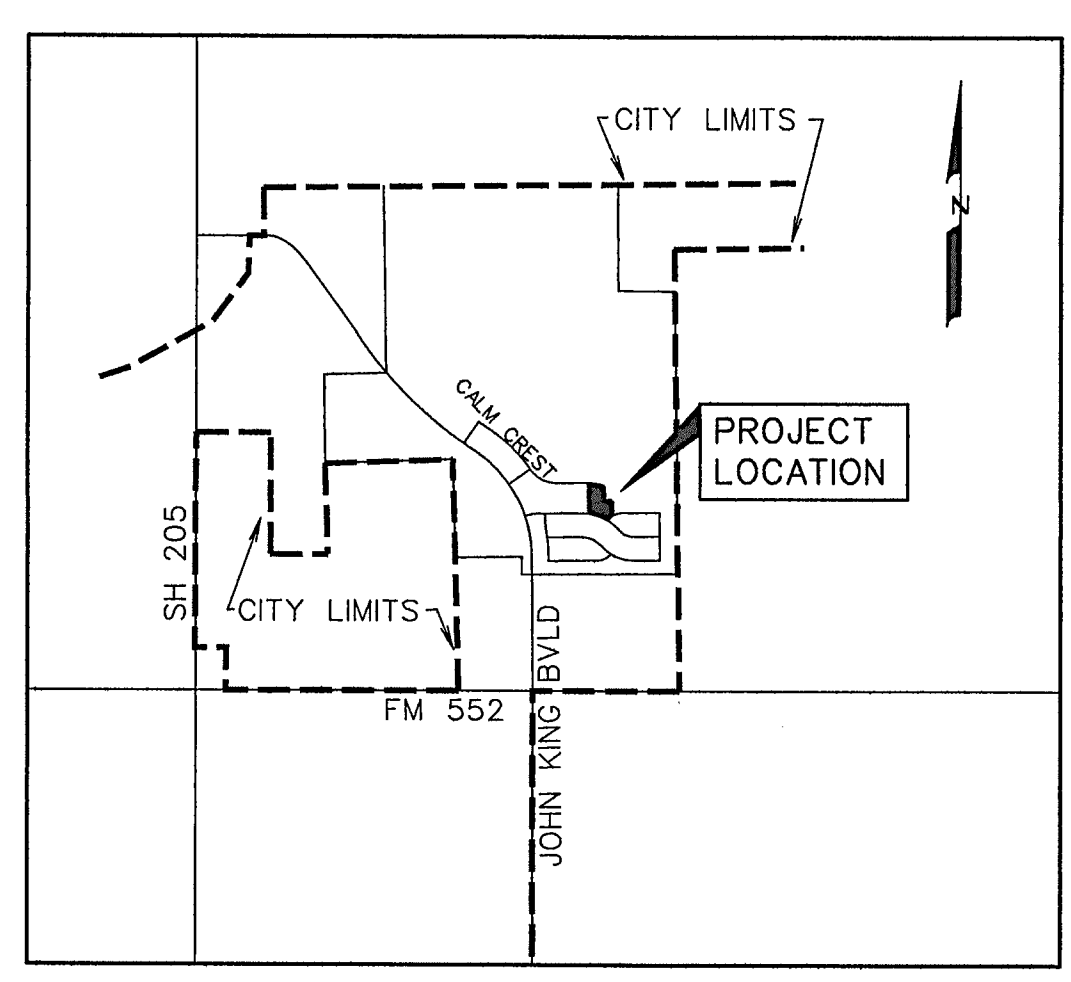


DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER CITY OF ROCKWALL, TEXAS

INDEX

- 1 TITLE
- 2 SITE PLAN
- 3 DRAINAGE AREA MAP
- 4 PAVING PLAN
- 5 WATER & SEWER PLAN
- 6 GRADING PLAN
- 7 EROSION CONTROL PLAN



VICINITY MAP
NOT TO SCALE

PREPARED FOR
BH AMC, LTD.

8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E

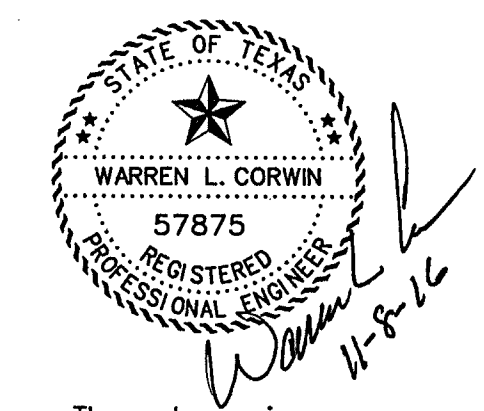
TBPE FIRM #5951

ALLEN, TEXAS 75013

NOTE:

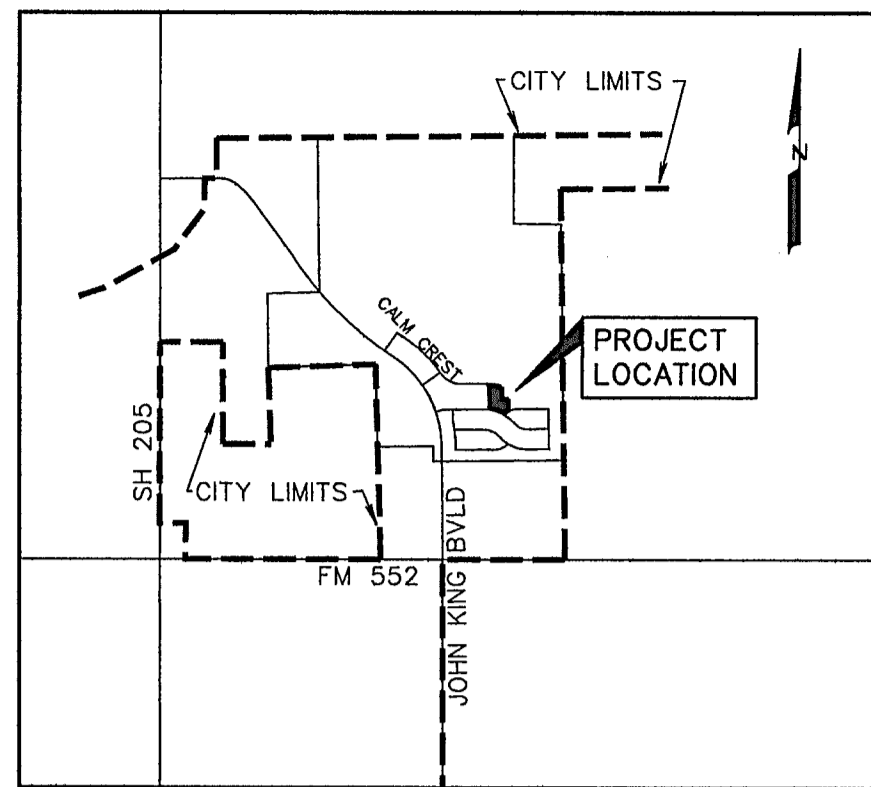
CITY OF ROCKWALL STANDARDS
AND NCTCOG 3rd ADDITION STANDARDS
SHALL BE USED FOR REFERENCE.

