6.99	0.0045	71.14	No	0.279	0.99	0.76	1.00	-0.12	0.00	0.15	12.24	571.13	571.01	570.85					
A-1	109.05	92.31	16.74	INLA1	3.91	0.50	1.96	1.96	10.00	100-YR	9.80	19.16	19.16	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	572.33	568.82	22.27%	6.10	0.0072	106.76	No	0.120		0.58	1.25	0.00	0.72	0.05	10.05	572.92	573.65		576.33	2.68			
A-1	92.31	86.18	6.13	45 BEND		0.50	0.00	1.96	10.05	100-YR	9.80	0.00	19.16	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	568.32	568.29	0.50%	3.90	0.0022	29.00	No	0.013	0.58	0.24	0.37	0.02	0.09	0.03	10.07	572.69	572.80						
A-1	86.18	0.00	86.18	LAT A2	2.02	0.50	1.01	2.97	10.07	100-YR	9.79	9.89	29.05	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	568.29	567.86	0.50%	5.92	0.0050	29.05	Yes	0.432	0.24	0.54	1.00	0.31	0.00	0.24	10.31	572.37	572.68	571.94					
A-1				MHA					100-YR																																				
A-2	20.51	0.00	20.51	INL A-2	2.02	0.50	1.01	1.01	10.00	100-YR	9.80	9.90	9.90	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	572.33	569.67	17.87%	4.12	0.0039	66.98	No	0.080		0.54	0.76	0.25	0.62	0.19									
A-2				WYE A-1					100-YR																																				
A-3	16.74	0.00	16.74	INL A-3	1.70	0.50	0.85	0.85	10.00	100-YR	9.80	8.33	8.33	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	578.92	573.97	28.11%	4.71	0.0063	55.69	Yes	0.105		0.26	0.54	0.35	0.45	0.19									
A-3				WYE A					100-YR																																				
A-4	16.74	0.00	16.74	INLTA-4	1.39	0.50	0.70	0.70	10.00	100-YR	9.80	6.81	6.81	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	579.12	574.67	26.02%	3.85	0.0042	53.58	Yes	0.070		0.23	0.62	1.25	0.00	0.29	0.07	10.07	575.65	575.94	575.58	583.03	7.09		
A-4				MHA					100-YR																																				
A-5	60.04	0.00	60.04	INL A-5	1.72	0.50	0.86	0.86	10.00	100-YR	9.80	8.43	8.43	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	582.54	578.14	16.53%	3.50	0.0028	64.42	No	0.170		0.19	0.19	1.25	0.00	0.24	0.29	10.29	581.07	581.31	580.90	586.54	5.23		
A-5				WYE A					100-YR																																				
A-6	17.40	0.00	17.40	INL A-6	1.74	0.50	0.87	0.87	10.00	100-YR	9.80	8.53	8.53	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	582.41	578.83	20.69%	4.82	0.0066	47.78	Yes	0.115		0.36	0.36	1.25	0.00	0.45	0.06	10.06	581.10	581.56	580.99	586.41	4.85		
A-6				WYE A					100-YR																																				
D	835.82	815.63	20.19	INL D-7	2.69	0.50	1.35	1.35	10.00	100-YR	9.80	13.18	13.18	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	576.64	577.10	2.21%	5.48	2.2100	23.56	Yes	44.620			0.47	1.00	0.00	0.00	0.06	10.06	620.65	620.65		581.09	-39.56		
D	815.63	812.63	3.00	PIPE SIZE		0.50	0.00	1.35	10.06	100-YR	9.80	0.00	13.18	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	571.64	571.20	0.80%	2.69	0.0010	36.69	Yes	0.003		0.11	1.00	0.00	0.00	0.02	10.08	576.03	576.03						
D	812.63	709.22	103.41	LAT D6	2.33	0.50	1.17	2.51	10.08	100-YR	9.79	11.41	24.59	1	30	0	0	RCP	4.91	7.85	0.63	0.0130	571.64	571.20	0.80%	5.01	0.0036	36.69	Yes	0.372		0.39	1.00	0.00	0.00	0.34	10.42	576.02	576.02						
D	709.22	404.22	305.00	MH/D-3/D-9	7.66	0.50	3.83	6.34	10.42	100-YR	9.73	37.27	61.86	1	42	0	0	RCP	9.62	11.00	0.88	0.0130	569.38	568.77	0.80%	6.43	0.0038	89.99	Yes	1.153	0.39	0.64	1.00	0.25	0.00	0.79	11.21	575.40	575.65						
D	404.22	282.20	122.02	MH/D-2	3.41	0.50	1.71	8.05	11.21	100-YR	9.59	16.35	78.21	1	48	0	0	RCP	12.57	12.57	1.00	0.0130	569.38	568.77	0.30%	6.22	0.0030	78.68	Yes	0.362	0.64	0.60	1.00	-0.02	0.00	0.33	11.54	574.27	574.25						
D	282.20	162.50	119.70	BEND		0.50	0.00	8.05	11.54	100-YR	9.53	0.00	78.21	1	48	0	0	RCP	12.57	12.57	1.00	0.0130	567.77	567.12	0.30%	6.22	0.0030	78.68	Yes	0.355	0.60	0.60	1.00	0.00	0.00	0.32	11.86	573.90	573.90	573.55					
									100-YR																																				
D-1	181.78	1.13	180.65	INL D-1	2.19	0.50	1.10	1.10	10.00	100-YR	9.80	10.73	10.73	1	18	0	0	RCP	1.77	4.71	0.38	0.0130	572.66	570.92	4.00%	6.07	0.0104	21.01	No	1.886		0.57	1.25	0.00	0.72	0.50	10.50	573.30	574.01	571.41	577.17	3.16			
D-2	71.78	0.00	71.78	INL D-2	3.41	0.50	1.71	1.71	10.00	100-YR	9.80	16.71	16.71	1	24	0	0	RCP	3.14	6.28	0.50	0.0130	574.62	572.35	5.83%	5.32	0.0055	54.62	Yes	0.392		0.44	1.00	0.00	0.00	0.22	10.22	575.30	575.30	574.91	578.62	3.32			
D-2				MHD					100-YR																																				
D-3	401.68	354.74	46.94	INL D-3	1.86	0.50	0.93	0.93	10.00	100-YR	9.81	9.12	9.12	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	578.92	577.74	1.81%	3.79	0.0033	21.32	Yes	0.156		0.22	1.25	0.00	0.28	0.21	10.21	577.77	578.05	577.62	582.36	4.31			
D-3	354.74	130.92	223.82	MH D-3		0.50	0.00	0.00	10.21	100-YR	9.77	0.00	9.12	1	21	0	0	RCP	2.41	5.50	0.44	0.0130	577.51	576.14	0.50%	3.79	0.0033	11.20	Yes	0.742		0.22	1.00	0.00	0.00										

Inlet Calculations																													
Inlet Number	Inlet Location	Drainage Area No.	Time of Concentration (min)	Area (Acres)	Design Freq. (Yr)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Manning's n	Long Gutter Slope, S _L %	Crown Cross Slope, S _c	Upstream Bypass and Crossover, Q ₁₀₀ (cfs)	Total Gutter Flow, Q ₁₀₀ (cfs)	Depth of Flow in Gutter, d ₁₀₀ (ft)	Depr. Depth at Inlet, a (ft)	Depr. Width at Inlet, W (ft)	Spread of Flow at Inlet, T ₁₀₀ (ft)	Allowed Spread of Flow at Inlet, T ₁₀₀ (ft)	Max. Depth of Flow in Gutter, d ₁₀₀ (ft)	Gutter Capacity, Q ₁₀₀ (cfs)	Inlet Length Req'd, Lt (ft)	Inlet Size	Inlet Type	Inlet Efficiency, %	Inlet Intercept Capacity, Q ₁₀₀ (cfs)	Carryover to Downstream, Q ₁₀₀ (cfs)	To Inlet	
1	2/3	7	8	10	5r	6		9	11	16	17	19	12	13	25	20	21	23	22	24	26	35	36	15				38	38
A-6	6+08.61 OAKCREST	A-6	10	1.74	100YR	0.50	1.00	9.80	8.53	0.0175	0.90%	0.03570		8.53	0.42	0.50	2.0	11.80	14	0.5	13.38	10.91	15	On Grade	100.0%	8.53	0.00		
A-7	6+06.78 OAKCREST	A-7	10	1.72	100YR	0.50	1.00	9.80	8.43	0.0175	0.90%	0.03570		8.43	0.42	0.50	2.0	11.75	14	0.5	13.38	10.84	15	On Grade	100.0%	8.43	0.00		
D-1	18+74.14 GUADALUPE	D-1	10	2.19	100YR	0.50	1.00	9.80	10.73	0.0175	0.70%	0.02500		10.73	0.42	0.50	2.0	16.84	20	0.5	16.87	12.82	15	On Grade	100.0%	10.73	0.00		
D-2	16+66.77 GUADALUPE	D-2	10	3.41	100YR	0.50	1.00	9.80	16.71	0.0175	0.70%	0.02500		16.71	0.50	0.50	2.0	19.88	20	0.5	16.87	16.74	15	On Grade	89.6%	14.97	1.74		
D-3	0+40.26 WRENWOOD CT	D-3	10	1.86	100YR	0.50	1.00	9.81	9.11	0.0175	1.06%	0.03570		9.11	0.42	0.50	2.0	11.73	14	0.5	14.52	11.75	15	On Grade	100.0%	9.11	0.00		
D-4	6+08.02 MESA VERDE	D-4	10	2.15	100YR	0.50	1.00	9.80	10.54	0.0175	0.70%	0.03570		10.54	0.48	0.50	2.0	13.39	14	0.5	11.80	11.62	15	Sag	100.0%	10.54	0.00		
D-5	6+08+02 MESA VERDE	D-5	10	2.07	100YR	0.50	1.00	9.80	10.14	0.0175	0.70%	0.03570		10.14	0.47	0.50	2.0	13.20	14	0.5	11.80	11.37	15	Sag	100.0%	10.14	0.00		
D-6	4+16.81 SEDONA	D-6	10	2.33	100YR	0.50	1.00	9.80	11.42	0.0175	0.70%	0.03570		11.42	0.49	0.50	2.0	13.80	14	0.5	11.80	12.17	15	On Grade	100.0%	11.42	0.00		
D-7	4+23.26 SEDONA	D-7	10	2.69	100YR	0.50	1.00	9.80	13.18	0.0175	0.70%	0.03570		13.18	0.52	0.50	2.0	14.56	14	0.5	11.80	13.23	15	On Grade	100.0%	13.18	0.00		
E-2	28+37.68 GUADALUPE	E-2	10	1.56	100.00	0.50	1.00	9.80	7.64	0.0175	1.40%	0.02500		7.64	0.33	0.50	2.0	13.02	20	0.5	23.85	12.21	15	On Grade	100.0%	7.64	0.00		
G-1	3+90.20 LONGBOW	G-1	10	3.15	100YR	0.50	1.00	9.80	15.44	0.0175	0.70%	0.03570		15.44	0.55	0.50	2.0	15.45	14	0.5	11.80	14.50	15	Sag	100.0%	15.44	0.00		
G-2	3+90.20 LONGBOW	G-2	10	2.26	100YR	0.50	1.00	9.80	11.07	0.0175	0.70%	0.02500		11.07	0.43	0.50	2.0	17.04	14	0.5	6.52	13.06	15	Sag	100.0%	11.07	0.00		

RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E.	10-15-2025
CHARLES A. LAMPING, P.E.	DATE

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF
DESIGN.

ITY _____ DATE _____

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**SEE NTMWD NOTES SHEET 1

**SEE NTMWD NOTES SHEET 1



BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75

PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: R.H.

CHECKED: CA

PROJECT NO.:

DWG FILE NAME: 06537-C-DAM-P-2.DWG

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF CONSTRUCTION.
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
CHARLES A. LAMPING, P.E. 88554



HYDRAULIC CALCULATIONS

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET

19

OF

41

EXISTING TERRACINA PH. 1

LASALLE DRIVE

MESA VERDE DRIVE

SEDONA DRIVE

OAKCREST @ DRIVE

PENNELOPE DRIVE

LONGBOW DRIVE

GUADALUPE DRIVE

WRENWOOD CT

STORM LINE D 30" SD

STORM LAT D-6 21" SD

STORM LINE D 21" SD

STORM LAT D-5 18" SD

STORM LAT D-4 18" SD

STORM LAT D-3 21" SD

STORM LAT D-3 21" SD

STORM LINE G 24" SD

STORM LAT G-1 18" SD

STORM LINE A 21" SD

STORM LAT A-6 18" SD

STORM LAT D-2 24" SD

LOT 2 (HOA PARK)

DRAINAGE & DETENTION EASEMENT
100-YR WATER SURFACE ELEV. = 5774.40'
MAINTAINED BY HOA
210,828 SF
4.540 AC.

TEMPORARY ACCESS EASEMENT
INSTR. D.R.R.C.T.

40' D.E.
INSTR. D.R.R.C.T.

GRADE TO DRAIN DITCH
(SEE GRADING PLAN)

CALLLED 59,065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.

TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.

TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.

TIMBER CREEK ESTATES
CAB. E. SL. 55
P.R.R.C.T.

TO CITY MONUMENT ROAD

LOT 7

LOT 8

LOT 9

LOT 10
RIDGE HAVEN ESTATES
CAB. A. SL. 213
P.R.R.C.T.

LOT 11

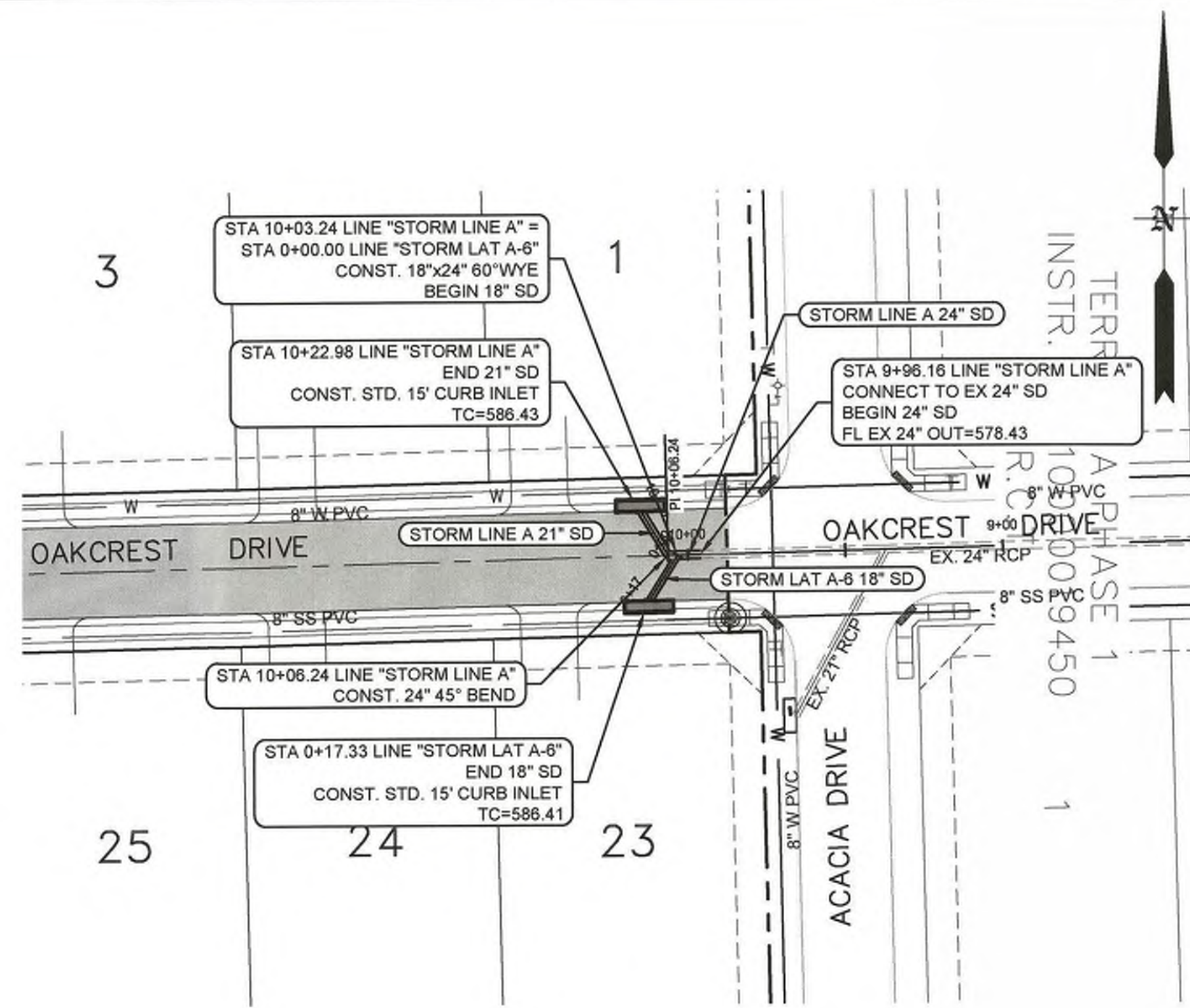
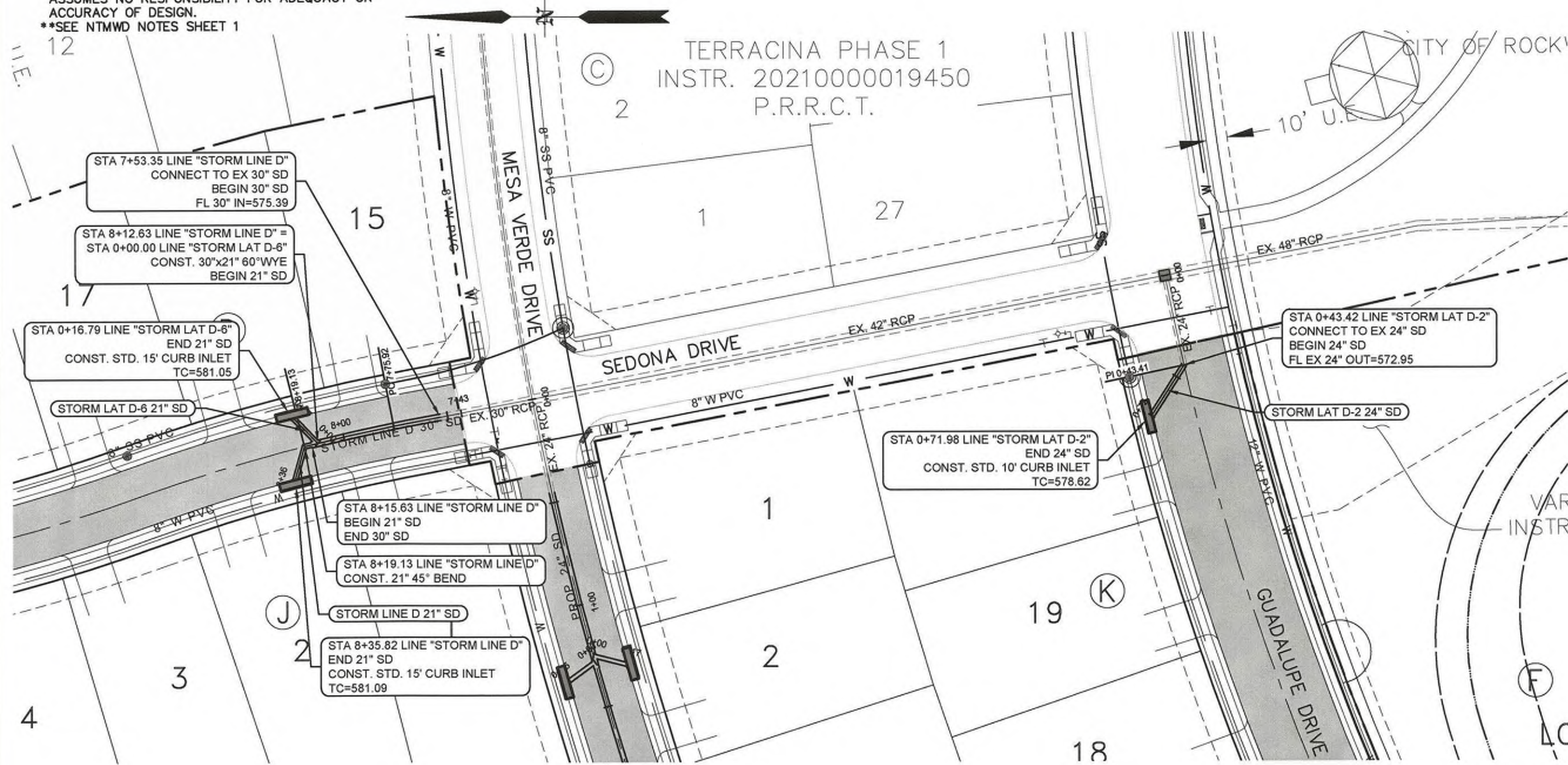
LOT 12

FONTANA RANCH, PHASE II
CAB. J. SL. 154
P.R.R.C.T.

SHEET
20
OF
41

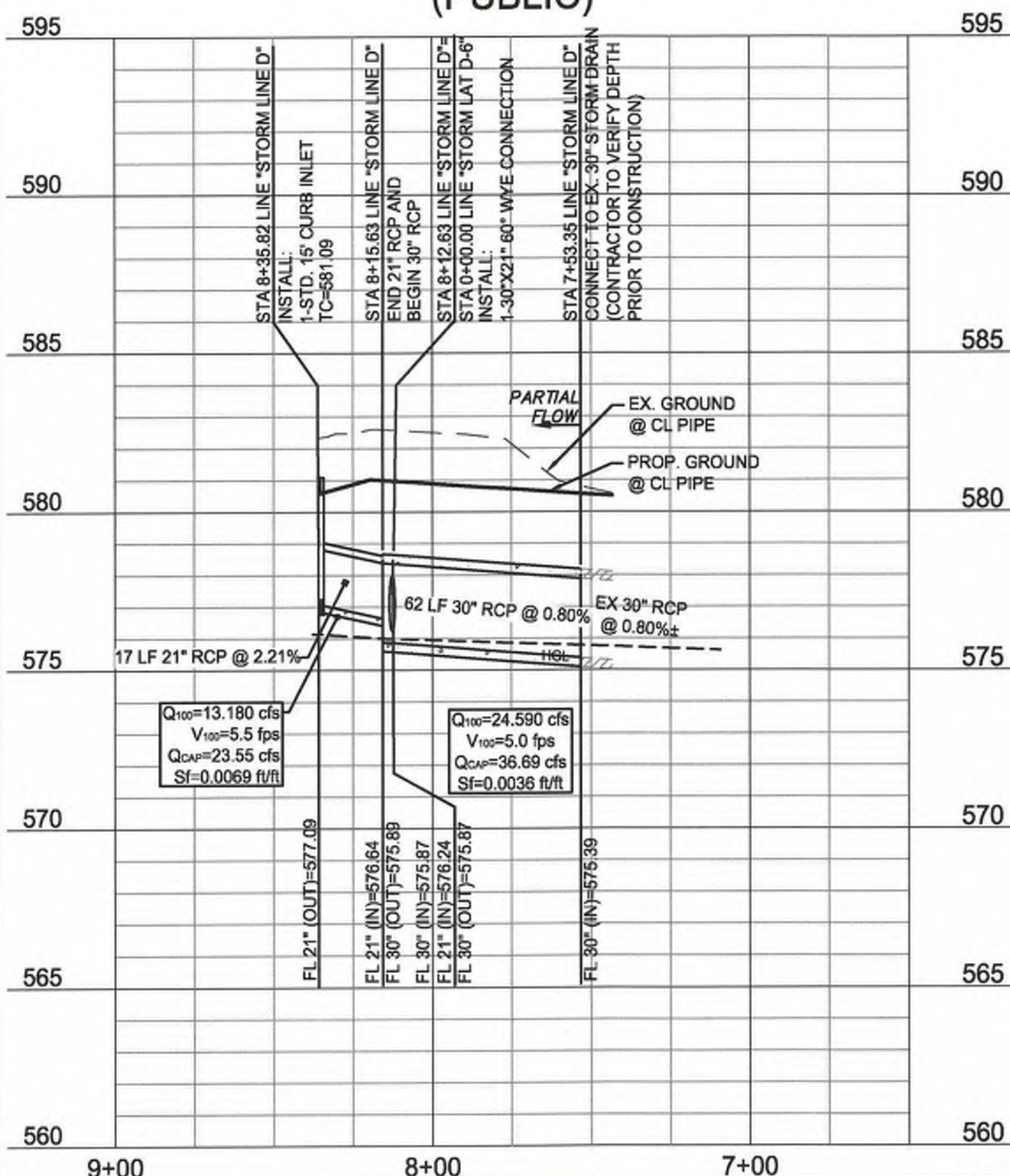
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**SEE NTMWD NOTES SHEET 1

TERRACINA PHASE 1
INSTR. 20210000019450
P.R.R.C.T.

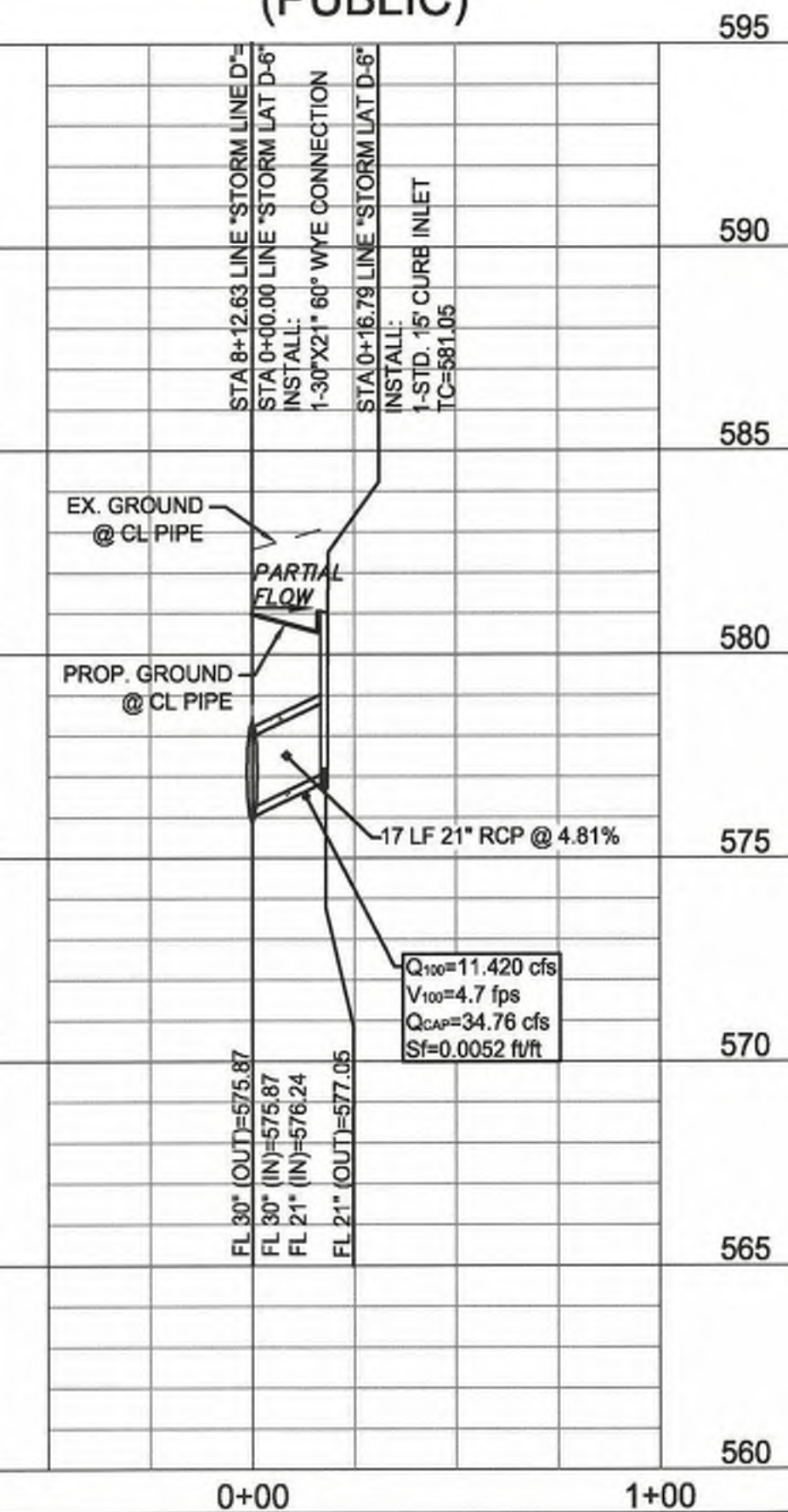


- NOTES:**
- REFER TO CITY OF ROCKWALL CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
 - THE CITY OF ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL T.C.E.Q. PIPE SEPARATION REQUIREMENTS MUST BE MET.
 - STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCES, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
 - RUBBER GASKETS SHALL BE USED FOR INSTALLATION OF ALL SUBMERGED STORM DRAIN PIPES.

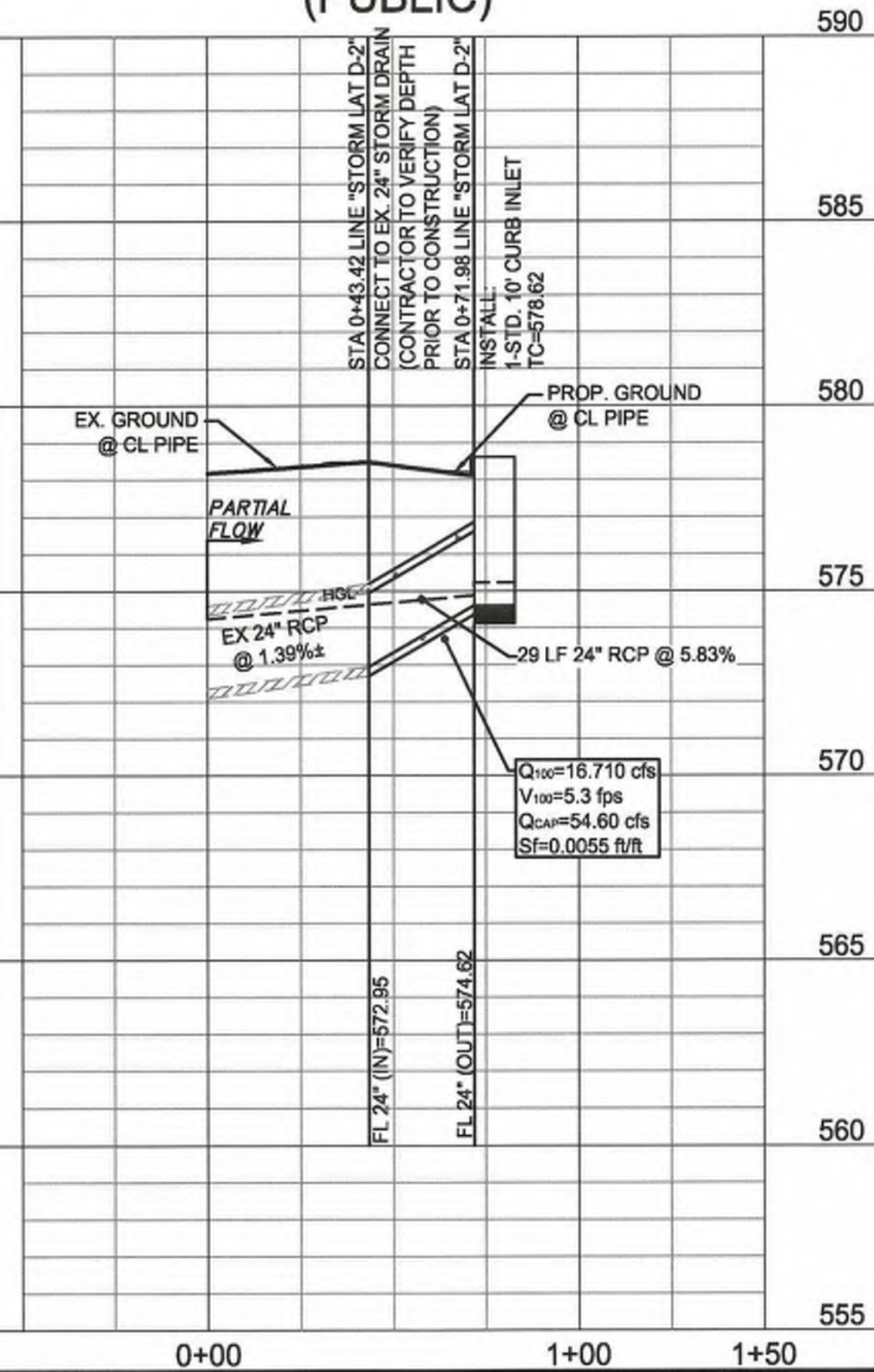
**STORM LINE D
(PUBLIC)**



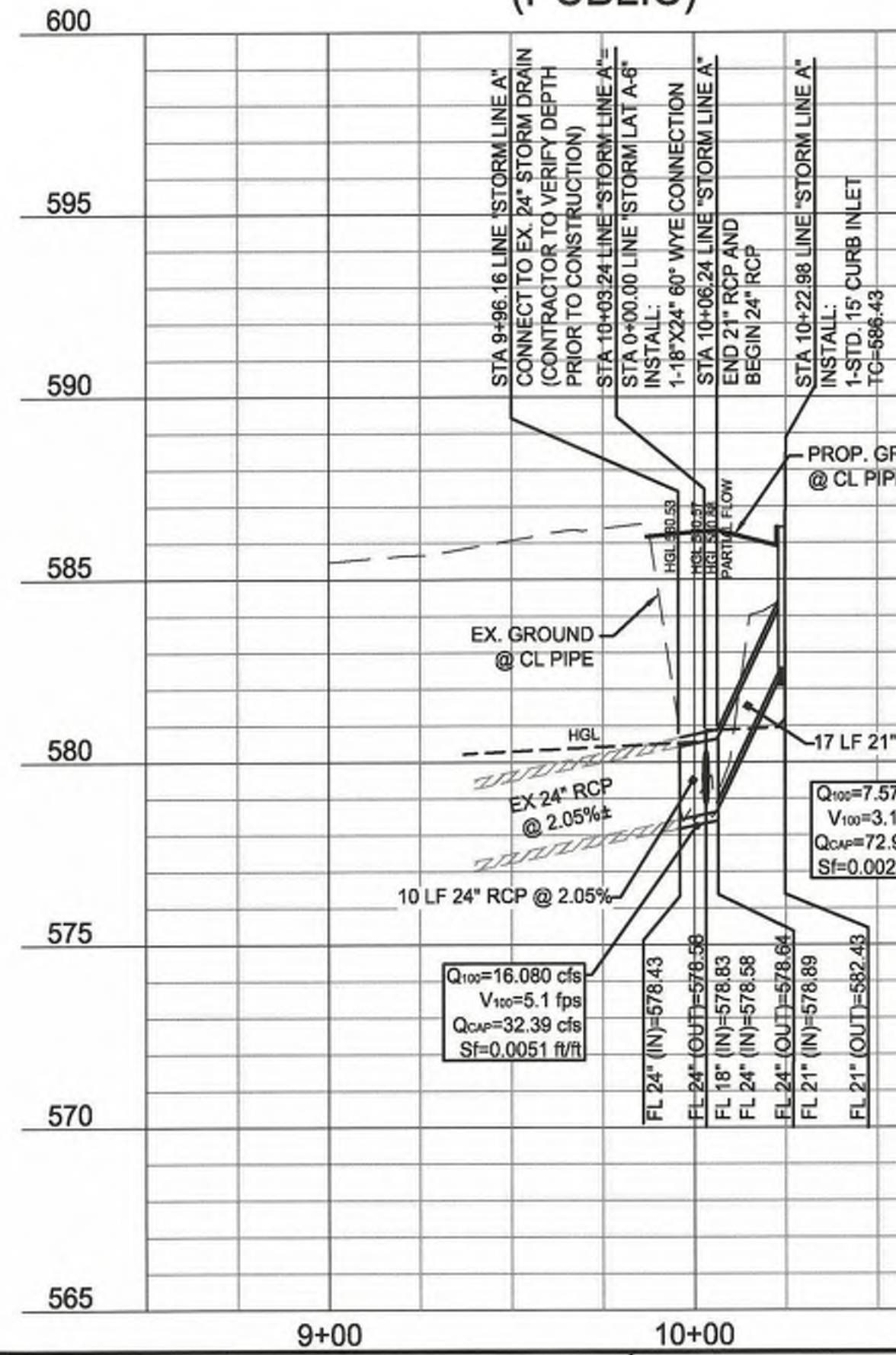
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(PUBLIC)**



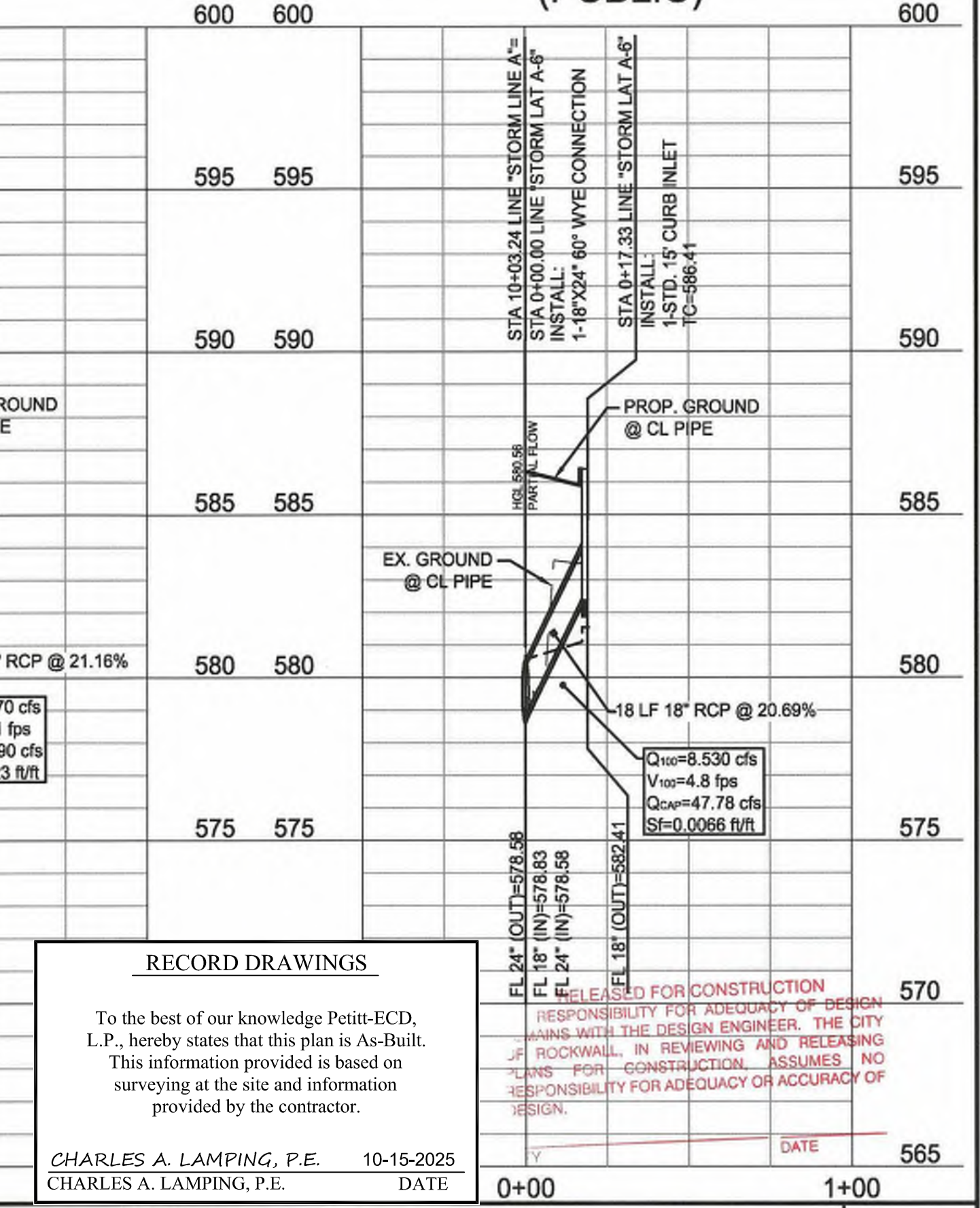
**STORM LAT D-2
(PUBLIC)**



**STORM LINE A
(PUBLIC)**



**STORM LAT A-6
(PUBLIC)**



RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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MAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
THIS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF
DESIGN.

