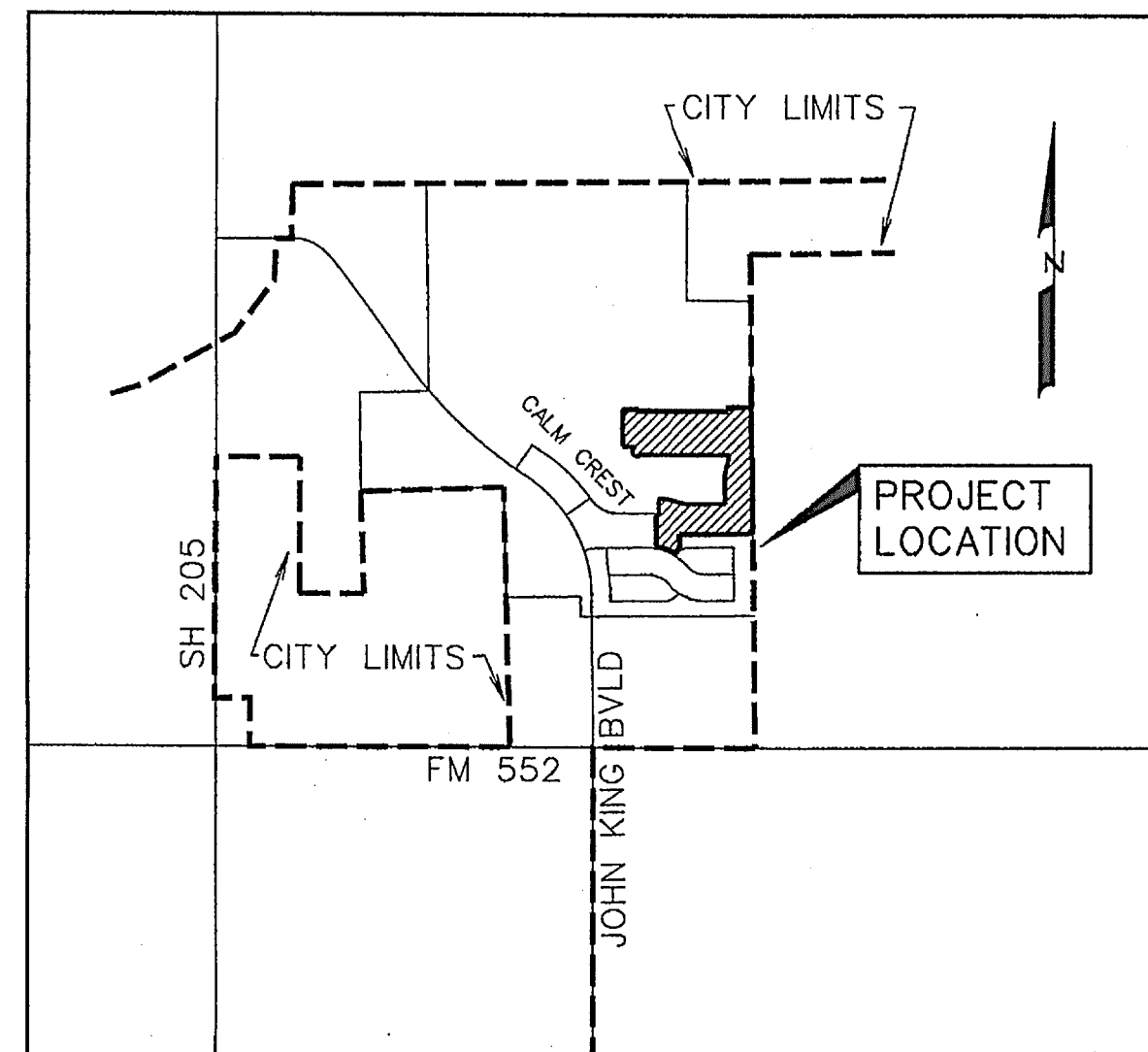


DEVELOPMENT PLANS FOR BREEZY HILL PHASE III CITY OF ROCKWALL, TEXAS



VICINITY MAP
NOT TO SCALE

PREPARED FOR
BH PHASE III SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E

TBPE FIRM #5951

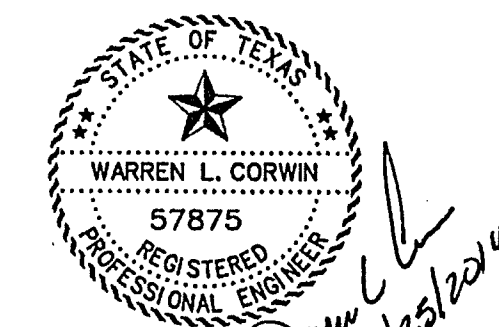
ALLEN, TEXAS 75013

NOTE:

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

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The seal appearing on
this document was
authorized by
Warren L. Corwin,
P.E. 57875, on
August 25, 2014

AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
(NOT FIELD VERIFIED)

NO.	CITY COMMENTS	5/30/14
	REVISIONS	DATE
1		

LEGAL DESCRIPTION

BEGINNING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the County of Rockwall, State of Texas, as shown on the plat of said survey recorded in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at 1/2 inch from rod set at the northeast corner of a 20.663 acre tract, as described in Document No. 2013-487225, in said Deed Records:

THENCE, North 89°33'00" West, along the north line of said 20.663 acre tract, for a distance of 79.478 feet, to a 1/2 inch iron rod set;

THENCE, South 00°27'00" West, continuing along said north line, for a distance of 152.035 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 240.000 feet, a central angle of 20°54'47", and a tangent of 85.847 feet;

THENCE, continuing along said north line and with said curve to the left for an arc of 11.250 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 230.000 feet, a central angle of 20°00'00", and a tangent of 113.822 feet;

THENCE, continuing along said north line and with said curve to the left, at 100.87 feet passing the northwest corner of said 20.663 acre tract, also being the most easterly northeast corner of a 15.239 acre tract, as described in Clerk's File No. 2013-482251 in said Deed Records and continuing with said curve to the left for a total arc distance of 233.28 feet (Richard Bearing North 70°05'46" West - 224.2 feet), to a 1/2 inch iron rod set;

THENCE, North 00°27'00" East, along the east line of said 15.239 acre tract, for a distance of 233.54 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 600.000 feet, a central angle of 05°09'26", and a tangent of 102.7 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 32.54 feet (Chord Bearing South 87°59'47" East - 32.54 feet), to a 1/2 inch iron rod set;

THENCE, North 00°27'00" East, continuing along said north line, for a distance of 50.07 feet, to a 1/2 inch iron rod set, being the most northerly northwest corner of said 15.239 acre tract on a curve to the left, having a radius of 650.000 feet, a central angle of 02°02'05", and a tangent of 10.277 feet;

THENCE, along the north line of said 15.239 acre tract and with said curve to the left for an arc distance of 15.239 feet (Chord Bearing North 88°06'57" West - 32.53 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 89°33'00" West, continuing along said north line, for a distance of 15.239 feet, to a 1/2 inch iron rod set;

THENCE, North 00°27'00" East, continuing along said north line, for a distance of 20.663 feet, to a 1/2 inch iron rod set;

THENCE, North 00°14'51" East, departing said north line, for a distance of 218.63 feet, to a 1/2 inch iron rod set;

THENCE, South 89°02'54" East, for a distance of 889.33 feet, to a 1/2 inch iron rod set;

THENCE, South 00°57'06" West, for a distance of 15.00 feet, to a 1/2 inch iron rod set;

THENCE, South 89°02'54" East, for a distance of 889.33 feet, to a 1/2 inch iron rod set;

THENCE, North 00°19'06" East, for a distance of 41.21 feet, to a 1/2 inch iron rod set;

THENCE, South 89°43'54" East, for a distance of 244.58 feet, to a 1/2 inch iron rod set in the east line of said 405.184 acre tract being in Breezy Hill Road;

THENCE, South 00°17'23" West, along the east line of said 405.184 acre tract and along said Breezy Hill Road, for a distance of 1366.49 feet, to the POINT OF BEGINNING and containing 48.250 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there has been no change in the position of any of the monuments or markers since the survey was made. This plat was prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the _____ day of _____, 2014.

THE STATE OF TEXAS
COUNTY OF COLLIN

WARREN L. CORWIN
R.P.L.S. No. 4621

BEFORE ME

I, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: COUNTY OF ROCKWALL, STATE OF TEXAS, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated herein, and recommend of a title block desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- No public utility shall have the right to remove and keep removed all or part of any buildings, structures, improvements, or other improvements which in any way encroach or interfere with construction, reconstruction, reconstruction, inspection, patrolling, maintaining, and any other public utility activities or operations of the City of Rockwall, Texas, and upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and any other public utility activities or operations of their respective system, without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer 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 of Rockwall regarding improvements with respect to the utility easements on the lots, including but not limited to, storm drains, water and sewer structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall 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 deposited with the City of Rockwall. The City of Rockwall shall not be liable for any improvements authorized by the City to make such improvements at a private commercial rate 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 escrow agreement. Such escrow agreement shall be in writing and shall provide for the deposit of the escrow deposit in making such improvements by making certified regulations 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 of Rockwall. We further acknowledge that the dedications and/or excisions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will compare to the present and future growth needs of the City; we, our successors and assigns, hereby warrant, defend, indemnify, and hold the City of Rockwall harmless in the event of a dedication of excisions made herein.

By: RICHARD M. SKORBURG
Richard M. Skorburg
A Texas limited partnership
By: BH PHASE III SF, GP Corporation,
a Texas corporation, its General Partner
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

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

STATE OF TEXAS
COUNTY OF DALLAS

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NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of streets, water, sewer and storm drainage systems does not constitute any representation, assurance or guarantee that any building within the Subdivision will be constructed in accordance with the City's standards and specifications. The City of Rockwall shall not be liable for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

BH AMC, LTD.
a Texas limited partnership
By: RICHARD M. SKORBURG
Richard M. Skorburg
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

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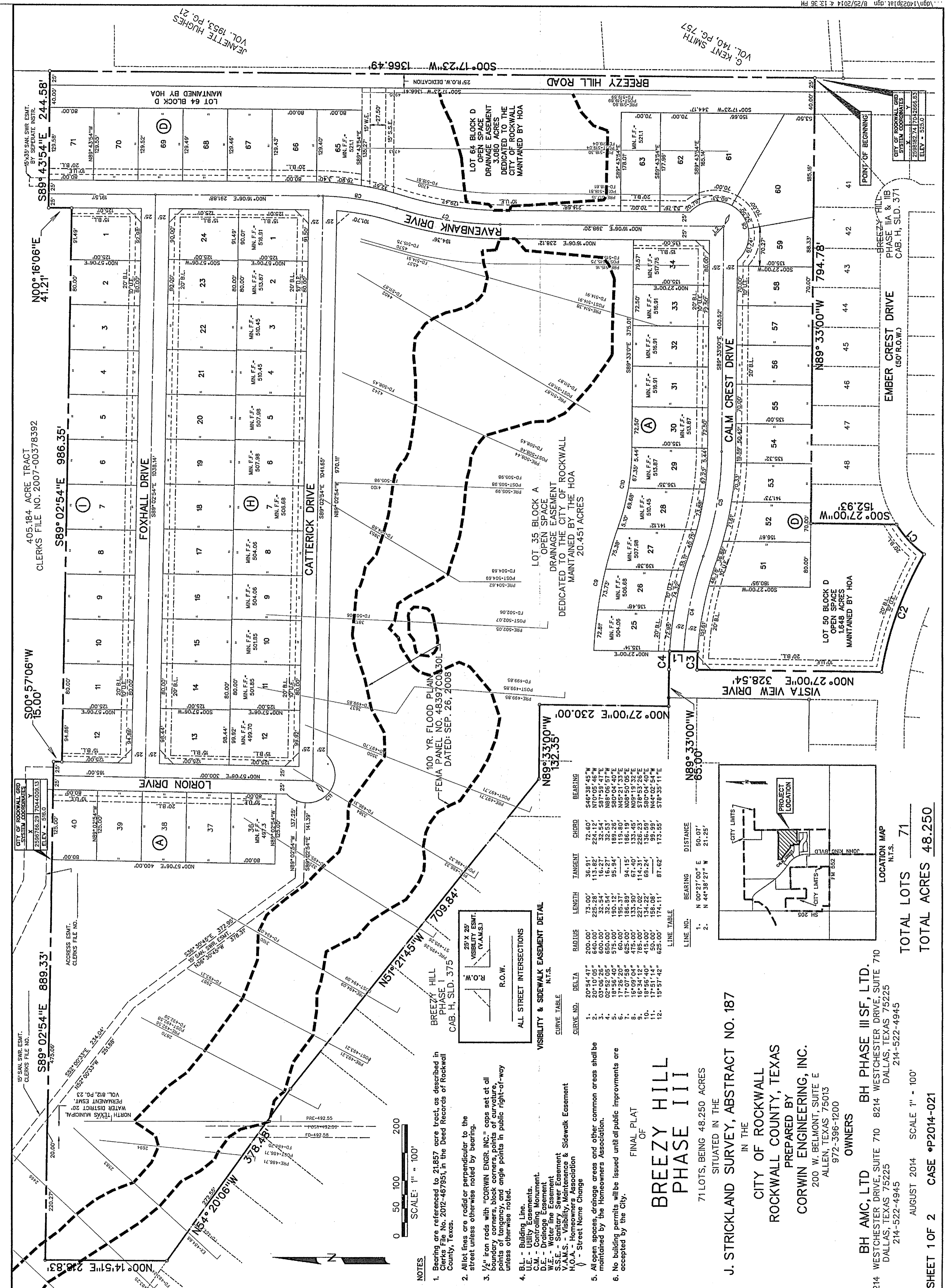
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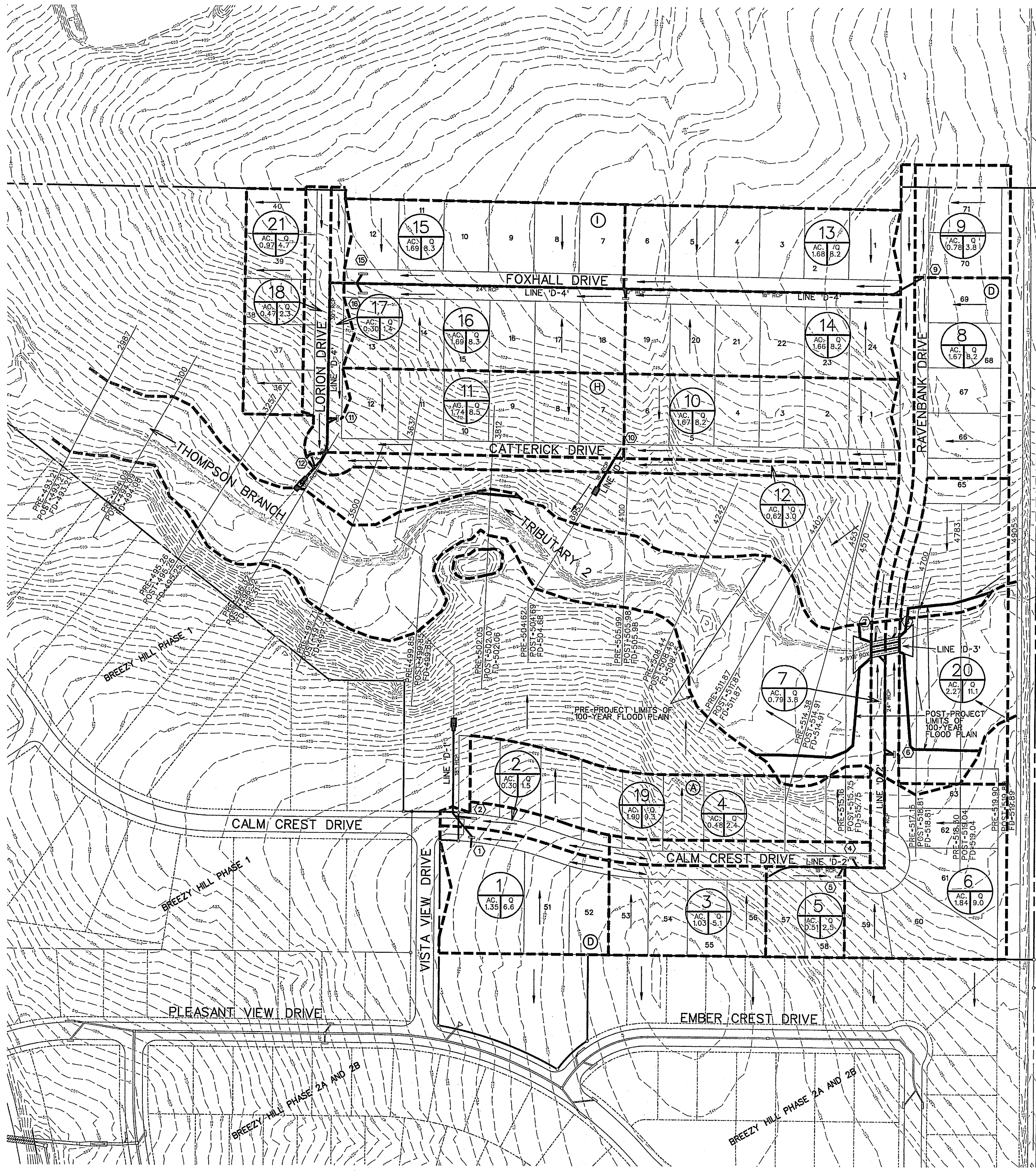
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RUNOFF COMPUTATIONS

