



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

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

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.  
SUITE 2300B

Address 1600 N. COLLINS BLVD.  
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

## NOTARY VERIFICATION [REQUIRED]

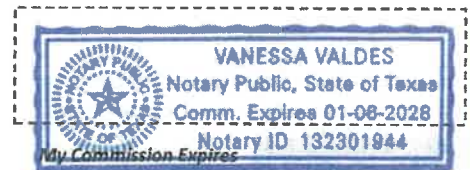
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of June, 20 24.

Owner's Signature

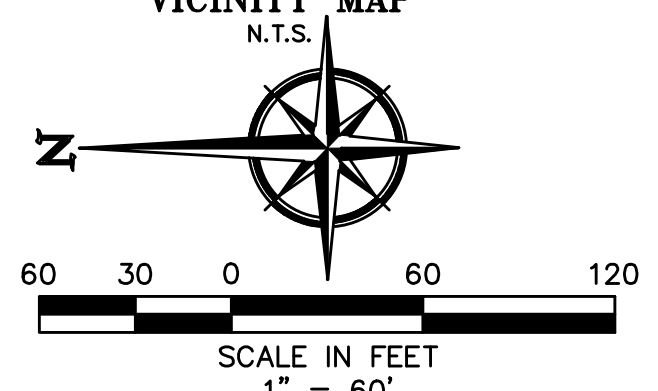
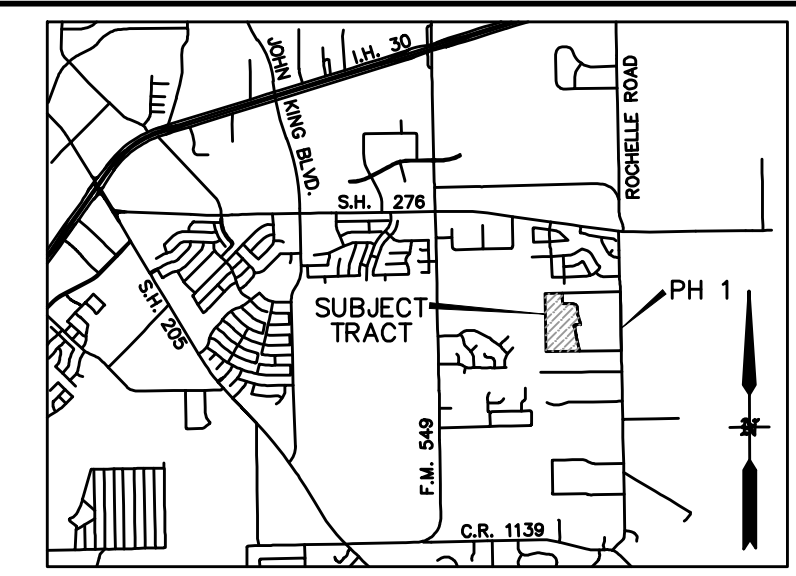
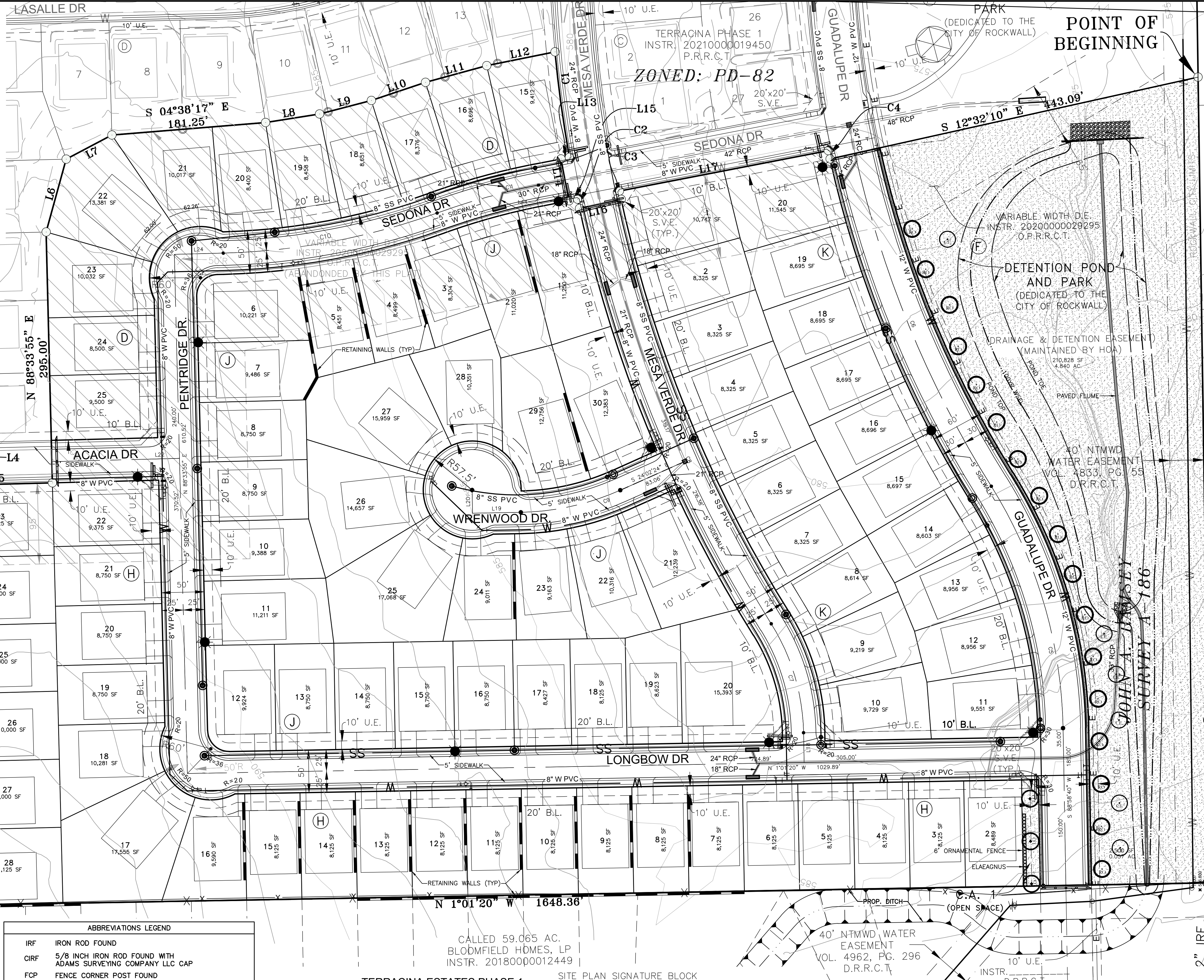
Notary Public in and for the State of Texas



**TERRACINA ESTATES PHASE 1  
SITE PLAN DATA**

- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. ★ Denotes Street Lights 20' Max. Height
- g. 🛑 Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:  
 1-Pavilion, 1-Playground, 2-Park Benches,  
 2-Trash Receptacle, 1-Exercise Station,  
 and 8' Trail (previous Phase construction)

ZONED: SF-10



LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W 125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W 11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W 10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W 10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E 296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" E 422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E 133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W 532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E 119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E 256.68'
C11	008°51'23"	800.00'	61.95'	123.66'	S 10°37'48" E 123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" E 35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W 35.23'

**LEGEND**

- 🛑 STREET SIGN
- 🛑 STOP SIGN
- 🛑 STREET & STOP SIGN
- ★ STREET LIGHT

**ABBREVIATIONS LEGEND**

- IRF IRON ROD FOUND
- CIRF 5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
- 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
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- SPC STATE PLANE COORDINATES
- ◇ INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1  
PLANT LEGEND**

- 🌳 36 - 4" RED OAK
- 🌳 4 - 4" CEDAR ELM
- 🌳 3 - 4" LIVE OAK
- 🌳 22 - ELAEAGNUS
- 🌿 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected

**SITE PLAN SIGNATURE BLOCK**

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

**NOTES:**

- PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.
- IRRIGATION WILL MEET REQUIREMENTS OF UDC.

**ZONING**  
1.96 DWELLING UNITS PER ACRE  
(MAX OVERALL DENSITY)  
[ORD. NO. 18-08-PD-82]

**OPEN SPACE = 0.06 AC.**  
PARK = 4.84 AC.  
94 DWELLING UNITS  
3.00 UNITS PER ACRE

**OWNER/DEVELOPER**  
**BLOOMFIELD HOMES L.P.**  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
PHONE: 817-416-1572

**LAND SURVEYOR**  
**O'NEAL SURVEYING CO.**  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(972) 941-8400 (903) 804-2891  
TBPLS FIRM NO. 10194132

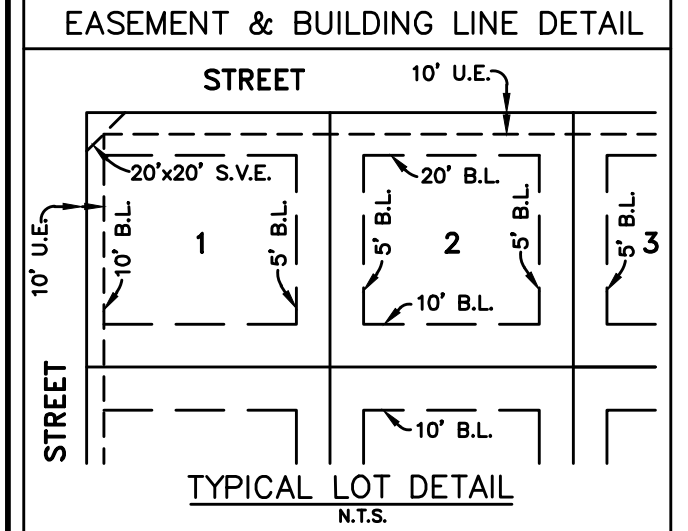
**SITE PLAN  
TERRACINA ESTATES  
PHASE 2**

BEING  
**31.331 ACRES**

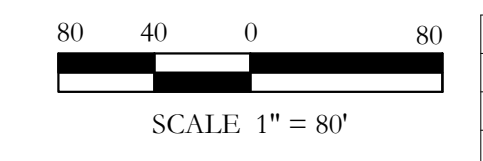
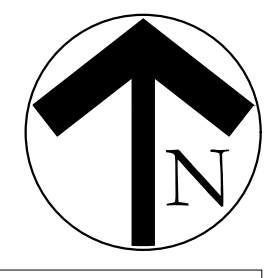
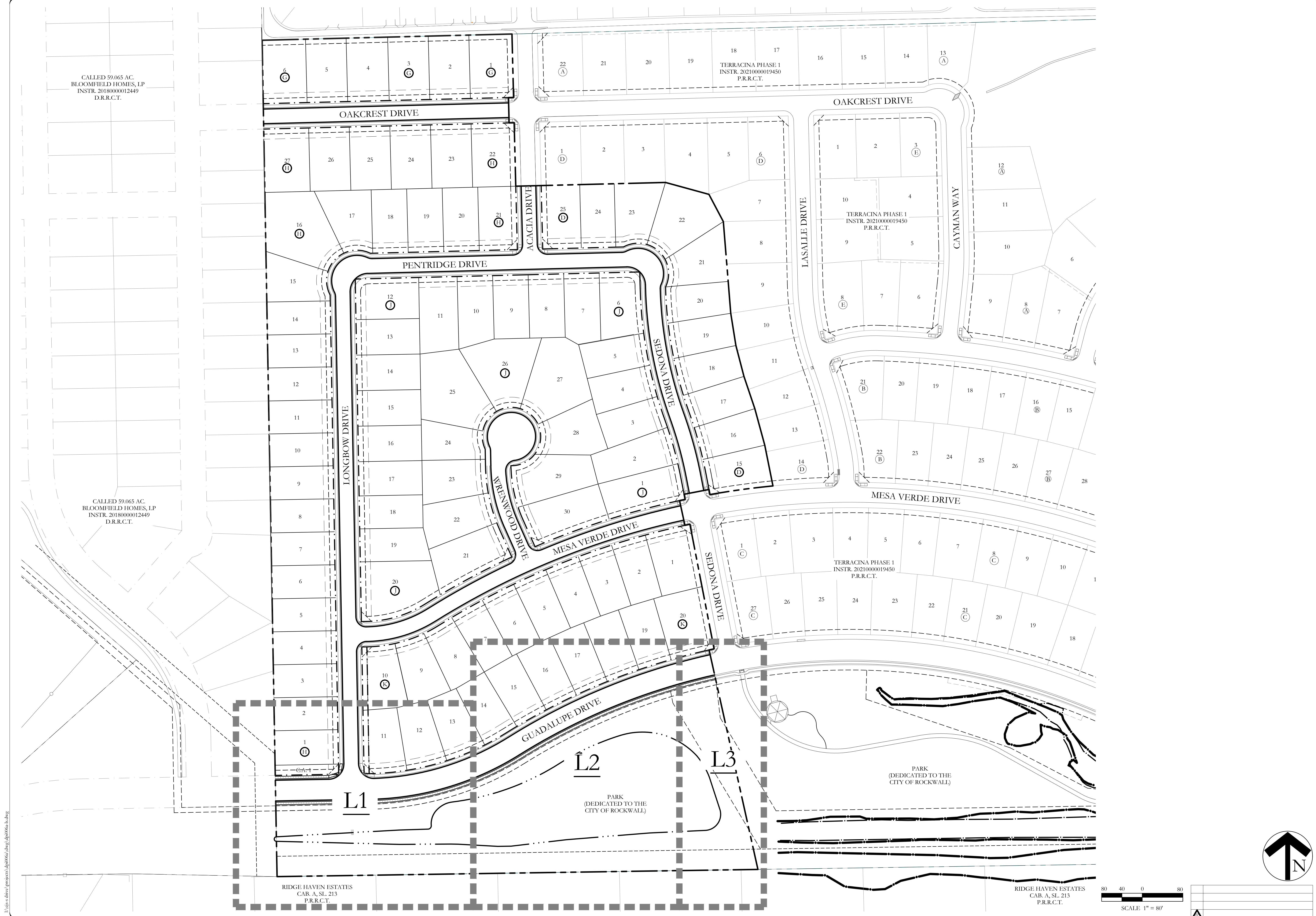
SITUATED IN THE  
**JOHN A. RAMSEY SURVEY, A-186**  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

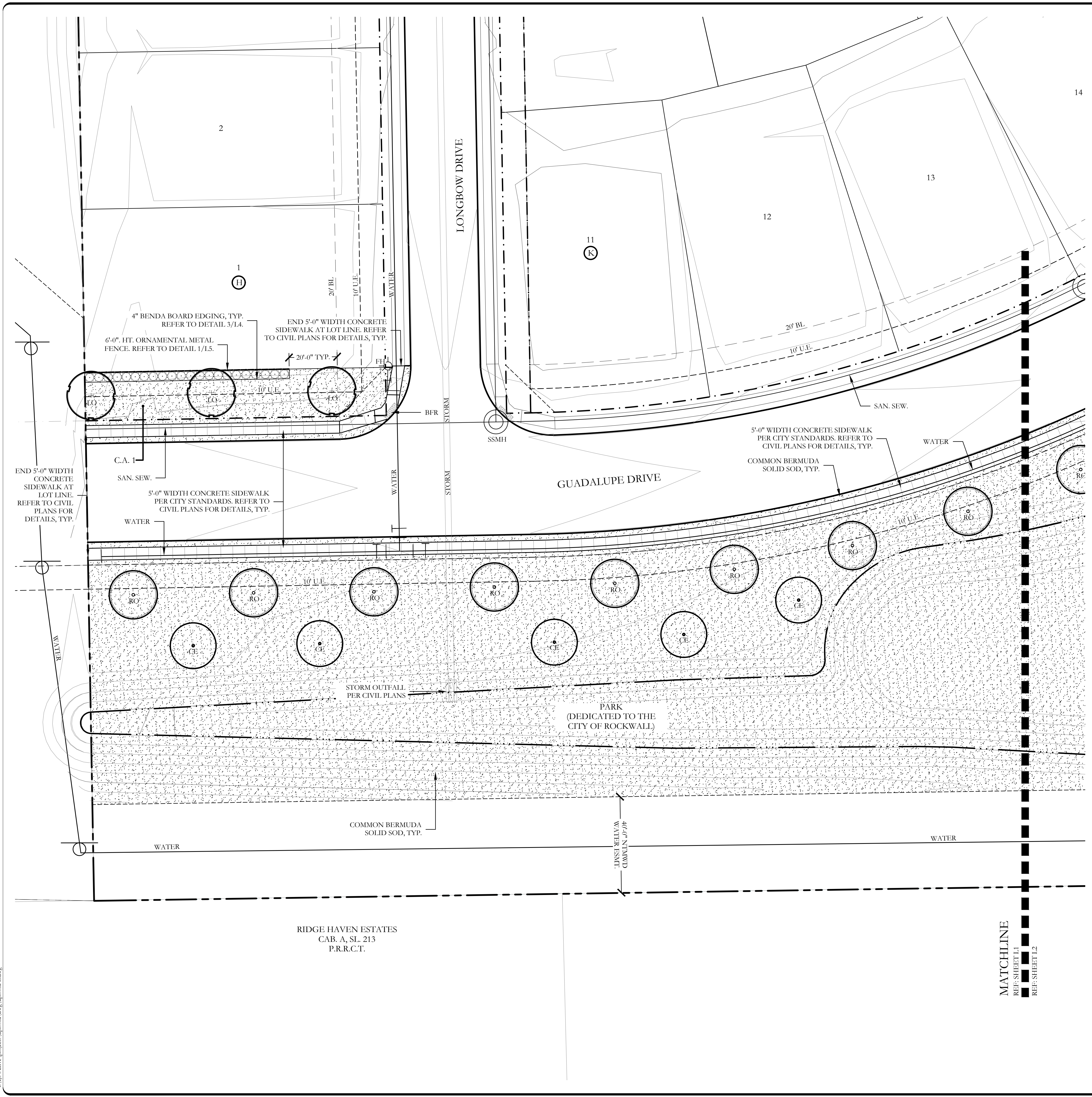
**PETIT-ECD**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194782  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: 4/10/2024 CASE NO. \_\_\_\_\_









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

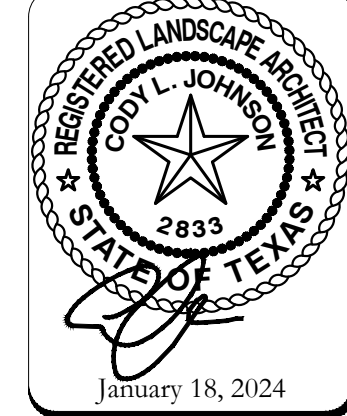
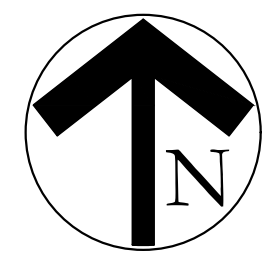
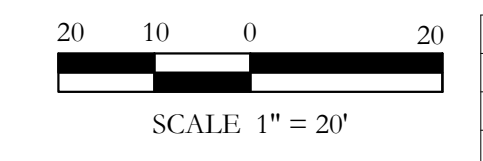
HARDSCAPE LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.	

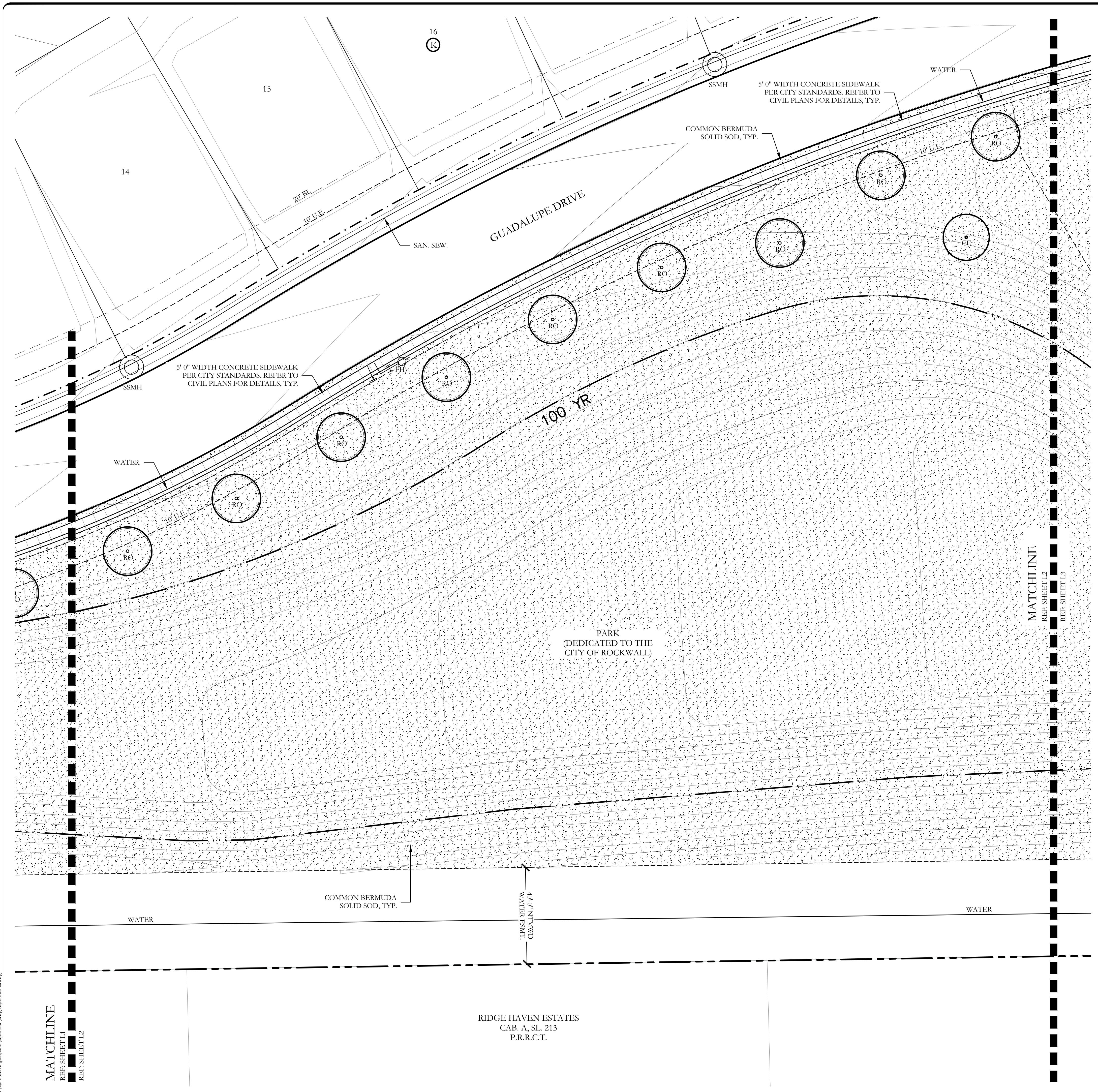
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

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





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	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/L5.

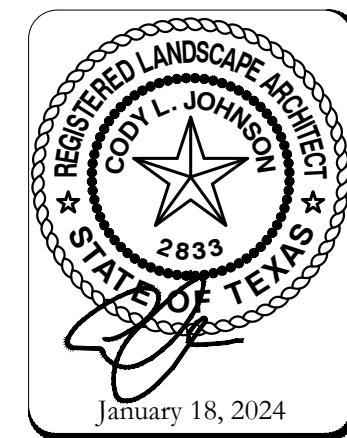
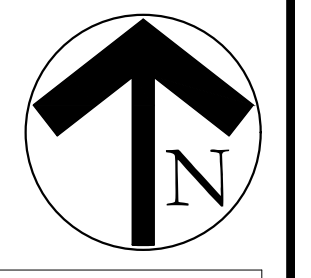
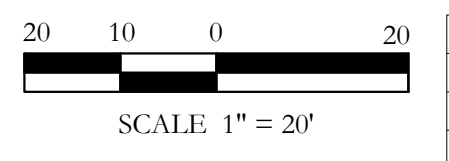
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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





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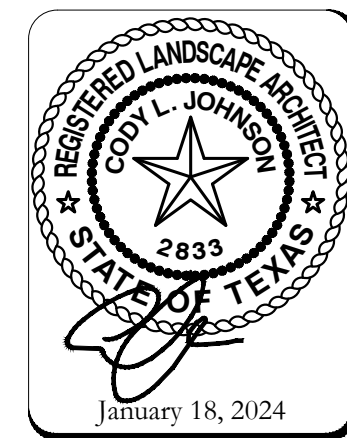
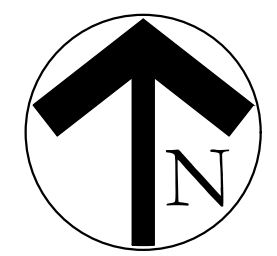
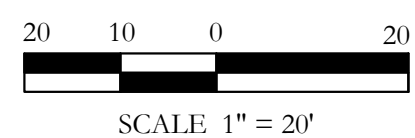
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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

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





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 Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 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 ENCRASH 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 HOSTS 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.

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.

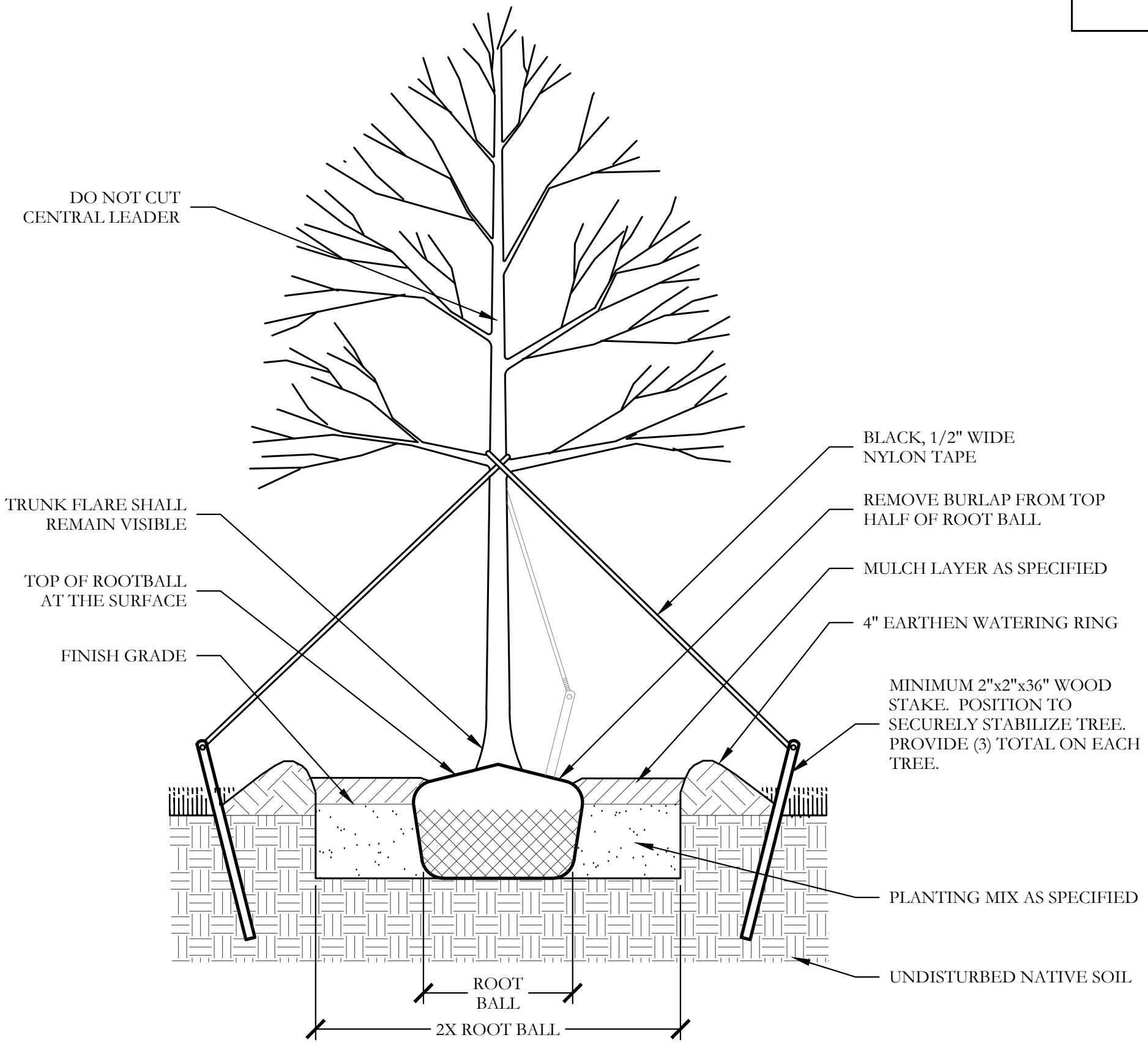
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

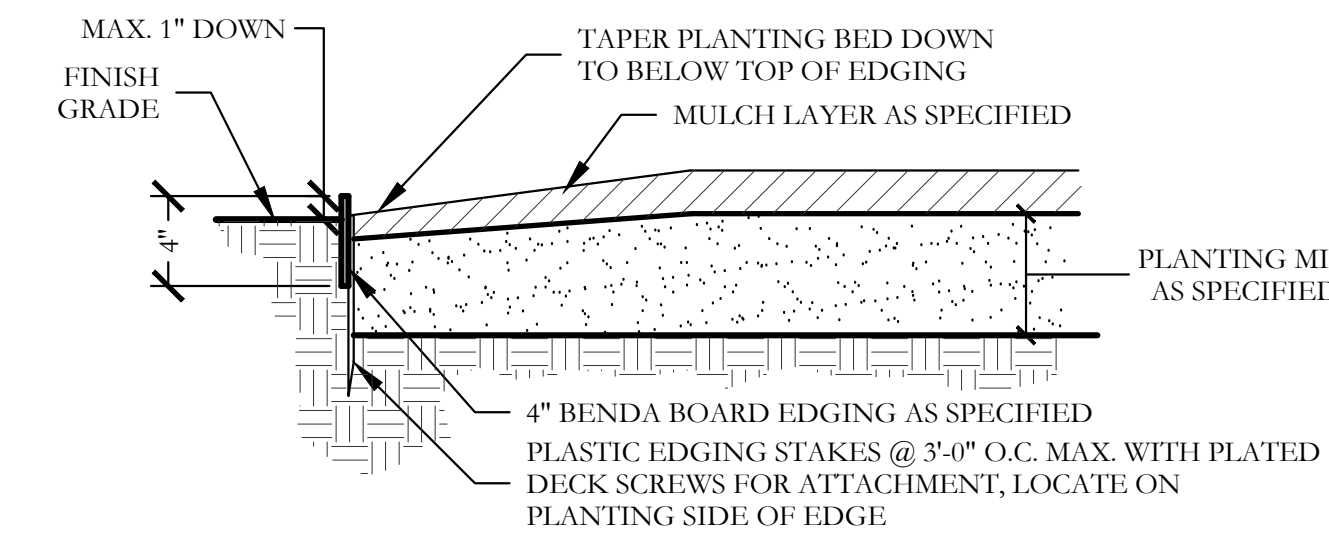
\_\_\_\_\_  
Director of Planning and Zoning

