



ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, July 2, 2024 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Open Forum

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

III. Action Items

1. Discuss and consider the minutes from June 4, 2024 Park Board Meeting and take any action necessary.
2. **(P2024-022)** Discuss and consider the approval of a final plat for Phase 2 of Terracina Estates Subdivision consisting of 94 single family residential lots generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive and take any action necessary.
3. **(SP2024-028)** Discuss and consider the approval of a site plan for Phase 2 of Terracina Estates Subdivision consisting of 94 single family residential lots generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive and take any action necessary.
4. Discuss and consider trail master plan to help better identify all future trails, sidewalks, and hike and bike trails in the City of Rockwall including connectivity into surrounding cities and take any action necessary.

IV. Monthly Reports

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

V. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of June, 2024 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, June 4, 2024
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Kevin Johnson with the following Board Members present: Vincent Harris, Amanda Fowler, Jason Alvarado and Jake Wimpee. Board Member Marcia Hasenyager and Jenny Krueger were absent. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

Open Forum

Chairman Kevin Johnson explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Johnson then closed the Open Forum.

Discuss and consider minutes from the May 7, 2024 Park Board Meeting and take any action necessary.

The minutes from the May 7, 2024 Park Board meeting were provided to the Board for their review. Fowler made a motion to approve the minutes. Wimpee seconded the motion which passed unanimously.

(P2024-020) Discuss and consider a request by Barbara Lee for the approval of a final plat for Lots 1, 2, 3 & 4, Block A, Lee Acres Addition being a ten (10) acre tract of land identified as Tract 22-01 of the W.M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road and take any action necessary.

Mr. Sales stated that this final plat is located in Park District 8. The cash in lieu of land is \$710.99 per lot totaling \$1,421.98 for 2 lots. The pro-rata equipment fee is \$664.82 totaling \$1,329.64 for 2 lots. The total to be collected would be \$2,751.62. Johnson made a motion to make a recommendation to council to approve the final plat with fees totaling \$2,751.62. Alvarado seconded the motion which passed by a vote of 5-0 (Krueger & Hasenyager absent).

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:18 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS,
this 2nd day of July 2024.

Kevin Johnson, Park Board Chairman

ATTEST:

Wendy Young, Administrative Secretary



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: July 2, 2024

SUBJECT: P2024-022 TERRACINA ESTATES PHASE 2 FINAL PLAT

SUMMARY: P2024-022

DISCUSS AND CONSIDER A REQUEST BY CHUCK LAMPING OF ENGINEERING CONCEPTS & DESIGN, LP ON BEHALF OF CLINT VINCENT OF BLOOMFIELD HOMES, LP FOR THE APPROVAL OF A FINAL PLAT 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, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

P2024-022

PARK DISTRICT 22

THIS DEVELOPMENT SATISFIED ALL PARK LAND DONATION AND EQUIPMENT REQUIREMENTS WITH PHASE I THROUGH THE DONATION OF PARK LAND AND PROVIDING A FULLY DEVELOPED PARK.



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.

Address 1600 N. COLLINS BLVD.

SUITE 2300B

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]

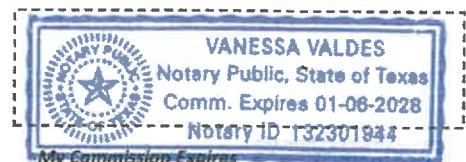
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

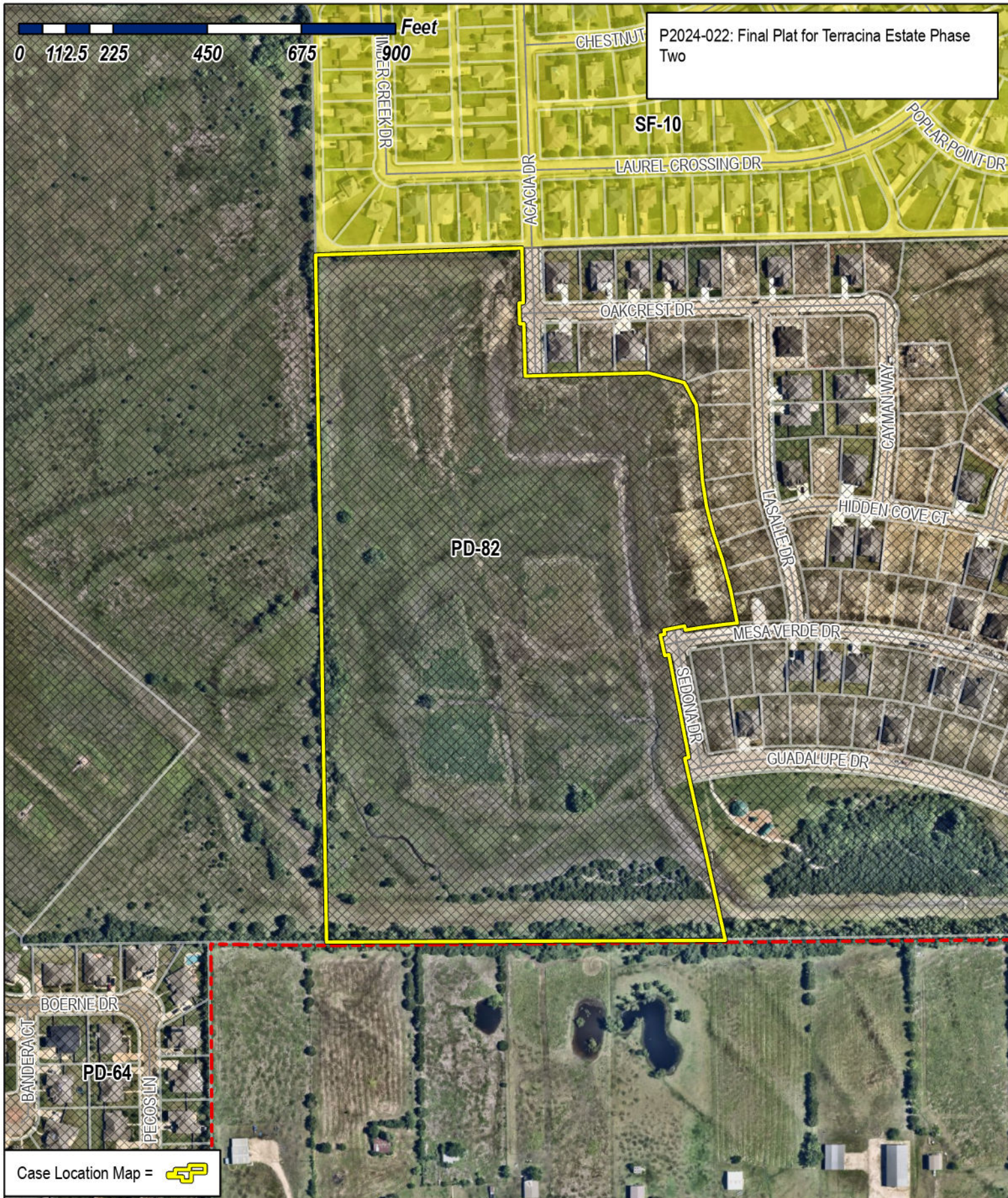
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 926.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application, 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



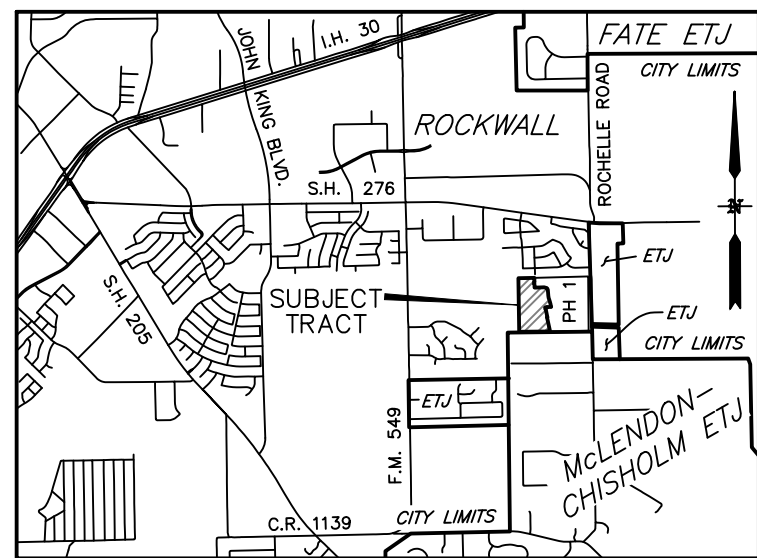


City of Rockwall

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.