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:
CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO: 06537	
DWG FILE NAME: 06537-C-STORM-2.DWG	

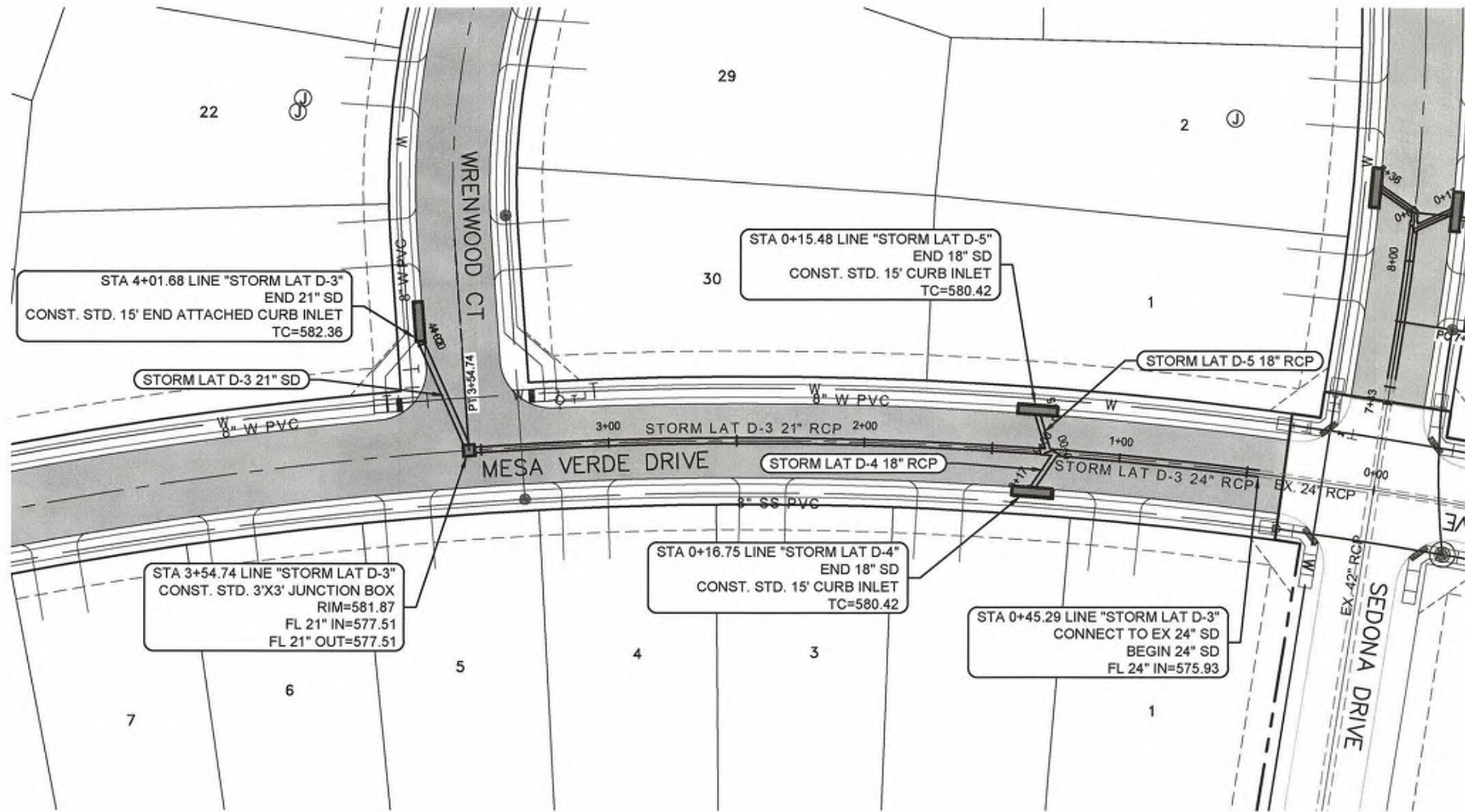
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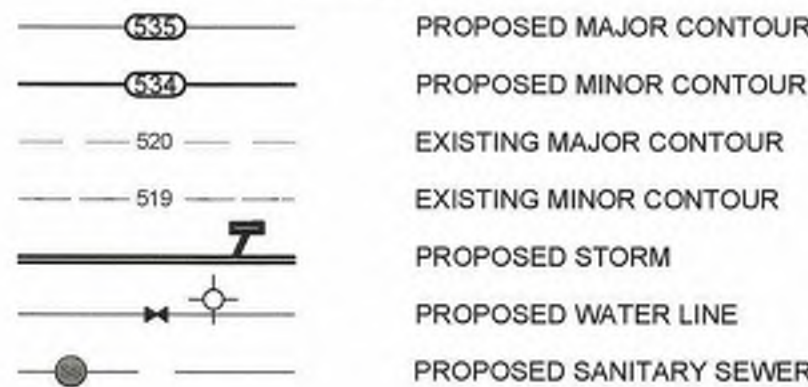
STORM LINES D & A
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
21
OF
41

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*SEE NTMWD NOTES SHEET 1

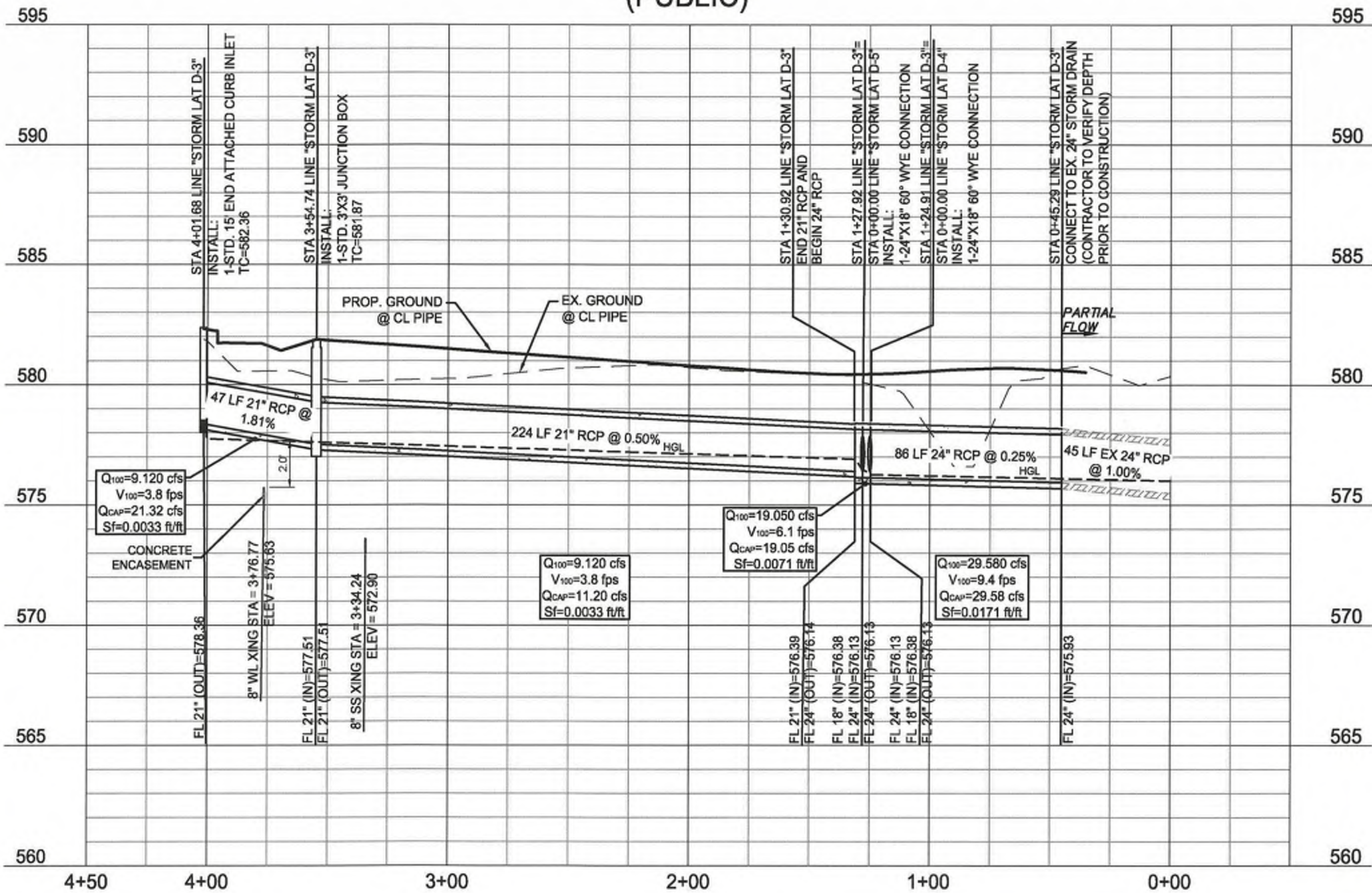


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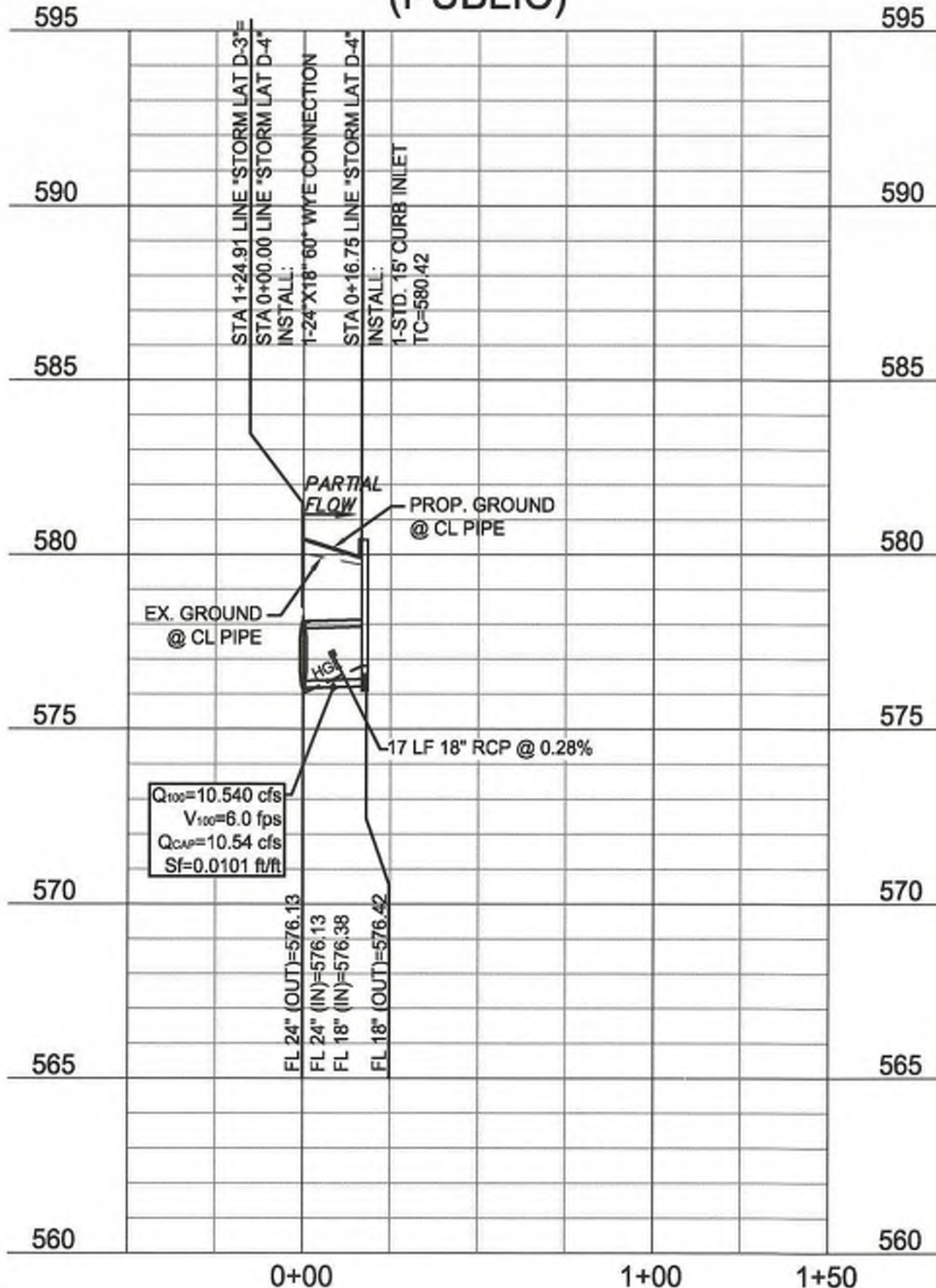


- NOTES:
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 2. THE CITY OF ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
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 5. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCES, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
 6. RUBBER GASKETS SHALL BE USED FOR INSTALLATION OF ALL SUBMERGED STORM DRAIN PIPES.

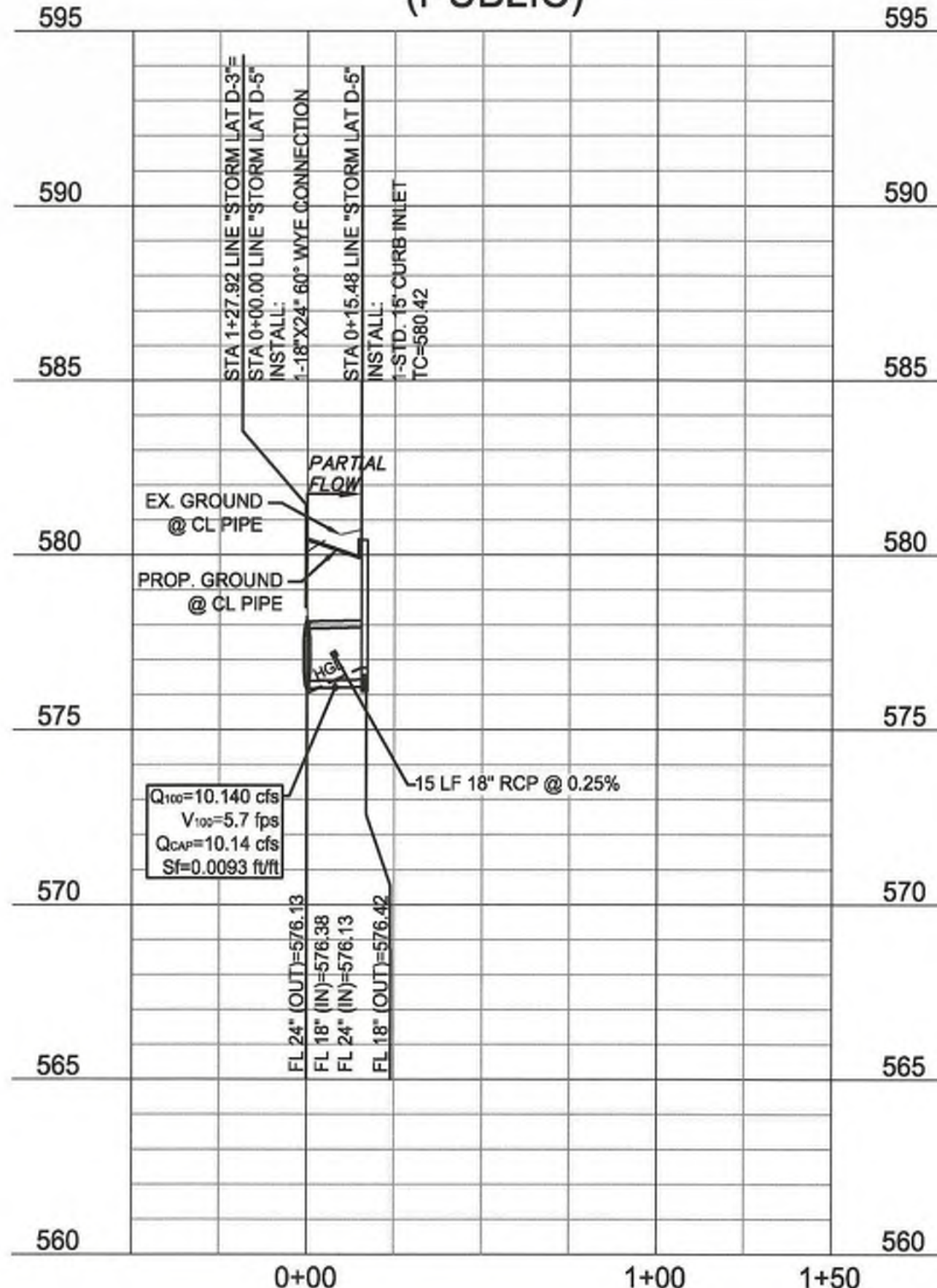
STORM LAT D-3
(PUBLIC)



STORM LAT D-4
(PUBLIC)



STORM LAT D-5
(PUBLIC)



RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TIFELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINOCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
PROJECT NO: 06537
DWG FILE NAME: 06537-C-STORM-2.DWG

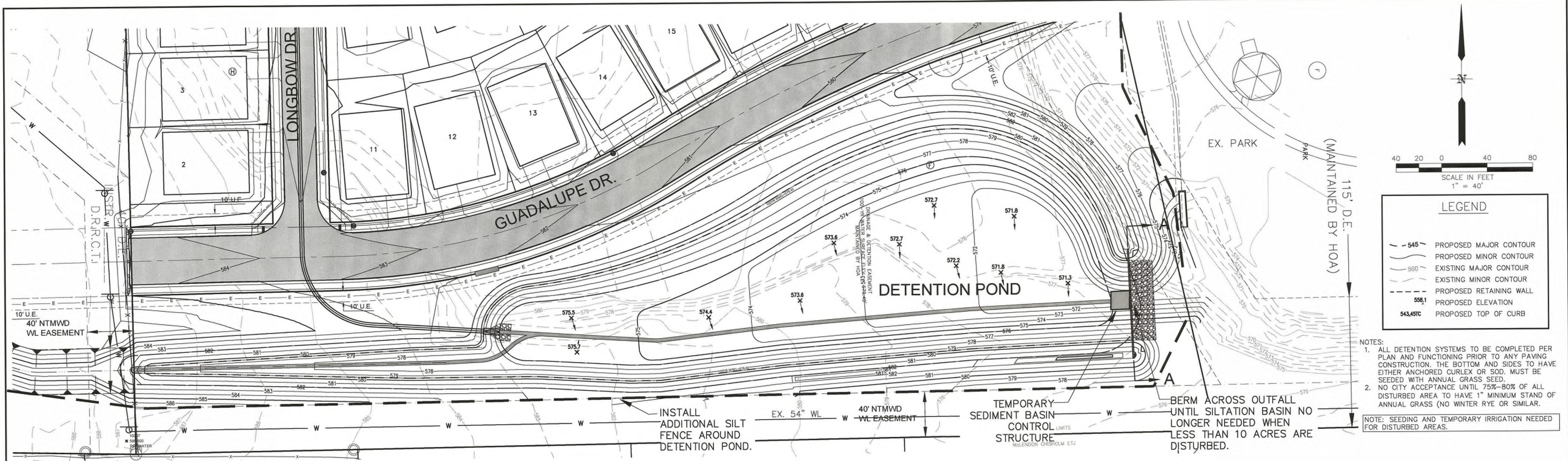
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STORM LINE D-3 D-4 & D-5
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

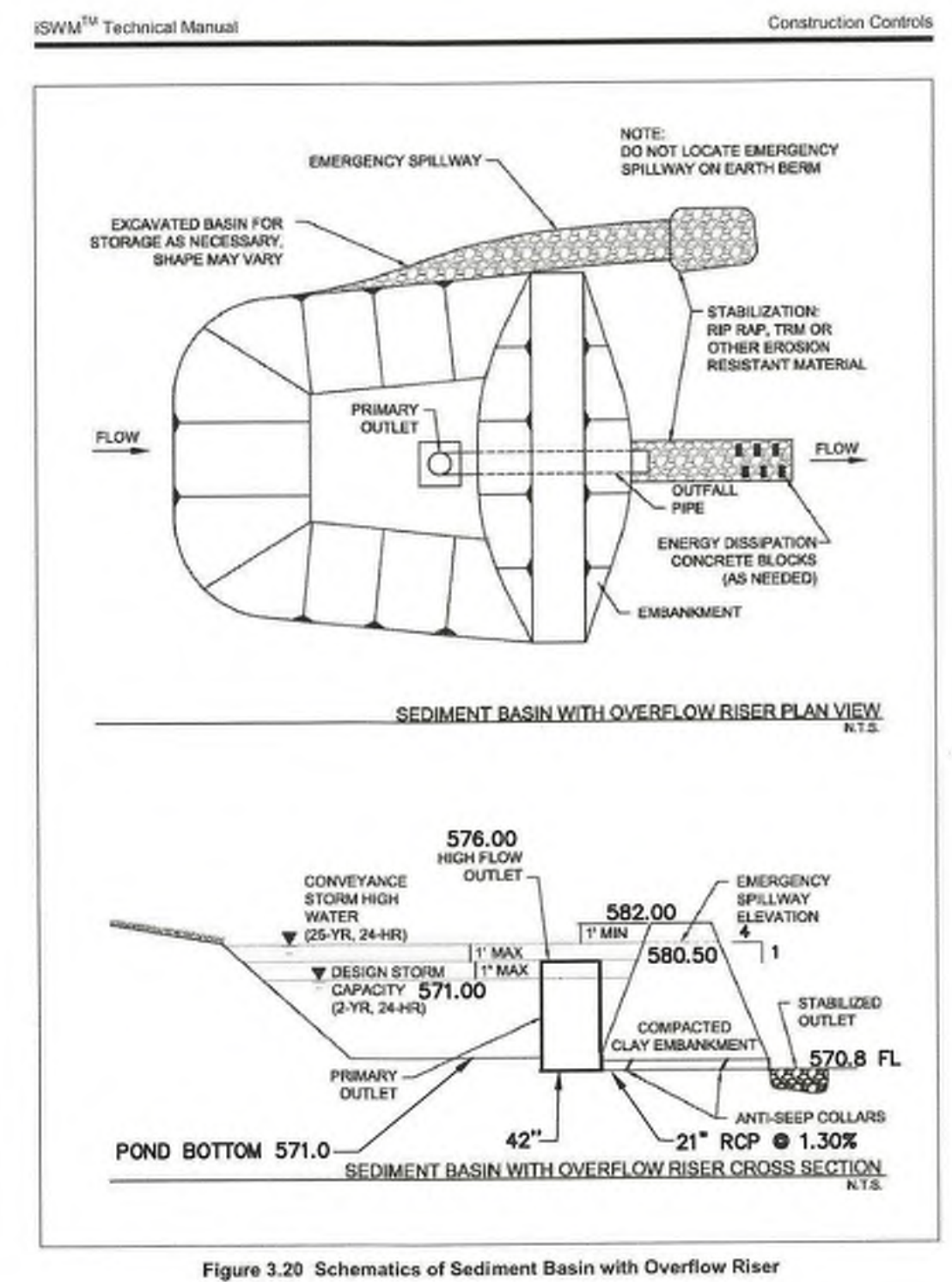
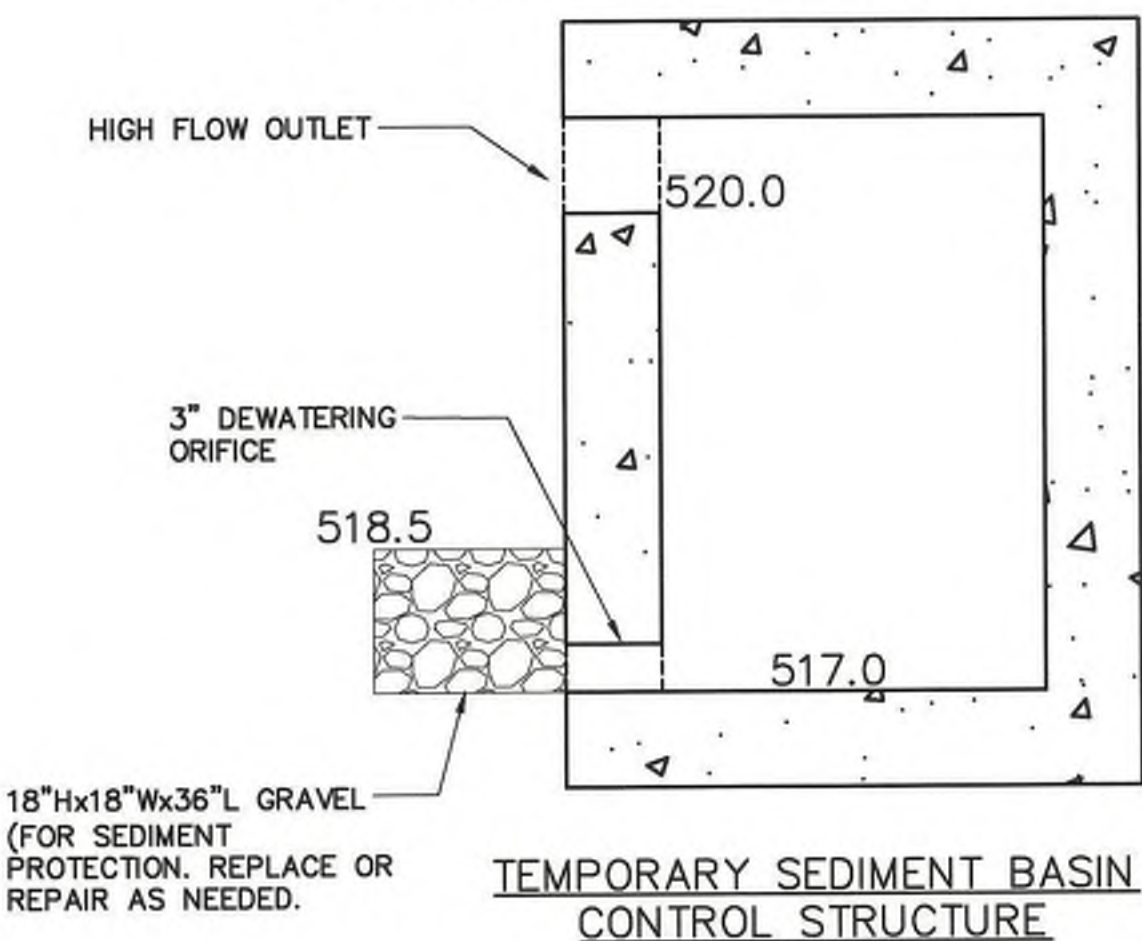
SHEET
22
OF
41





*47 CFS USED FOR SEDIMENT BASIN
OUTFLOW. 2-YR PEAK FLOW IS 185 CFS.
TOTAL SITE ACREAGE TO POND=48.01 AC
TOTAL DISTURBED =31.82 AC

Sediment Basin Calculations
Volume Pond (576) = 128,066 cf
Crest of Riser = 576
Top of Dam = 582.00
Design High Water = 580.00
Upstream Toe of Dam = 571
Runoff (2YR) = 148 cfs
Runoff (25YR) = 333 cfs
Riser = 42"
Barrel Length = 50'
Barrel Diameter = 21"
L/We = 5.60
Time to Drain = 42 Hours
ISWM Minimum Time to Drain = 36 Hours



Calculation B-4.2 Pond 21 Hydraulic Information (Future Phases)					
Elev-Area-Discharge Pond 2					
EL (ft)	Area (ac)	Inc Vol (ac-ft)	Cum Vol (ac-ft)	Discharge (cfs)	
572	0.2		0	0	
573	0.49	0.345	0.345	12.6	
574	0.75	0.62	0.965	28.1	
575	0.97	0.86	1.825	43.6	
576	1.26	1.115	2.94	70.8	
577	1.41	1.335	4.275	111.5	
578	1.6	1.505	5.78	179.1	
579	1.8	1.71	7.48	273.4	
580	2.01	1.905	9.385	417.1	
581	2.22	2.115	11.5	714.8	
582	2.4	2.31	13.81	1150.0	

Stage Storage Pond 2		
EI (ft)	Area (ac)	Area (SF)
572	0.2	8785
573	0.49	21173
574	0.75	32505
575	0.97	42065
576	1.26	55045
577	1.41	61261
578	1.6	69550
579	1.8	78205
580	2.01	87712
581	2.22	96833
582	2.4	104680

Outlet Works		Rating Curve	
Stage	Weir	Elev (ft)	Q (cfs)
L (ft)	3	572	0
Crest (ft-MSL)	572	572.25	1
c	2.65	575.41	50
Stage 2	Weir	576.83	100
L (ft)	8	578.31	200
Crest (ft-MSL)	576	579.25	300
c	2.65	579.93	400
Stage 3	Weir	580.34	500
L (ft)	12	580.67	600
Crest (ft-MSL)	578.5	580.96	700
c	2.65	581.23	800
Stage 4		581.47	900
L (ft)	35	581.69	1000
Crest (ft-MSL)	579.8	581.81	1050
c	2.65	581.91	1100
		582	1150

Output Summary Pond 2				
	5YR	10YR	25YR	100YR
Prop-Inflow (cfs)	234	284	333	426
Prop-Outflow (cfs)	159	198	244	330
Peak WSE (ft)	577.7	578.3	578.7	579.5
Peak Sto. (ac-ft)	5.2	6	6.8	8.1
Rochelle Rd Pre-Q (cfs)	408	501	592	765
Rochelle Rd Fut Prop-Q (cfs)	385	476	567	744

RECORD DRAWINGS
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ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TBPELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #19194792
1600 N. COLLINS BLVD SUITE 3300 RICHARDSON, TX 75080 972.941.8401
201 WINDCO CIRCLE SUITE 100 WYLLIE, TX 75098 972.941.8400

REVISIONS:
DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
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DWG FILE NAME: 06537-C-DET POND.DWG

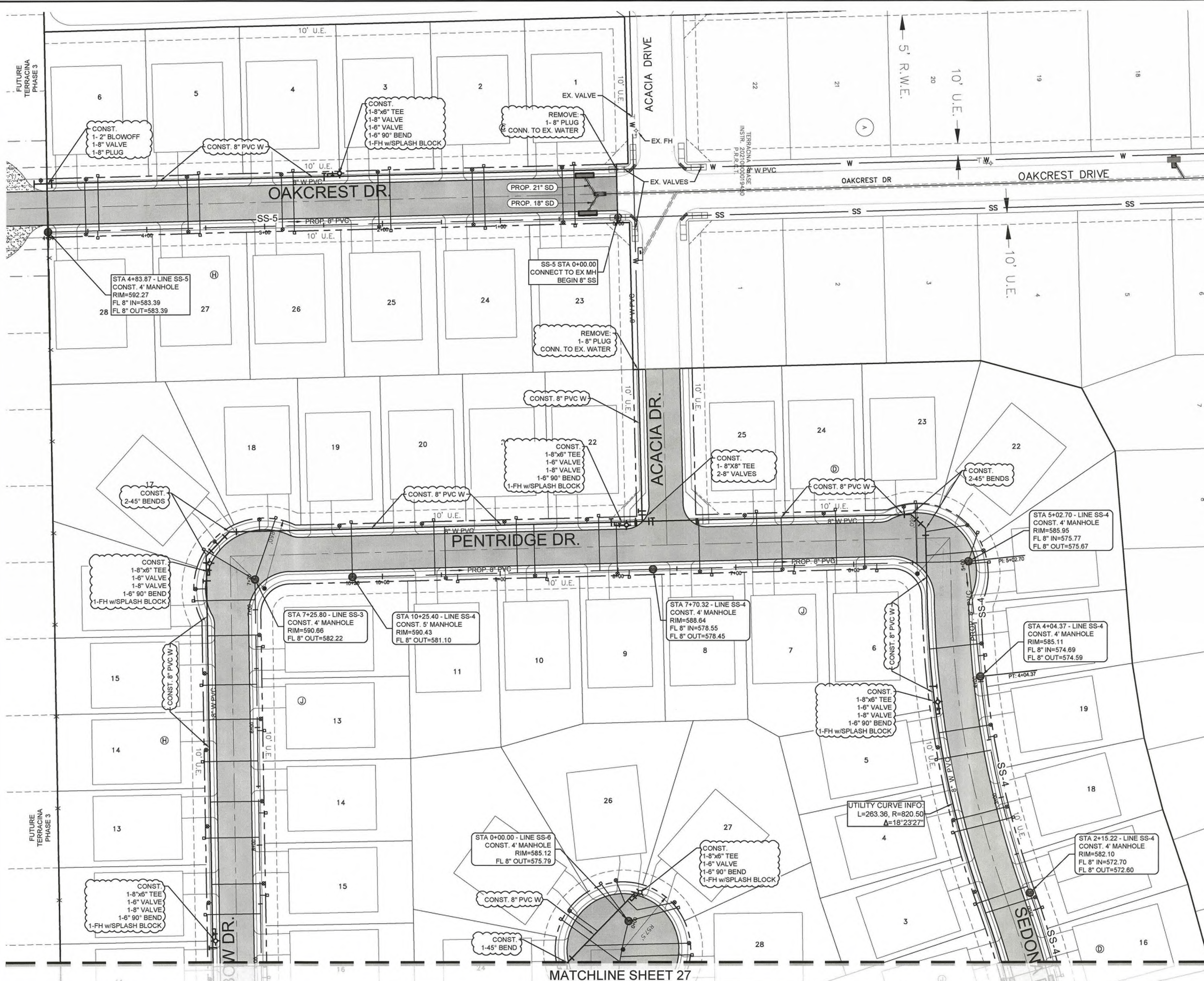
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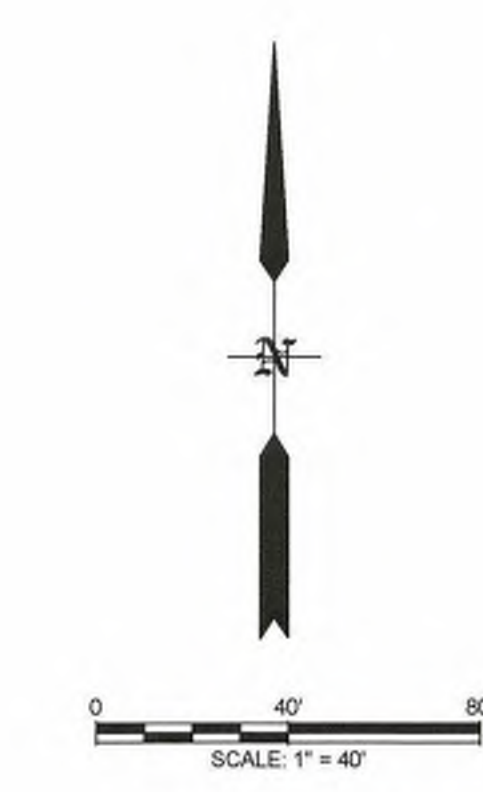
**TEMPORARY DETENTION
POND IMPROVEMENTS
TERRACINA ESTATES PHASE 2**
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
25
OF
41

POND NOTE:
REFER TO DETENTION POND REPORT BY MCLENDON HYDROLOGY AND ENGINEERING, LLC (DATED 01-31-2024)
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PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

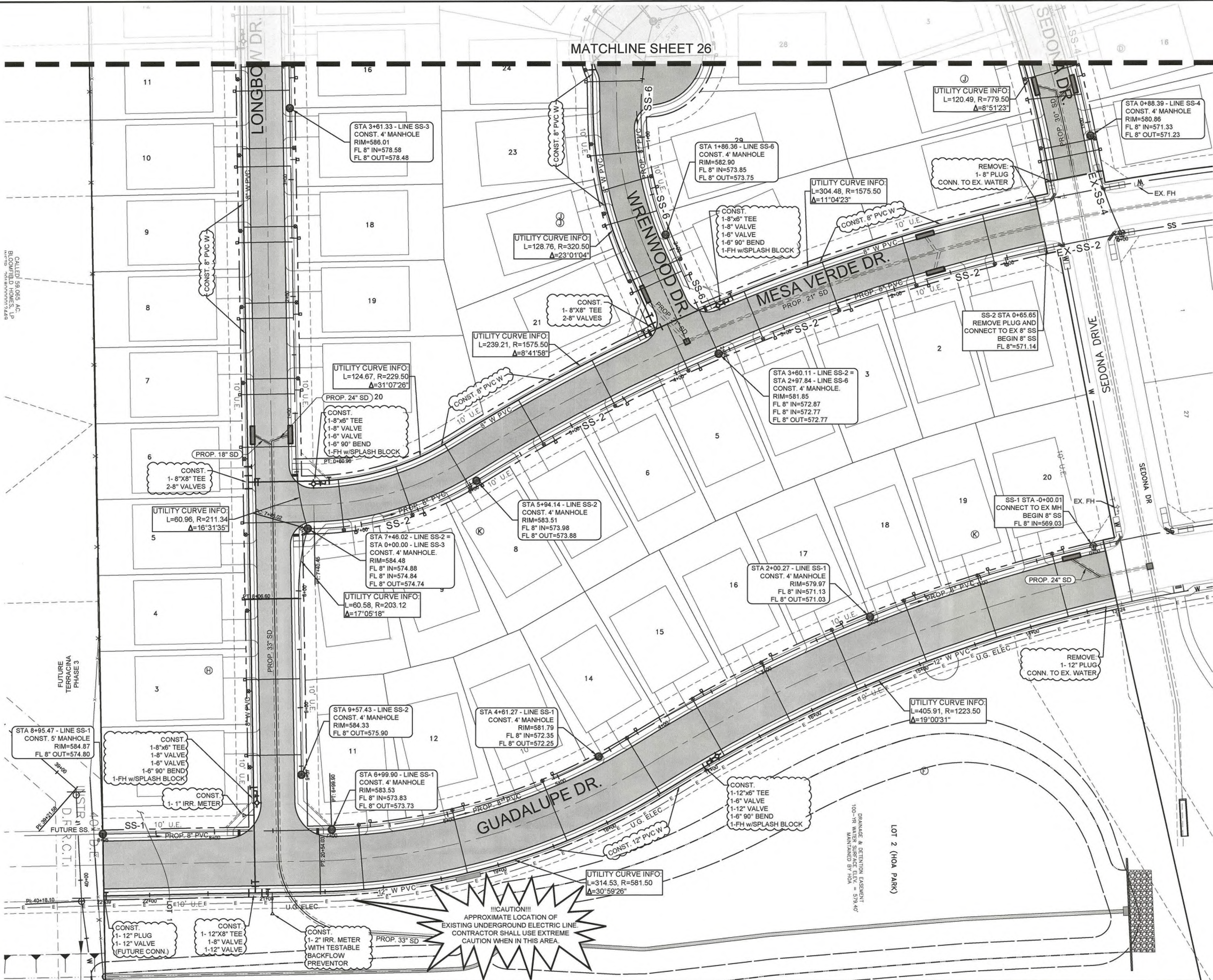
TIPER'S REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD SUITE 3300 RICHARDSON, TX 75080 972.941.8401
201 WINDCO CIRCLE SUITE 100 WYLLIE, TX 75098 972.941.8400

REVISIONS:

DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO: 06537	
DWG FILE NAME: 06537-C-UTILITY-2.DWG	