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A

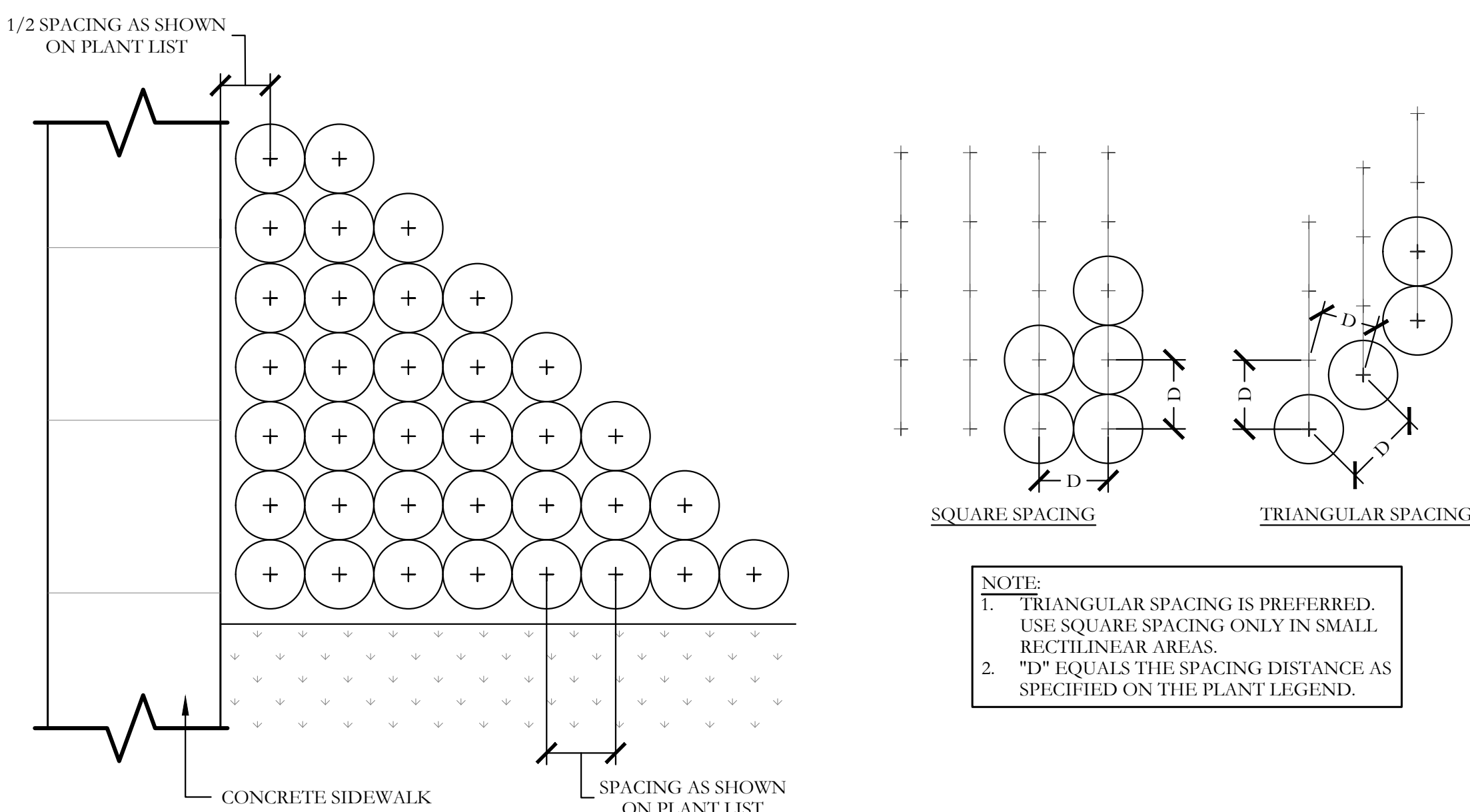
PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	3	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RO	17	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY 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.
	179,940	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN



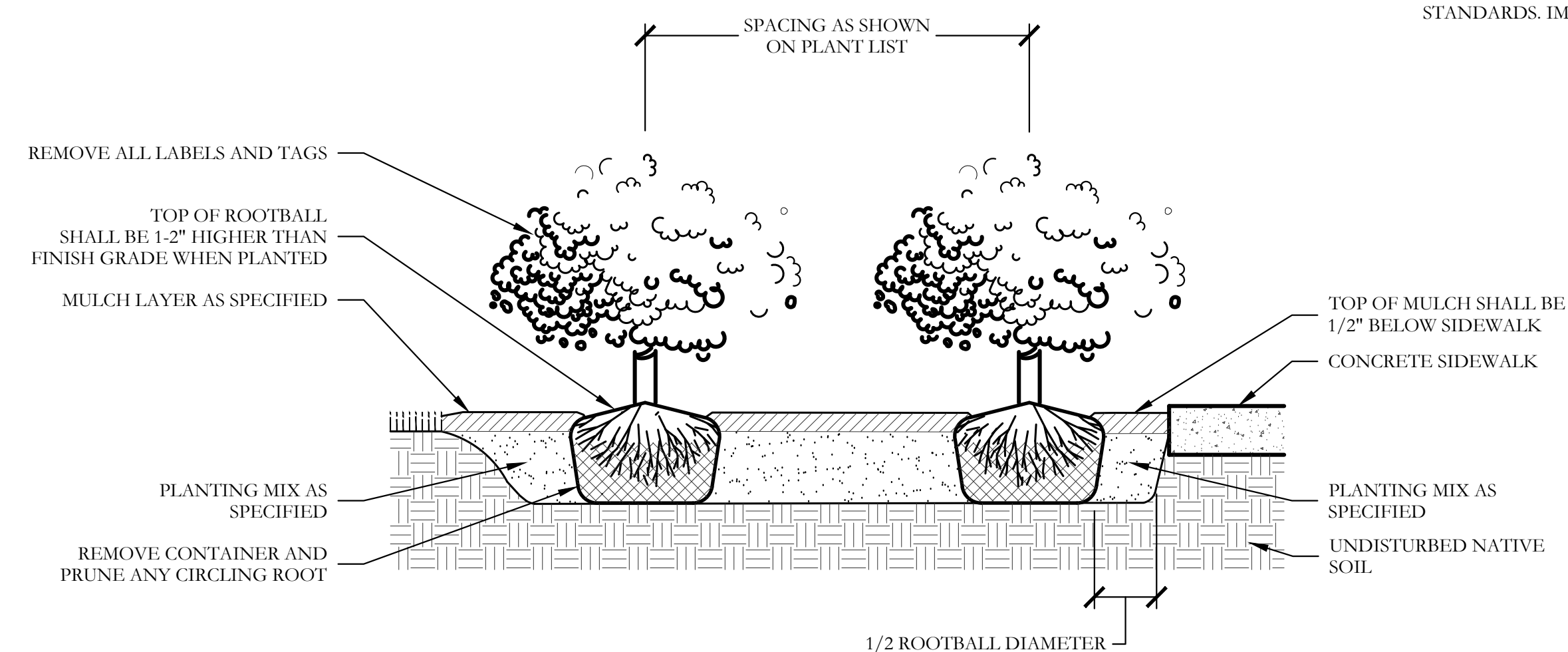
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



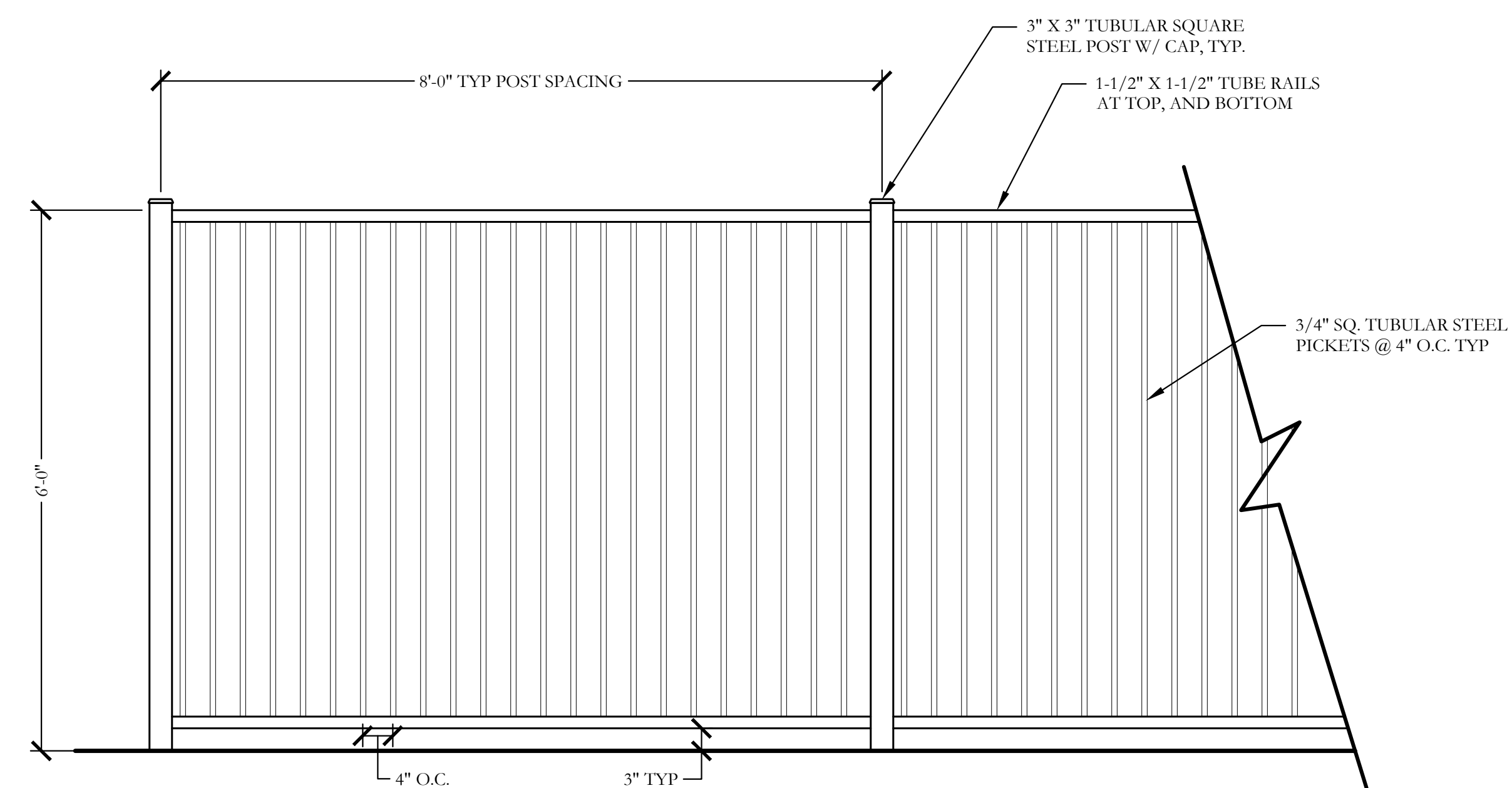
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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

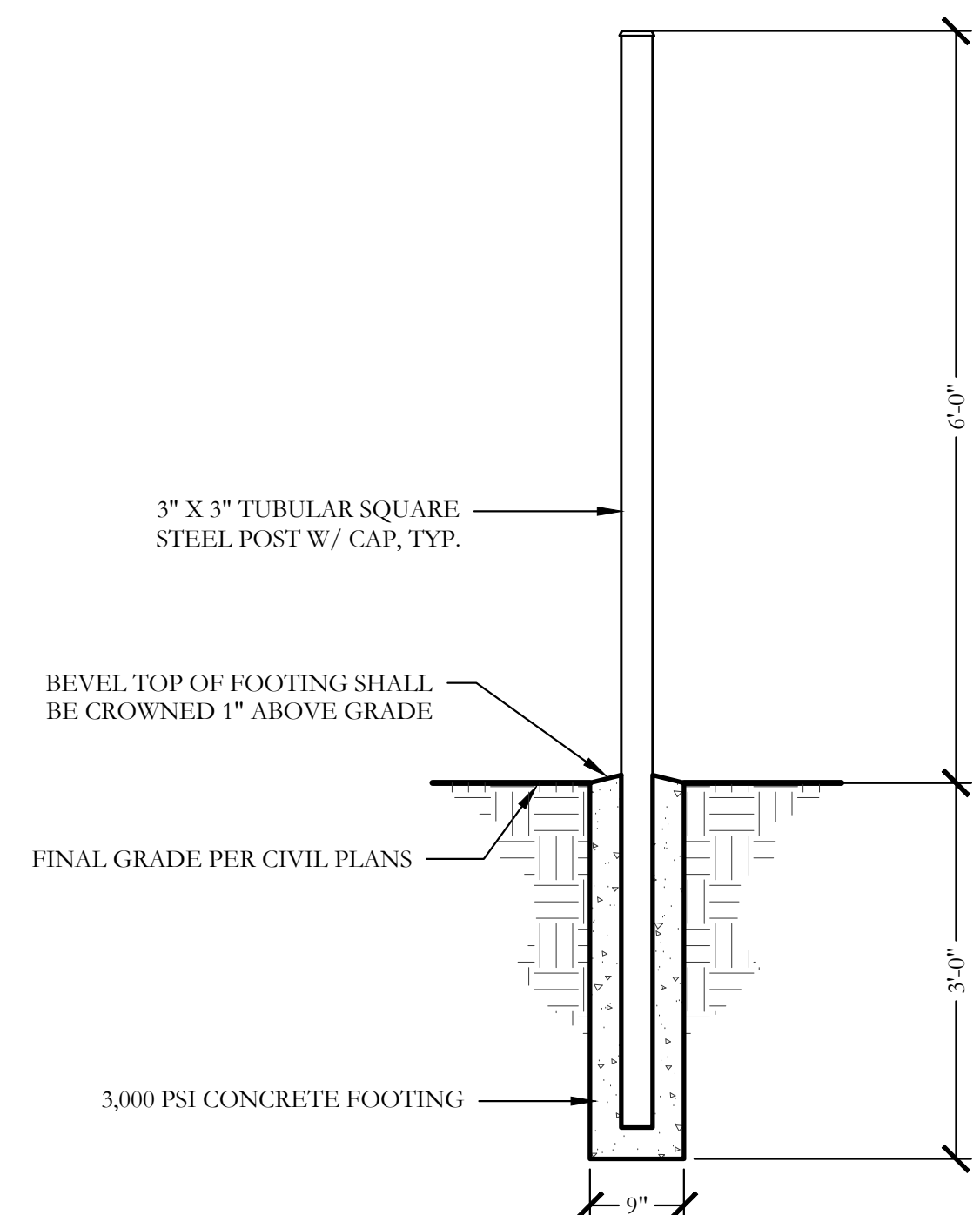


2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



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.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" 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

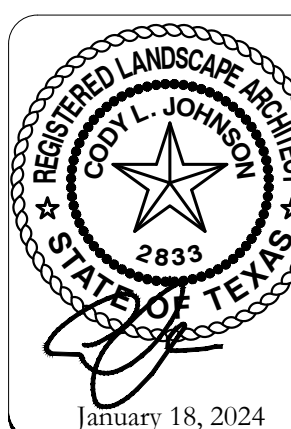
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF 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.

**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

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

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

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.  
SUITE 2300B

Address 1600 N. COLLINS BLVD.  
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

## NOTARY VERIFICATION [REQUIRED]

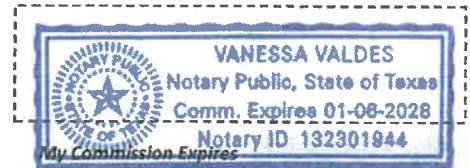
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

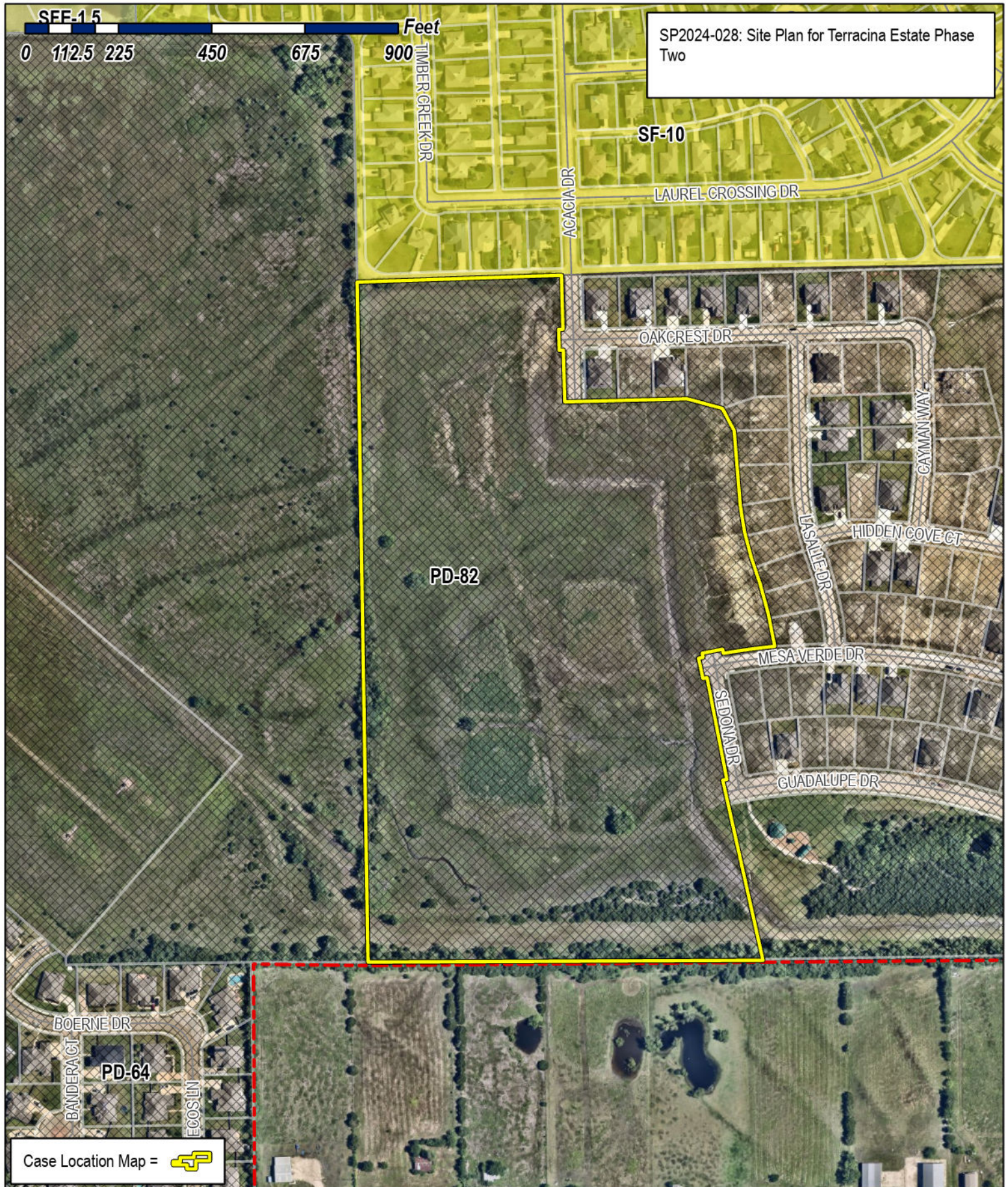
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13<sup>th</sup> day of June, 20 24. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13<sup>th</sup> day of June, 20 24.

Owner's Signature

Notary Public in and for the State of Texas





SP2024-028: Site Plan for Terracina Estate Phase Two

SEE-1.5  
0 112.5 225 450 675 900 Feet

PD-82

SF-10

LAUREL CROSSING DR

OAKCREST DR

HIDDEN COVE CT

MESA VERDE DR

GUADALUPE DR

BOERNE DR

PD-64

Case Location Map = 



# City of Rockwall

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

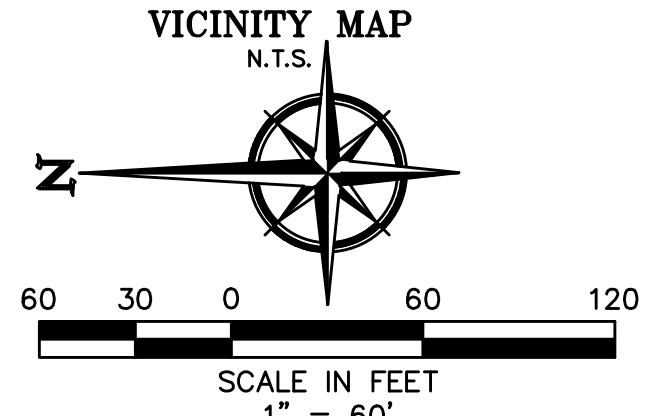
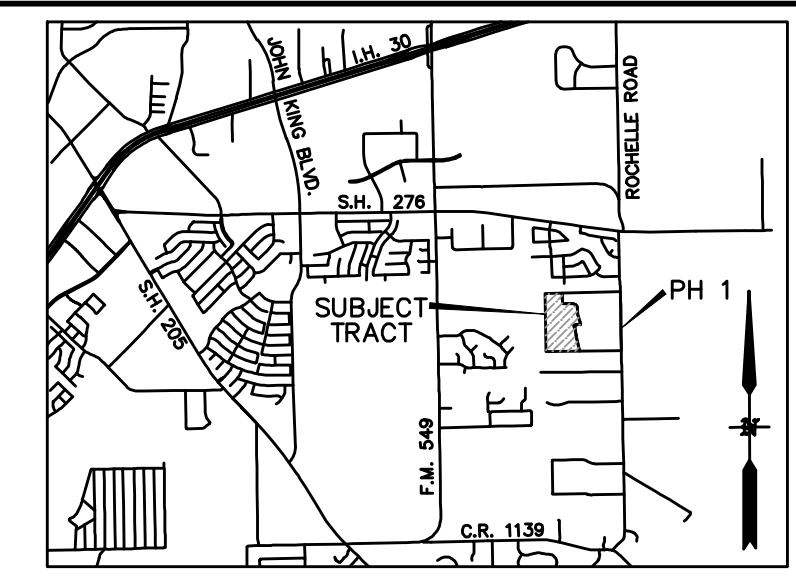
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**TERRACINA ESTATES PHASE 1  
SITE PLAN DATA**

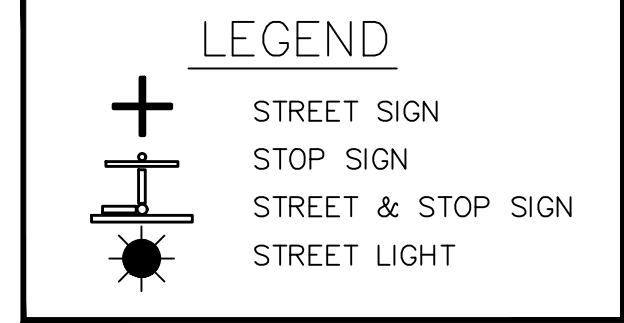
- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. \* Denotes Street Lights 20' Max. Height
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:  
1-Pavilion, 1-Playground, 2-Park Benches,  
2-Trash Receptacle, 1-Exercise Station,  
and 8' Trail (previous Phase construction)

ZONED: SF-10



LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	S 300°19' N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	S 424°92' N 67°43'32" E	422.88'
C7	030°59'27"	250.00'	69.31'	S 135°22' N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	S 535°55' N 67°51'13" E	532.91'
C9	023°01'04"	300.00'	61.08'	S 120°52' N 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	S 256°78' N 10°37'48" E	256.68'
C11	008°51'23"	800.00'	61.95'	S 123°66' N 10°37'50" E	123.53'
C12	090°00'00"	25.00'	25.00'	S 39°27' N 46°26'05" E	35.36'
C13	089°35'15"	25.00'	24.82'	S 39°09' N 43°46'18" W	35.23'



**ABBREVIATIONS LEGEND**

- IRF IRON ROD FOUND
- CIRF 5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
- 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
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- SPC STATE PLANE COORDINATES
- INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1  
PLANT LEGEND**

- (RO) 36 - 4" RED OAK
- (CE) 4 - 4" CEDAR ELM
- (LO) 3 - 4" LIVE OAK
- (EA) 22 - ELAEAGNUS
- (SB) 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected

**SITE PLAN SIGNATURE BLOCK**

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

**NOTES:**

- PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.
- IRRIGATION WILL MEET REQUIREMENTS OF UDC.

**ZONING**  
1.96 DWELLING UNITS PER ACRE (MAX. OVERALL DENSITY) [ORD. NO. 18-08-PD-82]

**OPEN SPACE = 0.06 AC.**  
PARK = 4.84 AC.  
94 DWELLING UNITS  
3.00 UNITS PER ACRE

**OWNER/DEVELOPER**  
**BLOOMFIELD HOMES L.P.**  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
PHONE: 817-416-1572

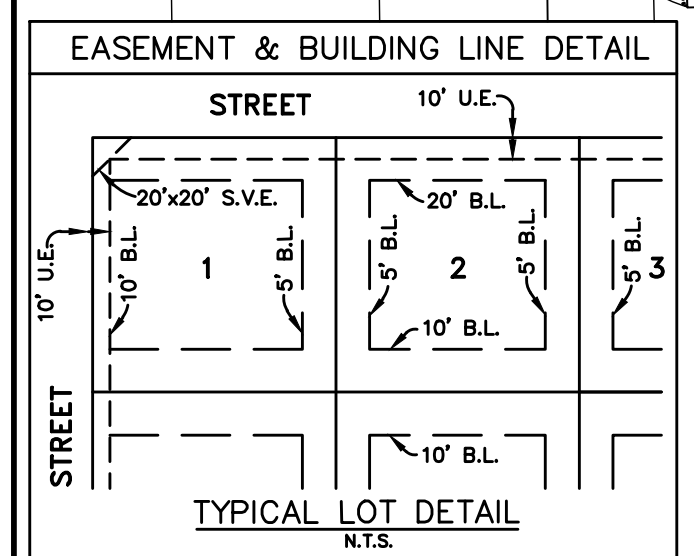
**LAND SURVEYOR**  
**O'NEAL SURVEYING CO.**  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(972) 941-8400 FAX (972) 941-8401  
(903) 804-2891  
TBPLS FIRM NO. 10194132

**SITE PLAN  
TERRACINA ESTATES  
PHASE 2**

BEING  
**31.331 ACRES**

SITUATED IN THE  
**JOHN A. RAMSEY SURVEY, A-186**  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

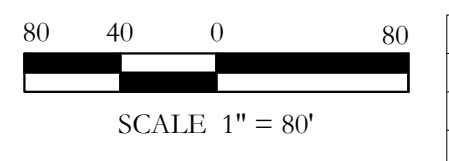
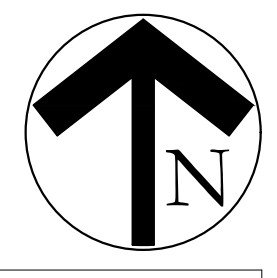
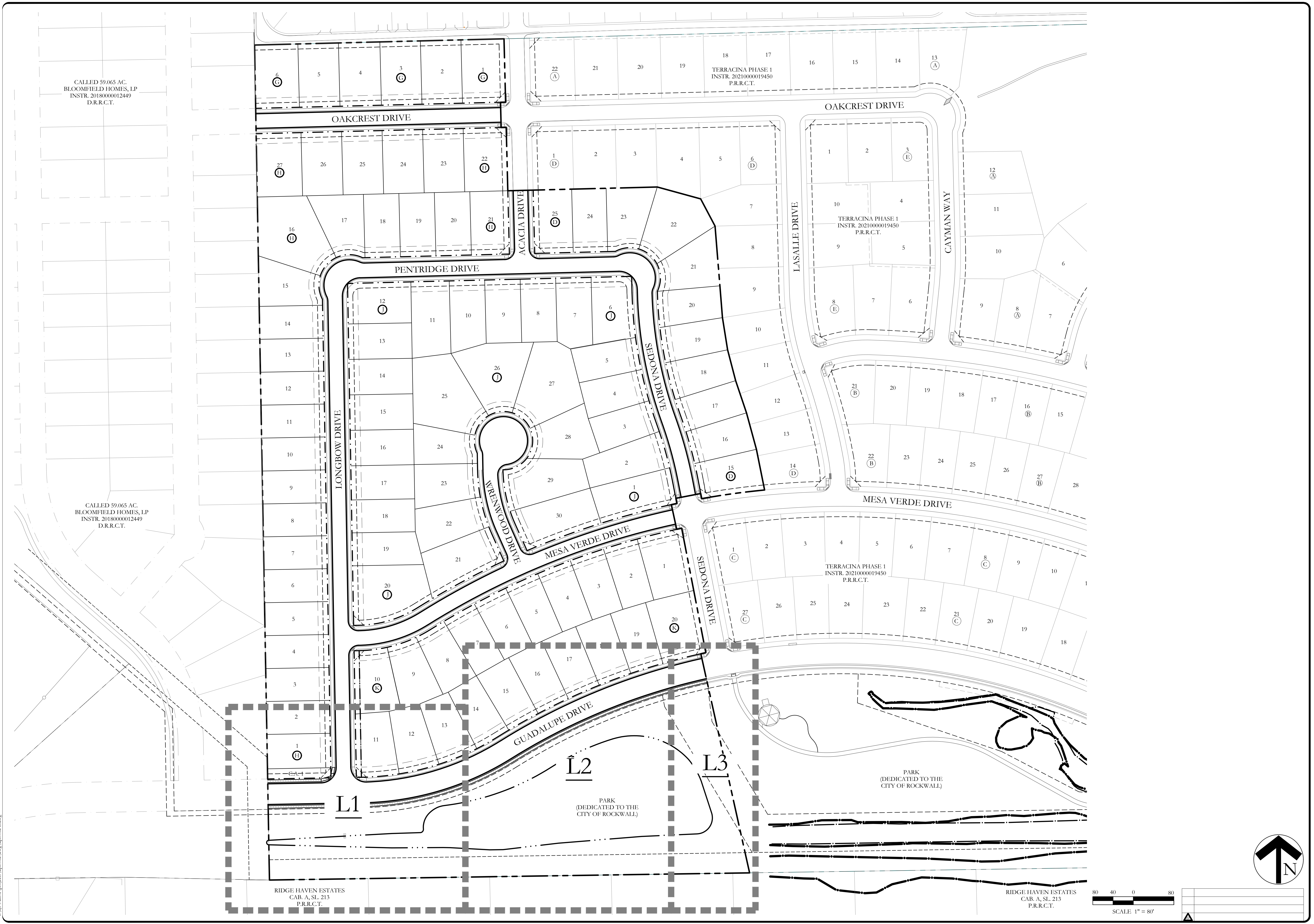
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ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194792  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
DATE: 4/10/2024 CASE NO. \_\_\_\_\_