AS-BUILT NOVEMBER 2016
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

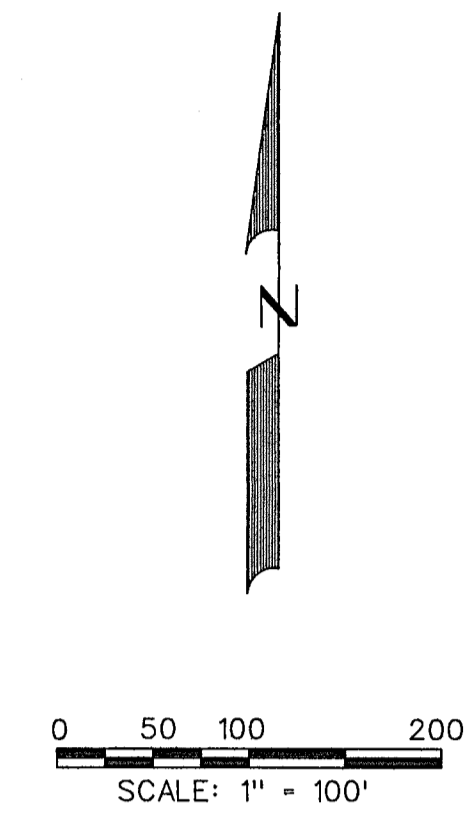
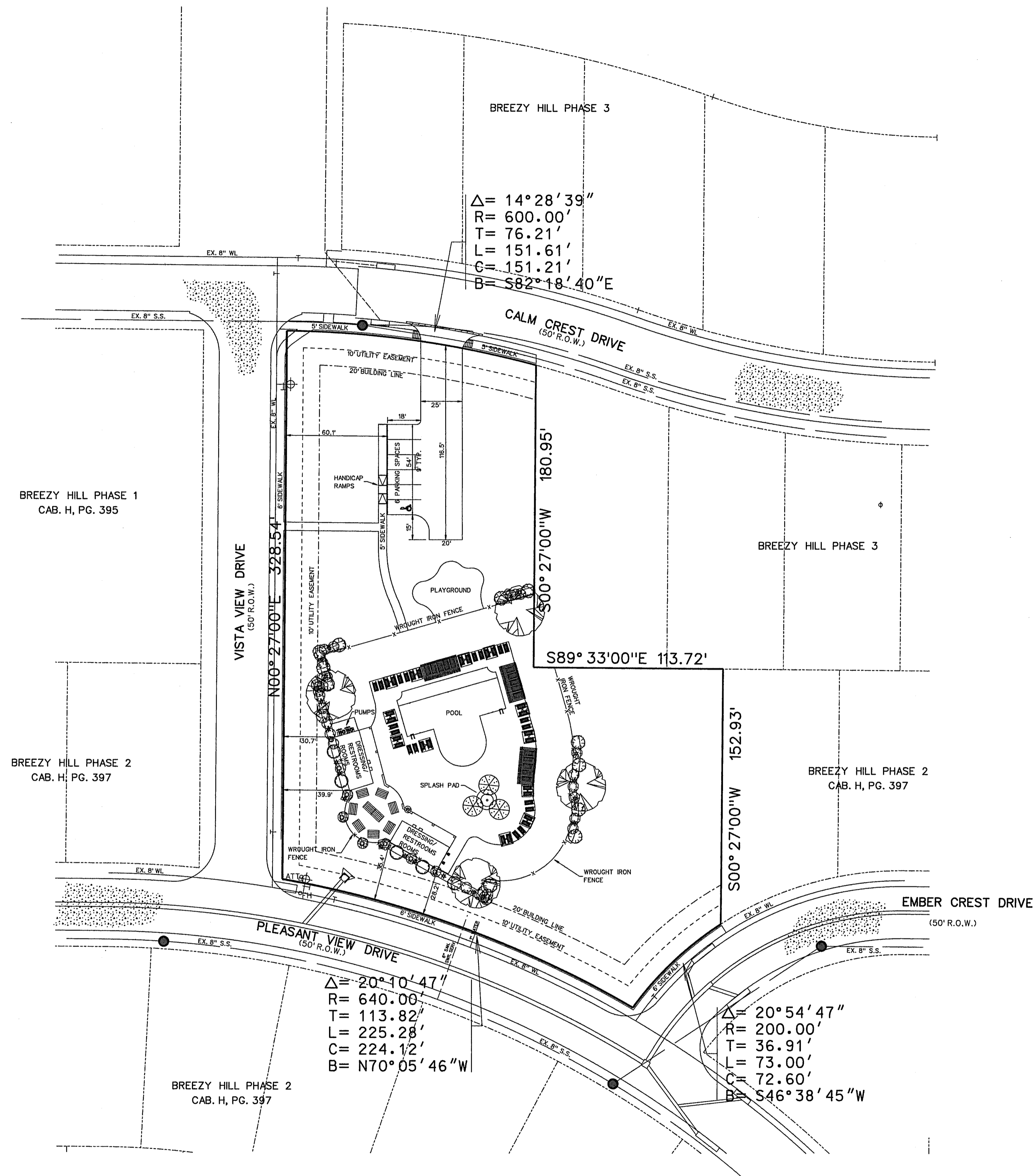


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Warren L. Corwin,
P.E. 57875, on
November 8, 2016

NO.	REVISIONS	BY	DATE



LOCATION MAP
N.T.S.



NOTE:
ENGINEERING PLANS ARE REQUIRED
PRIOR TO BUILDING.