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**SEE NTMWD NOTES SHEET 1



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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TEPEL'S REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #0194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:	
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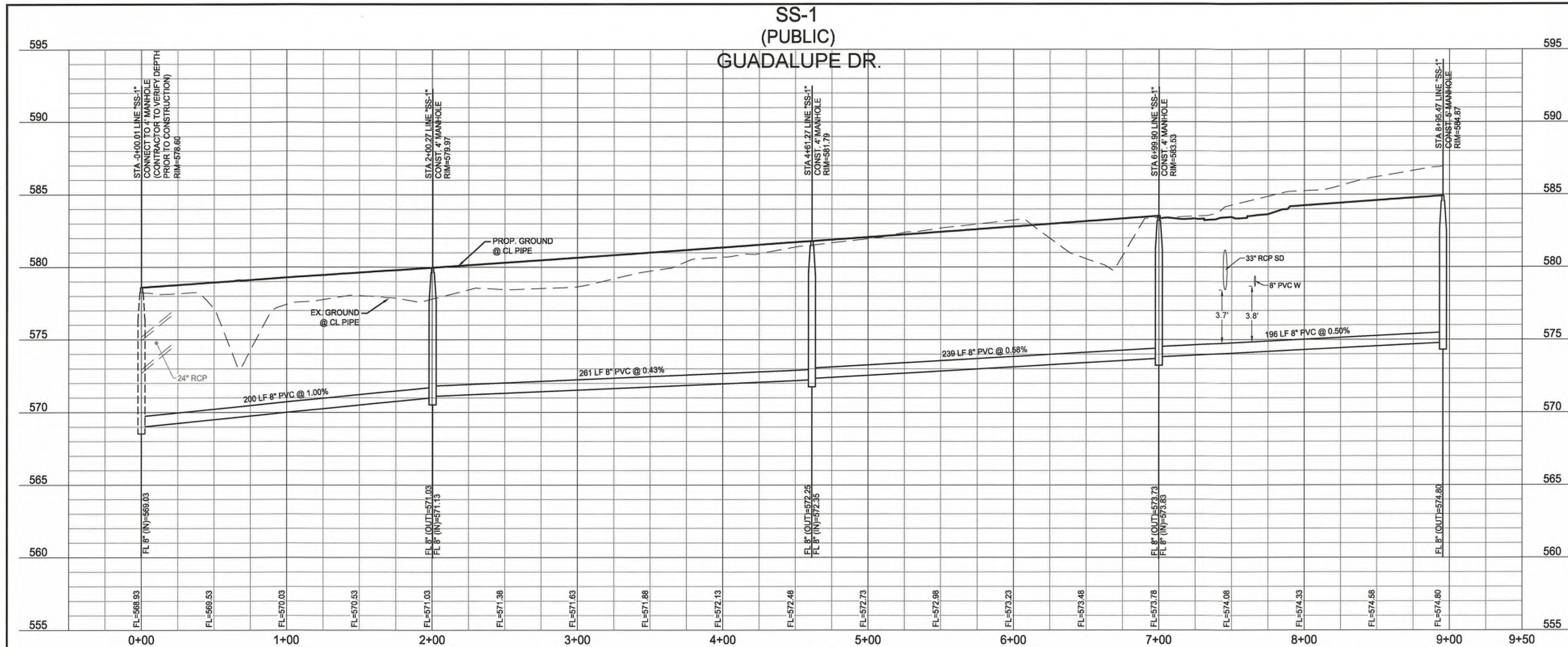


UTILITY SHEET 2

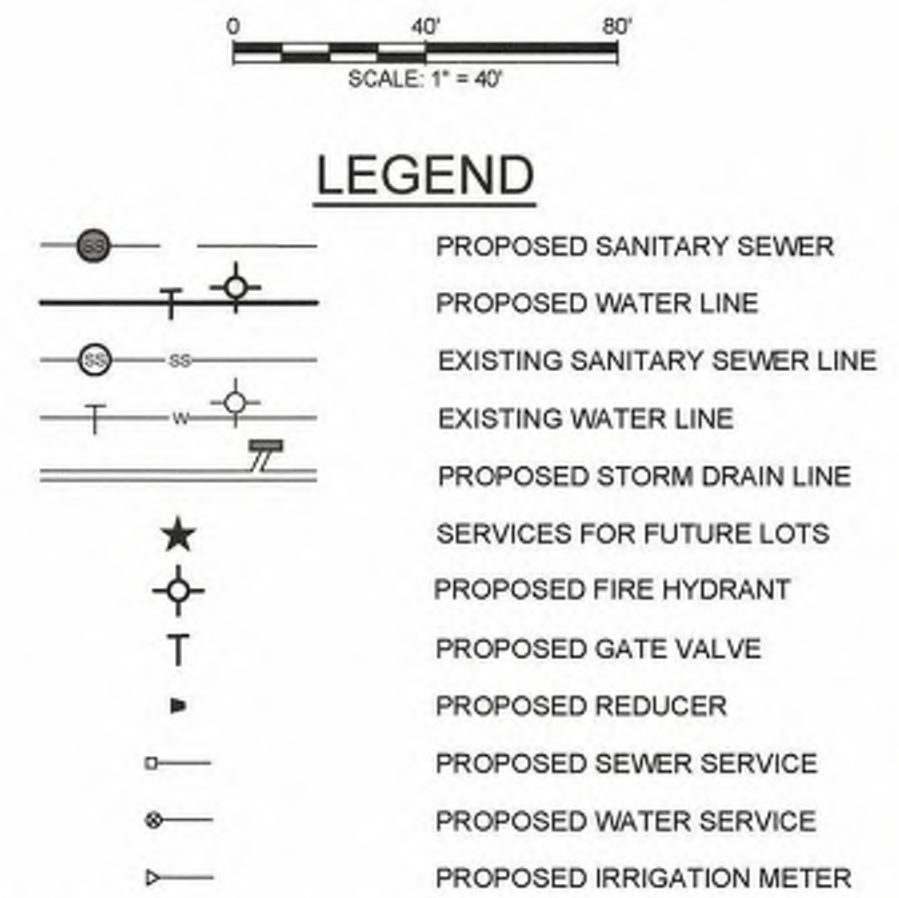
TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

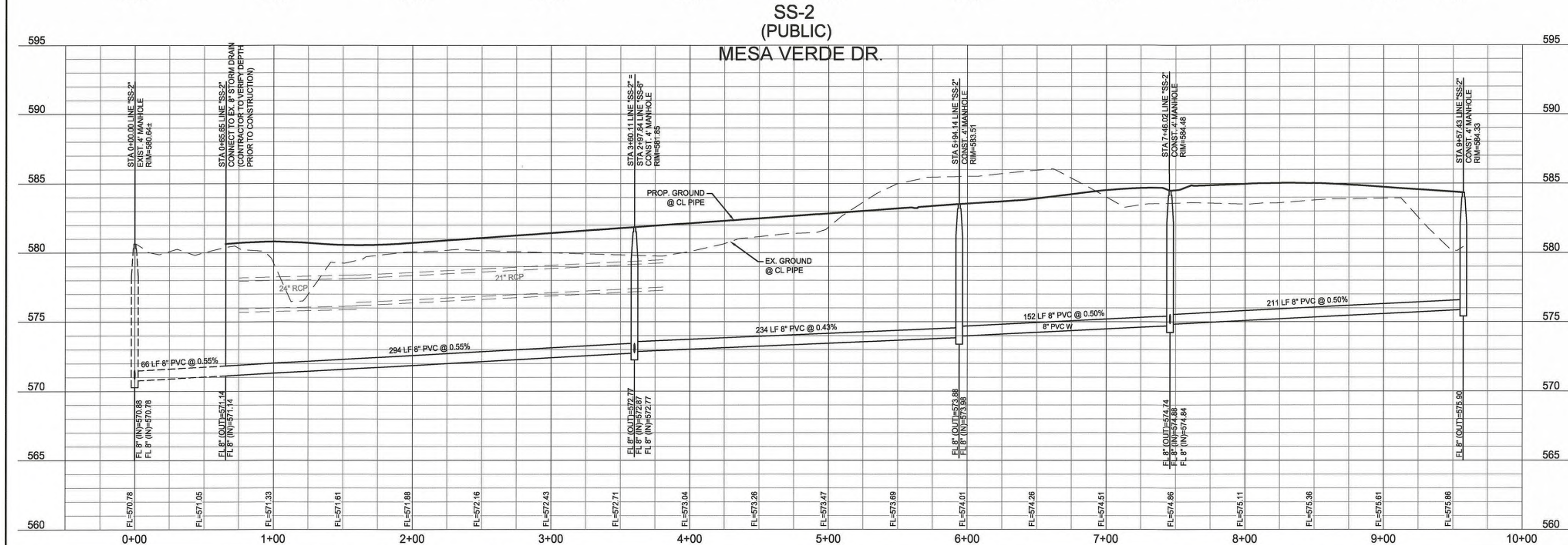
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ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
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SUITE 3300 SUITE 100
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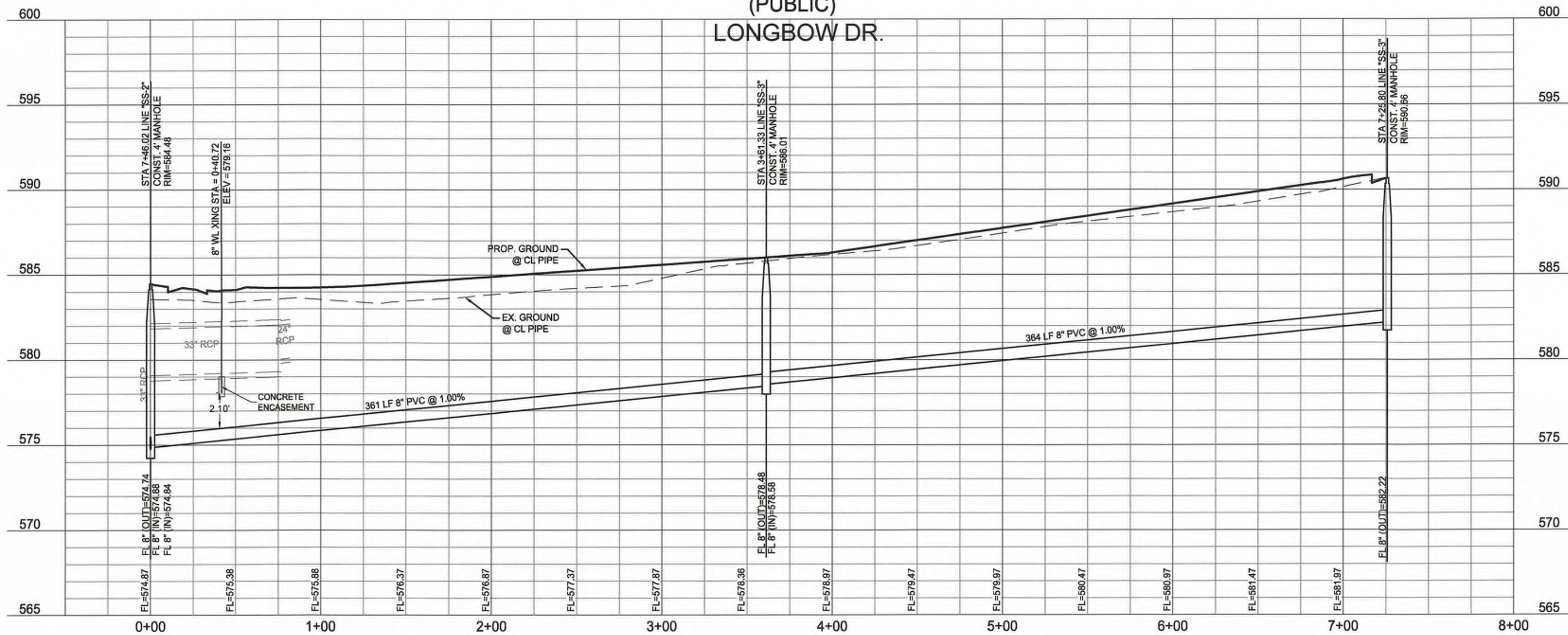
SANITARY SEWER PROFILE SS-1 & SS-2

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
28
OF
41

SS-3
(PUBLIC)
LONGBOW DR.



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0 40' 80'
SCALE: 1" = 40'

LEGEND

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- PROPOSED WATER LINE
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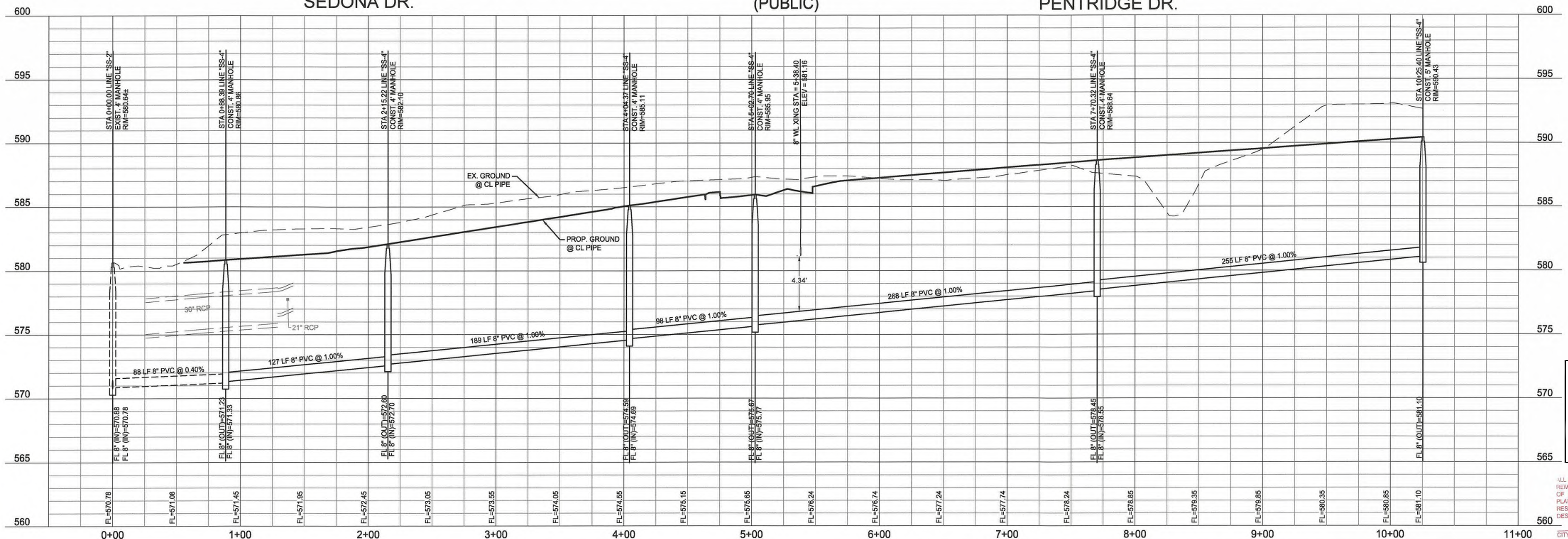
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SEDONA DR.

SS-4
(PUBLIC)

PENTRIDGE DR.



RECORD DRAWINGS

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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 558.95
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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
PROJECT NO.: 06537
DWG FILE NAME: 06537-C-UTILITY-2.DWG

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SANITARY SEWER PROFILE SS-3 & SS-4

TERRACINA ESTATES PHASE 2

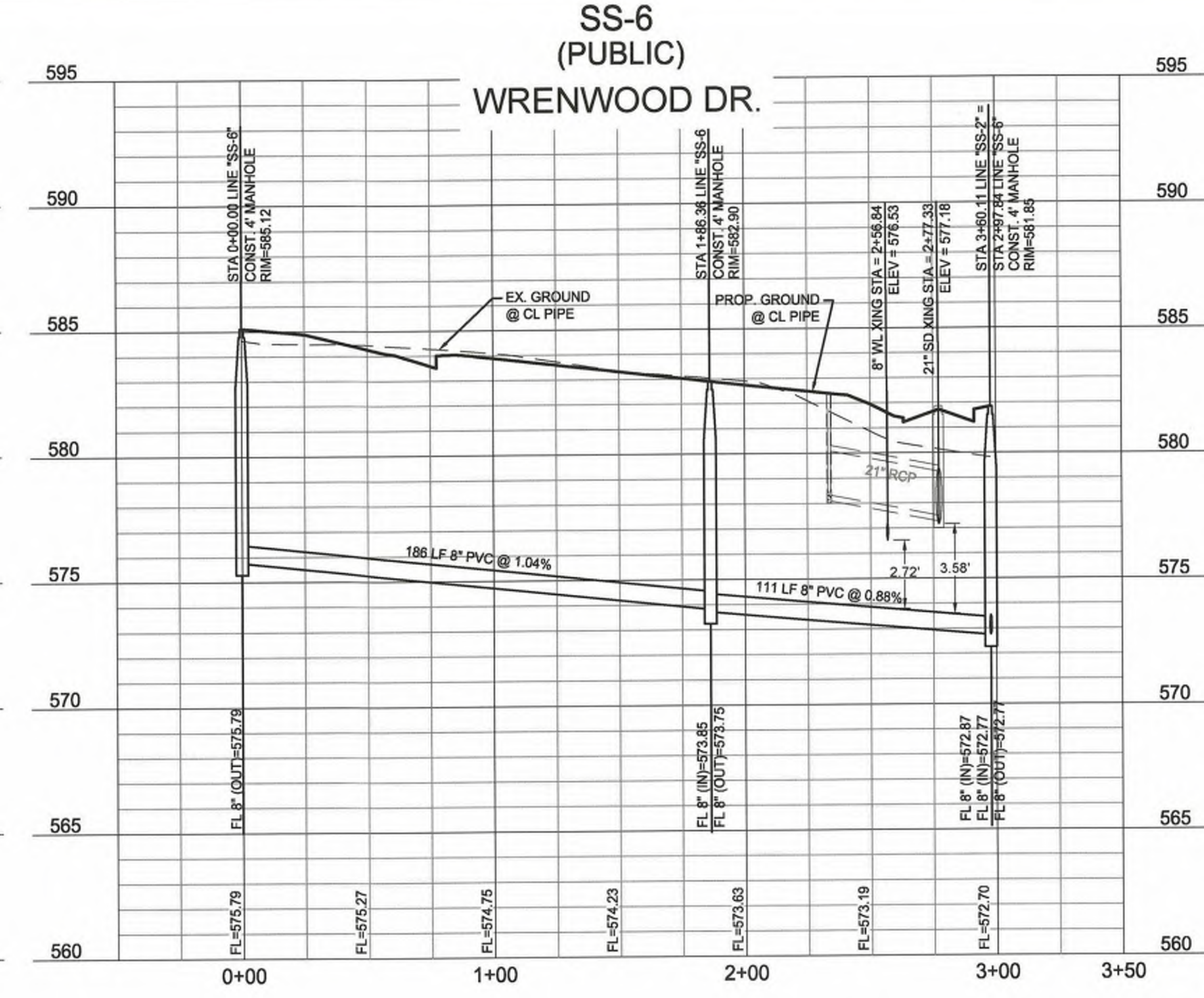
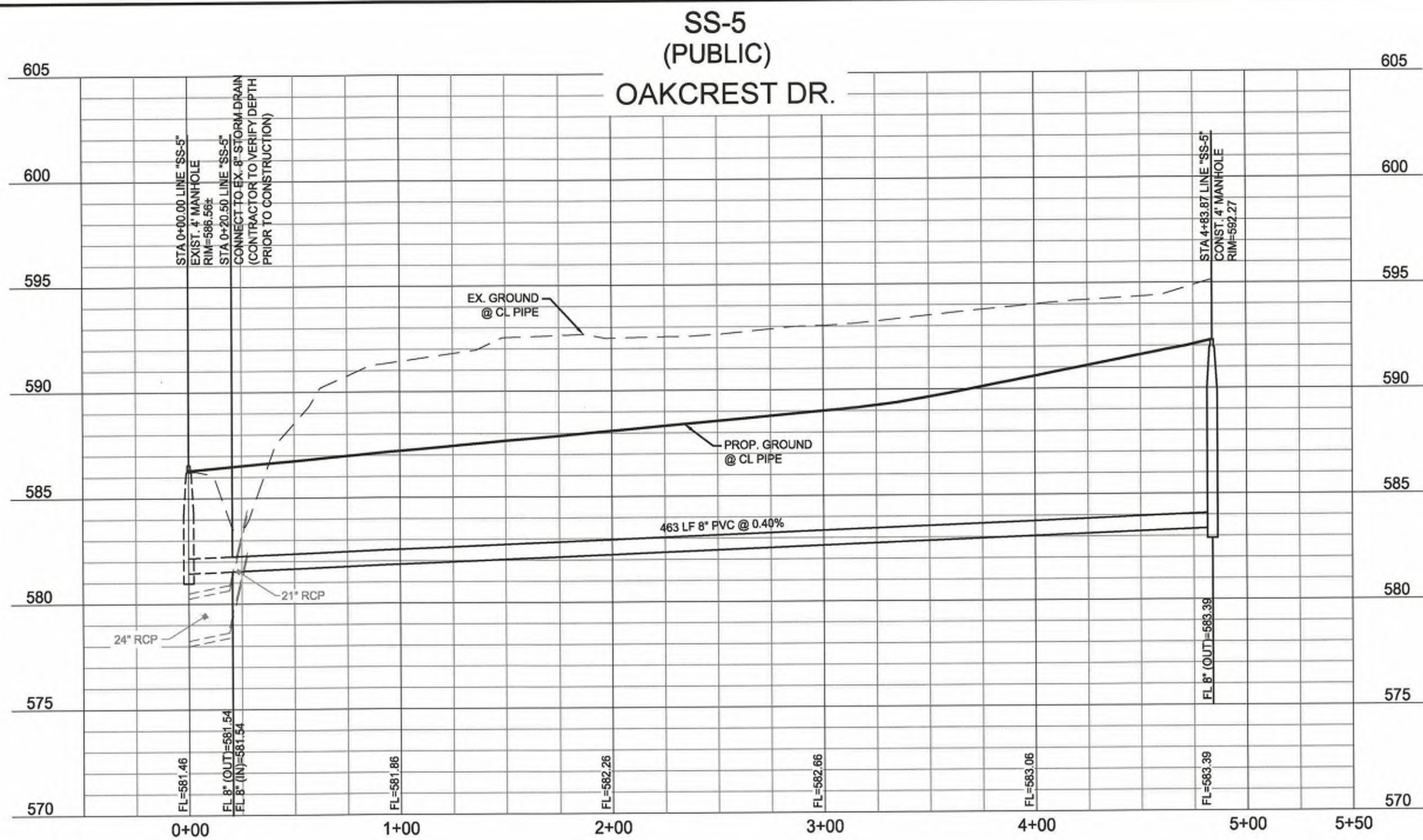
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET

29

OF

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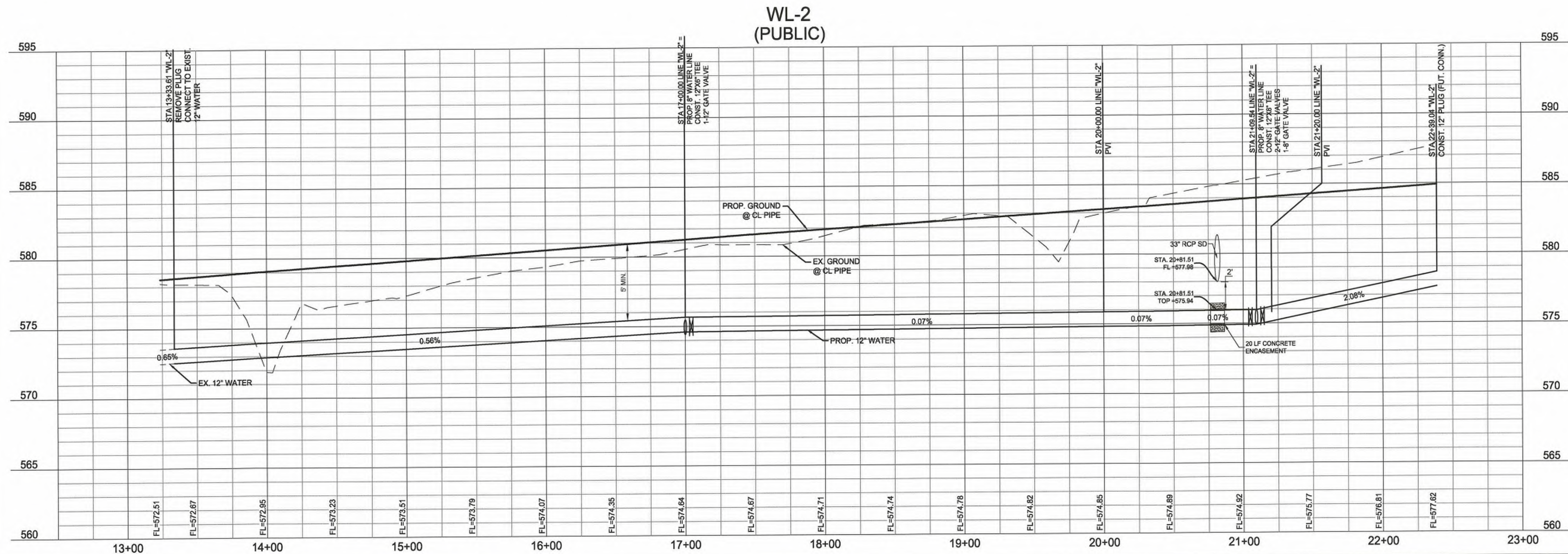
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**SEE NTMWD NOTES SHEET 1



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN LINE
- SERVICES FOR FUTURE LOTS
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED IRRIGATION METER

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PETTITT - ECD

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CONSTRUCTION ADMINISTRATION
TBEPLS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #10194732
1600 N. COLLINS BLVD. SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

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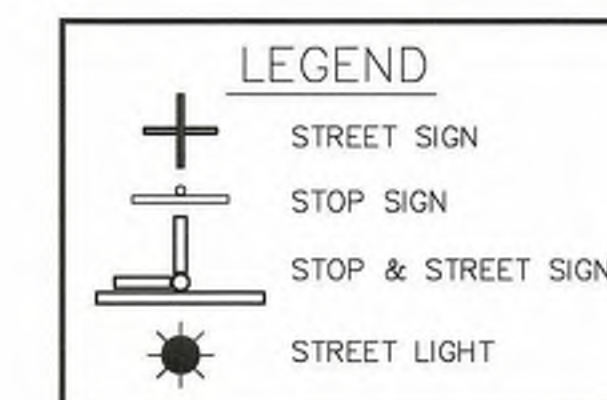
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**SANITARY SEWER PROFILE SS-5 & SS-6
& WATER LINE PROFILE WL-2
TERRACINA ESTATES PHASE 2**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
30
OF
41



- NOTES:**
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 3. CENTER OF LIGHT POLES AND STREET SIGNS TO BE LOCATED 1.5' OFF BACK OF CURB.
 4. REFER TO IRRIGATION PLANS FOR SLEEVE LOCATIONS.
 5. SIGN PLACEMENT AS REPRESENTATION ONLY, SEE CITY OF ROCKWALL DETAIL S FOR EXACT LOCATION.

RECORD DRAWINGS

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CHARLES A. LAMPING, P.E.	10-15-202
CHARLES A. LAMPING, P.E.	DATE

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DESIGN

DATE _____

This is a detailed site plan for Lot 2 (HOA Park), which is a drainage and detention easement. The plan shows the layout of the park area, including streets, lots, and proposed infrastructure. The streets shown are Lasalle Drive, Oakcrest Drive, Sedona Drive, Wrenwood Ct., Longbow Drive, Mesa Verde Drive, and Guadalupe Drive. The plan also shows the locations of existing and proposed street signs, stop signs, and street lights. The lots are numbered 1 through 30. The plan includes various easements, such as 10' U.E. (Utility Easement) and 20' B.L. (Belt Line). The plan also shows the locations of existing and proposed street signs, stop signs, and street lights. The plan includes various easements, such as 10' U.E. (Utility Easement) and 20' B.L. (Belt Line). The plan also shows the locations of existing and proposed street signs, stop signs, and street lights. The plan includes various easements, such as 10' U.E. (Utility Easement) and 20' B.L. (Belt Line).

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PETITT - ECD

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CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

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DWG FILE NO.	

DATE: _____

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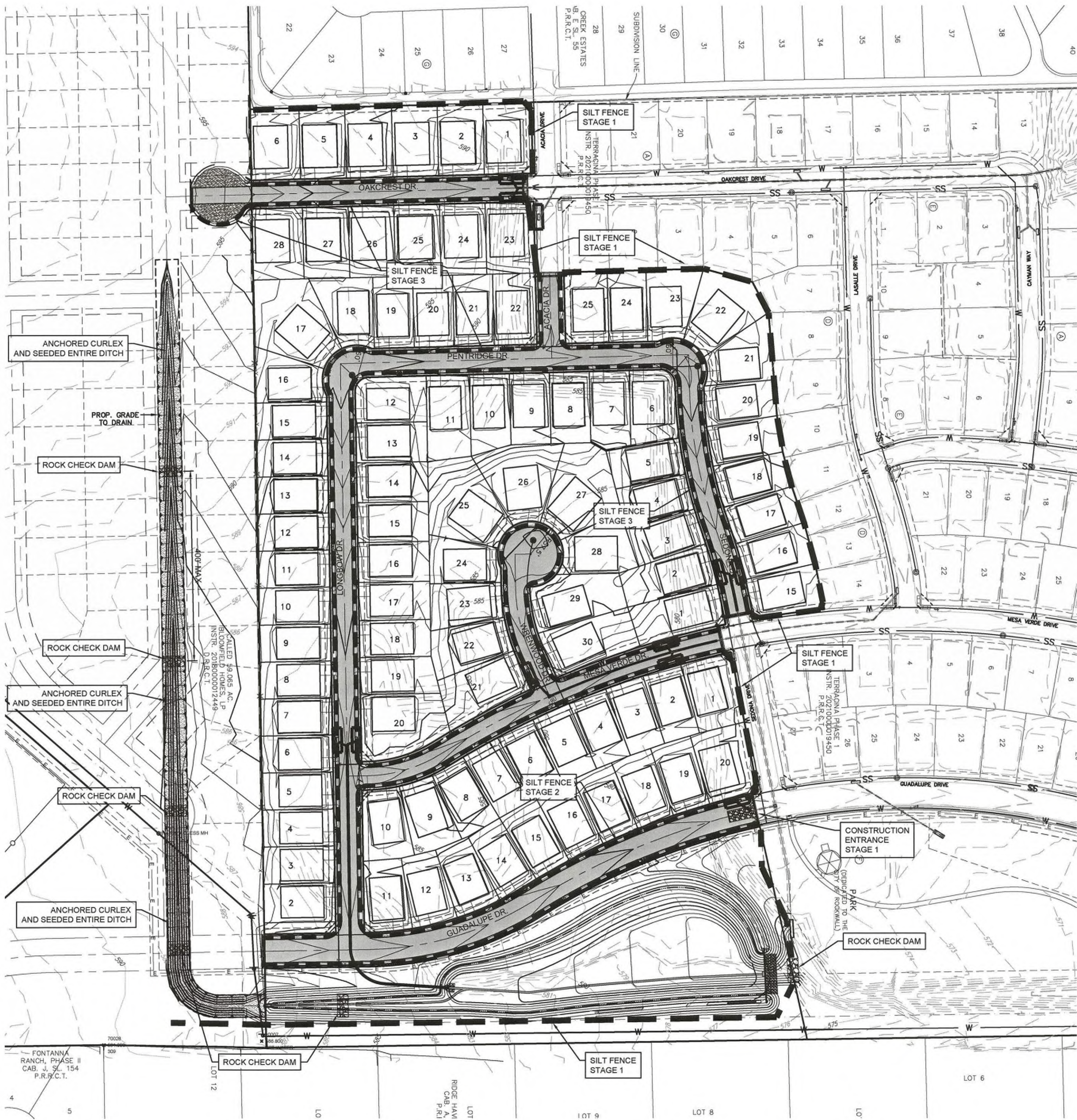


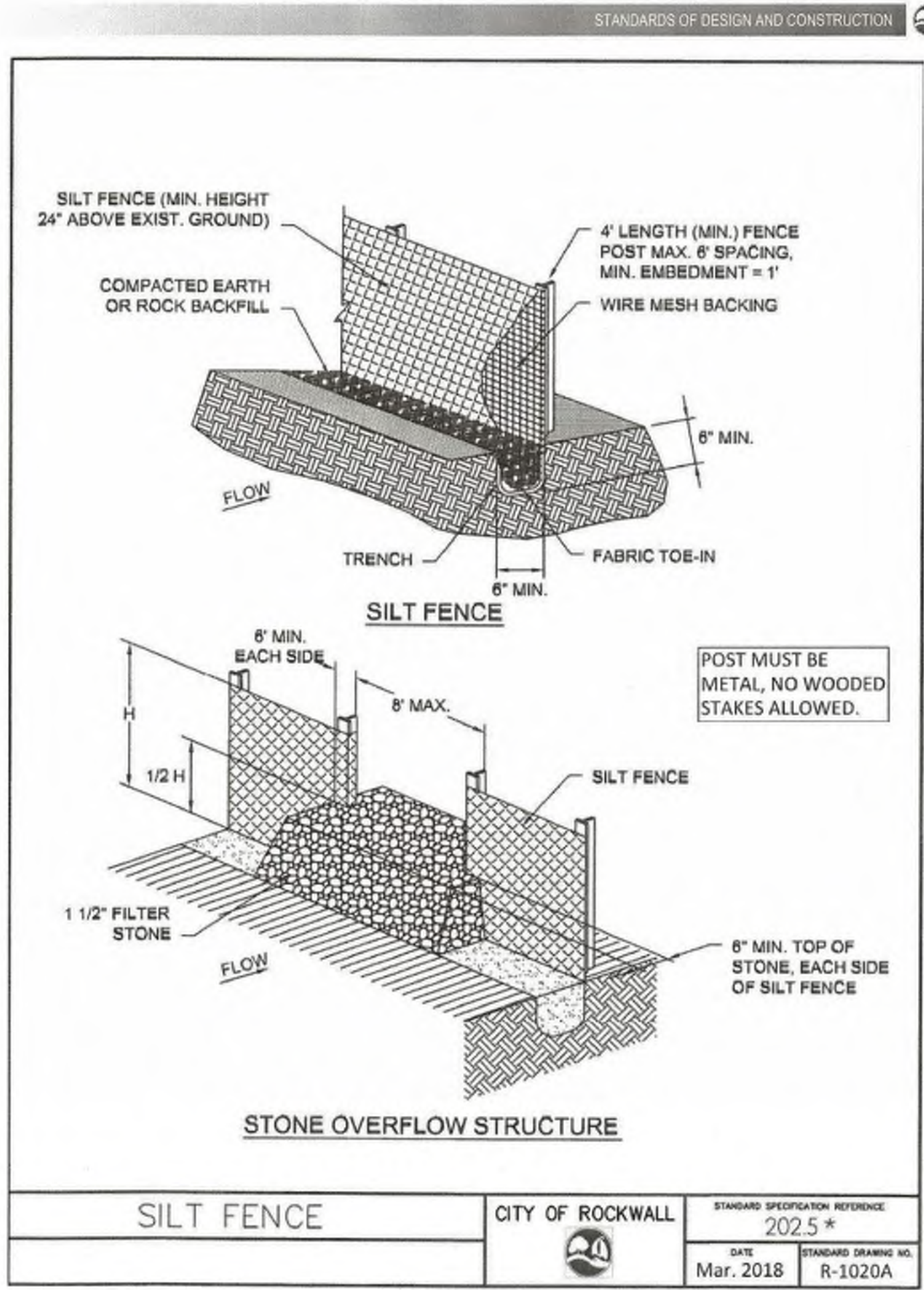
LIGHTING AND SIGNAGE PLAN

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CITY OF ROCKWALL

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STANDARDS OF DESIGN AND CONSTRUCTION

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHFD IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

CITY OF ROCKWALL

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STANDARDS OF DESIGN AND CONSTRUCTION

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

CITY OF ROCKWALL

PAGE | 201

RECORD DRAWINGS

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PETTITT - ECD

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TSPEL'S REGISTRATION
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1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