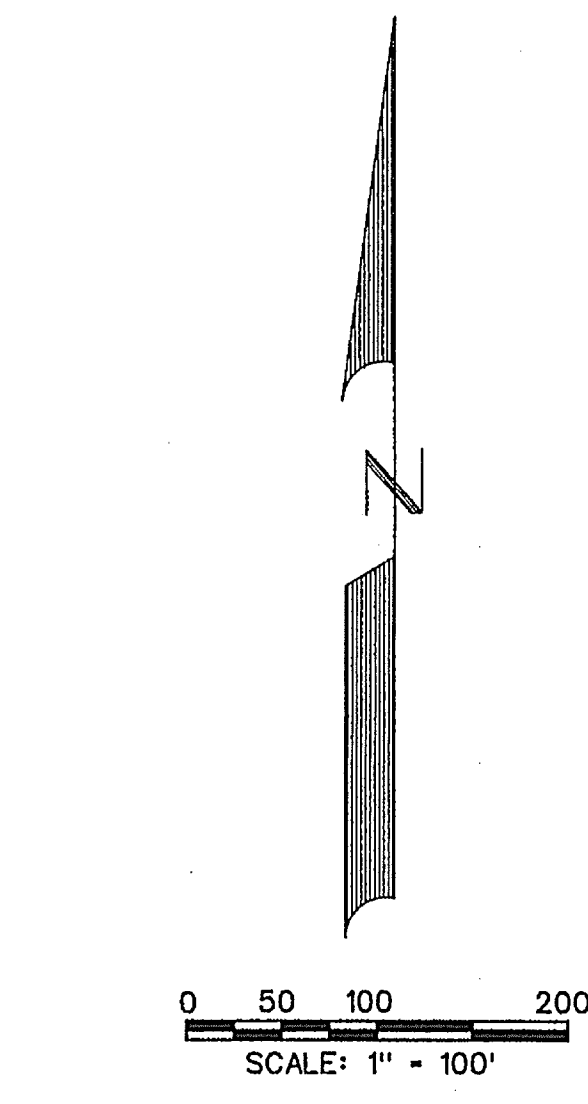
#	Area (sf)	Area (acres)	Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	58892	1.35	0.50	0.68	10	9.80	6.6
2	13030	0.30	0.50	0.15	10	9.80	1.5
3	45009	1.03	0.50	0.82	10	9.80	5.1
4	20944	0.48	0.50	0.24	10	9.80	2.4
5	22400	0.51	0.50	0.26	10	9.80	2.5
6	80310	1.84	0.50	0.92	10	9.80	9.0
7	34218	0.79	0.50	0.39	10	9.80	3.8
8	72743	1.67	0.50	0.84	10	9.80	8.2
9	33911	0.78	0.50	0.39	10	9.80	3.8
10	72601	1.67	0.50	0.83	10	9.80	8.2
11	75839	1.74	0.50	0.87	10	9.80	8.6
12	26671	0.62	0.50	0.31	10	9.80	3.0
13	72907	1.68	0.50	0.84	10	9.80	8.2
14	72524	1.66	0.50	0.83	10	9.80	8.2
15	73485	1.69	0.50	0.84	10	9.80	8.3
16	73556	1.69	0.50	0.84	10	9.80	8.3
17	12854	0.30	0.50	0.15	10	9.80	1.4
18	20424	0.47	0.50	0.23	10	9.80	2.4
19	82760	1.90	0.50	0.95	10	9.80	9.3
20	98772	2.27	0.50	1.13	10	9.80	11.1
21	42055	0.97	0.50	0.48	10	9.80	4.7

INLET CALCULATIONS

No.	Inlet Location	Freq. (years)	Tc (min)	"I" (in/hr)	Coeff. "C"	"A" (acres)	Q (cfs)	Upstream (cfs)	Flow (cfs)	Capacity (cfs)	Slope (ft/100ft)	Crown Type	Length (ft)	Capacity (cfs)	Downstream Inlet (cfs)
1	21+00 Calm Crest	100	10	9.8	0.5	1.35	6.6	0.0	6.6	6.7	1.00%	6" pbl	10	STD.	7.0
2	21+00 Calm Crest	100	10	9.8	0.5	0.30	1.5	0.0	1.5	6.0	1.00%	6" pbl	10	STD.	7.0
3	25+25.48 Calm Crest	100	10	9.8	0.5	1.03	5.1	0.0	5.1	6.0	0.80%	6" pbl	10	STD.	7.4
4	27+43.45 Calm Crest	100	10	9.8	0.5	0.48	2.4	0.0	2.4	6.0	0.80%	6" pbl	10	STD.	7.4
5	27+57.85 Calm Crest	100	10	9.8	0.5	0.51	2.5	0.0	2.5	6.0	0.80%	6" pbl	10	STD.	7.4
6	2+00 Ravenbank	100	10	9.8	0.5	1.84	9.0	0.0	9.0	9.5	2.00%	6" pbl	10	STD.	6.5
7	4+17.64 Ravenbank	100	10	9.8	0.5	1.79	8.8	0.0	8.8	9.5	Low Pt	6" pbl	10	STD.	20.0
8	4+17.64 Ravenbank	100	10	9.8	0.5	0.67	3.2	2.5	10.7	9.5	Low Pt	6" pbl	10	STD.	20.0
9	10+50.52 Ravenbank	100	10	9.8	0.5	0.78	3.8	0.0	3.8	4.7	0.50%	6" pbl	10	STD.	7.8
10	5+24.92 Catterick	100	10	9.8	0.5	1.67	8.2	0.0	8.2	9.2	1.90%	6" pbl	10	STD.	6.5
11	0+60.50 Lorion	100	10	9.8	0.5	2.04	10.0	1.7	11.6	9.9	Low Pt	6" pbl	10	STD.	20.0
12	Lorin & Catterick	100	10	9.8	0.5	1.09	5.3	0.0	5.3	9.9	Low Pt	6" pbl	10	STD.	20.0
13	5+19.86 Foxhall	100	10	9.8	0.5	1.68	8.2	0.0	8.2	9.0	1.80%	6" pbl	10	STD.	6.7
14	5+23.44 Foxhall	100	10	9.8	0.5	1.66	8.2	0.0	8.2	9.0	1.80%	6" pbl	10	STD.	6.7
15	0+58.50 Foxhall	100	10	9.8	0.5	1.69	8.3	1.5	9.8	9.0	1.80%	6" pbl	15	STD.	10.6
16	0+58.50 Foxhall	100	10	9.8	0.5	1.69	8.3	1.5	9.8	10.4	2.40%	6" pbl	15	STD.	10.3

STORM SEWER CALCULATIONS

Upstream Station	Downstream Station	Distance (ft)	AREA NO.	Total Area Picked Up (Acres)	C	CA	Accumulated CA	Tc (Min)	Design Storm (Years)	I (in/hr)	Q (CFS)	S (ft)	Pipe Size (in)	Velocity (ft/s)	Head Loss (ft)	Flow Time (min)	Time at DIS (min)	Hydraulic Grade (ft)	Proposed Grade (ft)		
4+13.55	4+13.55	45.36	1	1.35	0.50	0.68	0.68	10.00	100	9.80	6.6	0.0048	18	3.7	0.21	0.21	10.21	525.53	525.32	528.92	
4+13.55	2+51.10	162.45	2	0.30	0.50	0.15	0.83	15.00	100	9.80	8.1	0.0055	18	4.6	0.33	0.59	10.59	525.13	525.01	528.90	
Line D3	5+84.60	4+51.02	135.00	3	1.03	0.50	0.52	10.00	100	9.80	5.1	0.0024	18	2.9	0.13	0.78	10.78	519.69	519.45	529.16	
Line D3	4+51.02	4+75.42	25.40	4	0.81	0.50	0.26	0.78	10.00	100	9.80	7.1	0.0053	18	4.3	0.29	0.10	10.10	519.13	518.97	528.14
Line D3	4+75.42	4+75.42	0	4	0.40	0.48	0.50	0.24	1.02	10.00	9.30	10.0	0.0091	18	5.7	0.48	1.14	11.14	518.84	518.63	527.92
Line D3	3+78.24	1+49.29	208.95	NR	0.00	0.00	0.50	0.00	1.02	10.00	9.80	10.0	0.0091	18	5.7	0.50	0.61	10.61	518.20	518.20	526.90
Line D3	1+49.29	0+00.00	149.29	6	1.84	1.33	0.50	0.66	1.69	10.00	7.80	16.5	0.0093	24	8.2	0.42	0.54	10.54	515.31	515.35	524.02
Line D3	0+00.00	0+00.00	0	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	515.35	515.35	524.02	
Line D3	0+00.00	0+00.00	0	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	515.35	515.35	524.02	
Line D4	11+15.62	14+53.51	62.11	5	0.78	0.78	0.50	0.39	0.39	10.00	9.80	9.8	0.0012	18	2.2	0.08	0.47	10.47	508.68	508.56	532.36
Line D4	14+53.51	3+73.52	479.99	Brand	0.00	0.00	0.50	0.30	0.39	10.00	9.80	3.8	0.0012	18	2.2	0.08	0.34	10.34	508.48	508.48	532.60
Line D4	3+73.52	5+00.71	472.81	13-14	0.34	2.75	0.50	1.37	1.74	10.00	9.80	15.2	0.0099	24	6.5	0.47	1.43	11.43	507.39	507.45	521.79
Line D4	5+00.71	4+53.66	47.55	15-16	1.38	3.98	0.50	1.59	3.75	10.00	9.80	36.8	0.0086	30	7.5	0.87	1.10	10.10	504.20	504.30	512.59
Line D4	4+53.66	2+45.11	248.45	NR	0.00	0.00	0.50	0.00	2.25	10.00	9.80	36.8	0.0086	30	7.5	0.87	0.35	10.35	503.52	503.52	512.20
Line D4	2+45.11	1+59.29	51.30	11-12	2.04	2.97	0.50	1.34	5.89	10.00	9.80	45.9	0.0148	36	10.2	1.42	0.88	10.88	502.75	501.19	507.16
Line D4	1+59.29	1+21.20	32.03	0	0.00	0.00	0.50	0.00	5.89	10.00	9.80	45.9	0.0148	36	10.2	1.42	0.85	10.85	500.41	500.41	508.33
Line D4	1+21.20	0+01.28	79.72	12-18	1.09	1.55	0.50	0.78	5.87	10.00	7.80	57.5	0.0074	36	8.1	1.02	0.08	10.08	499.94	500.24	506.30
Line D5	5+83.20	0+00.00	83.00	10	1.67	1.33	0.50	0.66	0.66	10.00	9.80	6.5	0.0039	18	3.7	0.21	0.37	10.37	511.42	511.21	528.14



- ### LEGEND
- PRE PRE-PROJECT 100-YR FLOOD PLAN ELEVATION
 - POST POST-PROJECT 100-YR FLOOD PLAN ELEVATION
 - FD FULLY DEVELOPED 100-YR FLOOD PLAN ELEVATION
 - PROP. STORM SEWER
 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL
 - EXIST. STORM SEWER
 - DRAINAGE AREA DIVIDE
 - FLOW ARROW
 - DRAINAGE AREA NO.



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CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBP# FIRM #5951

**DEVELOPMENT PLANS FOR
 BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS**

DRAINAGE AREA MAP

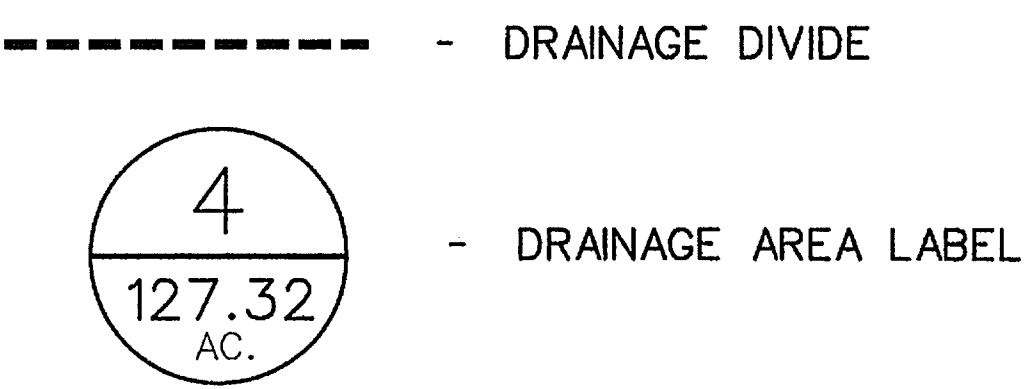
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JOB NUMBER	DATE	SCALE	
14023	JULY 2014	1"=100'	3 of 20

AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
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DRAINAGE BASIN ATTRIBUTES

Basin #	Sq. Ft.	Acres	Total Area			Single Family Lot Size			Weighted CN	Q100 (cfs)
			Sq. Ft.	Acres	Open Space	1/4 Acre	1/2 Acre	2 Acres+		
1	1087250	24.96	0.0390					1087250	91.29	169.7
2	865643	19.87	0.0311					865643	91.29	149.0
3	1565754	35.94	0.0562					1565754	91.29	245.2
4	2047312	47.00	0.0734					2047312	91.29	338.9
5 (Ex)	1631603	37.46	0.0585	1631603					90.20	243.6
5 (Prop)	794944	18.25	0.0285	468806	326138				91.72	279.5
6 (Ex)	1394802	32.02	0.0500	1394802					90.20	219.4
6 (Prop)	1855127	42.59	0.0655	630629	734526	489962			90.37	233.9
7 (Ex)	1432208	32.88	0.0514	1432208					90.20	250.8
7 (Prop)	1466440	33.66	0.0526	821521		644919			91.37	237.1
8 (Ex)	927004	21.28	0.0333	927004					90.20	137.3
8 (Prop)	812369	18.65	0.0291	812369					90.20	157.7



