



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)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 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]

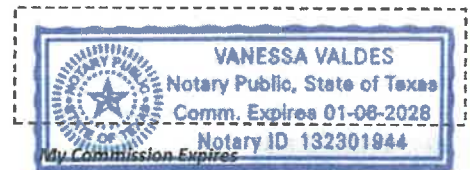
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

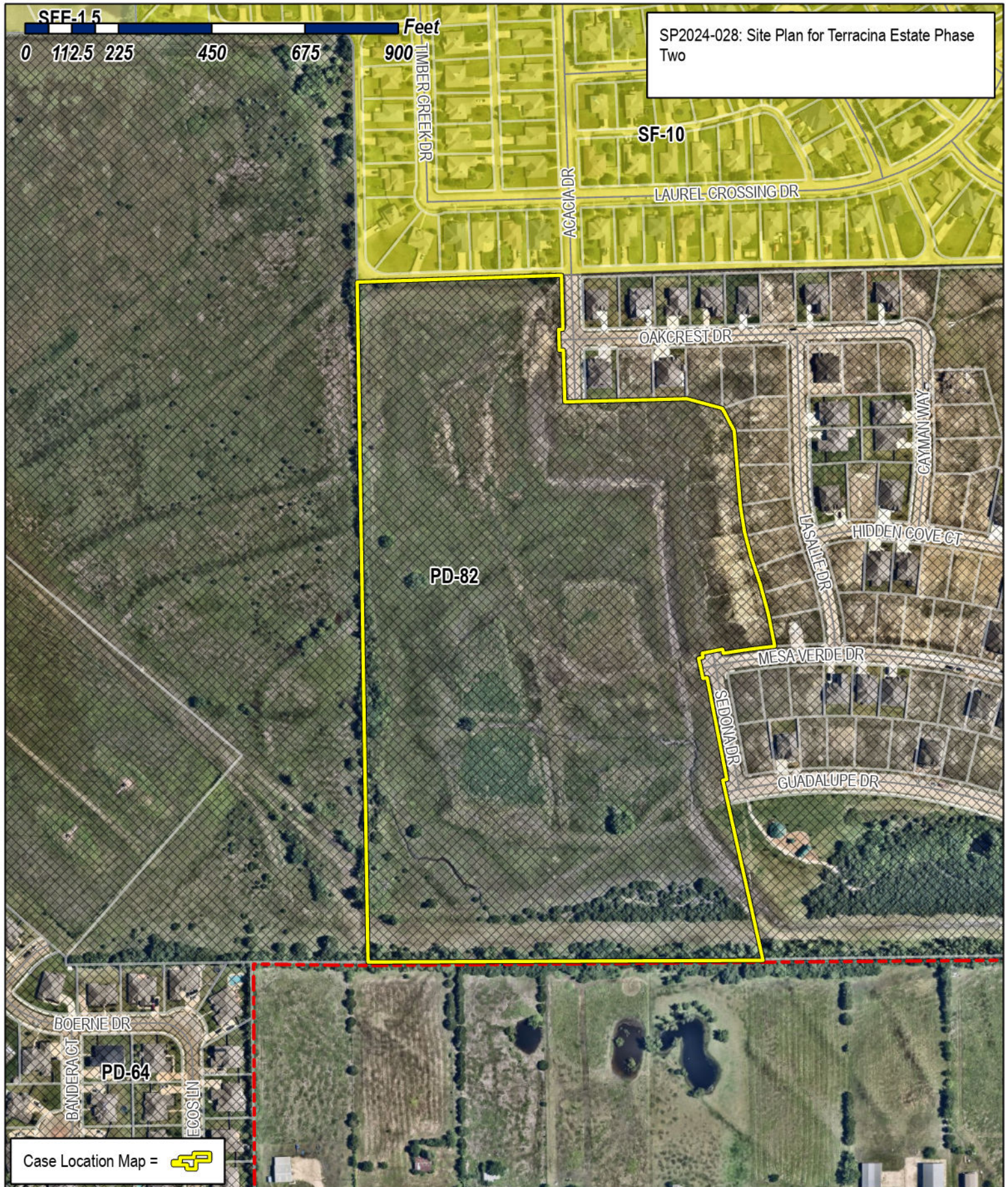
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application, 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





SP2024-028: Site Plan for Terracina Estate Phase Two

SEE-1.5
0 112.5 225 450 675 900 Feet

PD-82

SF-10

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

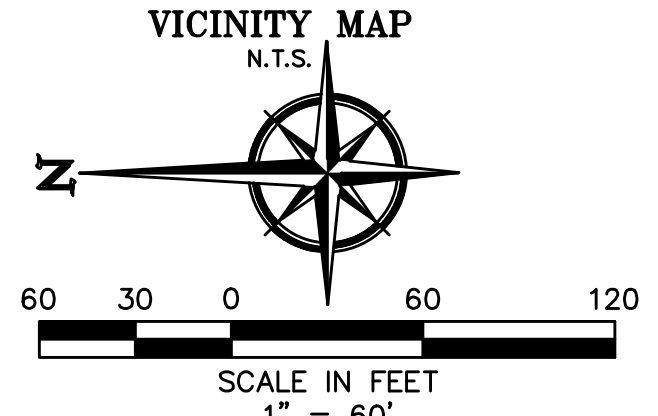
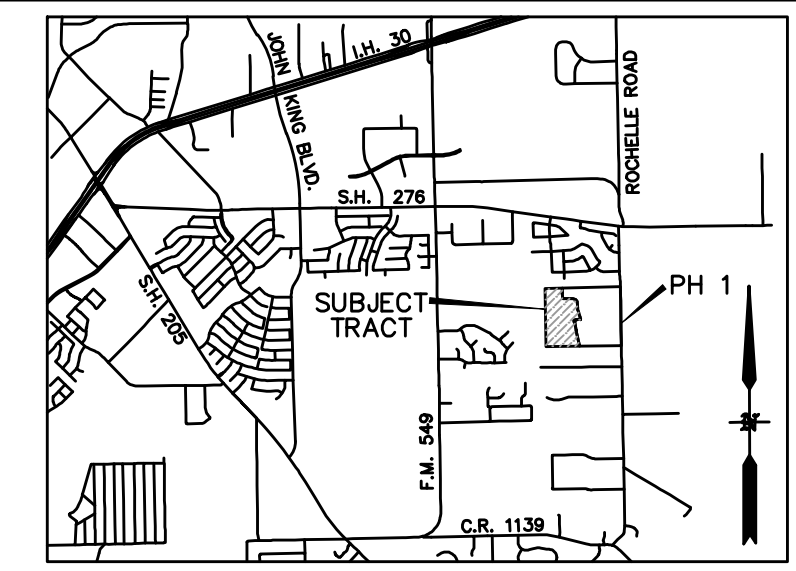
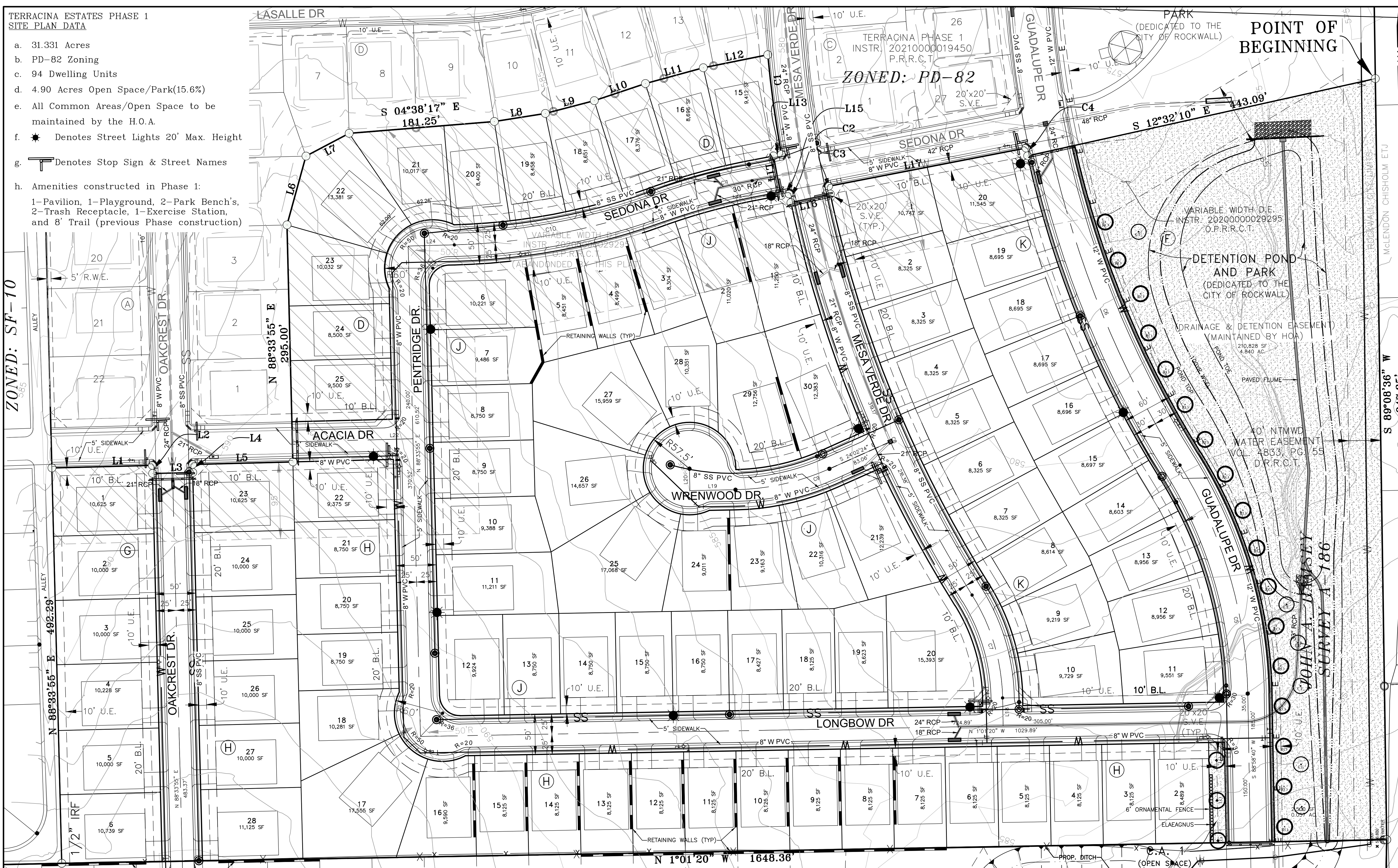
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**TERRACINA ESTATES PHASE 1
SITE PLAN DATA**