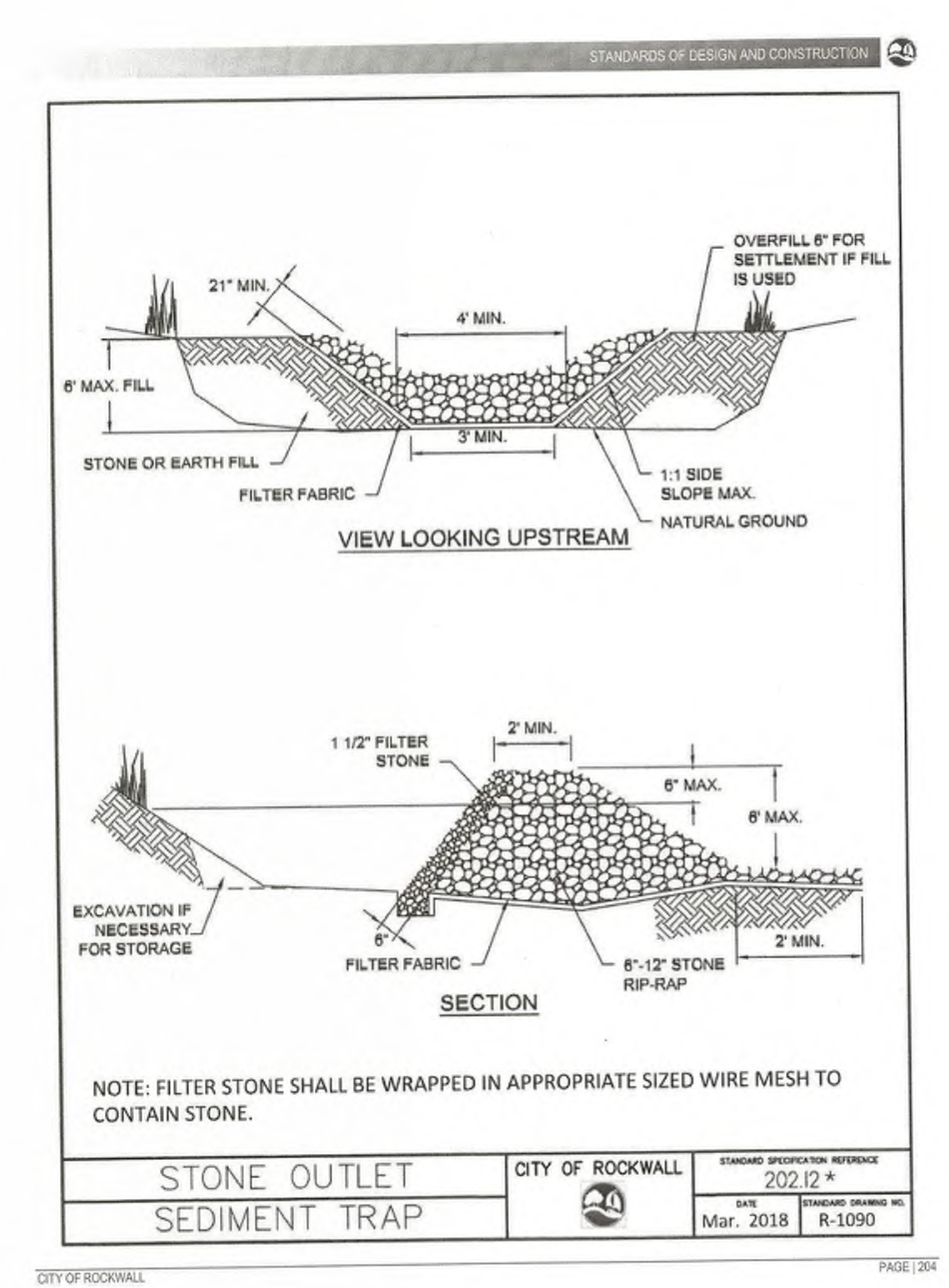
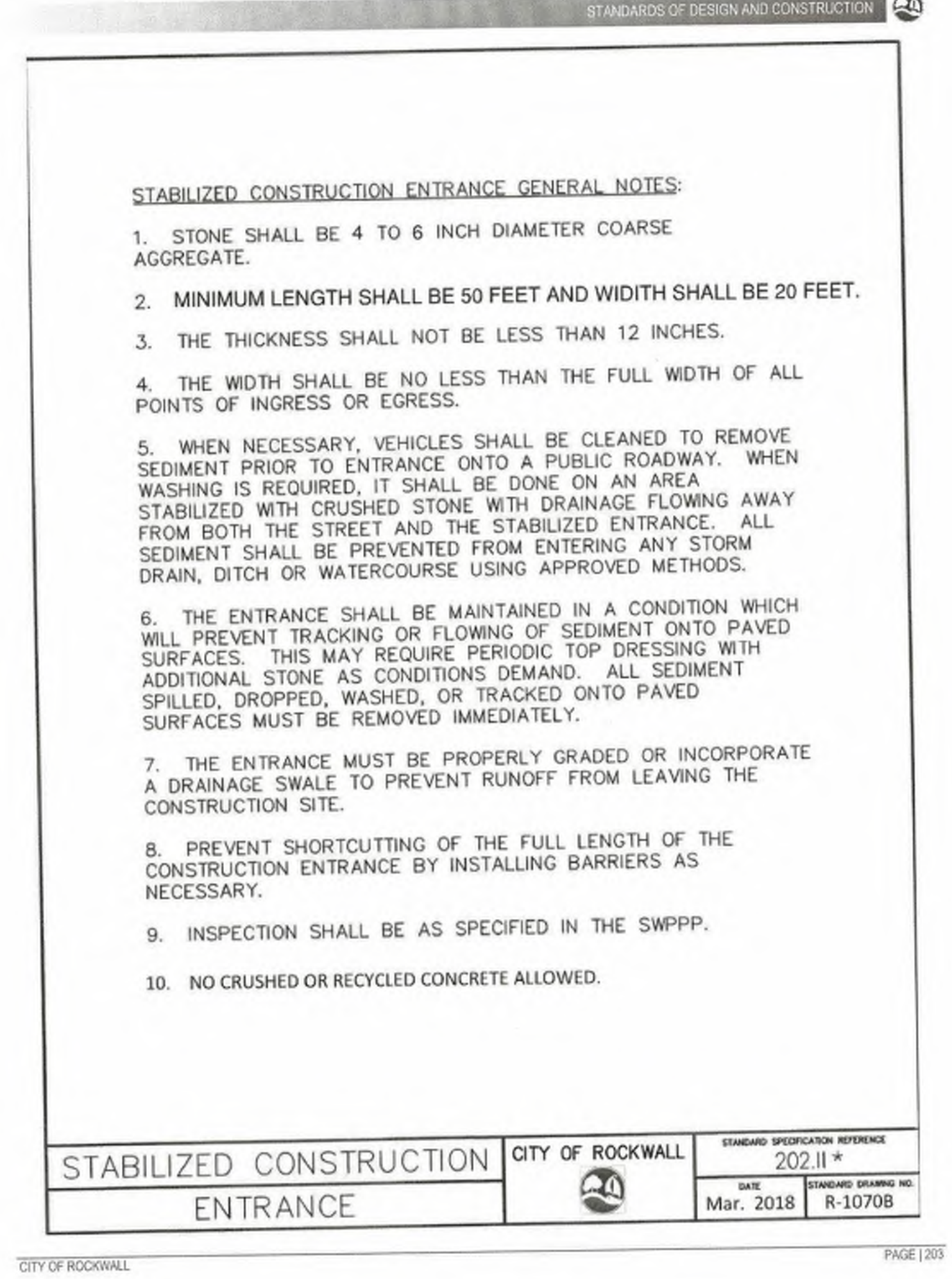
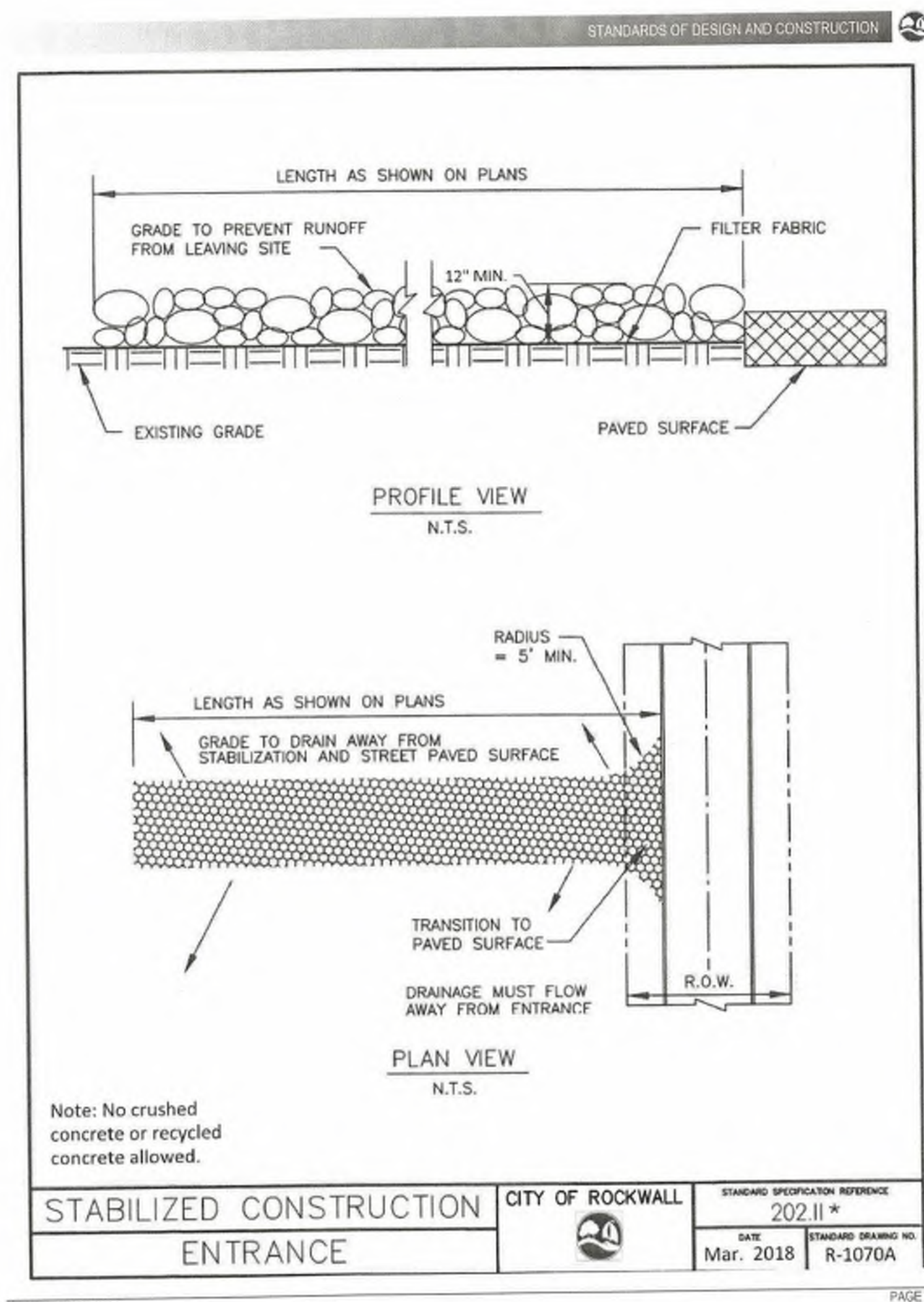
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DRAWN: RH	DATE: 8/08/2024
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PROJECT NO.: 06537	
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EROSION CONTROL DETAILS 1
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
33
OF
41



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EROSION CONTROL DETAILS 2

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 34 OF 41

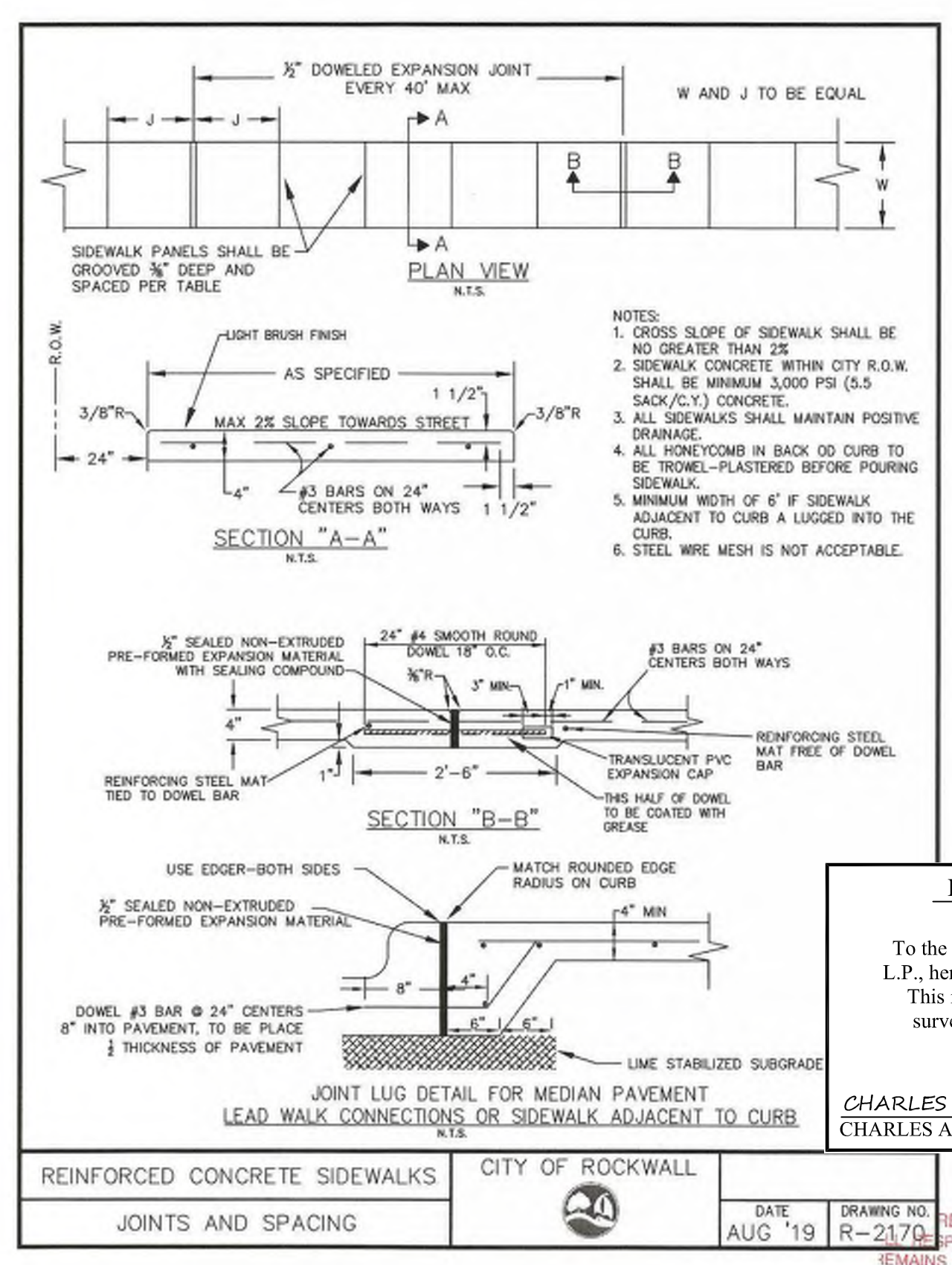
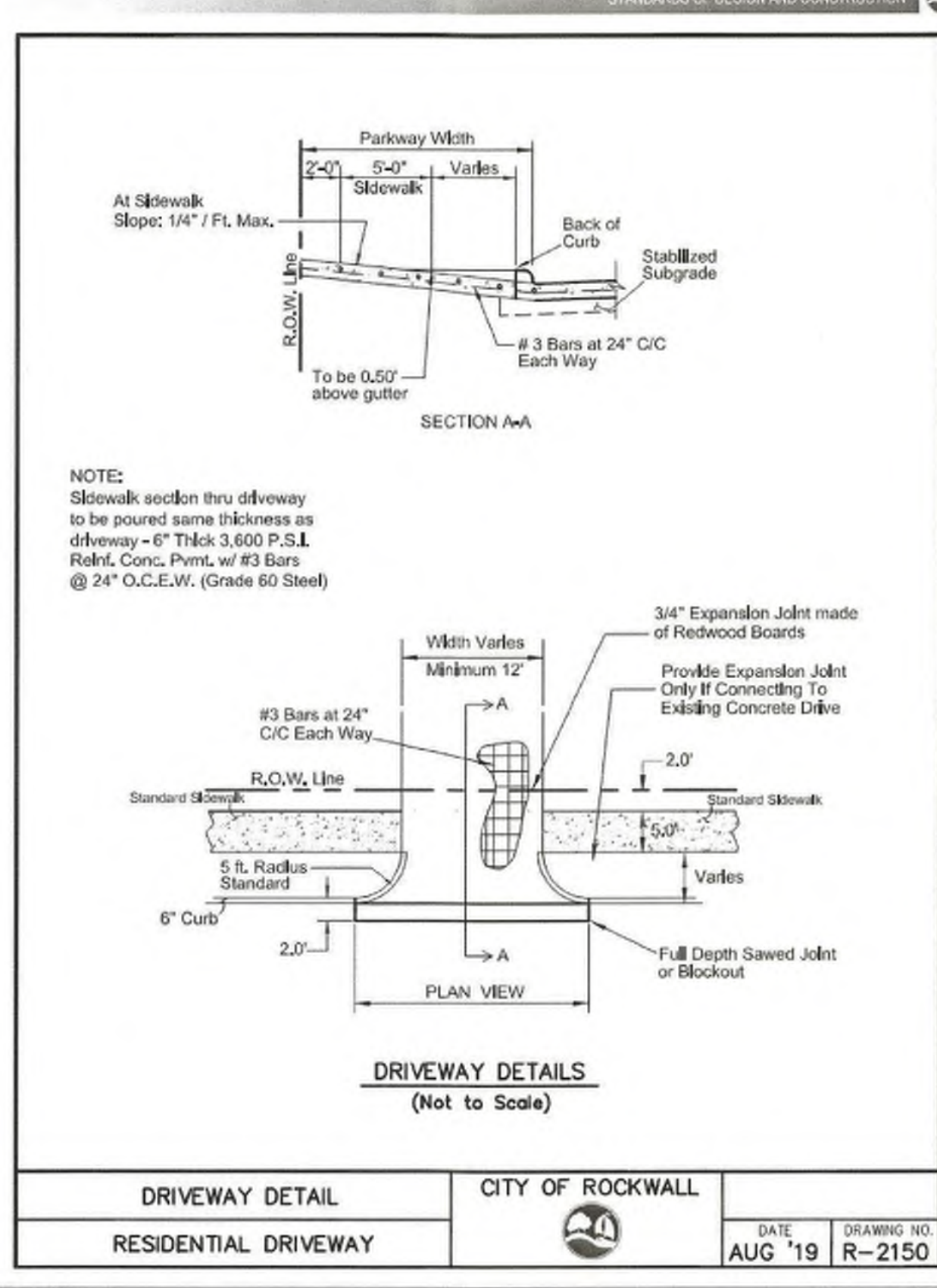
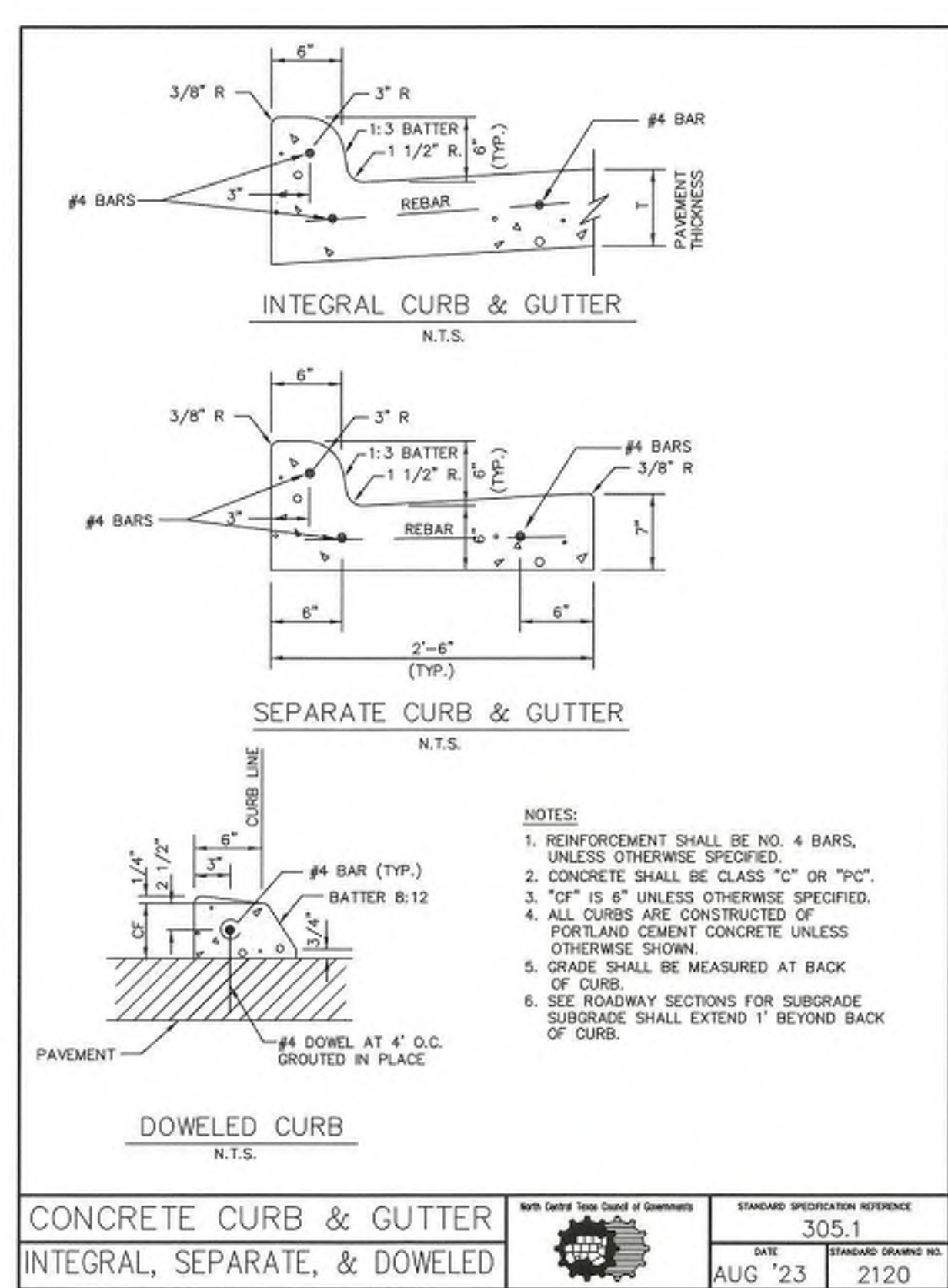
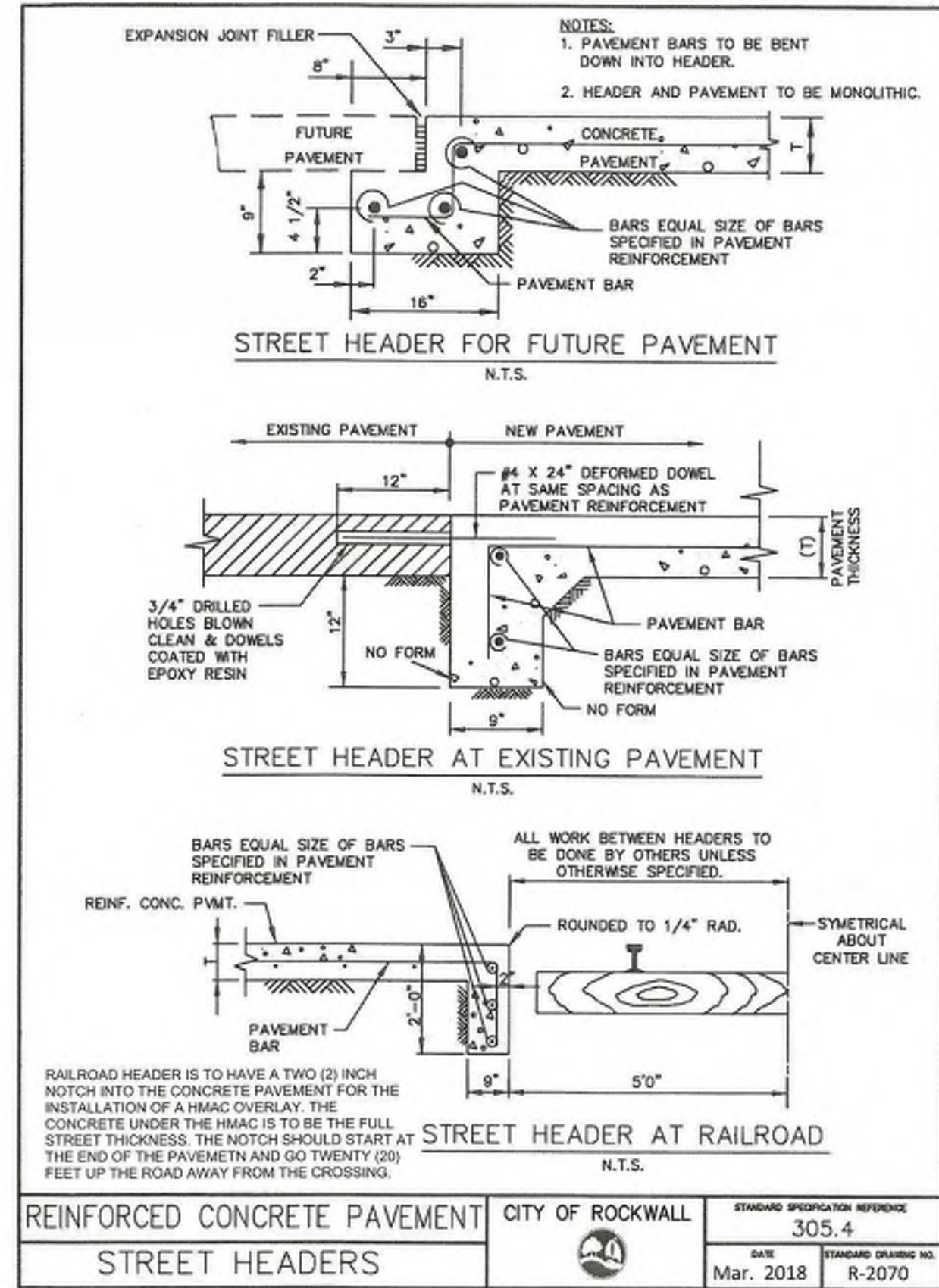
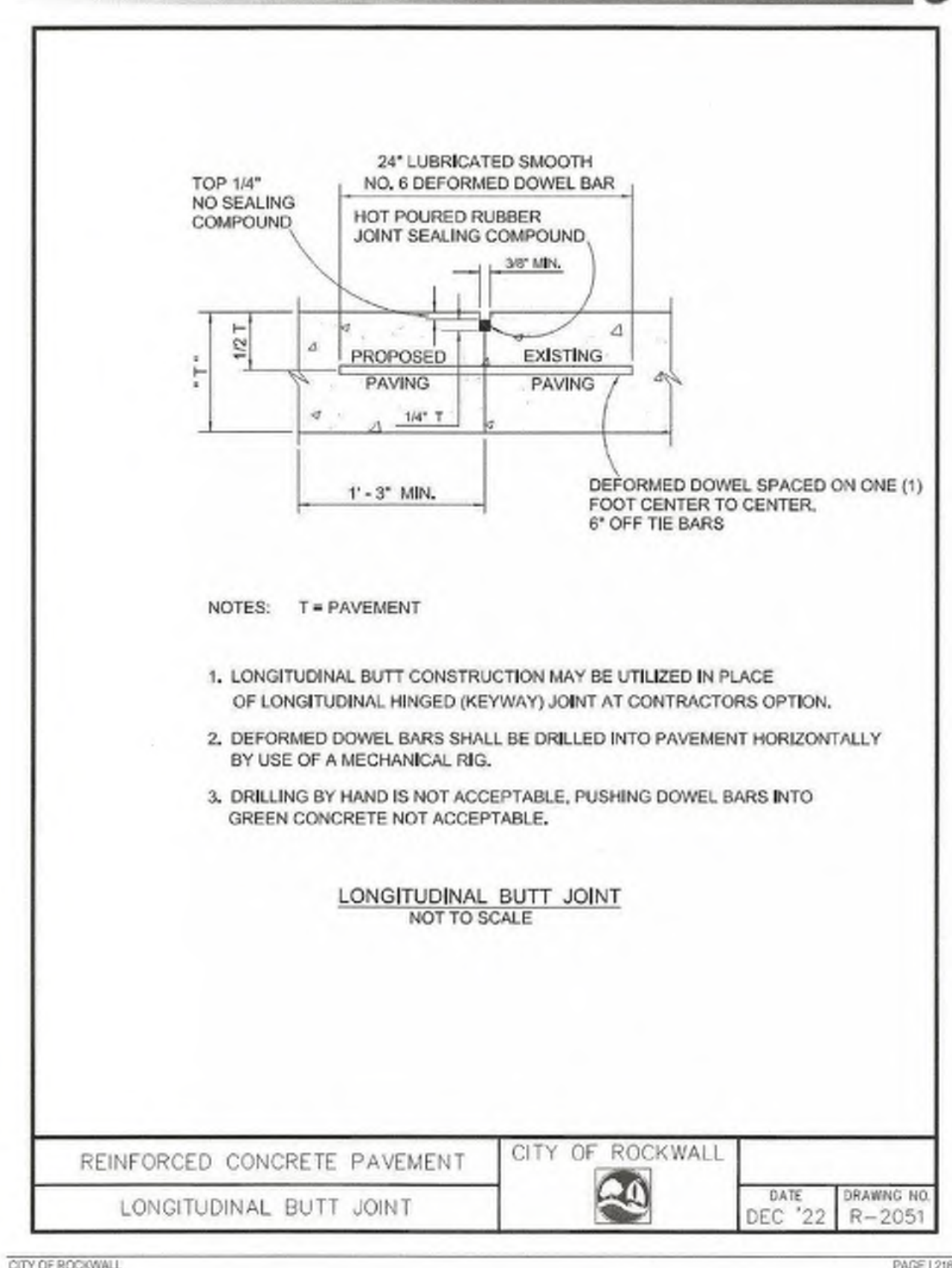
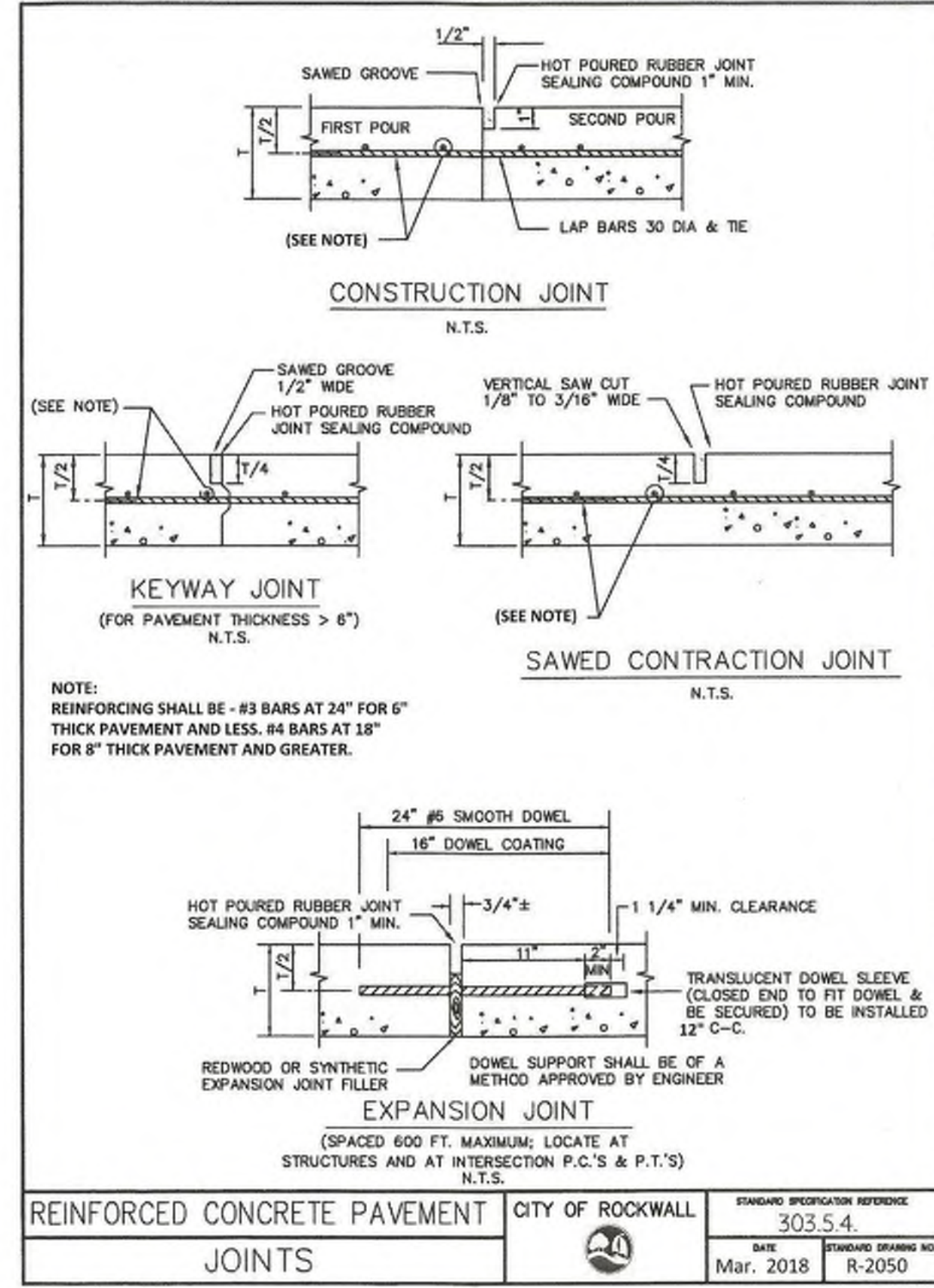
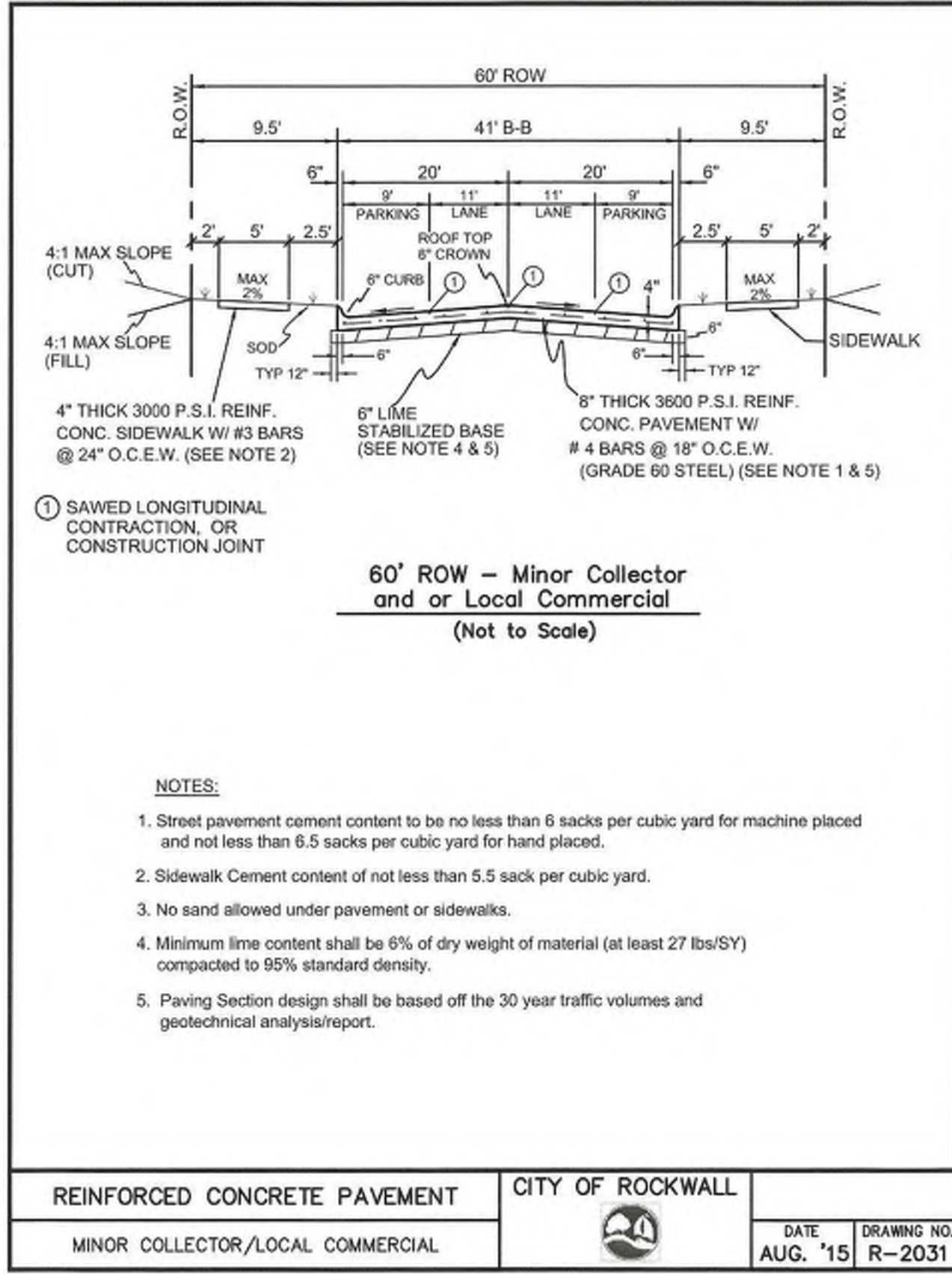
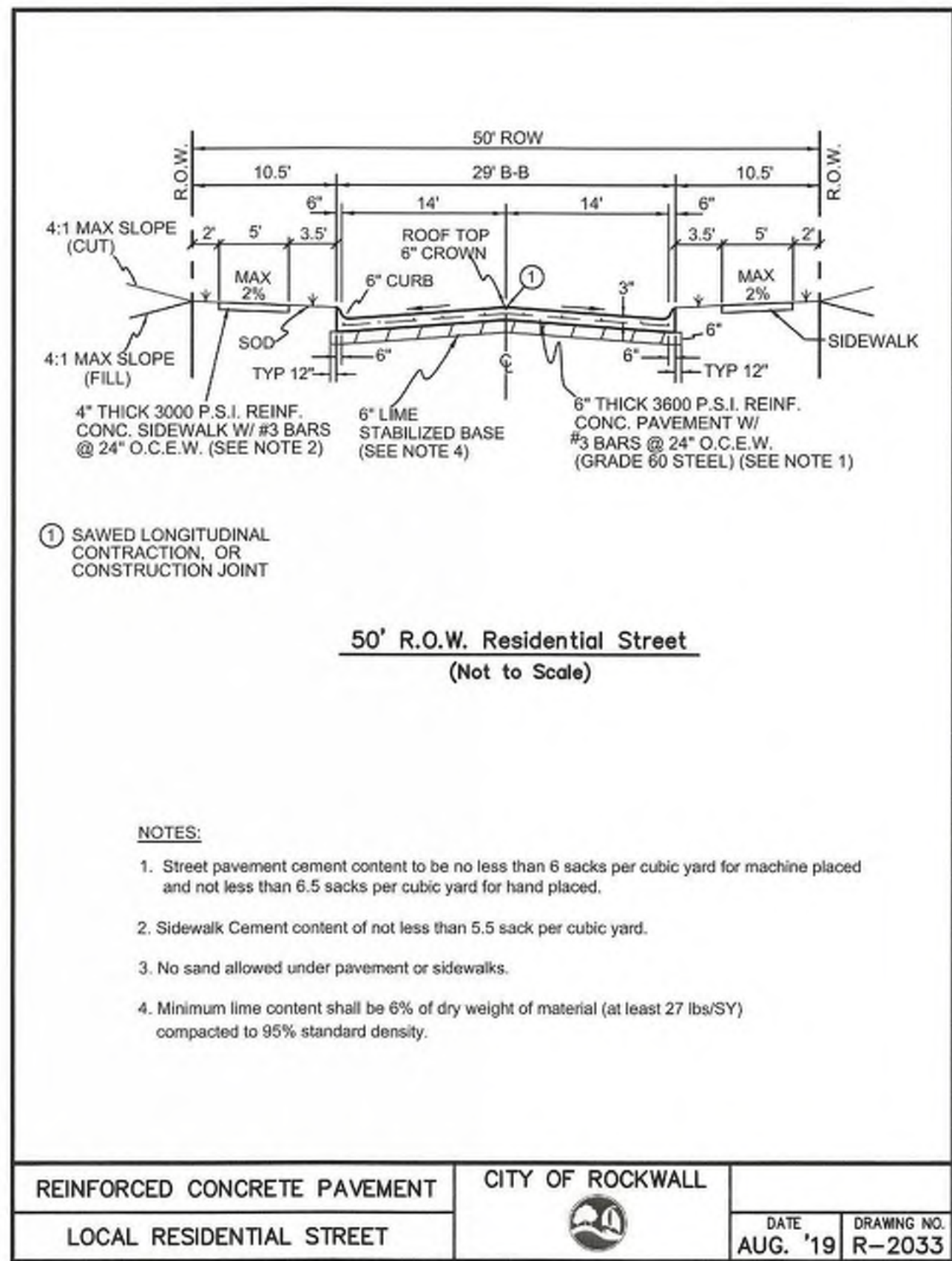
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CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TPEL'S REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #19194792
1600 N. COLLINS BLVD. 201 WINOCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES A. LAMPING, P.E. 88554

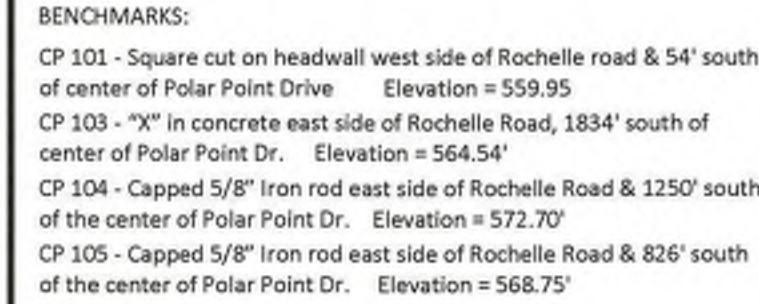
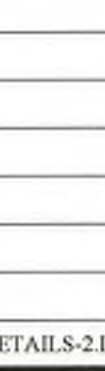
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CHECKED: CAL DATE: 8/08/2024
PROJECT NO: 06537
DWG FILE NAME: 06537-C-DETAILS-2.DWG



PAVING DETAILS

TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
35
OF
41



PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TBPELS REGISTRATION

ENGINEERING FIRM #001145 -	SURVEYING FIRM #10194792
1600 W. COLLINS BLVD	201 WINDCO CIRCLE
SUITE 3300	SUITE 100
RICHARDSON, TX 75080	WYLYE, TX 75098
972.941.8401	972.941.8400

REVISIONS:	
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CHECKED: CAL	DATE: 8/08/2024
PROJECT NO.: 06537	
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CHARLES A. LAMPING, P.E. 88554