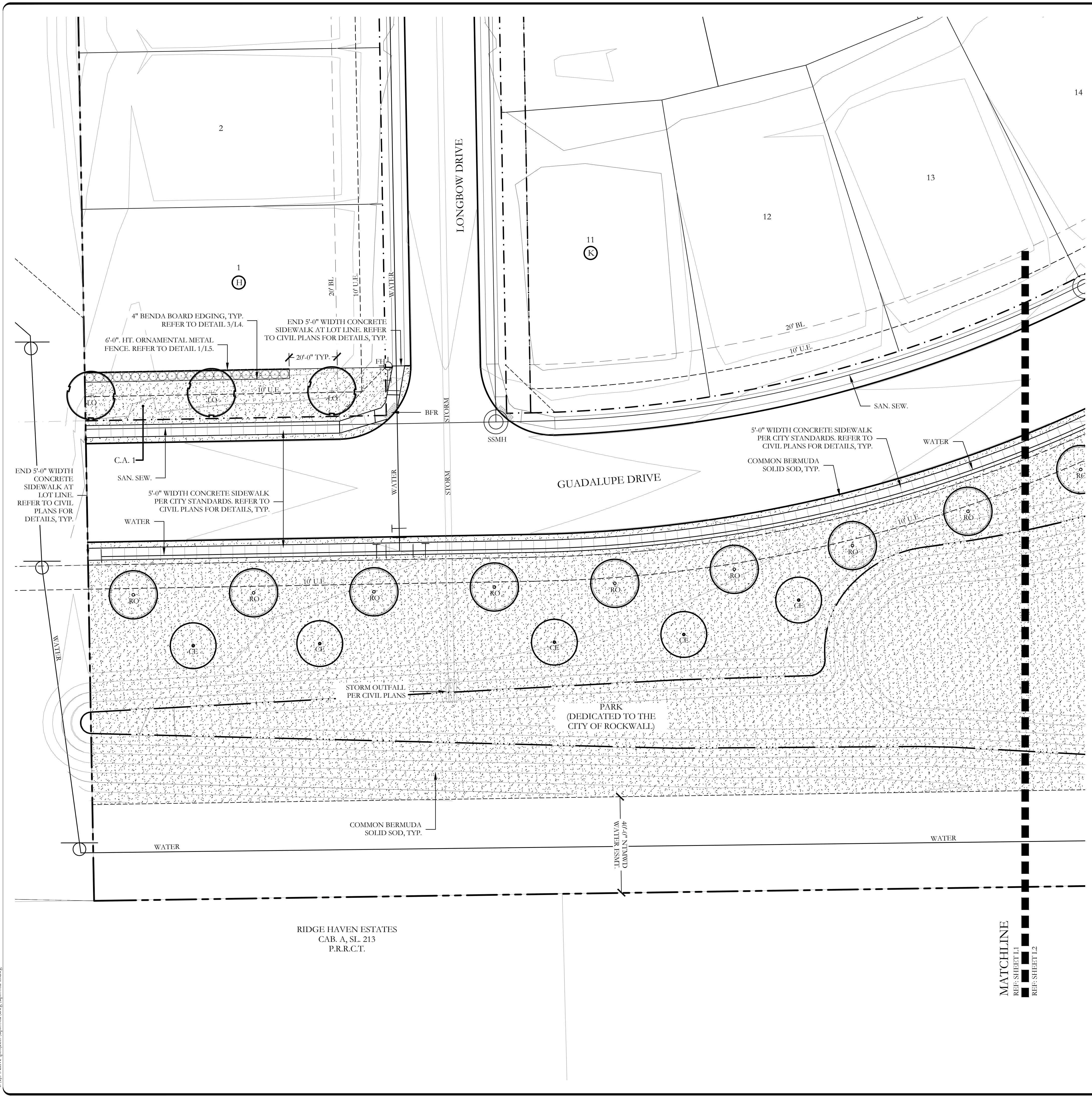
CALLED 59.065 AC.  
BLOOMFIELD HOMES, LP  
INSTR. 2018000012449

40' NTMWD WATER EASEMENT  
VOL. 4962, PG. 296  
D.R.R.C.T.





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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	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

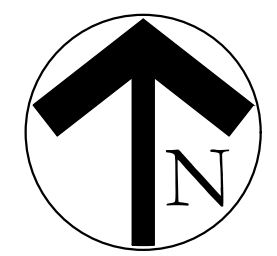
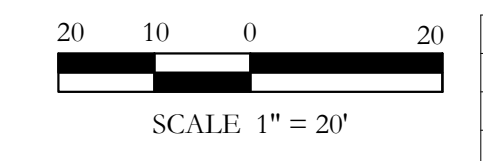
HARDSCAPE LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.	

**APPROVED:**  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

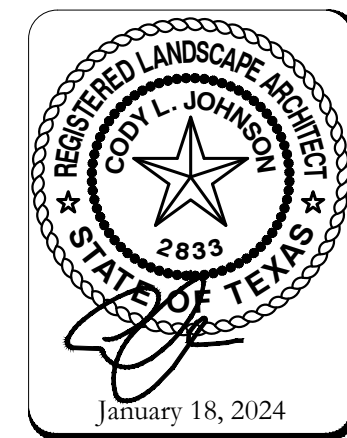
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

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

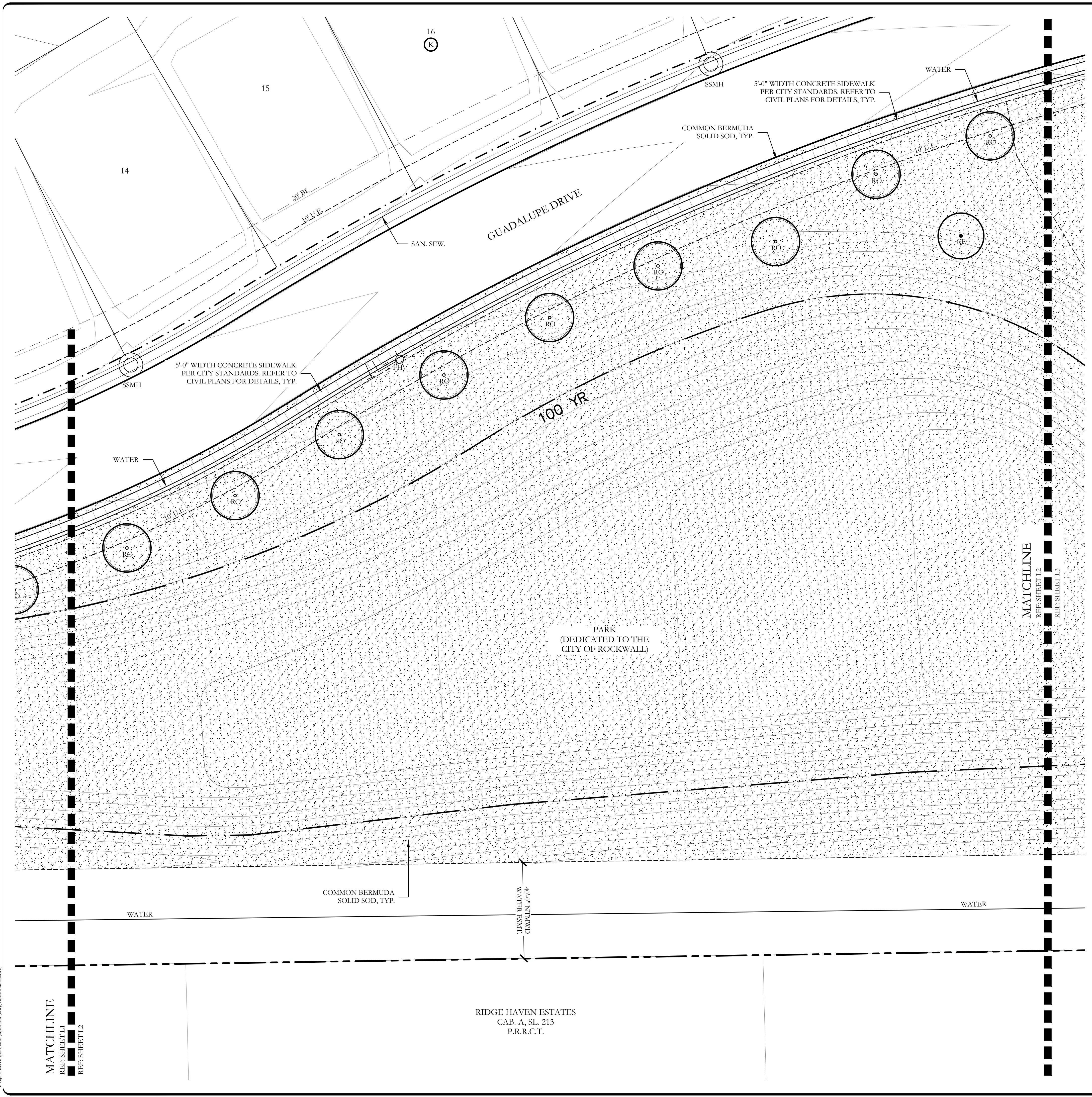


RIDGE HAVEN ESTATES  
 CAB. A, SL. 215  
 P.R.R.C.T.

MATCHLINE  
 REF. SHEET 11  
 REF. SHEET 12







### 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
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

### HARDSCAPE LEGEND

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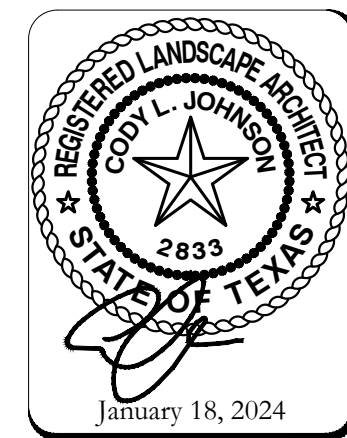
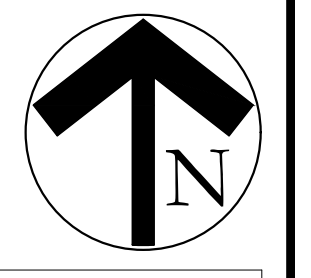
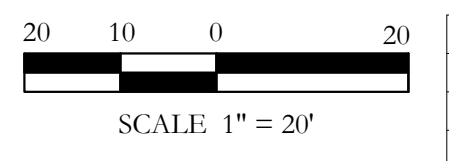
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Director of Planning and Zoning





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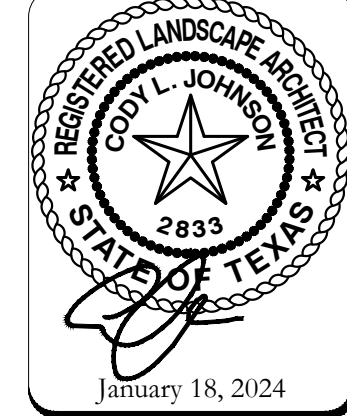
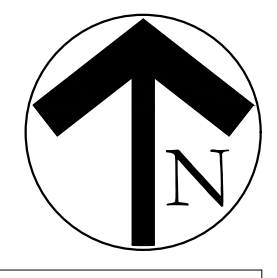
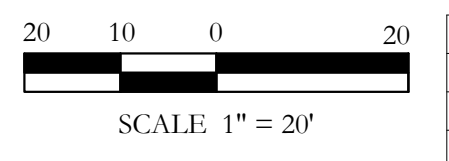
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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



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 Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 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 ENCRUSH 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 HOSTS 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.

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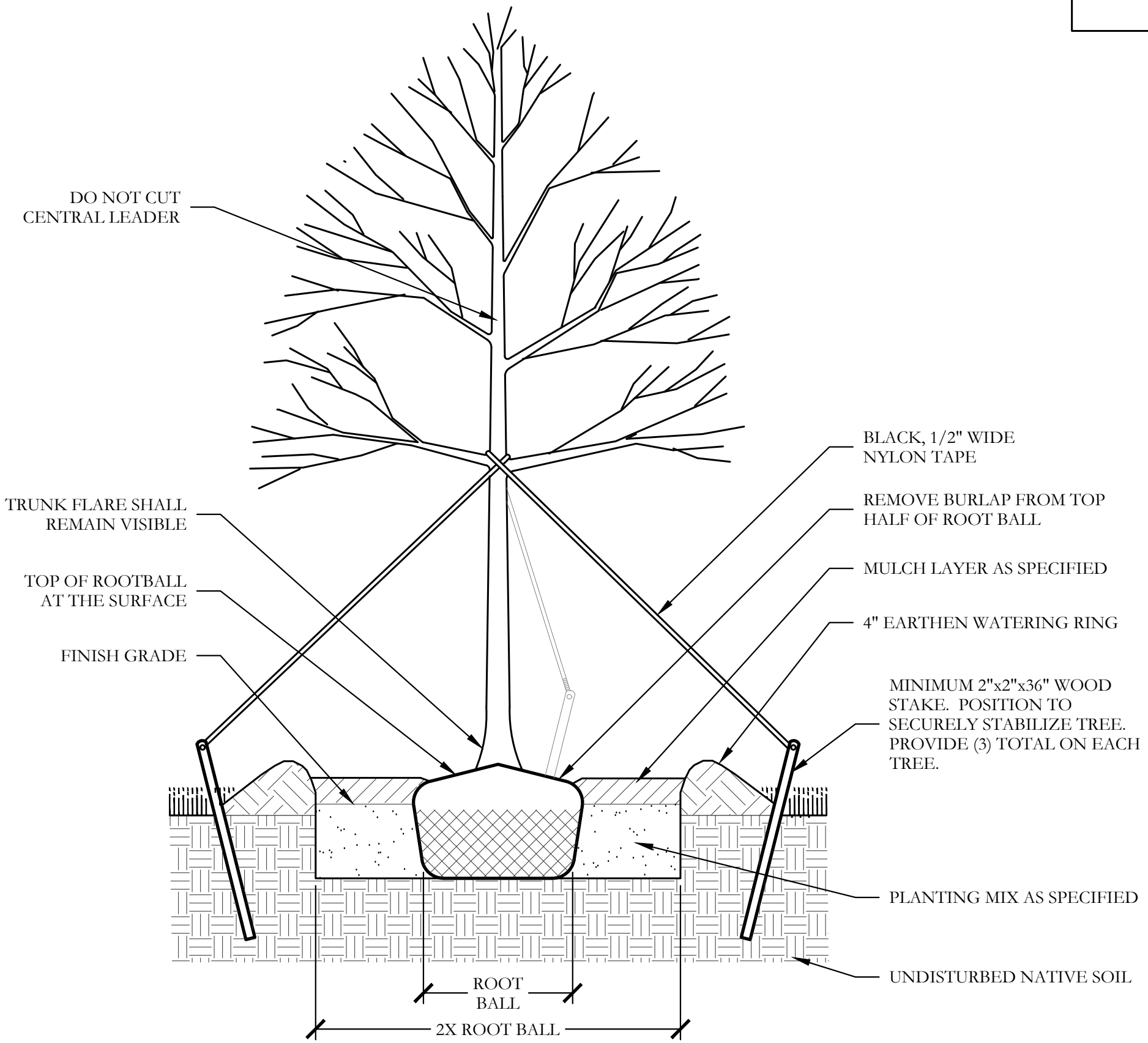
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

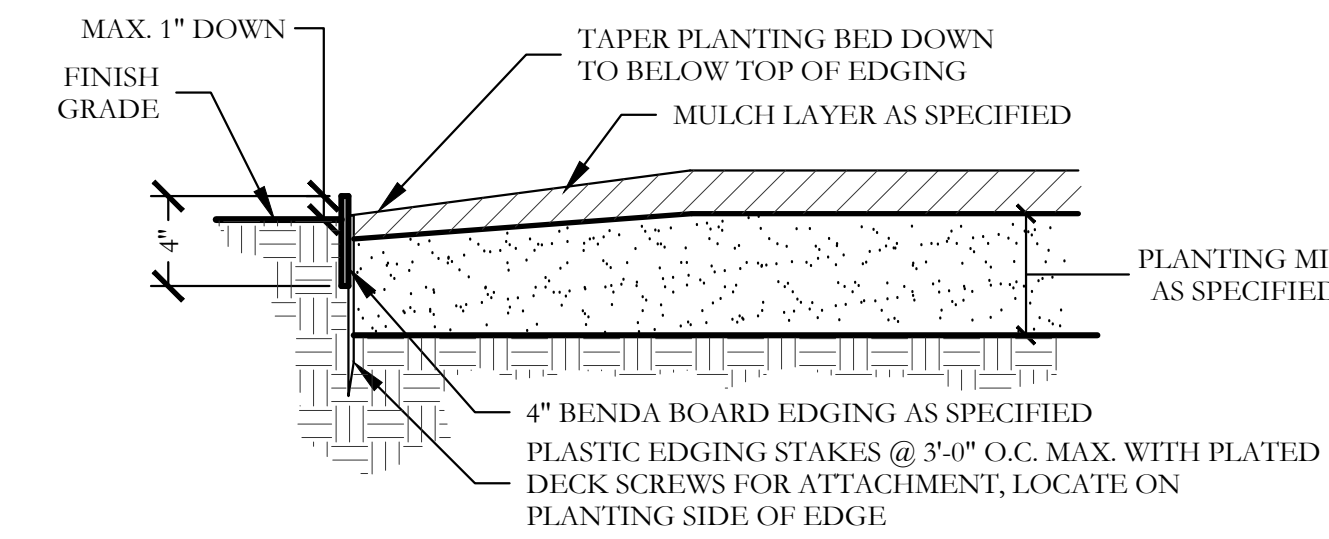
SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A

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.
	179,940	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN



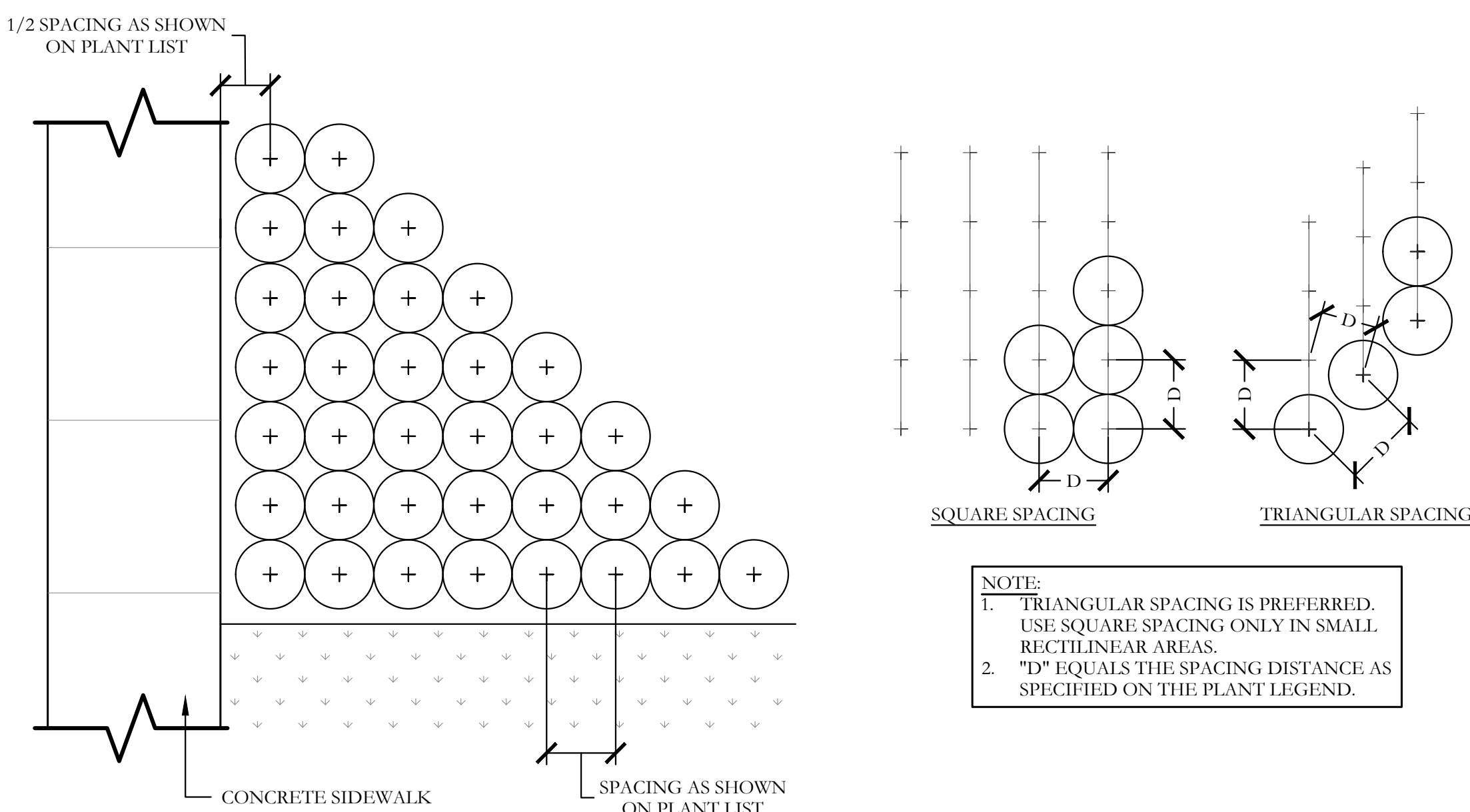
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



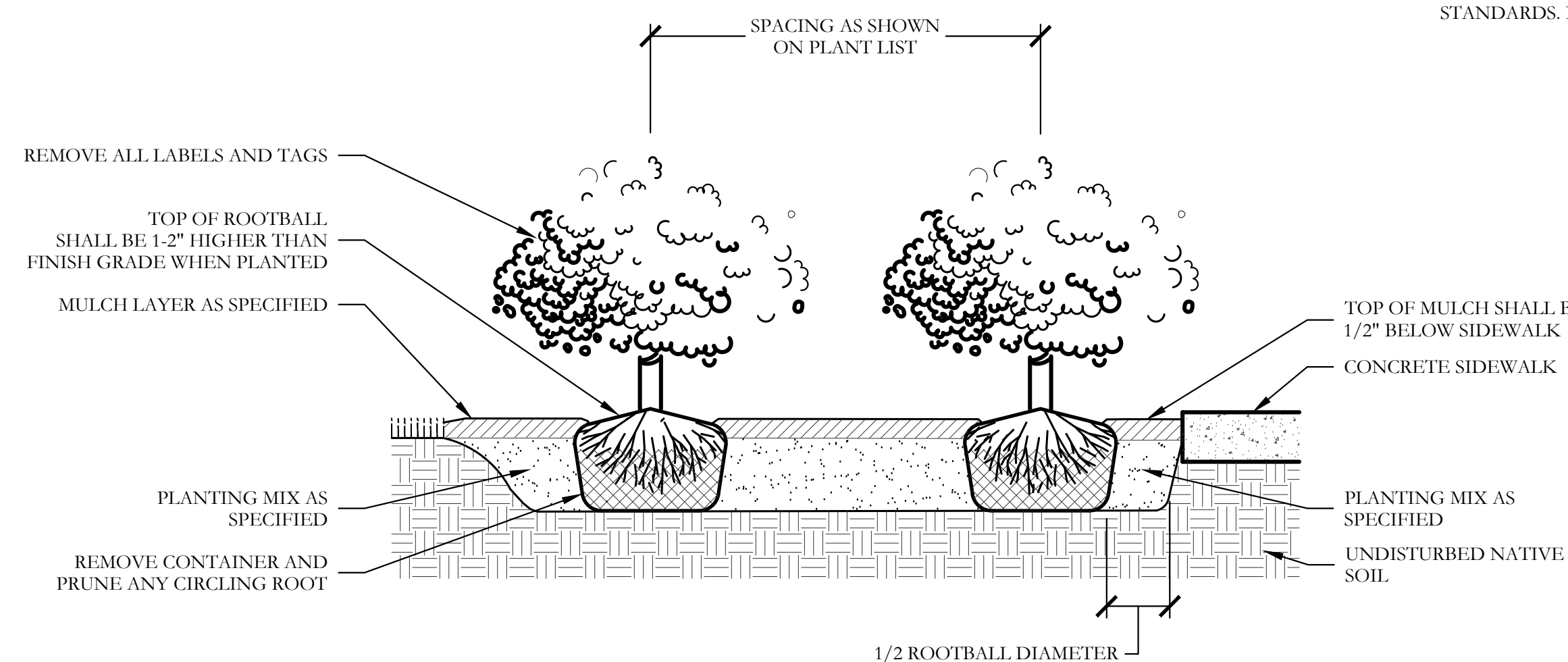
3 TYPICAL BED EDGING DETAIL SECTION

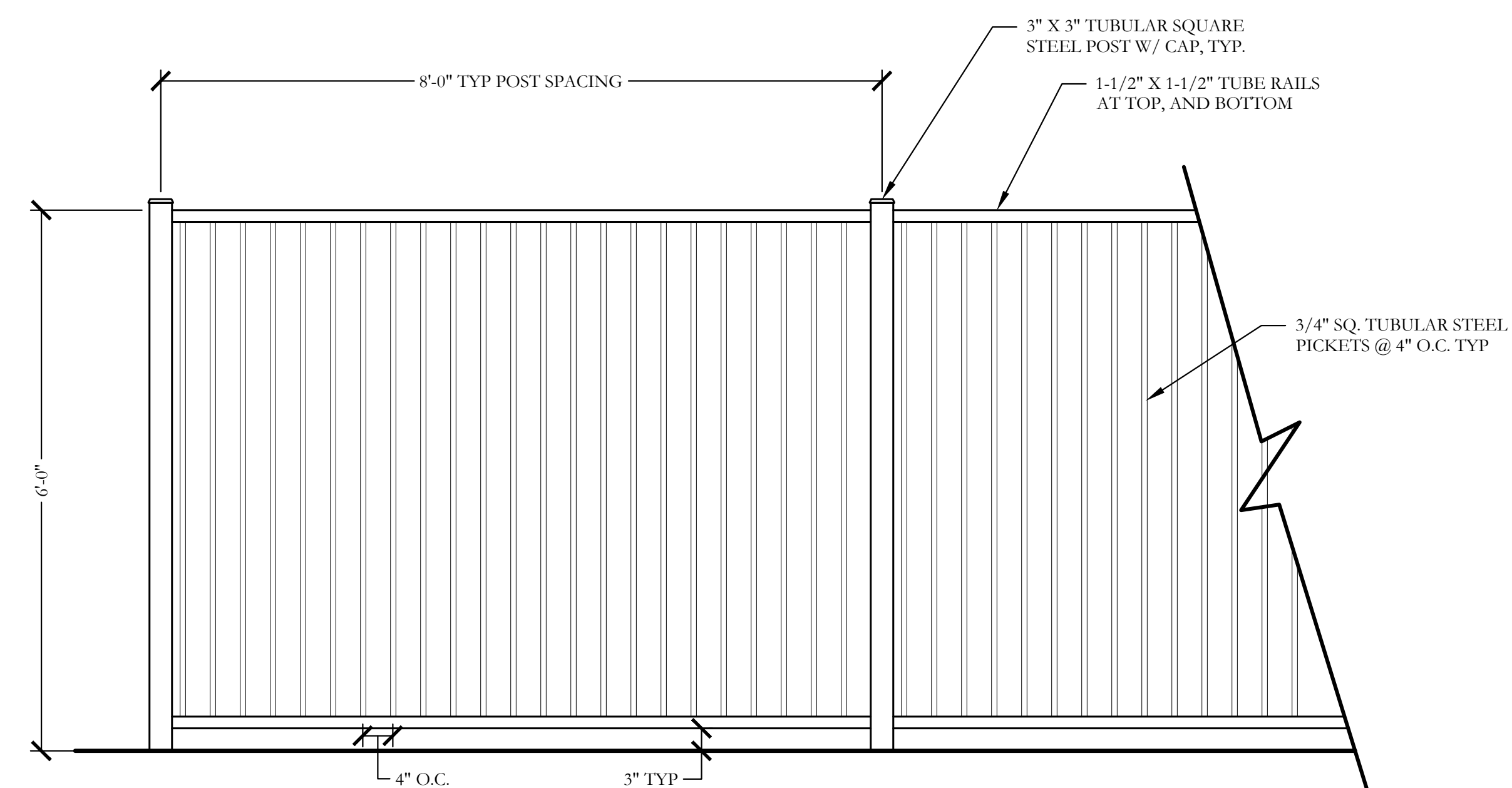
NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

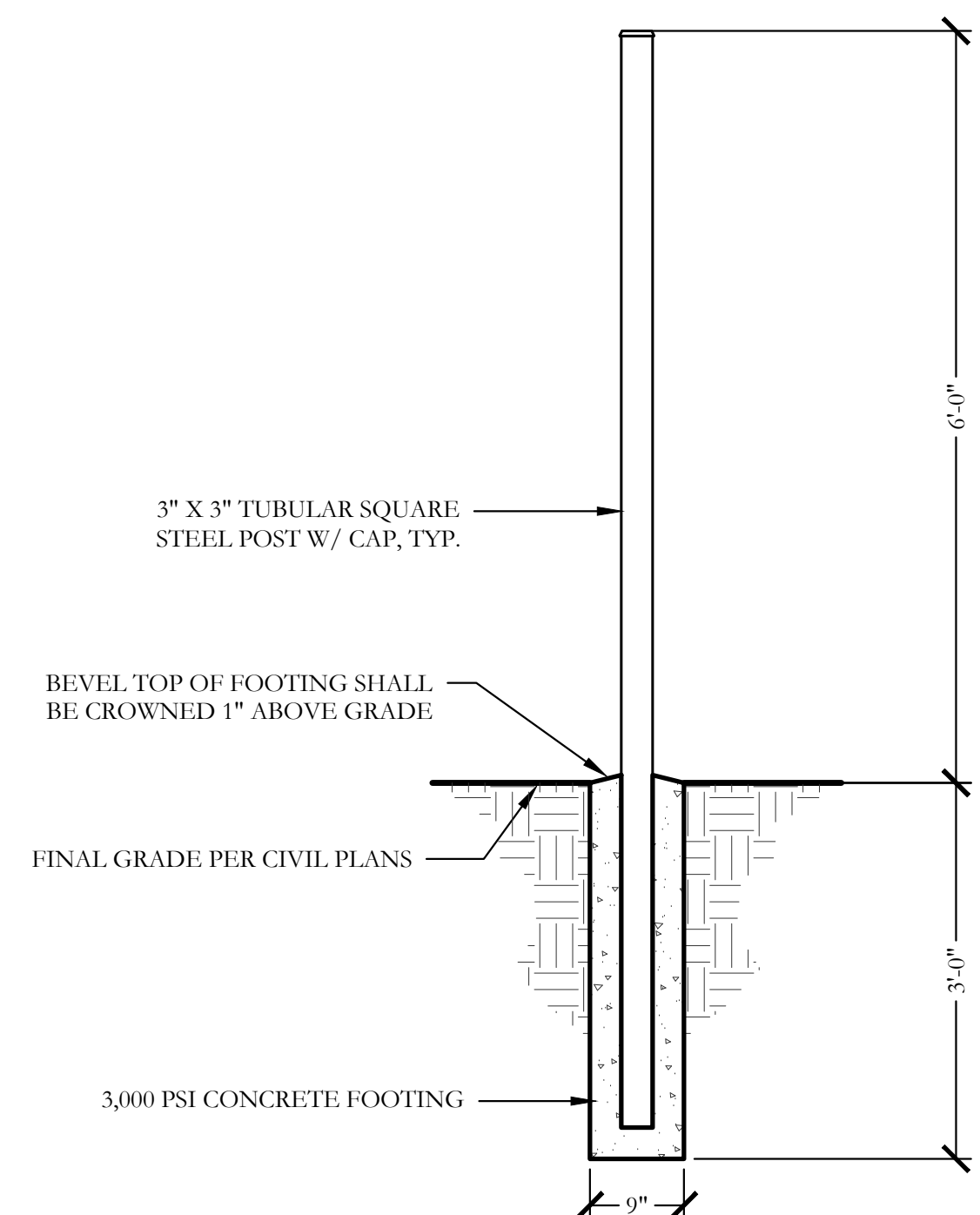
NOT TO SCALE





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.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" 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.