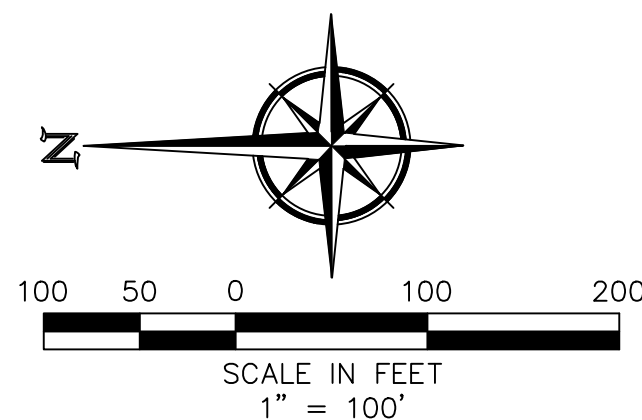




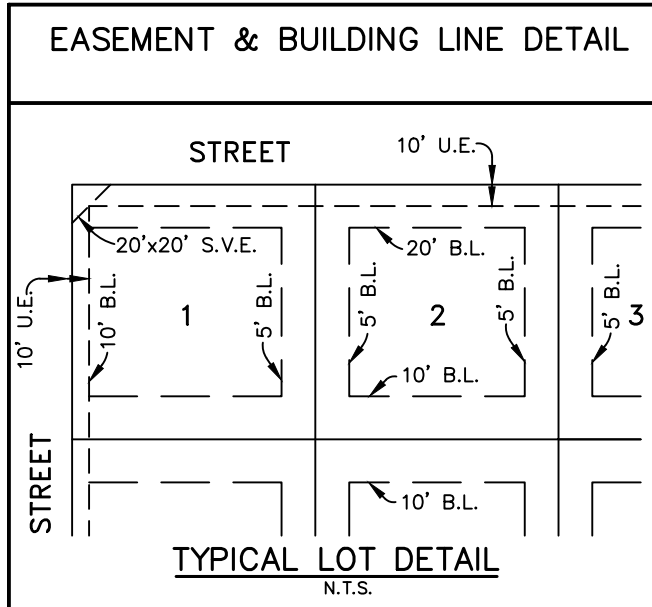
VICINITY MAP
N.T.S.



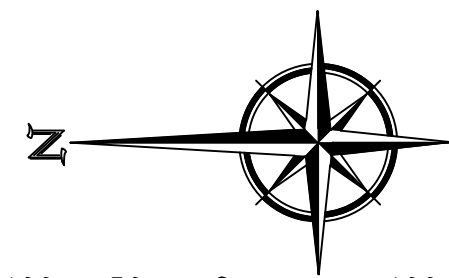
CALLLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.
ZONED: PD-82



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



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
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLLIE, TX 75098
(972) 941-8400



100 50 0 100 200
SCALE IN FEET
1" = 100'



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

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

10' U.E.
INSTR. D.R.R.C.T.

FINAL PLAT
**TERRACINA ESTATES
PHASE 2**

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

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
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

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
SOUTH LAKE, TEXAS 76092
PHONE: 817-416-1572

BENCHMARKS:

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

DATE: 5/29/2024

CASE NO. _____

SHEET 2 OF 4

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

LOT SIZE TABLE							
BLOCK	LOT NO.	AREA	ACREAGE	BLOCK	LOT NO.	AREA	ACREAGE
D	15	9,412	0.216	J	3	8,304	0.191
D	16	8,696	0.200	J	4	8,499	0.195
D	17	8,376	0.192	J	5	8,451	0.194
D	18	8,651	0.199	J	6	10,221	0.235
D	19	8,458	0.194	J	7	9,486	0.218
D	20	8,400	0.193	J	8	8,750	0.201
D	21	10,017	0.230	J	9	8,750	0.201
D	22	13,381	0.307	J	10	9,388	0.216
D	23	10,032	0.230	J	11	11,211	0.257
D	24	8,500	0.195	J	12	9,924	0.228
D	25	9,500	0.218	J	13	8,750	0.201
F	2	210,828	4.840	J	14	8,750	0.201
G	1	10,625	0.244	J	15	8,750	0.201
G	2	10,000	0.230	J	16	8,750	0.201
G	3	10,000	0.230	J	17	8,427	0.193
G	4	10,228	0.235	J	18	8,125	0.187
G	5	10,000	0.230	J	19	8,623	0.198
G	6	10,739	0.247	J	20	15,393	0.353
H	1	2,500	0.057	J	21	12,239	0.281
H	2	8,489	0.195	J	22	10,316	0.237
H	3	8,125	0.187	J	23	9,163	0.210
H	4	8,125	0.187	J	24	9,011	0.207
H	5	8,125	0.187	J	25	17,068	0.392
H	6	8,125	0.187	J	26	14,657	0.336
H	7	8,125	0.187	J	27	15,959	0.366
H	8	8,125	0.187	J	28	10,345	0.237
H	9	8,125	0.187	J	29	12,760	0.293
H	10	8,125	0.187	J	30	12,383	0.284
H	11	8,125	0.187	K	1	10,747	0.247
H	12	8,125	0.187	K	2	8,325	0.191
H	13	8,125	0.187	K	3	8,325	0.191
H	14	8,125	0.187	K	4	8,325	0.191
H	15	8,125	0.187	K	5	8,325	0.191
H	16	9,590	0.220	K	6	8,325	0.191
H	17	17,555	0.403	K	7	8,325	0.191
H	18	10,281	0.236	K	8	8,614	0.198
H	19	8,750	0.201	K	9	9,219	0.212
H	20	8,750	0.201	K	10	9,729	0.223
H	21	8,750	0.201	K	11	9,551	0.219
H	22	9,375	0.215	K	12	8,956	0.206
H	23	10,625	0.244	K	13	8,956	0.206
H	24	10,000	0.230	K	14	8,603	0.198
H	25	10,000	0.230	K	15	8,697	0.200
H	26	10,000	0.230	K	16	8,696	0.200
H	27	10,000	0.230	K	17	8,695	0.200
H	28	11,125	0.255	K	18	8,695	0.200
J	1	11,250	0.258	K	19	8,695	0.200
J	2	11,020	0.253	K	20	11,545	0.265

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
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" W	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	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	69.05'
L41	S 14°29'17" E	62.00'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Lot 1, Block H and Lot 2, Block F will be dedicated to the Homeowners Association. They will be maintained by the Homeowners Association.
- Retaining Walls in the Park Area (Lot 2, Block F) will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement: It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- Drainage and detention easements: The property owner and Homeowners Association shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
- Street appurtenances: All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- The source of water for this subdivision will be the City of Rockwall.
- The method of wastewater disposal for this subdivision will be connecting to the City of Rockwall existing systems and facilities.