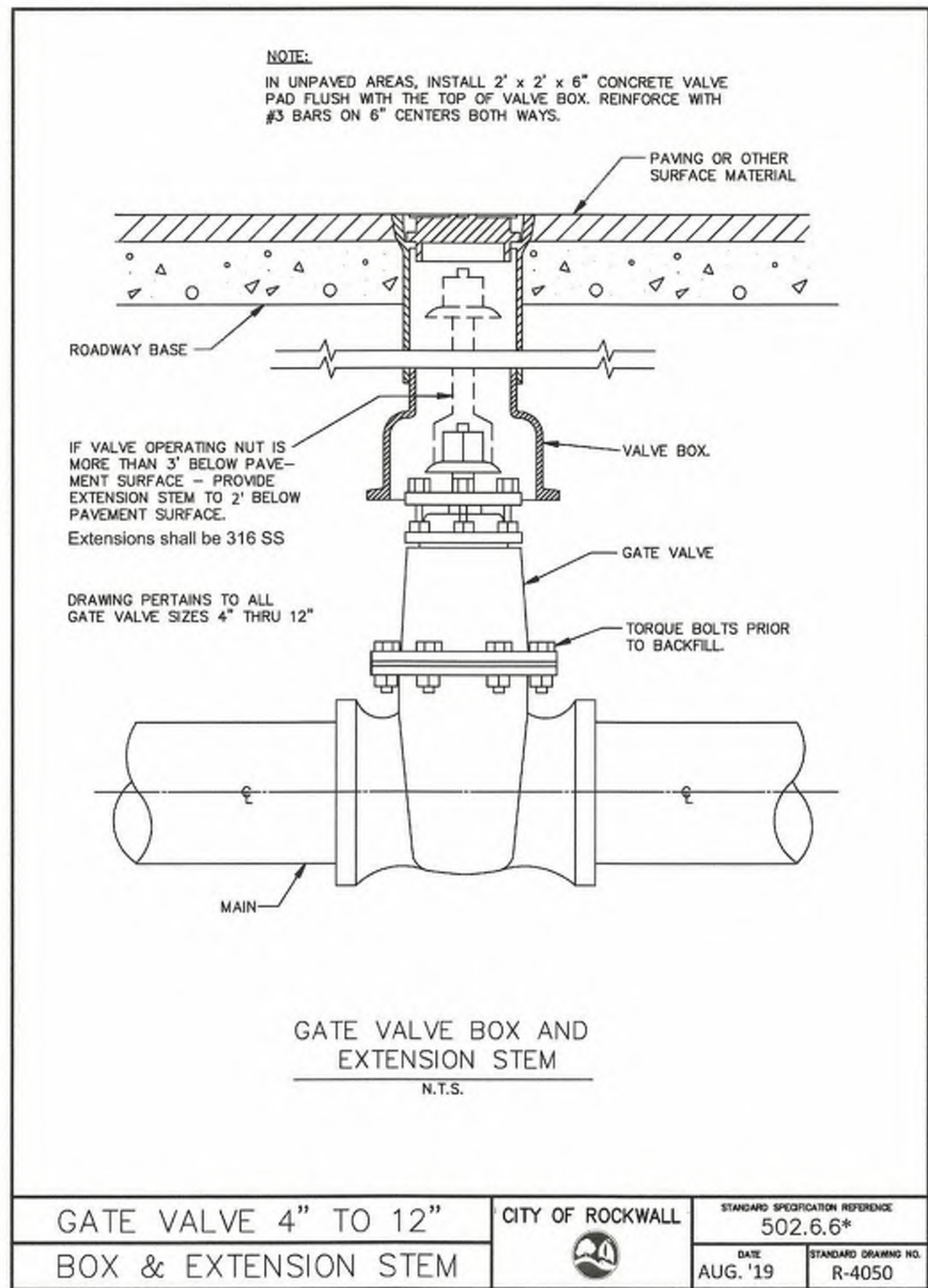


PAVING DETAILS 2

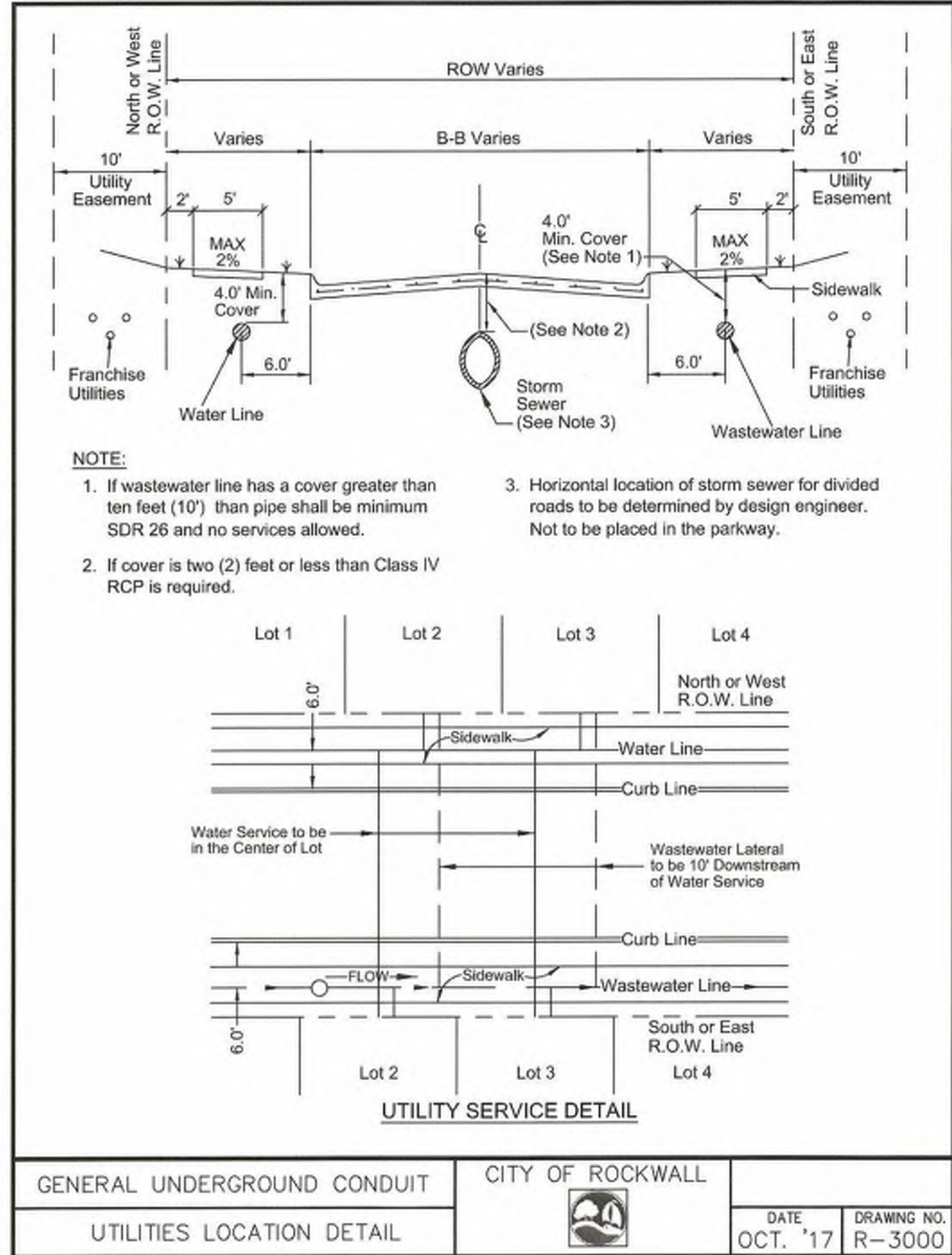
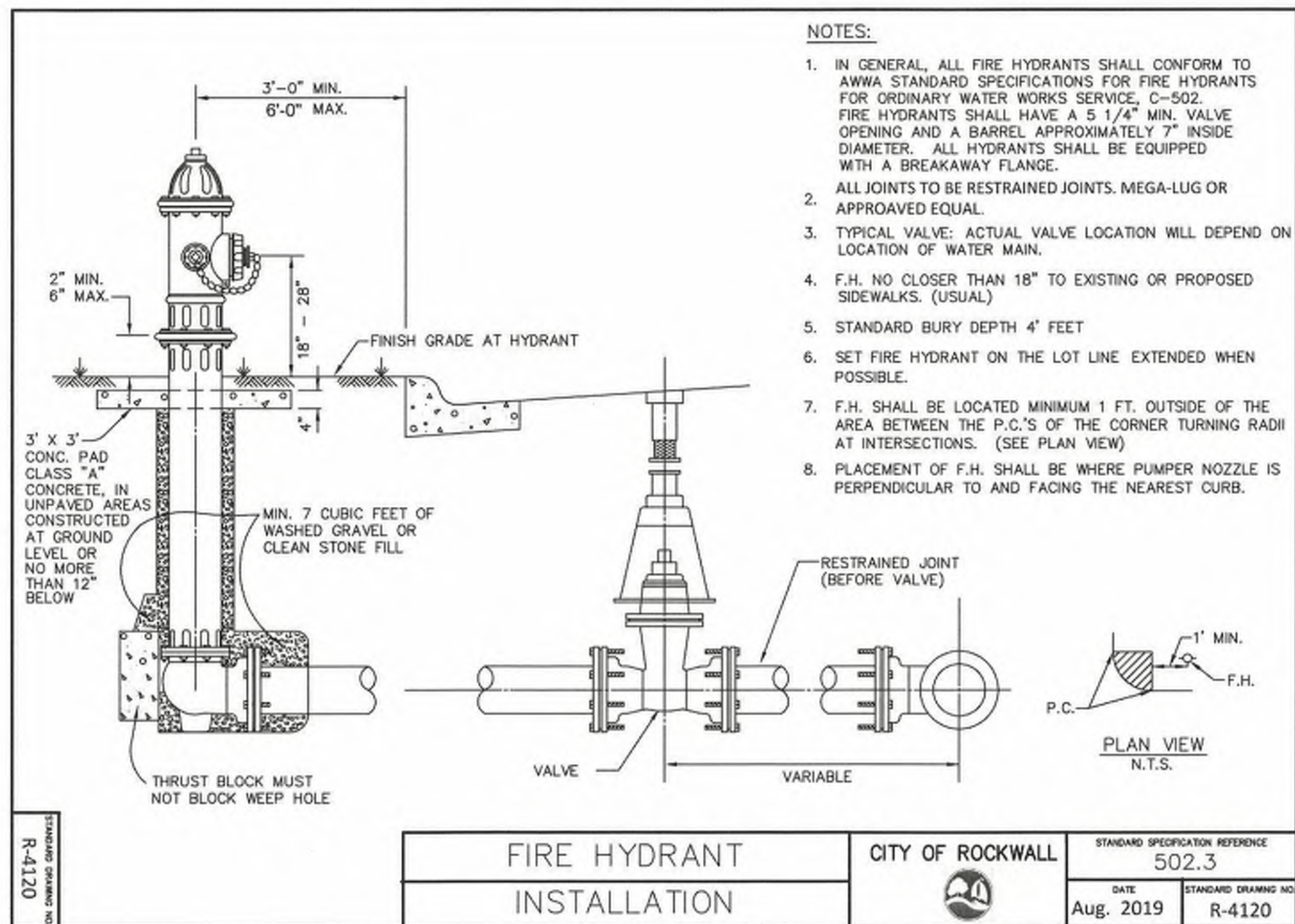
TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
36
OF
41



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

RELEASED FOR CONSTRUCTION
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CITY DATE

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-555-7888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:
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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TYPICALS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

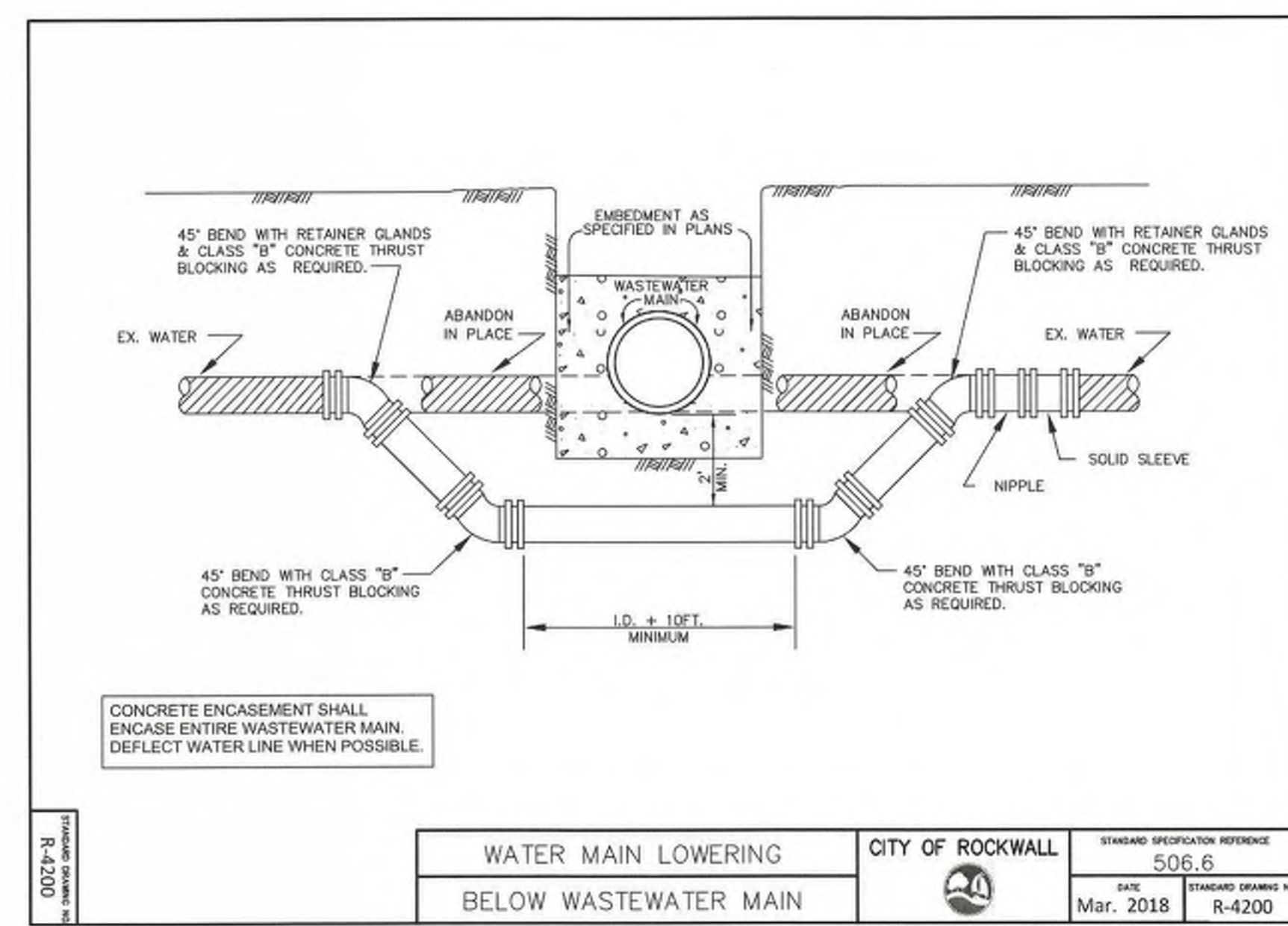
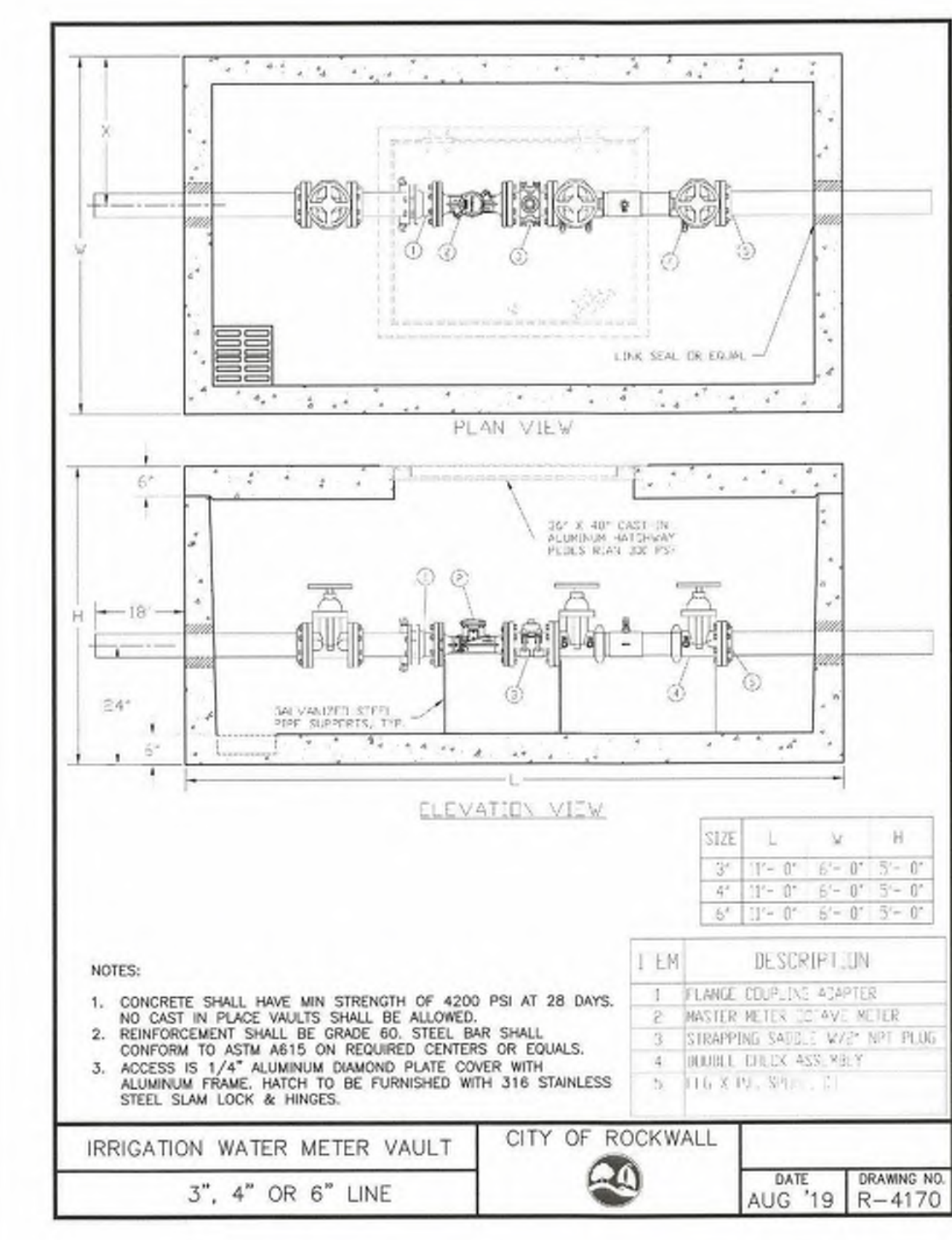
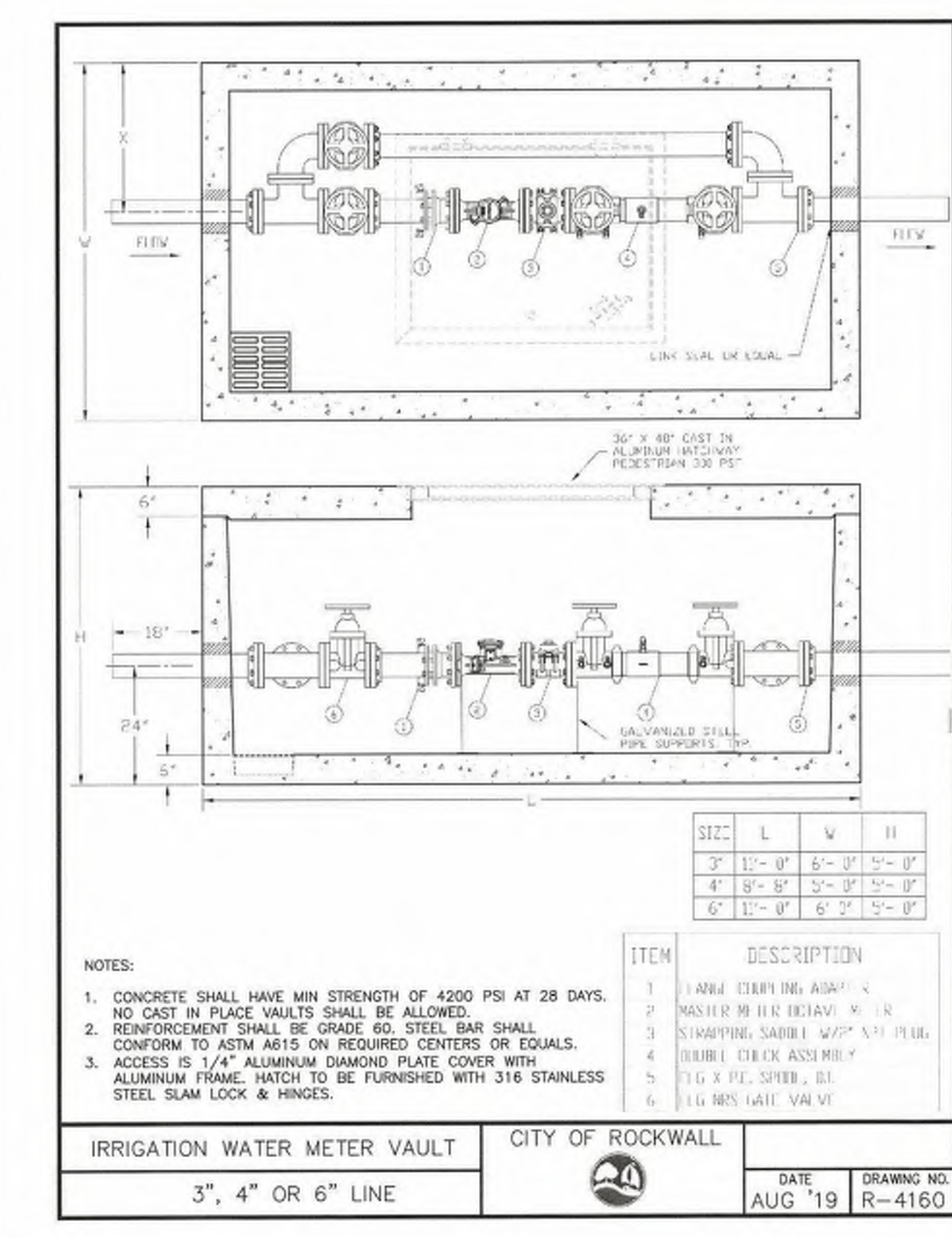
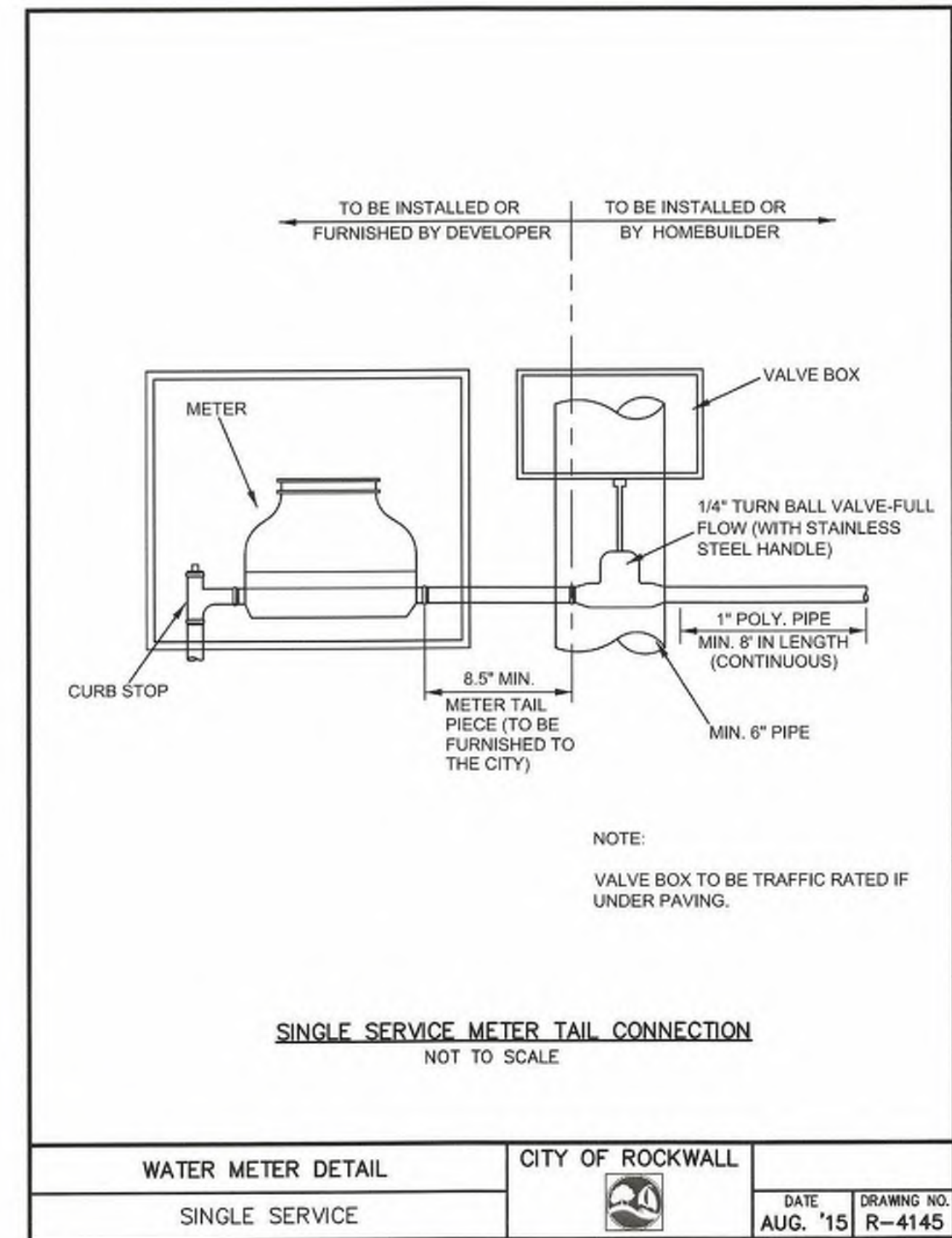
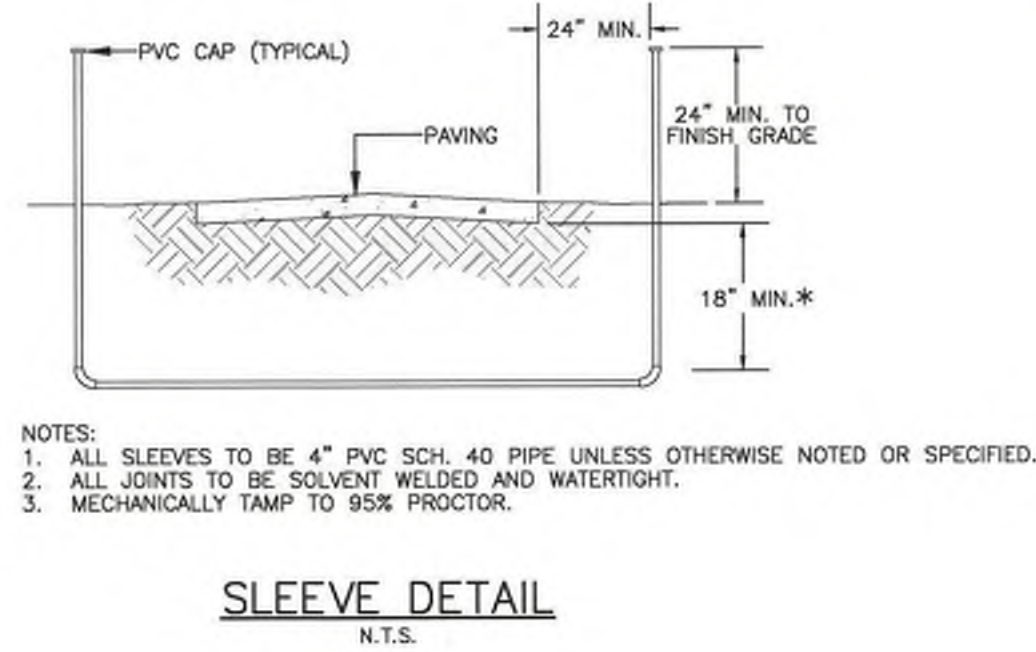
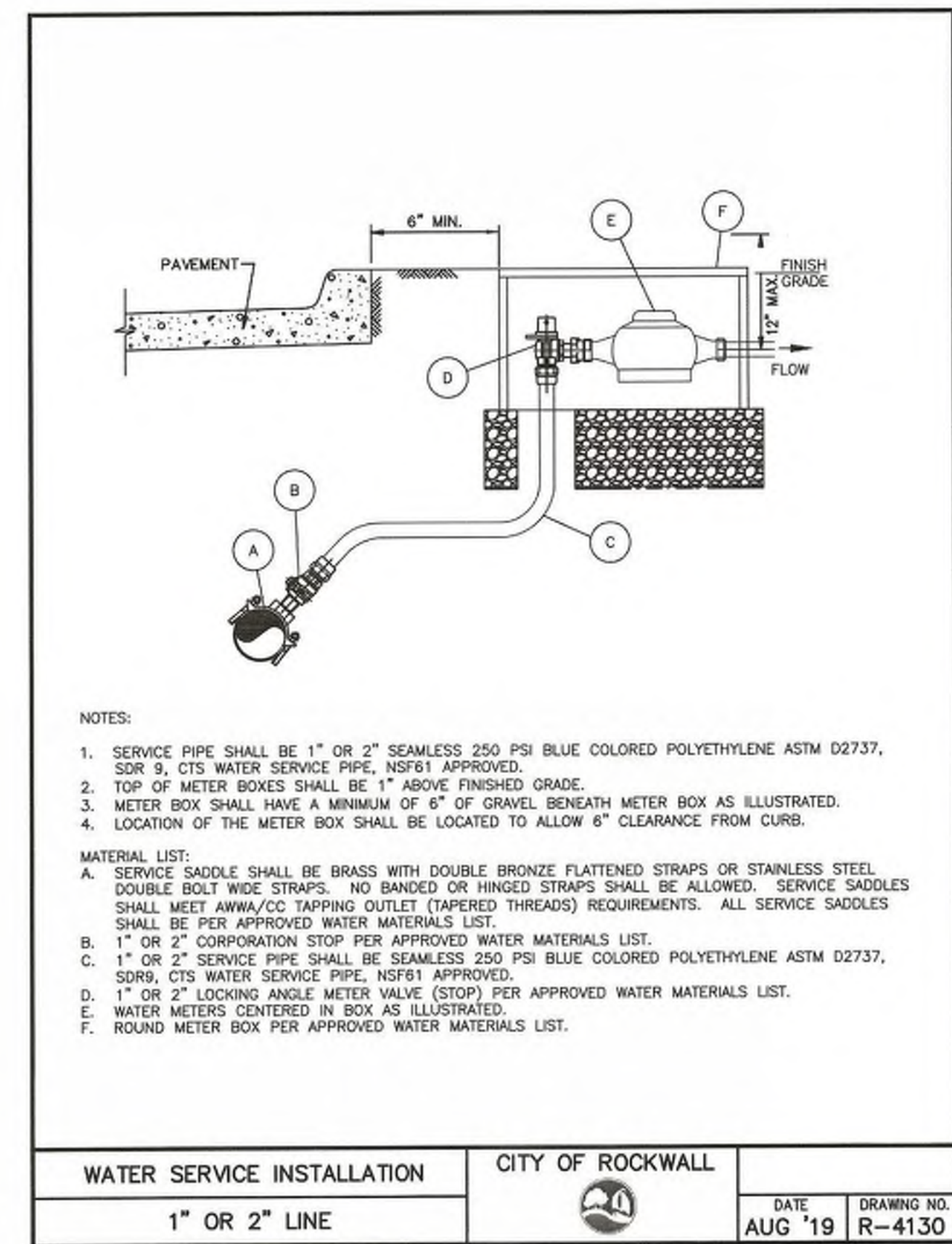
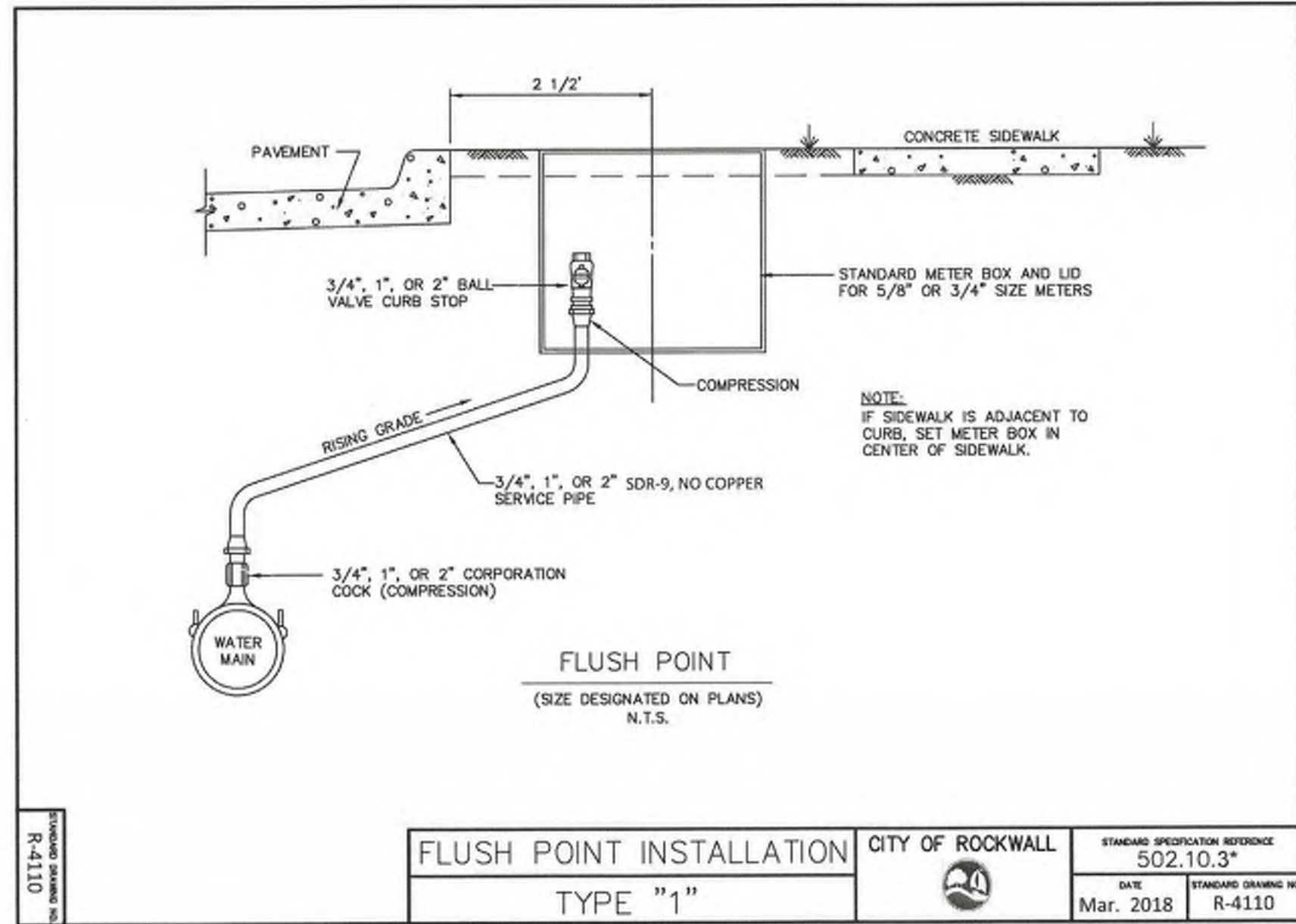
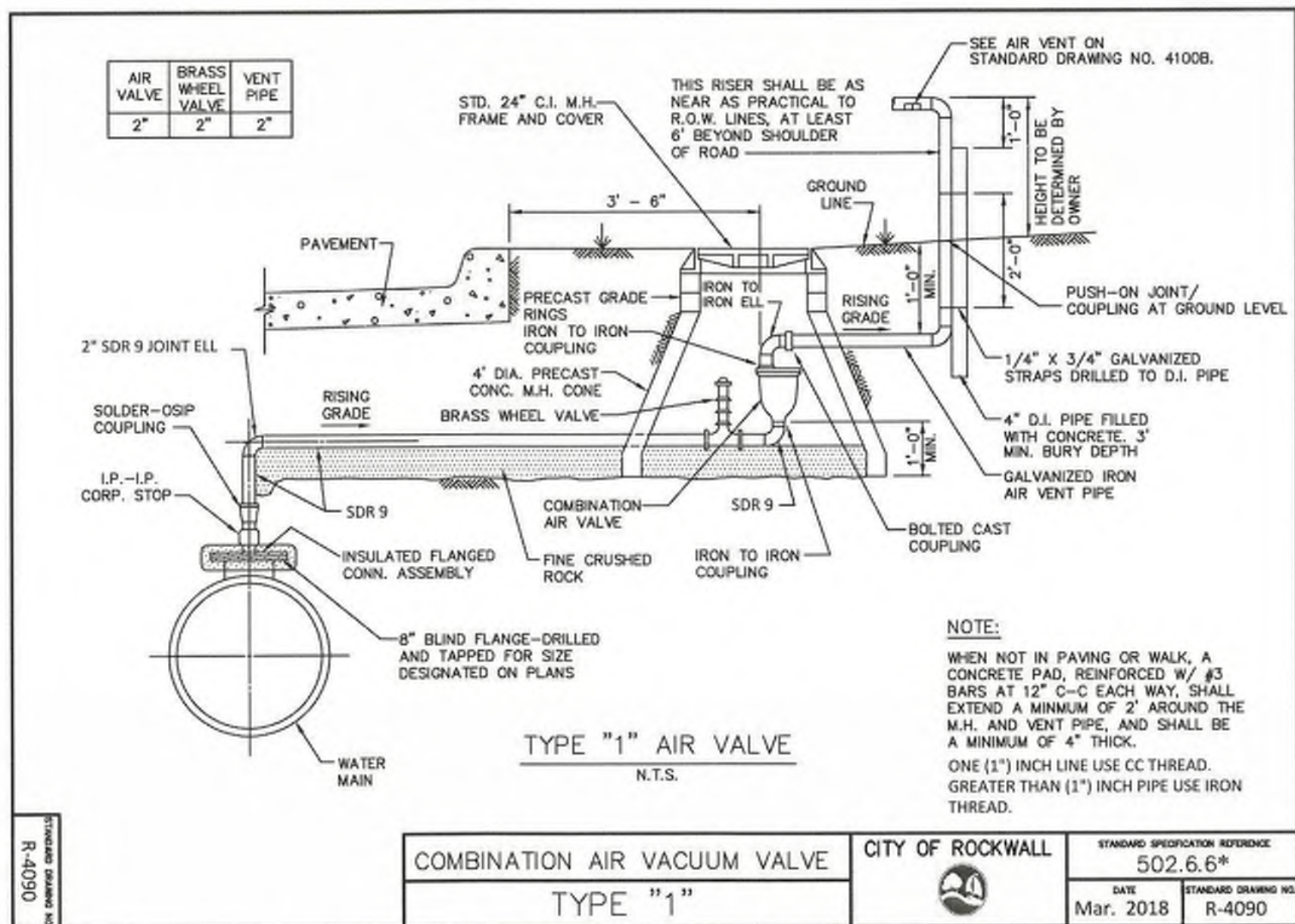
REVISIONS:	
DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-DETAIL-S-2.DWG	

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WATER DETAILS 1
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
37
OF
41