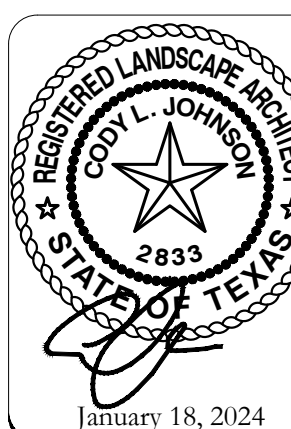
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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

**SP2024-028; PD Site Plan for Phase 2 of the Terracina Estates Subdivision**

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of a Site Plan for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email [hlee@rockwall.com](mailto:hlee@rockwall.com).
- M.3 For reference, include the case number (*SP2024-028*) in the lower right-hand corner of all pages of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 82 (PD-82). (*Ordinance No. 18-08; PD-82*)
- M.5 Site Plan:  
(1) The 8-foot trail must extend west through the new phase of the park per Exhibit 'D' of the Ordinance. (*Ordinance No. 18-08; PD-82*)  
(2) Per the PD Ordinance, the park must incorporate (1) an 8-foot trail, (2) Playground, (3) Plaza, (4) Covered Pavilion, (5) Picnic Area, (6) Benches, and (7) Landscape Features. In this case, on the existing portion of the park, there is part of the trail, a playground, covered pavilion, a few benches, and landscaping. Given this, the new phase of the park must include the remaining portion of the 8-foot trail, a plaza, picnic area, and additional benches. Please see Exhibit 'D' and Subsection 9(A), of Exhibit 'E' of the PD Ordinance. Please provide details of the new improvements. (*Ordinance No. 18-08; PD-82*)
- M.6 Treescape Plan:  
(1) Please clarify why trees from Phase 1 are included with the Treescape Plan. (*Ordinance No. 18-08; PD-82*)  
(2) It appears that a Treescape Plan was never complete with Phase 1, so we have no record of what removed with Phase 1. For Phase 2, the Treescape Plan indicates a total of 1,798 caliper inches must be mitigated for; however, after considering the preservation credits, the total mitigation balance is 1,539 caliper inches. Article 09, of the UDC states that only 20% of this mitigation balance (i.e. 308 caliper inches) may be paid at \$100.00 an inch. In this case, Phase 1 and Phase 2 indicate 544 caliper inches will be planted, which leaves 727 caliper inches or 182 trees. You must either plant an additional 182 trees or request an Alternative Tree Mitigation Settlement Agreement as part of your site plan. This must receive approval from the City Council as well. If continuing as is, the mitigation fee would be \$99,500.00. Please review Article 09, of the UDC for these requirements. (*Article 09, UDC*)
- M.7 Photometric Plan:  
(1) Please provide a Photometric Plan that meets the requirements outlined within Planned Development District 82 (PD-82). Specifically. All light poles cannot exceed 20-feet in height, must be directed downward, and shielded to reduce glare. (*Ordinance No. 18-08; PD-82*)  
(2) Please provide cutsheets for all of the proposed light fixtures. (*Ordinance No. 18-08; PD-82*)
- I.8 Please note that failure to address all comments provided by staff by 3:00 PM on July 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 9, 2024 Planning & Zoning Meeting.
- I.10 Please note the scheduled meetings for this case:  
  
1) Planning & Zoning Work Session meeting will be held on June 25, 2024.

- 2) Parks Board will be held on July 2, 2024.
- 3) Planning & Zoning meeting/public hearing meeting will be held on July 9, 2024.

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

**ENGINEERING COMMENTS:**

1. I do not see this in a legend, but ensure this is concrete that meets the fire lane requirements, similar to the main drive.
2. Civil engineering plans show the retaining wall extending to lot 5 - please revise all walls to match the civil plans.
3. Please revise the drainage ditch area to match the civil engineering plans.
4. This isn't dedicated to the City of Rockwall. It is an HOA park.
5. Ensure the utilities match the latest civil engineering layout. This pipe should curve and tie in down here.

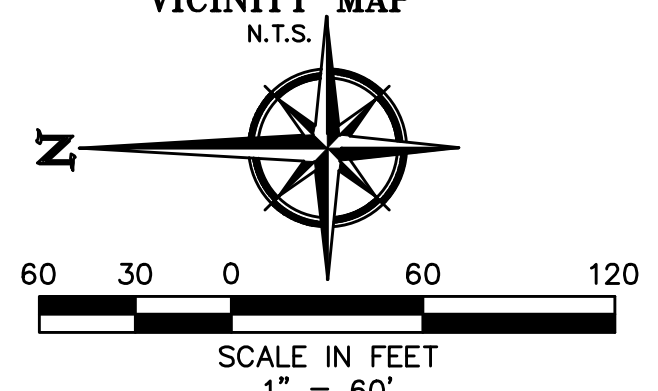
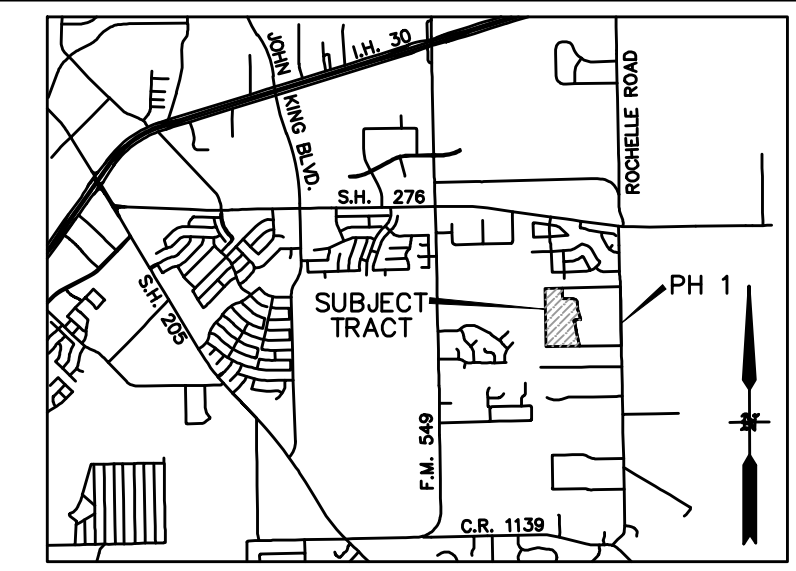
**PARKS COMMENTS:**

1. The City of Rockwall will not need this as park land it needs to be dedicated to the HOA or the HOA needs to maintain the park land.
2. Recommendation only: Tif Tuf, Tahoma 31 and Latitude 36 are new varieties of Bermuda turfgrass that are more drought, cold, wear and shade tolerant than common bermudagrass.
3. Trail system and trees continue into phase II from the linear park in phase I for continuity.

**TERRACINA ESTATES PHASE 1  
SITE PLAN DATA**

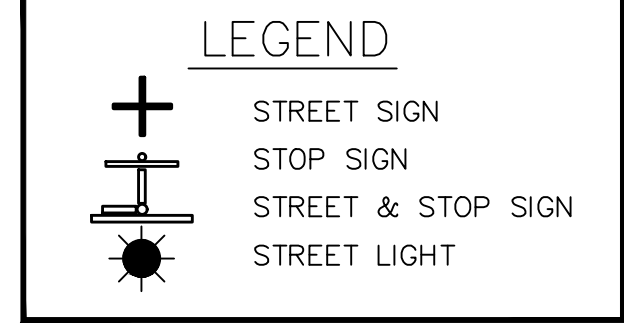
- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. \* Denotes Street Lights 20' Max. Height
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:  
1-Pavilion, 1-Playground, 2-Park Benches,  
2-Trash Receptacle, 1-Exercise Station,  
and 8' Trail (previous Phase construction)

ZONED: SF-10



LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	S 67°43'32" E	422.88'
C7	030°59'27"	250.00'	69.31'	S 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	S 10°37'48" E	256.68'
C11	008°51'23"	800.00'	61.95'	S 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	S 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	S 43°46'18" W	35.23'



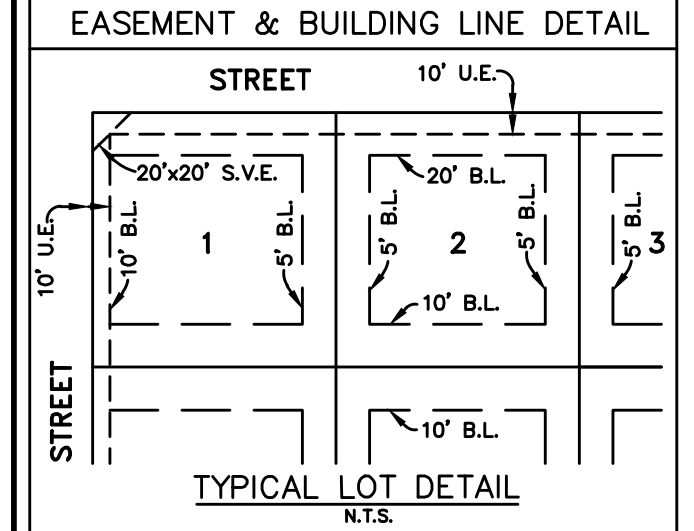
**ABBREVIATIONS LEGEND**

- IRF IRON ROD FOUND
- CIRF 5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
- 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.R. DRAWING
- R.W.E. RIGHT-OF-WAY
- S.V.E. SIDE SETBACK
- HOA HOMEOWNERS ASSOCIATION
- MFE MINIMUM FENCE EASEMENT
- SPC STATE PLANE COORDINATES
- INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1  
PLANT LEGEND**

- 36 - 4" RED OAK
- 4 - 4" CEDAR ELM
- 3 - 4" LIVE OAK
- 22 - ELAEAGNUS
- 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected



NOTES:  
1. PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.  
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER  
**BLOOMFIELD HOMES LP**  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
PHONE: 817-416-1572

LAND SURVEYOR  
**O'NEAL SURVEYING CO.**  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(972) 941-8400 FAX (972) 941-8401  
TBPLS FIRM NO. 10194132

DATE: 4/10/2024 CASE NO. \_\_\_\_\_

**SITE PLAN  
TERRACINA ESTATES  
PHASE 2**

BEING  
**1.331 ACRES**

SITUATED IN THE  
**JOHN A. RAMSEY SURVEY, A-186**  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**PETITT-ECD**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194792  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

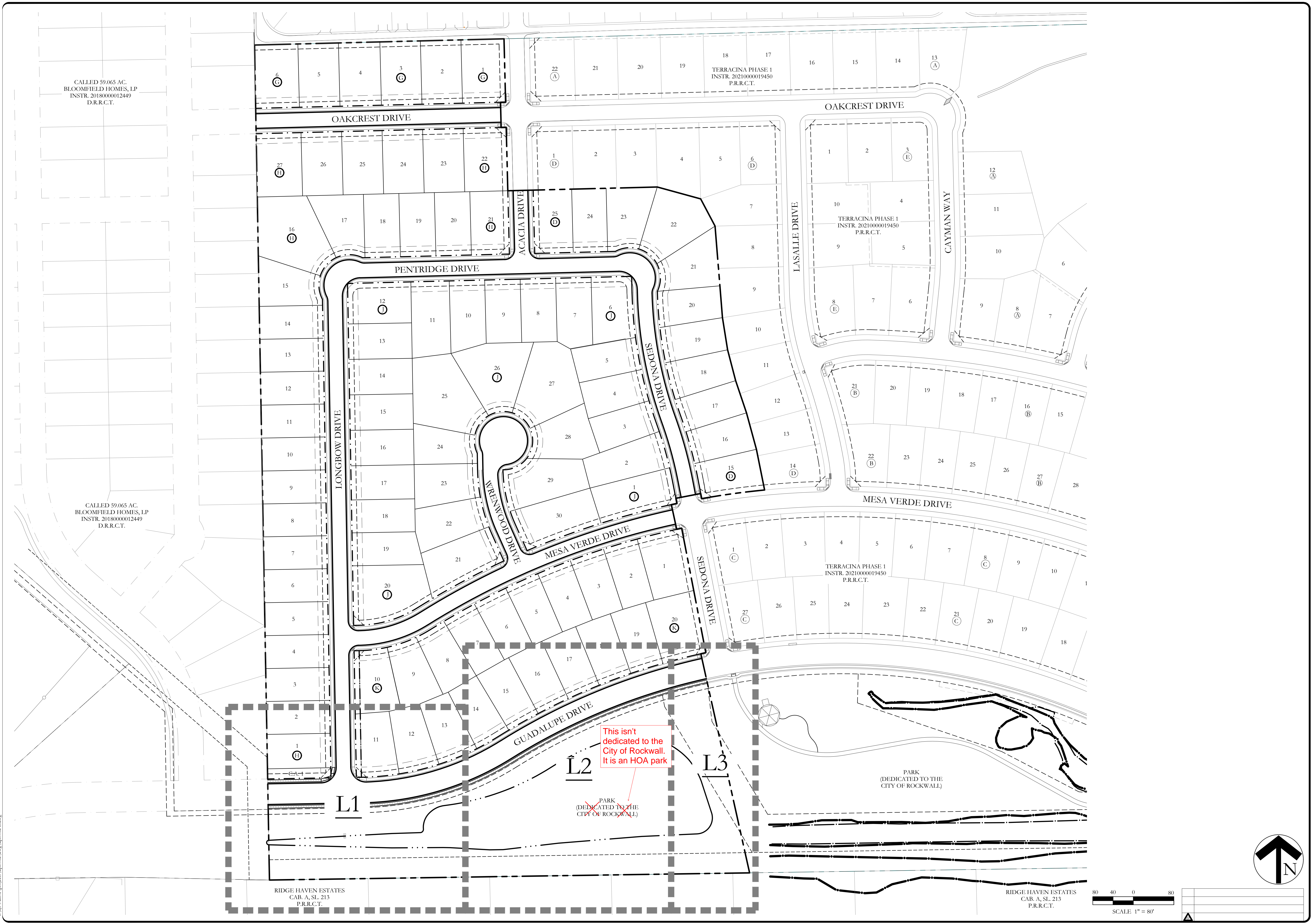
Witness Our Hands, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Called 59.065 AC.  
BLOOMFIELD HOMES, LP  
INSTR. 2018000012449

That the above and foregoing site plan for a development of 94 dwelling units, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.

**Civil engineering plans show the retaining wall extending to lot 5 - please revise all walls to match the civil plans.**

**Please revise the drainage ditch area to match the civil engineering plans.**



CALLED 59.065 AC.  
BLOOMFIELD HOMES, LP  
INSTR. 2018000012449  
D.R.R.C.T.

CALLED 59.065 AC.  
BLOOMFIELD HOMES, LP  
INSTR. 2018000012449  
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.

This isn't  
dedicated to the  
City of Rockwall.  
It is an HOA park

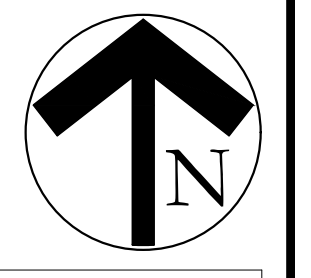
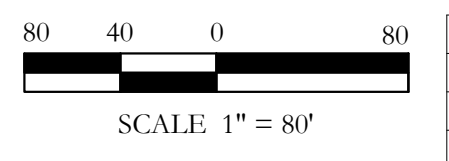
PARK  
(DEDICATED TO THE  
CITY OF ROCKWALL)

PARK  
(DEDICATED TO THE  
CITY OF ROCKWALL)

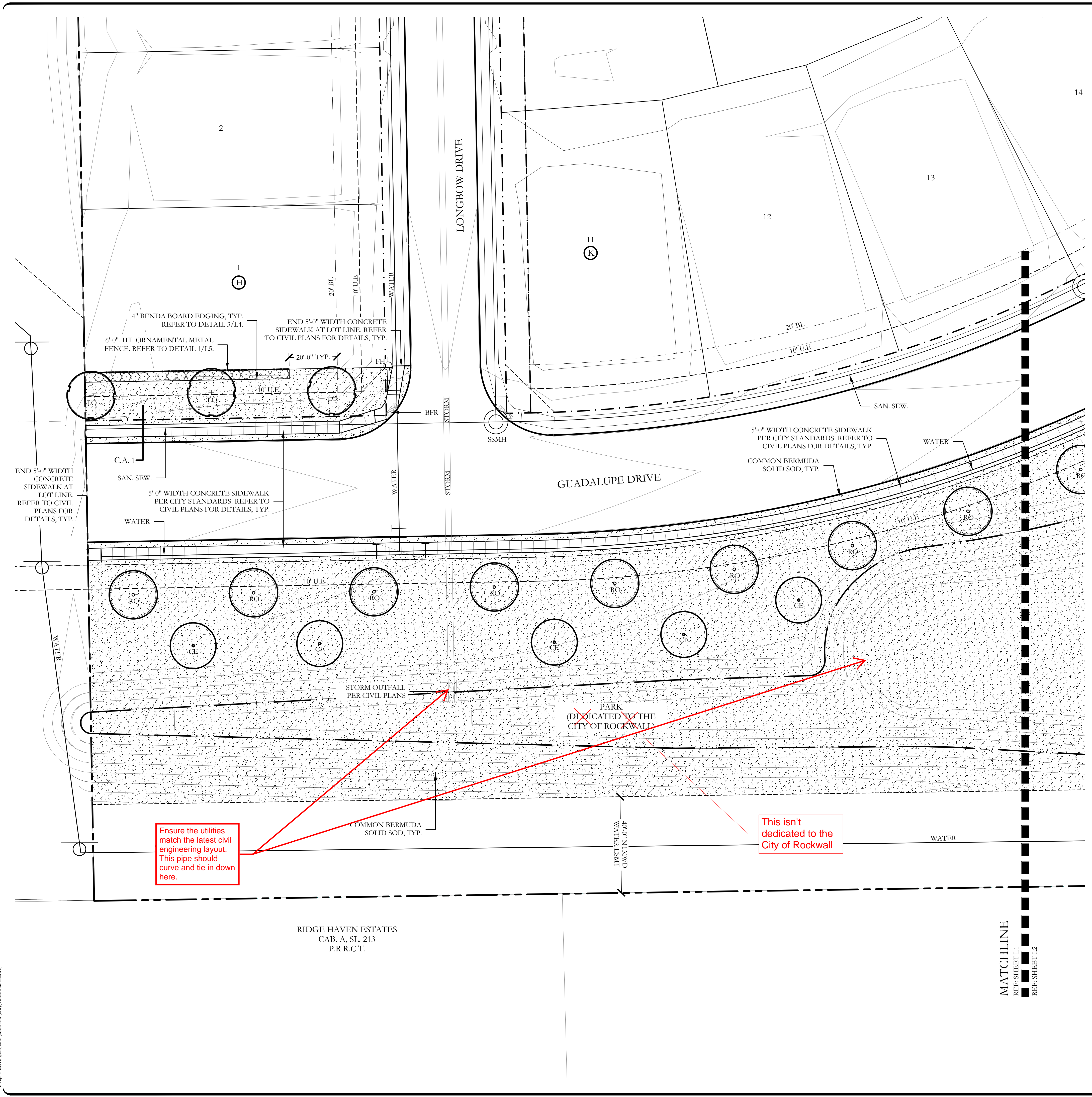
TERRACINA PHASE 1  
INSTR. 2021000019450  
P.R.R.C.T.

TERRACINA PHASE 1  
INSTR. 2021000019450  
P.R.R.C.T.

TERRACINA PHASE 1  
INSTR. 2021000019450  
P.R.R.C.T.







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.	

Ensure the utilities match the latest civil engineering layout. This pipe should curve and tie in down here.

This isn't dedicated to the City of Rockwall

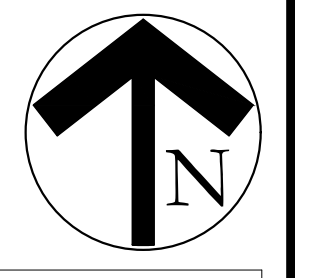
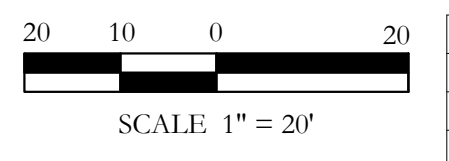
RIDGE HAVEN ESTATES  
CAB. A, SL. 215  
P.R.R.C.T.

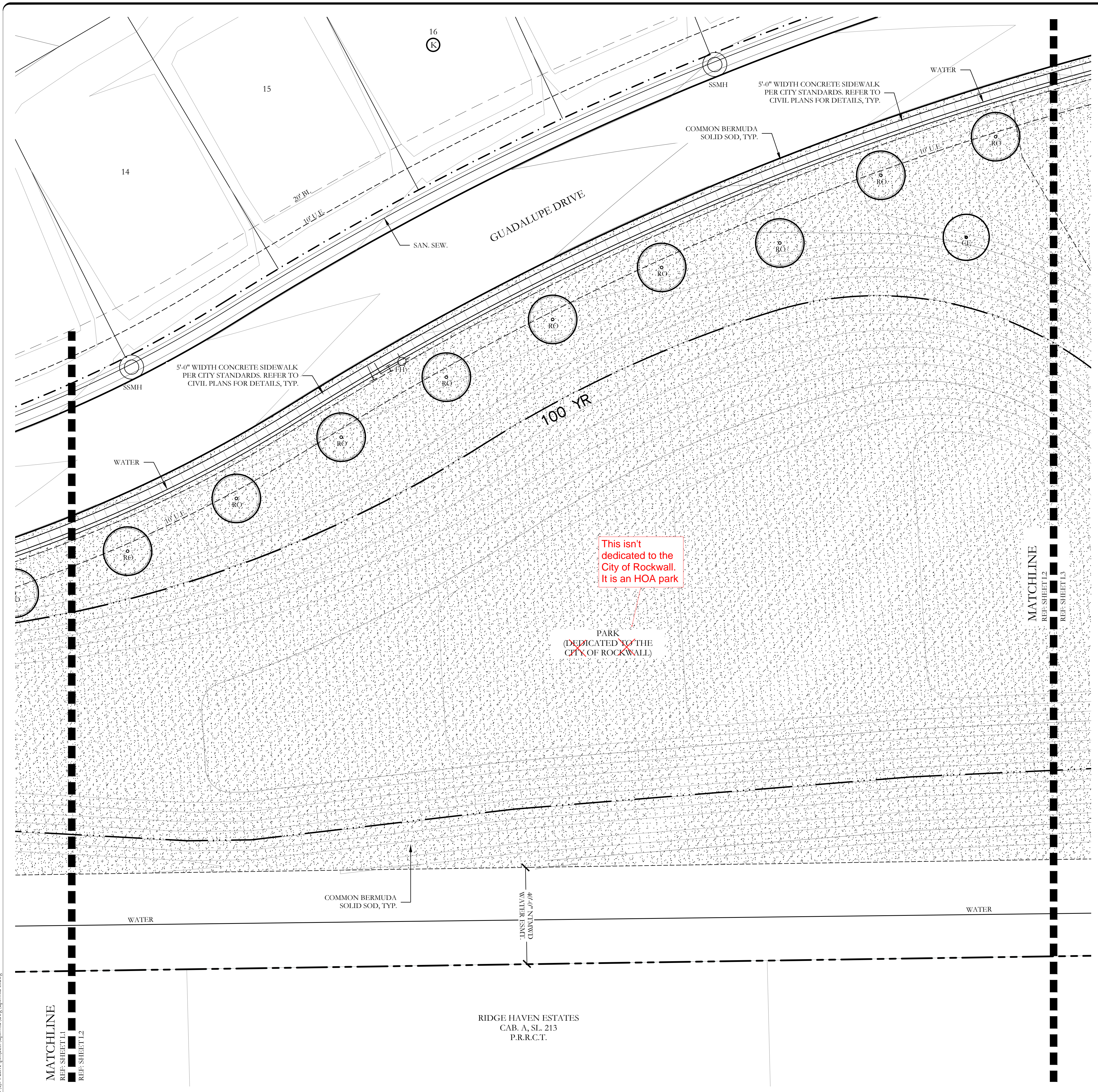
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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





### 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.
--	---

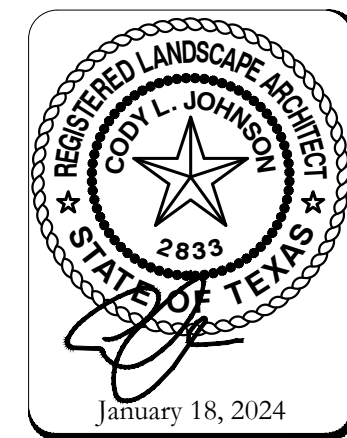
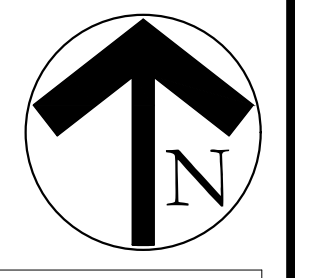
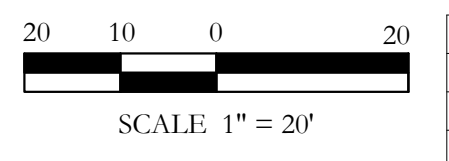
NOTE:  
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

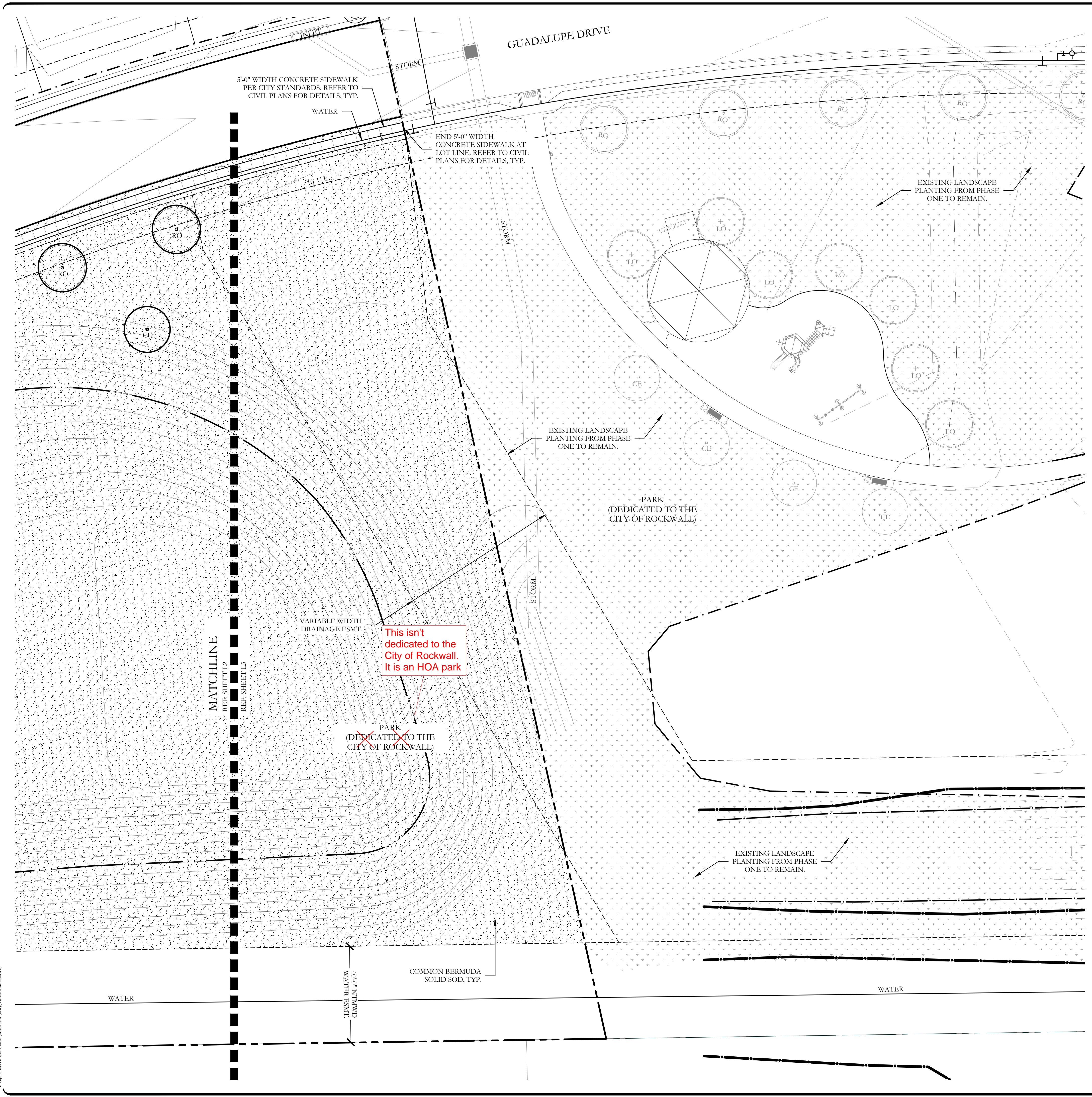
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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





### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

### HARDSCAPE LEGEND

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

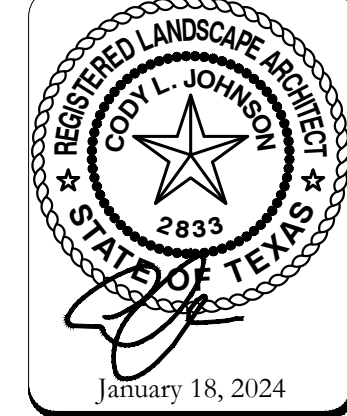
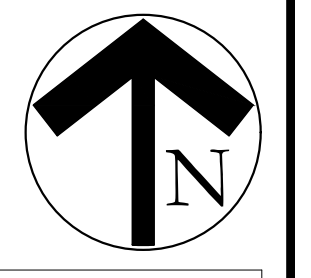
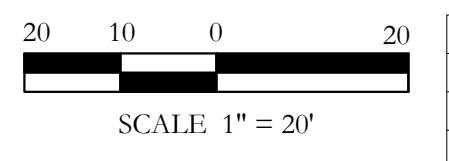
NOTE:  
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

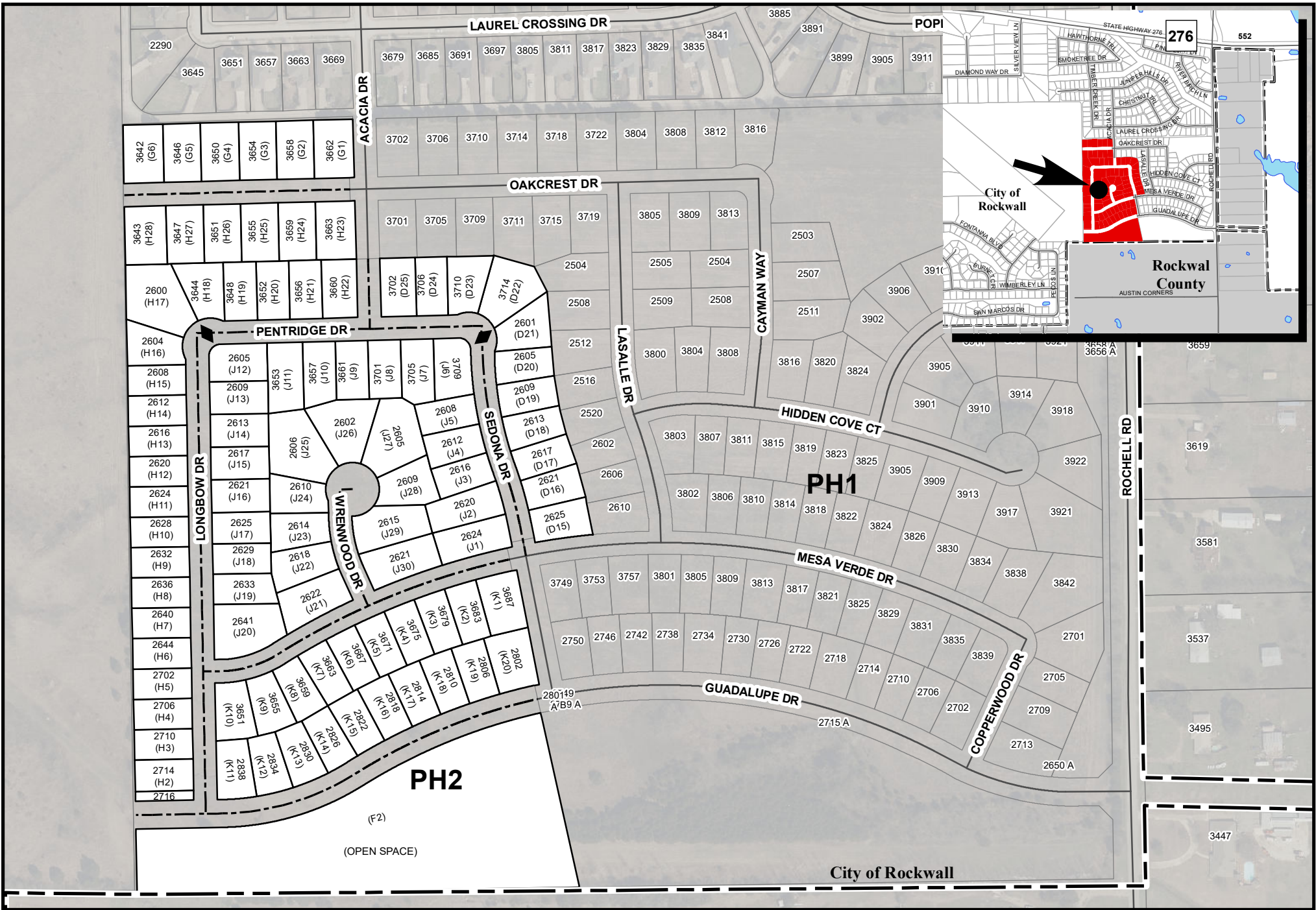
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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





**City of  
Rockwall**



City of Rockwall Geographic Information Systems

0 100 Feet

Date: 6/17/2024

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

**TERRACINA PH2  
ADDITION**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

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

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.  
SUITE 2300B

Address 1600 N. COLLINS BLVD.  
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

## NOTARY VERIFICATION [REQUIRED]

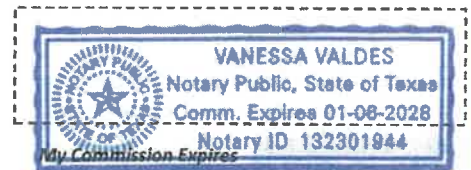
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

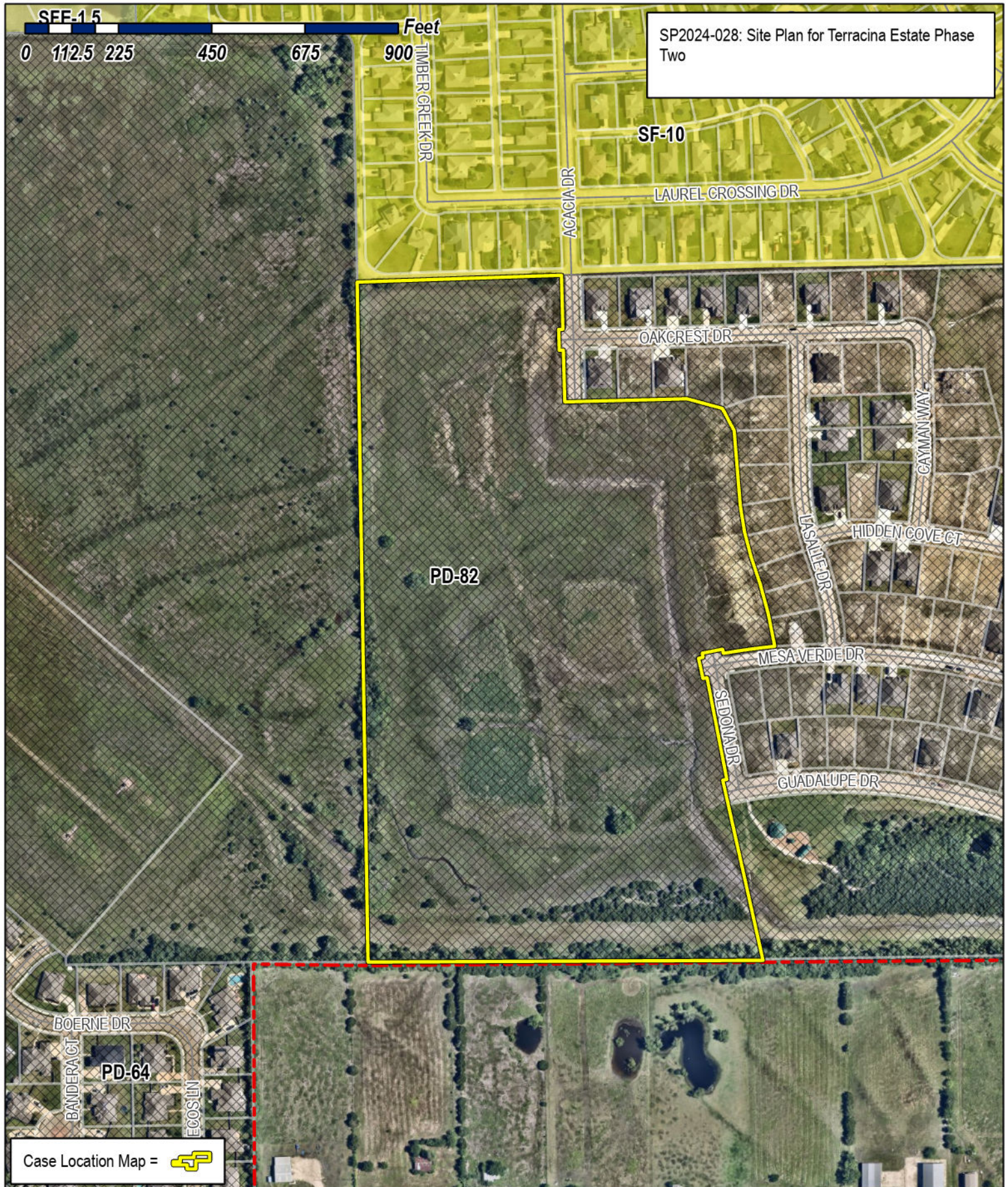
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13<sup>th</sup> day of June, 20 24. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13<sup>th</sup> day of June, 20 24.

Owner's Signature

Notary Public in and for the State of Texas





SP2024-028: Site Plan for Terracina Estate Phase Two

SEE-1.5  
0 112.5 225 450 675 900 Feet

PD-82

SF-10

LAUREL CROSSING DR

OAKCREST DR

HIDDEN COVE CT

MESA VERDE DR

GUADALUPE DR

BOERNE DR

PD-64

Case Location Map =



# City of Rockwall

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

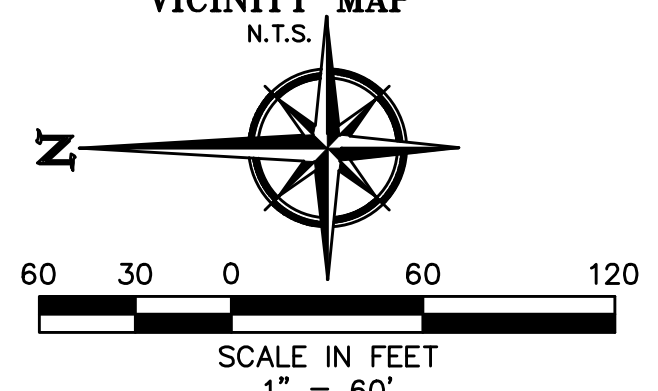
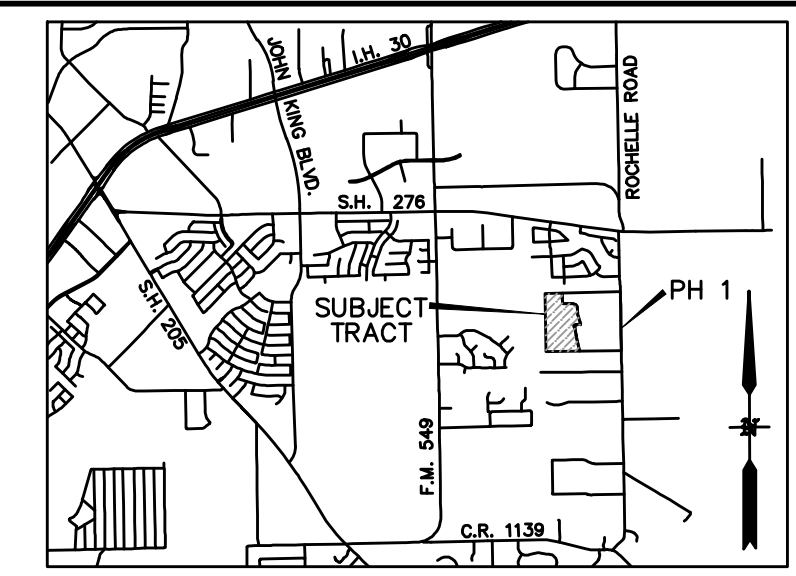
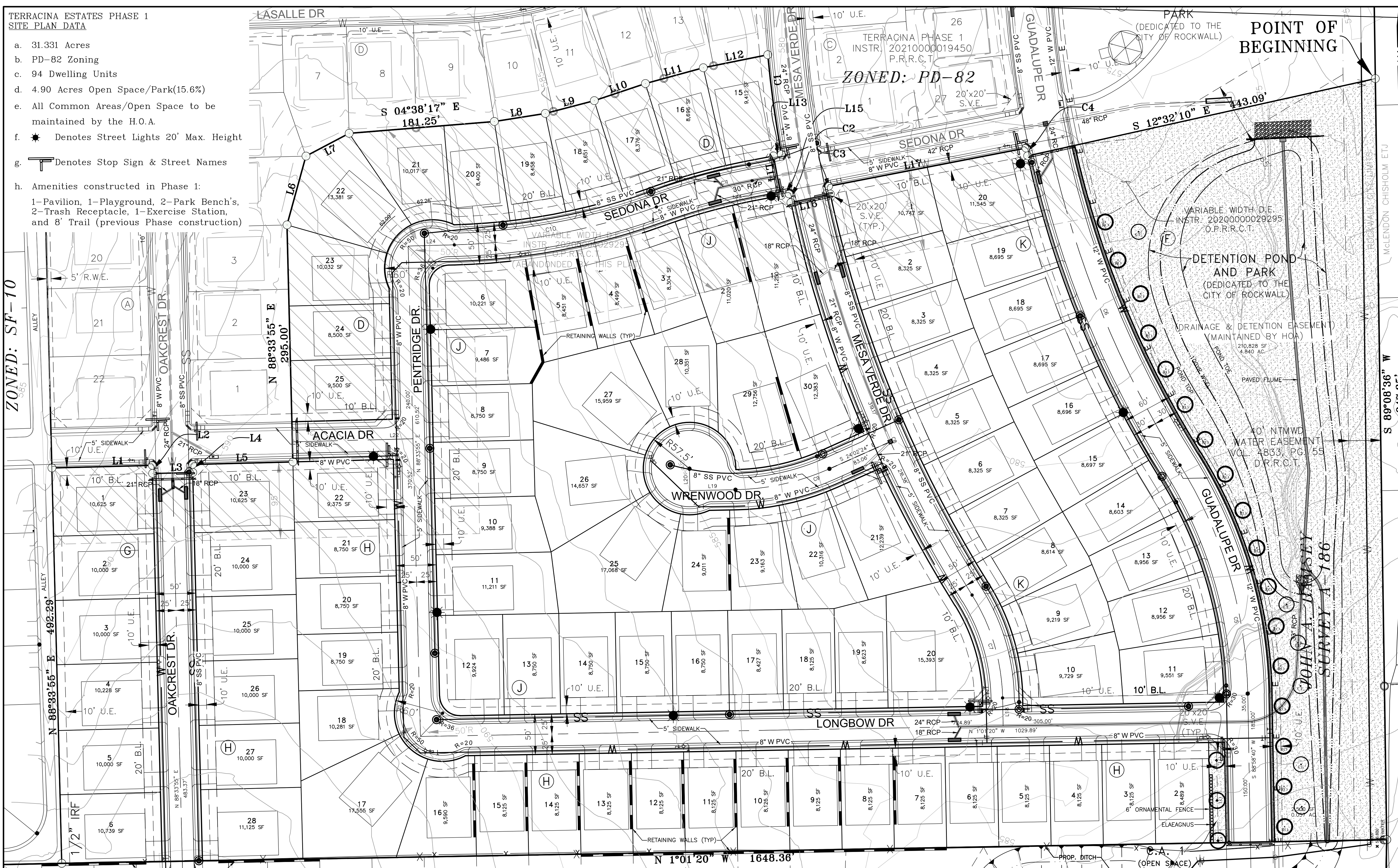
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**TERRACINA ESTATES PHASE 1  
SITE PLAN DATA**

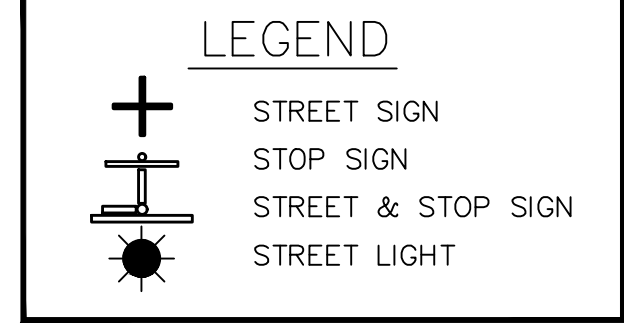
- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. \* Denotes Street Lights 20' Max. Height
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:  
1-Pavilion, 1-Playground, 2-Park Benches,  
2-Trash Receptacle, 1-Exercise Station,  
and 8' Trail (previous Phase construction)

ZONED: SF-10



LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	S 67°43'32" E	422.88'
C7	030°59'27"	250.00'	69.31'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	S 10°37'48" E	256.68'
C11	008°51'23"	800.00'	61.95'	S 123°66" W	123.53'
C12	090°00'00"	25.00'	25.00'	S 46°26'05" E	35.36'
C13	089°35'15"	25.00'	24.82'	S 43°46'18" W	35.23'



**ABBREVIATIONS LEGEND**

- IRF IRON ROD FOUND
- CIRF 5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
- 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
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- SPC STATE PLANE COORDINATES
- INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1  
PLANT LEGEND**

- (RO) 36 - 4" RED OAK
- (CE) 4 - 4" CEDAR ELM
- (LO) 3 - 4" LIVE OAK
- (EA) 22 - ELAEAGNUS
- (SB) 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected

**SITE PLAN SIGNATURE BLOCK**

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

**NOTES:**

- PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.
- IRRIGATION WILL MEET REQUIREMENTS OF UDC.

**ZONING**  
1.96 DWELLING UNITS PER ACRE (MAX. OVERALL DENSITY) [ORD. NO. 18-08-PD-82]

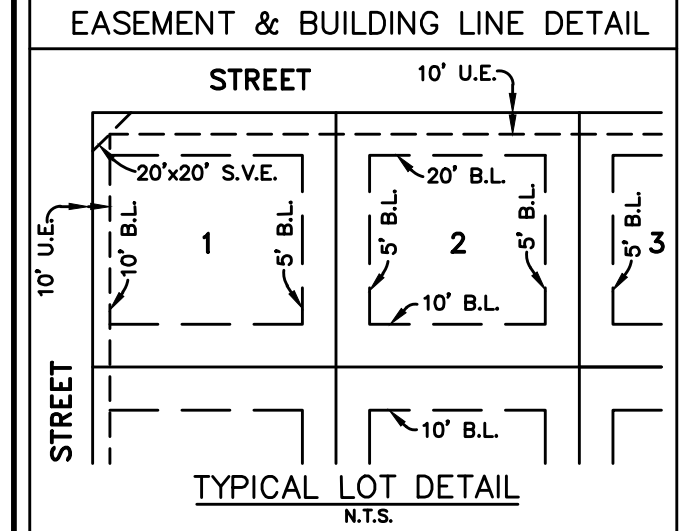
**OPEN SPACE = 0.06 AC.**  
PARK = 4.84 AC.  
94 DWELLING UNITS  
3.00 UNITS PER ACRE

**OWNER/DEVELOPER**  
BLOOMFIELD HOMES L.P.  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
PHONE: 817-416-1572

**LAND SURVEYOR**  
O'NEAL SURVEYING CO.  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(972) 941-8400 FAX (972) 941-8401  
(903) 804-2891  
TBPLS FIRM NO. 10194132

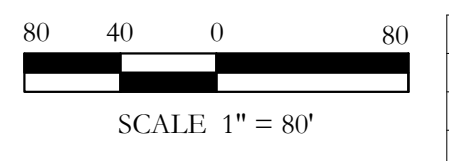
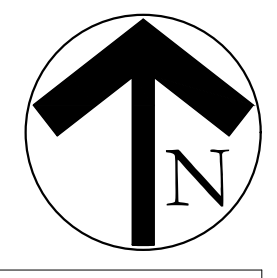
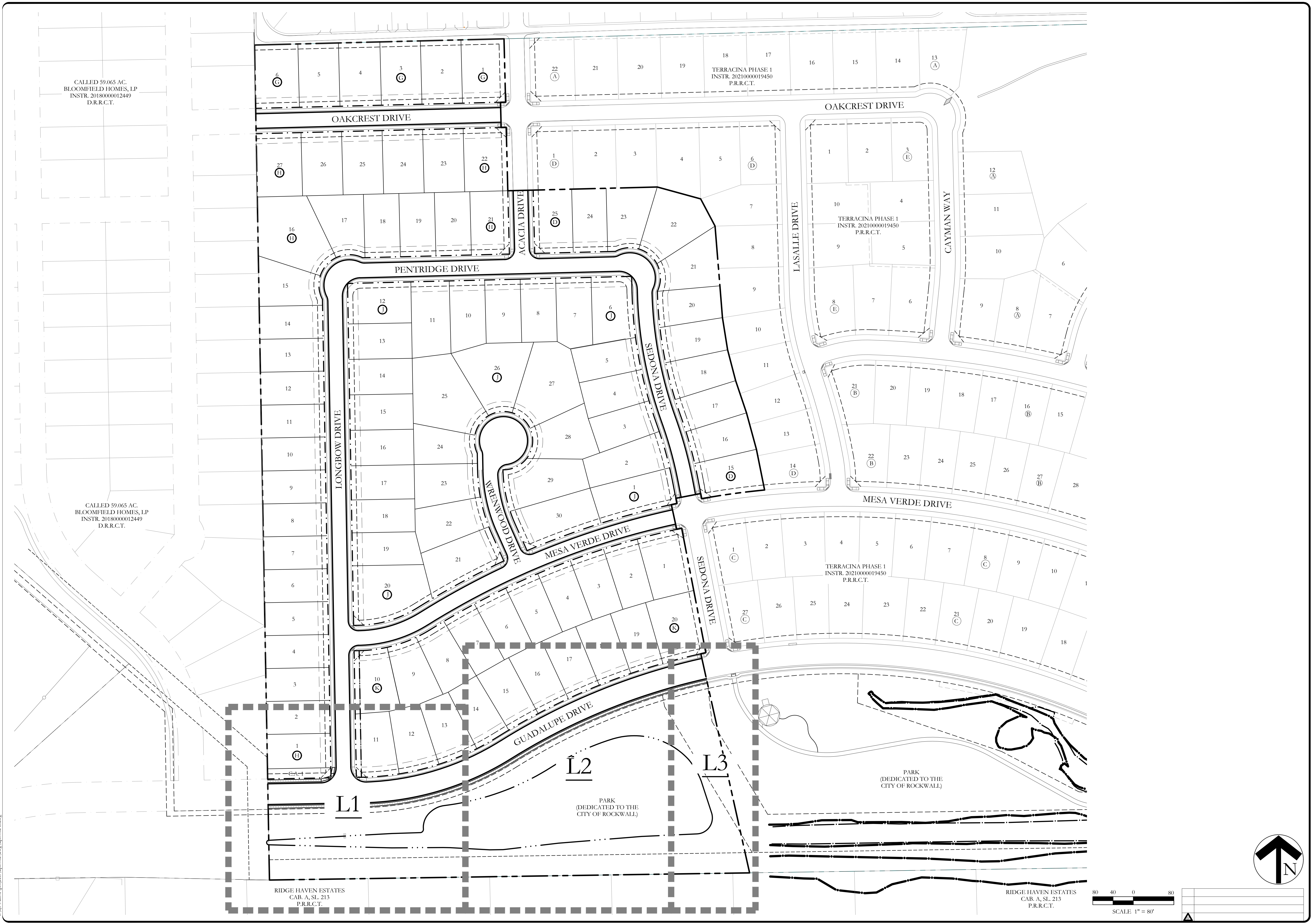
**SITE PLAN  
TERRACINA ESTATES  
PHASE 2  
BEING  
31.331 ACRES  
SITUATED IN THE  
JOHN A. RAMSEY SURVEY, A-186  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

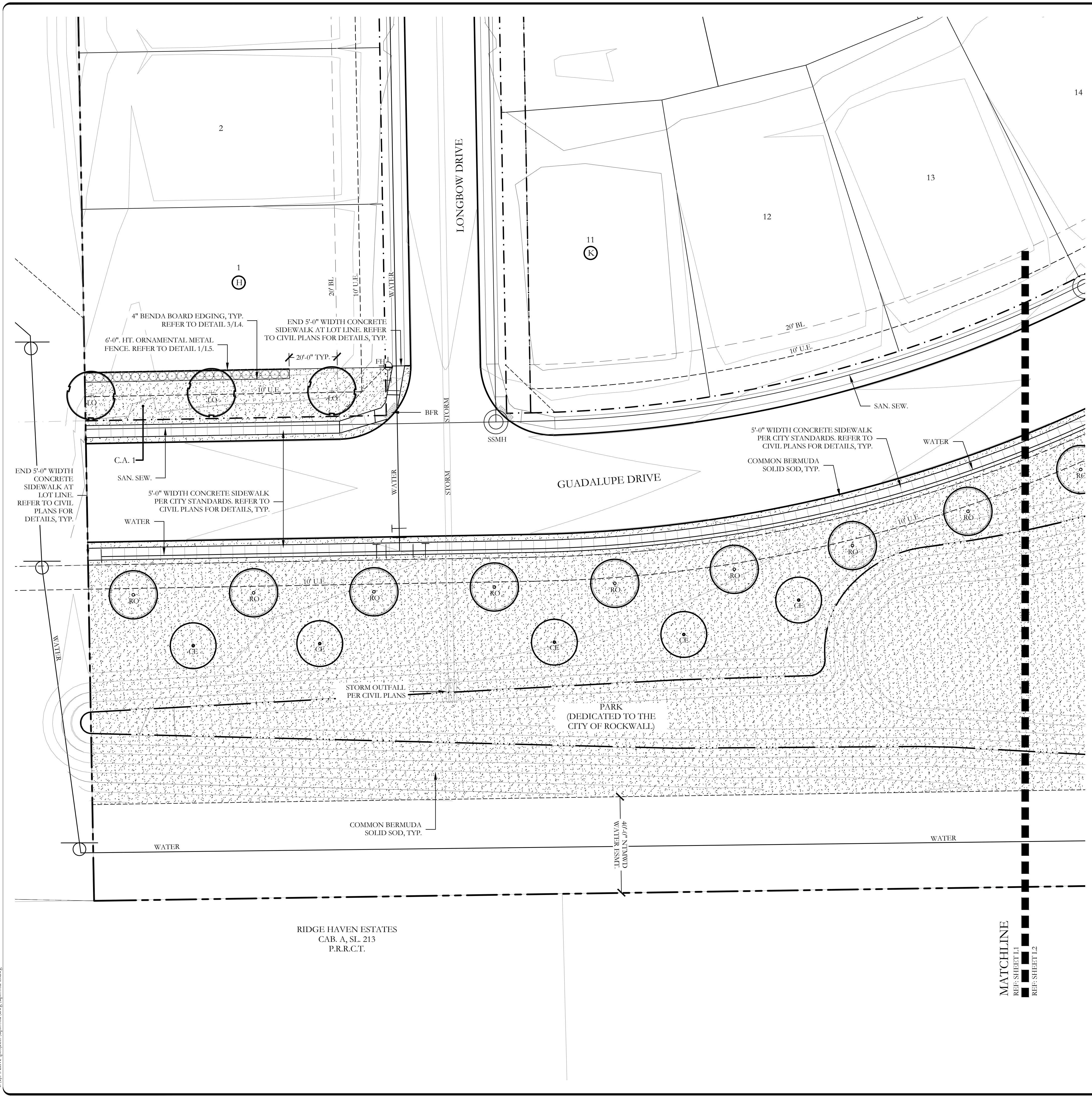
**PETITT-ECD**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194792  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
DATE: 4/10/2024 CASE NO. \_\_\_\_\_











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

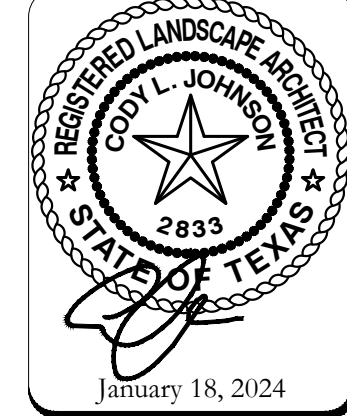
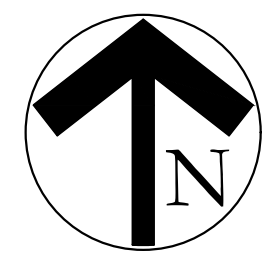
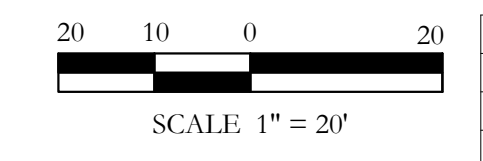
HARDSCAPE LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1/L5.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.	