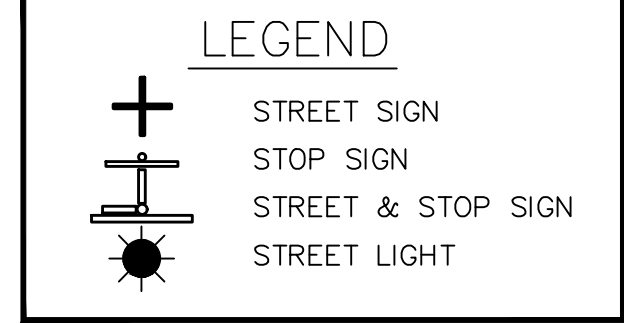
- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. * Denotes Street Lights 20' Max. Height
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:
1-Pavilion, 1-Playground,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

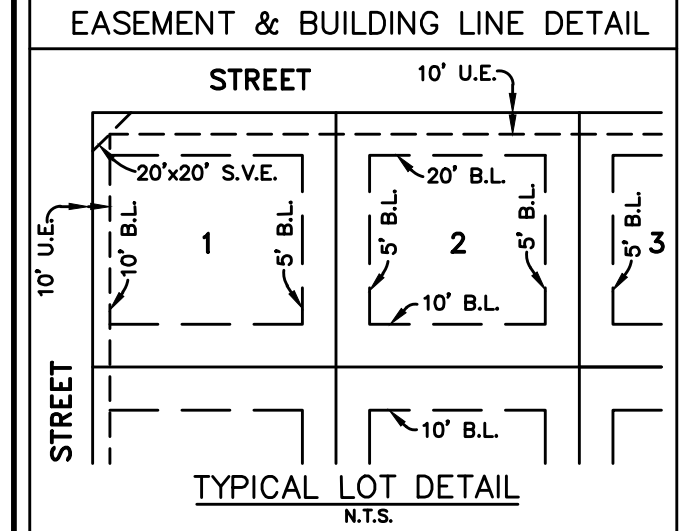
LAND SURVEYOR
O'NEAL SURVEYING CO.
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(972) 941-8400 FAX (972) 941-8401
(903) 804-2891
TBPLS FIRM NO. 10194132

**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

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. _____

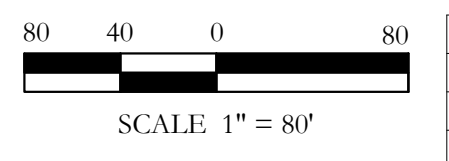
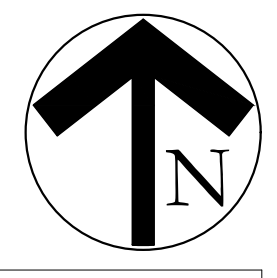
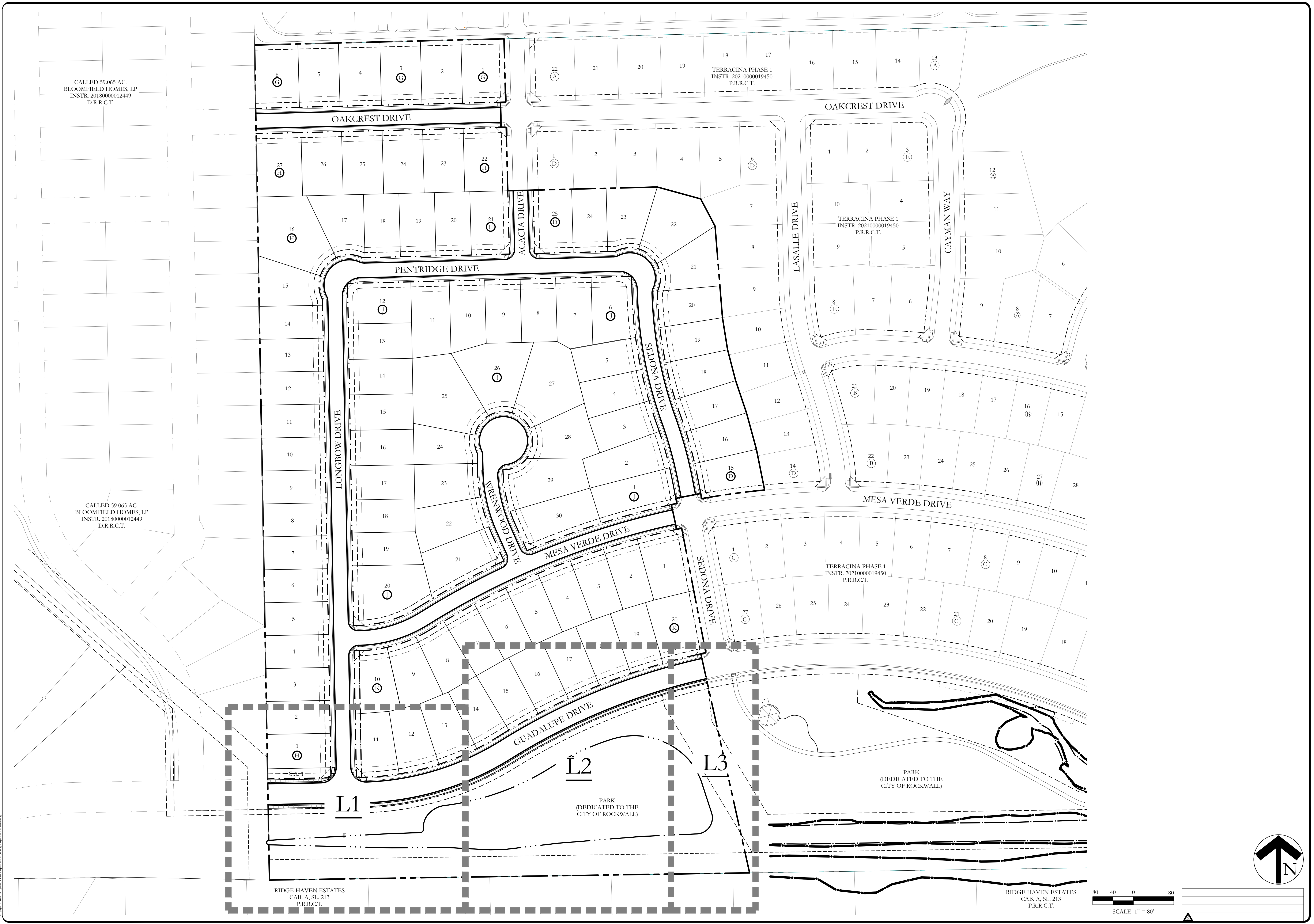


CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 2018000012449

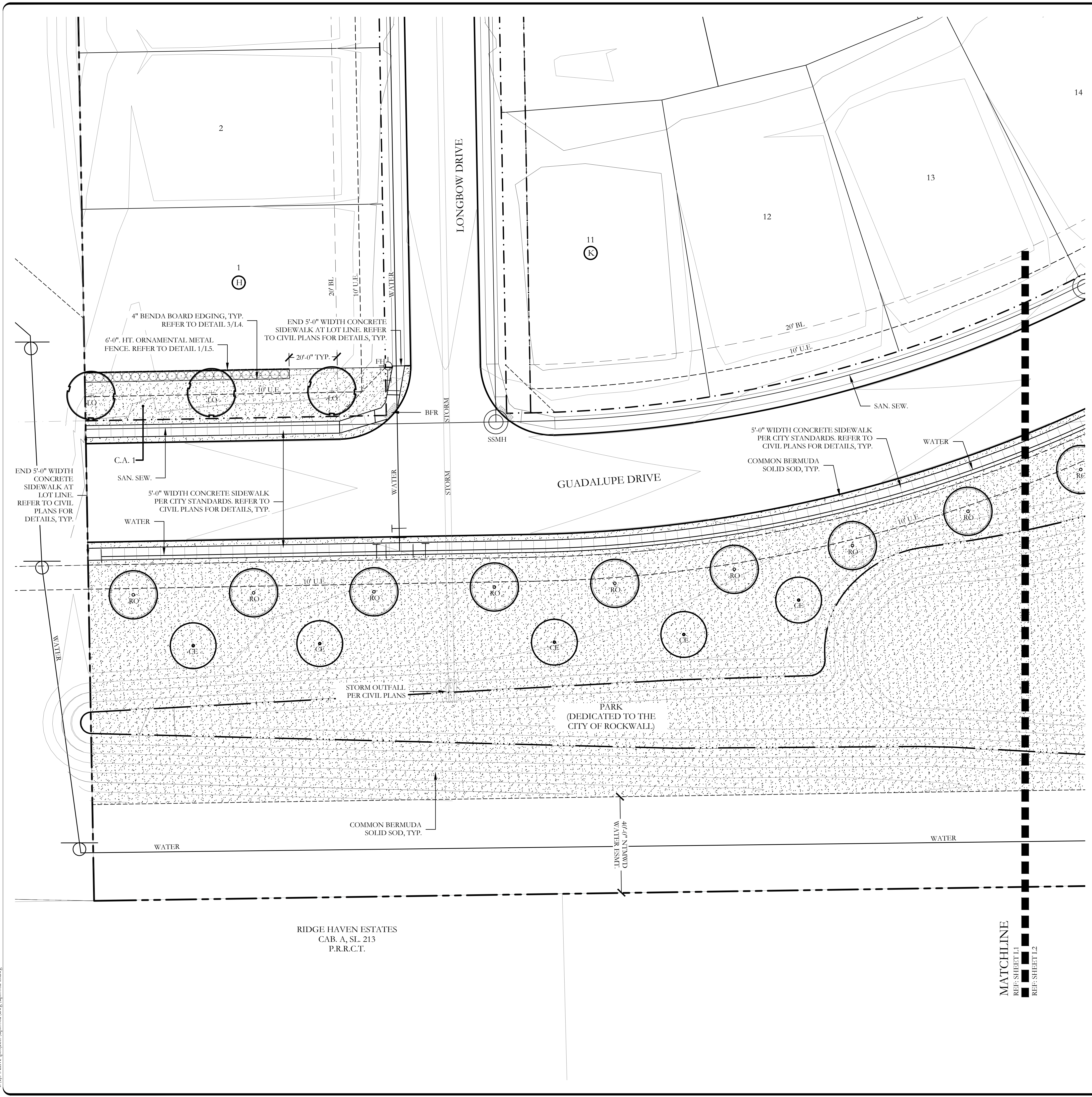
40' NTMWD WATER EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.



TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE	TAG#	SIZE	TYPE	REMOVE
61	14"	CEDAR	YES	171	18"	CEDAR	NO	281	12"	HACKBERRY	YES	430	16"	CEDAR	NO
62	18"	CEDAR	YES	172	11"	HACKBERRY	NO	282	16"	HACKBERRY	YES	432	11"	CEDAR	YES
63	12"	CEDAR	NO	173	13"	CEDAR	NO	283	12"	HACKBERRY	YES	434	12"	CEDAR	YES
64	18"	HACKBERRY	YES	174	14"	HACKBERRY	NO	284	16"	HACKBERRY	NO	436	12"	CEDAR	YES
65	12"	HACKBERRY	YES	175	16"	CEDAR	NO	285	32"	HACKBERRY	YES	438	12"	CEDAR	YES
66	14"	HACKBERRY	YES	176	12"	CEDAR	NO	286	16"	HACKBERRY	NO	440	12"	CEDAR	YES
67	12"	HACKBERRY	YES	177	13"	CEDAR	NO	287	12"	HACKBERRY	YES	442	12"	CEDAR	YES
68	16"	HACKBERRY	NO	178	16"	HACKBERRY	NO	288	16"	CEDAR	NO	444	12"	CEDAR	YES
69	18"	HACKBERRY	YES	179	15"	CEDAR	NO	289	14"	HACKBERRY	YES	446	30"	CEDAR	YES
70	12"	HACKBERRY	NO	180	14"	CEDAR	NO	290	18"	HACKBERRY	NO	448	12"	CEDAR	YES
71	16"	HACKBERRY	NO	181	15"	CEDAR	NO	291	16"	HACKBERRY	YES	450	11"	CEDAR	YES
72	24"	OAK	YES	182	12"	CEDAR	NO	292	22"	HACKBERRY	NO	452	18"	CEDAR	NO
73	14"	HACKBERRY	NO	183	17"	CEDAR	NO	293	14"	CEDAR	YES	454	18"	CEDAR	NO
74	14"	HACKBERRY	NO	184	14"	CEDAR	NO	294	20"	HACKBERRY	NO	456	12"	CEDAR	YES
75	22"	CEDAR	YES	185	19"	CEDAR	YES	295	14"	CEDAR	YES	458	12"	CEDAR	NO
76	28"	OAK	YES	186	14"	CEDAR	NO	296	20"	HACKBERRY	YES	460	16"	CEDAR	NO
77	12"	HACKBERRY	YES	187	22"	CEDAR	NO	297	32"	HACKBERRY	YES	462	11"	CEDAR	NO
78	16"	HACKBERRY	NO	188	12"	CEDAR	YES	298	12"	CEDAR	YES	464	12"	CEDAR	NO
79	12"	HACKBERRY	NO	189	28"	CEDAR	NO	299	42"	HACKBERRY	YES	466	12"	CEDAR	NO
80	12"	HACKBERRY	NO	190	12"	CEDAR	YES	300	12"	CEDAR	NO	468	20"	CEDAR	NO
81	12"	HACKBERRY	NO	191	18"	CEDAR	NO	301	18"	CEDAR	YES	470	12"	CEDAR	NO
82	12"	HACKBERRY	NO	192	12"	CEDAR	YES	302	16"	CEDAR	NO	472	16"	CEDAR	NO
83	12"	HACKBERRY	NO	193	14"	CEDAR	NO	303	12"	HACKBERRY	YES	474	16"	CEDAR	NO
84	14"	HACKBERRY	NO	194	14"	CEDAR	NO	304	18"	CEDAR	NO	476	12"	CEDAR	NO
85	12"	HACKBERRY	NO	195	36"	CEDAR	NO	305	14"	CEDAR	YES	478	20"	CEDAR	NO
86	18"	HACKBERRY	NO	196	14"	CEDAR	NO	306	12"	HACKBERRY	NO	480	20"	CEDAR	NO
87	12"	HACKBERRY	NO	197	17"	CEDAR	NO	307	14"	CEDAR	YES	482	12"	CEDAR	NO
88	16"	HACKBERRY	NO	198	14"	CEDAR	YES	308	14"	CEDAR	NO	484	12"	CEDAR	NO
89	14"	HACKBERRY	NO	199	15"	CEDAR	YES	309	14"	CEDAR	YES	486	18"	CEDAR	NO
90	20"	HACKBERRY	NO	200	11"	CEDAR	YES	310	24"	CEDAR	NO	488	18"	CEDAR	NO
91	22"	OAK	NO	201	14"	CEDAR	YES	311	16"	CEDAR	YES	490	16"	CEDAR	NO
92	16"	HACKBERRY	NO	202	11"	CEDAR	YES	312	12"	CEDAR	NO	492	20"	CEDAR	NO
93	36"	OAK	YES	203	34"	CEDAR	YES	313	16"	CEDAR	YES	494	12"	CEDAR	NO
94	16"	HACKBERRY	YES	204	12"	CEDAR	YES	314	14"	CEDAR	YES	496	12"	CEDAR	NO
95	22"	CEDAR	NO	205	15"	CEDAR	YES	315	16"	CEDAR	YES	498	12"	CEDAR	NO
96	14"	HACKBERRY	NO	206	11"	CEDAR	NO	316	16"	CEDAR	NO	500	12"	CEDAR	NO
97	11"	HACKBERRY	YES	207	17"	CEDAR	YES	317	18"	CEDAR	YES	502	20"	CEDAR	NO
98	14"	HACKBERRY	YES	208	12"	CEDAR	YES	318	14"	CEDAR	NO	504	18"	CEDAR	NO
99	11"	HACKBERRY	YES	209	12"	CEDAR	YES	319	16"	CEDAR	YES	506	12"	CEDAR	NO
100	14"	HACKBERRY	NO	210	11"	CEDAR	NO	320	12"	HACKBERRY	NO	508	12"	CEDAR	NO
101	12"	HACKBERRY	NO	211	12"	CEDAR	YES	321	32"	HACKBERRY	YES	510	12"	CEDAR	NO
102	16"	HACKBERRY	YES	212	14"	CEDAR	YES	322	12"	HACKBERRY	NO	512	16"	CEDAR	NO
103	14"	CEDAR	YES	213	13"	CEDAR	YES	323	18"	CEDAR	YES	514	26"	CEDAR	NO
104	12"	HACKBERRY	NO	214	12"	CEDAR	NO	324	16"	CEDAR	NO	516	30"	HACK	YES
105	12"	HACKBERRY	NO	215	12"	CEDAR	YES	325	12"	HACKBERRY	YES	518	18"	HACK	YES
106	16"	HACKBERRY	YES	216	12"	CEDAR	NO	326	20"	HACKBERRY	NO	520	22"	HACK	YES
107	18"	CEDAR	NO	217	12"	CEDAR	YES	327	22"	HACKBERRY	YES	522	22"	HACK	YES
108	16"	HACKBERRY	NO	218	16"	CEDAR	YES	328	16"	HACKBERRY	NO	524	16"	HACK	YES
109	12"	HACKBERRY	NO	219	13"	CEDAR	YES	329	12"	HACKBERRY	YES	526	24"	HACK	YES
110	14"	HACKBERRY	NO	220	18"	HACKBERRY	NO	330	16"	CEDAR	YES	528	18"	HACK	YES