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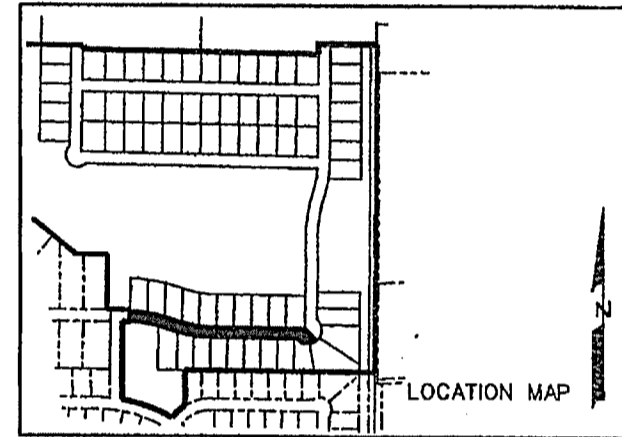
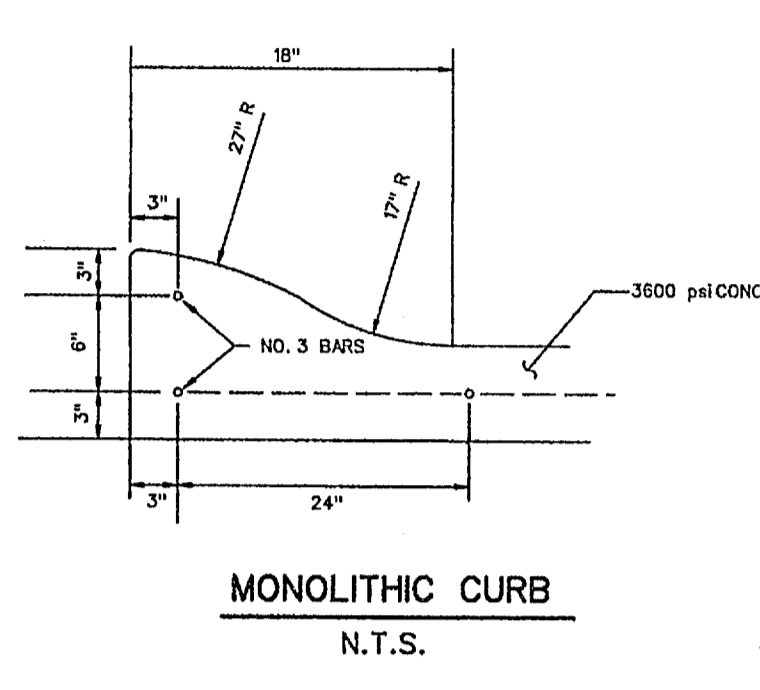
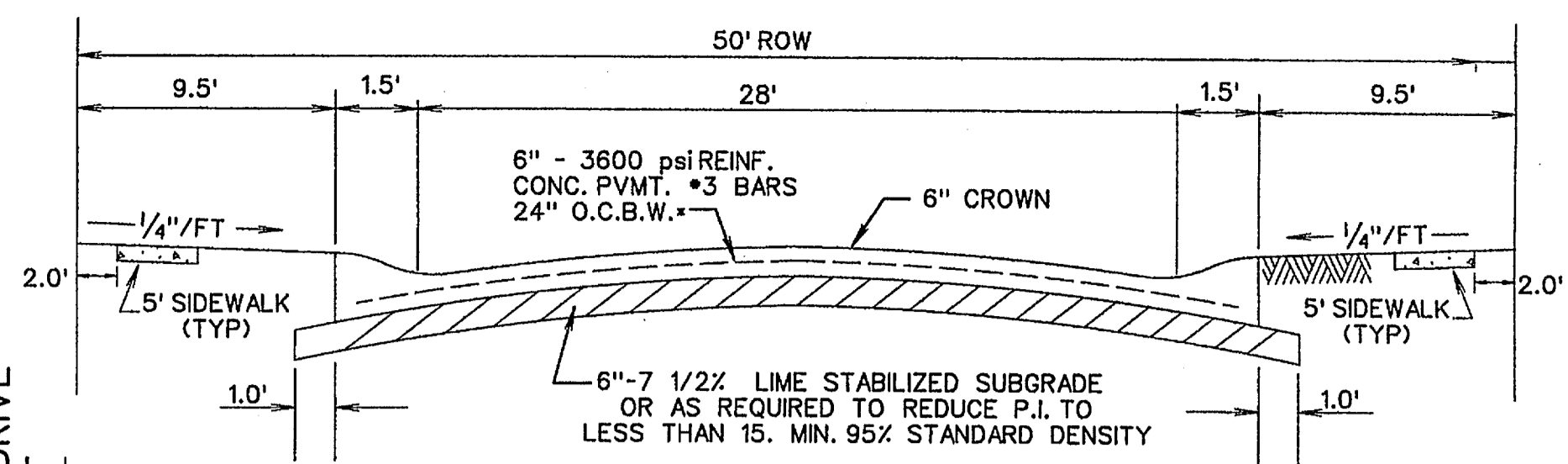
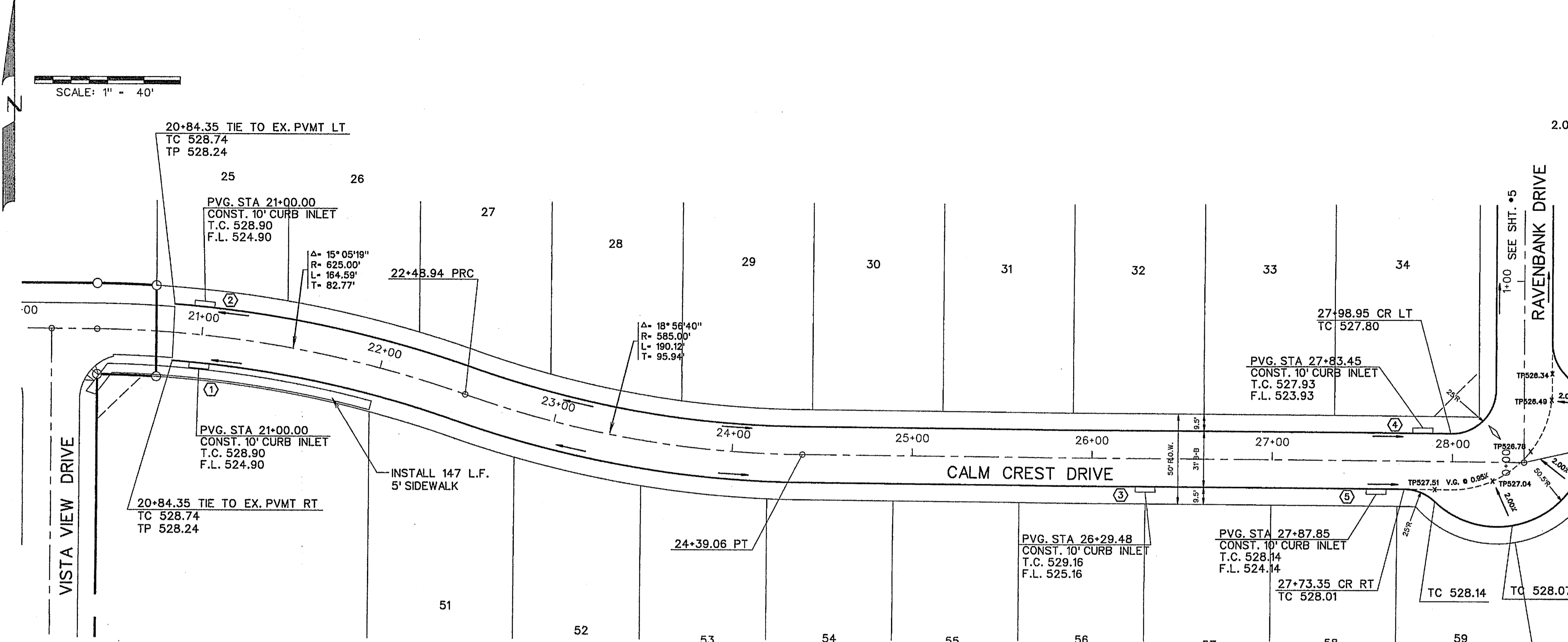
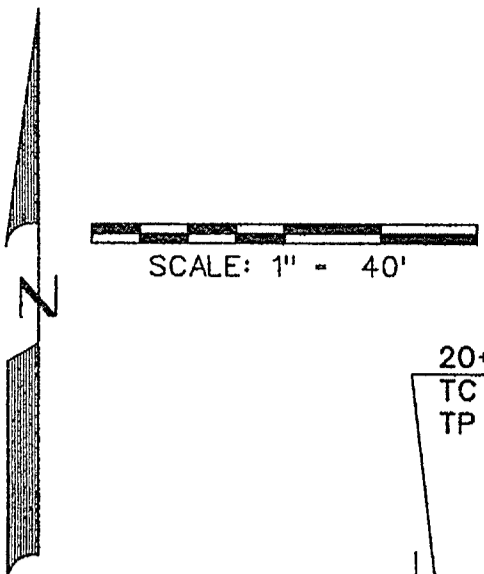
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
 PHASE III**
 ROCKWALL, TEXAS

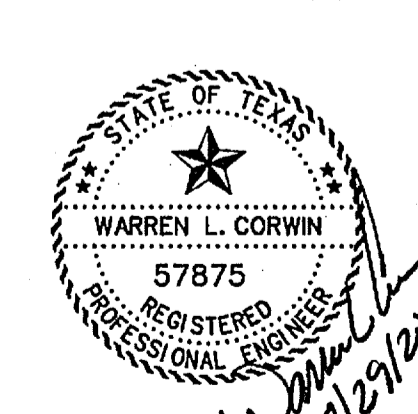
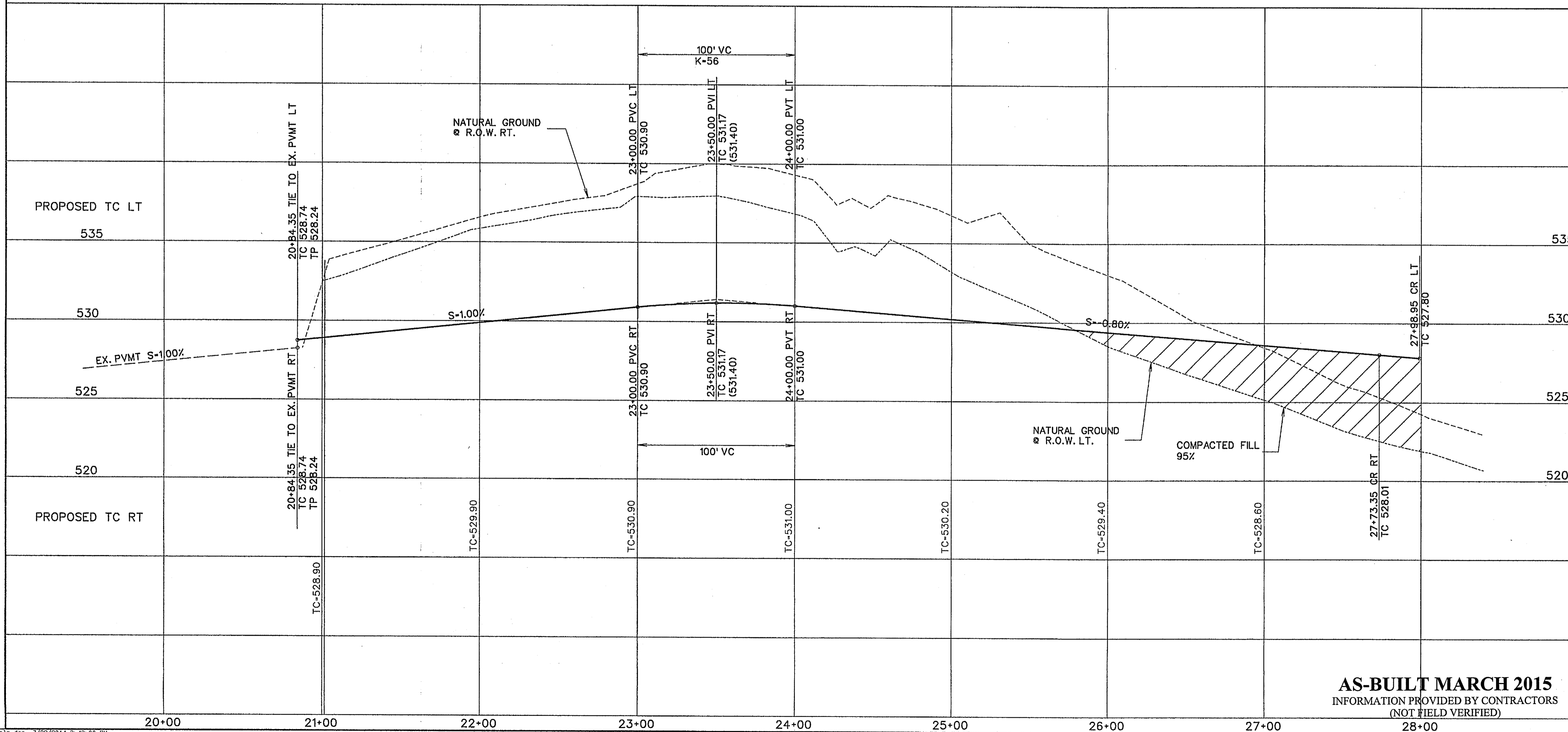
OVERALL DRAINAGE AREA MAP

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JOB NUMBER	DATE	SCALE:	3A OF 20
14023	JULY 2014	1"=200'	

AS-BUILT MARCH 2015
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◆ - STREET NAME CHANGE
 ◇ - BARRIER FREE RAMP



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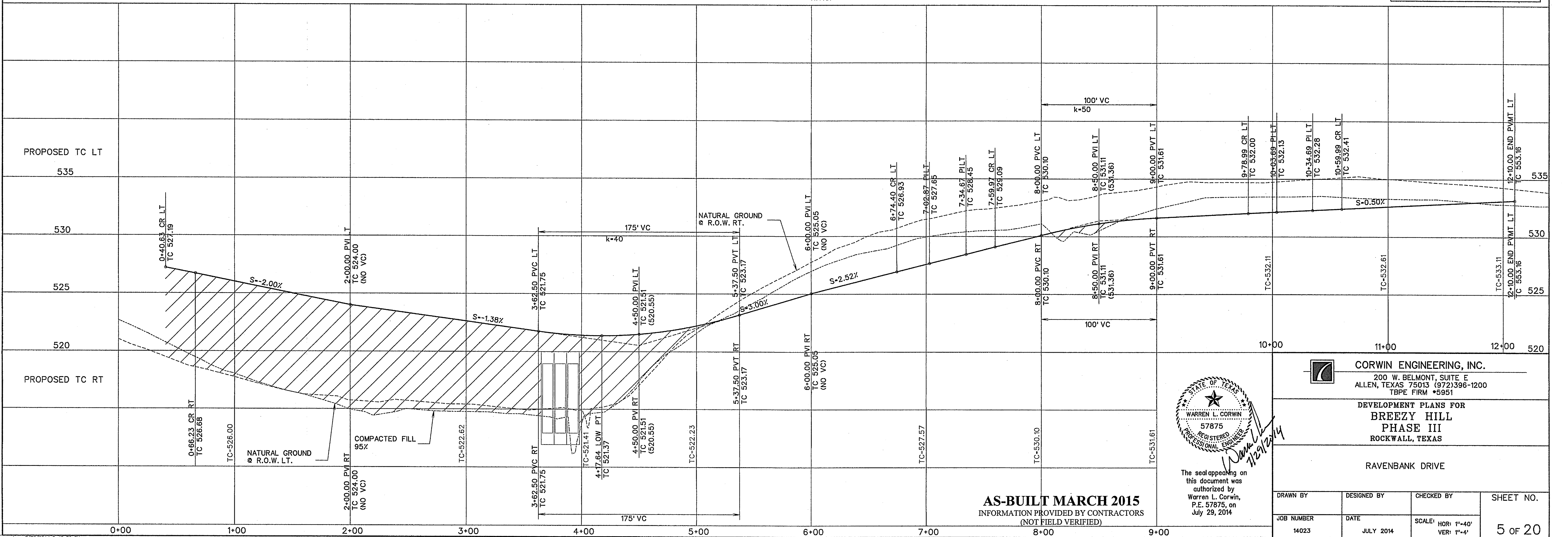
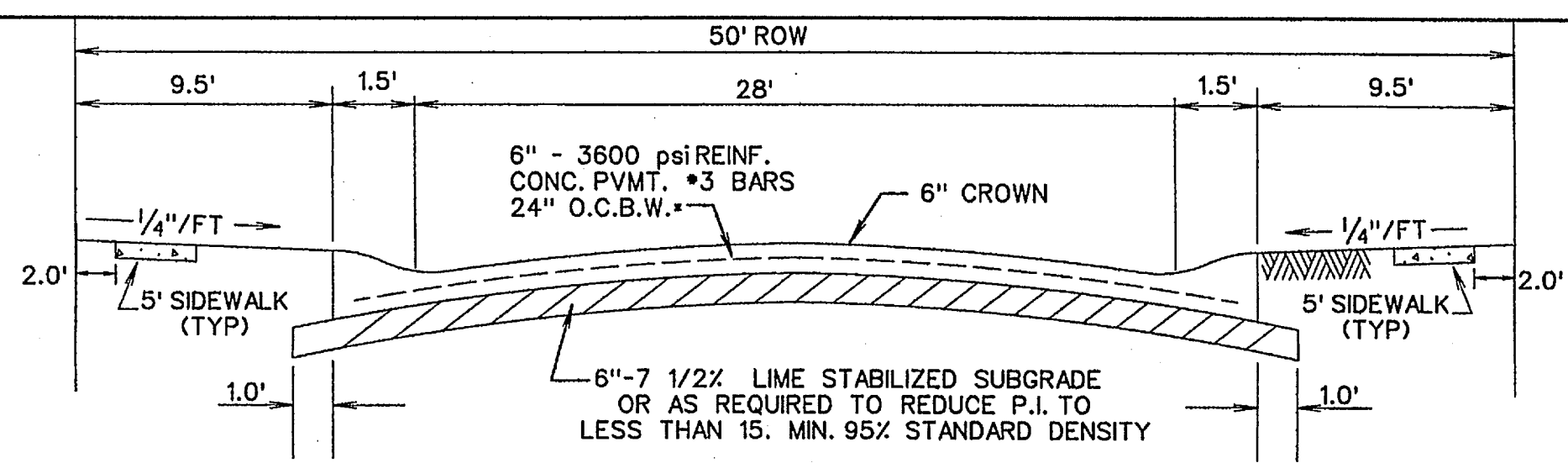
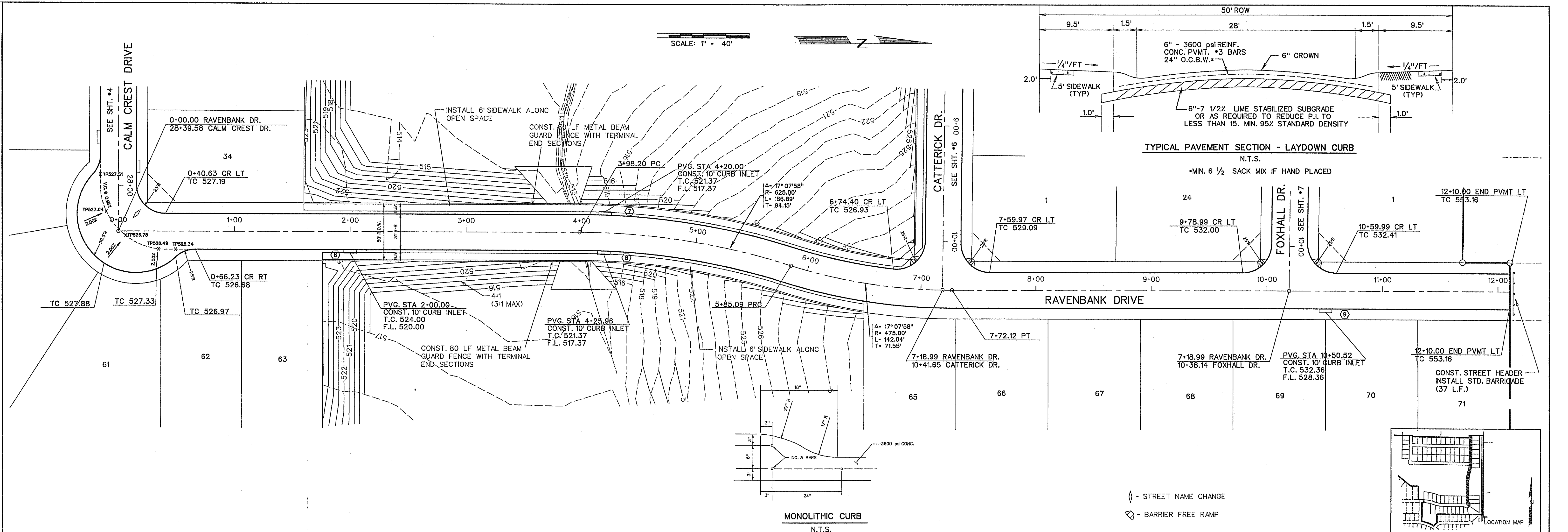
CORWIN ENGINEERING, INC.
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 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