RECORD DRAWINGS

To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

CHARLES A. LAMPING, P.E. 10-15-2025
 CHARLES A. LAMPING, P.E. DATE

CAUTION! EXISTING UTILITIES

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BENCHMARKS:

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PETITT - ECD

ENGINEERING SURVEYING
 CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
 ENGINEERING FROM #011145 - SURVEYING FIRM #10194792
 1600 N. COLLINS BLVD. SUITE 3300
 RICHARDSON, TX 75080 972.941.8401

201 WINDCO CIRCLE
 SUITE 100
 WYLLIE, TX 75098 972.941.8400

REVISIONS:

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CHECKED: CAL	DATE: 8/08/2024
PROJECT NO: 06537	
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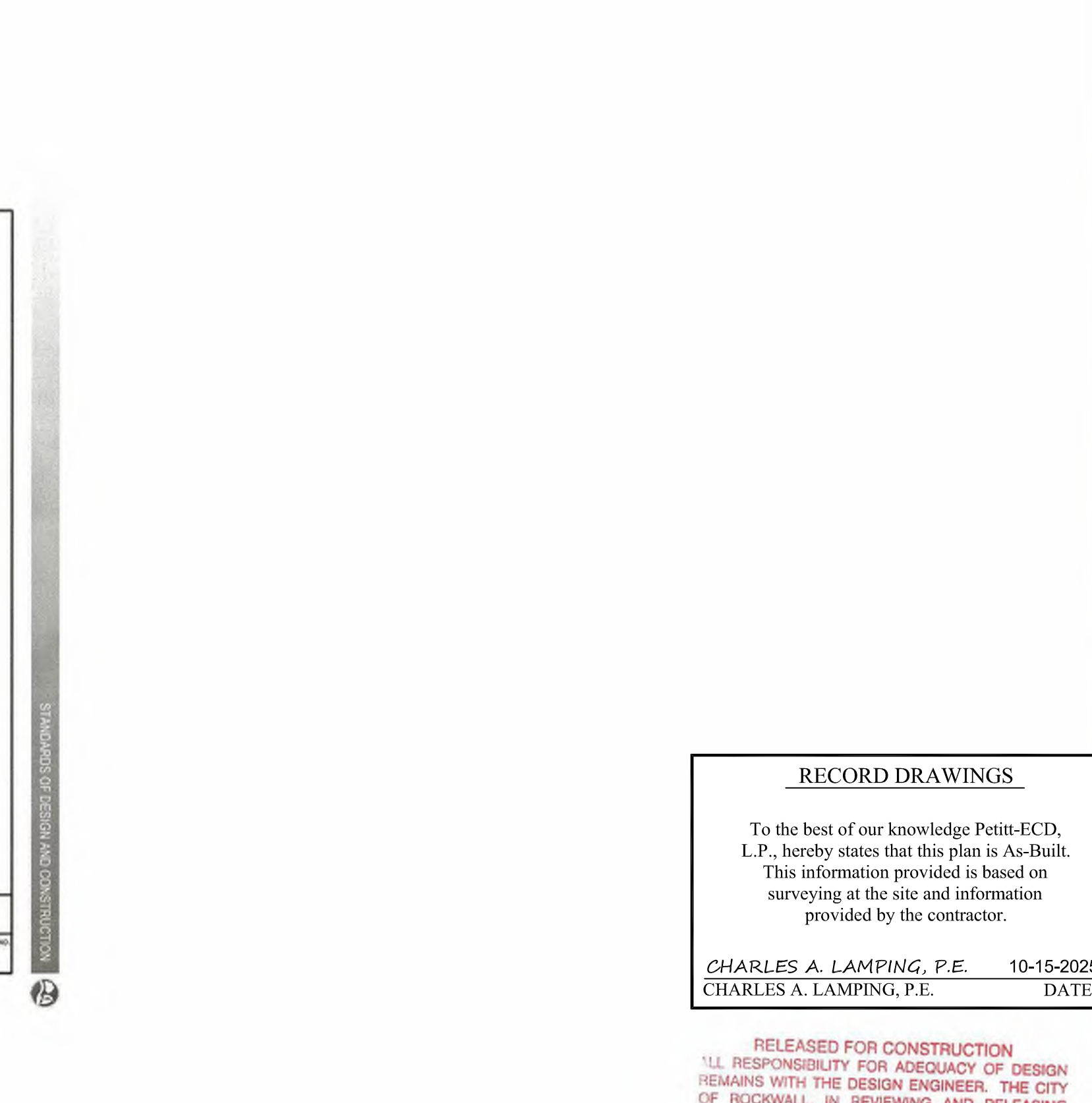
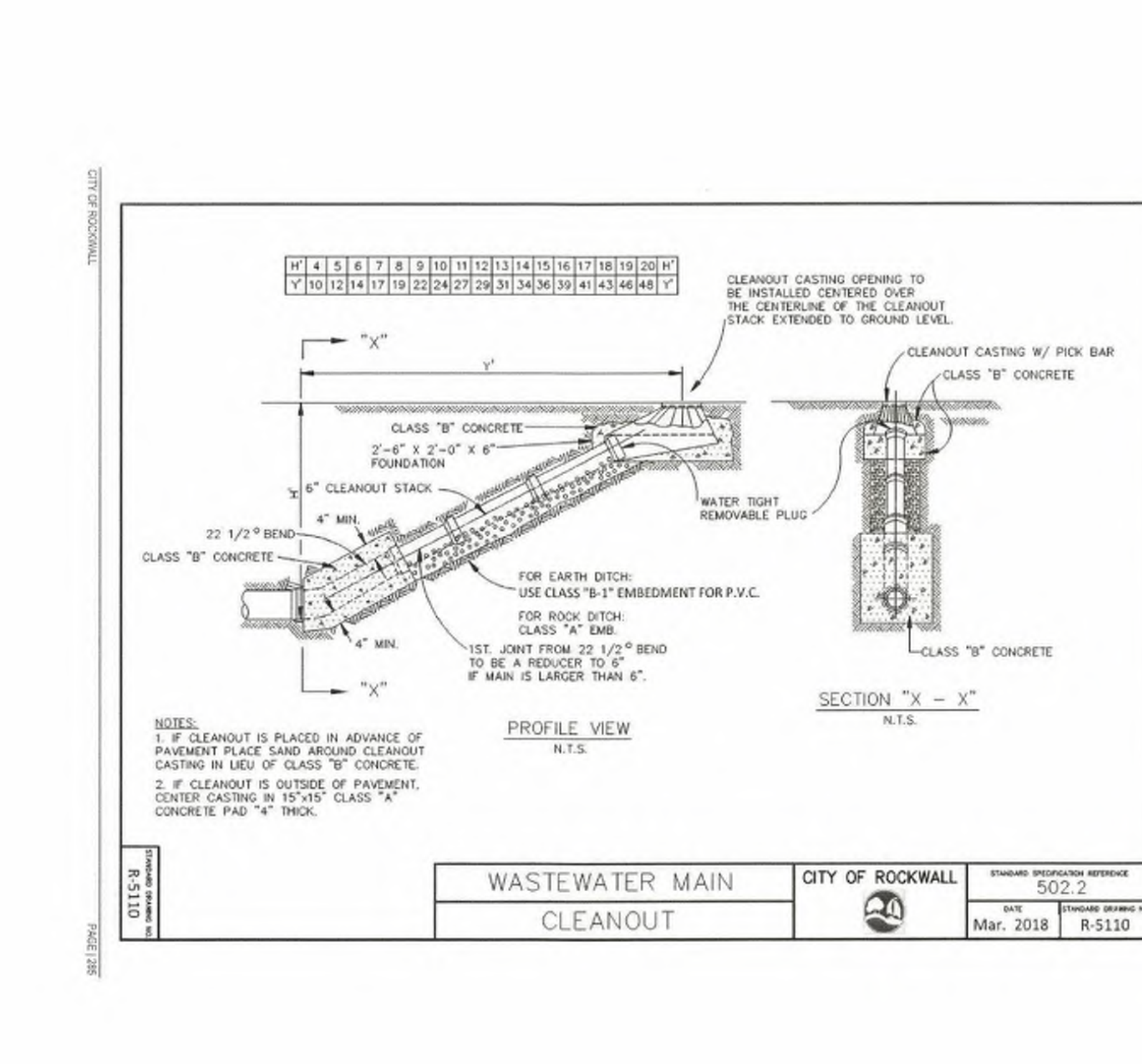
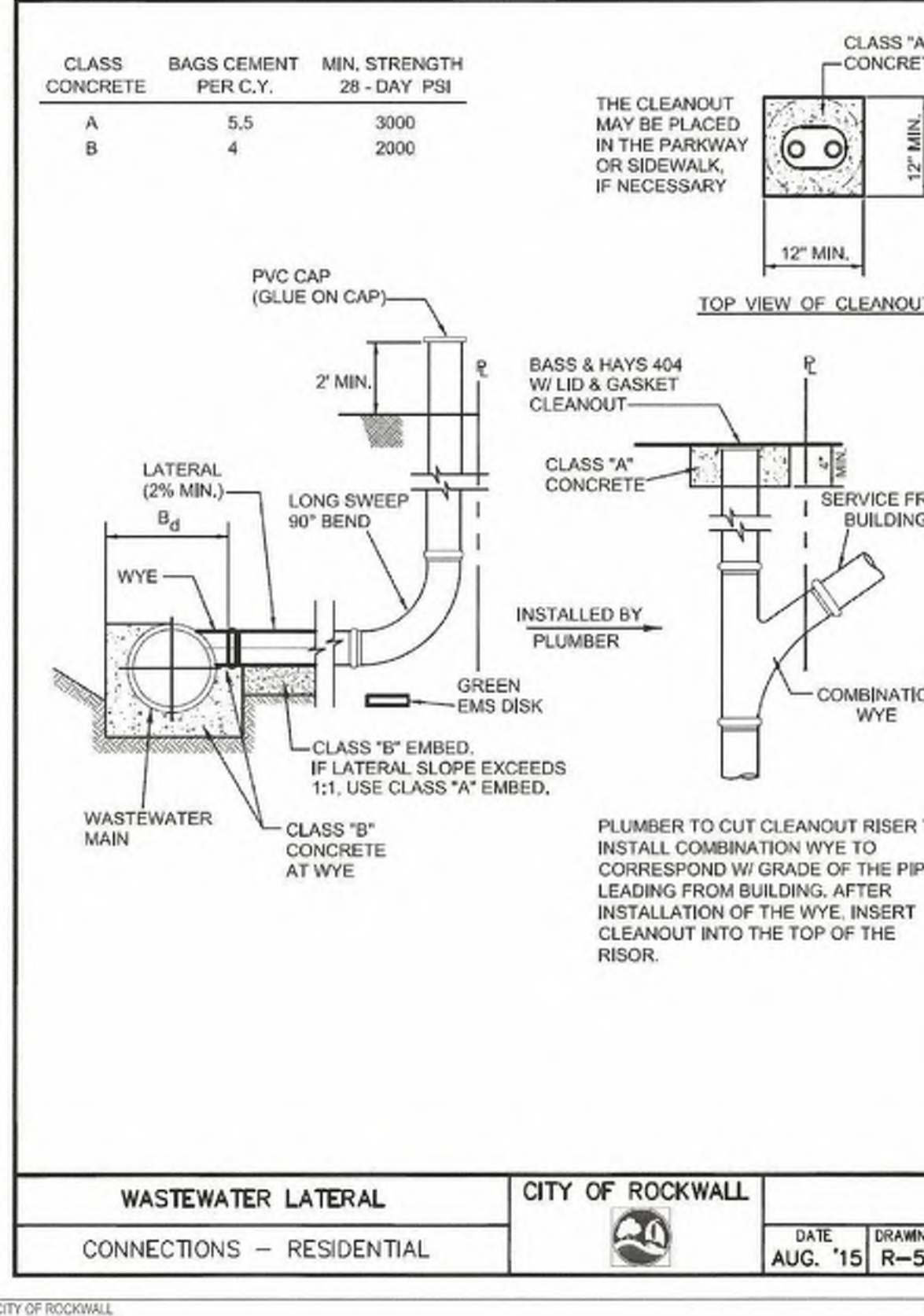
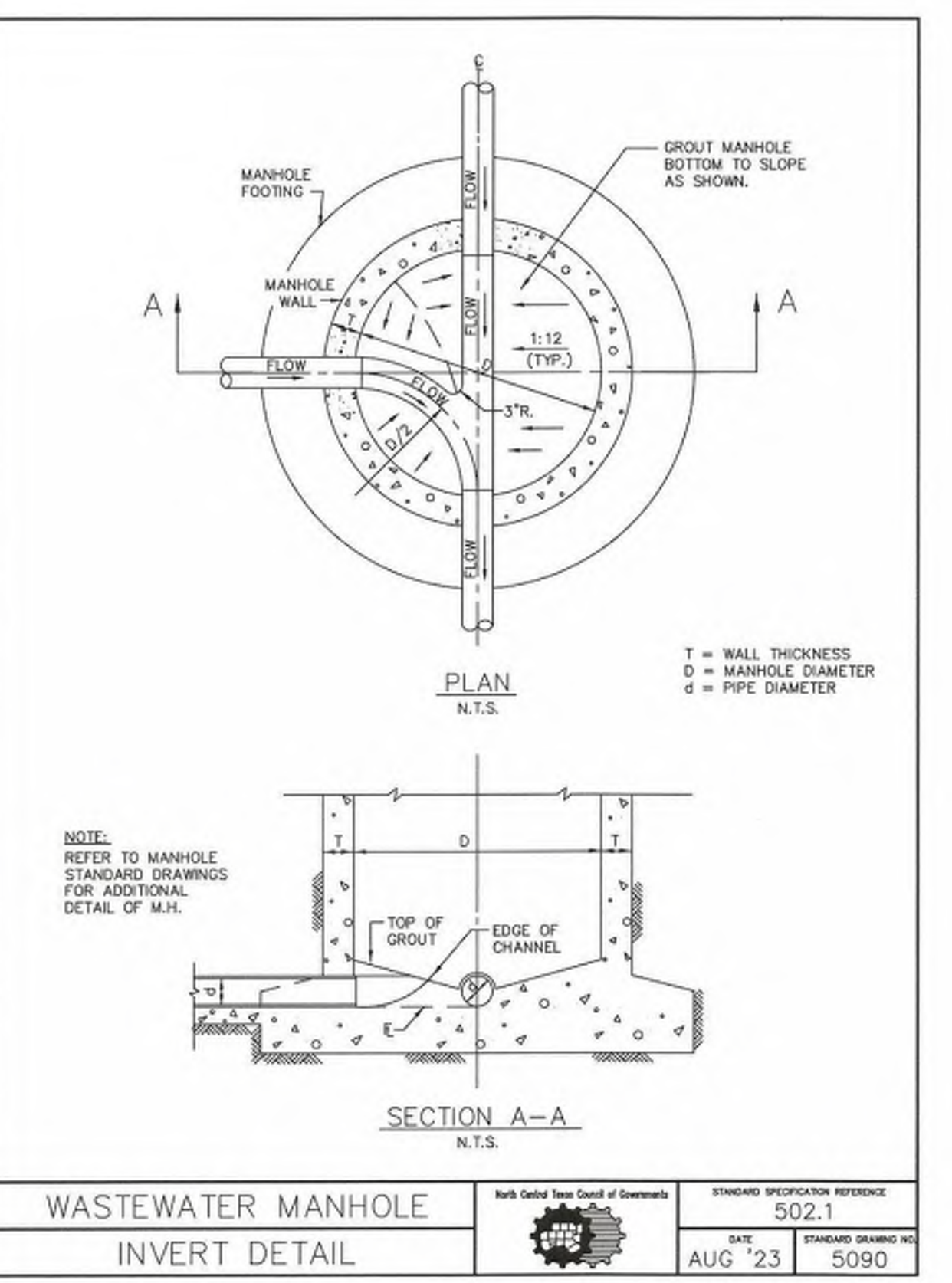
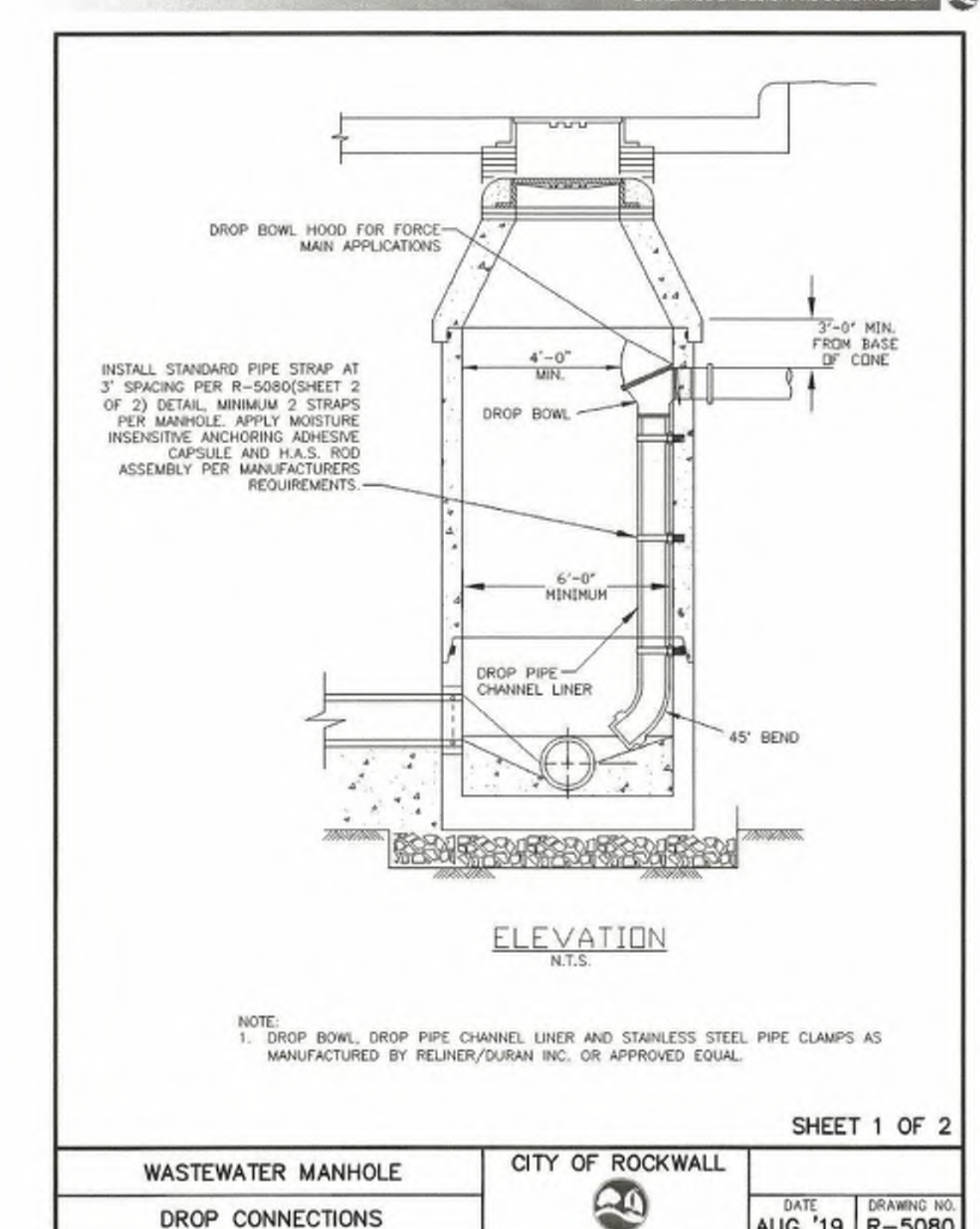
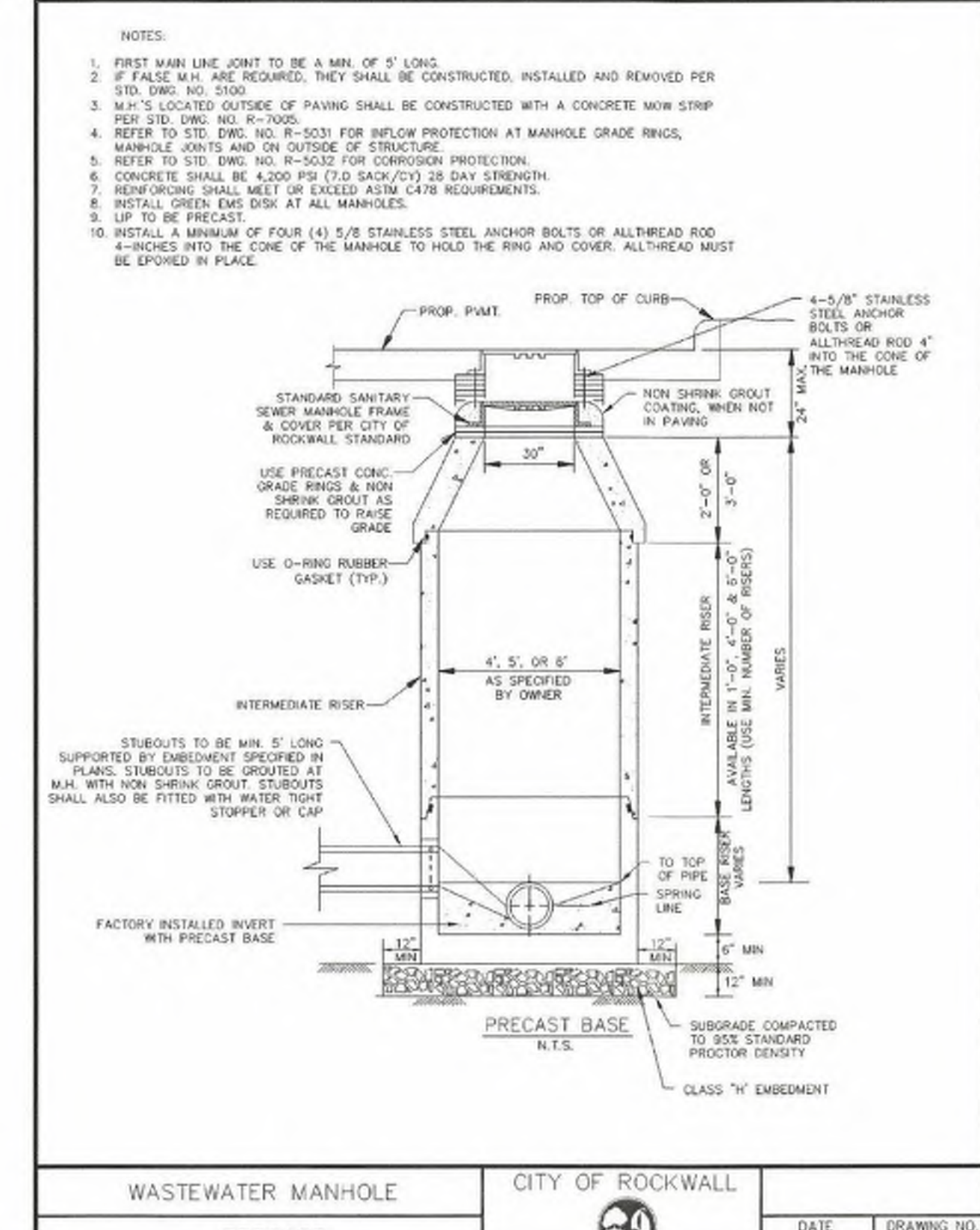
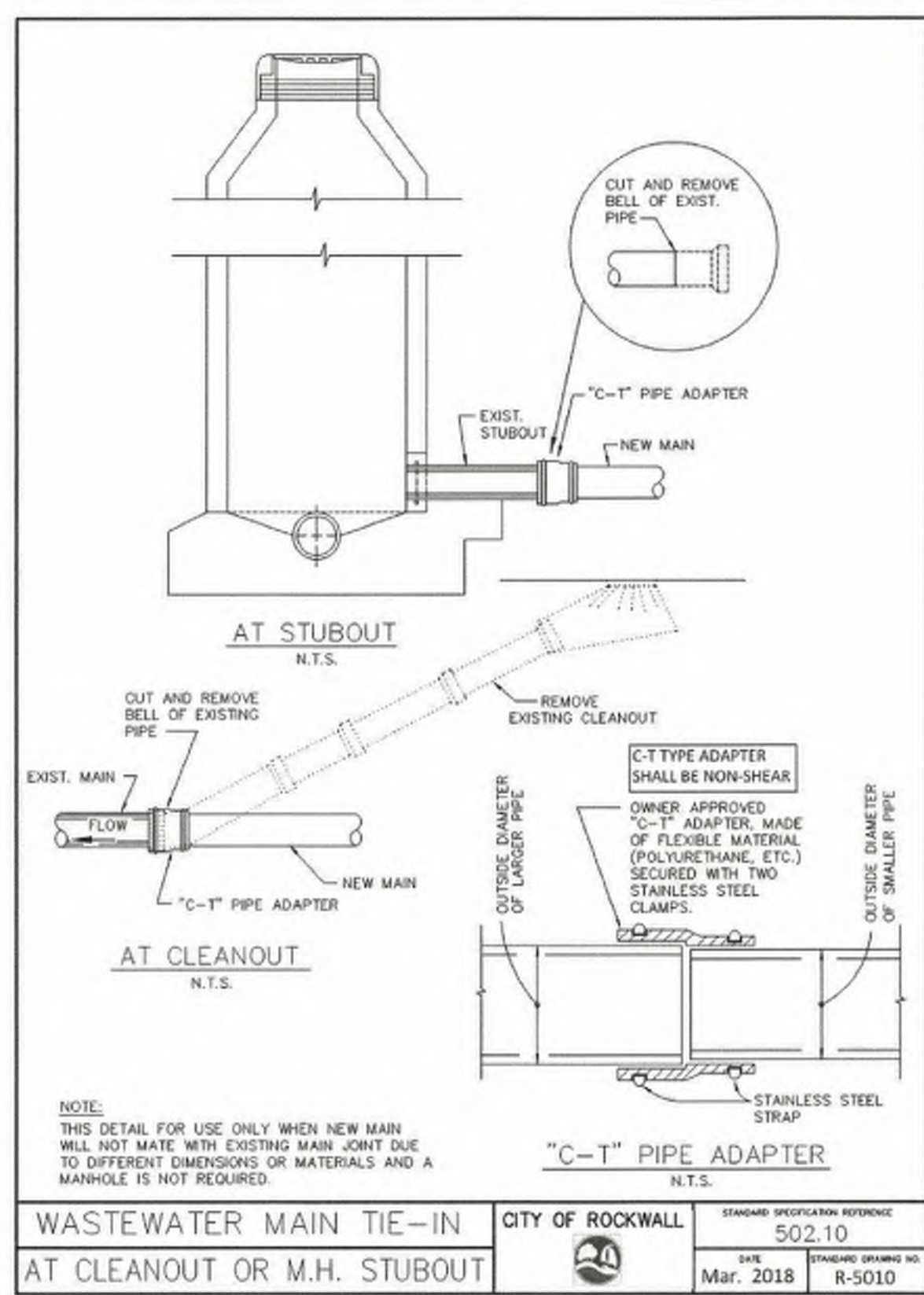
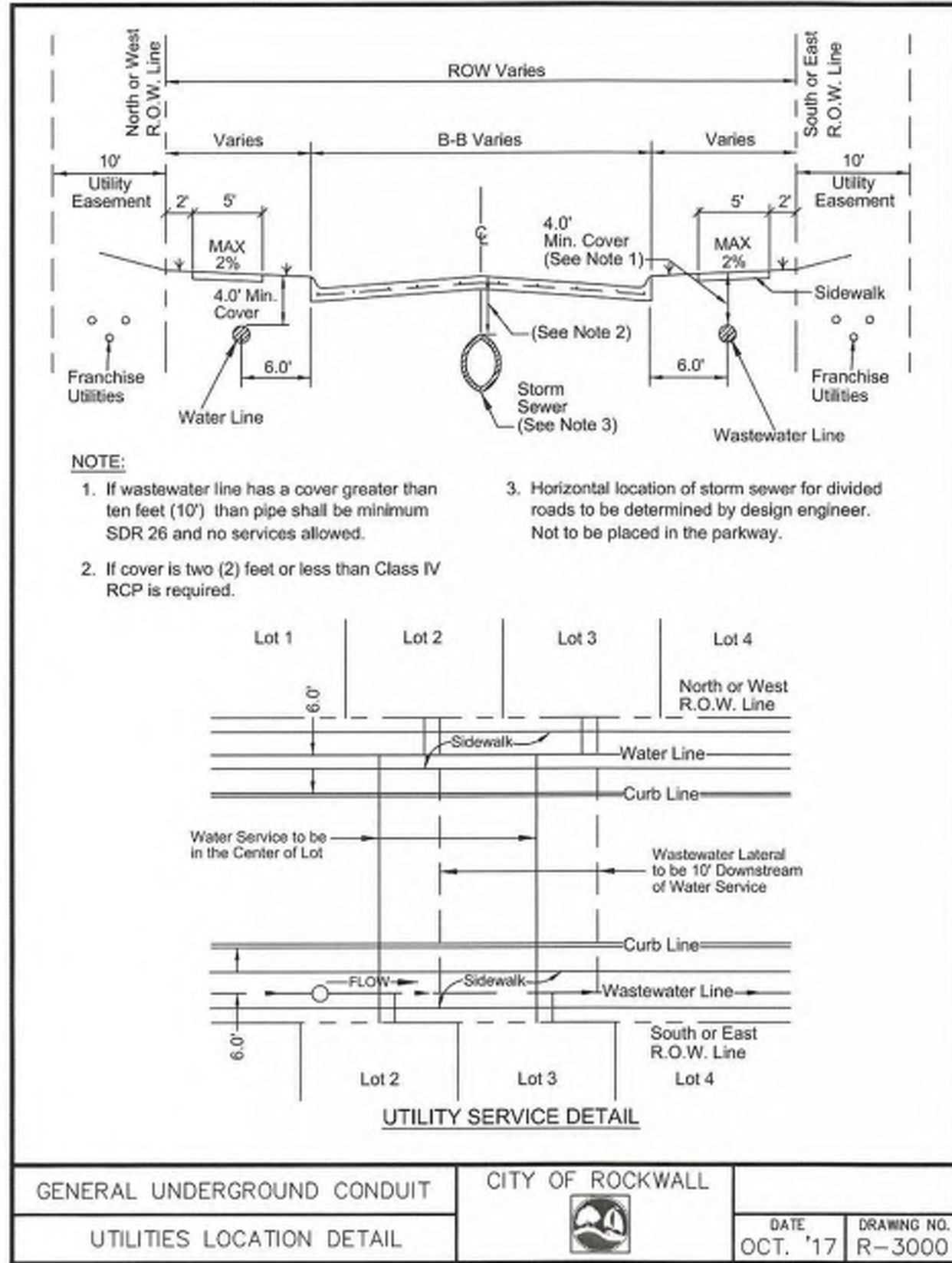


WATER DETAILS 2

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 38
 OF
 41



CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-4-A-UTILITY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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PETTITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION

TBPELS REGISTRATION
ENGINEERING FIRM #01148 - SURVEYING FIRM #10194702
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:

DRAWN: RH	DATE:
CHECKED: CAL	DATE: 8/08/2024
PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-DETAILS-2.DWG	

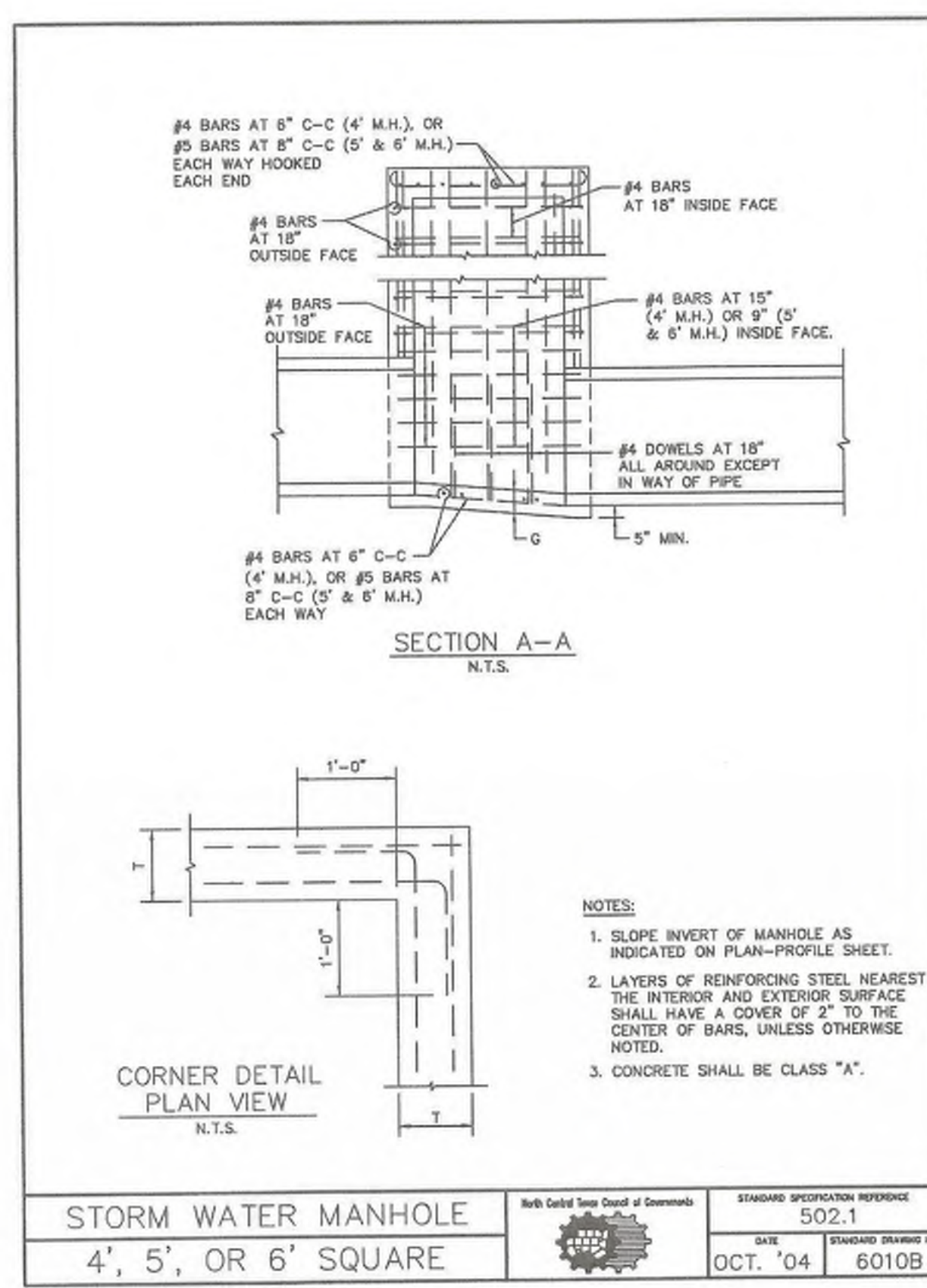
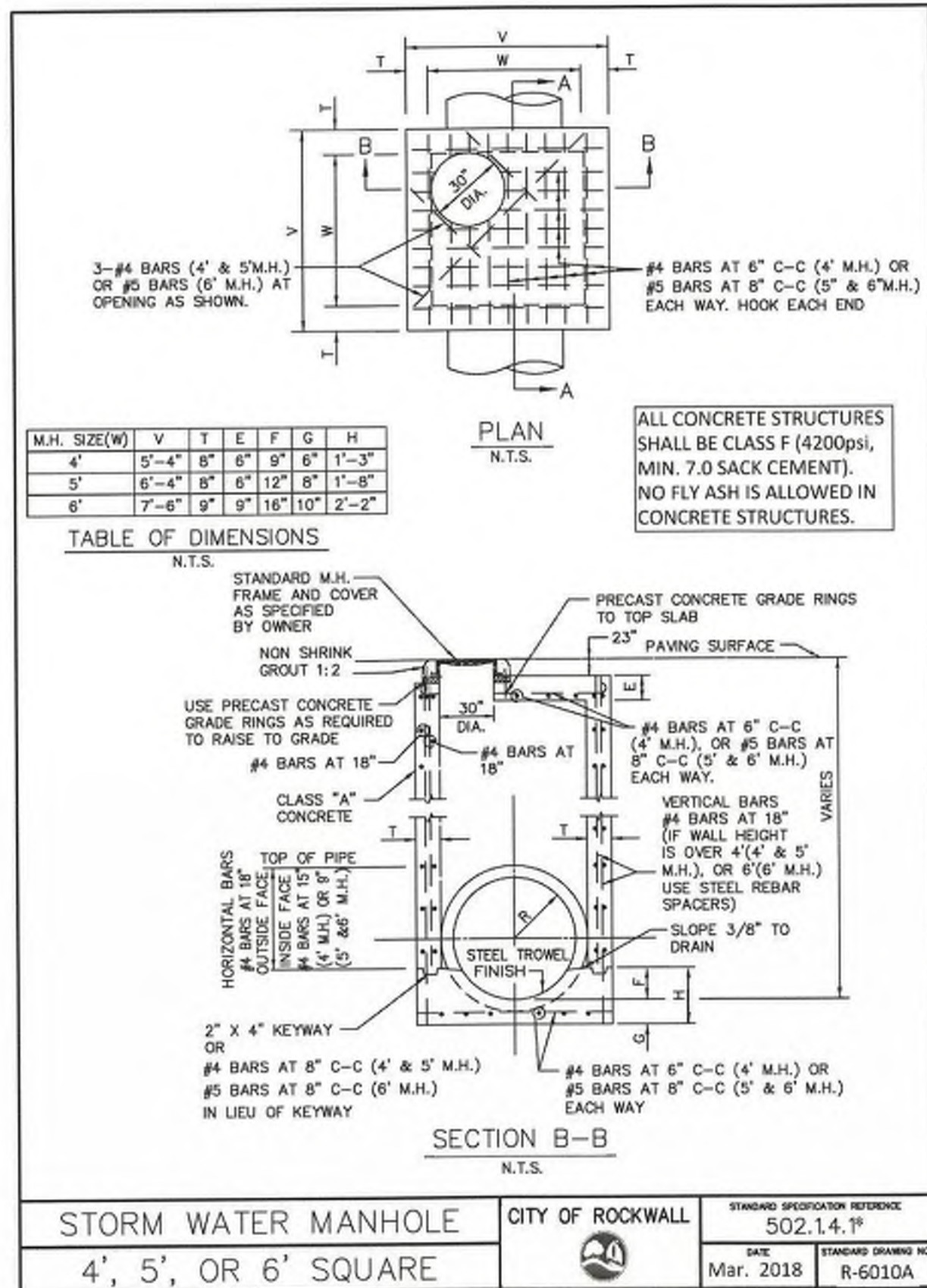
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SANITARY DETAILS

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
39
OF
41



NOTES FOR ALL STORM DETAILS THIS SHEET:

1. ALL CONCRETE FOR STRUCTURES SHALL BE CLASS F (4200 PSI, MINIMUM 7.0 SACK CEMENT).
2. NO FLY ASH ALLOWED IN CONCRETE FOR STRUCTURES.