SITE PLAN
OF
**BREEZY HILL
AMENITY CENTER**

71 LOTS, BEING 48.250 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER

BH AMC, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

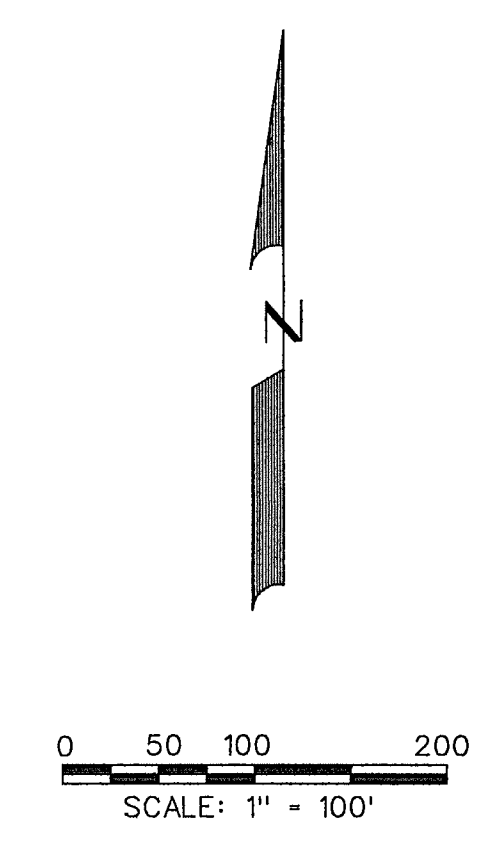
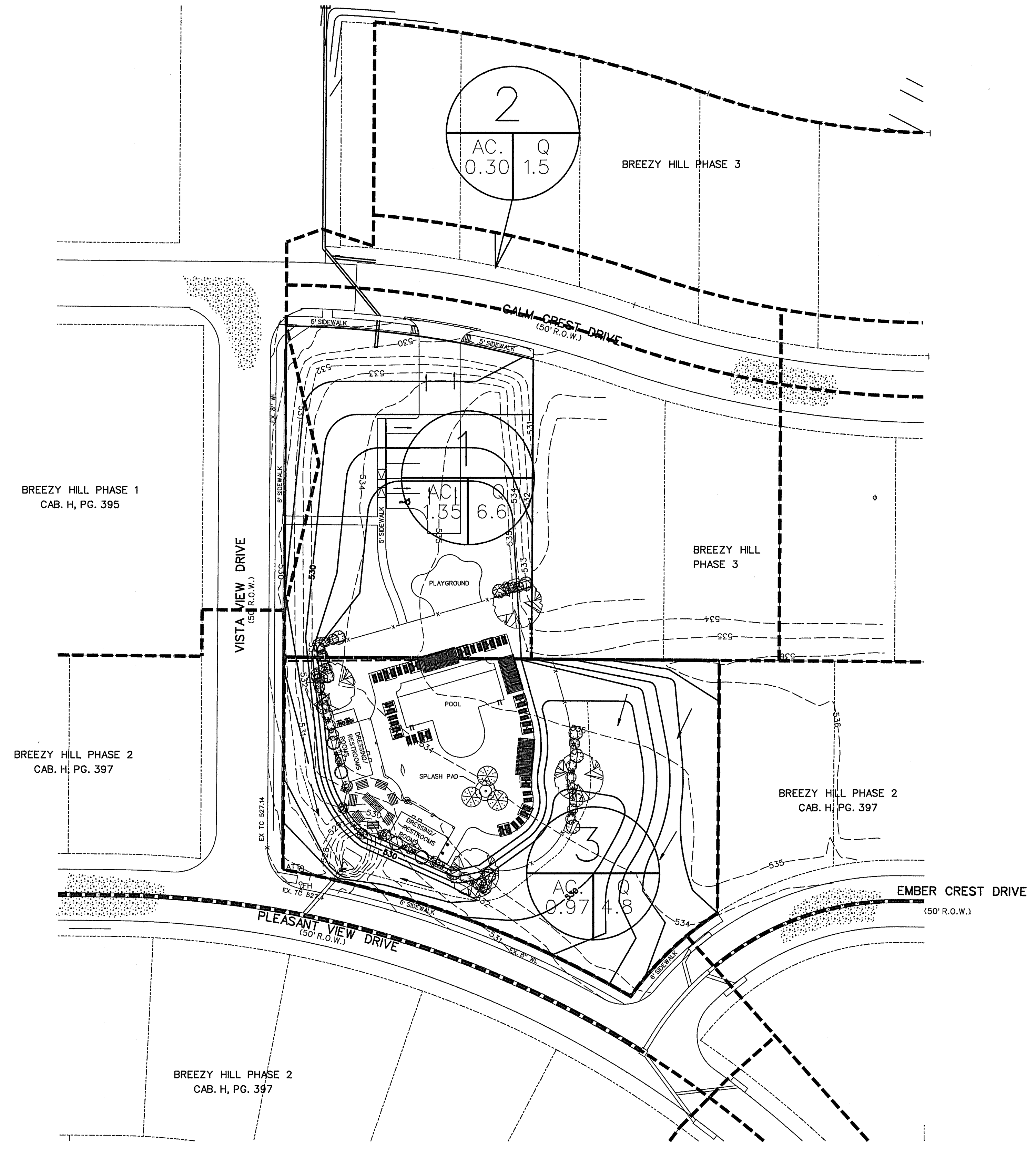
JANUARY 2015 SCALE 1" = 100'

AS-BUILT NOVEMBER 2016
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

SERVICE SCHEDULE		
TYPE	SIZE	NO.
SANITARY	6"	1
WATER	1"	1
IRRIGATION	1"	1

TOTAL ACRES **1.648**

CASE NO. SP2014-032



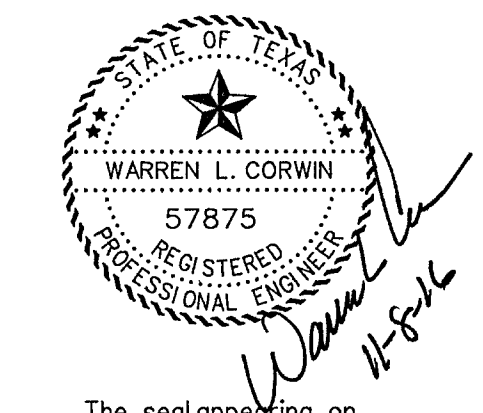
LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- ⊙ DRAINAGE AREA NO.


RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Coefficient	CA	Tc (min)	Q(100) (cfs)
1	58282	1.34	0.50	0.67	10	9.80
2	13029	0.30	0.50	0.15	10	9.80
3	42738	0.98	0.50	0.49	10	9.80