FINAL PLAT
TERRACINA ESTATES
PHASE 2
LOTS 15–25, BLOCK D; LOT 2, BLOCK F;
LOTS 1–6, BLOCK G; LOTS 1–28, BLOCK H;
LOTS 1–30, BLOCK J; & LOTS 1–20, BLOCK K
BEING
94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941–8400

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

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

BEGINNING at a 5/8–inch iron rod with cap stamped ADAMS SURVEYING COMPANY LLC found (hereinafter called “iron rod with cap found) in the south line of said 81.49–acre tract and the north line or Ridge Haven Estates, an addition to Rockwall County, as shown on plat thereof recorded in Cabinet A, Slide 213, Plat Records Rockwall, County, Texas (PRRCT), same being the southwest corner of Terracina Phase 1, an addition to the City of Rockwall, as shown on plat thereof recorded in instrument 20210000019450, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49–acre tract and said Ridge Haven Estates, a distance of 947.35 feet to an iron rod with cap found at the common south corner of said 81.49–acre tract and a called 59.065–acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20180000012449, from which a 3/8–inch iron rod found bears North 01 degrees 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degrees 01 minutes 20 seconds West, with the common line of said 81.49–acre tract and said 59.065–acre tract, a distance of 1,648.36 feet to an iron rod with cap found at the northwest corner of said 59.065acre tract, same being the southwest corner of Timber Creek Estates, an addition to the City of Rockwall, as shown on plat thereof, recorded in Cabinet E, Slide 55, PRRCT;

THENCE North 88 degrees 33 minutes 55 seconds East, with the common line of said 81.49–acre tract and said Timber Creek Estates, a distance of 492.29 feet to an iron rod with cap found at the northwest corner of said Terracina Estates, Phase 1;

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

- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner;
- South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner
- North 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to an iron rod with cap found for corner;
- South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to an iron rod with cap found for corner;
- South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to an iron rod with cap found for corner;
- South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to an iron rod with cap found for corner;
- South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to an iron rod with cap found for corner;
- South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to an iron rod with cap found for corner; .
- South 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to an iron rod with cap found for corner;
- South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to an iron rod with cap found for corner;
- South 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to an iron rod with cap found at the beginning of a non–tangent curve to the left having a radius of 1,580.00 feet, whose chord bears South 82 degrees 12 minutes 29 seconds West, a distance of 125.19 feet;
- Southwesterly, with said curve to the left, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet an iron rod with cap found;
- North 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
- South 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
- South 77 degrees 55 minutes 20 seconds West, a distance of 11.15 feet to an iron rod with cap found for corner;
- South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
- North 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to an iron rod with cap found at the beginning of a non–tangent curve to the left having a radius of 1,280.00 feet, whose chord bears South 77 degrees 41 minutes 16 seconds West, a distance of 10.00 feet;
- Southwesterly, with said curve to the left, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to an iron rod with cap found;
- South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING AND CONTAINING 1,364,769 square feet or 31.331 acres of land more or less.

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

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

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

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

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

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership

BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

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

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

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

SURVEYOR’S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

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

APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing subdivision TERRACINA, PHASE 2, being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the ____ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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

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

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1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941–8400



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: July 2, 2024

SUBJECT: SP2024-028 TERRACINA ESTATES PHASE 2 SITE PLAN

SUMMARY: SP2024-028

DISCUSS AND CONSIDER A REQUEST BY CHUCK LAMPING OF ENGINEERING CONCEPTS & DESIGN, LP ON BEHALF OF CLINT VINCENT OF BLOOMFIELD HOMES, LP 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, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

SP2024-028

PARK DISTRICT 22

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.

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. TRAIL SYSTEM AND TREES CONTINUE INTO PHASE II FROM THE LINEAR PARK IN PHASE I FOR CONTINUITY.



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]

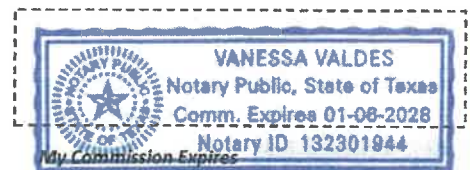
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

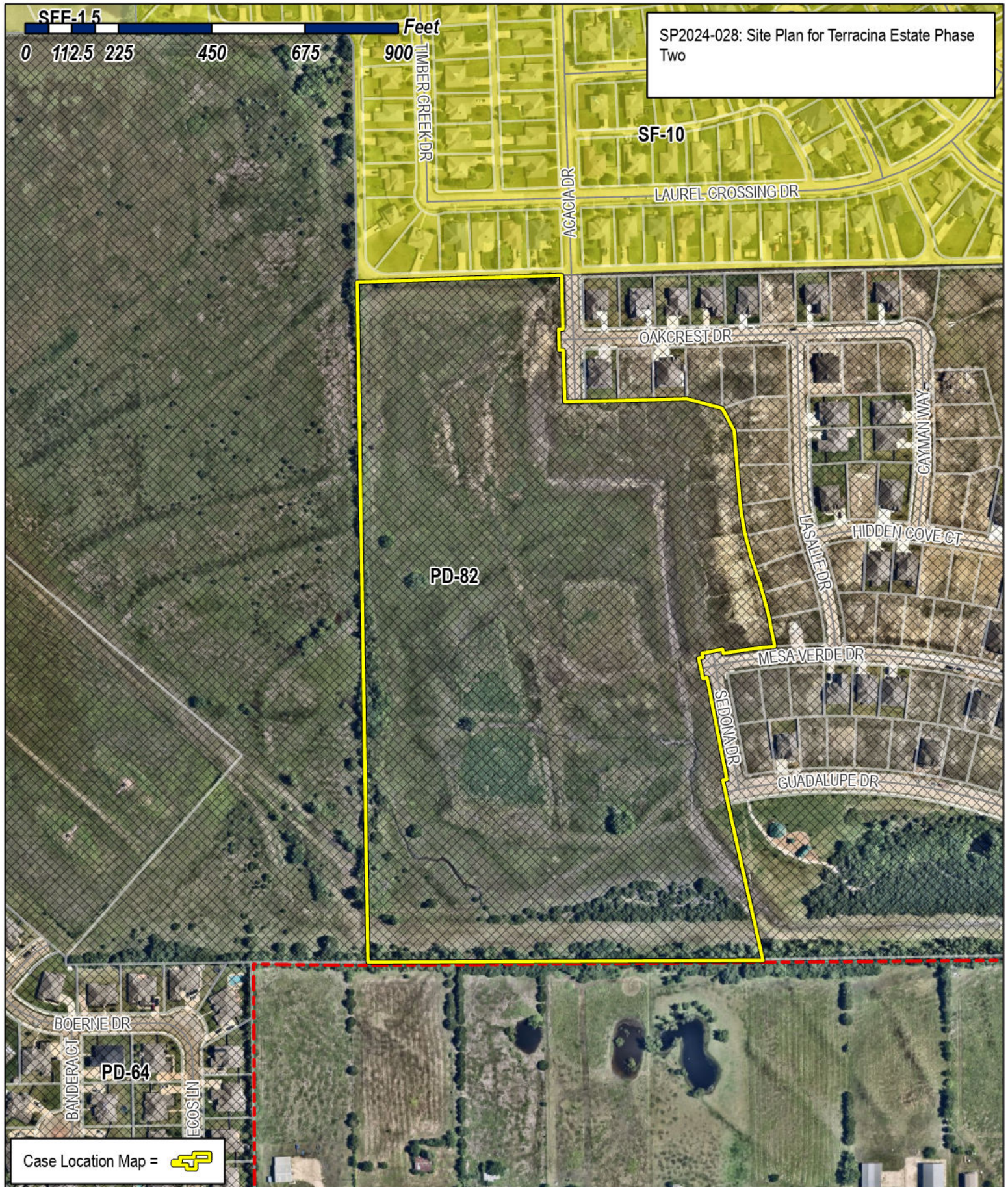
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 876.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application,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





City of Rockwall

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

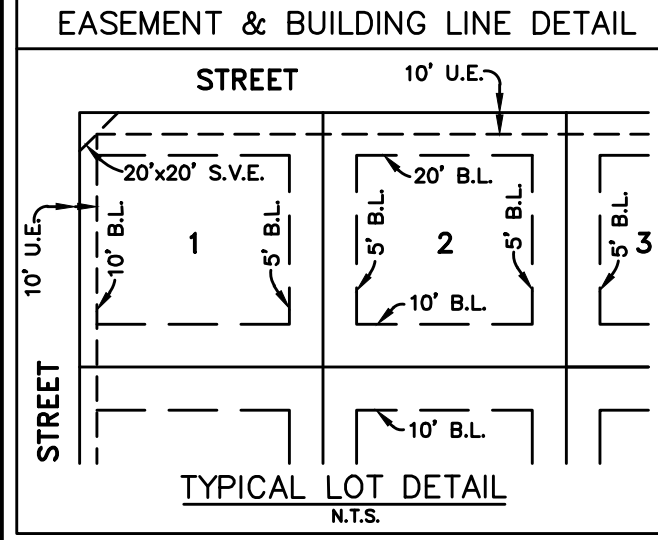
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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 Bench's,
2-Trash Receptacle, 1-Exercise Station,
and 8' Trail (previous Phase construction)

ZONED: SF-10



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
MFE	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.