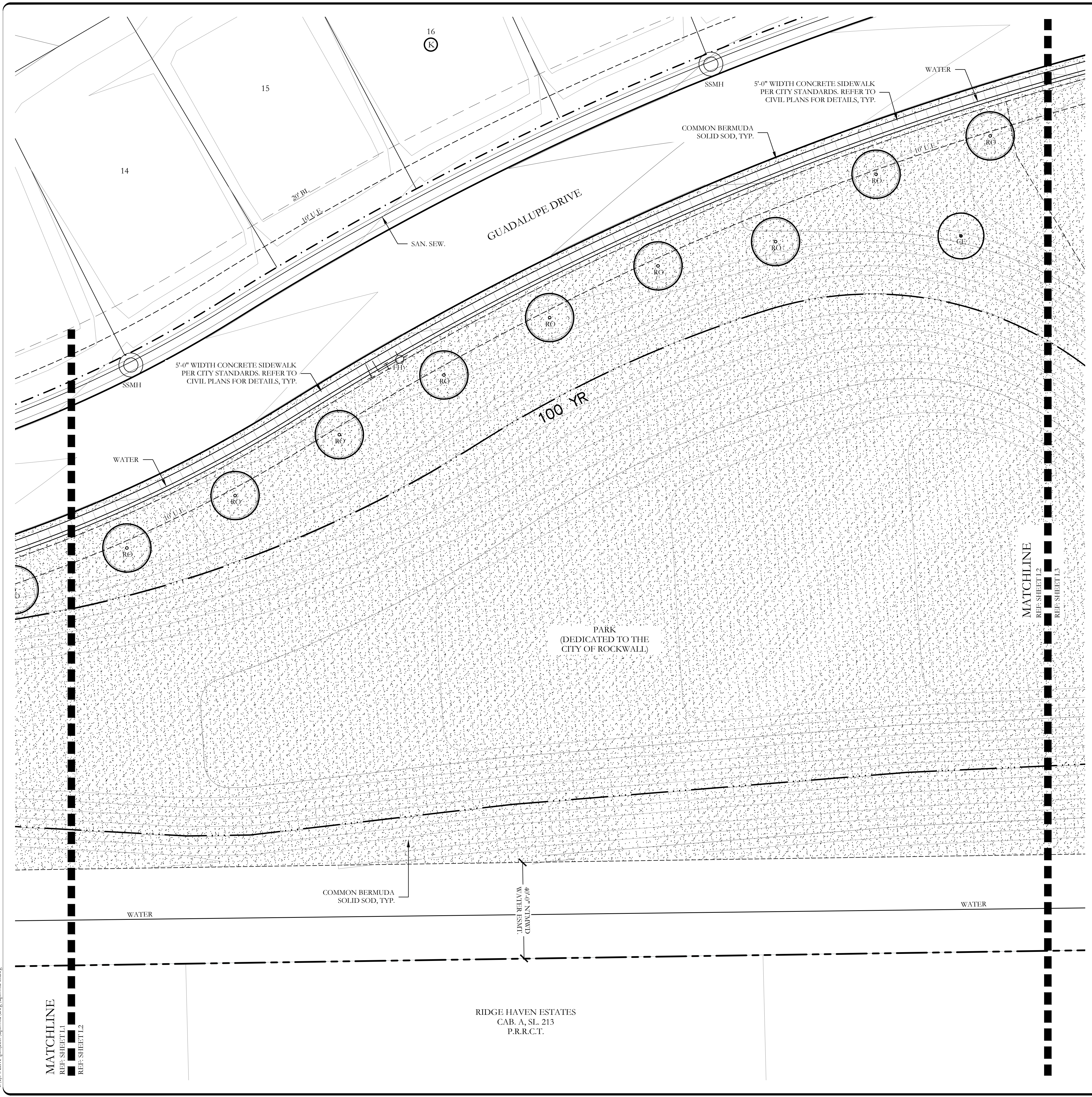
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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





### 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.

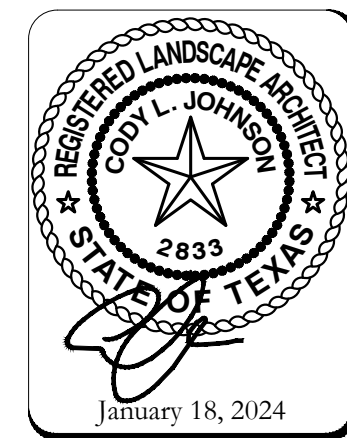
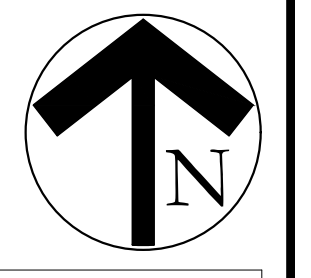
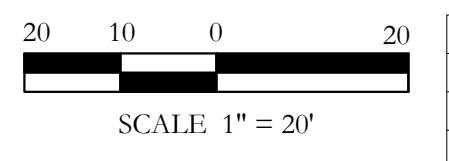
NOTE:  
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

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

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

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





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		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.

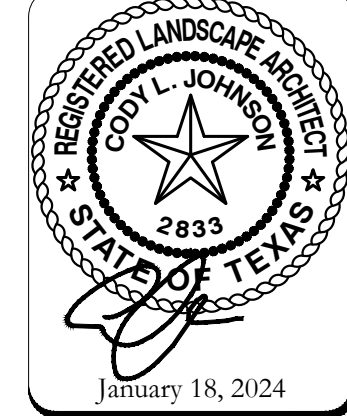
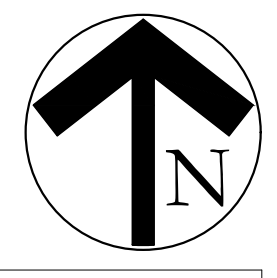
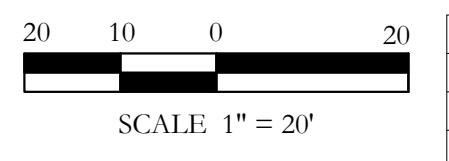
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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



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 Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 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 ENCRASH 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 HOSTS 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.

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.

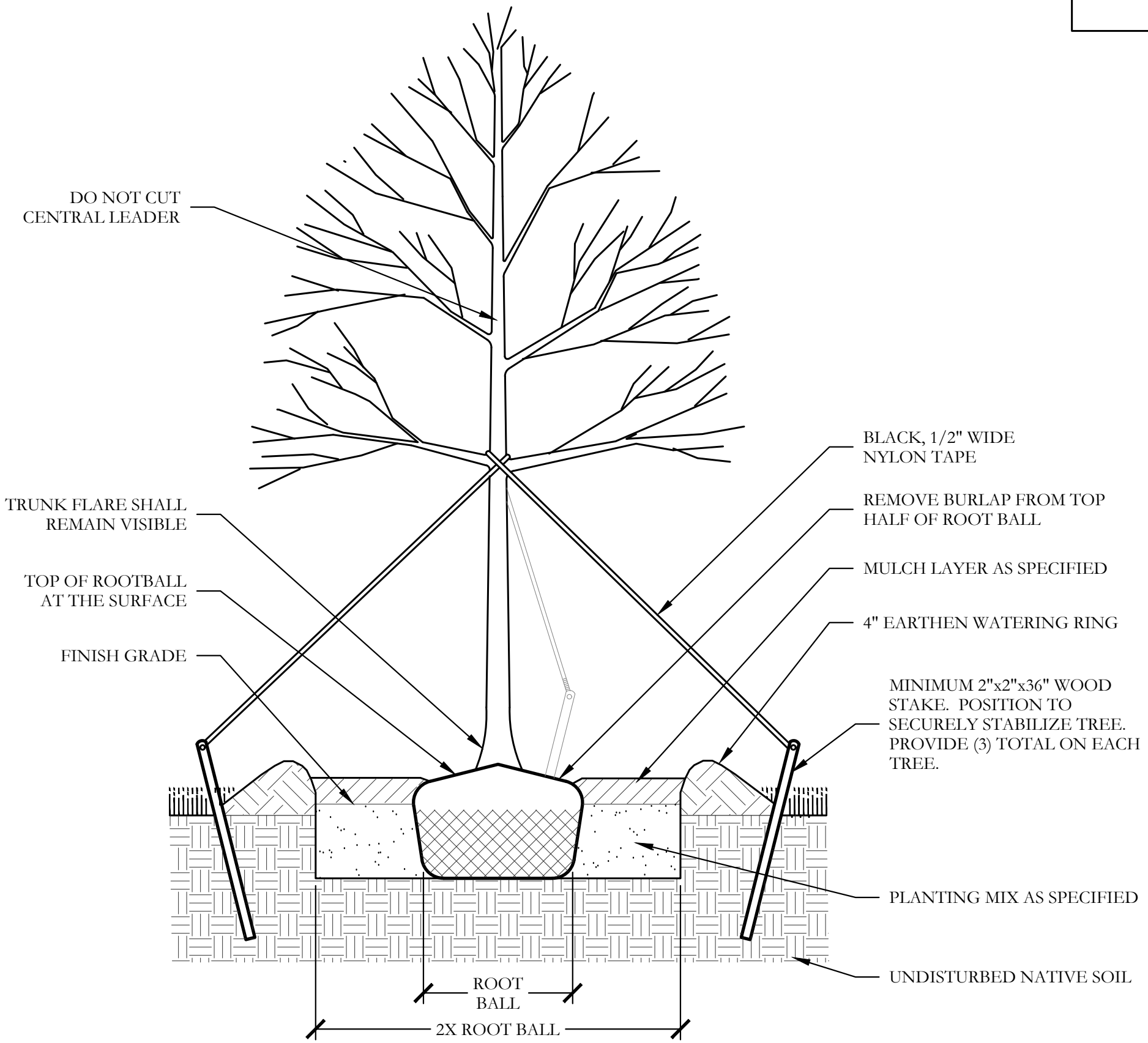
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

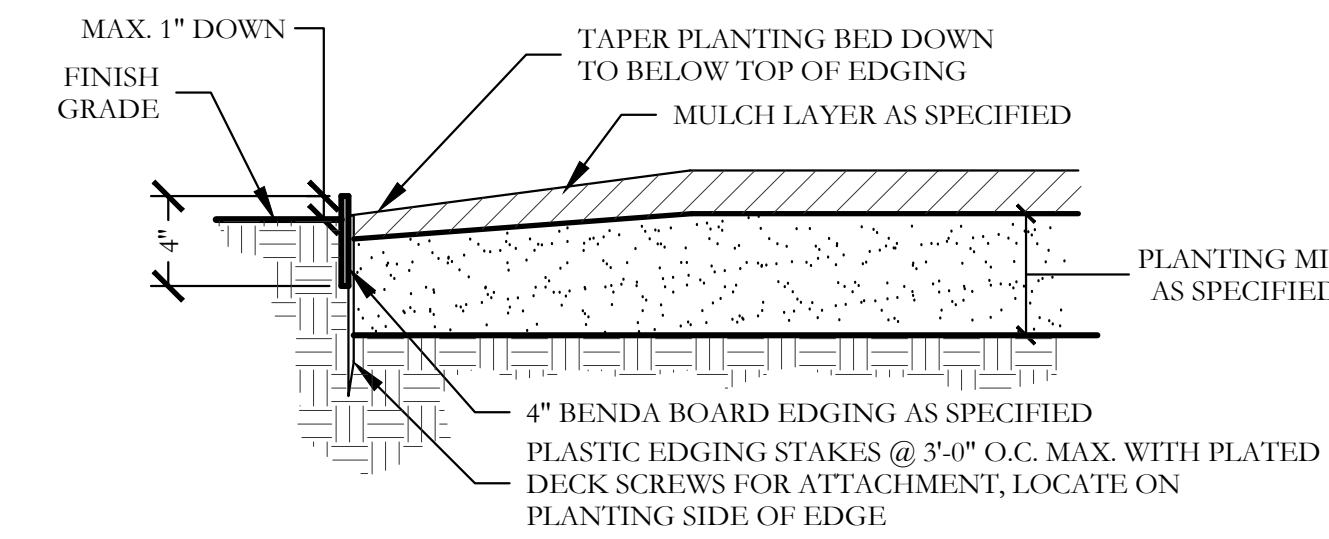
\_\_\_\_\_  
Director of Planning and Zoning

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A

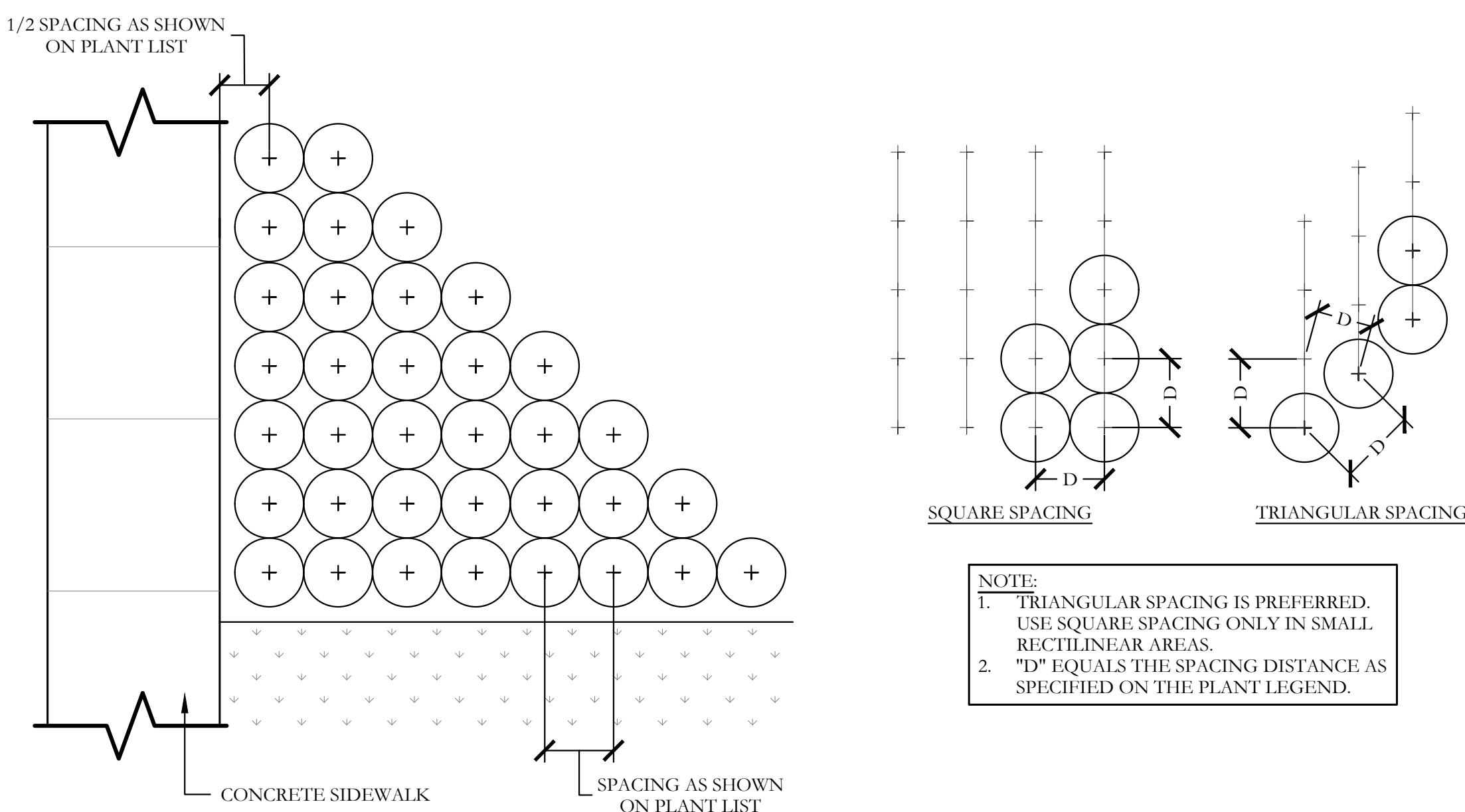
PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	3	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RO	17	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY 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.
	179,940	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN



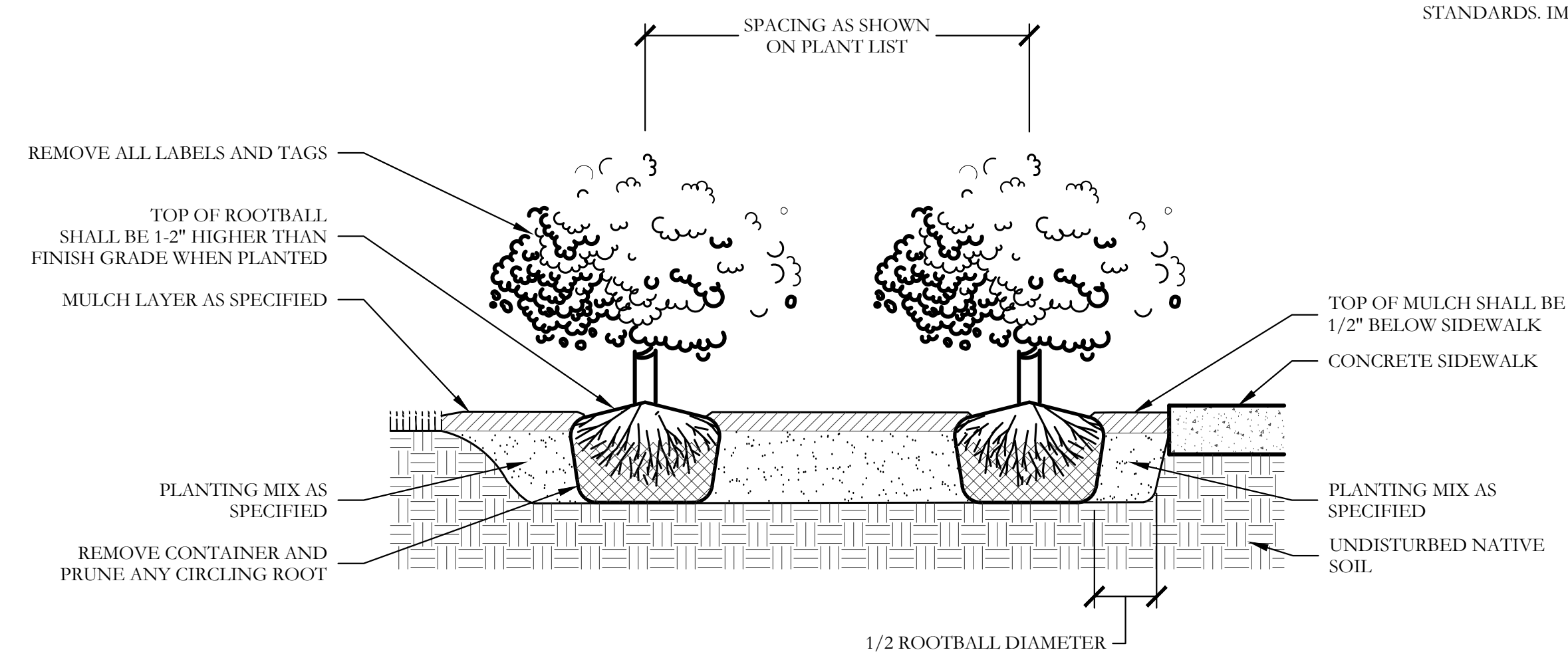
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



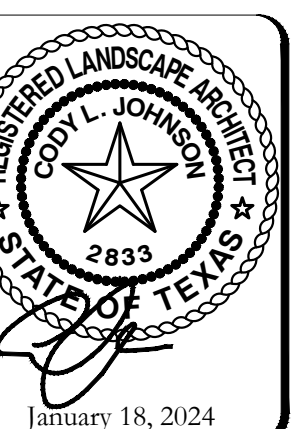
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

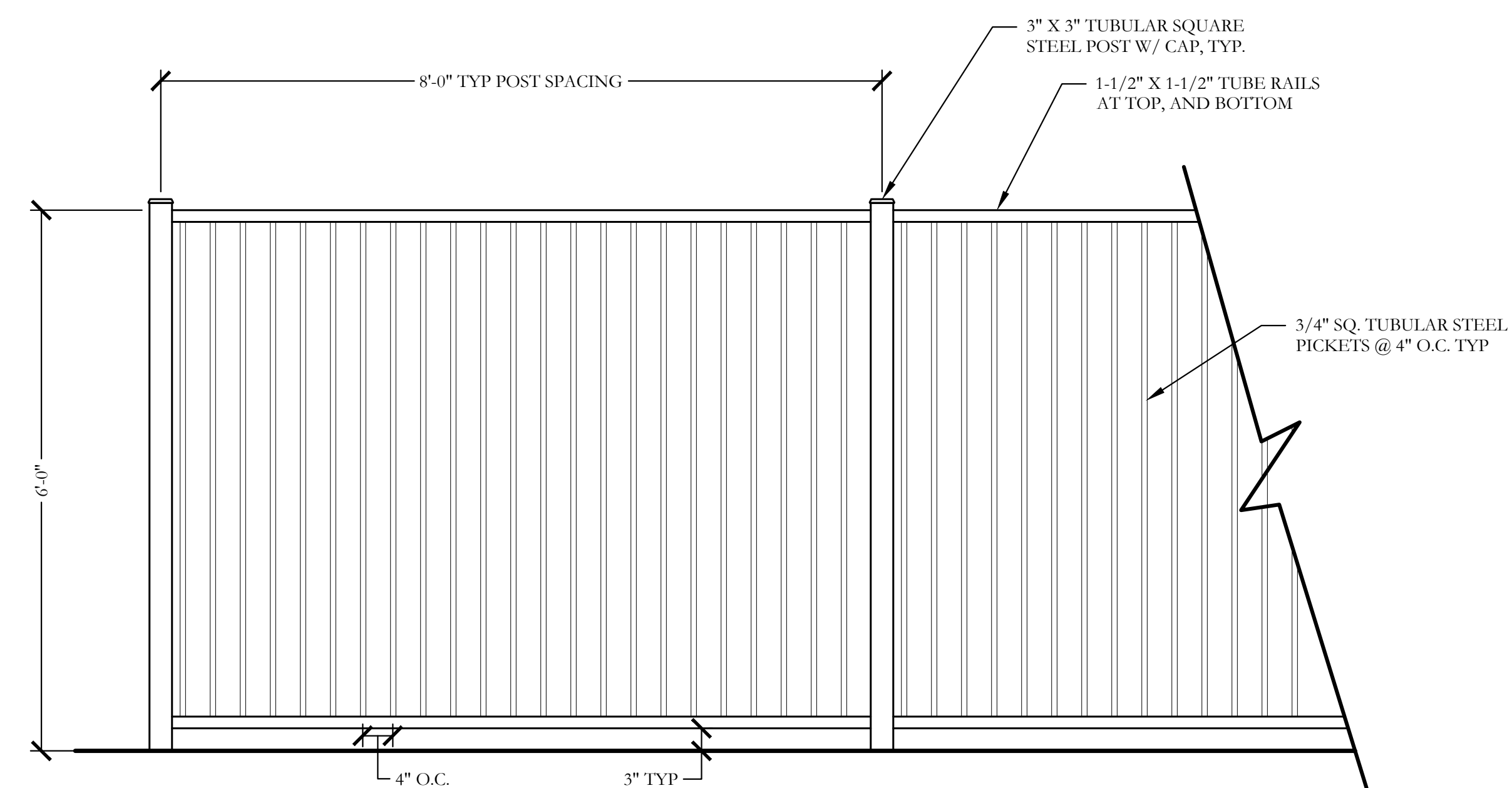


2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



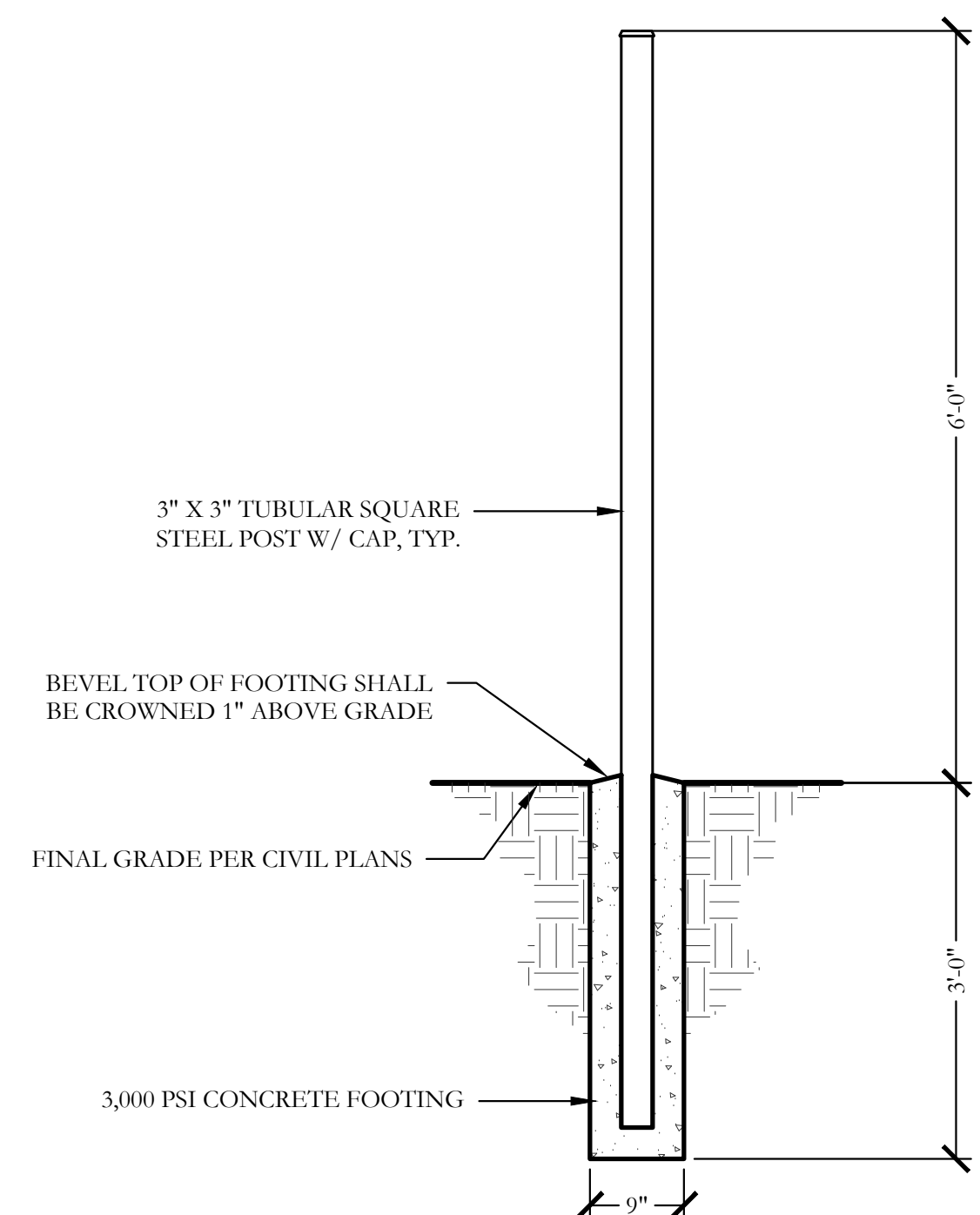
2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE





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.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" 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.

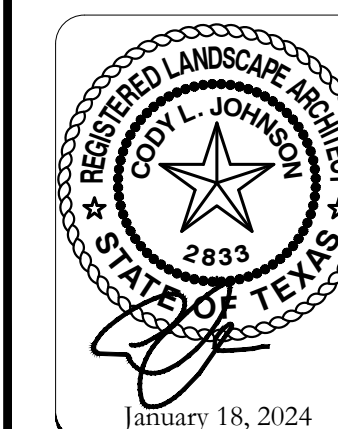
APPROVED:

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

January 18, 2024

SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No DP1006A



**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Senior Planner*  
**DATE:** July 9, 2024  
**SUBJECT:** SP2024-028; *PD Site Plan for the Terracina Estates Phase 2 Subdivision*

The applicant, Chuck Lamping of Engineering Concepts & Design, LP -- *on behalf of Clint Vincent of Bloomfield Homes, LP --*, is requesting the approval of a Site Plan for Phase 2 of the Terracina Estates Subdivision. The subject property is a 31.331-acre tract of land (*i.e. Tract 16 of the J. A. Ramsey Survey, Abstract No. 186*) generally located at the terminus of Guadalupe Drive, Mesa Verde Drive, and Oakcrest Drive. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2024-022] for Phase 2 of the subdivision.