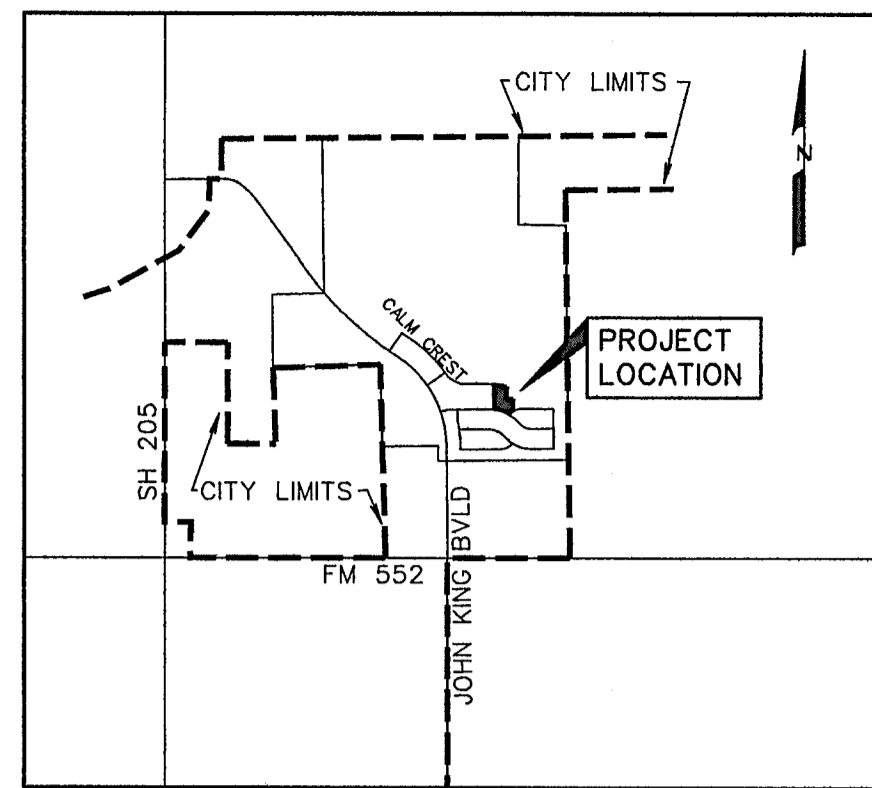
AS-BUILT NOVEMBER 2016
 INFORMATION PROVIDED
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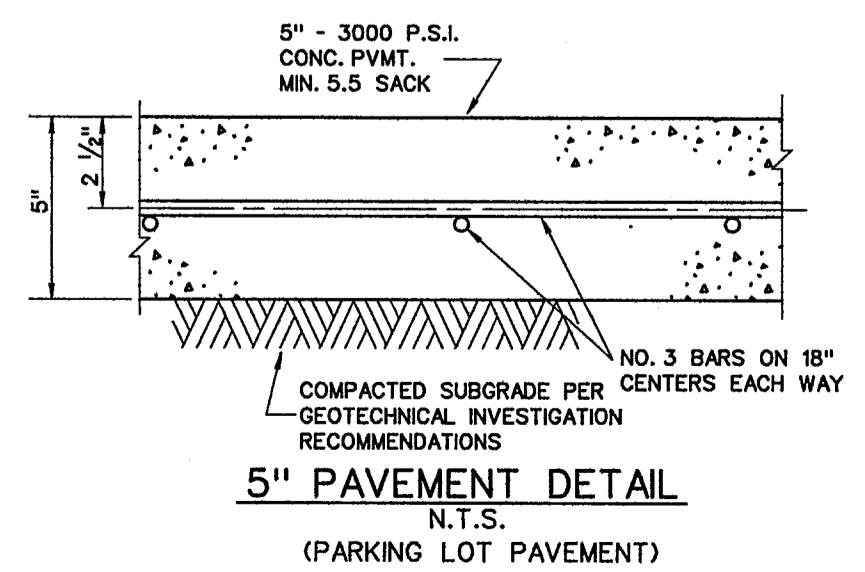
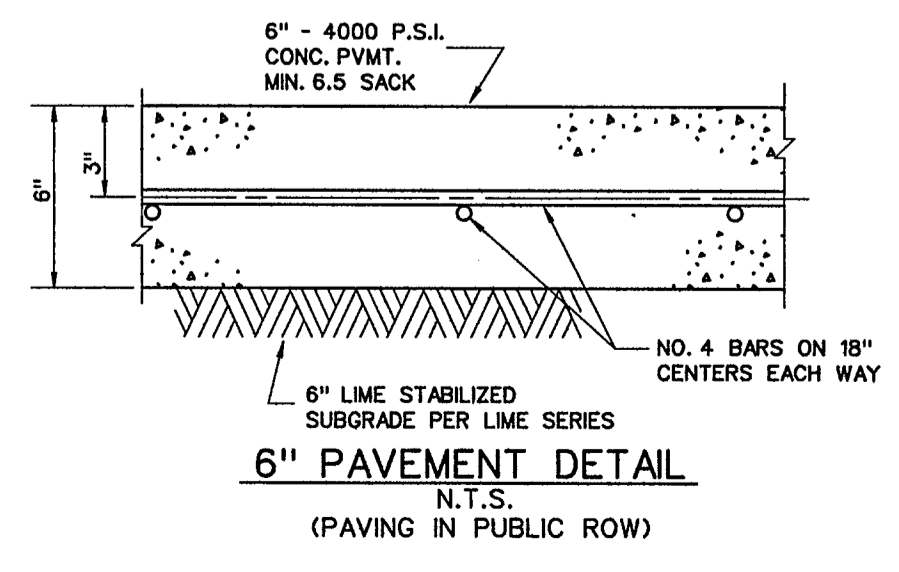
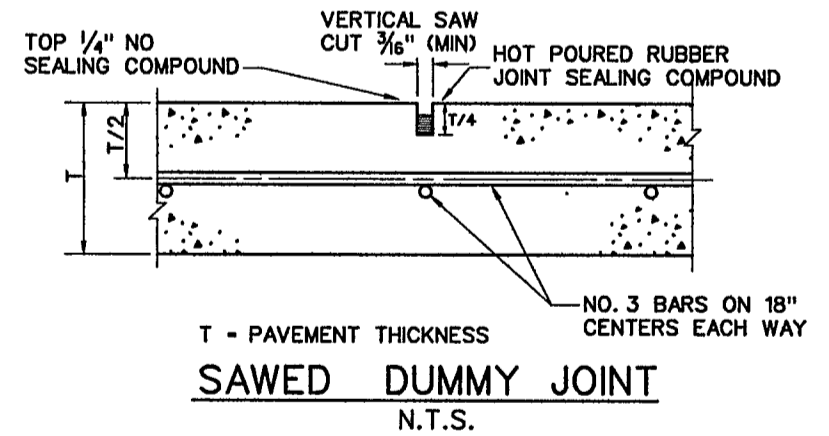
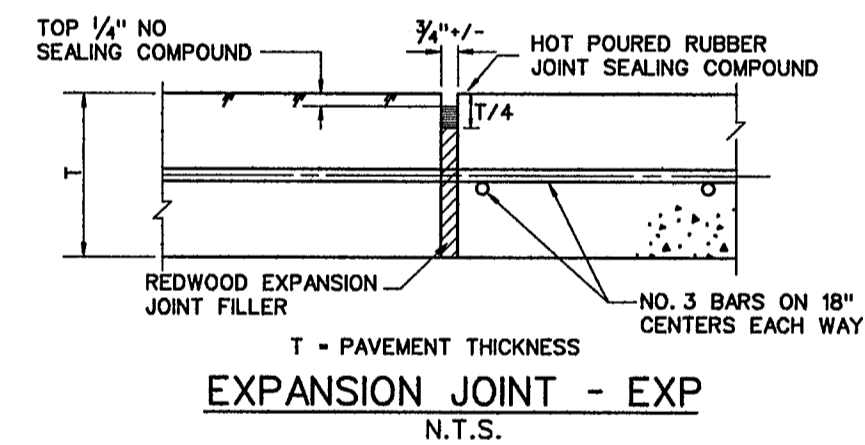
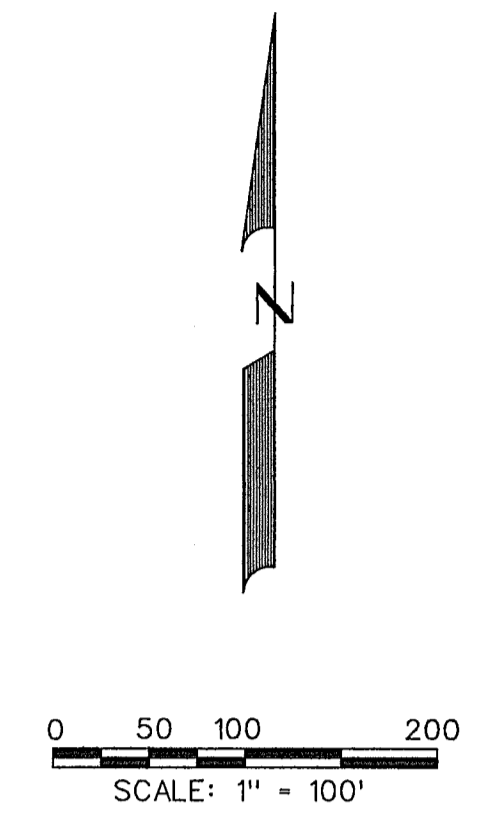
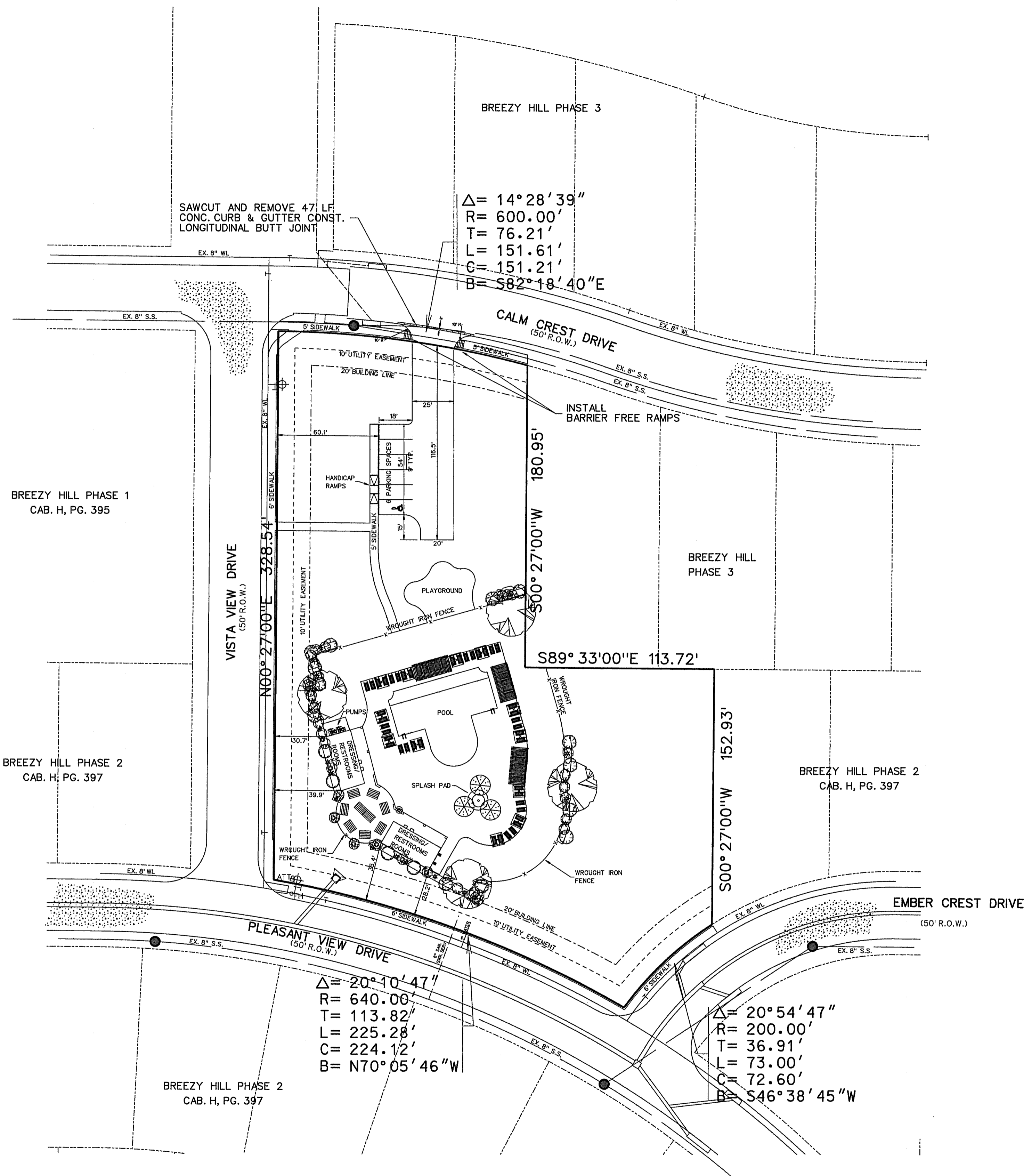
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 CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER ROCKWALL, TEXAS			
DRAINAGE AREA MAP			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15008	DATE FEBRUARY 2015	SCALE:	3 OF 7