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
TBPLS FIRM NO. 10194132

ZONING
1.96 DWELLING UNITS PER ACRE
PARK = 4.84 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OPEN SPACE = 0.06 AC.

VICINITY MAP
N.T.S.

SCALE IN FEET
1" = 60'

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'

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

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 #10194782
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401
DATE: 4/10/2024 CASE NO. _____



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-GO-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.

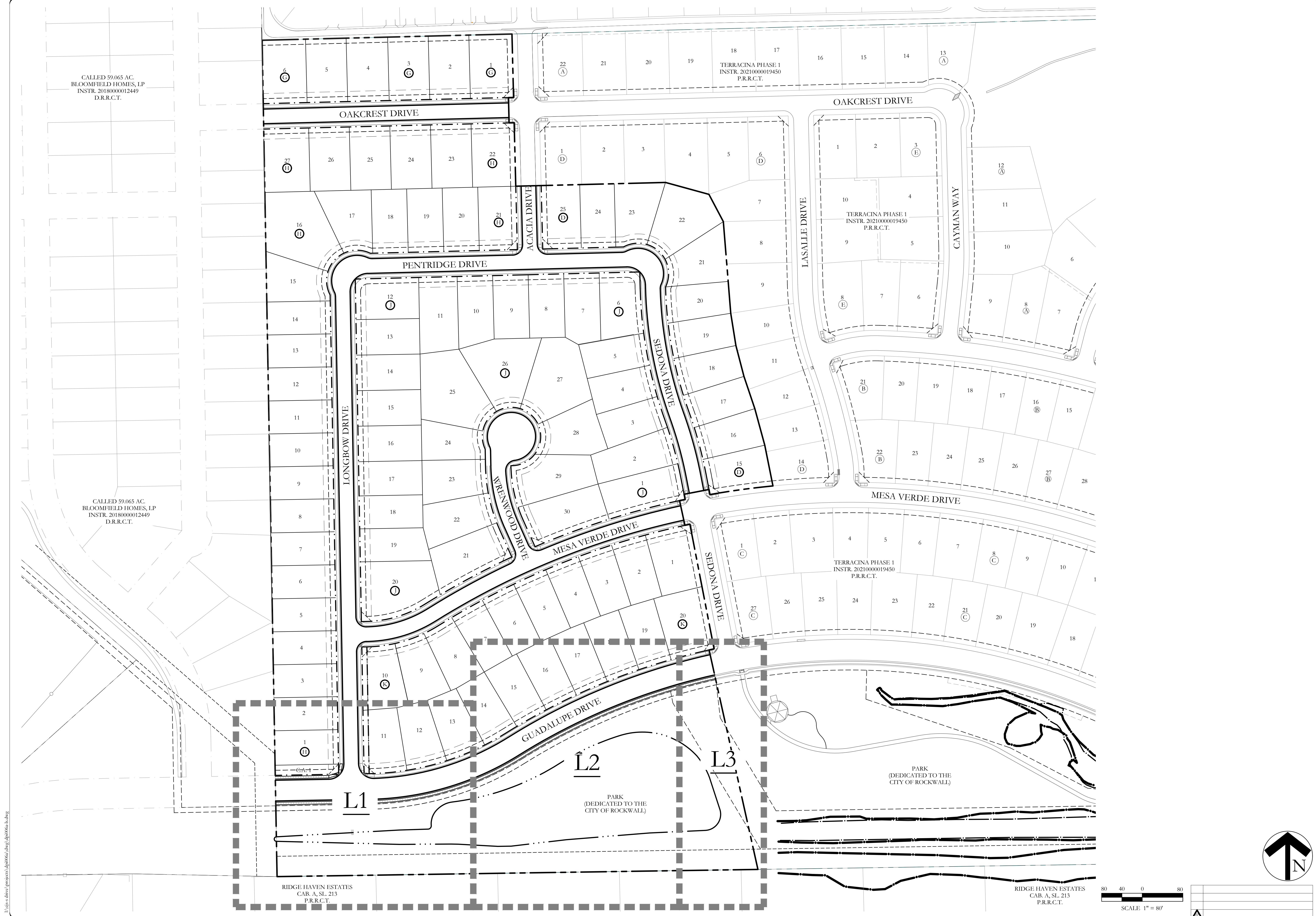
BENCHMARKS:
CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive. Elevation = 559.95
CP 103 - 7" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 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
TBPELS REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIRCLE SUITE 100 WYLLIE, TX 75098
972-941-8400

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

#	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
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80 12"		HACKBERRY	NO	190 12"		CEDAR	YES	300 12"		CEDAR	NO	468 20"		CEDAR	NO
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82 12"		HACKBERRY	NO	192 12"		CEDAR	YES	302 16"		CEDAR	NO	472 16"		CEDAR	NO
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87 12"		HACKBERRY	NO	197 17"		CEDAR	NO	307 14"		CEDAR	YES	482 12"		CEDAR	NO
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93 36"		OAK	YES	203 34"		CEDAR	YES	313 16"		CEDAR	YES	494 12"		CEDAR	NO
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98 14"		HACKBERRY	NO	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
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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
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119 22"		CEDAR	NO	229 12"		CEDAR	NO	339 14"		CEDAR	YES	548 16"		HACK	YES
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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
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141 12"		CEDAR	NO	251 36"		CEDAR	NO	370 14"		HACKBERRY	YES	590 20"		HACK	YES
142 16"		HACKBERRY	NO	252 12"		HACKBERRY	NO	372 26"		HACKBERRY	YES				
143 14"		HACKBERRY	NO	253 14"		CEDAR	NO	374 28"		HACKBERRY	NO				
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145 14"		CEDAR	NO	255 14"		CEDAR	NO	378 14"		CEDAR	YES				
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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	YES				
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	YES				
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156 22"		HACKBERRY	NO	266 16"		CEDAR	NO	400 12"		CEDAR	NO				
157 20"		CEDAR	NO	267 12"		CEDAR	NO	402 16"		CEDAR	YES				
158 12"		HACKBERRY	NO	268 14"		CEDAR	NO	404 20"		CEDAR	YES				
159 25"		CEDAR	NO	269 18"		CEDAR	NO	406 24"		CEDAR	YES				
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				
1															

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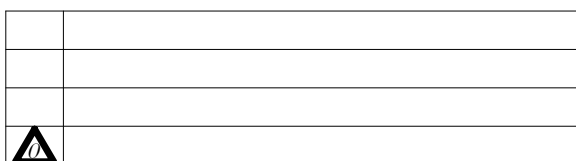


