



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-020

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

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 50.154

Lots [Current]

Lots [Proposed] 110

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 ENGINEERING CONCEPTS & DESIGN, LP

Contact Person CLINT VINCENT

Contact Person TODD WINTTERS

Address 1050 E. HIGHWAY 114

Address 201 WINDCO CIRCLE

SUITE 114

SUITE 201

City, State & Zip SOUTH LAKE, TEXAS 76092

City, State & Zip WYLIE, TEXAS 75098

Phone 817-416-1572

Phone 972-941-8400

E-Mail don@bloomfieldhomes.net

E-Mail todd@ecdpl.com

NOTARY VERIFICATION [REQUIRED]

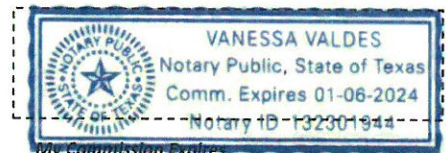
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of August, 20 20. 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 August, 20 20.

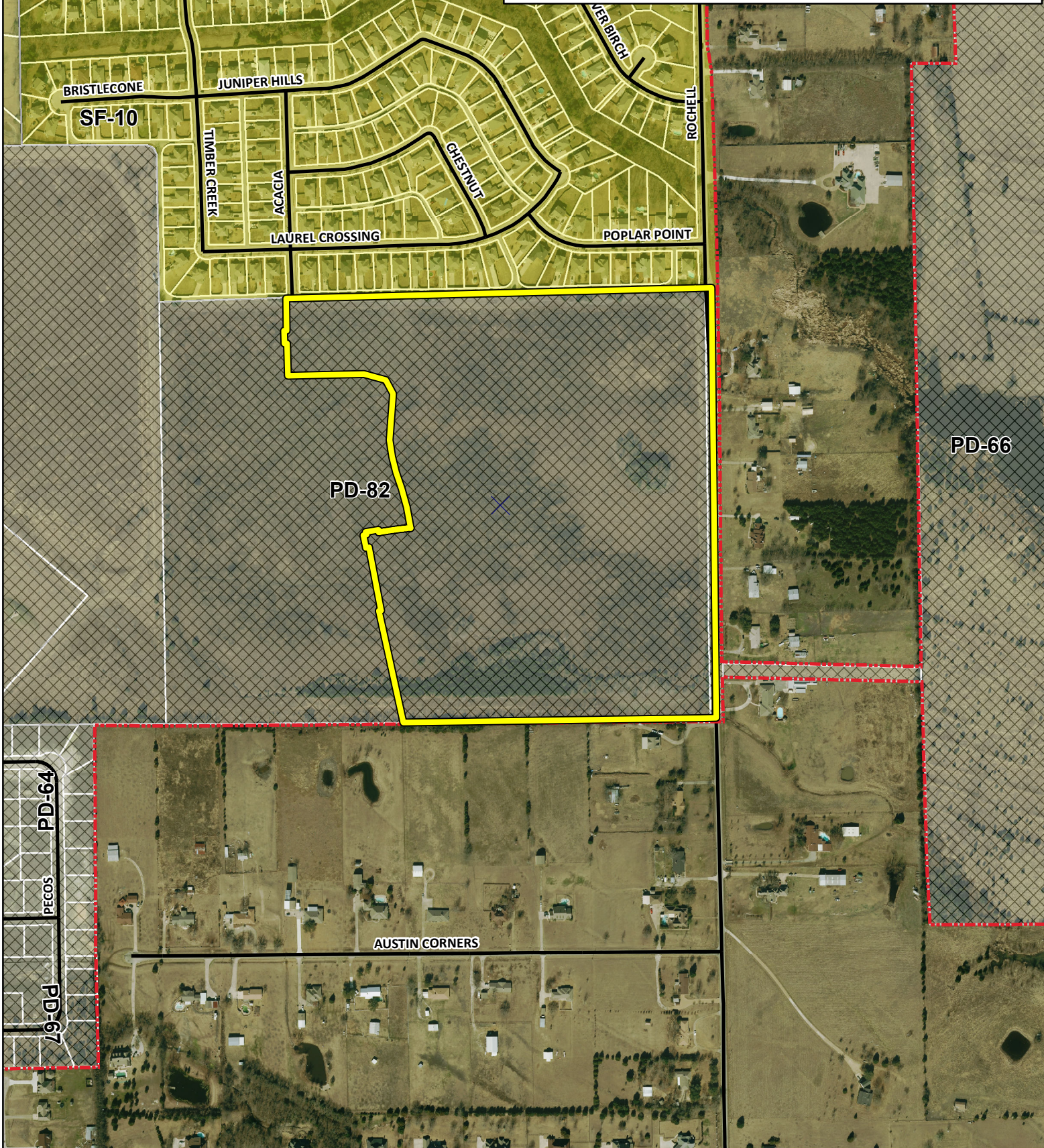
Owner's Signature

Notary Public in and for the State of Texas





SP2020-020- SITE PLAN FOR TERRACINA ESTATES, PHASE I
 SITE PLAN - LOCATION MAP =

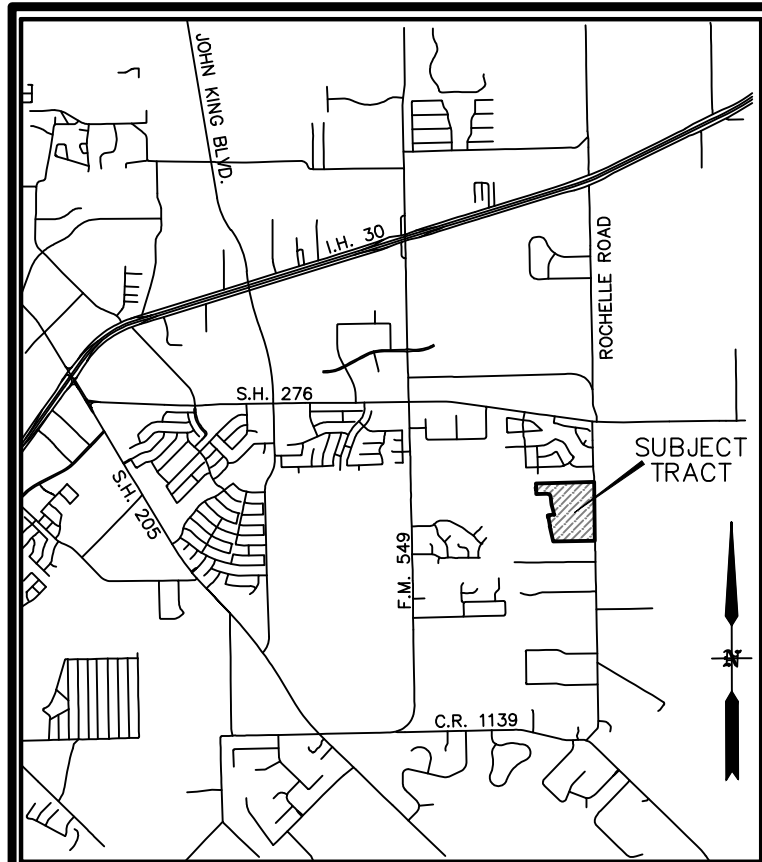


City of Rockwall

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

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



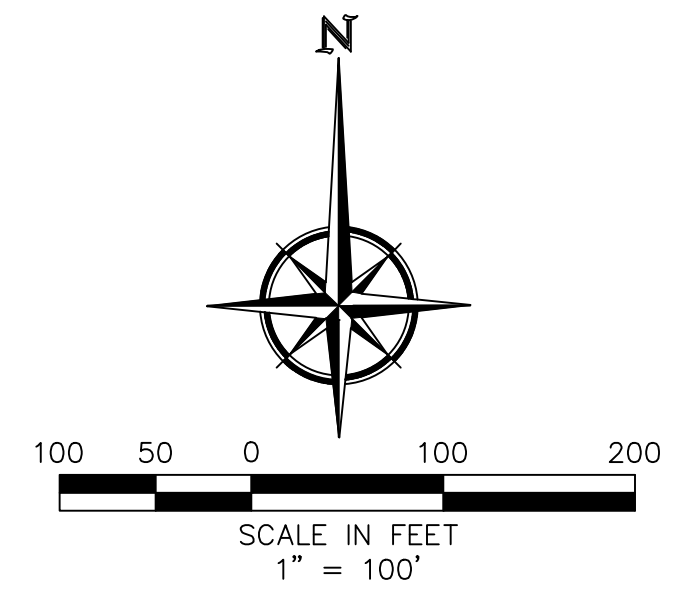


- LEGEND**