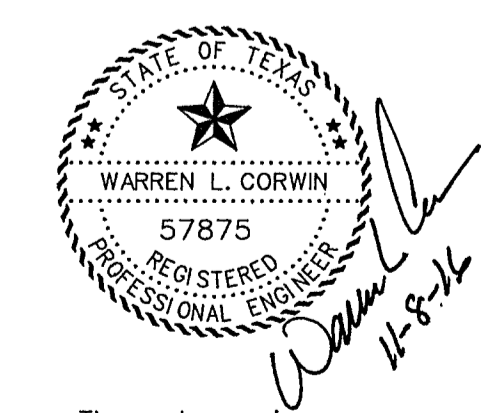
TOTAL ACRES **1.648**



LOCATION MAP
N.T.S.



AS-BUILT NOVEMBER 2016
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

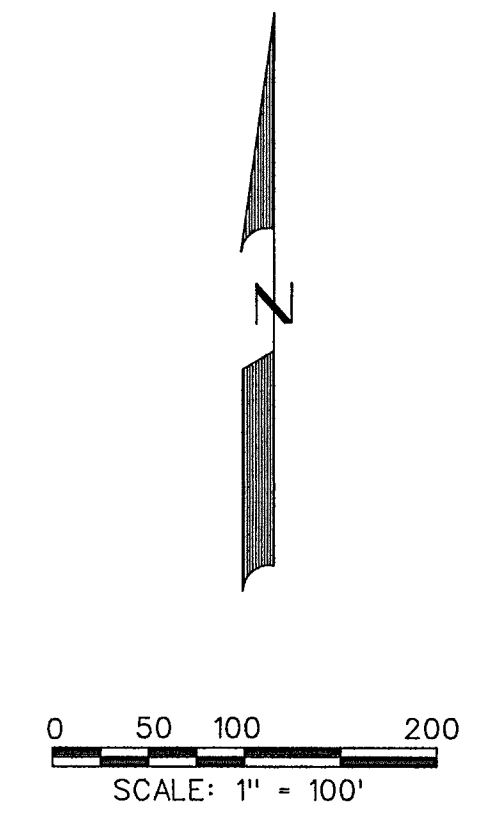
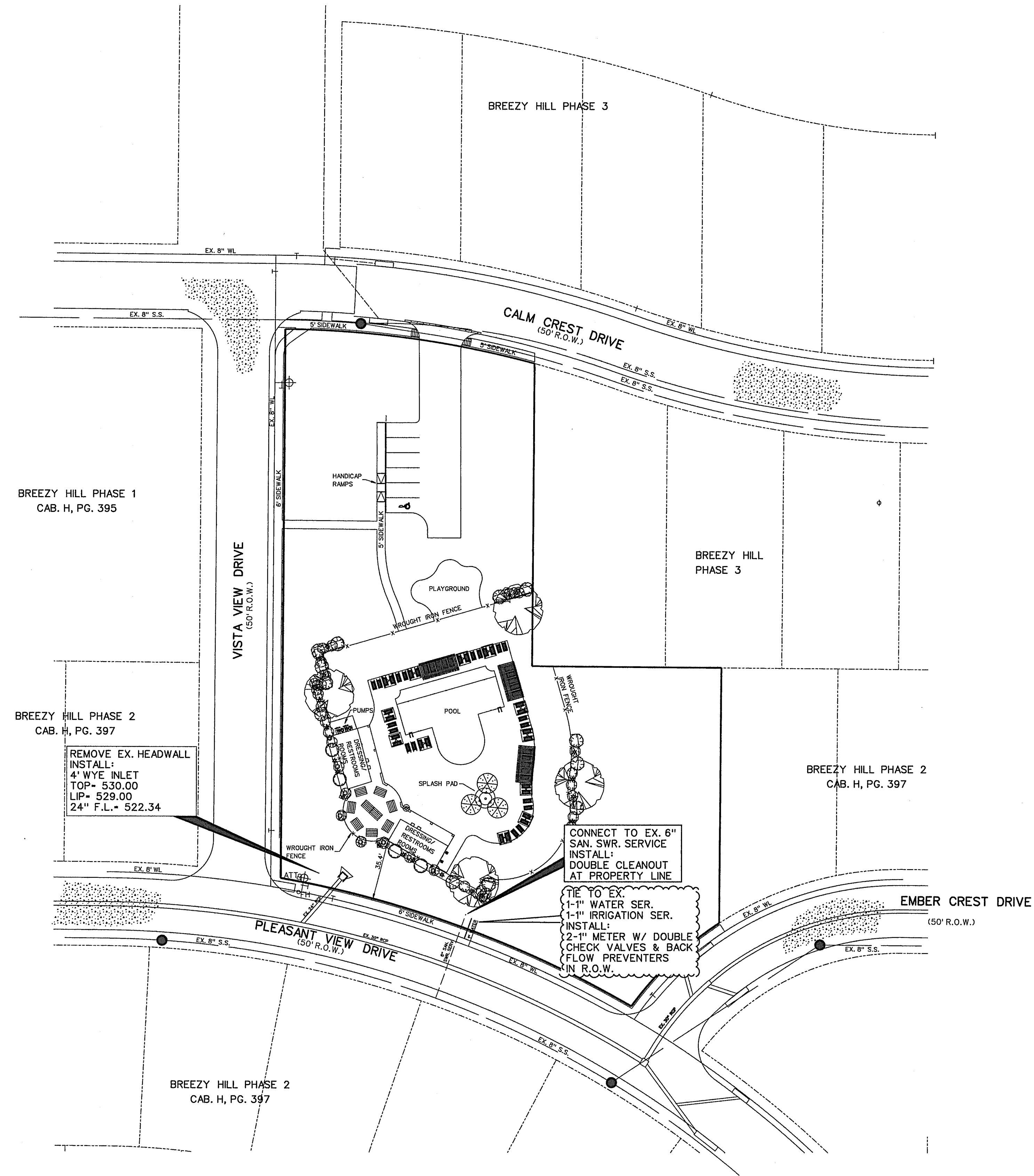