111	12"	CEDAR	NO	221	12"	CEDAR	YES	331	12"	HACKBERRY	YES	530	11"	HACK	YES
112	18"	HACKBERRY	YES	222	16"	CEDAR	NO	332	14"	CEDAR	NO	532	18"	CEDAR	YES
113	12"	CEDAR	NO	223	12"	CEDAR	NO	333	32"	HACKBERRY	YES	534	20"	CEDAR	YES
114	22"	HACKBERRY	YES	224	36"	HACKBERRY	NO	334	20"	CEDAR	NO	538	11"	CEDAR	YES
115	12"	CEDAR	NO	225	17"	CEDAR	YES	335	14"	CEDAR	YES	540	11"	CEDAR	YES
116	12"	CEDAR	YES	226	16"	HACKBERRY	NO	336	11"	CEDAR	NO	542	16"	HACK	YES
117	22"	CEDAR	NO	227	12"	CEDAR	NO	337	14"	CEDAR	YES	544	11"	HACK	YES
118	12"	HACKBERRY	NO	228	20"	HACKBERRY	NO	338	18"	CEDAR	YES	546	36"	HACK	YES
119	22"	CEDAR	NO	229	12"	CEDAR	NO	339	14"	CEDAR	YES	548	16"	HACK	YES
120	12"	HACKBERRY	NO	230	28"	HACKBERRY	NO	340	12"	HACKBERRY	NO	550	26"	HACK	YES
121	18"	CEDAR	NO	231	14"	CEDAR	NO	341	14"	CEDAR	YES	552	48"	HACK	YES
122	26"	HACKBERRY	NO	232	16"	CEDAR	YES	342	12"	CEDAR	NO	554	11"	CEDAR	YES
123	14"	CEDAR	NO	233	14"	CEDAR	NO	343	20"	CEDAR	YES	556	12"	CEDAR	YES
124	14"	CEDAR	NO	234	16"	HACKBERRY	NO	344	20"	CEDAR	NO	556	12"	CEDAR	YES
125	14"	CEDAR	NO	235	16"	CEDAR	NO	345	18"	HACKBERRY	YES	558	12"	CEDAR	YES
126	14"	CEDAR	NO	236	20"	HACKBERRY	YES	346	12"	CEDAR	NO	560	12"	CEDAR	YES
127	11"	CEDAR	NO	237	12"	CEDAR	NO	347	16"	HACKBERRY	YES	562	20"	CEDAR	YES
128	12"	HACKBERRY	YES	238	18"	HACKBERRY	NO	348	14"	CEDAR	NO	564	12"	CEDAR	YES
129	14"	CEDAR	NO	239	48"	CEDAR	NO	349	12"	CEDAR	YES	566	12"	CEDAR	YES
130	18"	HACKBERRY	NO	240	22"	HACKBERRY	YES	350	12"	CEDAR	NO	568	26"	CEDAR	YES
131	18"	CEDAR	NO	241	19"	CEDAR	NO	351	18"	CEDAR	YES	570	16"	CEDAR	YES
132	12"	CEDAR	YES	242	18"	HACKBERRY	YES	352	18"	CEDAR	NO	572	16"	CEDAR	YES
133	14"	CEDAR	NO	243	12"	CEDAR	NO	354	18"	CEDAR	NO	574	18"	HACK	YES
134	14"	CEDAR	YES	244	16"	HACKBERRY	NO	356	20"	CEDAR	NO	576	22"	HACK	YES
135	14"	CEDAR	NO	245	20"	CEDAR	NO	358	20"	HACKBERRY	NO	578	11"	HACK	YES
136	14"	UNKNOWN	NO	246	20"	HACKBERRY	NO	360	24"	HACKBERRY	YES	580	20"	HACK	YES
137	16"	CEDAR	YES	247	12"	CEDAR	NO	362	22"	HACKBERRY	NO	582	16"	HACK	YES
138	14"	HACKBERRY	YES	248	12"	HACKBERRY	NO	364	22"	HACKBERRY	NO	584	16"	HACK	YES
139	14"	CEDAR	YES	249	12"	CEDAR	NO	366	22"	HACKBERRY	NO	586	16"	CEDAR	YES
140	20"	HACKBERRY	YES	250	14"	HACKBERRY	NO	368	16"	HACKBERRY	NO	588	18"	CEDAR	YES
141	12"	CEDAR	NO	251	36"	CEDAR	NO	370	14"	HACKBERRY	NO	590	20"	HACK	YES
142	16"	HACKBERRY	NO	252	12"	CEDAR	NO	372	26"	HACKBERRY	YES				
143	14"	HACKBERRY	NO	253	14"	CEDAR	NO	374	28"	HACKBERRY	NO				
144	12"	HACKBERRY	NO	254	12"	HACKBERRY	YES	376	14"	CEDAR	NO				
145	14"	CEDAR	NO	255	14"	CEDAR	NO	378	14"	CEDAR	NO				
146	16"	HACKBERRY	YES	256	22"	HACKBERRY	NO	380	11"	HACKBERRY	YES				
147	12"	CEDAR	NO	257	12"	CEDAR	NO	382	12"	CEDAR	NO				
148	16"	HACKBERRY	NO	258	30"	CEDAR	NO	384	12"	CEDAR	NO				
149	16"	HACKBERRY	NO	259	12"	CEDAR	NO	386	30"	CEDAR	NO				
150	30"	HACKBERRY	YES	260	18"	CEDAR	YES	388	16"	CEDAR	YES				
151	16"	HACKBERRY	NO	261	14"	CEDAR	NO	390	12"	CEDAR	NO				
152	11"	HACKBERRY	NO	262	18"	CEDAR	NO	392	14"	CEDAR	NO				
153	18"	CEDAR	NO	263	12"	CEDAR	NO	394	12"	CEDAR	NO				
154	24"	HACKBERRY	NO	264	16"	CEDAR	NO	396	12"	CEDAR	NO				
155	12"	CEDAR	NO	265	18"	CEDAR	NO	398	12"	CEDAR	NO				
156	22"	HACKBERRY	NO	266	16"	CEDAR	NO	400	12"	CEDAR	NO				
157	20"	CEDAR	NO	267	12"	CEDAR	NO	402	16"	CEDAR	NO				
158	12"	HACKBERRY	NO	268	14"	CEDAR	NO	404	20"	CEDAR	YES				
159	25"	CEDAR	NO	269	18"	CEDAR	NO	406	24"	CEDAR	NO				
160	11"	HACKBERRY	NO	270	20"	CEDAR	NO	408	12"	CEDAR	NO				
161	19"	CEDAR	NO	271	18"	CEDAR	NO	410	18"	CEDAR	NO				
162	12"	CEDAR	YES	272	16"	CEDAR	NO	412	16"	CEDAR	YES				
163	13"	CEDAR	NO	273	18"	CEDAR	NO	414	18"	CEDAR	YES				
164	12"	HACKBERRY	NO	274	14"	CEDAR	NO	416	20"	CEDAR	YES				
165	17"	CEDAR	NO	275	22"	HACKBERRY	YES	418	12"	CEDAR	YES				
166	14"	CEDAR	NO	276	18"	CEDAR	NO								