AS-BUILT MARCH 2015
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JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	4 OF 20
14023	JULY 2014		

SCALE: 1" = 40'



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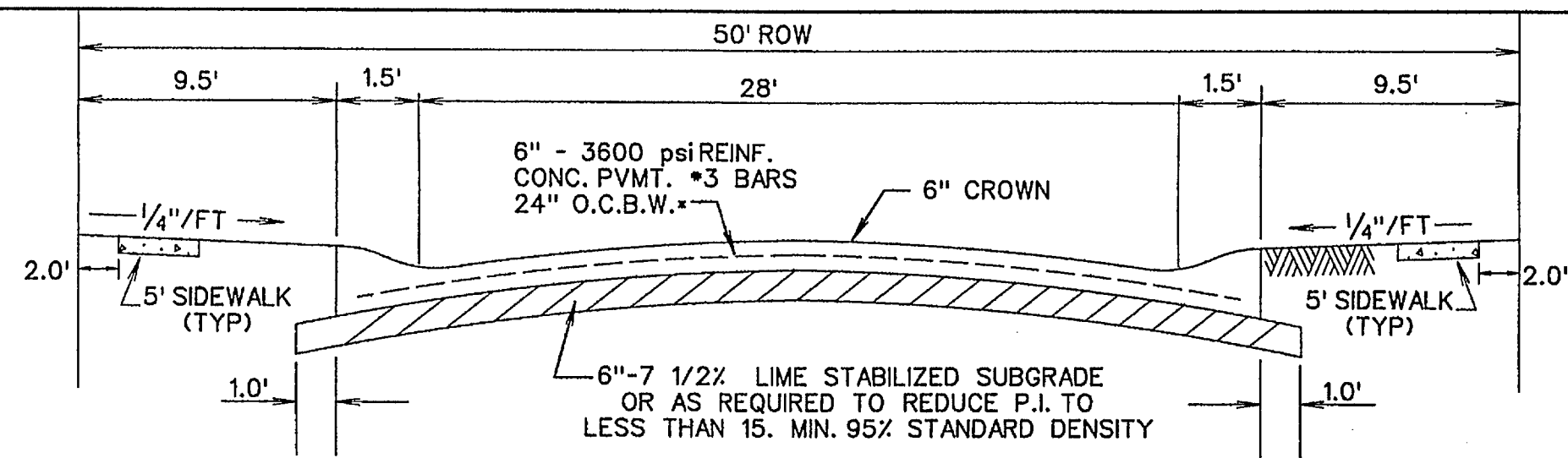
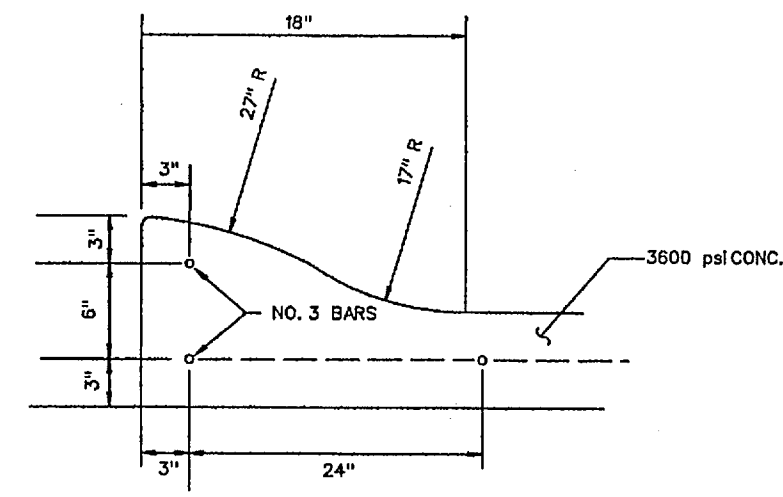
AS-BUILT MARCH 2015
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CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

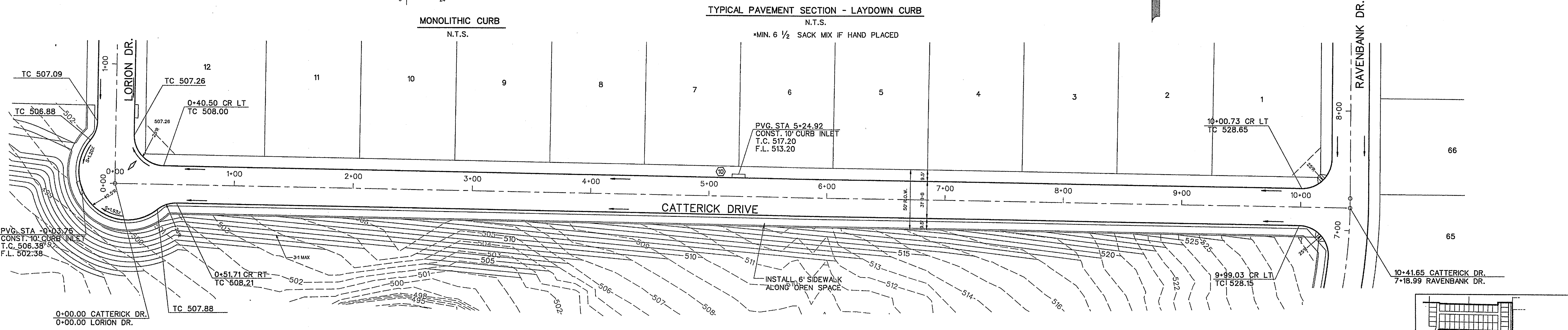
DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

RAVENBANK DRIVE

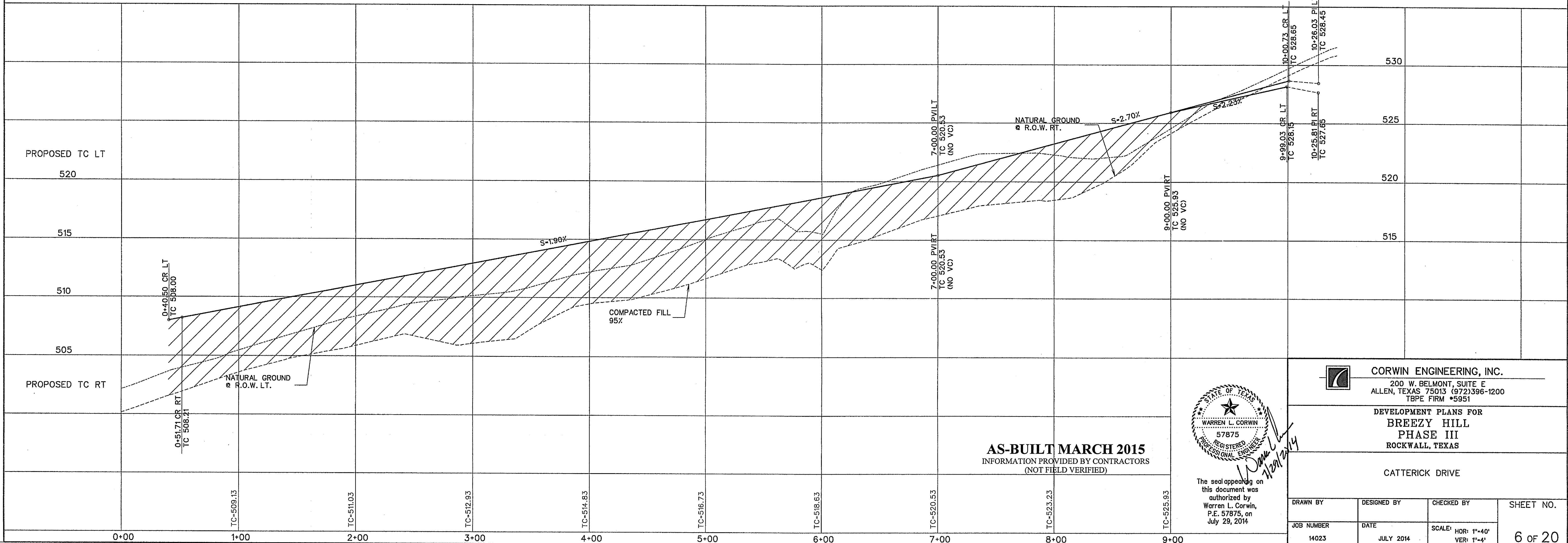
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14023	JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	5 OF 20



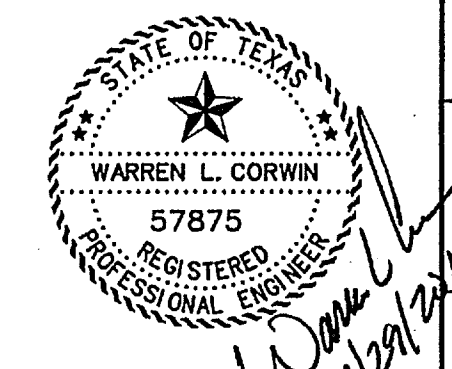
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◆ - STREET NAME CHANGE
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AS-BUILT MARCH 2015
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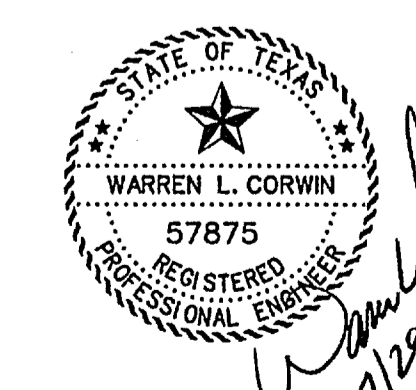
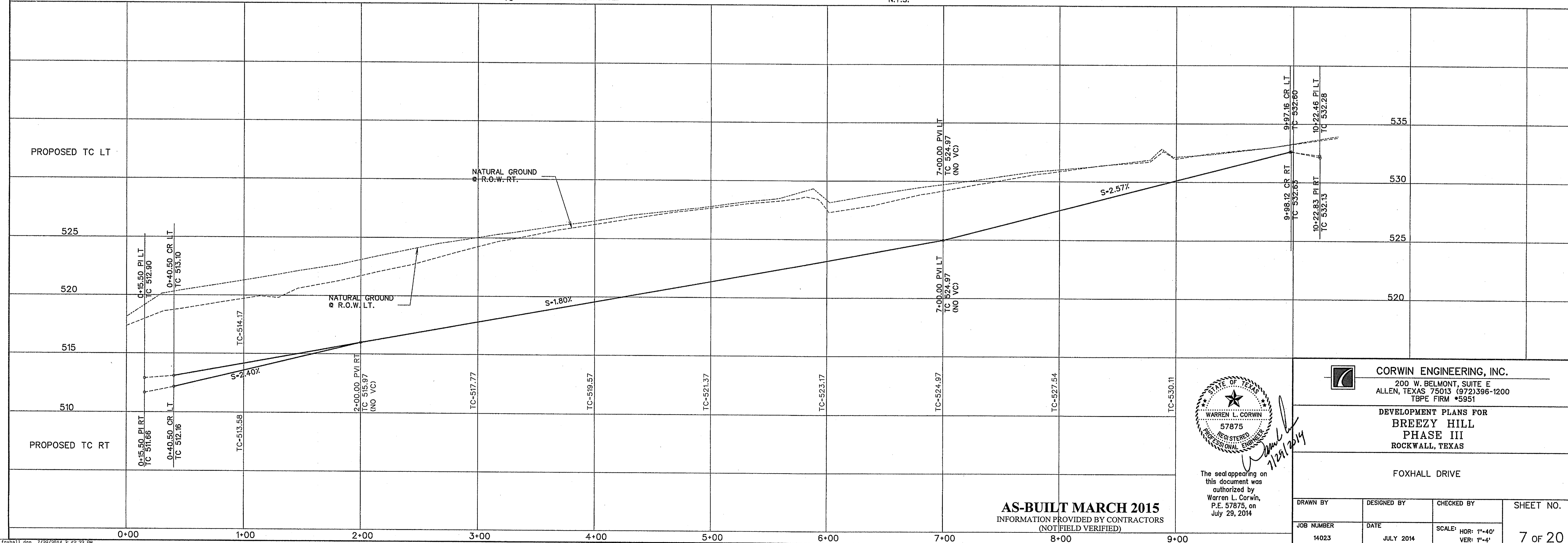
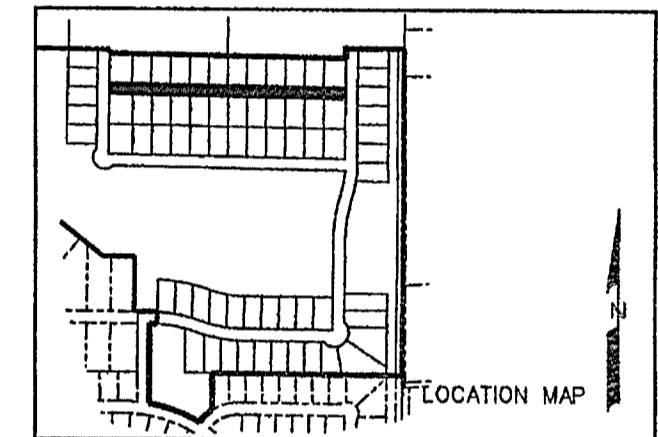
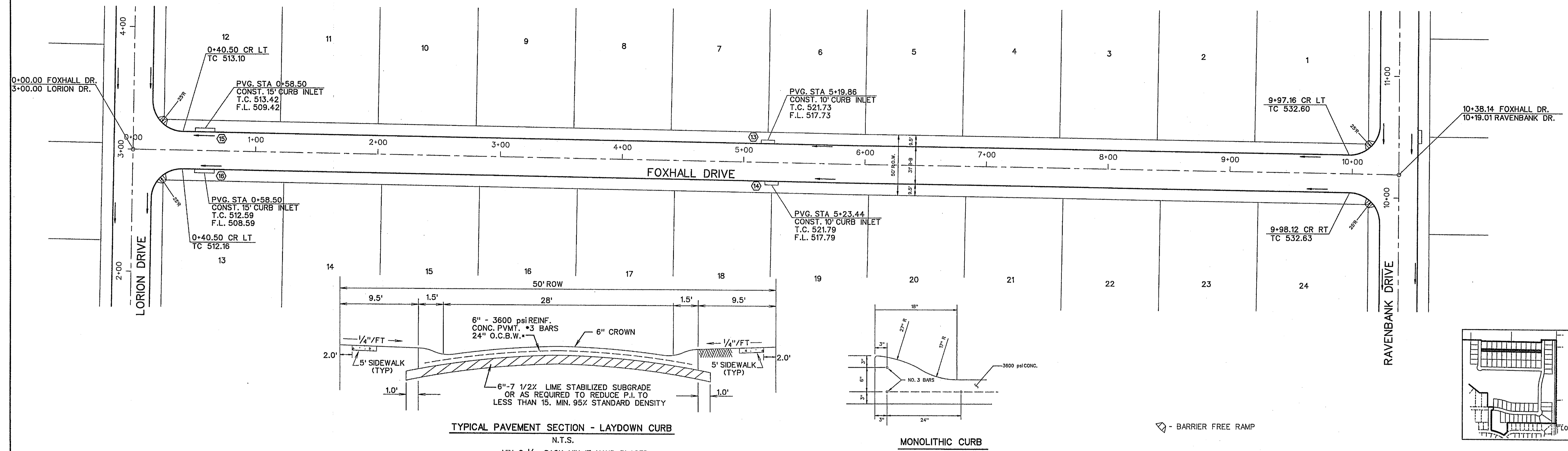
CORWIN ENGINEERING, INC.
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 TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