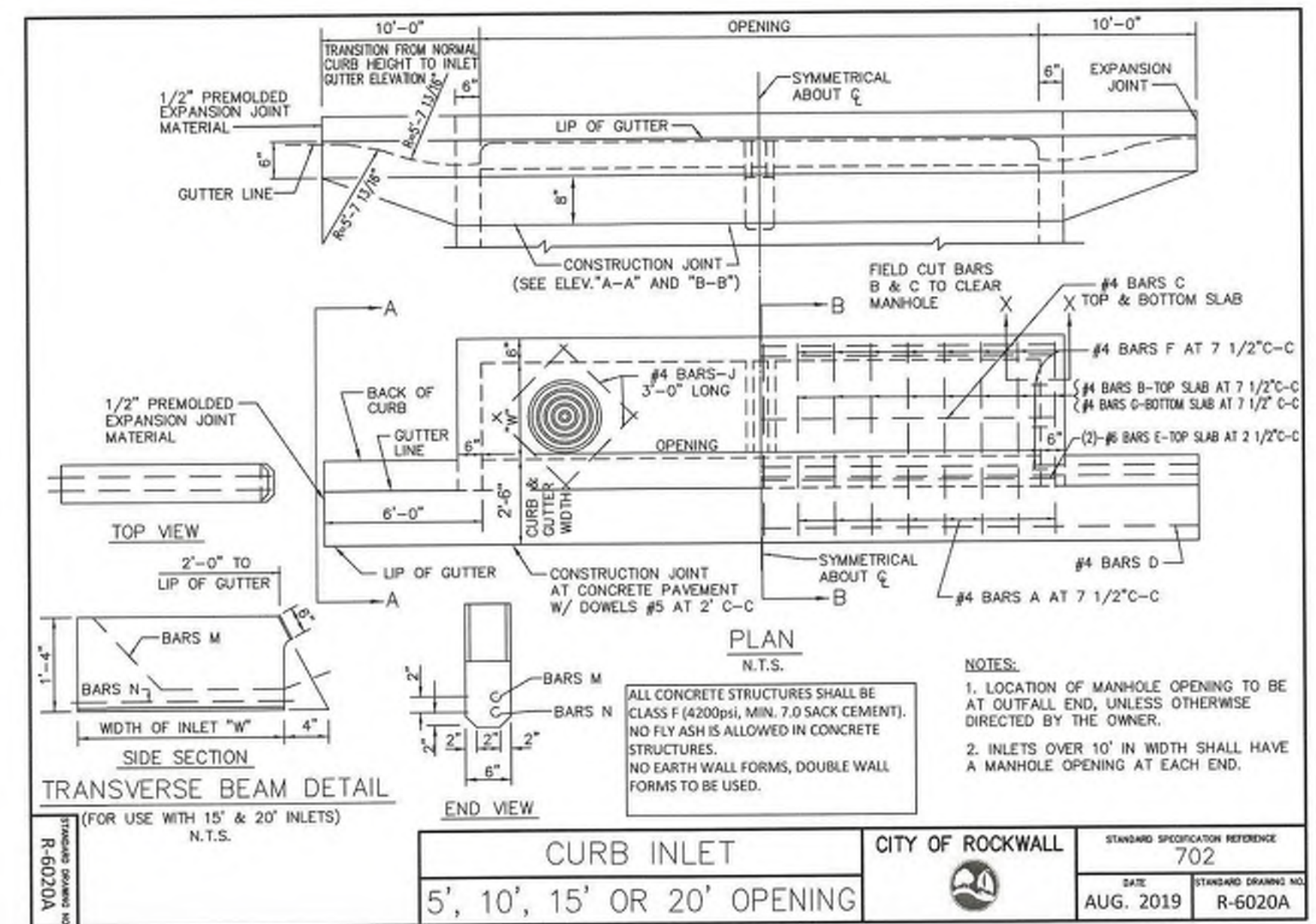


Table showing the Bill of Reinforcing Steel for Curb Inlets. The table lists the depth of the curb inlet, the width of the curb inlet, and the quantity of reinforcing steel required. The table is organized by depth (4'-0" to 10'-0") and width (5'-0" to 20'-0").

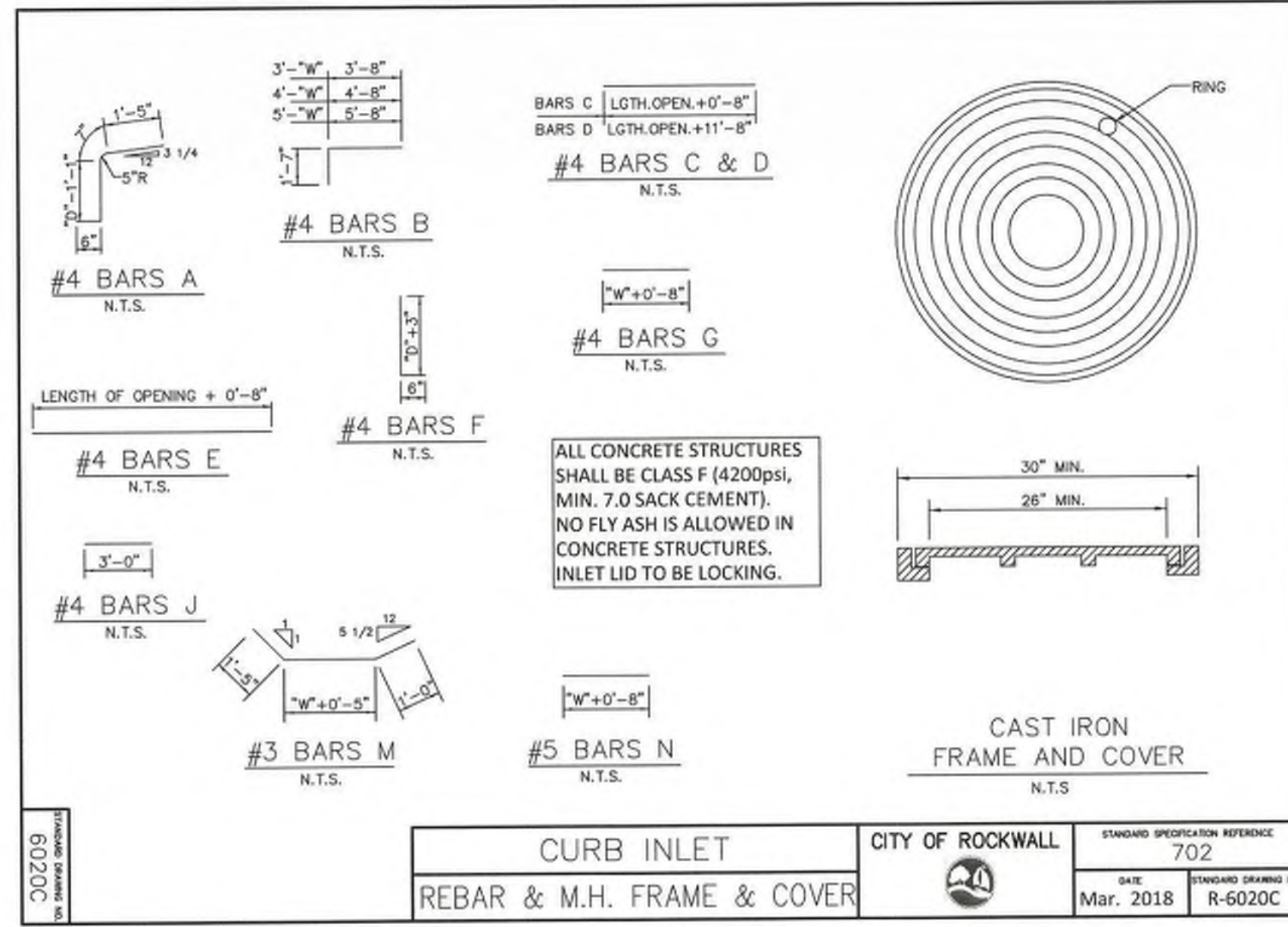
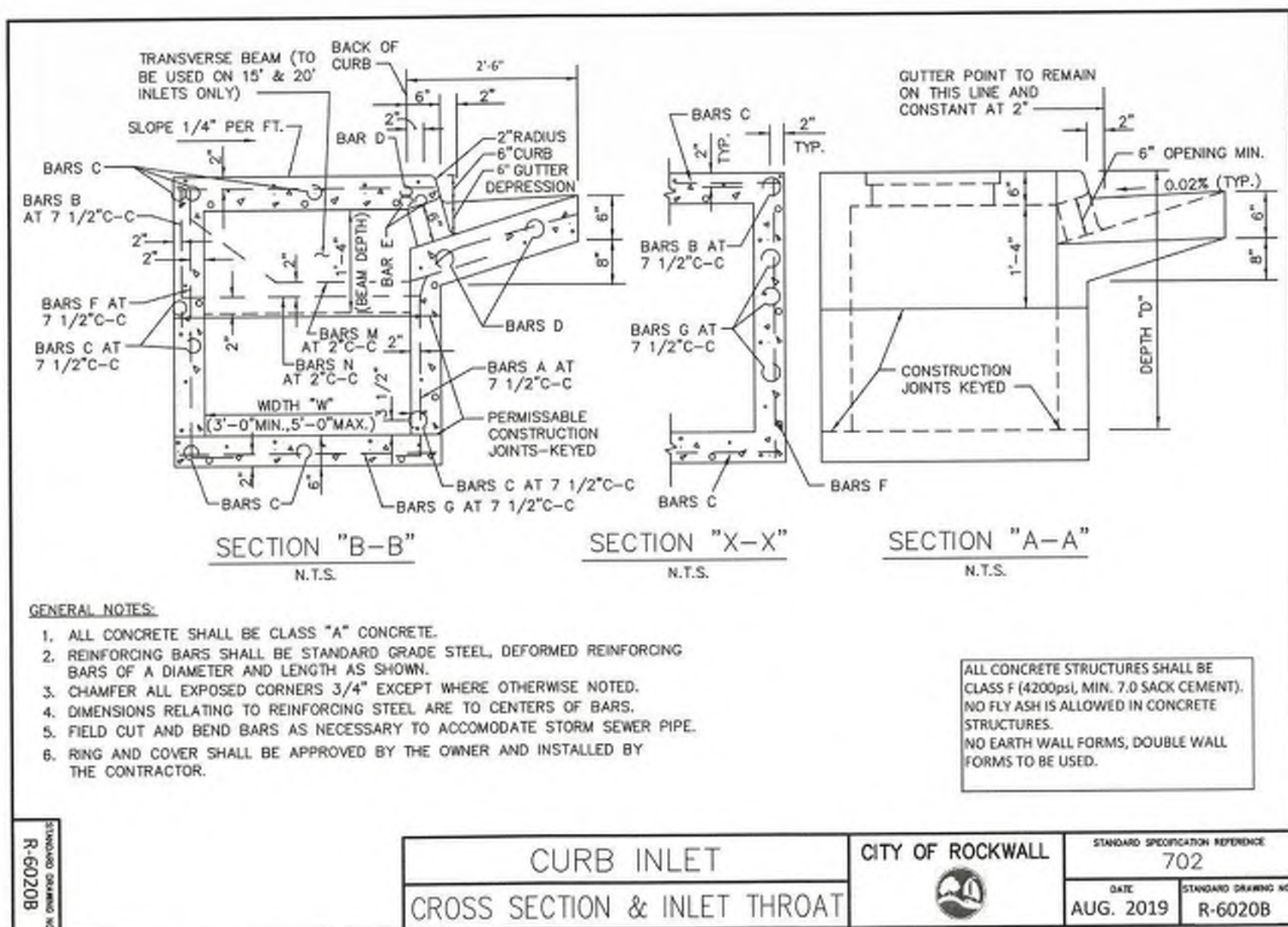


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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE

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PETITT - ECD

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TPELS REGISTRATION
ENGINEERING FIRM #01145 - SURVEYING FIRM #191472
1600 N. COLLINS BLVD. SUITE 100
RICHARDSON, TX 75080 972.941.8401

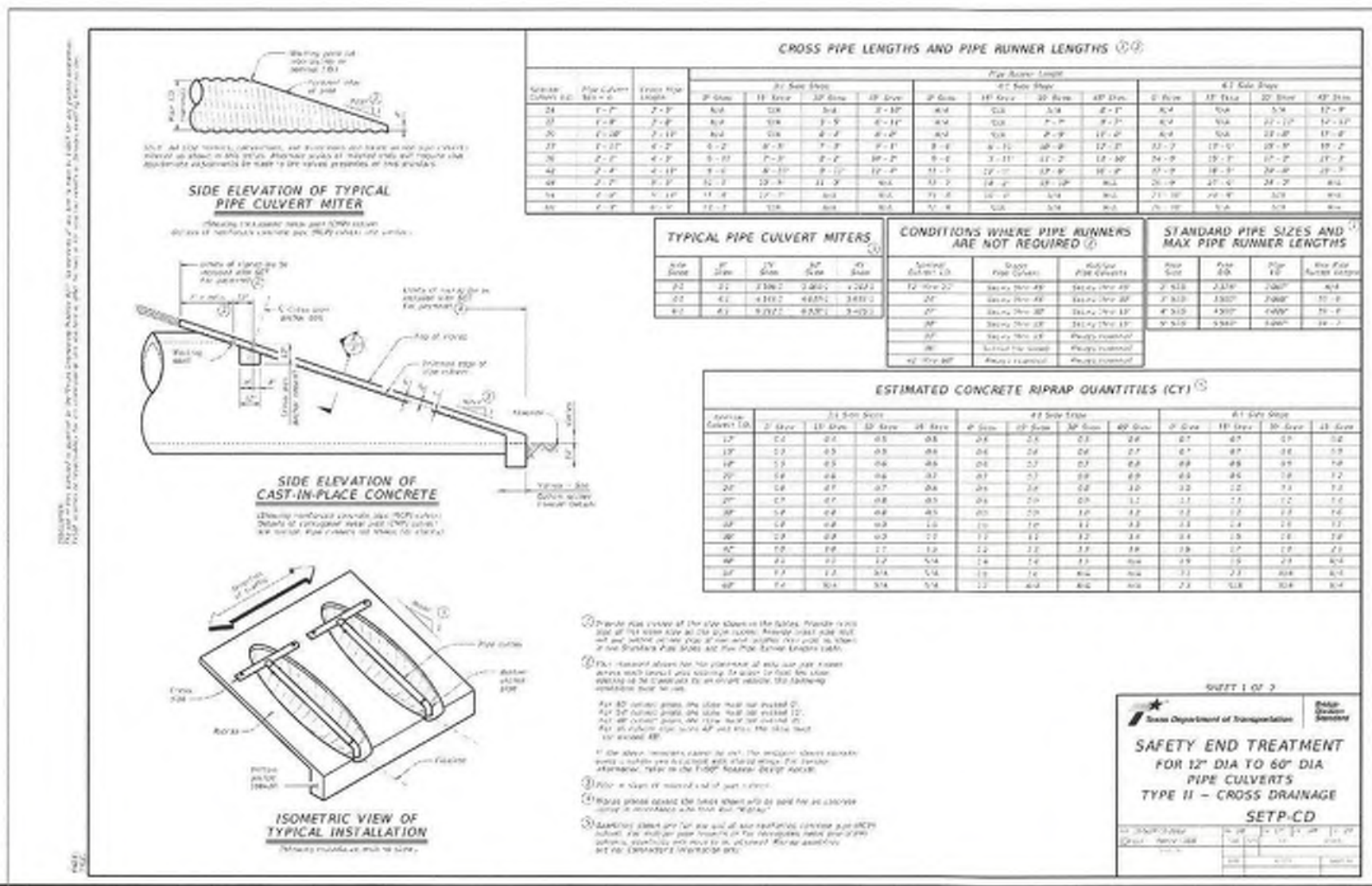
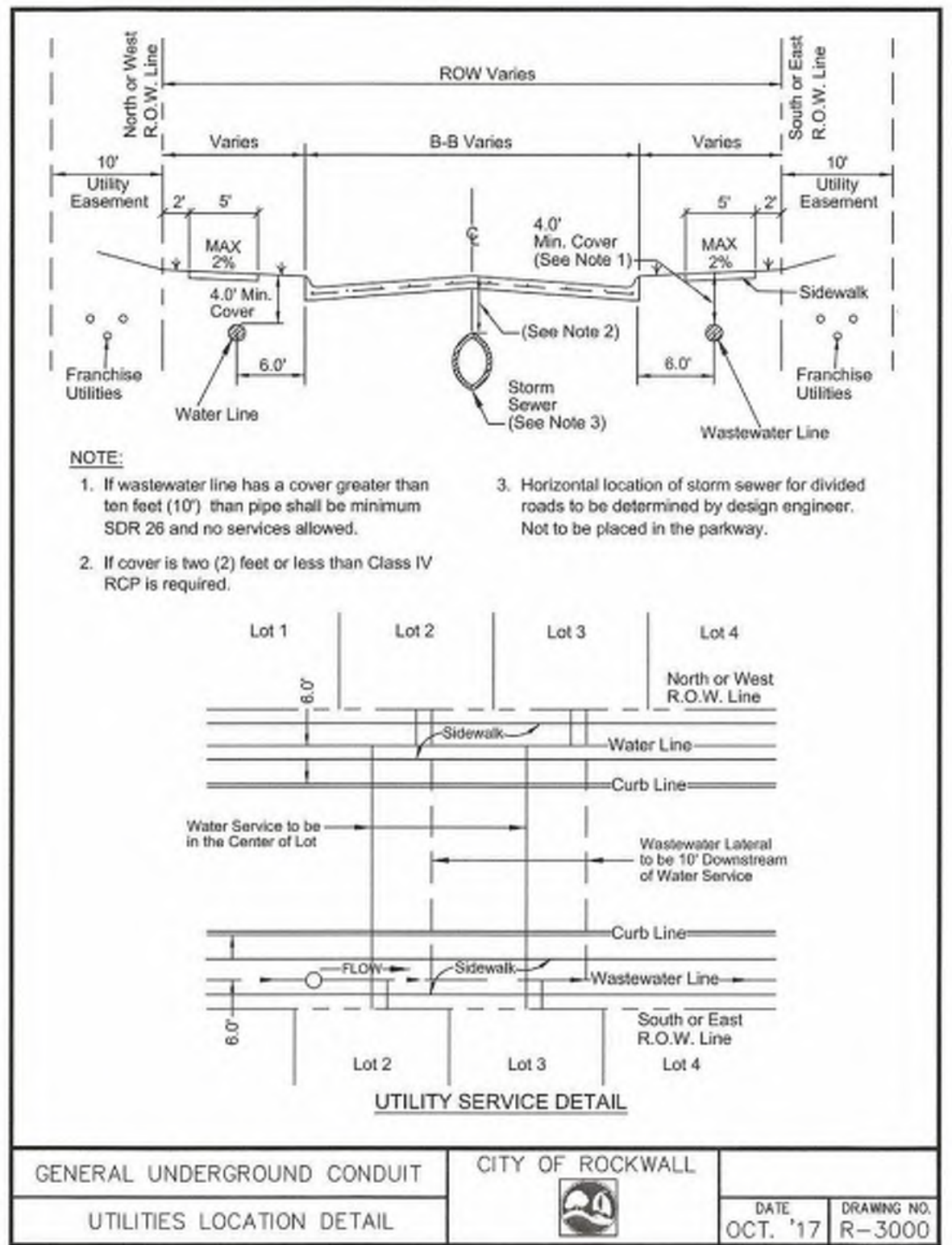
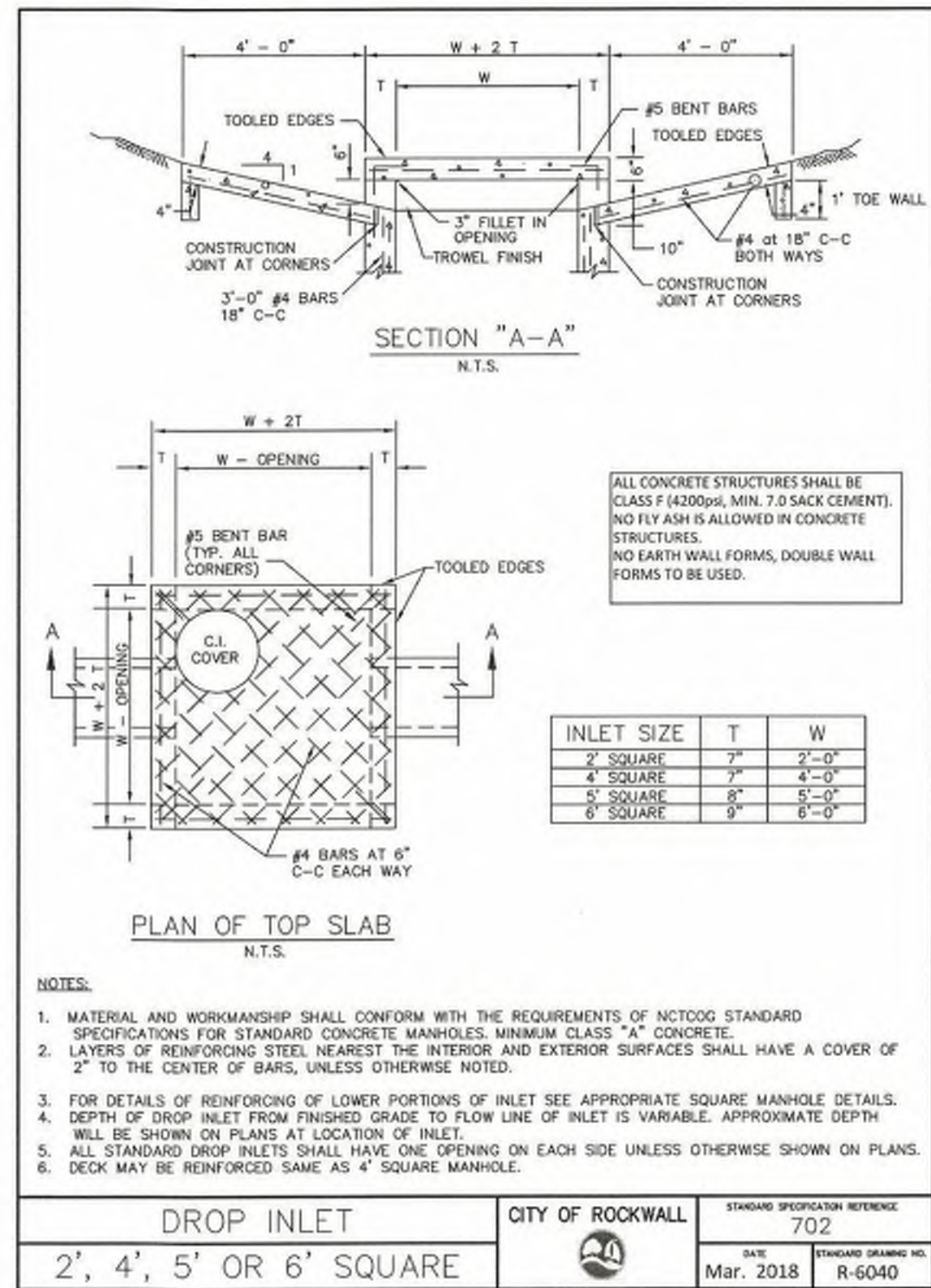
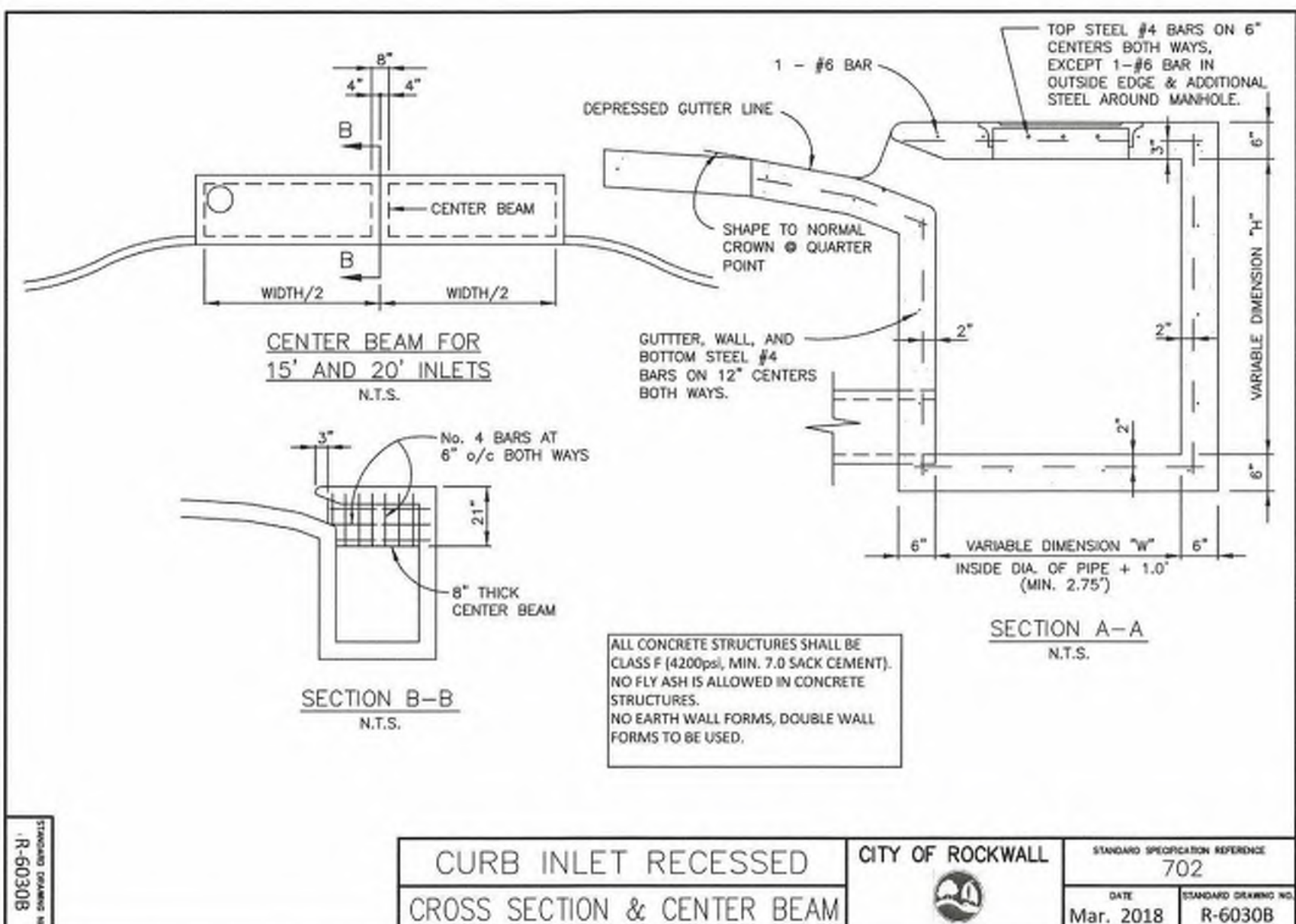
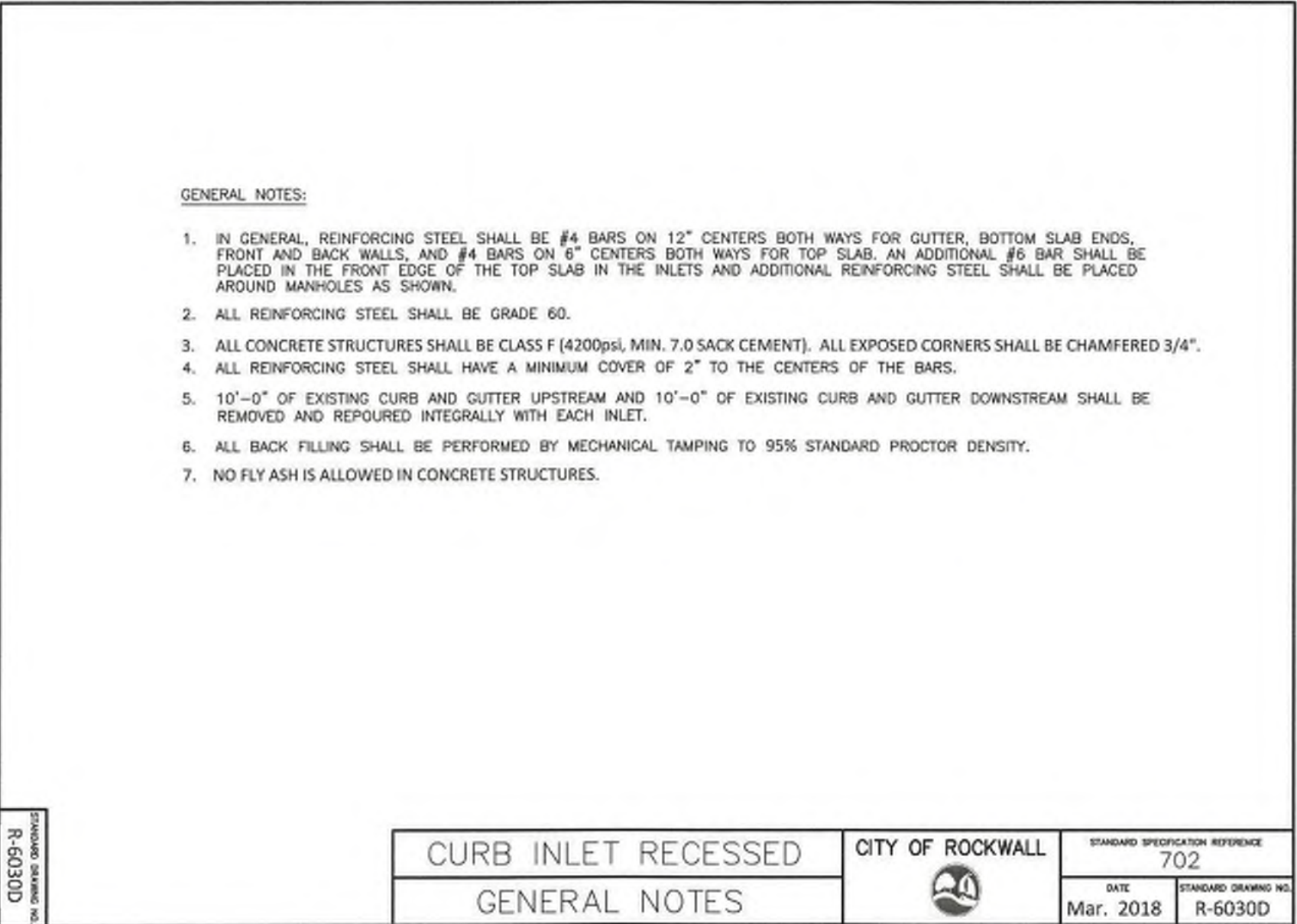
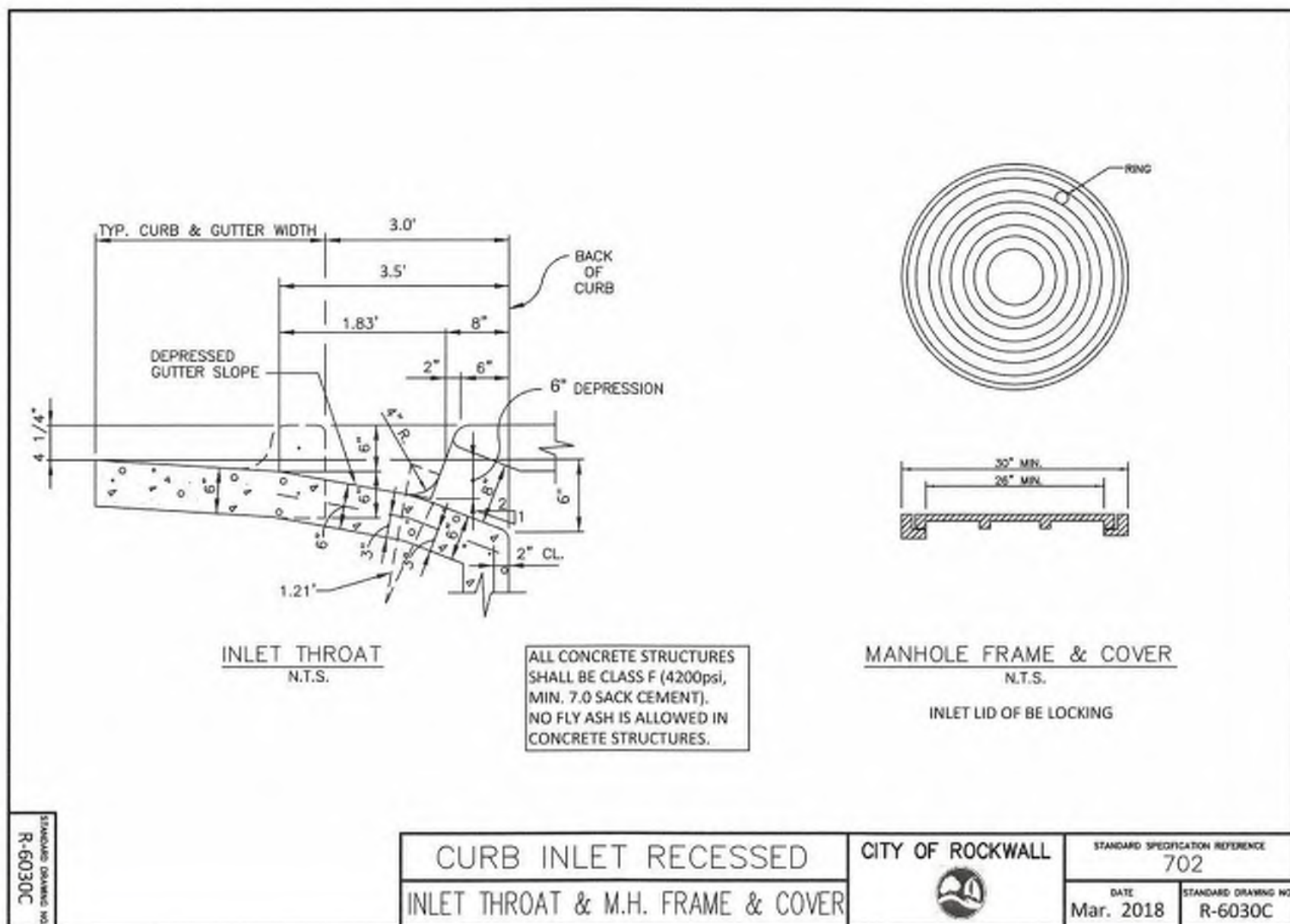
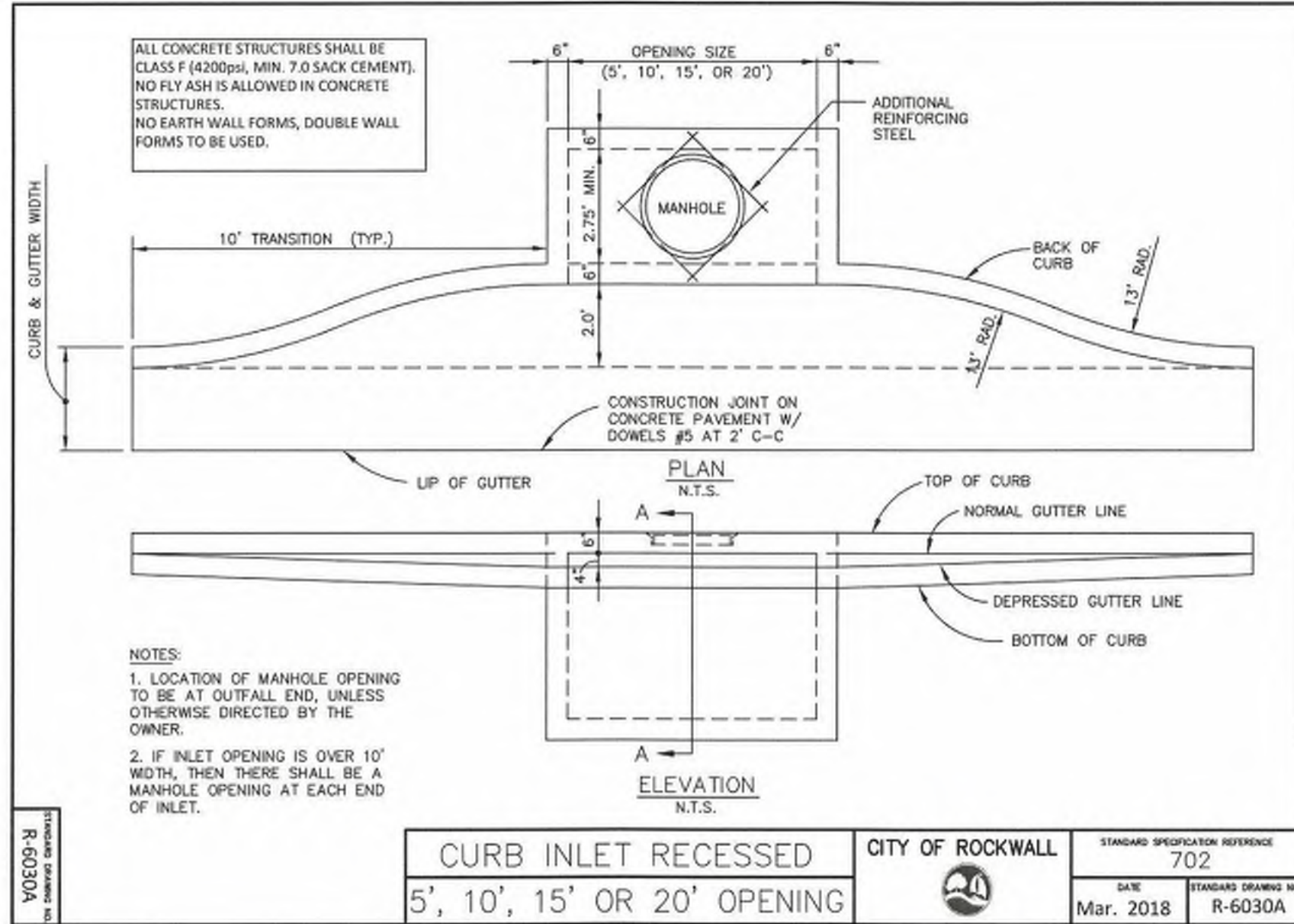
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STORM DETAILS 1

TERRACINA ESTATES PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 40 OF 41



BENCHMARKS:
CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
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PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
TSPS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD 201 WINDCO CIRCLE
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
972.941.8401 972.941.8400

REVISIONS:
DRAWN: RH DATE:
CHECKED: CAL DATE: 8/08/2024
PROJECT NO.: 06537
DWG FILE NAME: 06537-C-DETAILS-2.DWG

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STORM DETAILS 2
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RECORD DRAWINGS
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CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE
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CITY DATE

SHEET
41
OF
41

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CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.



RIDGE HAVEN ESTATES
CAB. A, SL. 213
P.R.R.C.T.

RIDGE HAVEN ESTATES
CAB. A, SL. 213
P.R.R.C.T.