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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.	

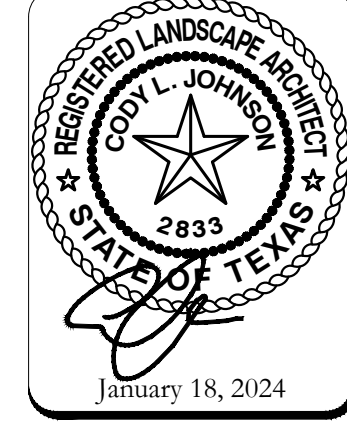
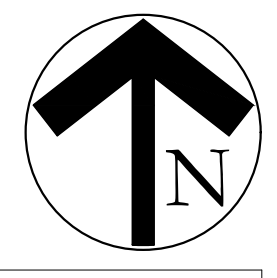
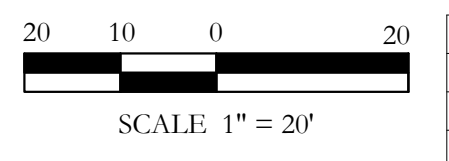
RIDGE HAVEN ESTATES
CAB. A, SL. 215
P.R.R.C.T.

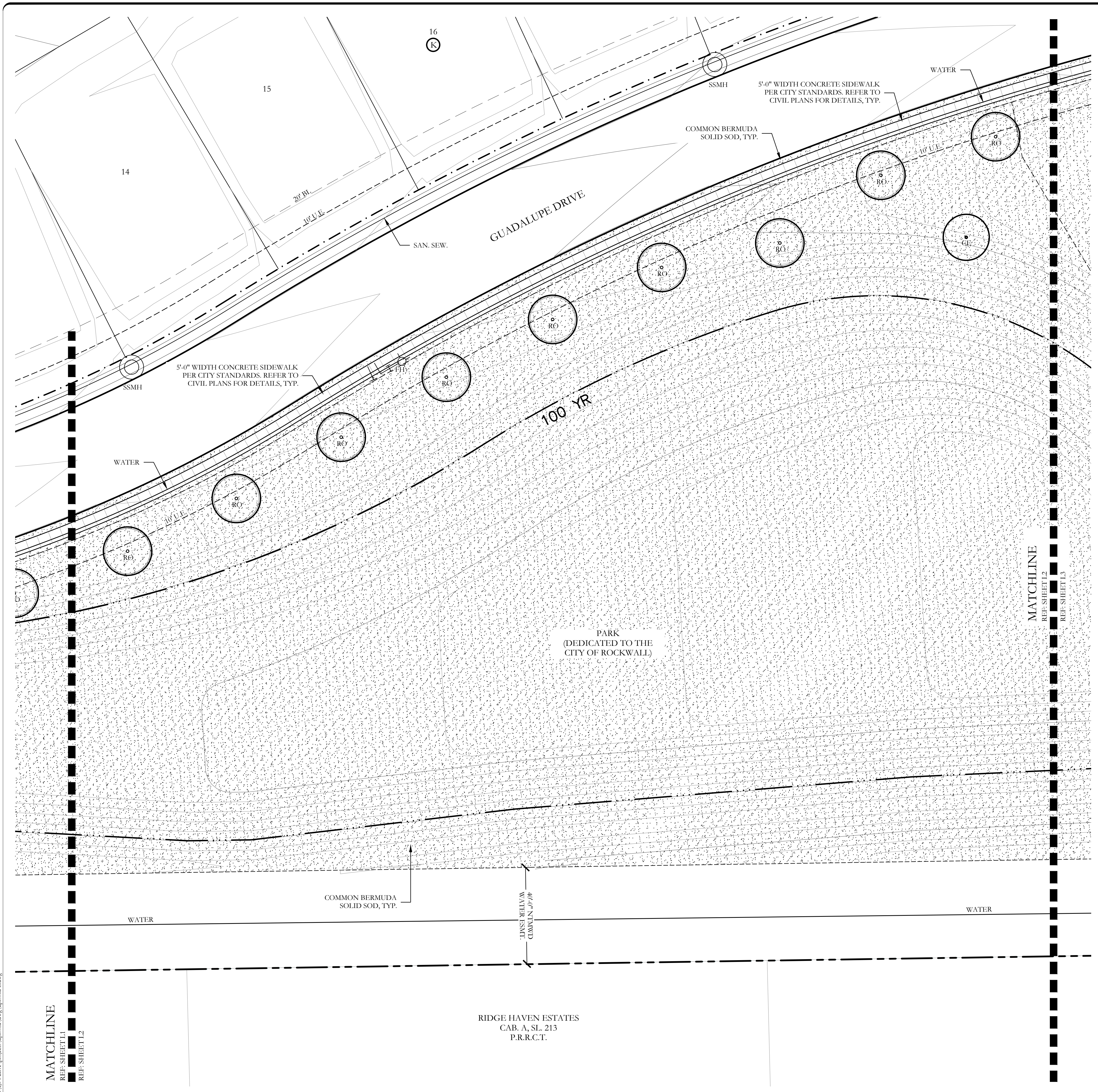
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

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.

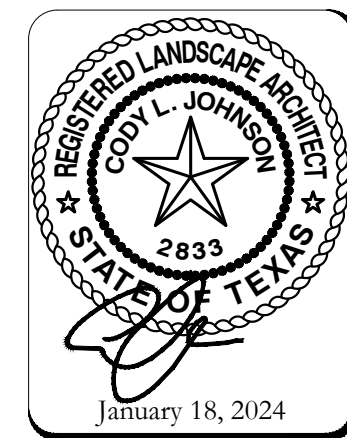
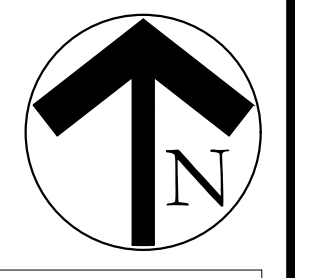
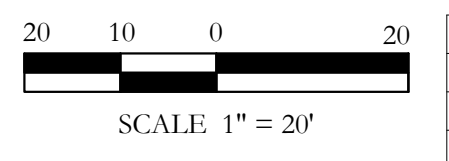
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning





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HARDSCAPE LEGEND

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

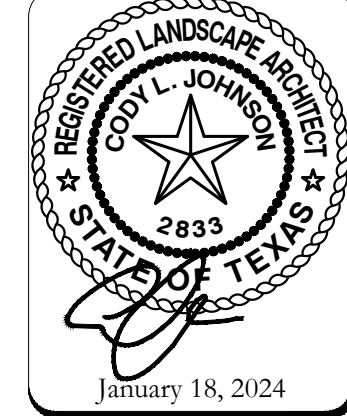
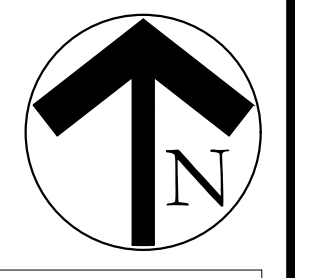
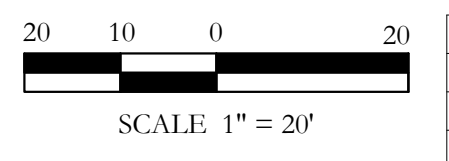
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WITNESS OUR HANDS, this _____ day of _____, 2024.

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 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.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE. 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.

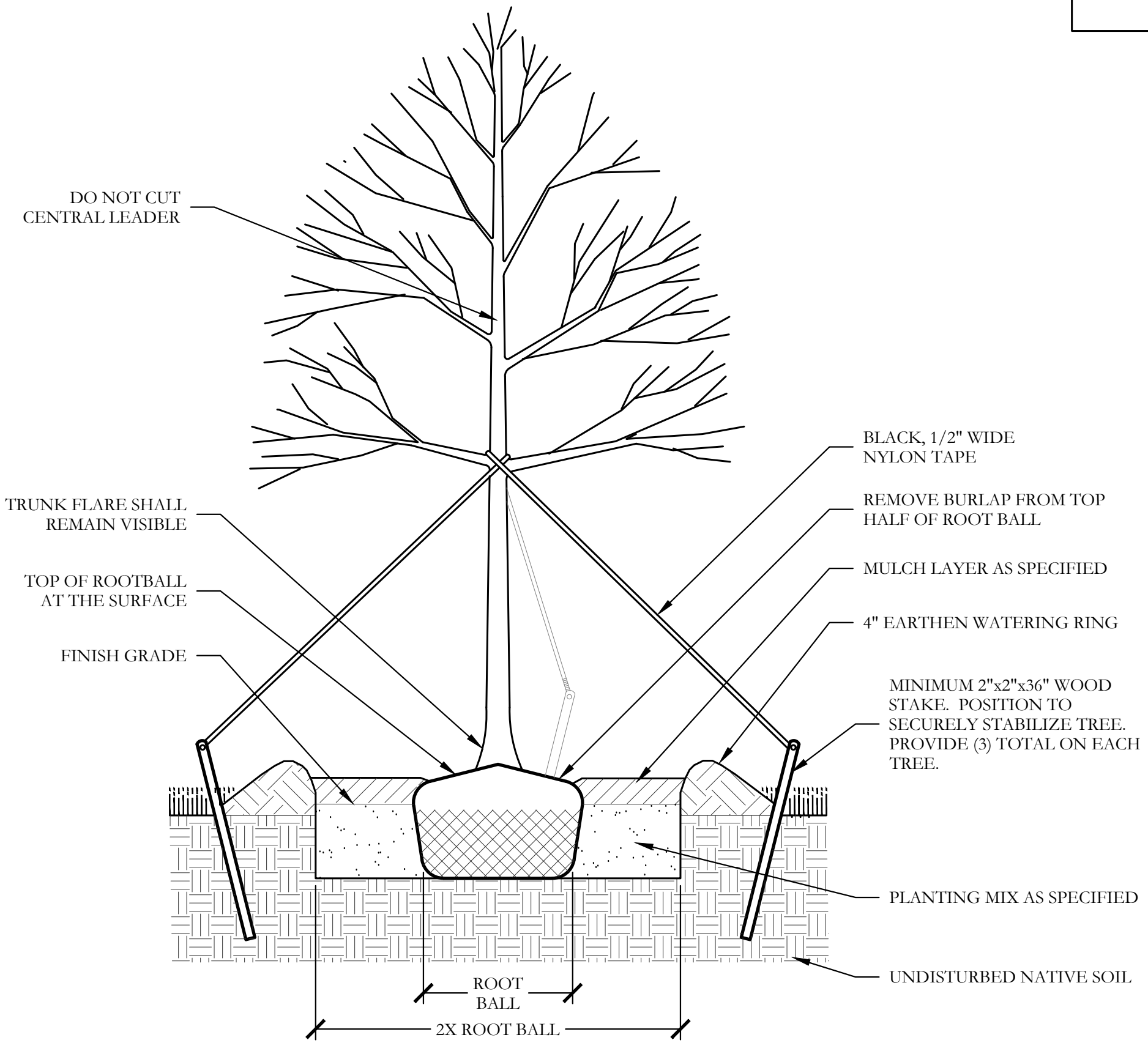
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