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TOTAL ACRES 1.648

CASE NO. SP2014-032

<p>CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951</p>			
<p>DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER ROCKWALL, TEXAS</p>			
PAVING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15008	DATE FEBRUARY 2015	SCALE:	4 OF 7



BREEZY HILL PHASE 1
CAB. H, PG. 395

BREEZY HILL PHASE 2
CAB. H, PG. 397

BREEZY HILL
PHASE 3

BREEZY HILL PHASE 2
CAB. H, PG. 397

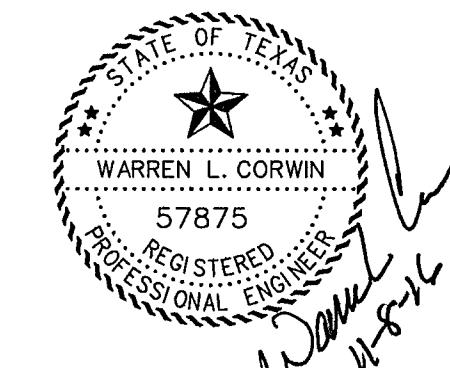
BREEZY HILL PHASE 2
CAB. H, PG. 397

REMOVE EX. HEADWALL
INSTALL:
4" WYE INLET
TOP = 530.00
LIP = 529.00
24" F.L. = 522.34

CONNECT TO EX. 6" SAN. SWR. SERVICE
INSTALL:
DOUBLE CLEANOUT AT PROPERTY LINE

TIE TO EX. 1-1" WATER SER.
1-1" IRRIGATION SER.
INSTALL:
2-1" METER W/ DOUBLE CHECK VALVES & BACK FLOW PREVENTERS IN R.O.W.

- GENERAL NOTES:**
- All sanitary sewer pipe shall be SDR-35 (ASTM D 3034, F 678) PVC. All water line pipe 8" and under shall be Class 200, DR 14, AWWA C900 PVC. All water line pipe 8" and over shall be Class 200, DR 18. Other pipe shall be subject to approval by the City Engineer.
 - In the event an item is not covered in the specifications, the City Engineer's decision will apply.
 - Unless otherwise noted, all materials and construction will conform to the "Standard Specifications for Public Works Construction for North Central Texas."
 - Contractor shall verify location and depth of existing utilities prior to any excavation.
 - Trench safety design will be the responsibility of the Utility Contractor. Contractor shall submit design to the City Engineering department for review.



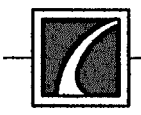
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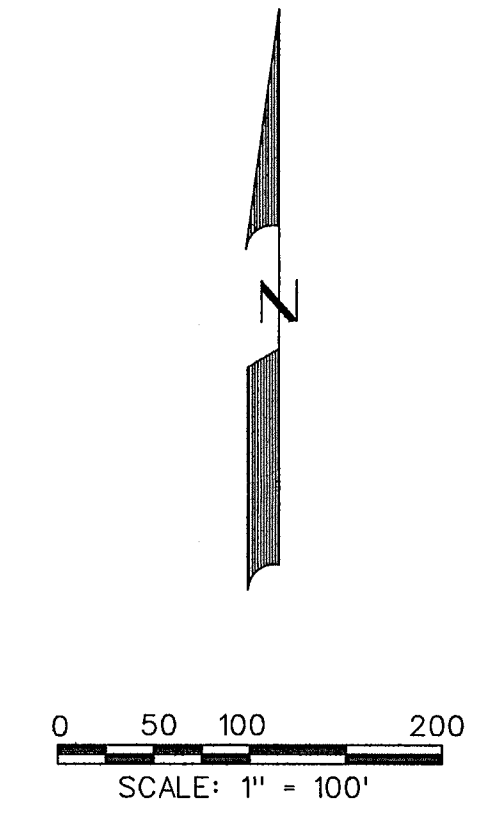
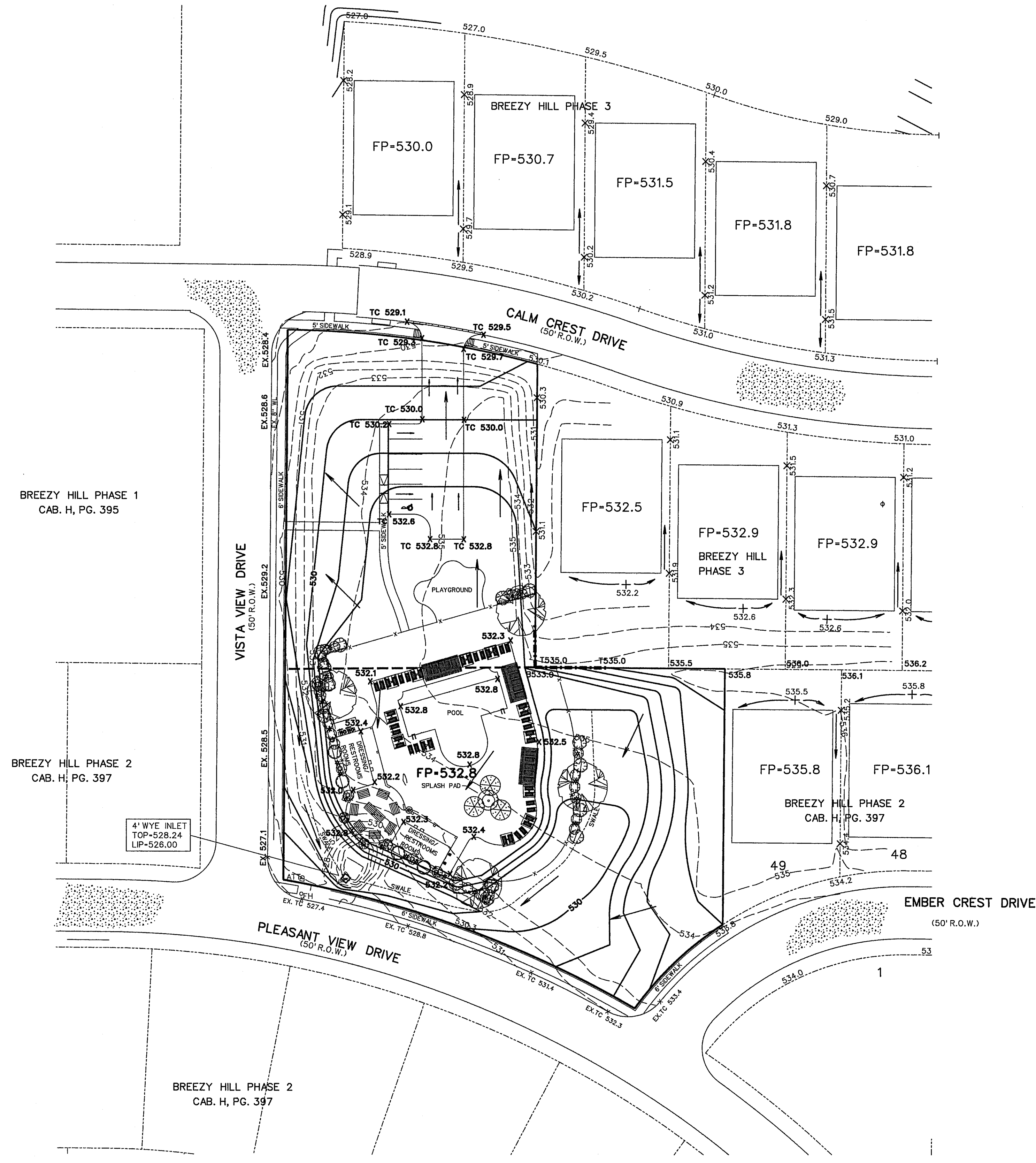
AS-BUILT NOVEMBER 2016
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SERVICE SCHEDULE		
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 CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER ROCKWALL, TEXAS			
WATER & SEWER PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15008	DATE FEBRUARY 2015	SCALE:	5 OF 7