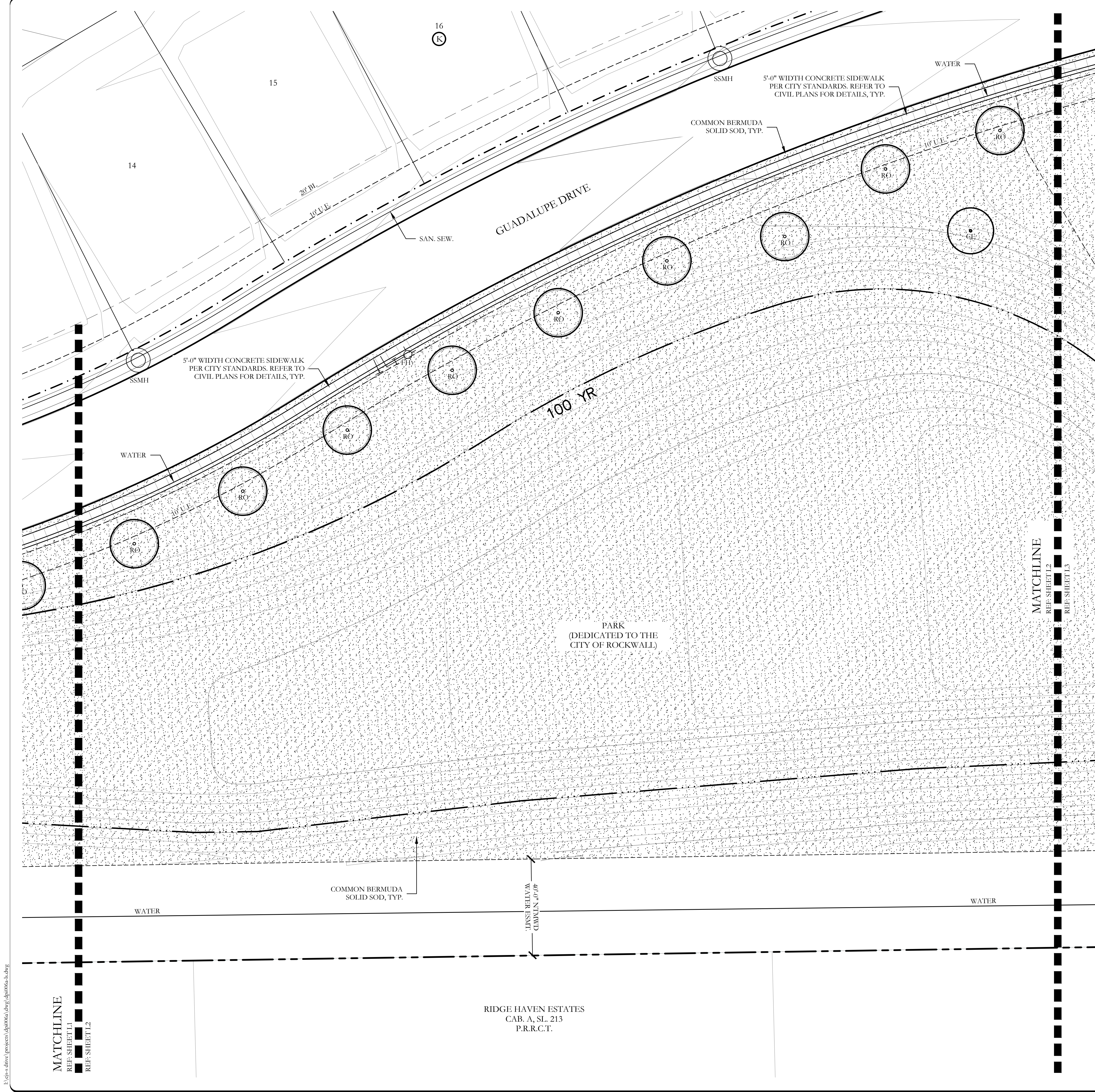
MATCHLINE
REF: SHEET L1
REF: SHEET L2

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.





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.

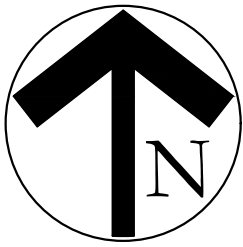
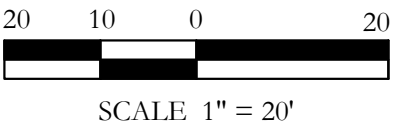
NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT,
LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL
COINCIDING CONSTRUCTION DETAILS.

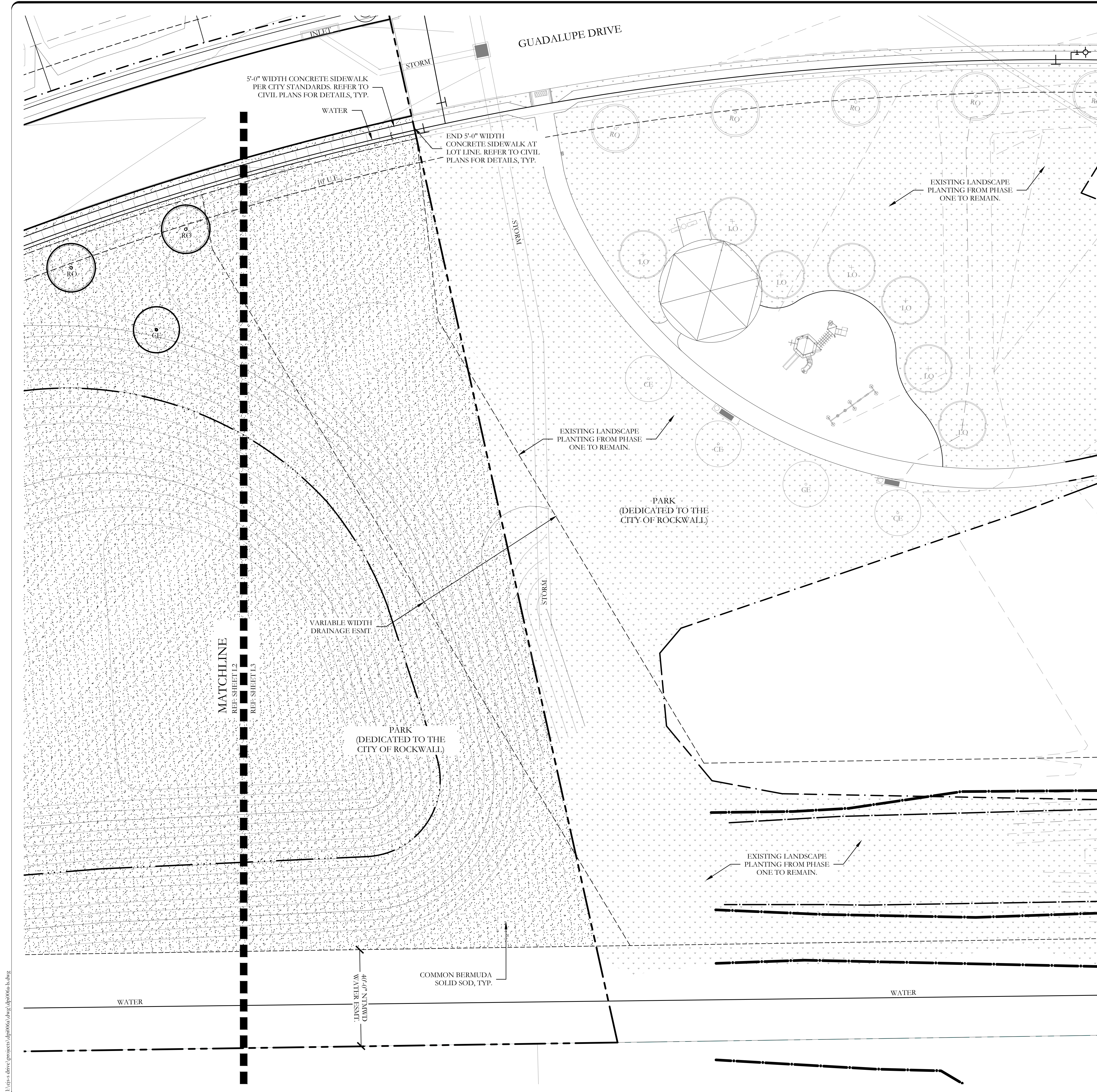
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of , .

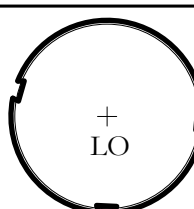
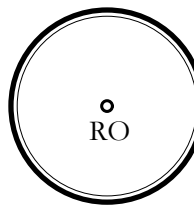
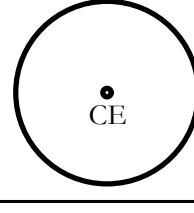
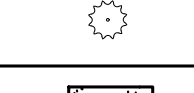
WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	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" .11T. ORNAMENTAL METAL
FENCE. REFER TO DETAIL 1/15.

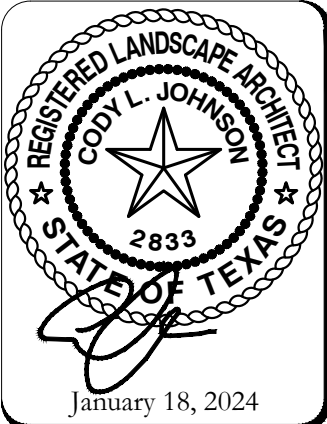
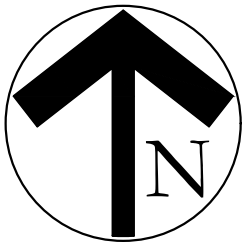
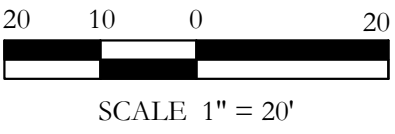
NOTE:
REFER TO CIVIL PLANS FOR SIDEWALK ALIGNMENT,
LOCATIONS, BARRIER FREE RAMP LOCATIONS AND ALL
COINCIDING CONSTRUCTION DETAILS.