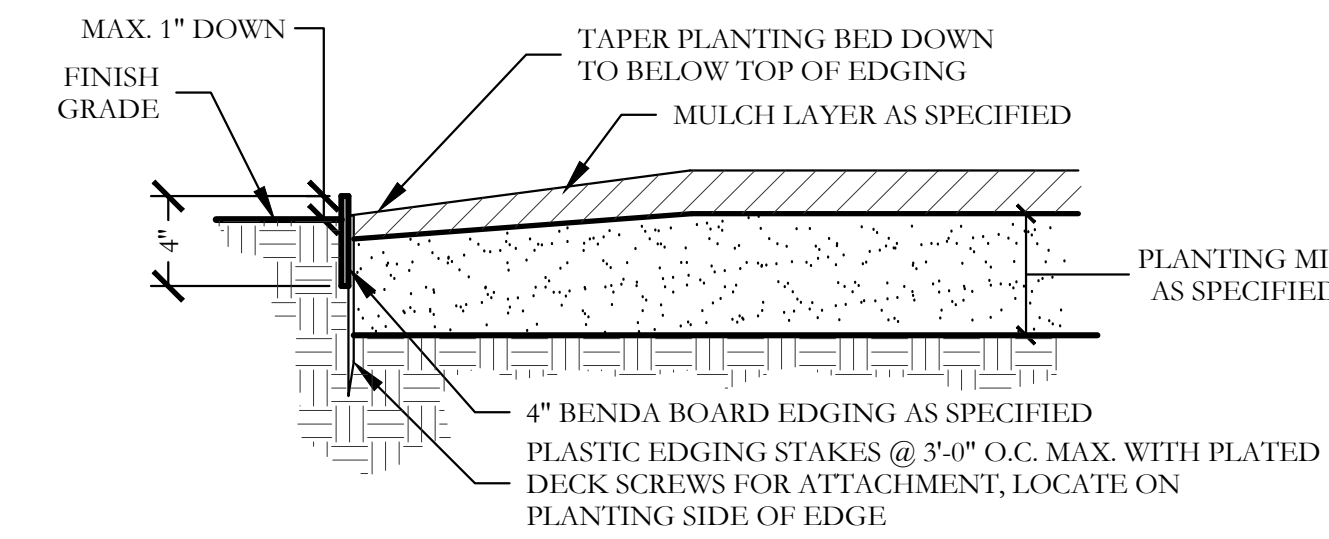
SCALE:
REFER TO
DETAILS
One Inch
JVC No DP1006A

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



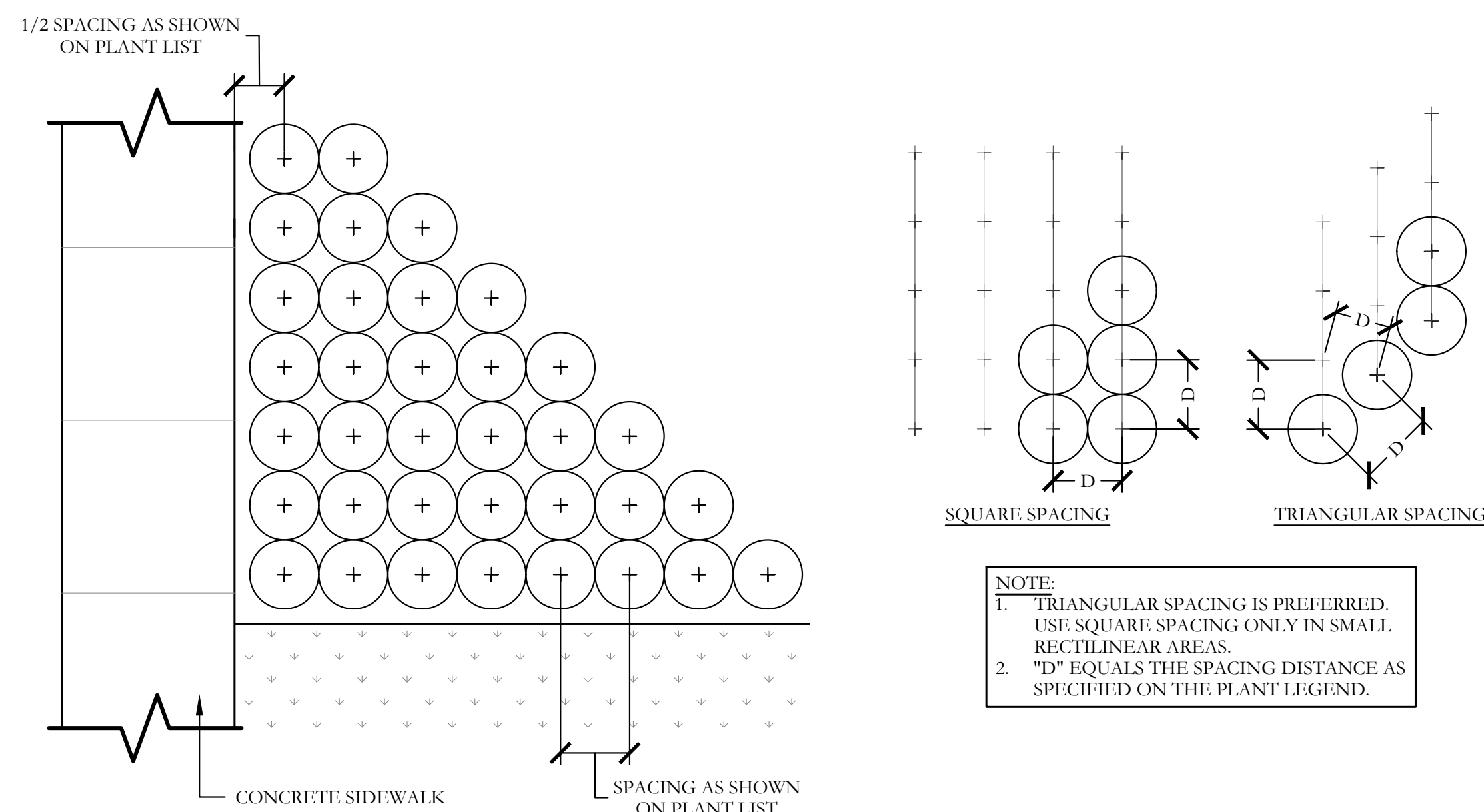
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION

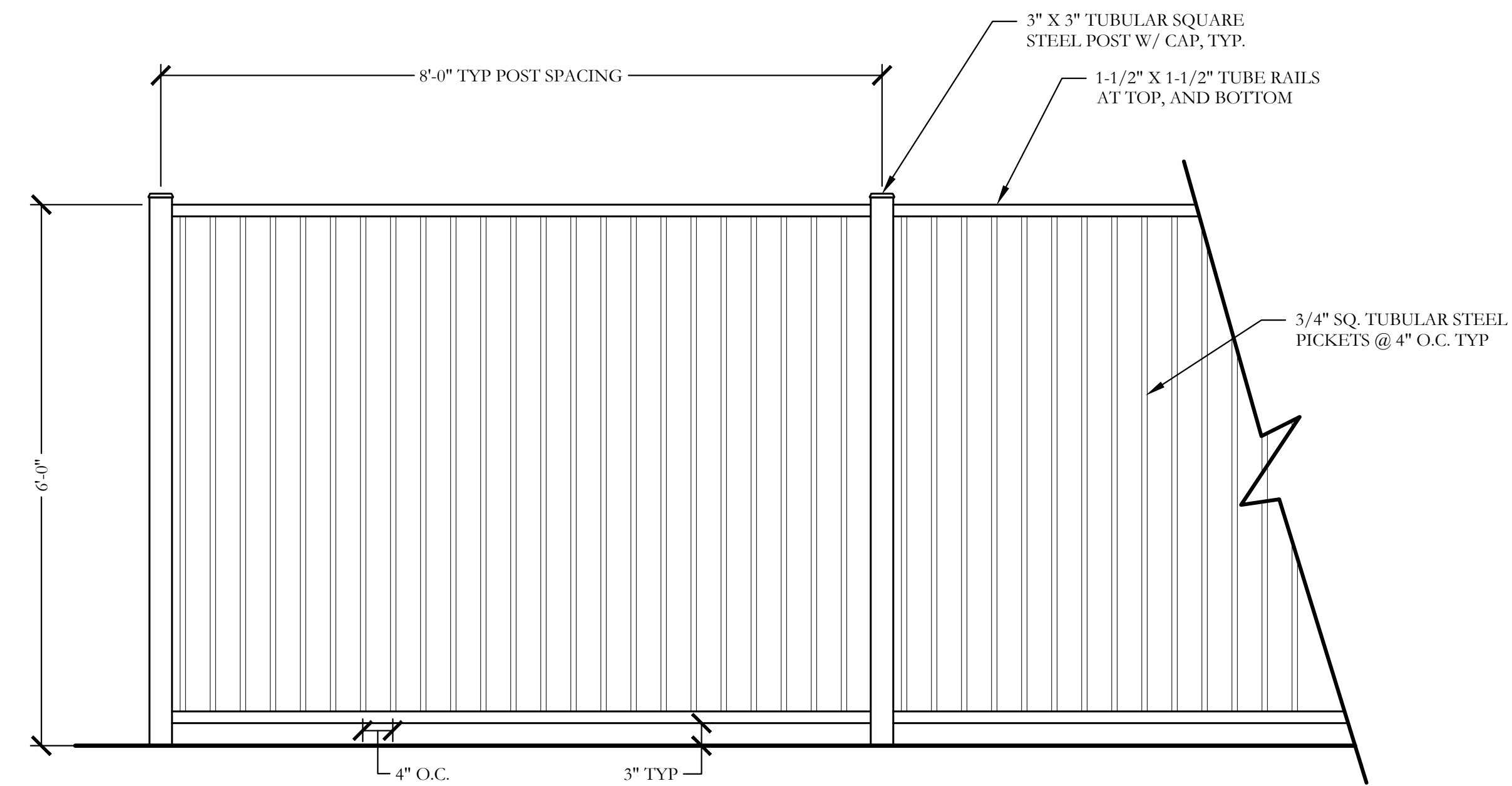
NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION

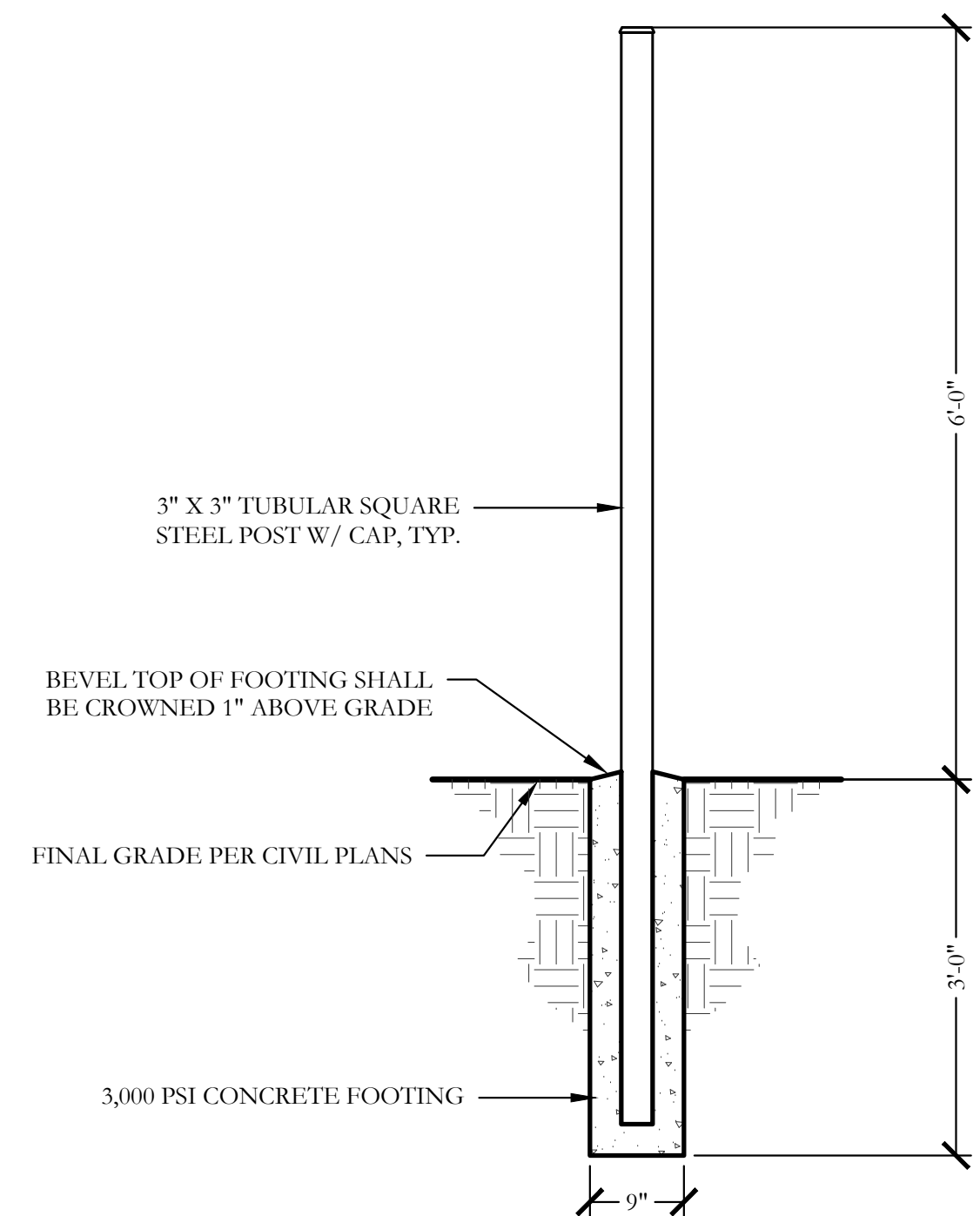
NOT TO SCALE





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

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