- IRF IRON ROD FOUND
 - CRS 5/8 INCH IRON ROD SET WITH ADAMS SURVEYING COMPANY LLC CAP
 - FCP FENCE CORNER POST FOUND
 - D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 - B.L. BUILDING 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 SITE PLAN DATA**
- a. 50.154 Acres
 - b. PD-82 Zoning
 - c. 110 Dwelling Units
 - d. 14.28 Acres Open Space/Park(28%)
 - e. Amenities within Subdivision:
 - Pavillion
 - Playground
 - 8' Trail
 - Exercise Station
 - f. All Common Areas/Open Space to be maintained by the H.O.A.
 - g. * Denotes Street Lights
 - h. □ Denotes Stop Sign & Street Names

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'



- SADDLE STAR SOUTH PLANT LEGEND**
- 22 - 3" LIVE OAK
 - 32 - 3" RED OAK
 - 12 - 3" CEDAR ELM
 - 16 - 3" BALD CYPRESS
 - 50 - 3" EASTERN RED CEDAR
 - 576,832 S.F. BERMUDA GRASS
 - 112 - DWARF BURFORD HOLLY
 - 89 - ELAEAGNUS
 - 89 - DWARF WAX MYRTLE
 - 510 - MEXICAN FEATHER GRASS
 - 380 - WEEPING LOVE GRASS
 - 615s.f. - BLACK STAR CRUSHED STONE
 - 500s.f. - TEXAS RIVER ROCK MIX
 - 1 - OKLAHOMA MOSS ROCK BOULDER
 - ☼ Existing Trees to be Protected

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

PD SITE PLAN
Case No. SP2020-
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401