80 40 0 80
SCALE 1" = 80'

PLANNING
APPROVAL
SEP 11 2024
PLANNER *[Signature]*



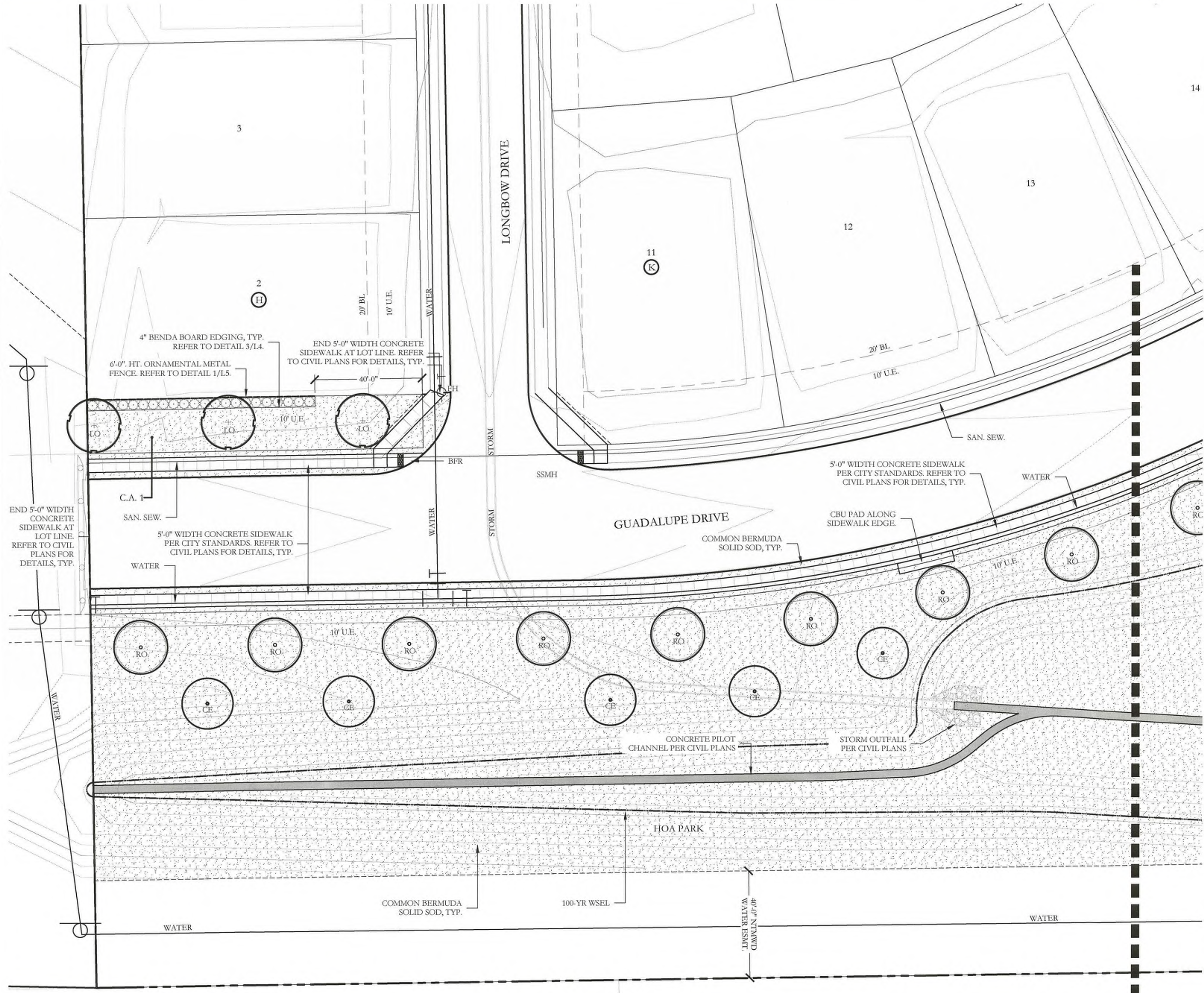
SCALE:
1" = 80'
One Inch
JVC No DP1006A

OVERALL

SCREENING AND BUFFERING
LANDSCAPE PLAN

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING
TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

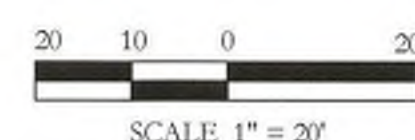
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLANNING
APPROVAL
SEP 11 2024

PLANNER



SCALE 1" = 20'

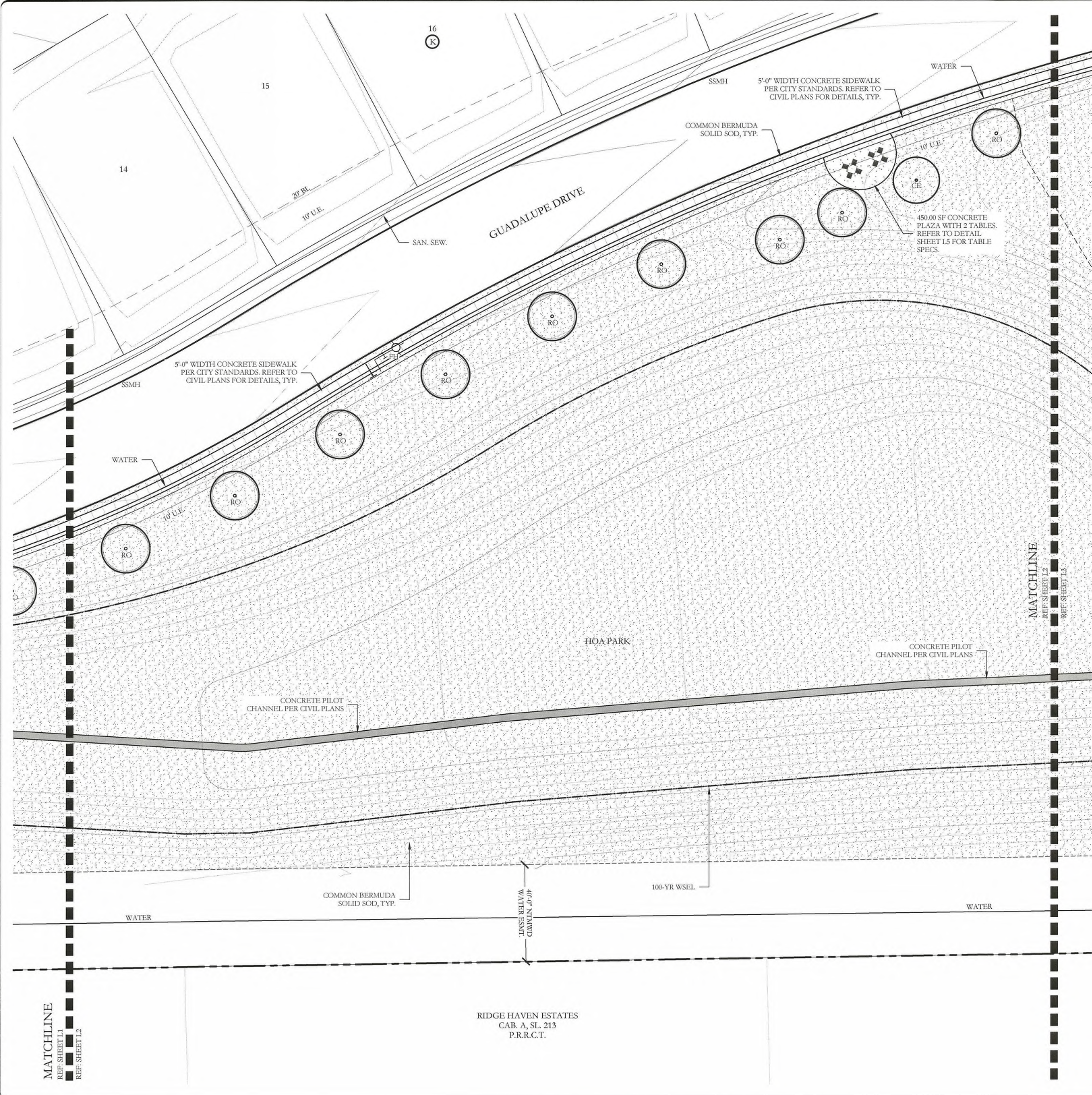
TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN



SCALE:
1" = 80'
One Inch
JVC No DPH006A

L1 of 5



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

HARDSCAPE LEGEND

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

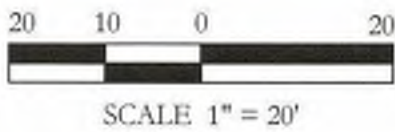
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLANNING
APPROVAL
SEP 11 2024

PLANNER





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	RO	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.
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HARDSCAPE LEGEND

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/1.5.

NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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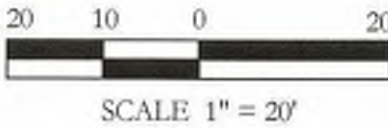
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PLANNING
APPROVAL
SEP 11 2024

PLANNER:



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

- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - IF IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.
- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

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

PLANNING APPROVAL
SEP 11 2024
PLANNER 

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

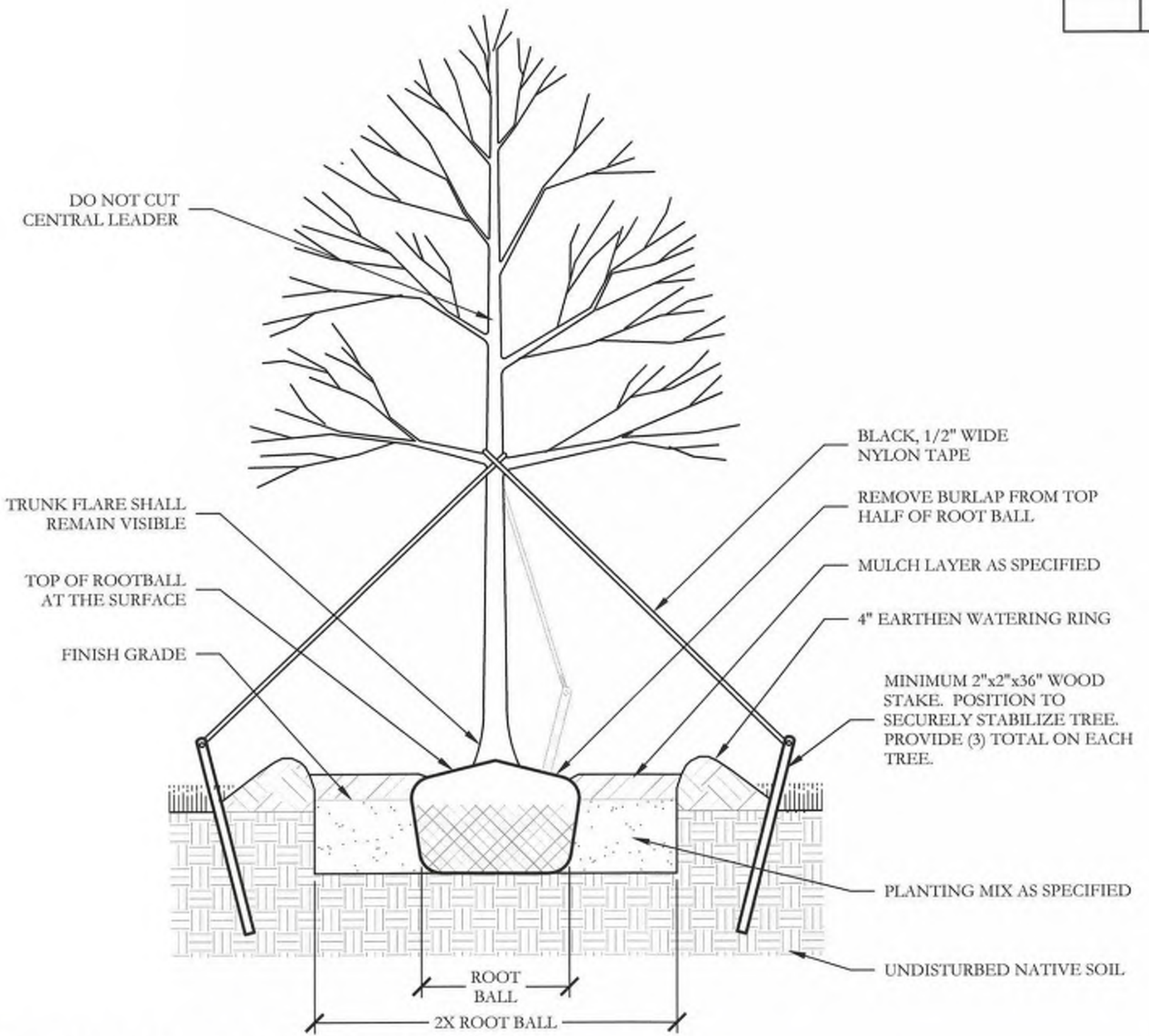
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

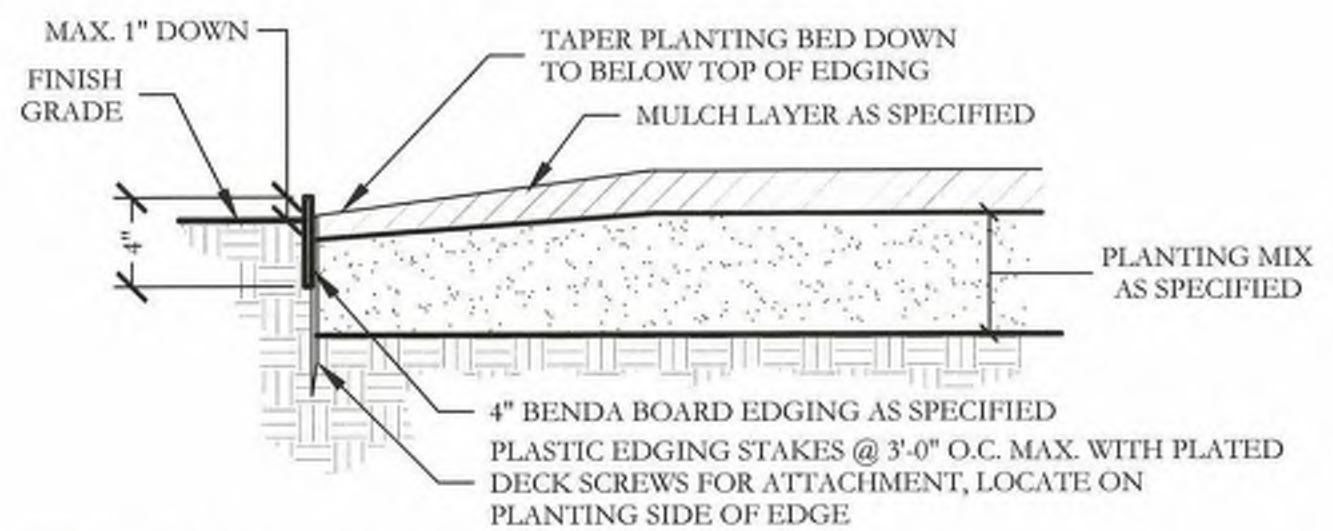
NOT TO SCALE

PLANT LIST

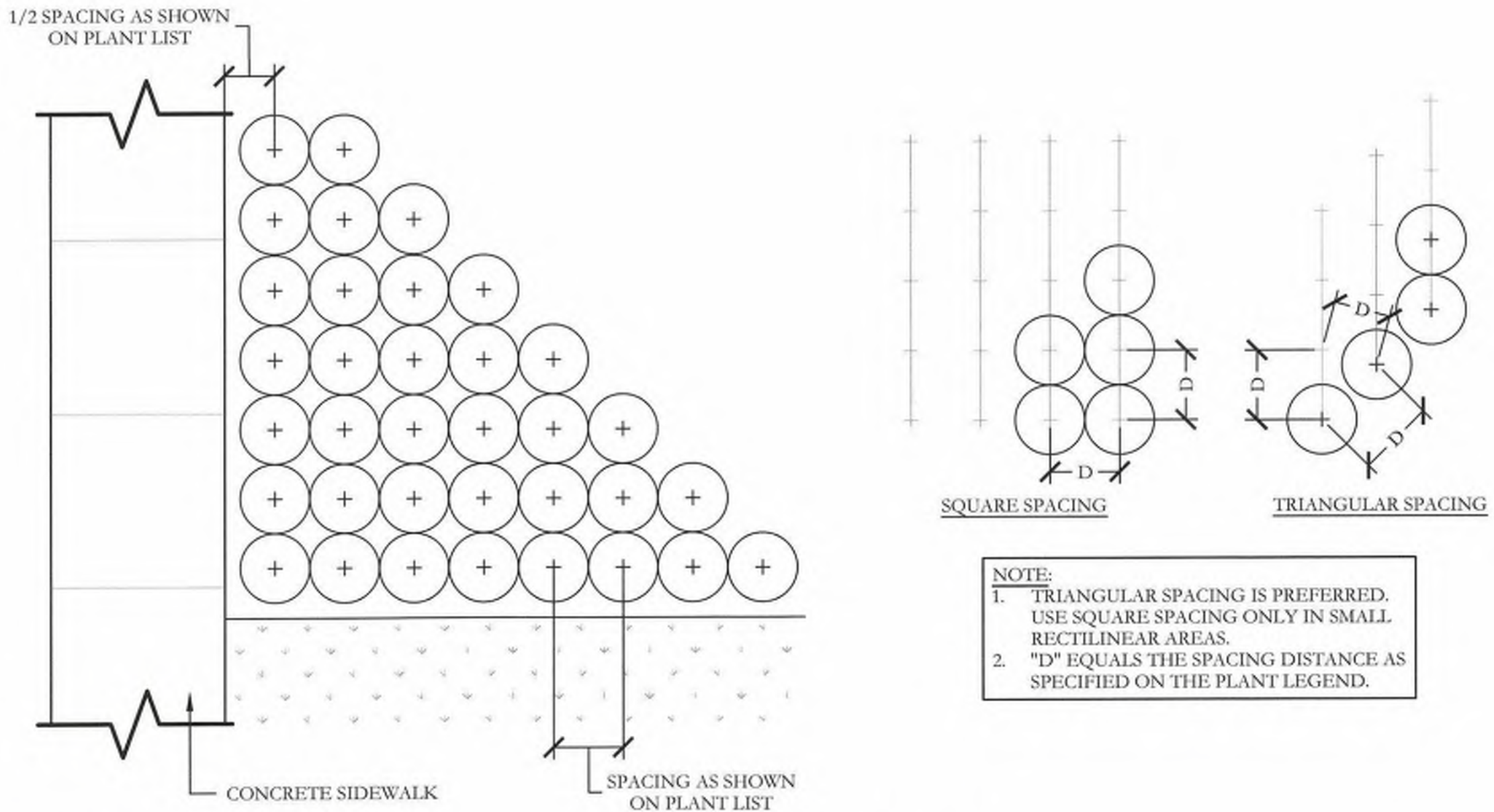
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	3	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RO	17	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; 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.
	22	ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	176,265	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN



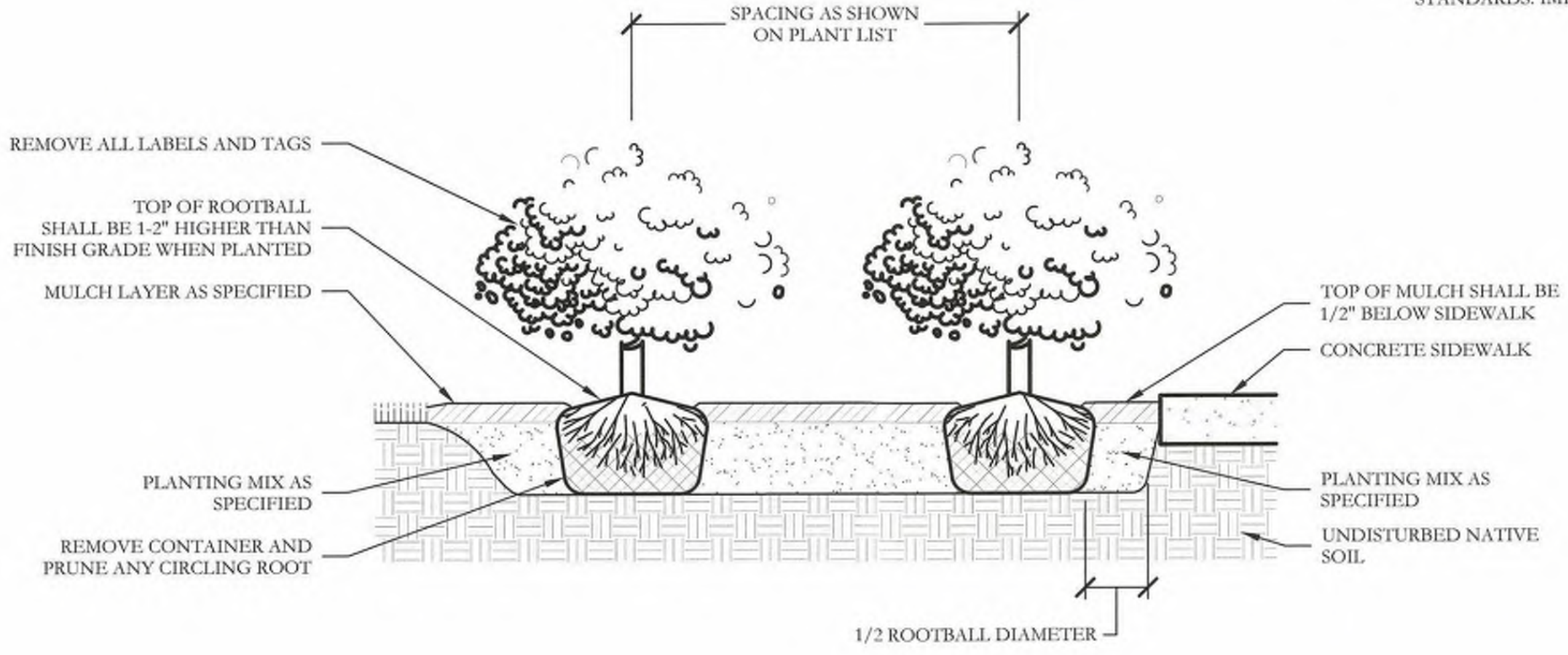
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

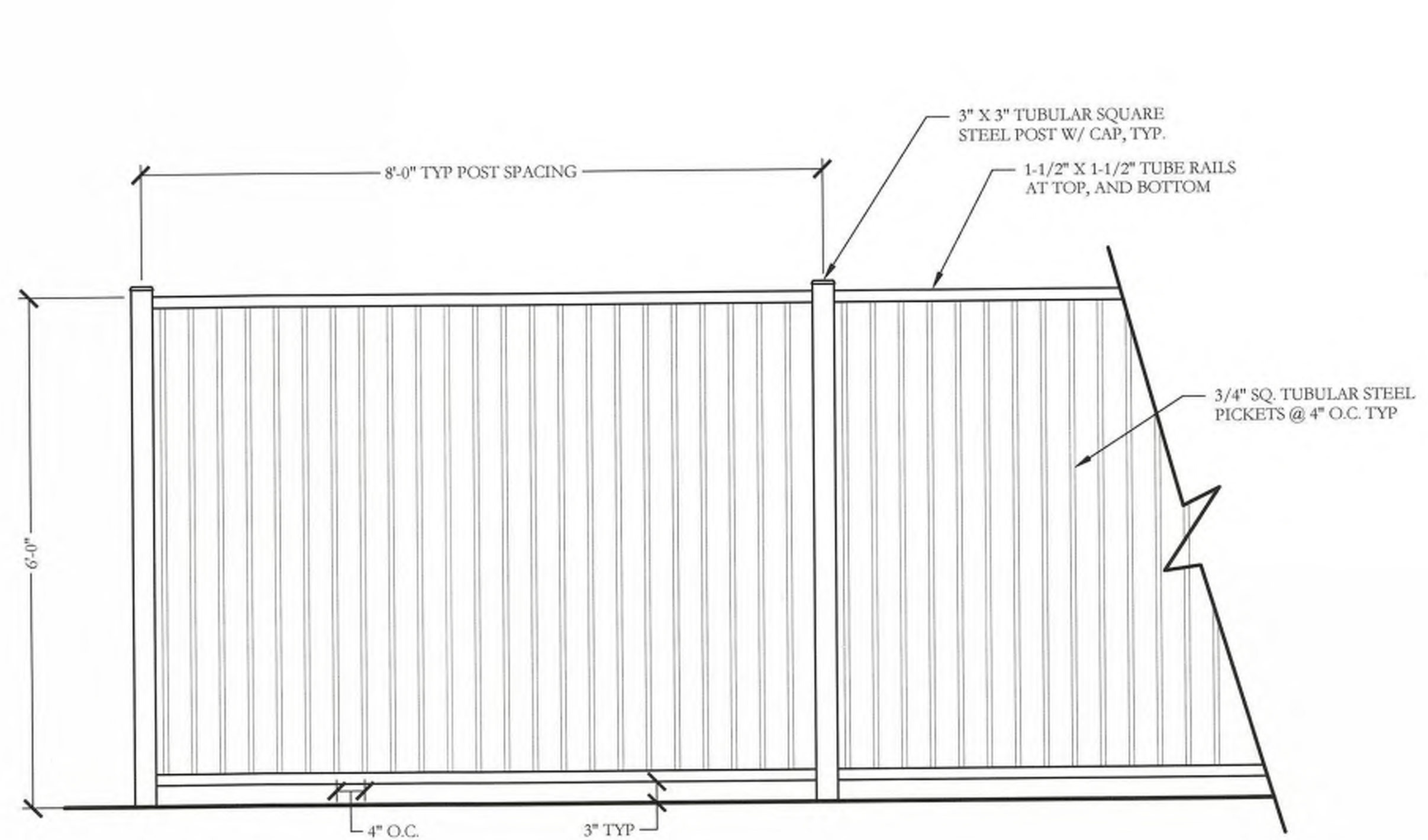


3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



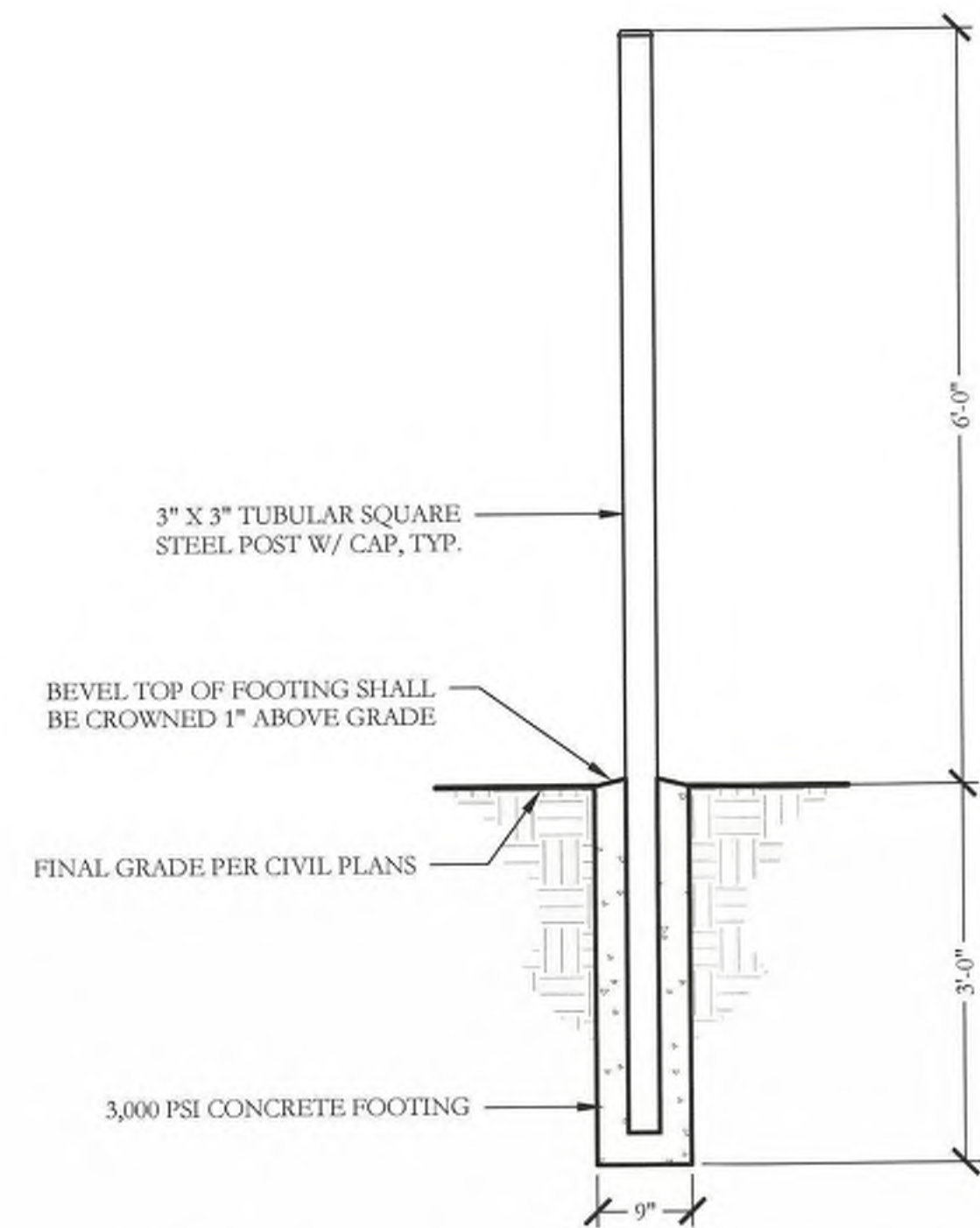
2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE





1 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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



2 TYPICAL METAL POST FOOTING
SECTION

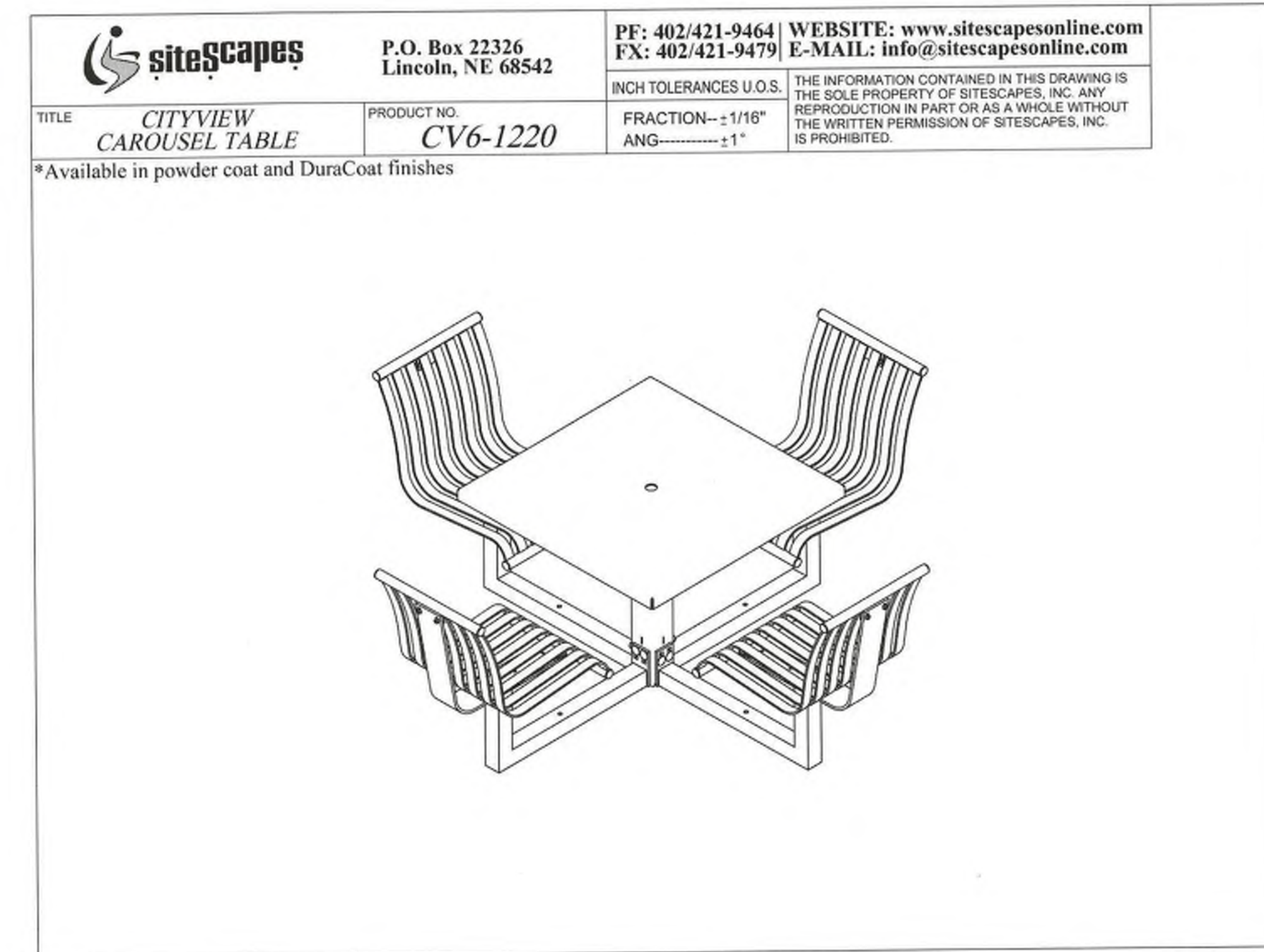
SCALE: 3/4"=1'-0"

ORNAMENTAL METAL FENCE NOTES

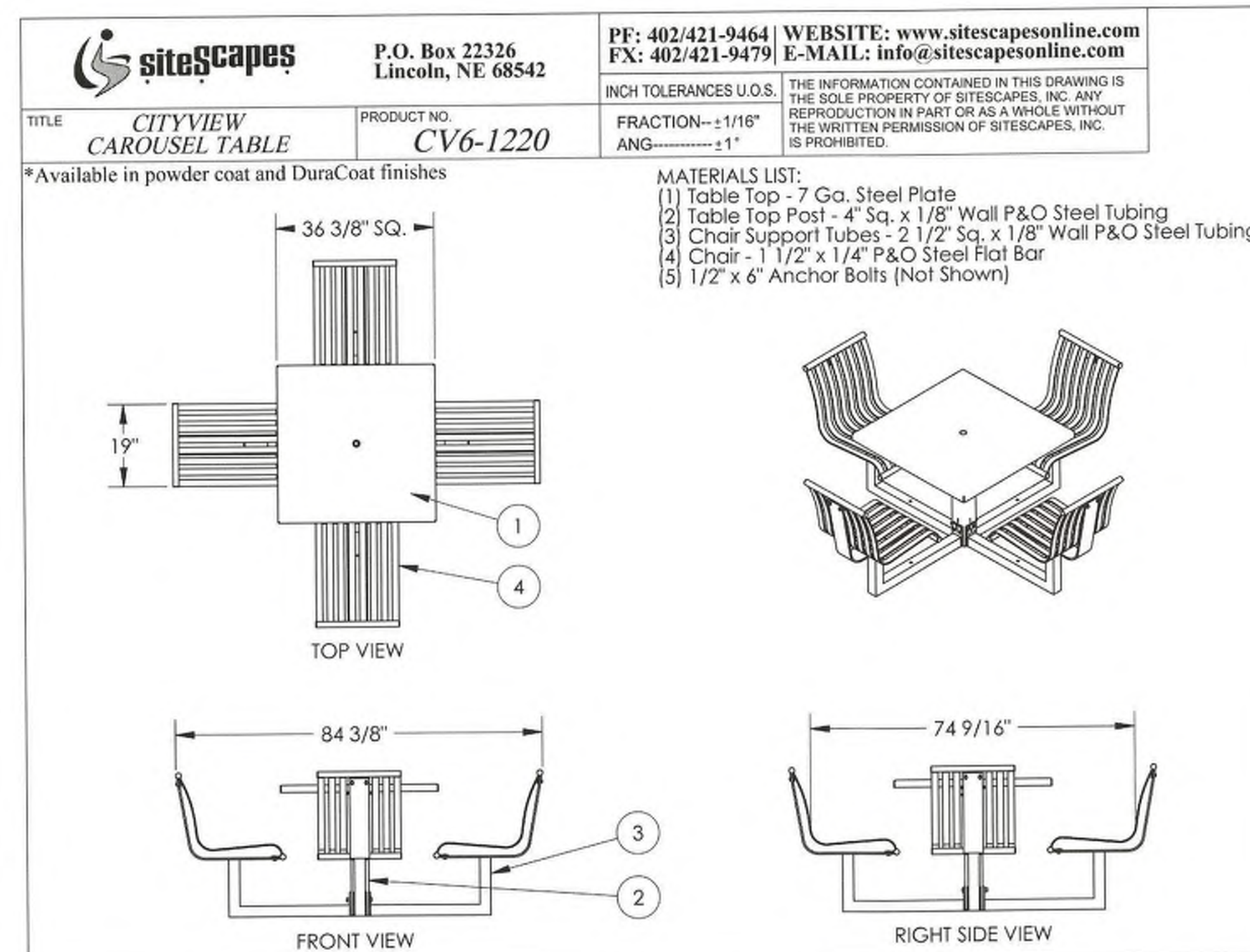
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
4. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
5. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
 - 10.3. POSTS, 3" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



3 PICNIC TABLE
SPEC SHEET



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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Point Number	Inches	Type	Removed
223	12	EASTERN RED CEDAR	YES
227	12	EASTERN RED CEDAR	YES
229	12	EASTERN RED CEDAR	YES
231	14	EASTERN RED CEDAR	YES
233	14	EASTERN RED CEDAR	YES
235	16	EASTERN RED CEDAR	YES
237	12	EASTERN RED CEDAR	YES
239	48	EASTERN RED CEDAR	YES
241	19	EASTERN RED CEDAR	YES
243	12	EASTERN RED CEDAR	YES
245	20	EASTERN RED CEDAR	YES
247	12	EASTERN RED CEDAR	YES
249	12	EASTERN RED CEDAR	YES
251	36	EASTERN RED CEDAR	YES
253	14	EASTERN RED CEDAR	YES
255	14	EASTERN RED CEDAR	YES
257	12	EASTERN RED CEDAR	YES
259	12	EASTERN RED CEDAR	YES
261	14	EASTERN RED CEDAR	YES
263	12	EASTERN RED CEDAR	YES
265	18	EASTERN RED CEDAR	YES
267	12	EASTERN RED CEDAR	YES
269	18	EASTERN RED CEDAR	YES
271	18	EASTERN RED CEDAR	YES
273	18	EASTERN RED CEDAR	YES
452	18	EASTERN RED CEDAR	YES
454	18	EASTERN RED CEDAR	YES
458	12	EASTERN RED CEDAR	YES
460	16	EASTERN RED CEDAR	YES
462	11	EASTERN RED CEDAR	YES
464	12	EASTERN RED CEDAR	YES
466	12	EASTERN RED CEDAR	YES
468	20	EASTERN RED CEDAR	YES
470	12	EASTERN RED CEDAR	YES
472	16	EASTERN RED CEDAR	YES
474	16	EASTERN RED CEDAR	YES
476	12	EASTERN RED CEDAR	YES
478	20	EASTERN RED CEDAR	YES
480	20	EASTERN RED CEDAR	YES
482	12	EASTERN RED CEDAR	YES
484	12	EASTERN RED CEDAR	YES
486	18	EASTERN RED CEDAR	YES
488	18	EASTERN RED CEDAR	YES
490	16	EASTERN RED CEDAR	YES
492	20	EASTERN RED CEDAR	YES
494	12	EASTERN RED CEDAR	YES
496	12	EASTERN RED CEDAR	YES
498	12	EASTERN RED CEDAR	YES
500	12	EASTERN RED CEDAR	YES
502	20	EASTERN RED CEDAR	YES
504	18	EASTERN RED CEDAR	YES
506	12	EASTERN RED CEDAR	YES
508	12	EASTERN RED CEDAR	YES
510	12	EASTERN RED CEDAR	YES
512	16	EASTERN RED CEDAR	YES
514	26	EASTERN RED CEDAR	YES

	Trees/n.	Mitigation	Total	
Secondary trees (total trees)	53	4	212	Inches
Featured trees (inches)	110	2	220	Inches
Total Mitigation (inches)			432	Inches Required

Proposed Plantings	Count	Inches	Total Inches	
Landscape trees (inches)	26	4	104	
Lot trees *	94	4	376	* 1 tree/lot
Caliper inches planted			480	Inches Provided
		Balance	-48	

OWNER/DEVELOPER
BLOOMFIELD HOME L.P.
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 76092

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION: EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-800-7888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:
CP 101 - Square cut on headwall west side of Rochelle Road & 54' south of center of Polar Point Drive Elevation = 559.95
CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194732
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
972.941.8401

201 WINDO CIRCLE
SUITE 100
WYLLIE, TX 75098
972.941.8400

REVISIONS:

DRAWN: RH	DATE:
CHECKED: CAL	DATE: 6/04/2024
PROJECT NO.: 06537	
DWG FILE NAME: 06537-C-TREE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHARLES A. LAMPING, P.E. (88554) ON 6/04/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

TREE PLAN
TERRACINA ESTATES PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
01
OF
01

RECORD DRAWINGS
To the best of our knowledge Pettitt-ECD, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
CHARLES A. LAMPING, P.E. 10-15-2025
CHARLES A. LAMPING, P.E. DATE
PLANNING APPROVAL
SEP 11 2024
PLANNER: [Signature]