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



SCALE: 1" = 80'

One Inch

JVC No DPI006A

L3 of 5

TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN



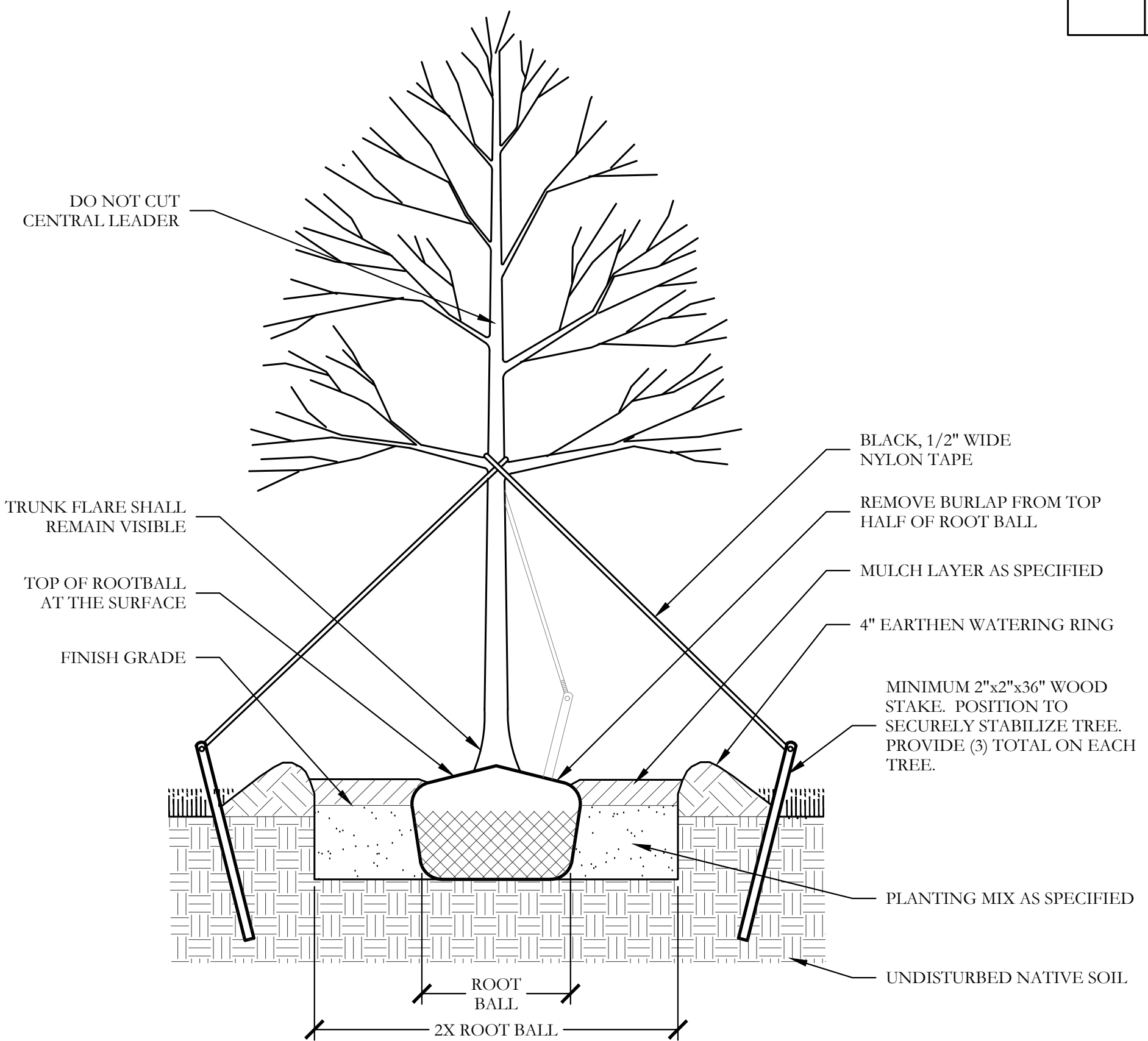
JOHNSON VOLK
CONSULTING

 TBPELS; Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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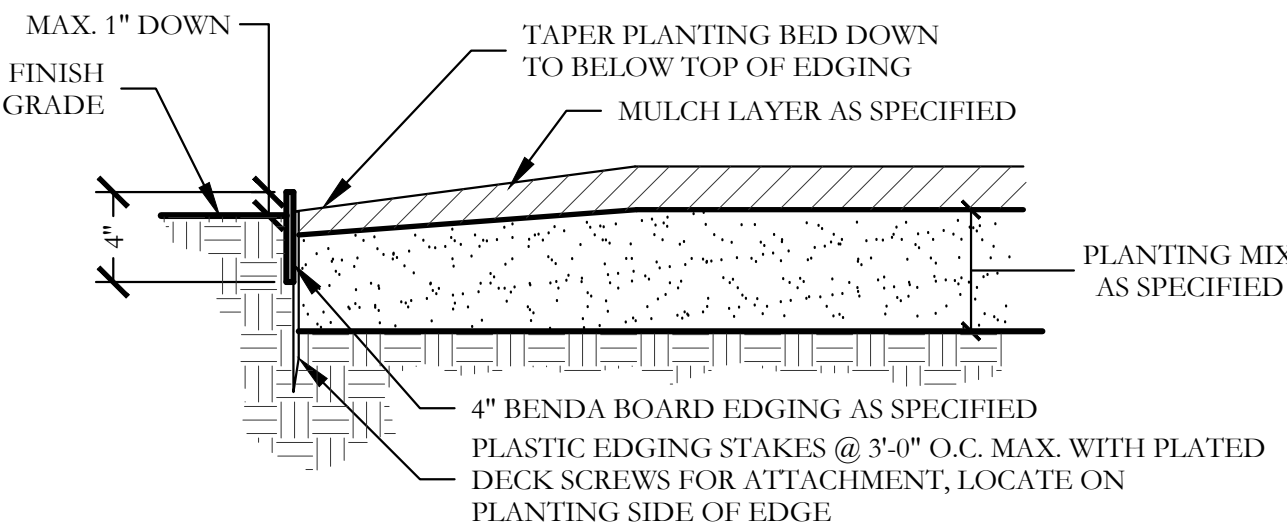
PLANT LIST