CATTERICK DRIVE

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14023	JULY 2014		6 OF 20

SCALE: 1" = 40'



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CORWIN ENGINEERING, INC.
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 TBPE FIRM #5951

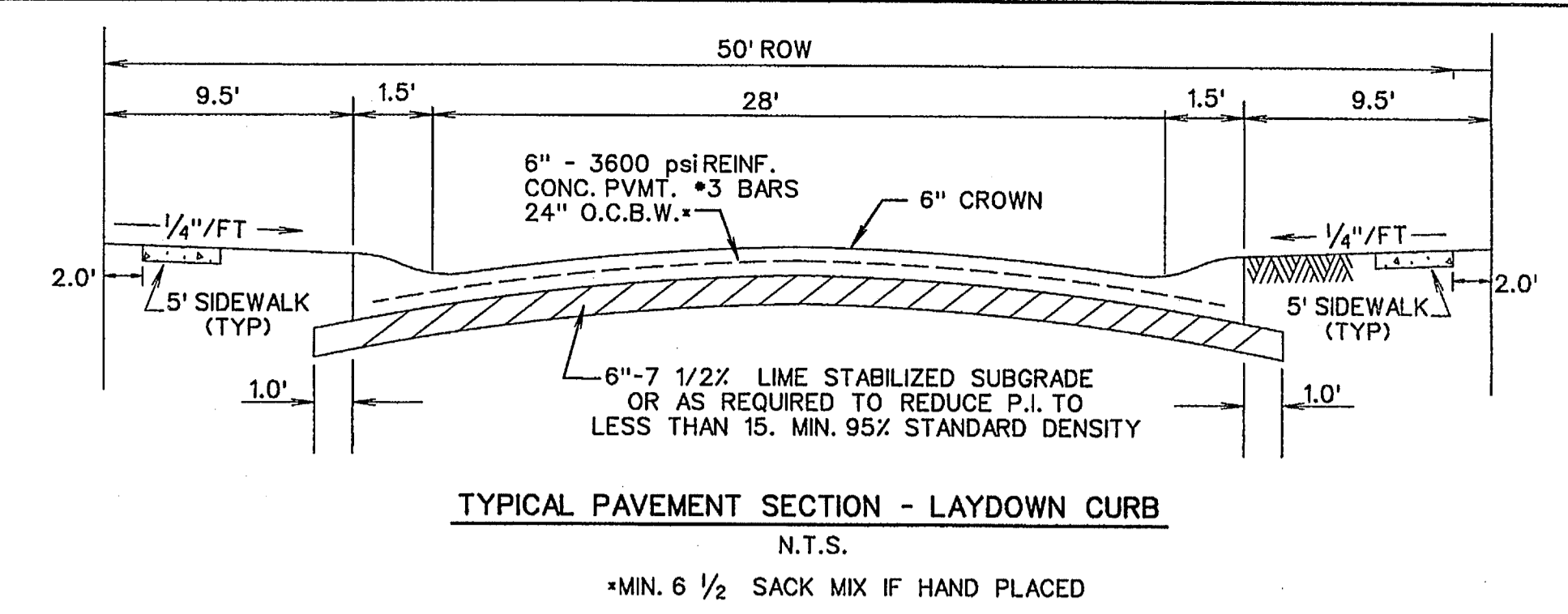
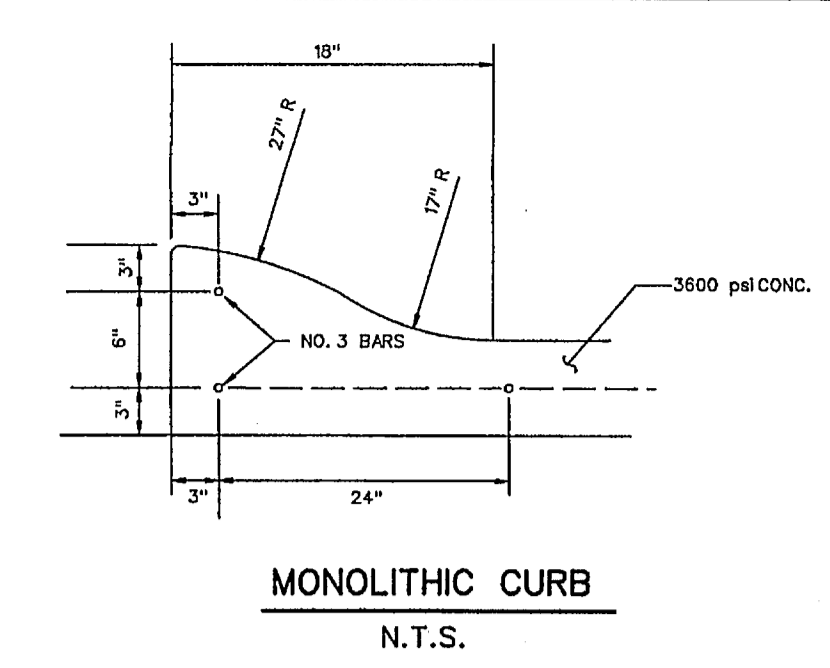
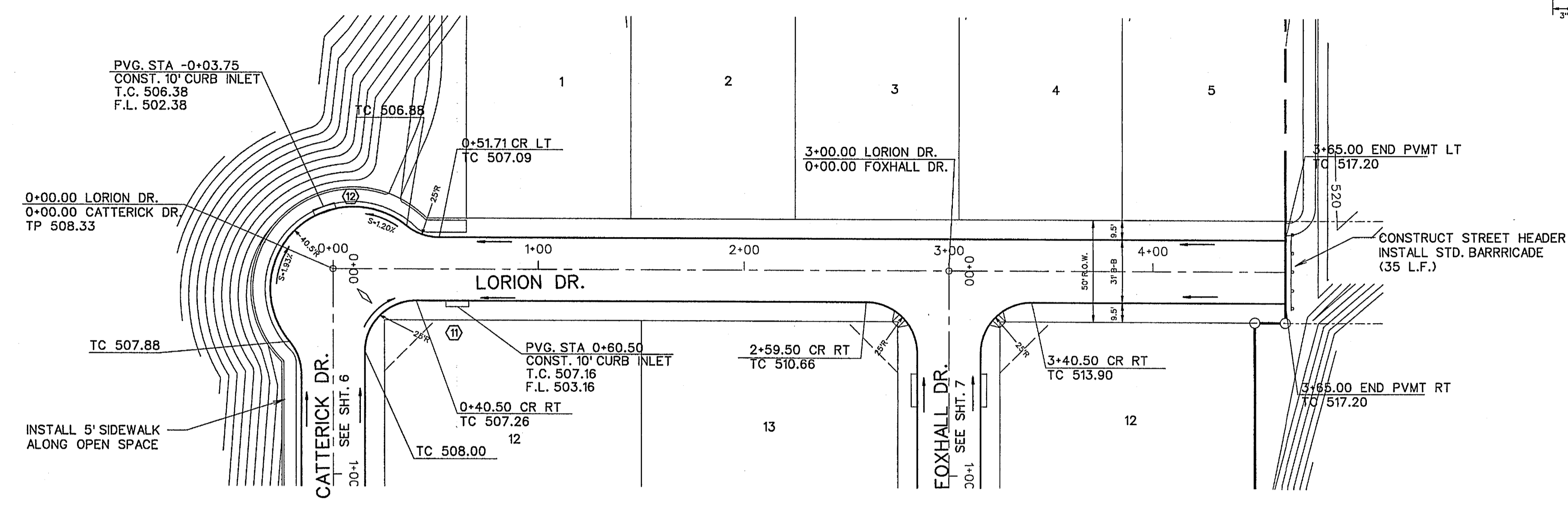
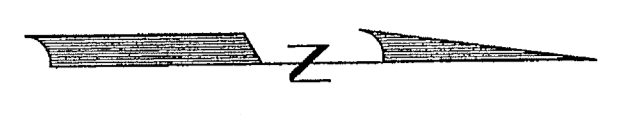
DEVELOPMENT PLANS FOR
**BREEZY HILL
 PHASE III**
 ROCKWALL, TEXAS

FOXHALL DRIVE

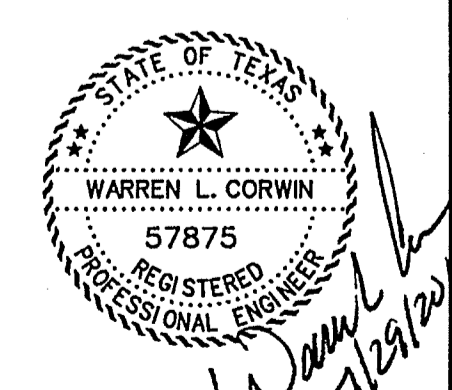
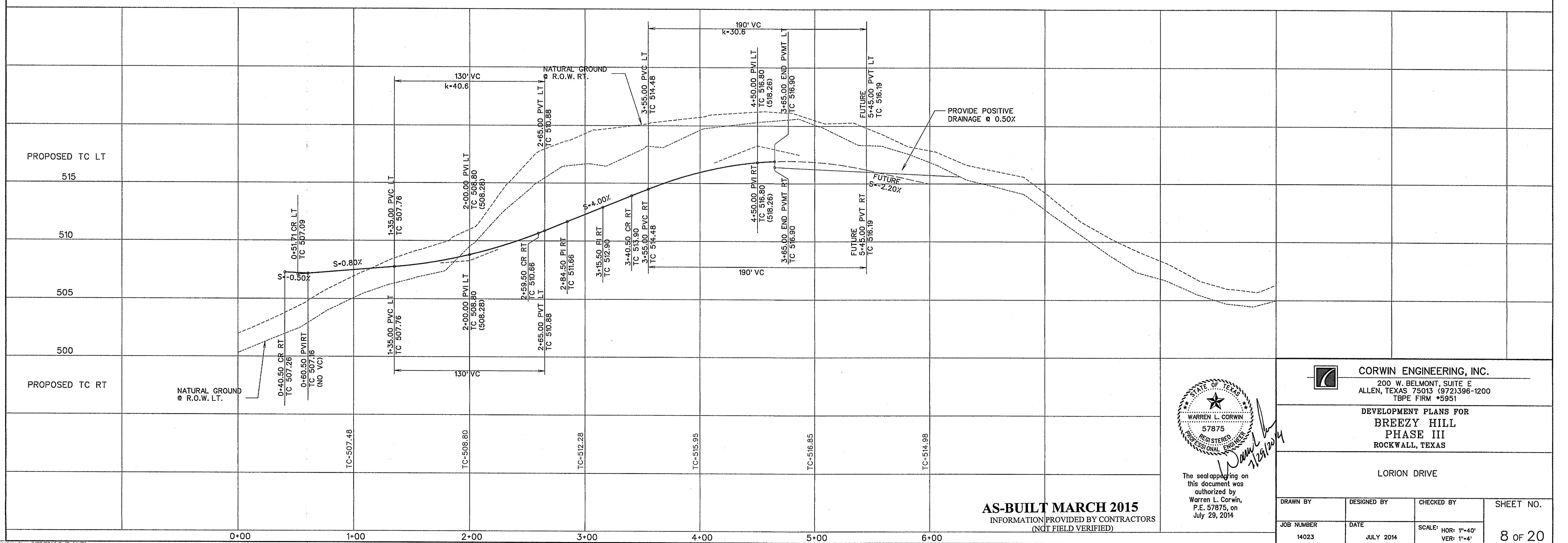
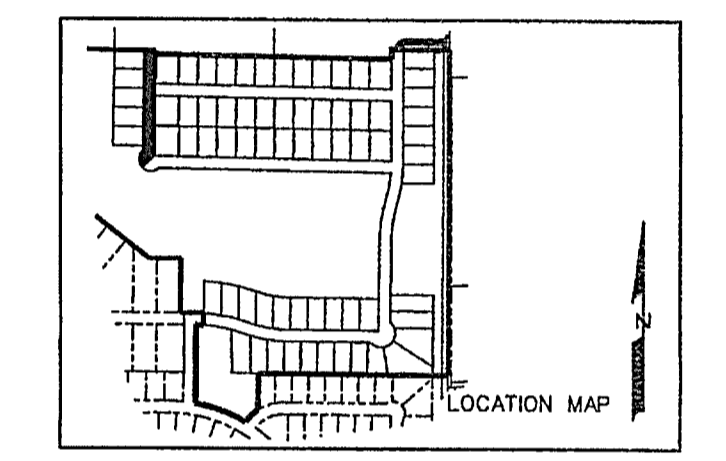
AS-BUILT MARCH 2015
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JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	7 of 20
14023	JULY 2014		

SCALE: 1" = 40'