LEGEND
 X - SPOT ELEVATION
 TC - TOP OF CURB
 FP - FINISH PAD
 - FLOW ARROW
 - EXIST CONTOURS

- NOTES:**
1. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT, NOT TOP OF CURB, UNLESS SPECIFICALLY NOTED OTHERWISE.
 2. THE FOLLOWING CRITERIA APPLIES TO ALL SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES:
 MAXIMUM LONGITUDINAL SLOPE=5%
 MAXIMUM CROSS SLOPE=2%
 3. HANDICAP PARKING AREAS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN ANY DIRECTION.
 4. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
 5. EARTHWORK CONTRACTOR SHALL FILL LANDSCAPE ISLANDS TO FINAL GRADE.
 6. ALL FILL IS TO BE COMPACTED TO 95% STD. DENSITY USING A SHEEP'S FOOT ROLLER.

BREEZY HILL PHASE 1
 CAB. H, PG. 395

BREEZY HILL PHASE 2
 CAB. H, PG. 397

4" WYE INLET
 TOP-528.24
 LIP-526.00

BREEZY HILL PHASE 2
 CAB. H, PG. 397

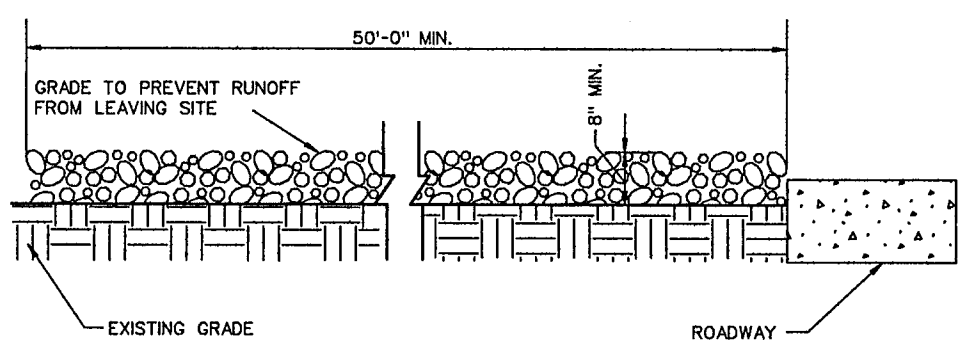
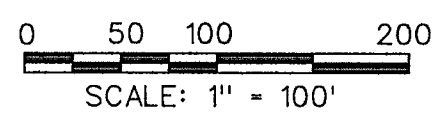
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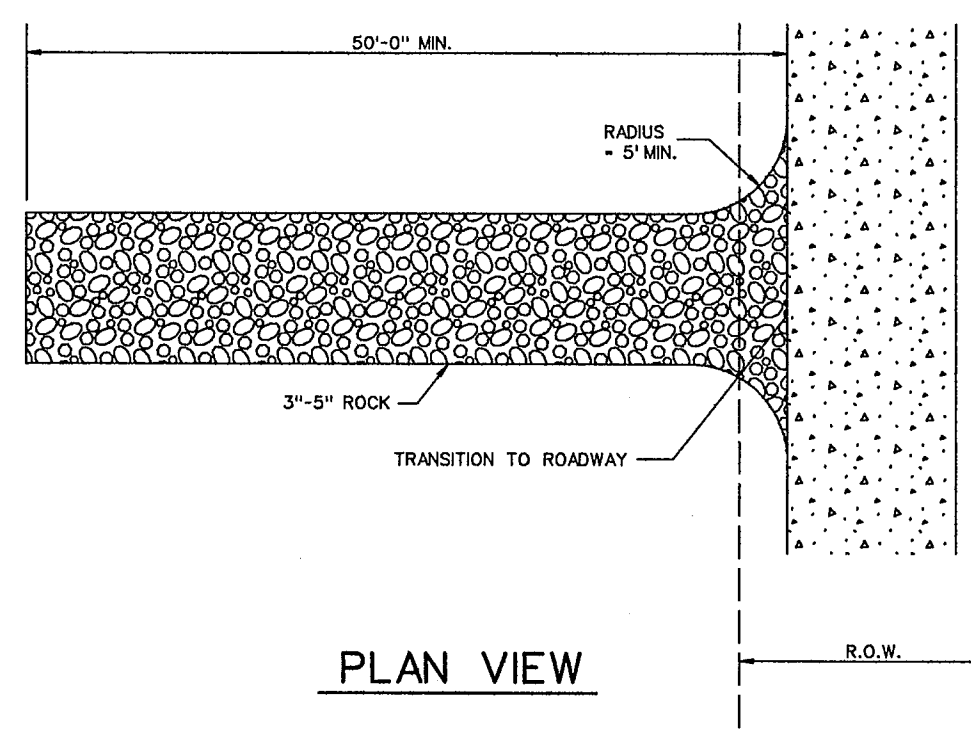
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TOTAL ACRES 1.648

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER ROCKWALL, TEXAS			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 15008	DATE FEBRUARY 2015	SCALE:	6 OF 7