The subject property is zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of 352 single-family lots and be composed of three (3) lot types (*i.e. [Type A Lots] 296, 65' x 125' lots; [Type B Lots] 46, 80' x 125' lots; [Type C Lots] 10, 80' x 125' lots*). On June 15, 2020, the City Council approved a final plat [Case No. P2020-020] for Phase 1 of the Terracina Estates Subdivision. In accordance with the Concept Plan contained within Planned Development District 82 (PD-82) [*Ordinance No. 18-08*], Phase 1 included 110 single-family lots. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2024-022] for 94 single-family lots contained within Phase 2 of the subdivision. Below are the density and dimensional requirements that the Terracina Estates Subdivision is subject to per the *Ordinance No. 18-08*:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>	<b>C</b>
<i>Minimum Lot Width</i> <sup>(1) &amp; (5)</sup>	65'	80'	80'
<i>Minimum Lot Depth</i>	125'	125'	125'
<i>Minimum Lot Area</i>	8,125 SF	10,000 SF	25,000 SF
<i>Minimum Front Yard Setback</i> <sup>(2)</sup>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2)</sup>	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	1,800 SF	2,000 SF	2,000 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- <sup>1:</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2:</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3:</sup> The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4:</sup> As measured from the rear yard property line.
- <sup>5:</sup> Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

In accordance with the *PD Site Plan* requirements outlined within the PD Ordinance [*Ordinance No. 18-08*] the applicant has submitted a site plan, landscape plan, treescape plan, and hardscape plan. The proposed *Site Plan* and *Landscape Plan* appear to conform to all requirements stipulated by *Ordinance No. 18-08*. The *Hardscape Plan* shows the required sidewalks, plaza, picnic area, and a fence exhibit that conform to the requirements stipulated by *Ordinance No. 18-08*. The proposed *Treescape Plan* satisfies the mitigation balance; however, in order to achieve this, the applicant is providing one (1) canopy

tree per residential lot. Since the request generally conforms to the requirements of Planned Development District 82 (PD-82) [Ordinance No. 18-08] and the Unified Development Code (UDC), this case is being placed on the consent agenda; however, if the Planning and Zoning Commission chooses to approve the applicant's *PD Site Plan* for Phase 2 of the Terracina Subdivision, then staff would propose that -- *as a condition of approval for this case* -- the applicant be required to provide one (1), four (4) inch caliper canopy tree on each residential lot in Phase 2 to satisfy the tree mitigation requirements. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the July 9, 2024 Planning and Zoning Commission meeting.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

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

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.  
SUITE 2300B

Address 1600 N. COLLINS BLVD.  
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

## NOTARY VERIFICATION [REQUIRED]

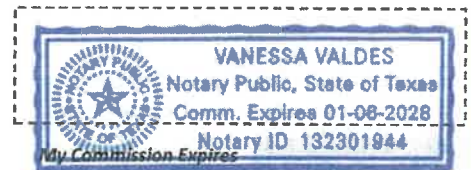
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

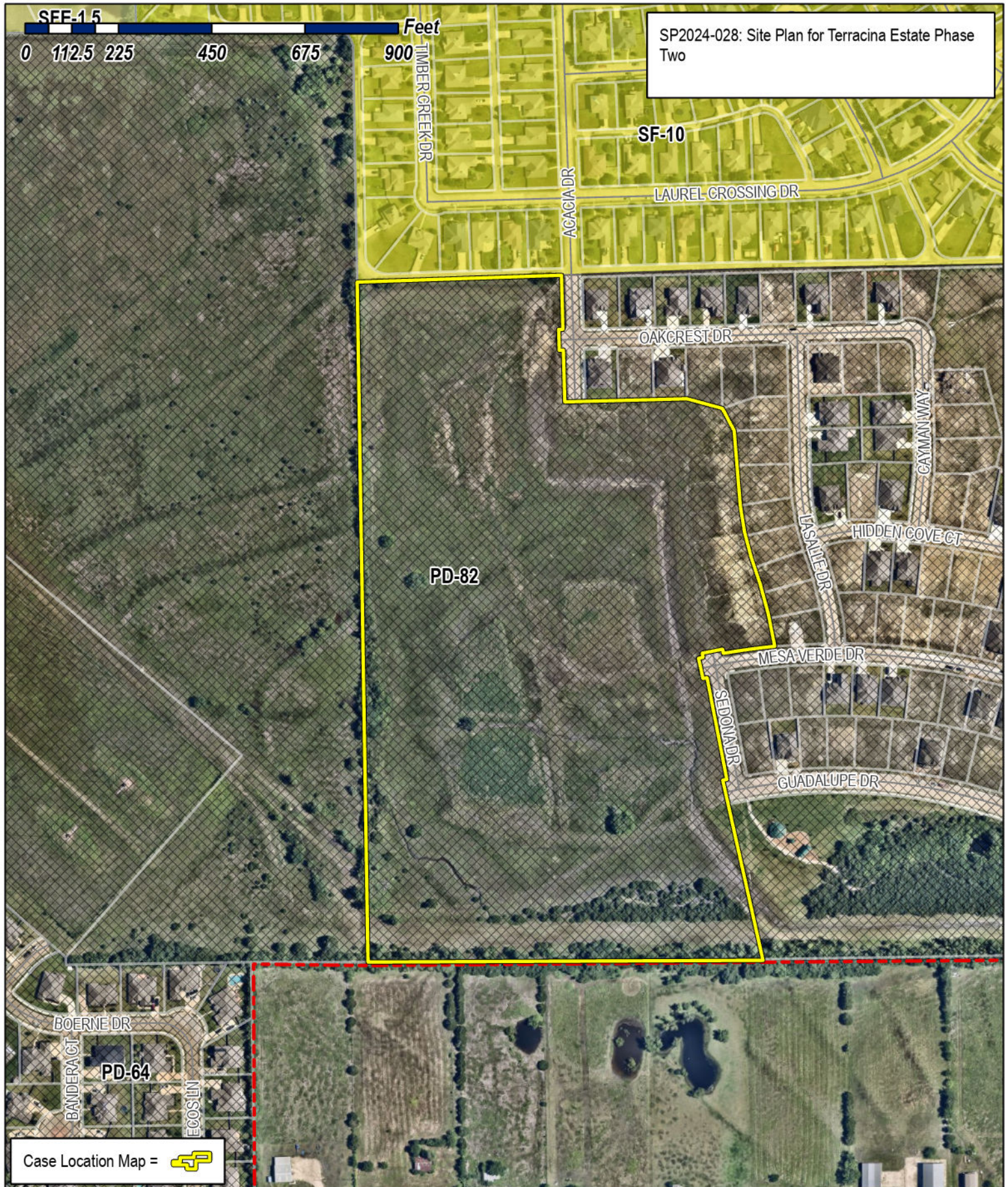
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13<sup>th</sup> day of June, 20 24. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13<sup>th</sup> day of June, 20 24.

Owner's Signature

Notary Public in and for the State of Texas





SP2024-028: Site Plan for Terracina Estate Phase Two

SEE-1.5  
0 112.5 225 450 675 900 Feet

PD-82

SF-10

LAUREL CROSSING DR

OAKCREST DR

CAYMAN WAY

HIDDEN COVE CT

LANIER DR

MESA VERDE DR

SEDONA DR

GUADALUPE DR

BOERNE DR

PD-64

BANDERACT

ECOS LN

Case Location Map =



# City of Rockwall

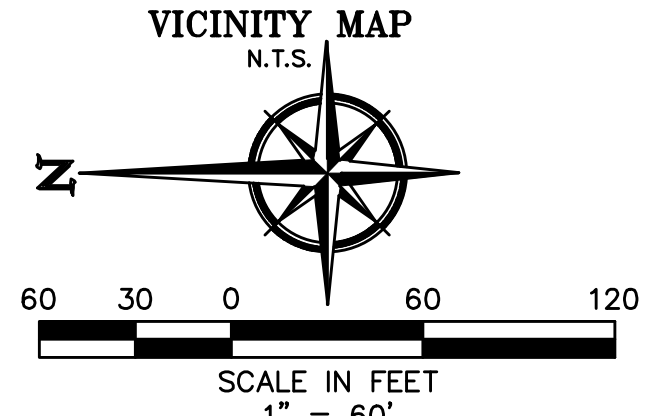
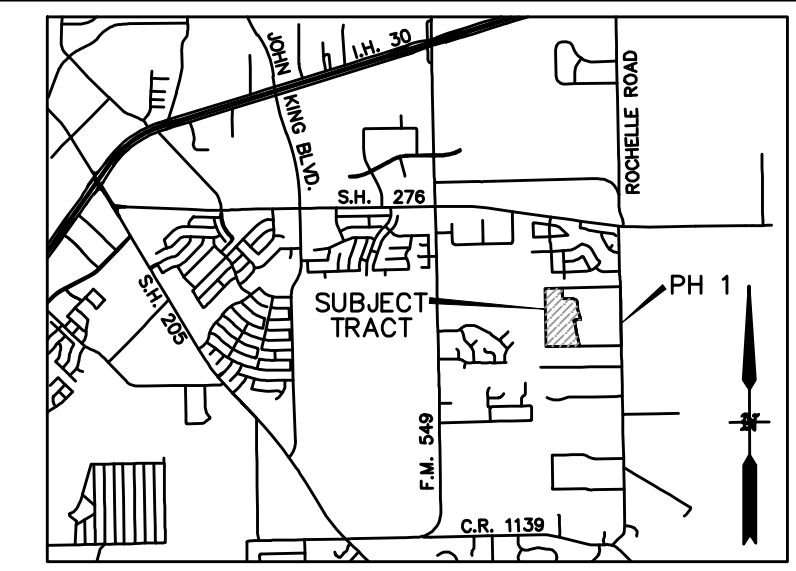
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



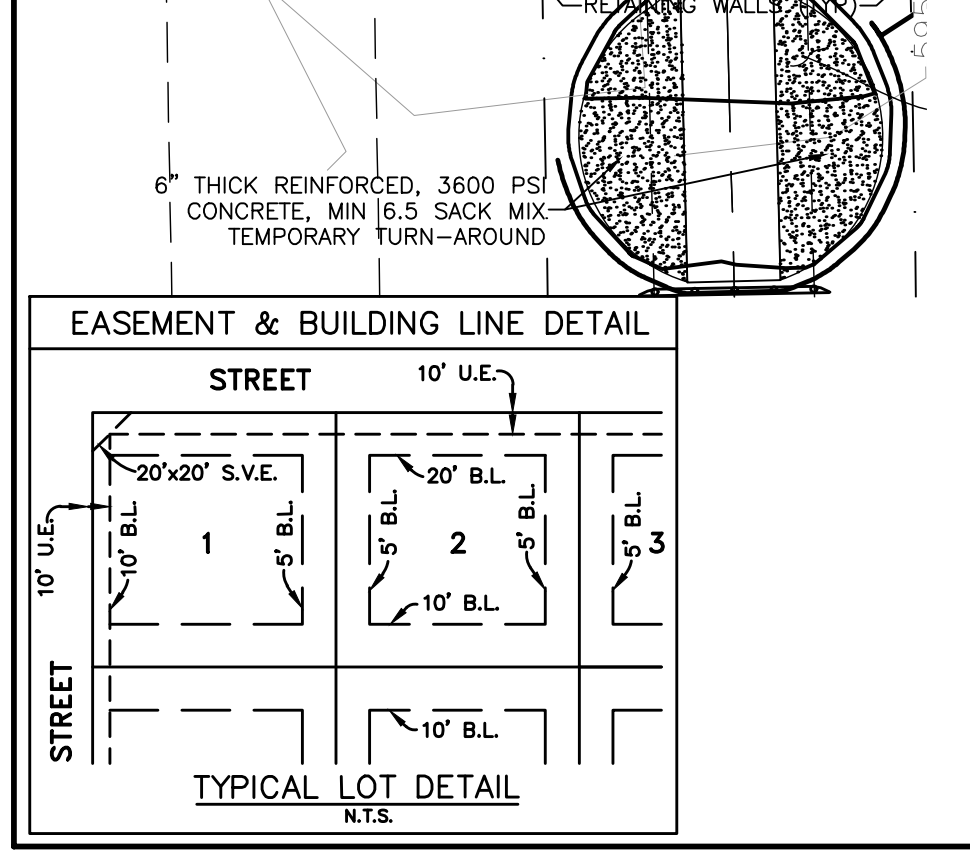
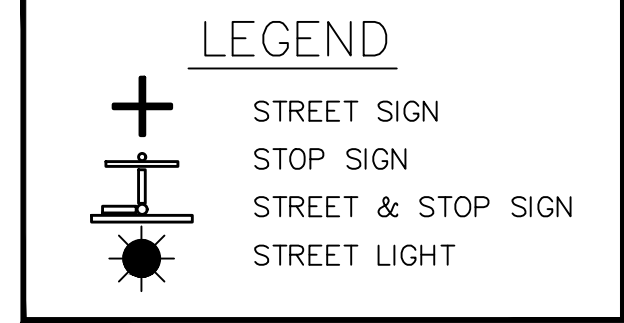
**TERRACINA ESTATES PHASE 1  
SITE PLAN DATA**

- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. \* Denotes Street Lights 20' Max. Height and must be directed downward
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:  
1-Pavilion,  
1-Playground,  
3-Park Benches  
2-Trash Receptacles  
1-Exercise Station  
and 8' Trail (previous Phase construction)



LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 1°26'05" E	57.53'
L3	S 1°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	N 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 1°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" E	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 9°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 18°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 1°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 1°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	
C1	004°32'28"	1580.00'	62.65'	S 82°12'29" W	125.19'	
C2	000°24'15"	1580.00'	5.57'	S 77°55'20" W	11.15'	
C3	000°22'28"	1530.00'	5.00'	S 77°54'26" W	10.00'	
C4	000°26'52"	1280.00'	5.00'	S 77°41'16" W	10.00'	
C5	030°59'26"	555.00'	153.87'	N 73°28'57" E	296.55'	
C6	019°28'37"	1250.00'	214.53'	S 67°43'32" W	422.88'	
C7	030°59'27"	250.00'	69.31'	N 73°28'57" E	133.58'	
C8	019°43'58"	1555.00'	270.45'	S 67°51'13" W	532.91'	
C9	023°01'04"	300.00'	61.08'	S 12°31'52" E	119.71'	
C10	018°23'27"	800.00'	129.51'	S 26°78" E	103°37'48" E	256.68'
C11	008°51'23"	800.00'	61.95'	S 123°66" W	152°35'00" W	123.53'
C12	090°00'00"	25.00'	25.00'	S 90°00'00" W	25.00'	25.00'
C13	089°35'15"	25.00'	24.82'	S 39°09" W	43°46'18" W	35.23'



**ABBREVIATIONS LEGEND**

- IRF IRON ROD FOUND
- CIRF 5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
- 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
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- SPC STATE PLANE COORDINATES
- INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1  
PLANT LEGEND**

- (RO) 36 - 4" RED OAK
- (CE) 4 - 4" CEDAR ELM
- (LO) 3 - 4" LIVE OAK
- (EL) 22 - ELAEAGNUS
- (SOD) 215,057 - S.F. COMMON BERMUDA SOD

Existing Trees to be Protected

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

**NOTES:**

- PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.
- IRRIGATION WILL MEET REQUIREMENTS OF UDC.

**ZONING**  
1.96 DWELLING UNITS PER ACRE (MAX. OVERALL DENSITY) [ORD. NO. 18-08-PD-82]

**OPEN SPACE = 0.06 AC.**  
PARK = 4.84 AC.  
94 DWELLING UNITS  
3.00 UNITS PER ACRE

**OWNER/DEVELOPER**  
BLOOMFIELD HOMES L.P.  
1050 E. HWY. 114, SUITE 210  
SOUTH LAKE, TEXAS 76092  
PHONE: 817-416-1572

**LAND SURVEYOR**  
O'NEAL SURVEYING CO.  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(972) 941-8400 FAX (972) 941-8401  
(903) 804-2891  
TBPLS FIRM NO. 10194132

**SITE PLAN  
TERRACINA ESTATES  
PHASE 2**

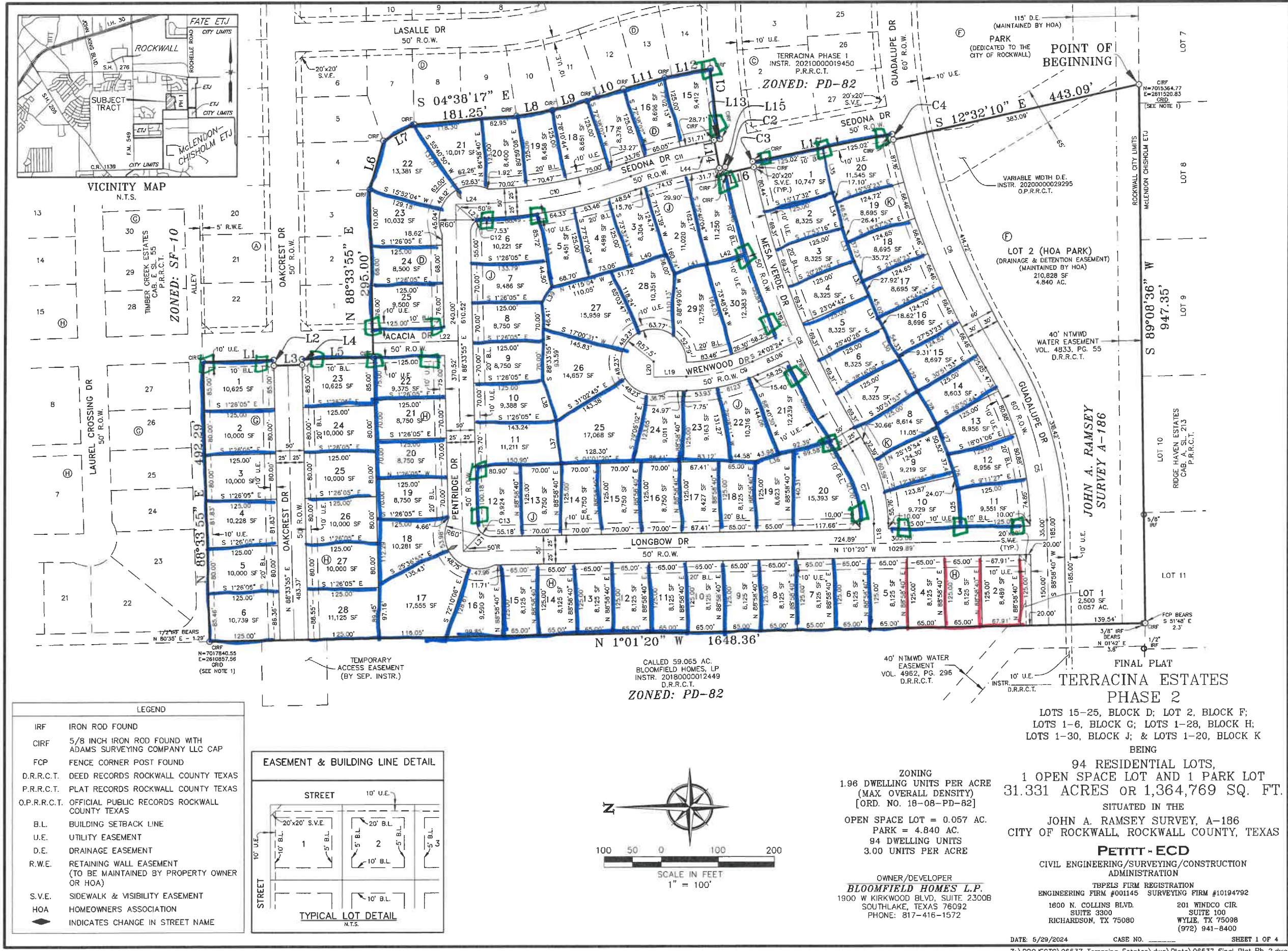
BEING  
**31.331 ACRES**

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

**PETITT-ECD**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194792  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: 6/27/2024 CASE NO. SP2024-028

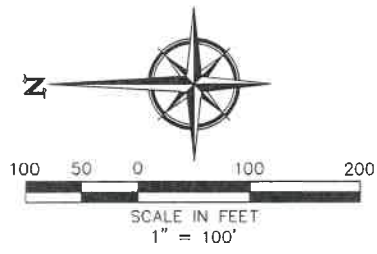
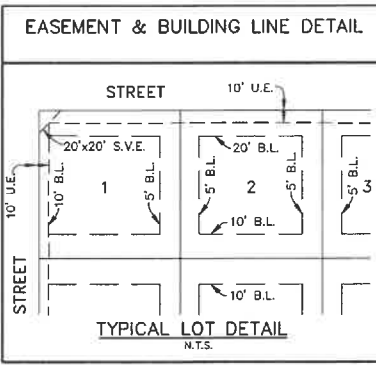
# Terracina Phase II



— Wood  
 — Wrought Iron  
 — Masonry Column

**LEGEND**

IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
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



**ZONING**  
 1.96 DWELLING UNITS PER ACRE (MAX OVERALL DENSITY) [ORD. NO. 18-08-PD-82]  
 OPEN SPACE LOT = 0.057 AC.  
 PARK = 4.840 AC.  
 94 DWELLING UNITS  
 3.00 UNITS PER ACRE

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

**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.

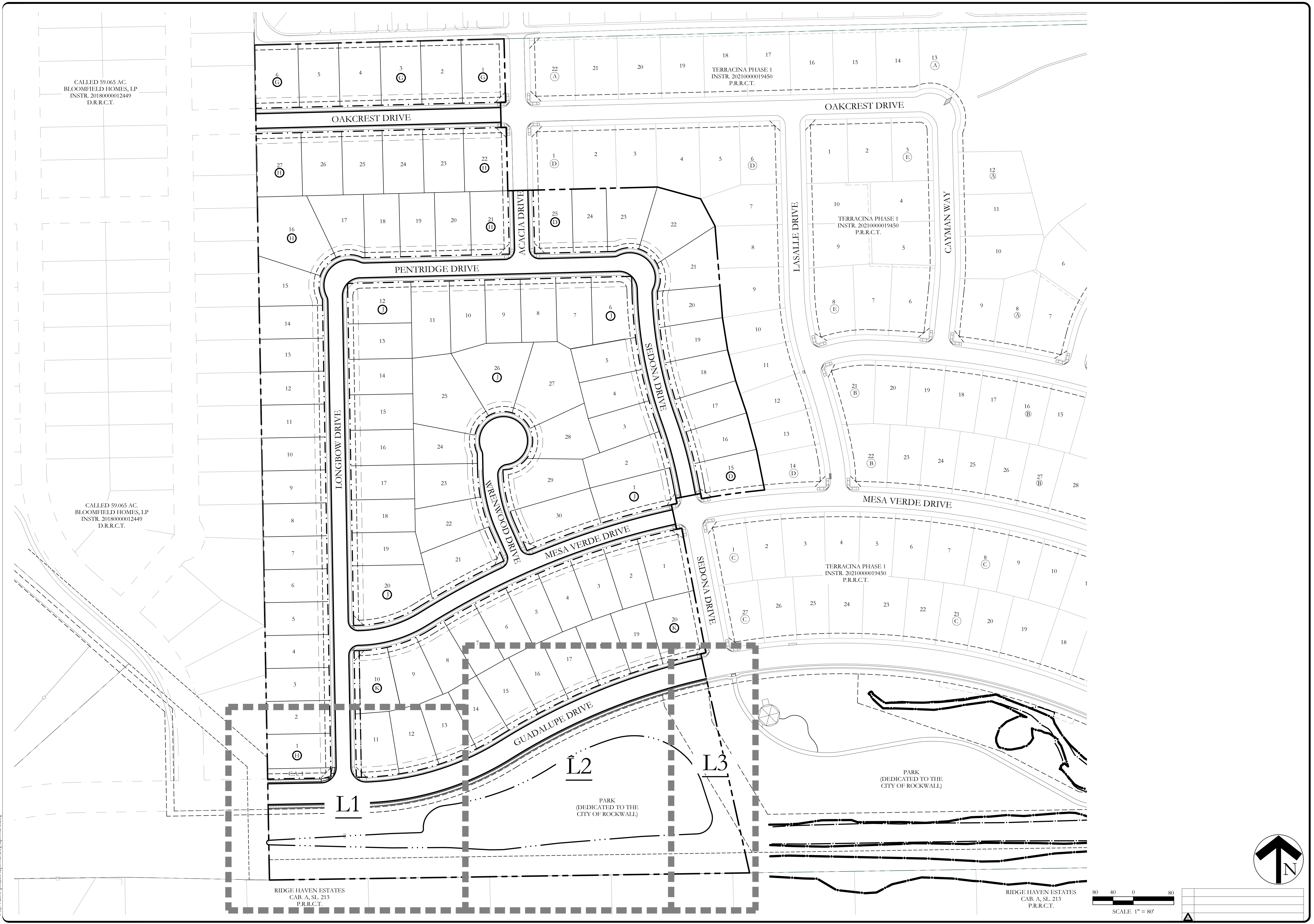
SITUATED IN THE  
 JOHN A. RAMSEY SURVEY, A-186  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETTIT - ECD**  
 CIVIL ENGINEERING/SURVEYING/CONSTRUCTION  
 ADMINISTRATION

TBPELS FIRM REGISTRATION  
 ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1800 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75098

201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400



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

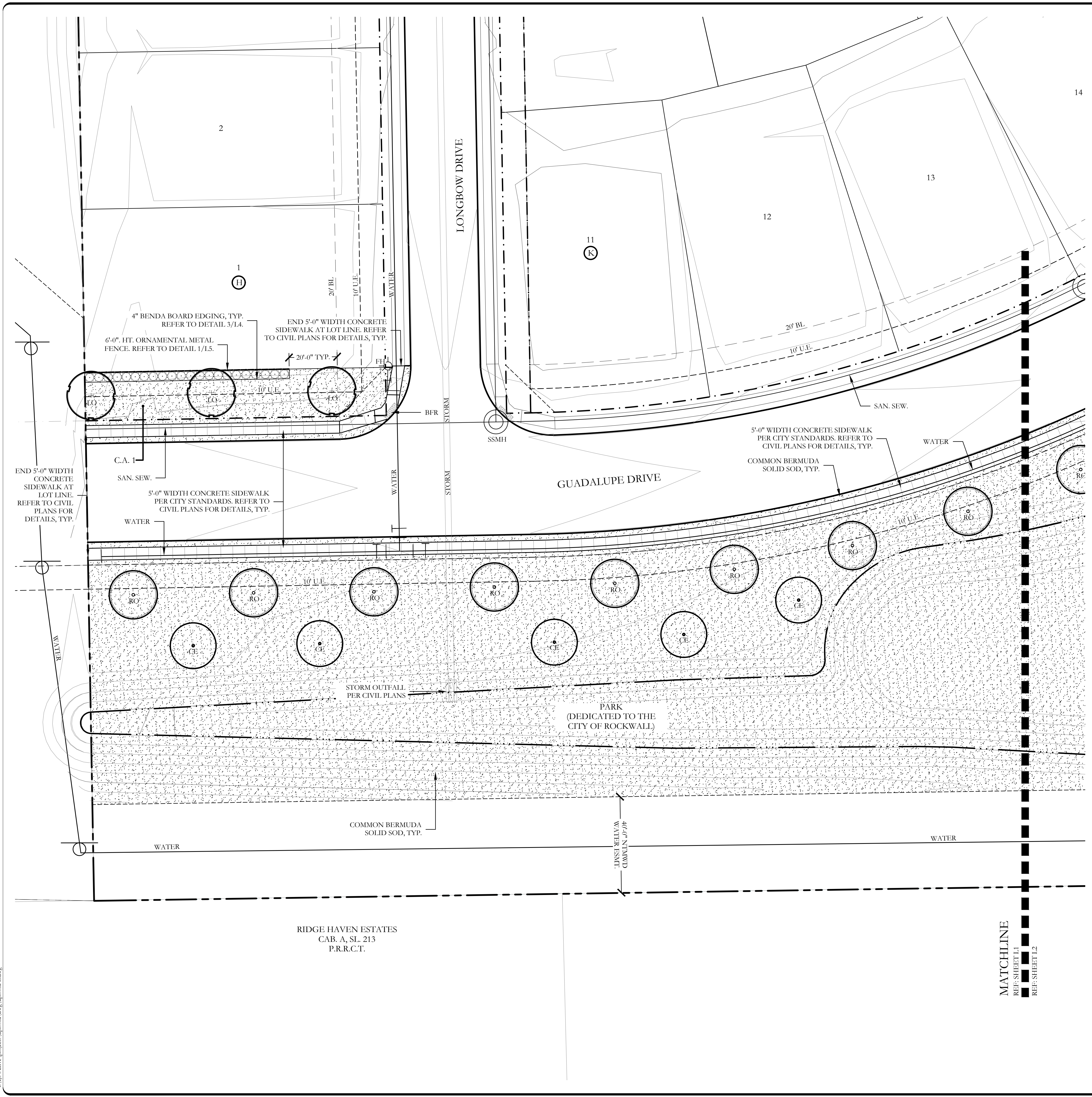
TERRACINA ESTATES  
 PHASE TWO  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
 LANDSCAPE PLAN



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

OVERALL



### 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.

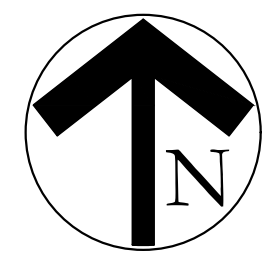
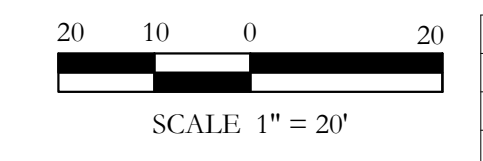
**NOTE:**  
 REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT, LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL COINCIDING CONSTRUCTION DETAILS.

**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 \_\_\_\_\_, \_\_\_\_\_.

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

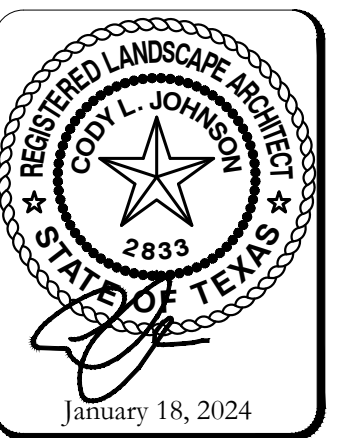
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

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

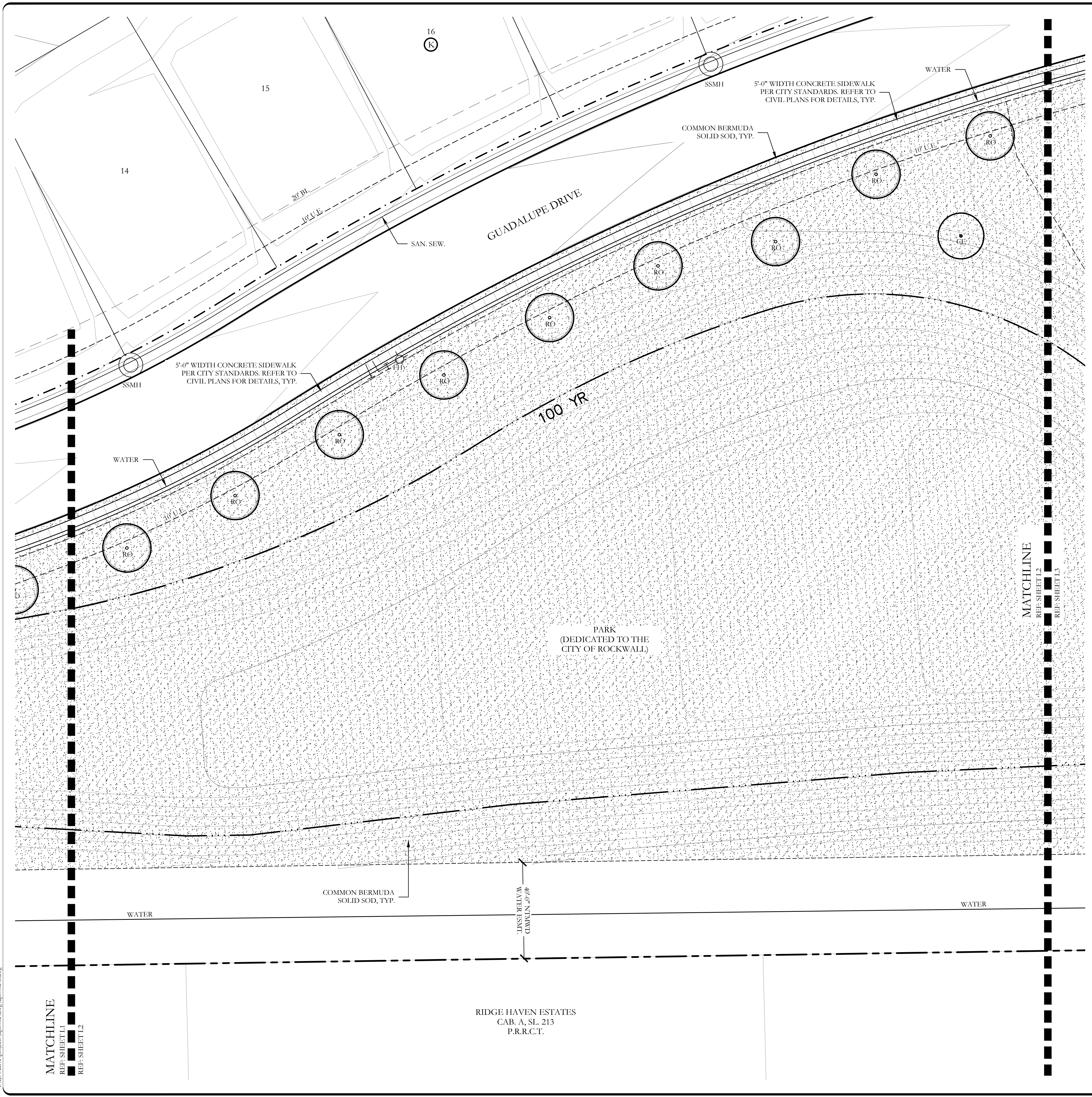


RIDGE HAVEN ESTATES  
 CAB. A, SL. 215  
 P.R.R.C.T.