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



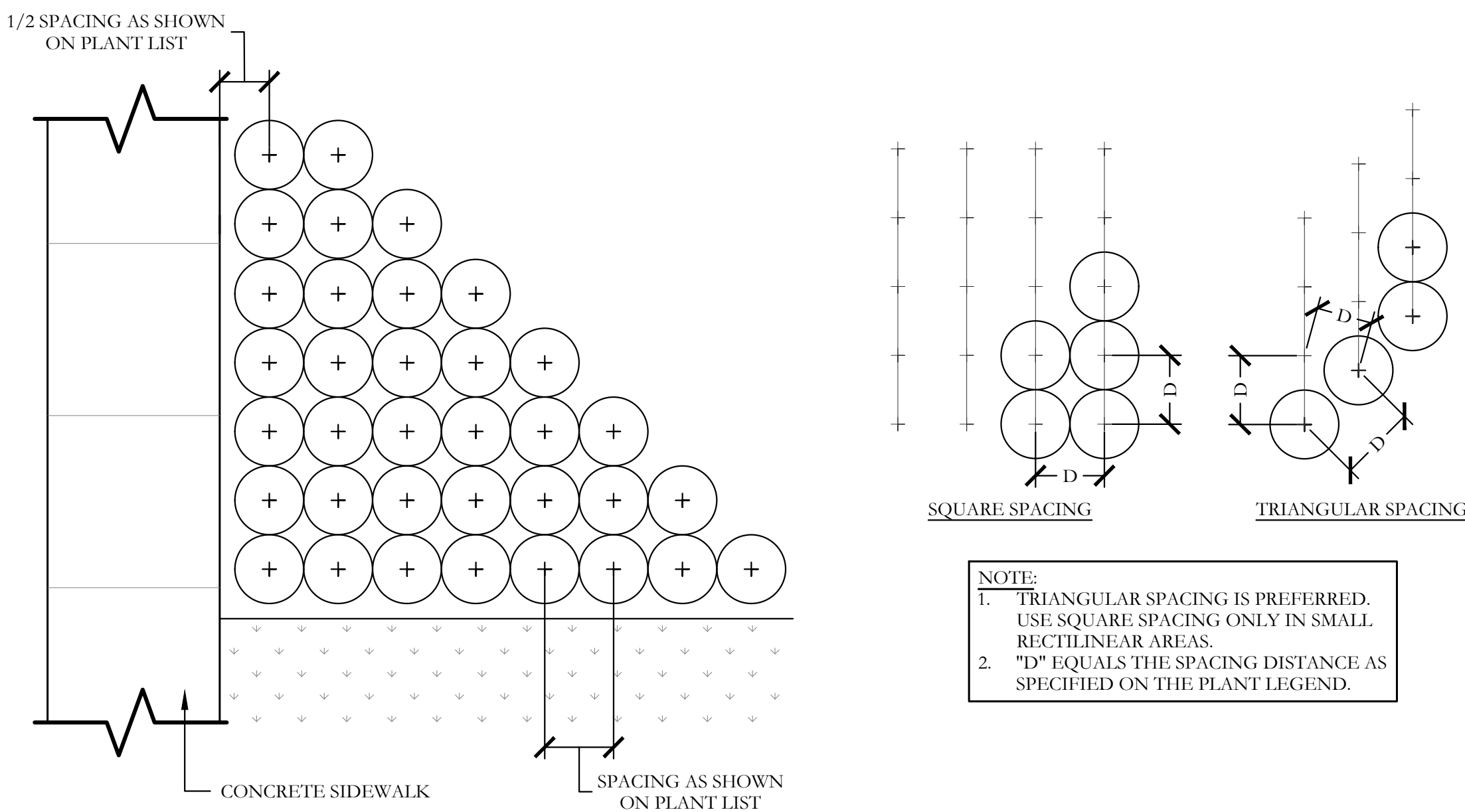
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION

NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL.
- 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 ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

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

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 , .

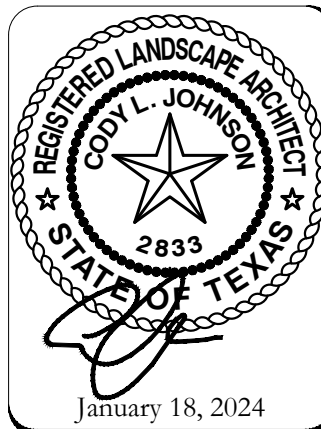
WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

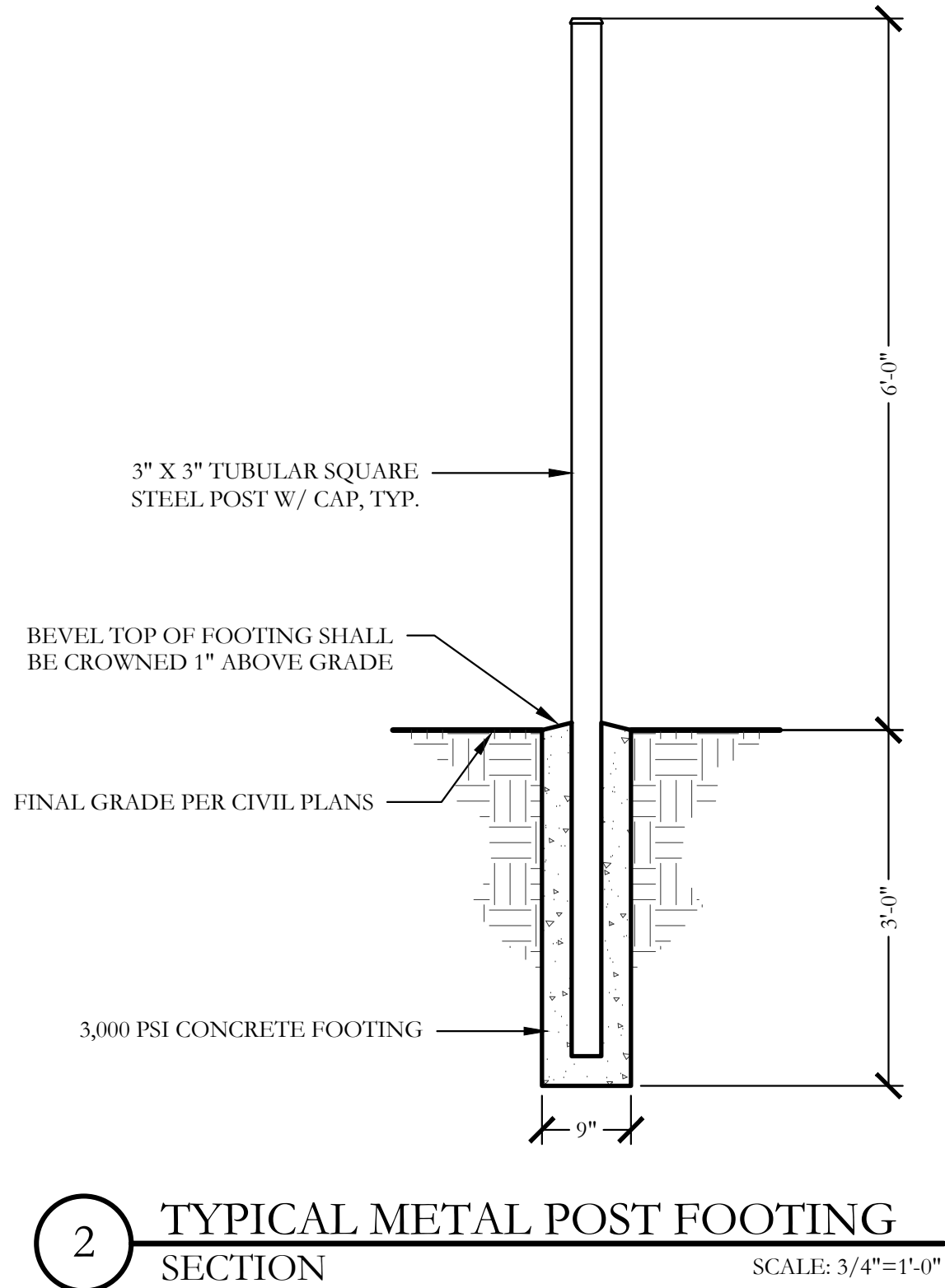
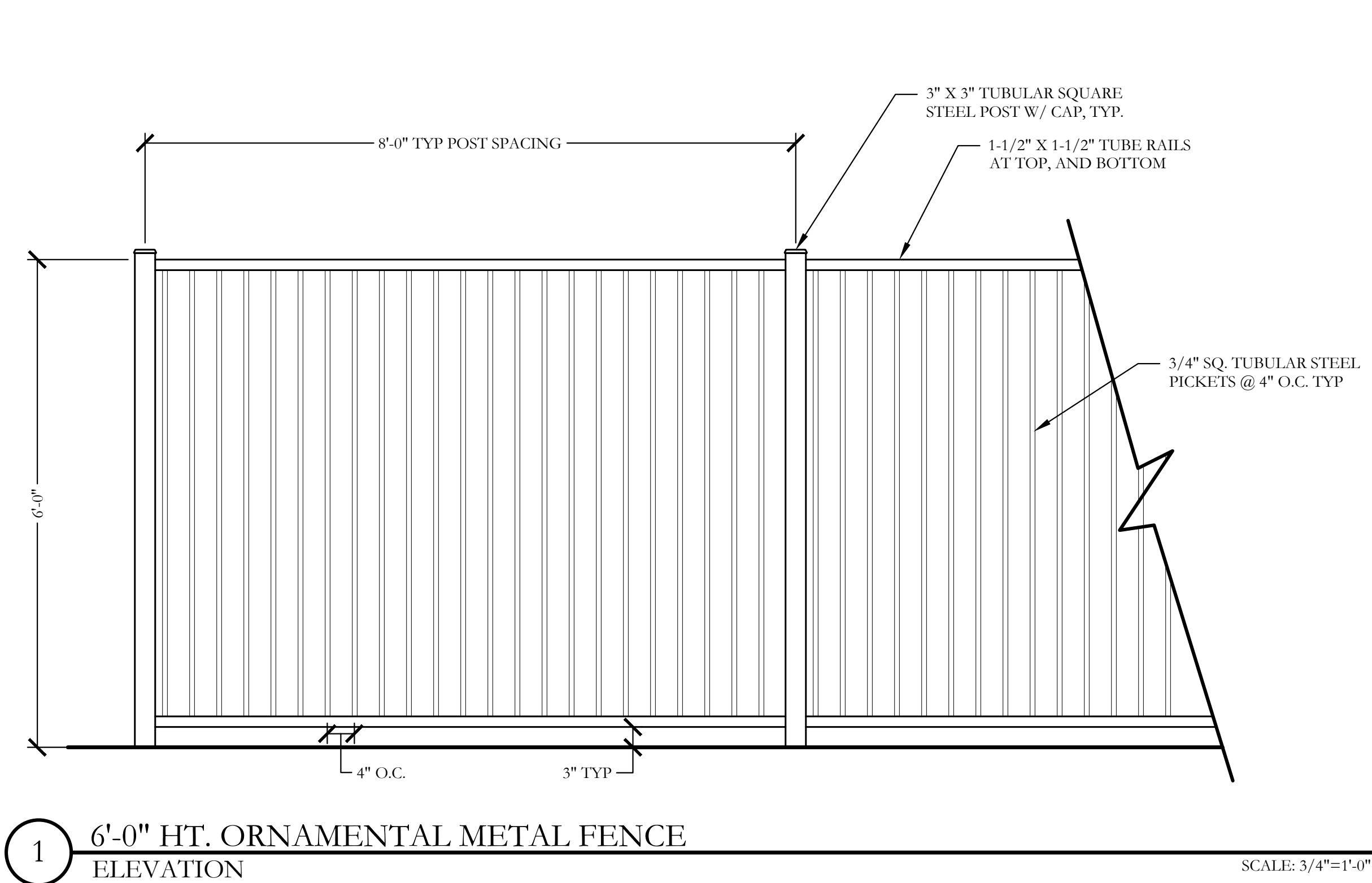
TERRACINA ESTATES
PHASE TWO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS



SCALE:
REFER TO
DETAILS
One Inch
JVC No DP1006A

L4 of 5



- ### ORNAMENTAL METAL FENCE NOTES
- 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.
 - ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
 - ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
 - PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
 - GRIND SMOOTH ALL WELDS.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
 - 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.
 - FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - POSTS, 3" SQUARE 11 GA.
 - 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.
 - CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
 - POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
 - 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
- 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.
 - 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.
 - 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.
 - 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.
 - 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".
 - ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
 - THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
 - 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 , .

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: July 2, 2024

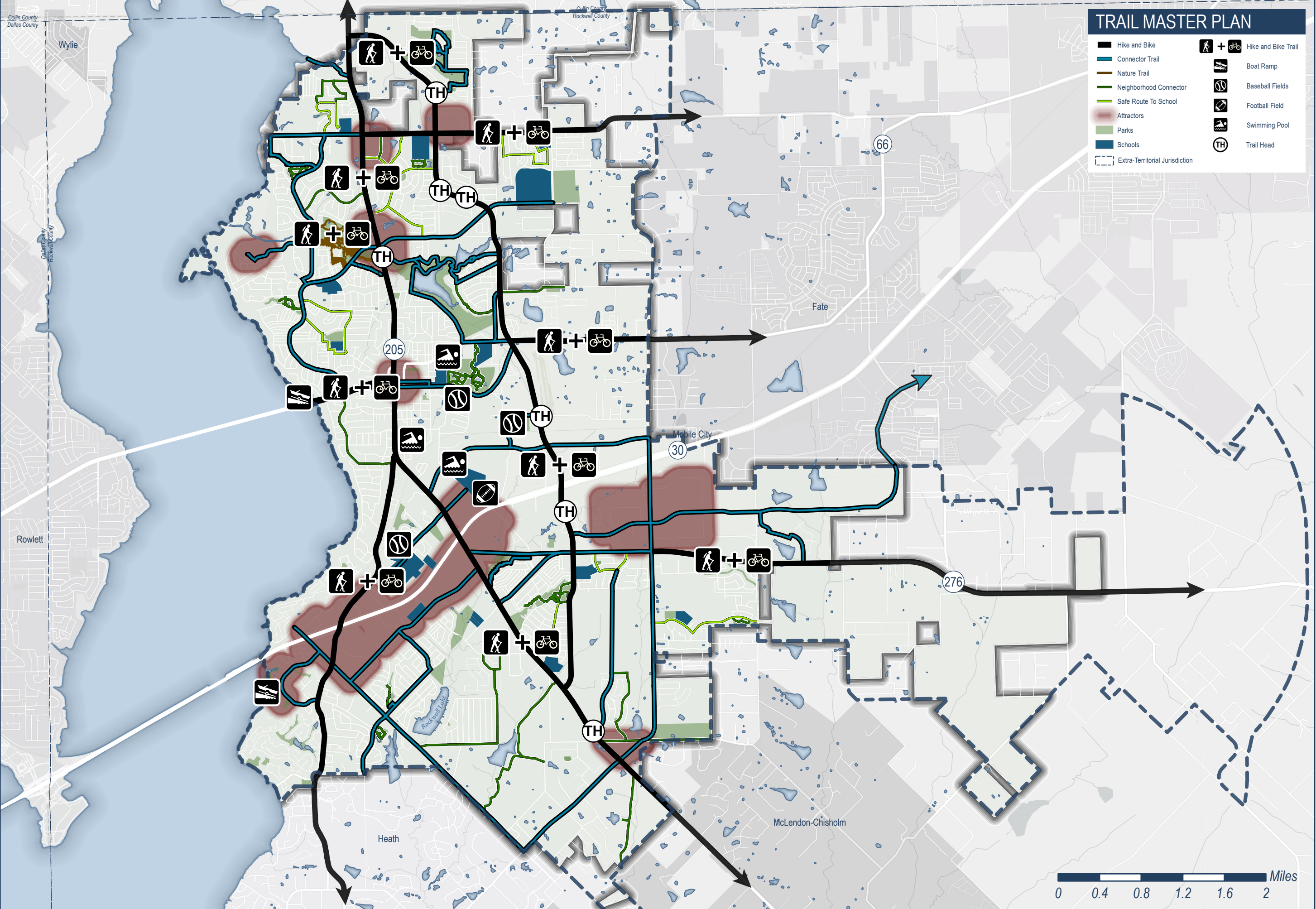
SUBJECT: TRAIL MASTER PLAN

SUMMARY:

DISCUSS AND CONSIDER TRAIL MASTER PLAN TO HELP BETTER IDENTIFY ALL FUTURE TRAILS, SIDEWALKS, AND HIKE AND BIKE TRAILS IN THE CITY OF ROCKWALL INCLUDING CONNECTIVITY INTO SURROUNDING CITIES AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

PLANNING AND PARKS AND RECREATION HAVE BEEN DEVELOPING THIS NEW TRAIL PLAN TO BETTER IDENTIFY ALL FUTURE TRAILS, SIDEWALKS AND HIKE AND BIKE TRAILS IN THE CITY OF ROCKWALL INCLUDING CONNECTIVITY INTO SURROUNDING CITIES.



TRAIL MASTER PLAN

- Hike and Bike
- Connector Trail
- Nature Trail
- Neighborhood Connector
- Safe Route To School
- Attractors
- Parks
- Schools
- Extra-Territorial Jurisdiction
- Hike and Bike Trail
- Boat Ramp
- Baseball Fields
- Football Field
- Swimming Pool
- Trail Head



PROPOSED MASTER TRAIL PLAN

COMPREHENSIVE PLAN 03 | PARKS, OPEN SPACE AND TRAILS