◇ - STREET NAME CHANGE
 ◇ - BARRIER FREE RAMP



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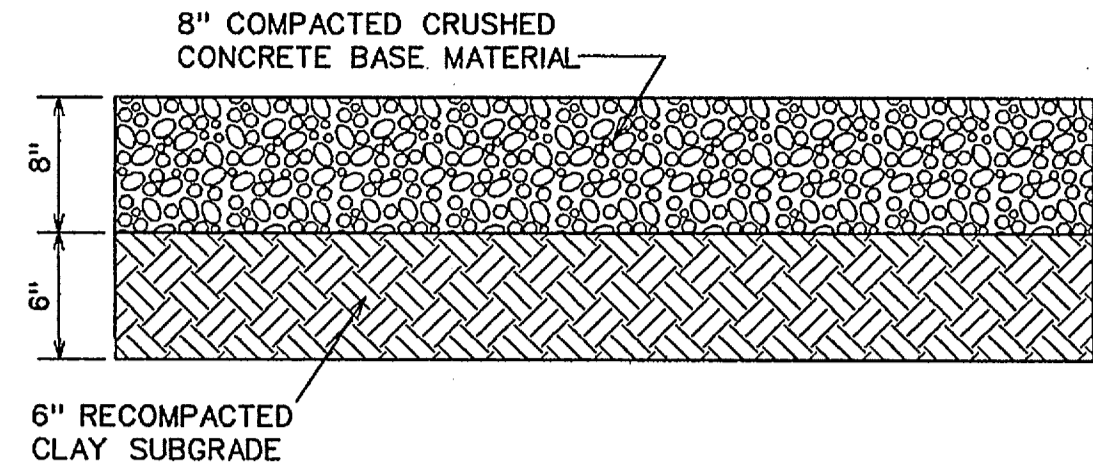
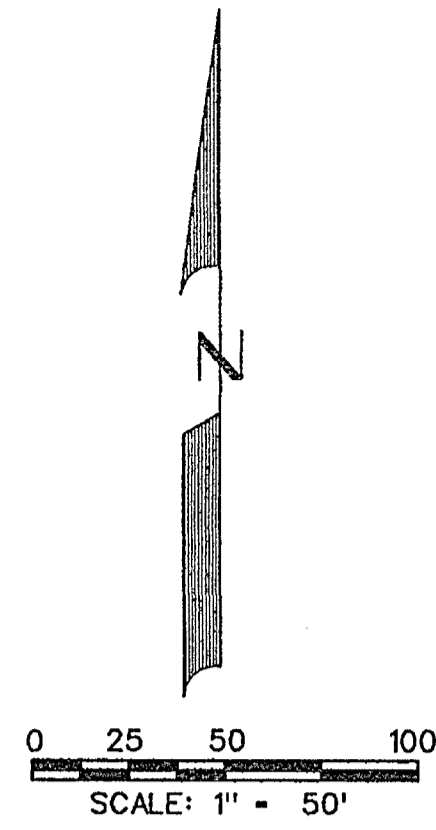
CORWIN ENGINEERING, INC.
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 ALLEN, TEXAS 75013 (972)396-1200
 TBP# FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
 PHASE III**
 ROCKWALL, TEXAS

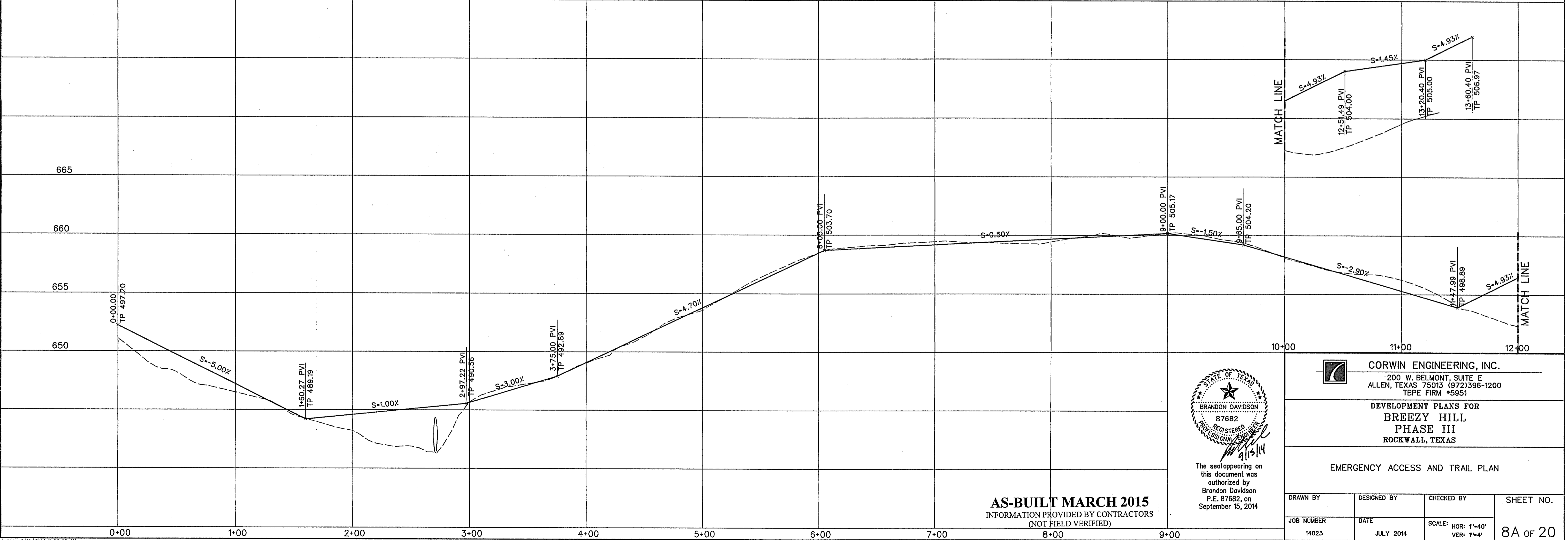
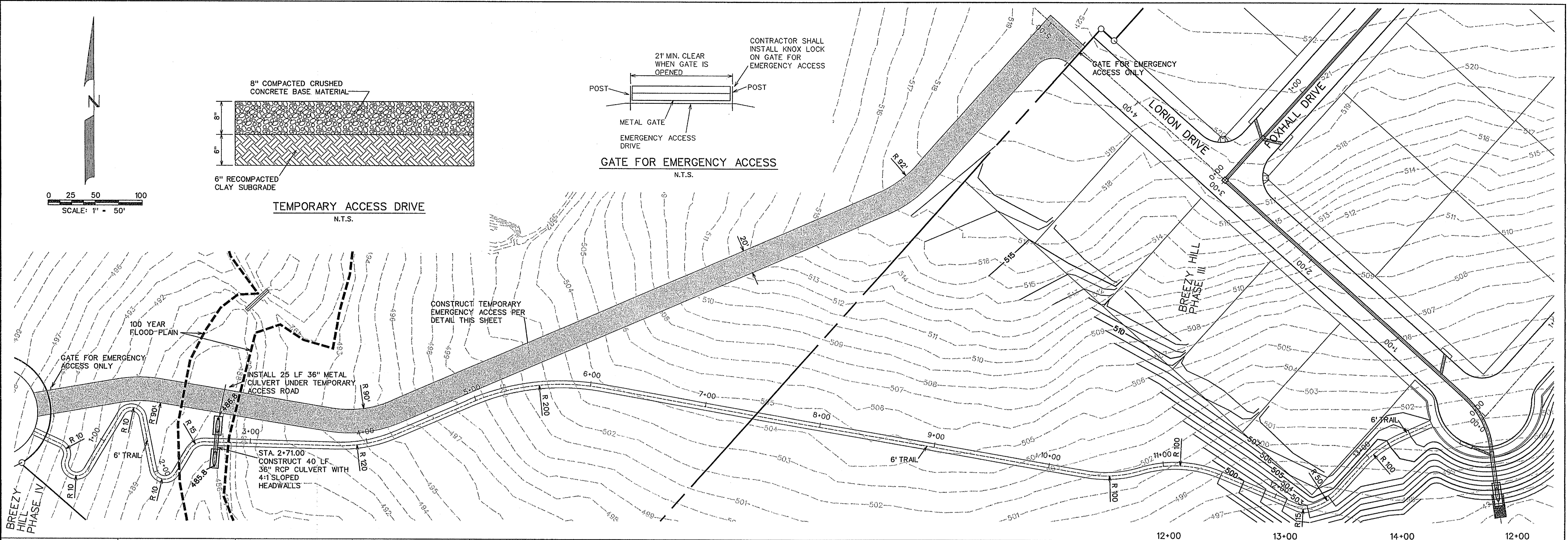
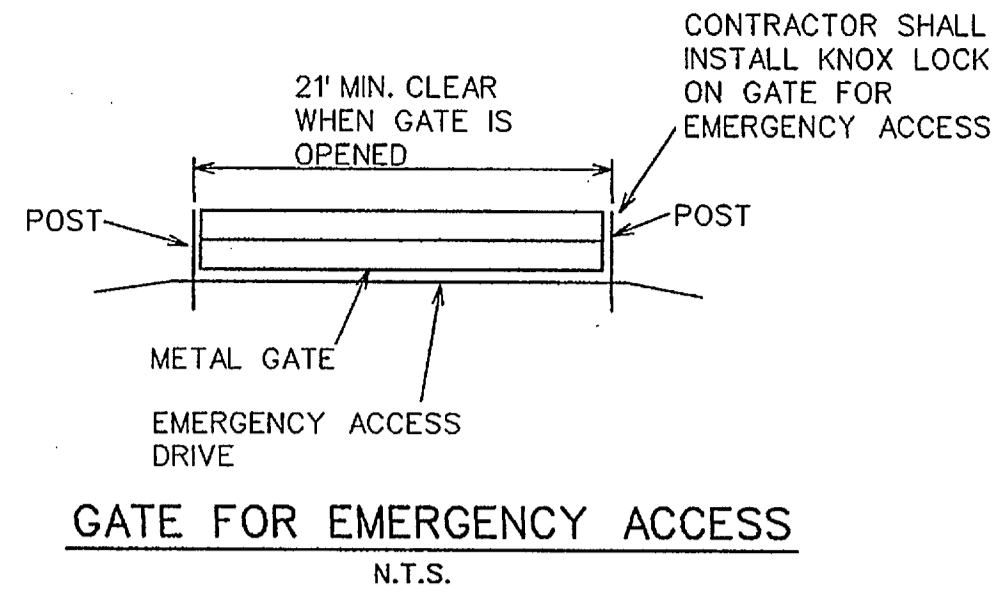
LORION DRIVE

AS-BUILT MARCH 2015
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JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	8 OF 20
14023	JULY 2014		



TEMPORARY ACCESS DRIVE
N.T.S.



AS-BUILT MARCH 2015
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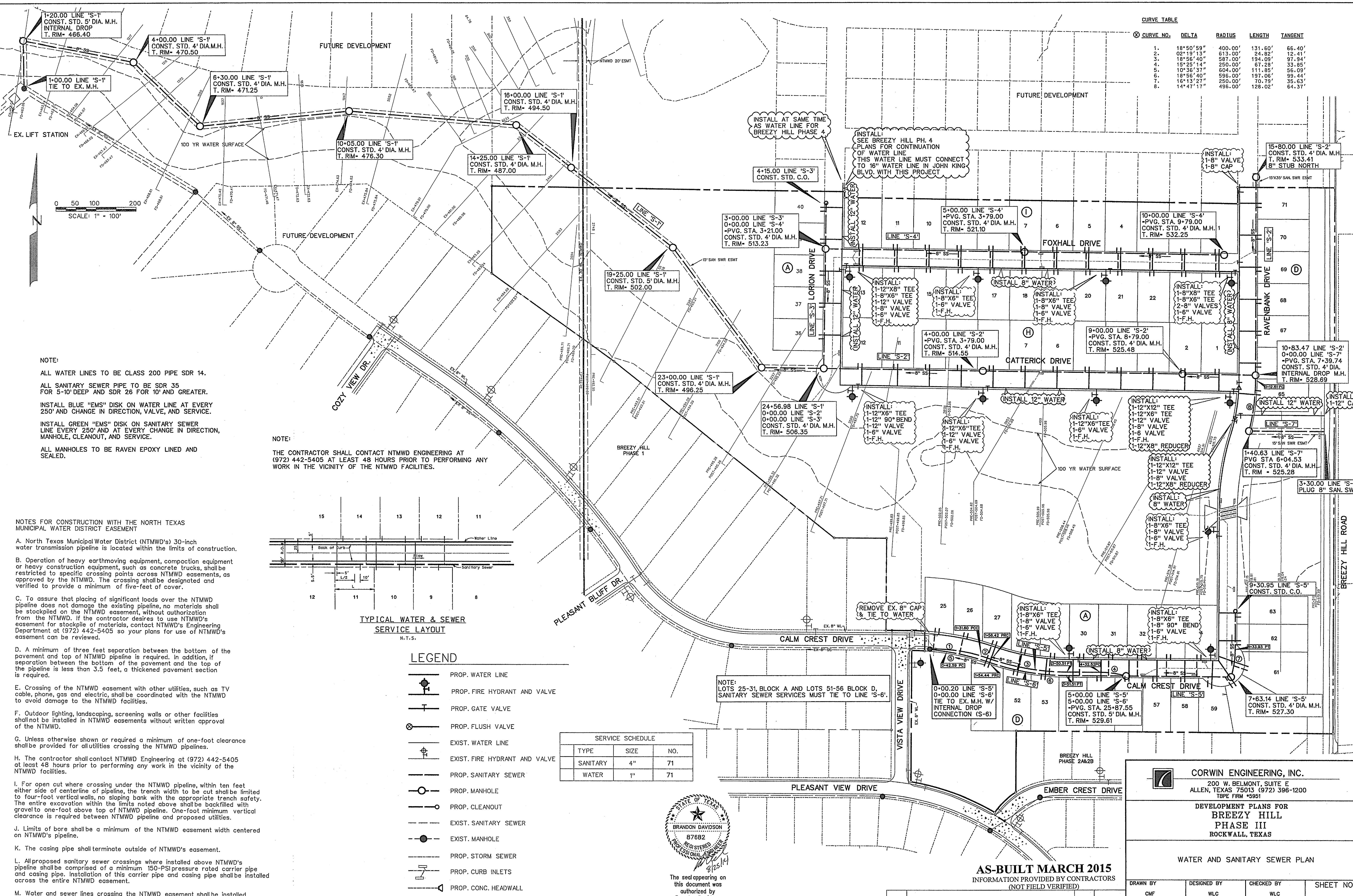
The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on September 15, 2014

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
PHASE III**
ROCKWALL, TEXAS

EMERGENCY ACCESS AND TRAIL PLAN

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JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	8A OF 20
14023	JULY 2014		



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	18°50'59"	400.00'	131.60'	66.40'
2.	02°19'13"	613.00'	24.82'	12.41'
3.	18°56'40"	587.00'	194.09'	97.94'
4.	15°25'14"	250.00'	67.28'	33.65'
5.	10°36'37"	604.00'	111.85'	56.09'
6.	18°56'40"	596.00'	197.06'	99.44'
7.	16°13'27"	250.00'	70.79'	35.63'
8.	14°47'17"	496.00'	128.02'	64.37'

NOTE:
 ALL WATER LINES TO BE CLASS 200 PIPE SDR 14.
 ALL SANITARY SEWER PIPE TO BE SDR 35 FOR 5'-10" DEEP AND SDR 26 FOR 10" AND GREATER.
 INSTALL BLUE "EMS" DISK ON WATER LINE AT EVERY 250' AND CHANGE IN DIRECTION, VALVE, AND SERVICE.
 INSTALL GREEN "EMS" DISK ON SANITARY SEWER LINE EVERY 250' AND AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE.

NOTE:
 THE CONTRACTOR SHALL CONTACT NTMWD ENGINEERING AT (972) 442-5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.

NOTES FOR CONSTRUCTION WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT

A. North Texas Municipal Water District (NTMWD's) 30-inch water transmission pipeline is located within the limits of construction.

B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossing shall be designated and verified to provide a minimum of five-feet of cover.

C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement, without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD's Engineering Department at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.

D. A minimum of three feet separation between the bottom of the pavement and top of NTMWD pipeline is required. In addition, if separation between the bottom of the pavement and the top of the pipeline is less than 3.5 feet, a thickened pavement section is required.

E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.

F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.

G. Unless otherwise shown or required a minimum of one-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.

H. The contractor shall contact NTMWD Engineering at (972) 442-5405 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities.

