

**Rockwall County
Subdivision and Land Development
Rules and Regulations**

As amended by Order of the Commissioners Court of Rockwall County, Texas
On the 29th day of May 2007.

ROCKWALL COUNTY HISTORICAL COURTHOUSE
101 EAST RUSK
ROCKWALL, TEXAS 75087

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1.1 Findings

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additional right-of-way, if needed, to ensure that the minimum right-of-way set out by these Regulations is established. Guidelines for expected right-of-way dedications are detailed below:

- a) If the proposed Subdivision abuts only one side of a public street, then a minimum of half of the required right-of-way shall be dedicated by the Subdivision. If the Developer is subdividing or developing along both sides of the street, then the full measure of needed right-of-way may be required by the County.
 - b) Where any portion of a road or street has been dedicated in an adjoining subdivision, adjacent to and along the common property line of the two subdivisions, sufficient width of right-of-way must be dedicated in the new Subdivision to meet current standards.
 - c) Extensions of existing streets shall be planned and dedicated to allow the extension without any offset or change in right-of-way width that would impair safety and/or hinder proper maintenance.
 - d) Where roads or streets in an adjoining subdivision end at the property line of a new Subdivision, the streets should generally be continued into and through the proposed Subdivision. Where there are no adjacent connections platted, the roads in the new Subdivision shall be a reasonable projection of the roads or streets in the nearest subdivisions. Where circumstances are unusual or unclear, the County shall consider what constitutes a reasonable application of this rule on a case-by-case basis.
- 6.2.8. Names of Existing Roads: Roads or streets that are a continuation of any existing road or street shall take the name of the existing road or street.
- 6.2.9. Cul-de-sacs: A *cul-de-sac* shall have a maximum length of 600 linear feet (measured along the centerline).
- 6.2.10. Intersections: Whenever possible, all roads or streets shall intersect at a 90-degree angle. Where this is not possible, the intersection, on the side of the acute angle, shall be rounded with a curve or a cutback, but in no case, shall the curve have less than a 25-foot radius.
- 6.2.11. Landscaping of Right-of-Ways: No decorative squares, trees, "islands," ornamental entrances or any other obstruction to traffic shall be constructed or preserved within the right-of-way of a road dedicated to the public without the written permission of Commissioners Court or its Designated Agent.

6.3. Drainage and Drainage Easements

- 6.3.1. County Maintenance: The County does not provide maintenance for drainage or drainage easements that are located on private property.