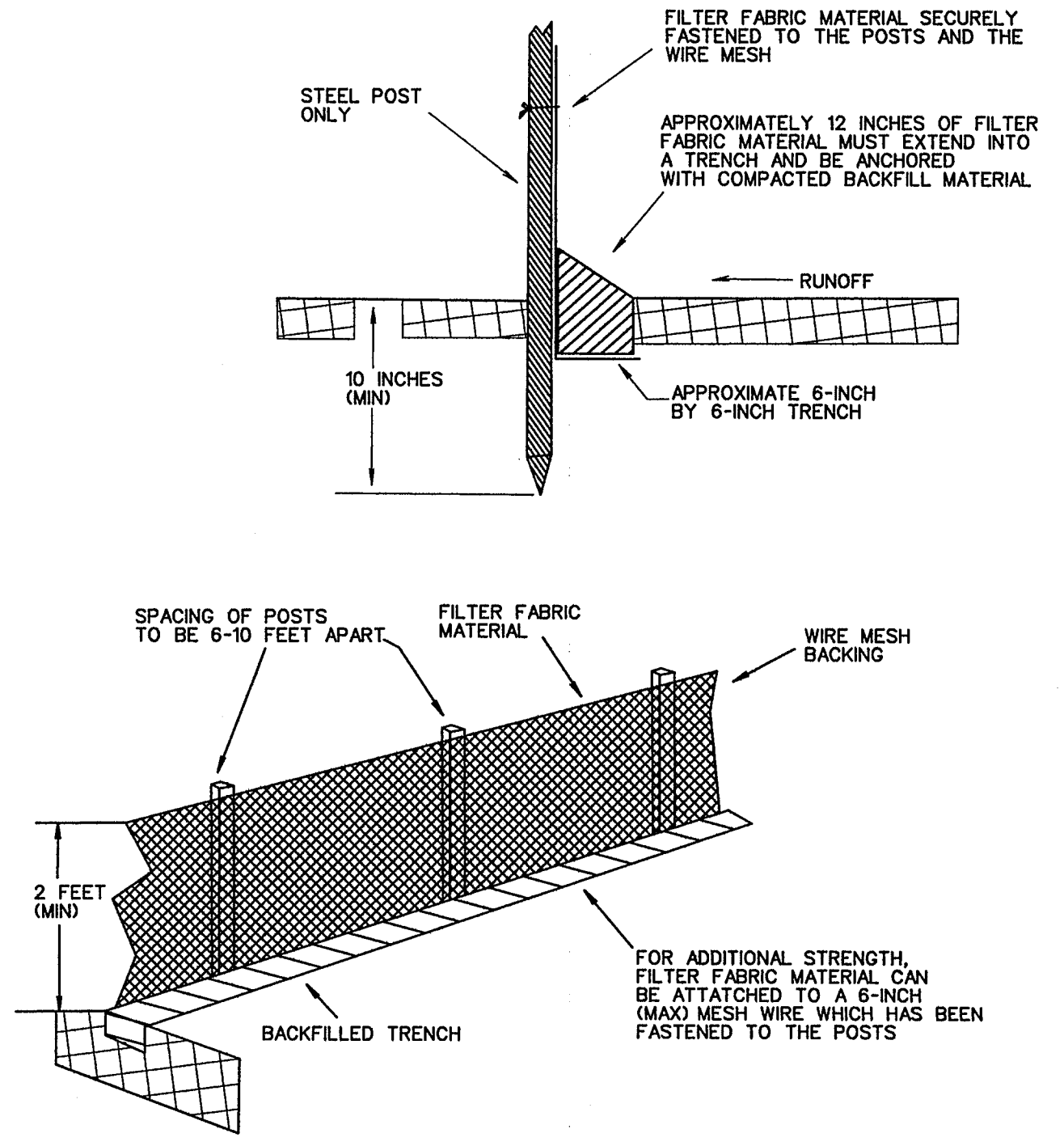
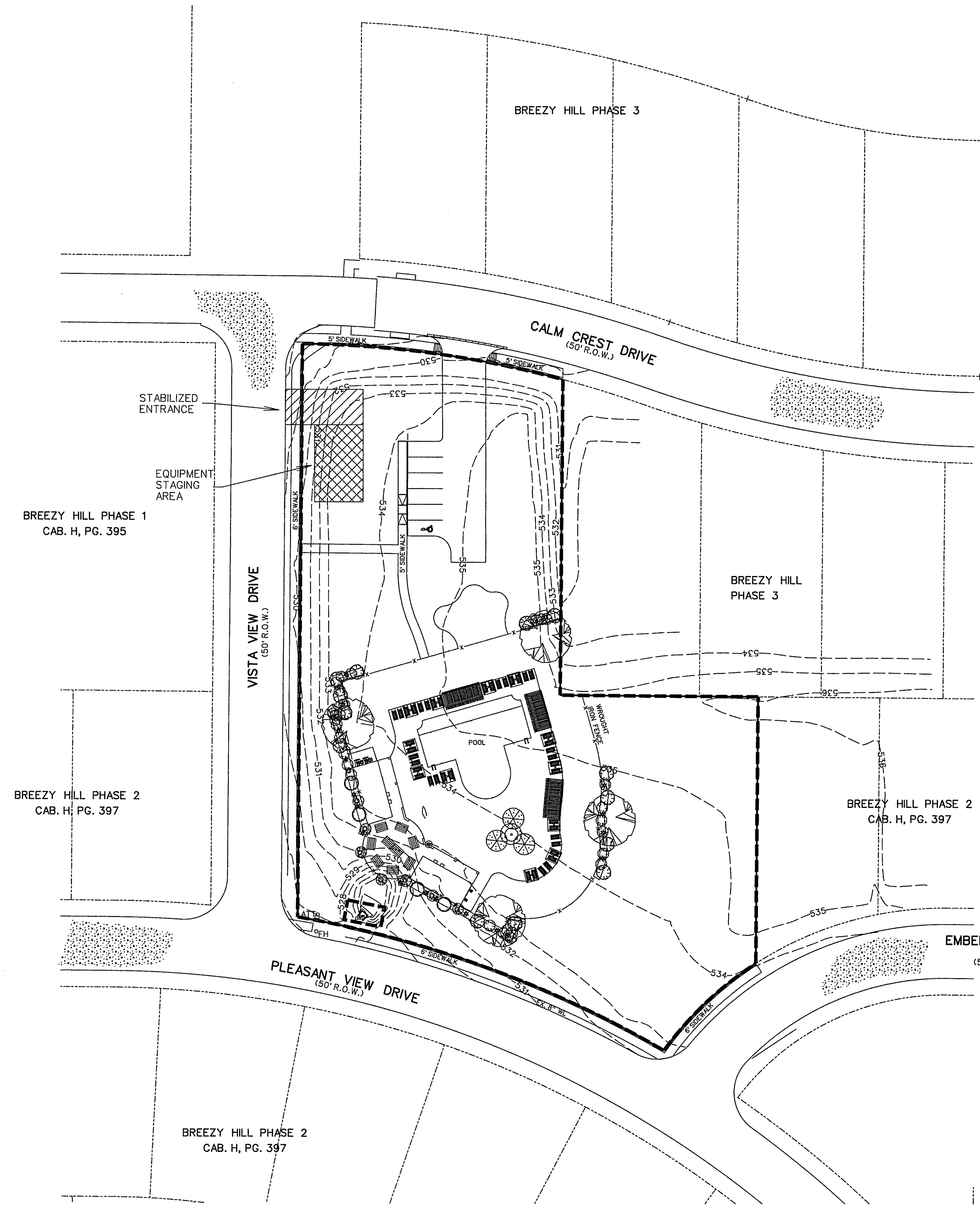


PROFILE



PLAN VIEW

STABILIZED ENTRANCE DETAIL



FILTER FABRIC FENCE DETAIL

CONSTRUCTION SEQUENCE

1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
2. INSTALL SILT FENCE AS SHOWN, (TS-600 POLY FELT) PER C.O.G. SPECIFICATIONS.
3. PERFORM GRADING AND UTILITY CONSTRUCTION.
4. AFTER THE INLET BOTTOMS ARE CONSTRUCTED, THE INLETS SHALL BE FILLED WITH STONE AND COVERED WITH A FILTER FABRIC (TS-600 POLY FELT OR EQUIVALENT) BY UTILITY CONTRACTOR.
5. PRIOR TO CITY RELEASING PAVING, SOD OR SEEDED CURLEX SHALL BE INSTALLED ON SIDES AND BOTTOM OF ALL DETENTION PONDS.
6. AFTER PAVING AND COMPLETION OF INLETS, INLET FILTERS SHALL BE INSTALLED IN ALL INLETS AND MAINTAINED UNTIL RE-VEGETATION HAS BEEN COMPLETED BY PAVING CONTRACTOR.
7. SILT FENCE SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
8. PAVING CONTRACTOR SHALL REMOVE TEMPORARY STABILIZED ENTRANCE.
9. PRIOR TO CITY ACCEPTANCE THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY MUD OR SILT WHICH COLLECTS ON THE EXISTING AND NEW PAVEMENT.
10. PRIOR TO CITY ACCEPTANCE 75-80% OF ALL DISTURBED AREA SHALL HAVE A MIN. 1" TALL GRASS ESTABLISHED

LEGEND

SILT FENCE ———

AS-BUILT NOVEMBER 2016
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CASE NO. SP2014-032

<p>CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951</p>			
<p>DEVELOPMENT PLANS FOR BREEZY HILL AMENITY CENTER ROCKWALL, TEXAS</p>			
<p>EROSION CONTROL PLAN</p>			
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JOB NUMBER 15008	DATE FEBRUARY 2015	SCALE:	7 OF 7

TOTAL ACRES 1.648