MATCHLINE  
 REF. SHEET 11  
 REF. SHEET 12



I:\gis\advice\projects\dp1006a\img\dp1006a\_k.dwg



### PLANT LEGEND

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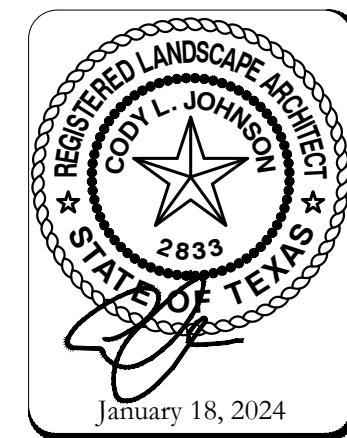
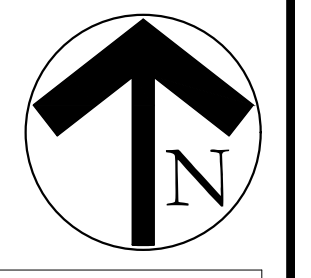
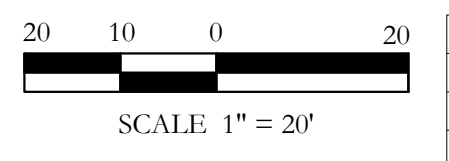
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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





PLANT LEGEND					
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**HARDSCAPE LEGEND**

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

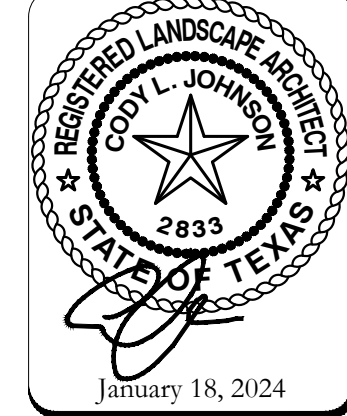
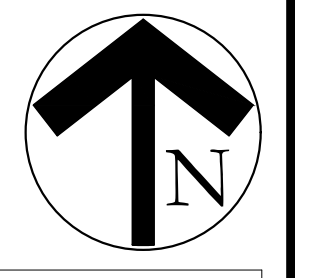
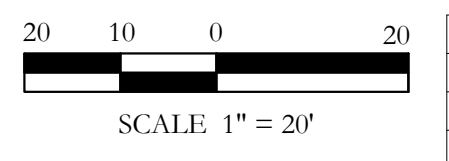
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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





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 Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

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

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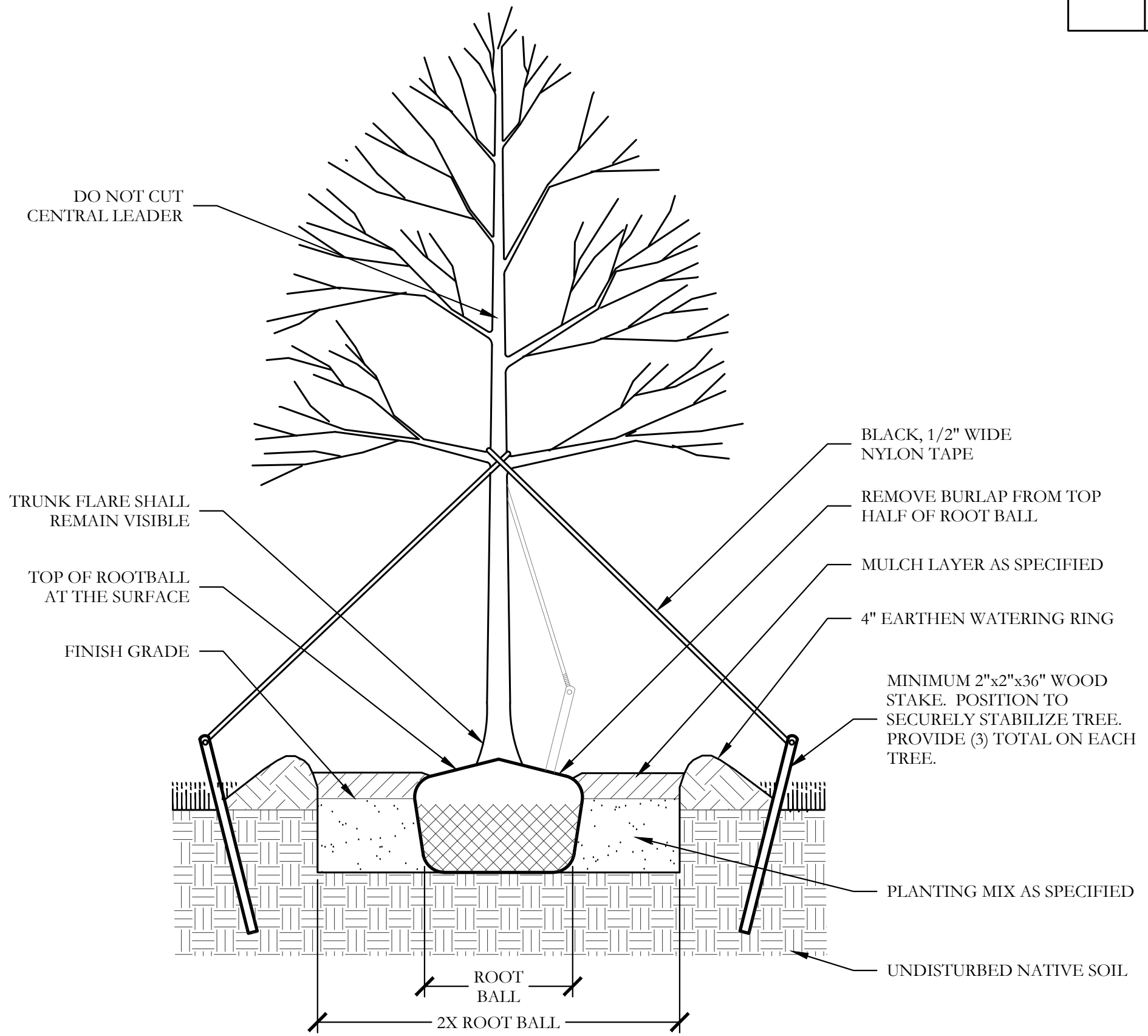
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

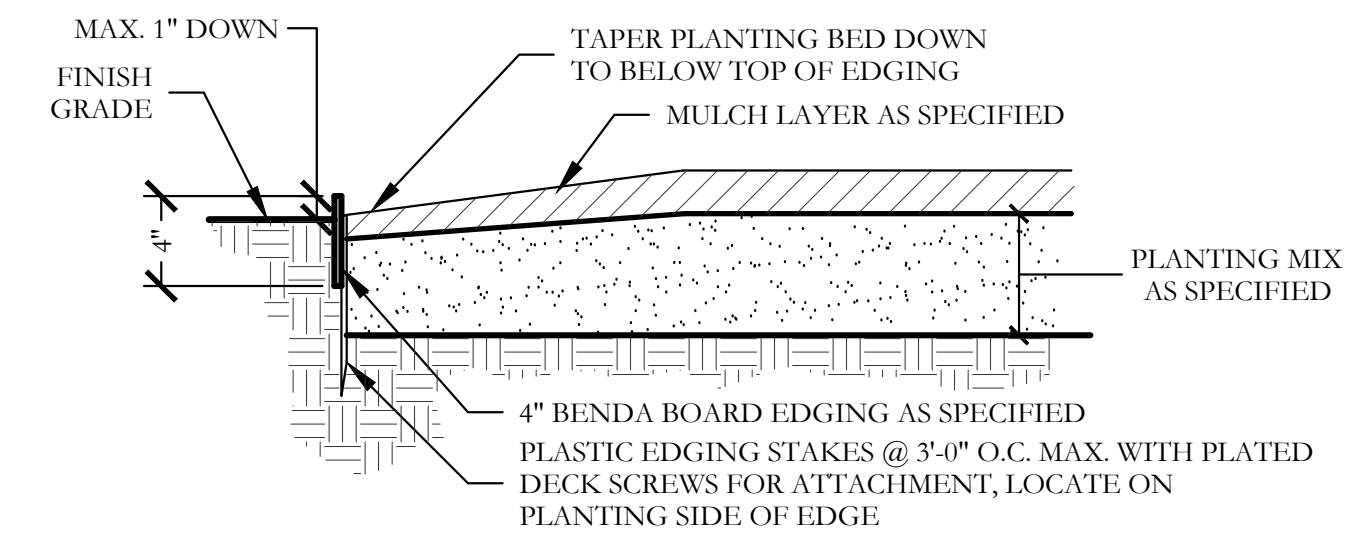
\_\_\_\_\_  
Director of Planning and Zoning

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A

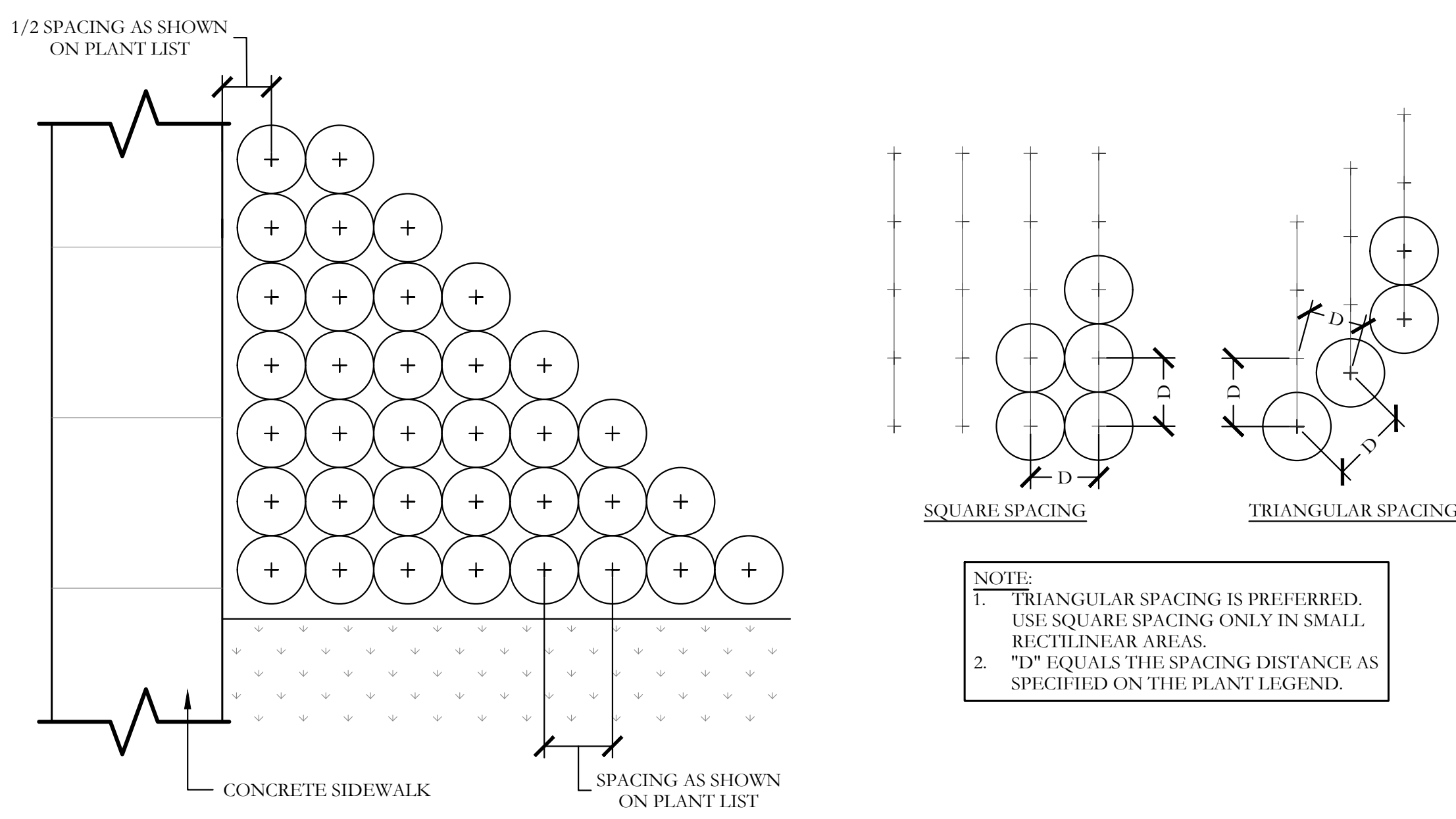
PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	3	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RO	17	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY 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.
	179,940	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN



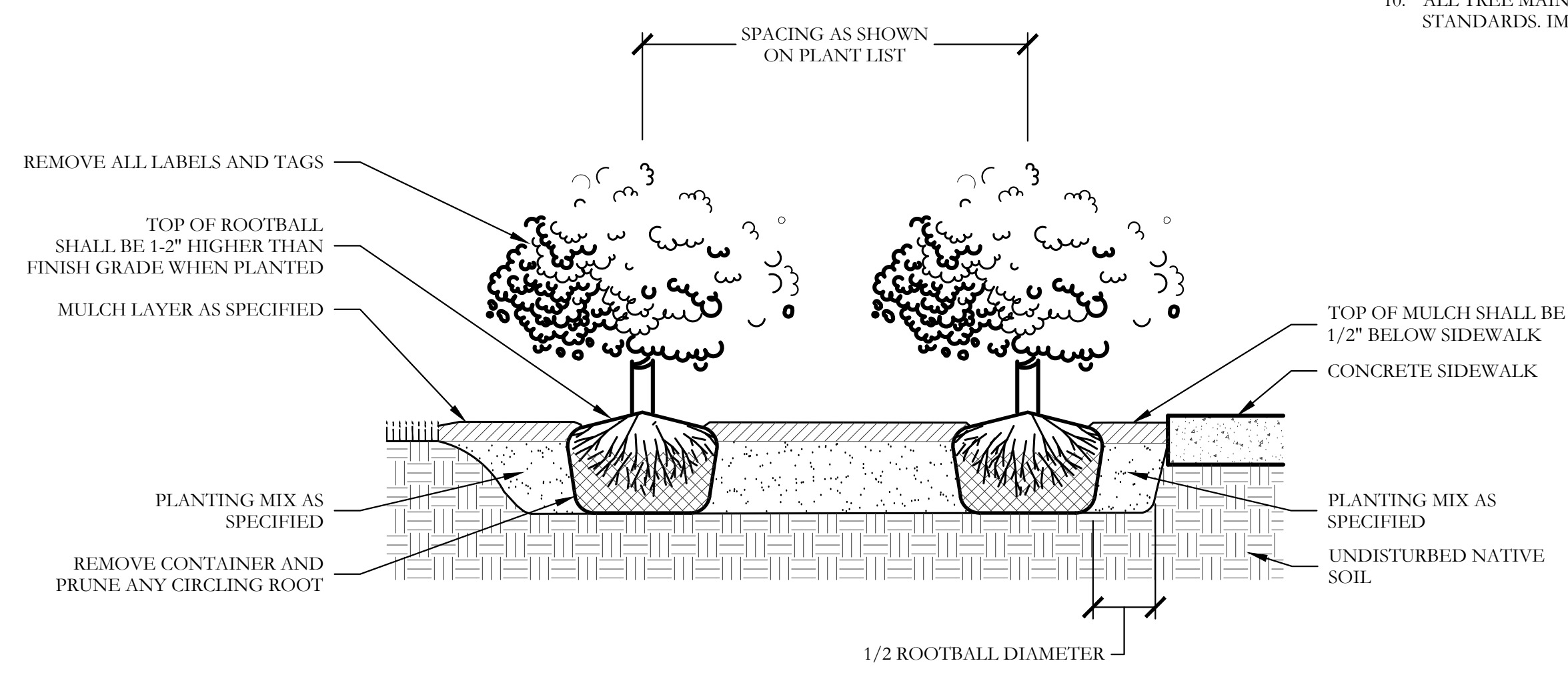
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



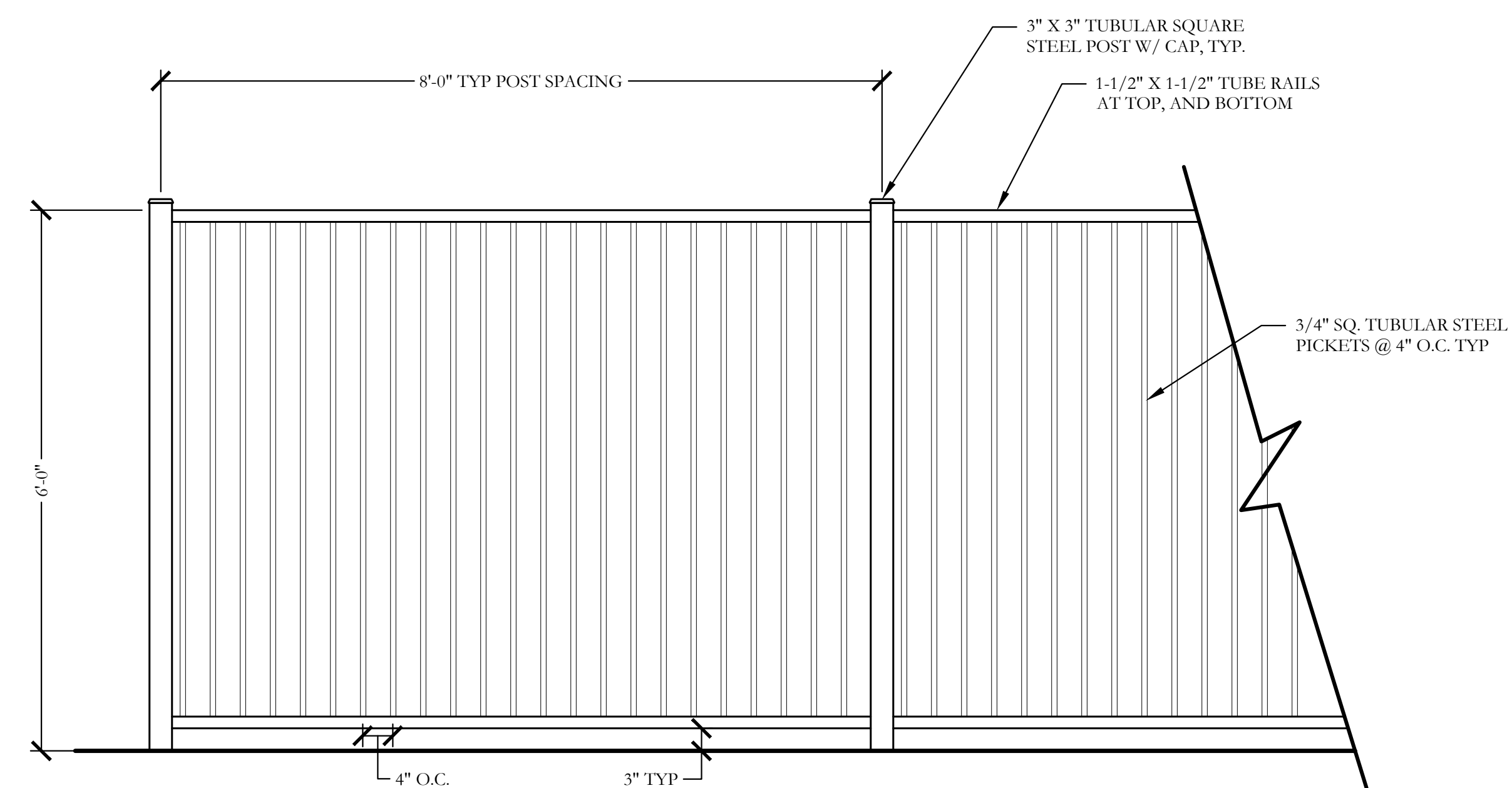
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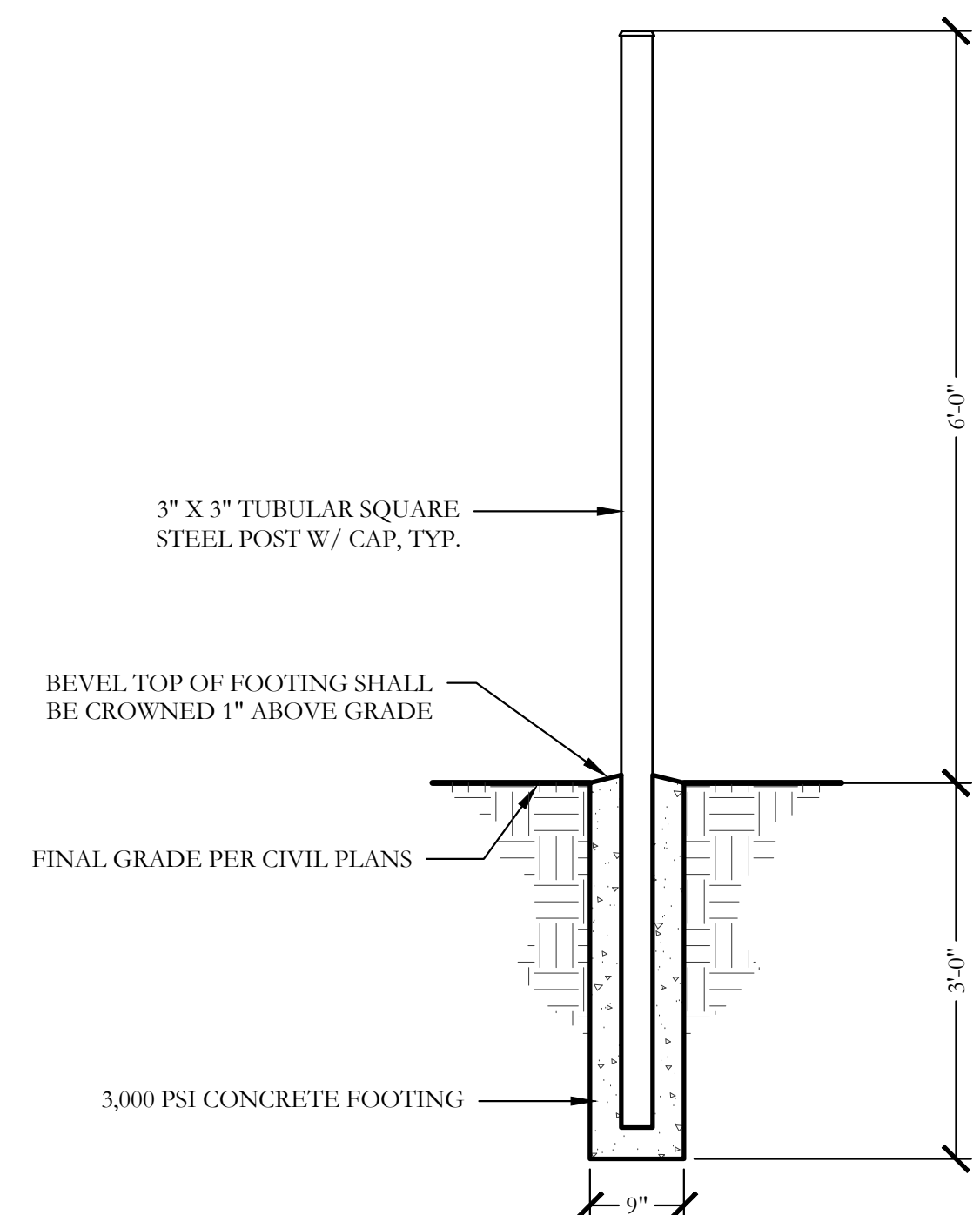
\_\_\_\_\_  
Director of Planning and Zoning

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A



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.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" 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

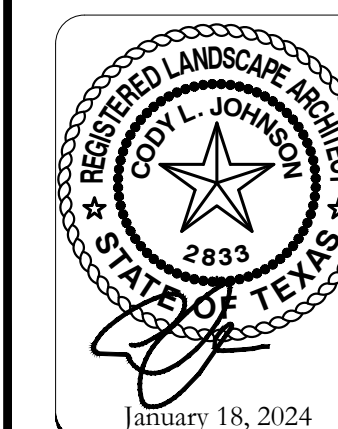
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF 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.

**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.

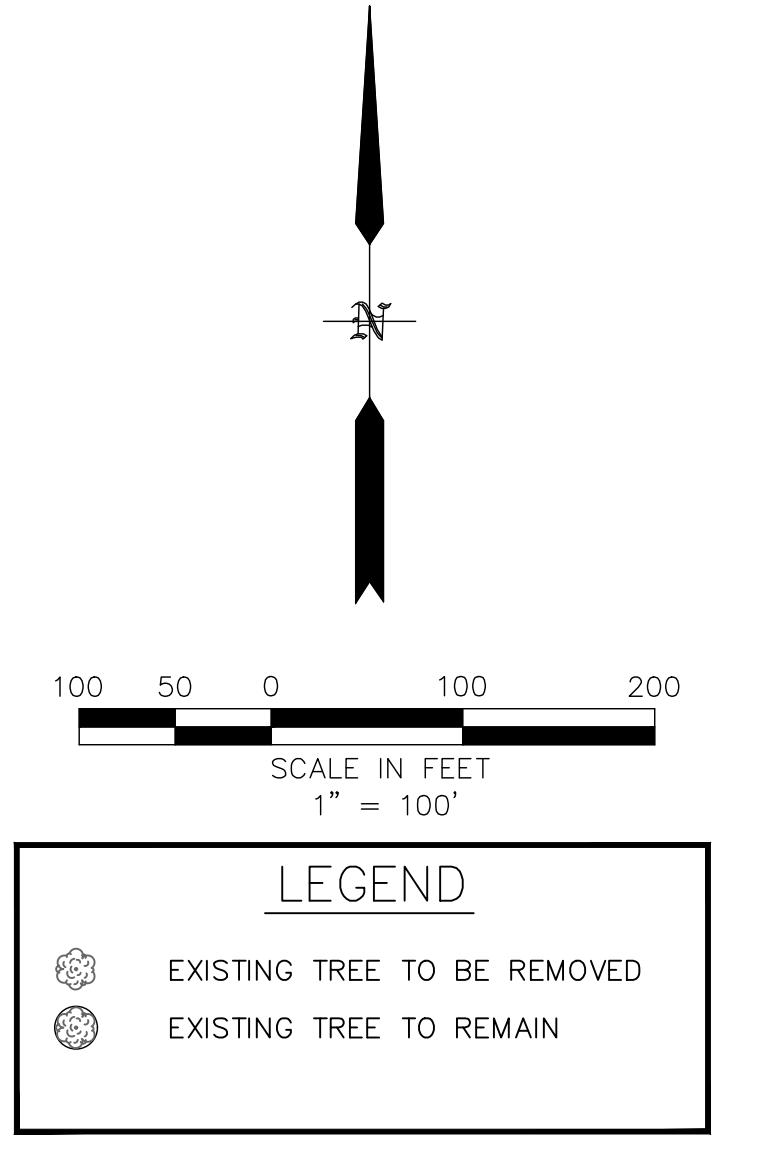
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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

January 18, 2024

SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No DP1006A



**LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

Point Number	Inches	Type	Removed
223	12	CEDAR	YES
227	12	CEDAR	YES
229	12	CEDAR	YES
231	14	CEDAR	YES
233	14	CEDAR	YES
235	16	CEDAR	YES
237	12	CEDAR	YES
239	48	CEDAR	YES
241	19	CEDAR	YES
243	12	CEDAR	YES
245	20	CEDAR	YES
247	12	CEDAR	YES
249	12	CEDAR	YES
251	36	CEDAR	YES
253	14	CEDAR	YES
255	14	CEDAR	YES
257	12	CEDAR	YES
259	12	CEDAR	YES
261	14	CEDAR	YES
263	12	CEDAR	YES
265	18	CEDAR	YES
267	12	CEDAR	YES
269	18	CEDAR	YES
271	18	CEDAR	YES
273	18	CEDAR	YES
452	18	CEDAR	YES
454	18	CEDAR	YES
458	12	CEDAR	YES
460	16	CEDAR	YES
462	11	CEDAR	YES
464	12	CEDAR	YES
466	12	CEDAR	YES
468	20	CEDAR	YES
470	12	CEDAR	YES
472	16	CEDAR	YES
474	16	CEDAR	YES
476	12	CEDAR	YES
478	20	CEDAR	YES
480	20	CEDAR	YES
482	12	CEDAR	YES
484	12	CEDAR	YES
486	18	CEDAR	YES
488	18	CEDAR	YES
490	16	CEDAR	YES
492	20	CEDAR	YES
494	12	CEDAR	YES
496	12	CEDAR	YES
498	12	CEDAR	YES
500	12	CEDAR	YES
502	20	CEDAR	YES
504	18	CEDAR	YES
506	12	CEDAR	YES
508	12	CEDAR	YES
510	12	CEDAR	YES
512	16	CEDAR	YES
514	26	CEDAR	YES
Inches	Factor	Total	
Secondary trees (inches)	778	0.5	389
Featured trees (inches)	110	2	220
<b>Total Mitigation (inches)</b>	<b>888</b>		<b>609</b>
Proposed Plantings	Count	Inches	Total Inches
Landscape trees (inches)	26	4	104
Lot trees *	94	8	752
Caliper inches planted			856
		Balance	-247

**OWNER/DEVELOPER**  
 BLOOMFIELD HOME L.P.  
 1050 E. HWY. 114, SUITE 210  
 SOUTHLAKE, 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-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'  
 CP 103 - 7" 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  
 TPBELS REGISTRATION  
 ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792  
 1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080  
 201 WINDCO CIRCLE SUITE 100 WYLIE, TX 75098  
 972.941.8401 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



DATE: July 10, 2024

TO: Chuck Lamping  
Petitt-ECD  
1600 N. Collins Boulevard, Suite 3300  
Richardson, Texas 75080

CC: Clint Vincent  
Bloomfield Homes LP  
1900 W. Kirkwood Boulevard, Suite 2300B  
Southlake, Texas 76092

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

SUBJECT: SP2024-028; *Site Plan for Phase 2 of the Terracina Estate Subdivision*

Chuck Lamping:

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

Staff Recommendations

- (1) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.
- (2) The applicant is required to provide one (1), four (4) inch caliper canopy tree on each residential lot in Phase 2 to satisfy the tree mitigation requirements.

Planning and Zoning Commission

On July 9, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 4-0, with Commissioners Deckard and Womble absent, and one (1) vacancy.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

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