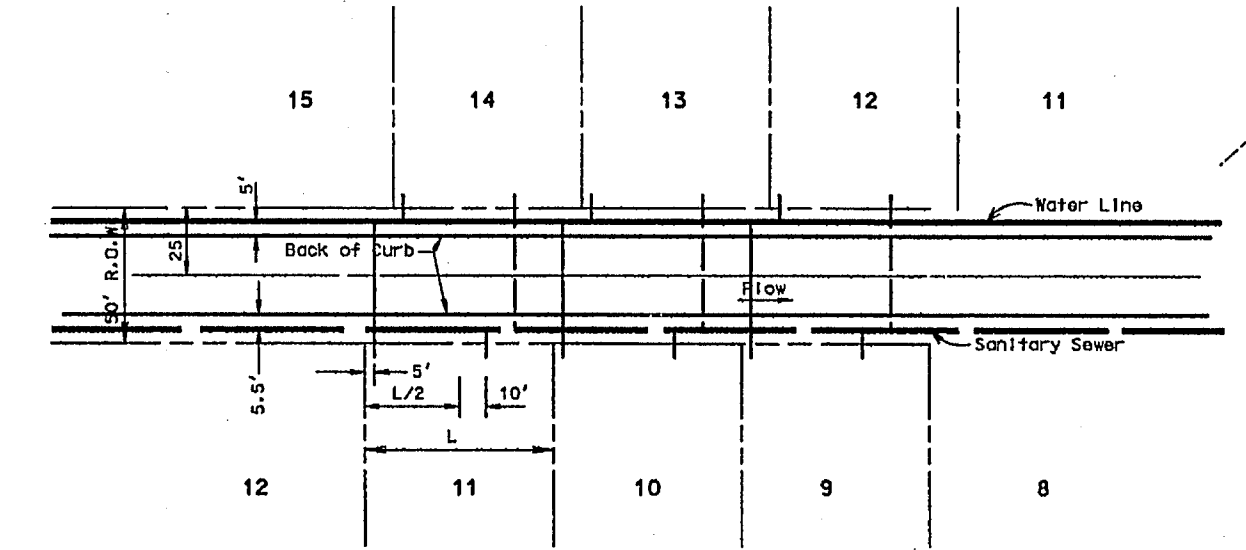
I. For open cut where crossing under the NTMWD pipeline, within ten feet either side of centerline of pipeline, the trench width to be cut shall be limited to four-foot vertical walls, no sloping bank with the appropriate trench safety. The entire excavation within the limits noted above shall be backfilled with gravel to one-foot above top of NTMWD pipeline. One-foot minimum vertical clearance is required between NTMWD pipeline and proposed utilities.

J. Limits of bore shall be a minimum of the NTMWD easement width centered on NTMWD's pipeline.

K. The casing pipe shall terminate outside of NTMWD's easement.

L. All proposed sanitary sewer crossings where installed above NTMWD's pipeline shall be comprised of a minimum 150-PSI pressure rated carrier pipe and casing pipe. Installation of this carrier pipe and casing pipe shall be installed across the entire NTMWD easement.

M. Water and sewer lines crossing the NTMWD easement shall be installed in compliance with the Rules and Regulations for Public Water Systems Paragraph 290.44 (e), Location of Water Lines.



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

SERVICE SCHEDULE

TYPE	SIZE	NO.
SANITARY	4"	71
WATER	1"	71

STATE OF TEXAS
 BRANDON DAVIDSON
 87682
 REGISTERED PROFESSIONAL ENGINEER
 The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on August 25, 2014

CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972) 396-1200
 TBP# FIRM #5951

DEVELOPMENT PLANS FOR BREEZY HILL PHASE III
 ROCKWALL, TEXAS

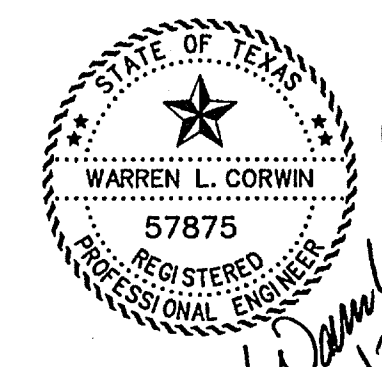
AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
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NO.	REVISIONS	BY	DATE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
CMF	WLC	WLC	9 OF 20
JOB NUMBER	DATE	SCALE:	
14023	APRIL 2014	1"=100'	



NOTE:
 THE CONTRACTOR SHALL CONTACT NTMWD ENGINEERING AT
 (972) 442-5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY
 WORK IN THE VICINITY OF THE NTMWD FACILITIES.



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 this document was
 authorized by
 Warren L. Corwin,
 P.E. 57875, on
 July 29, 2014

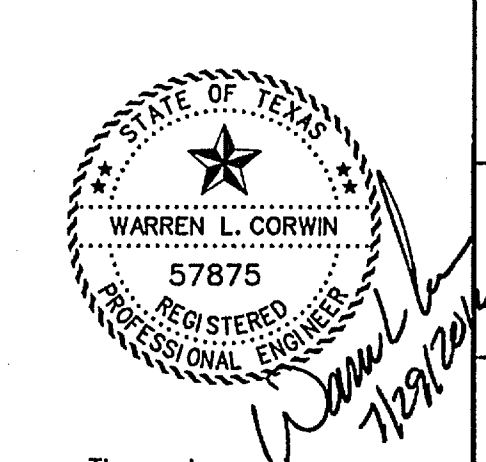
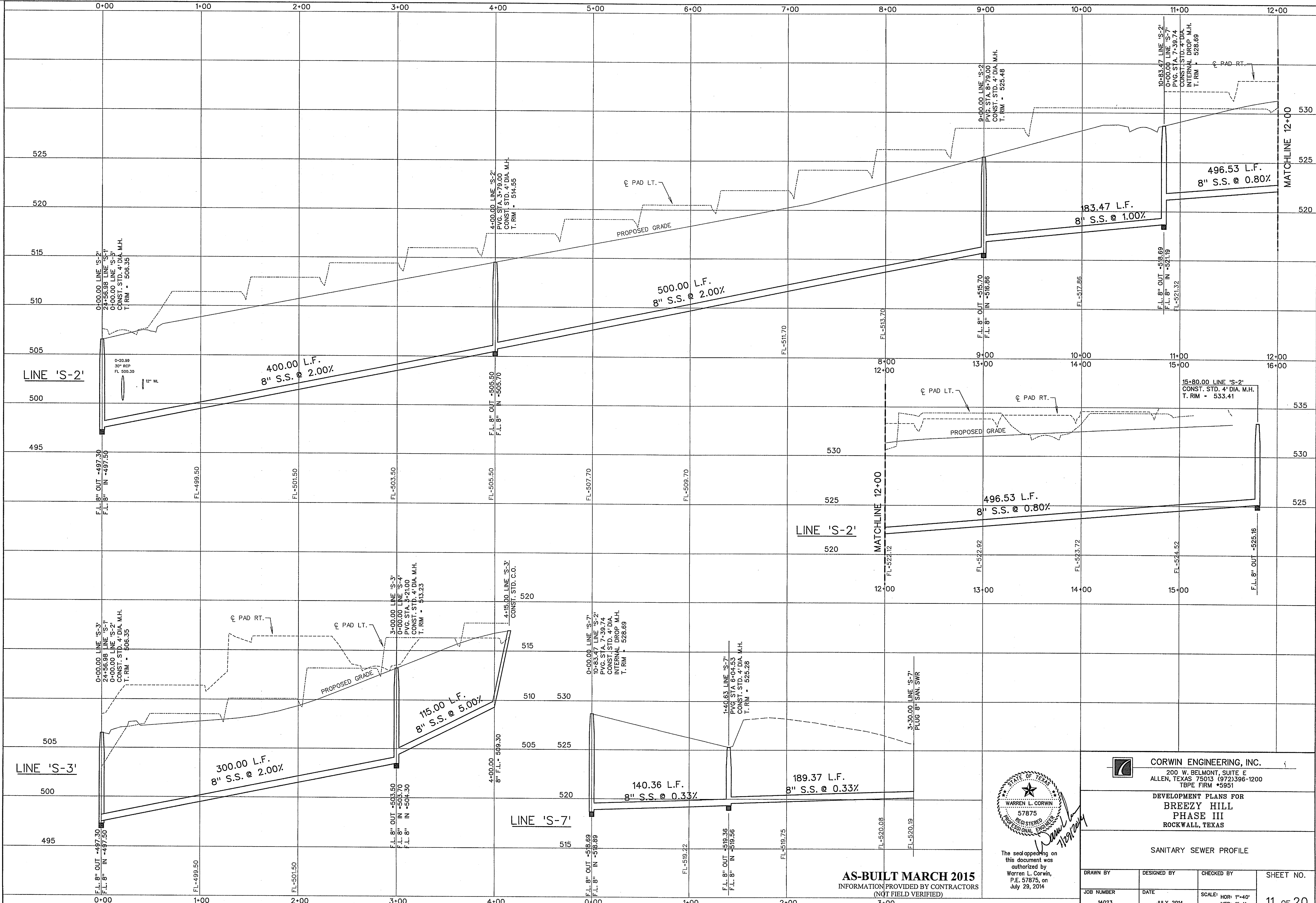
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
 PHASE III**
 ROCKWALL, TEXAS

SANITARY SEWER PROFILES

AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
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14023	JULY 2014		10 OF 20



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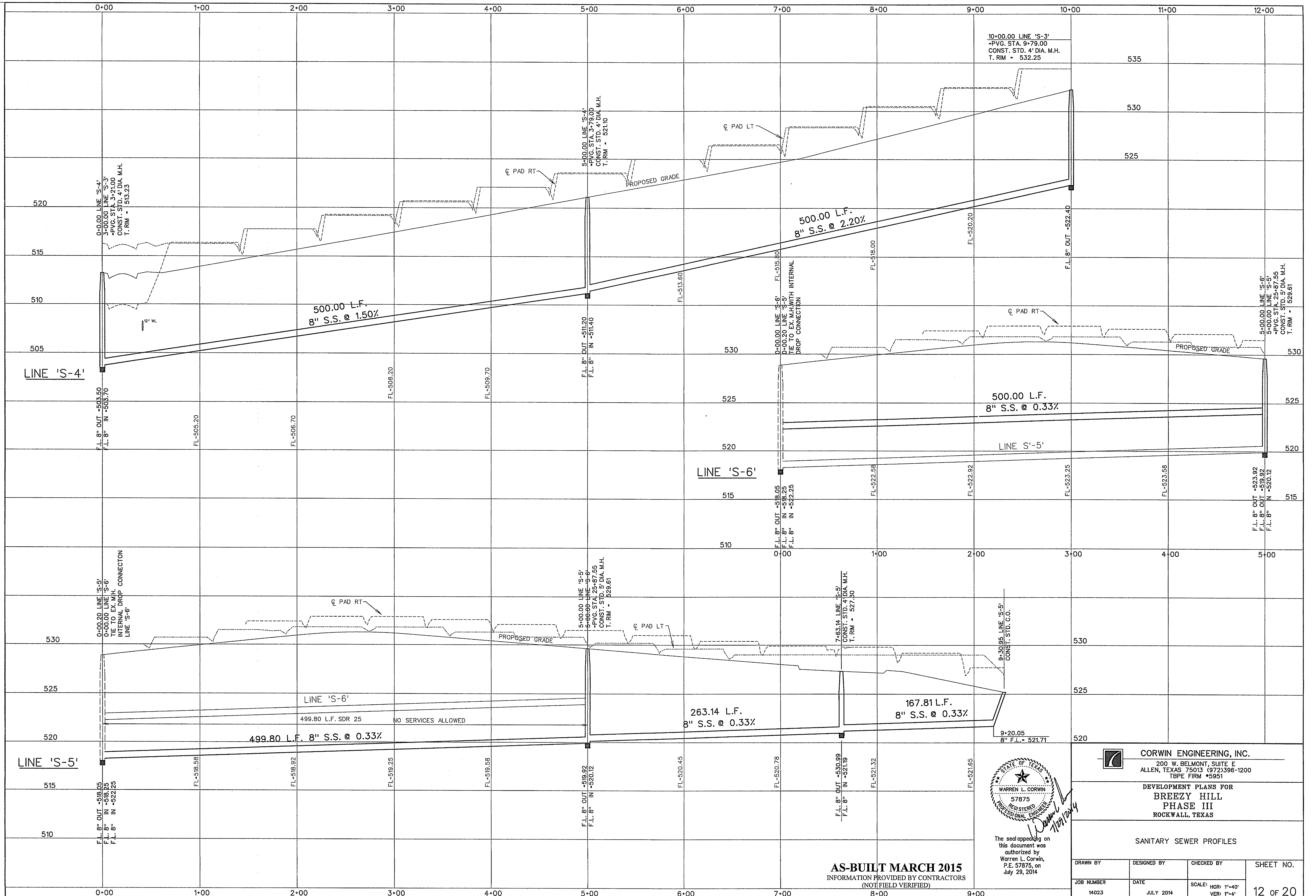
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972) 396-1200
 T&E FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

SANITARY SEWER PROFILE

AS-BUILT MARCH 2015
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14023	JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	11 of 20



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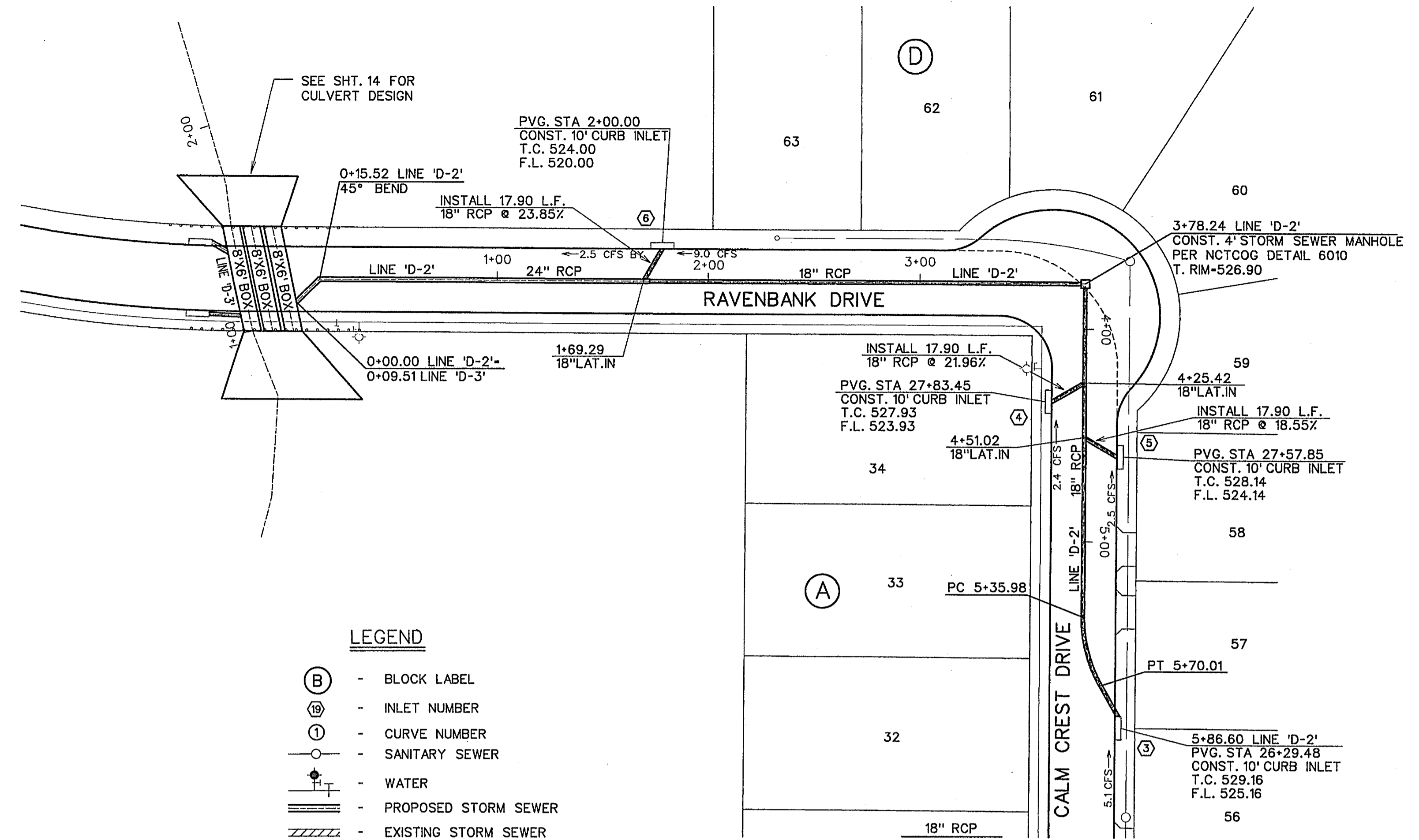
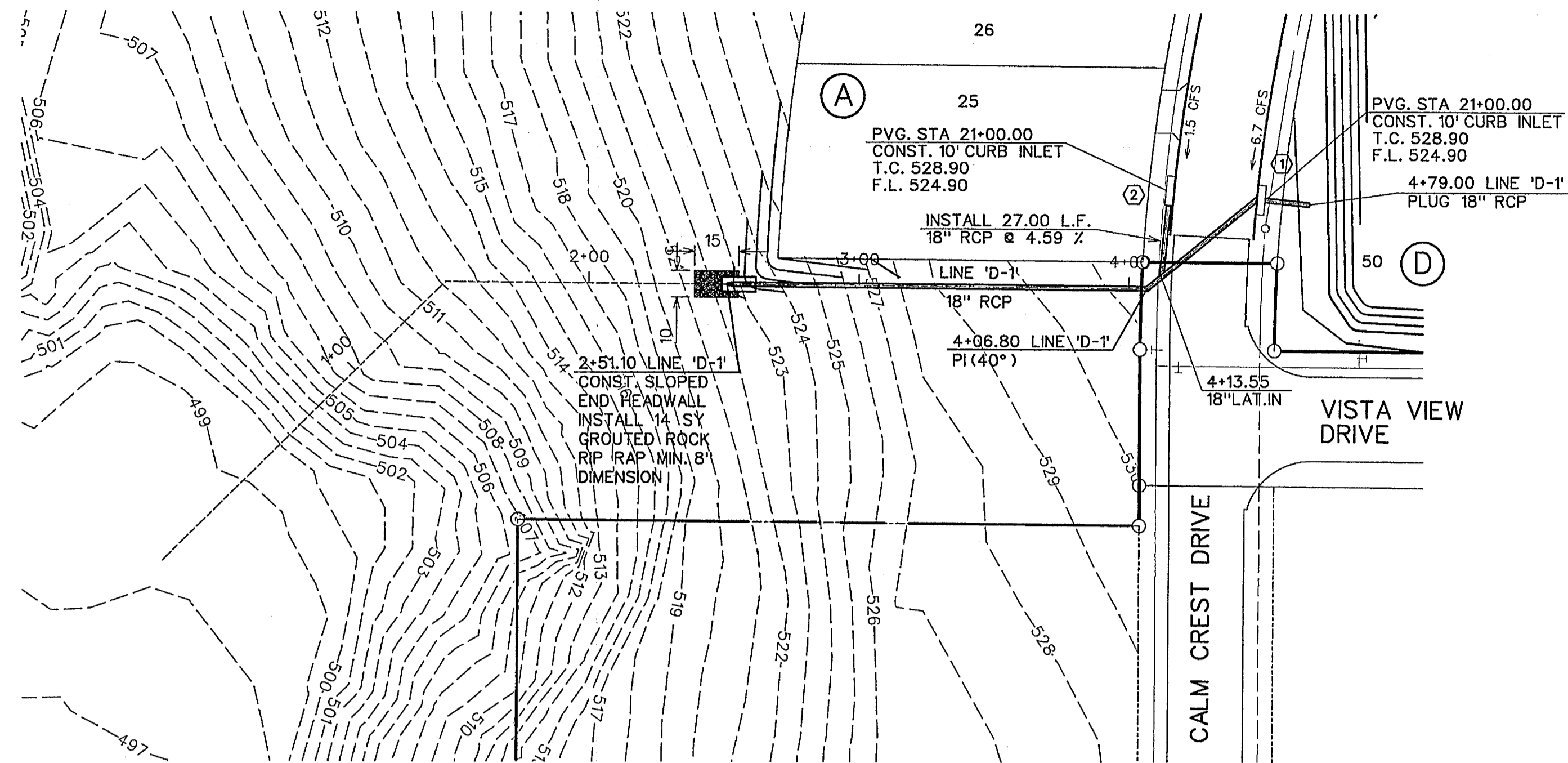
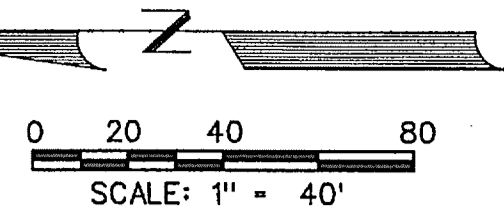
AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
 (NOT FIELD VERIFIED)

CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBE FIRM #5951

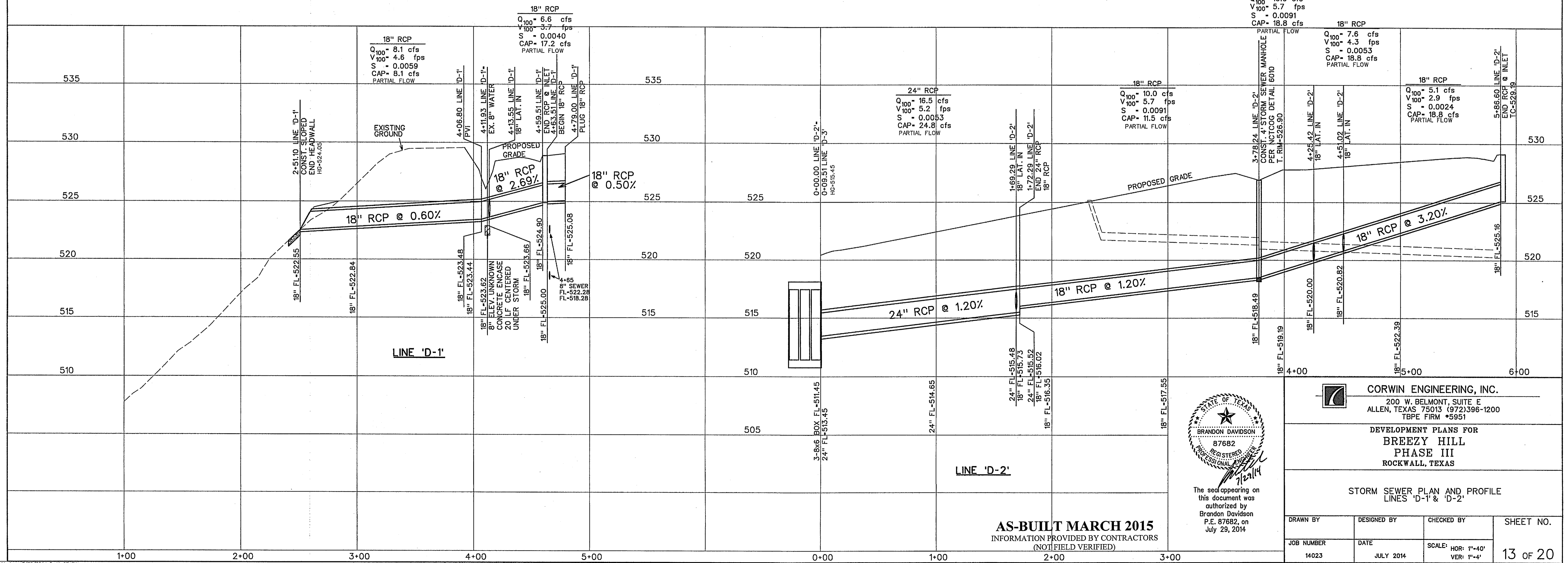
DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE III
 ROCKWALL, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	12 OF 20
14023	JULY 2014		



- LEGEND**
- (B) - BLOCK LABEL
 - (18) - INLET NUMBER
 - (A) - CURVE NUMBER
 - - SANITARY SEWER
 - T— - WATER
 - ||— - PROPOSED STORM SEWER
 - /—/— - EXISTING STORM SEWER



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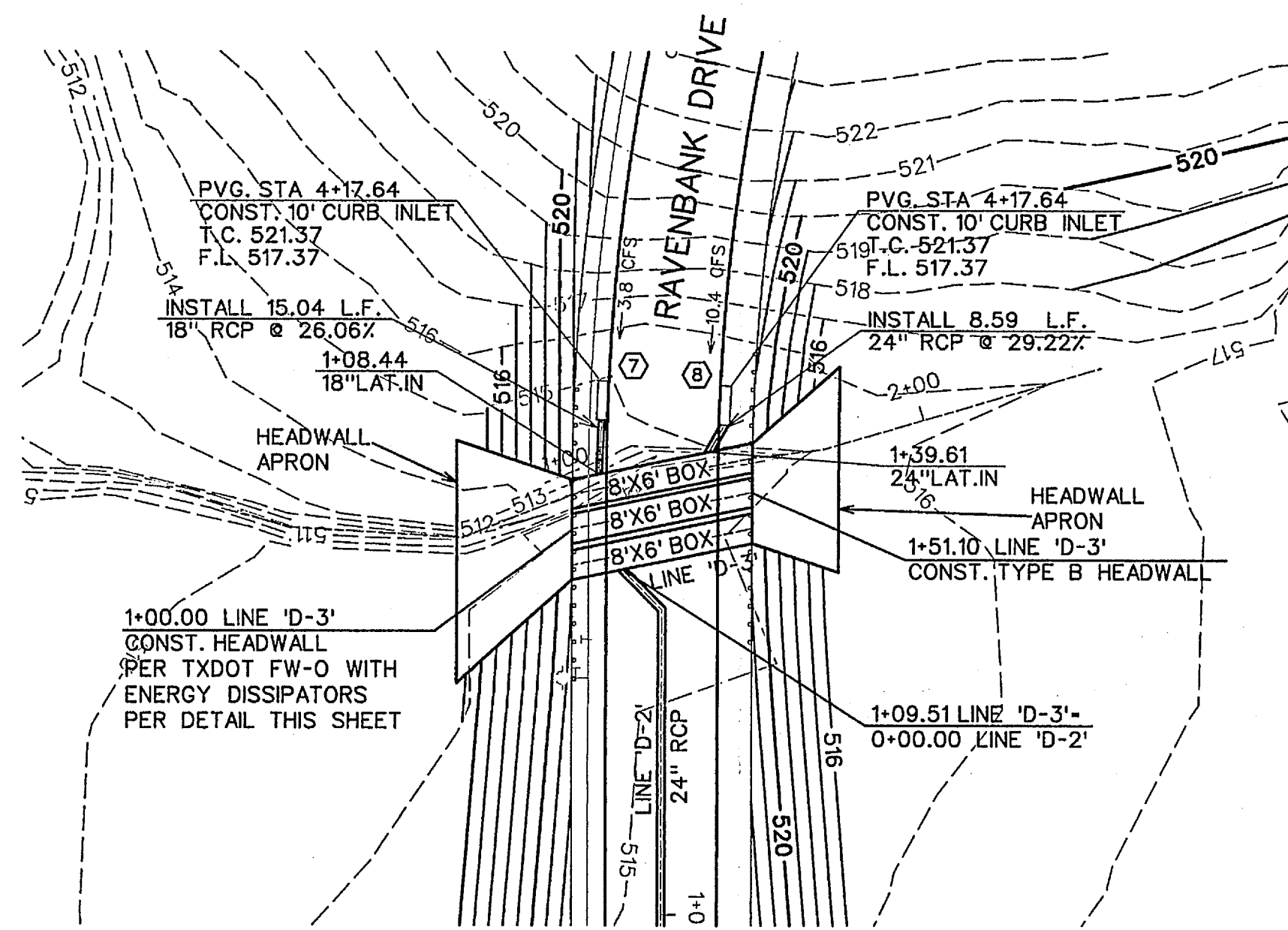
AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
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CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 T/PE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

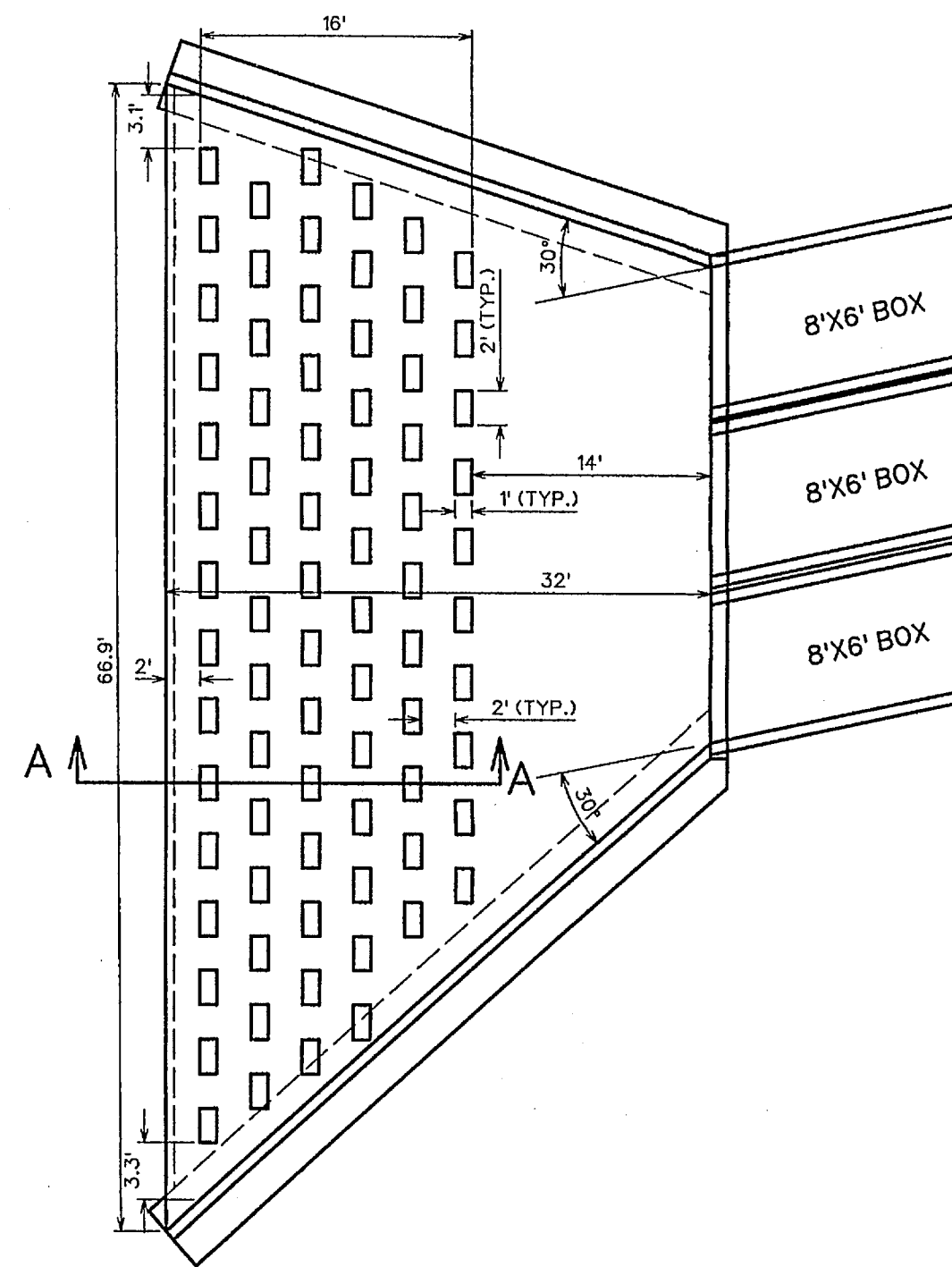
STORM SEWER PLAN AND PROFILE
 LINES 'D-1' & 'D-2'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 13 OF 20
JOB NUMBER 14023	DATE JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	

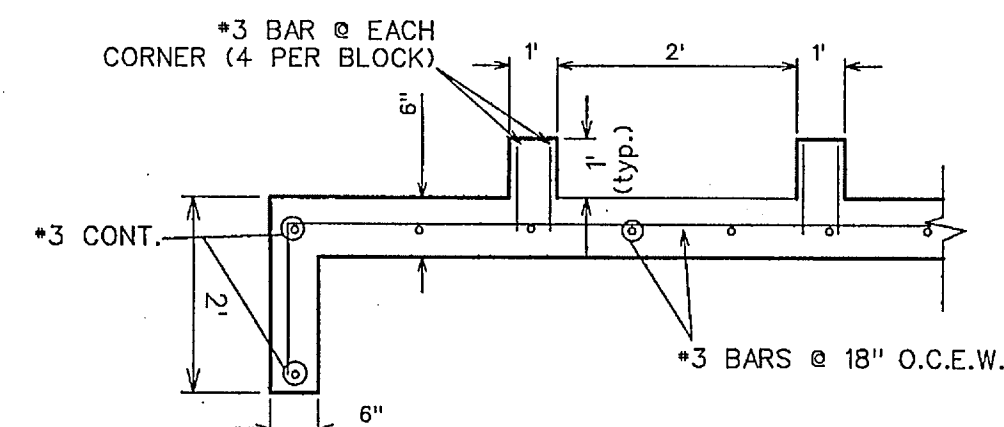


LINE 'D-3' FLOW CALCULATIONS

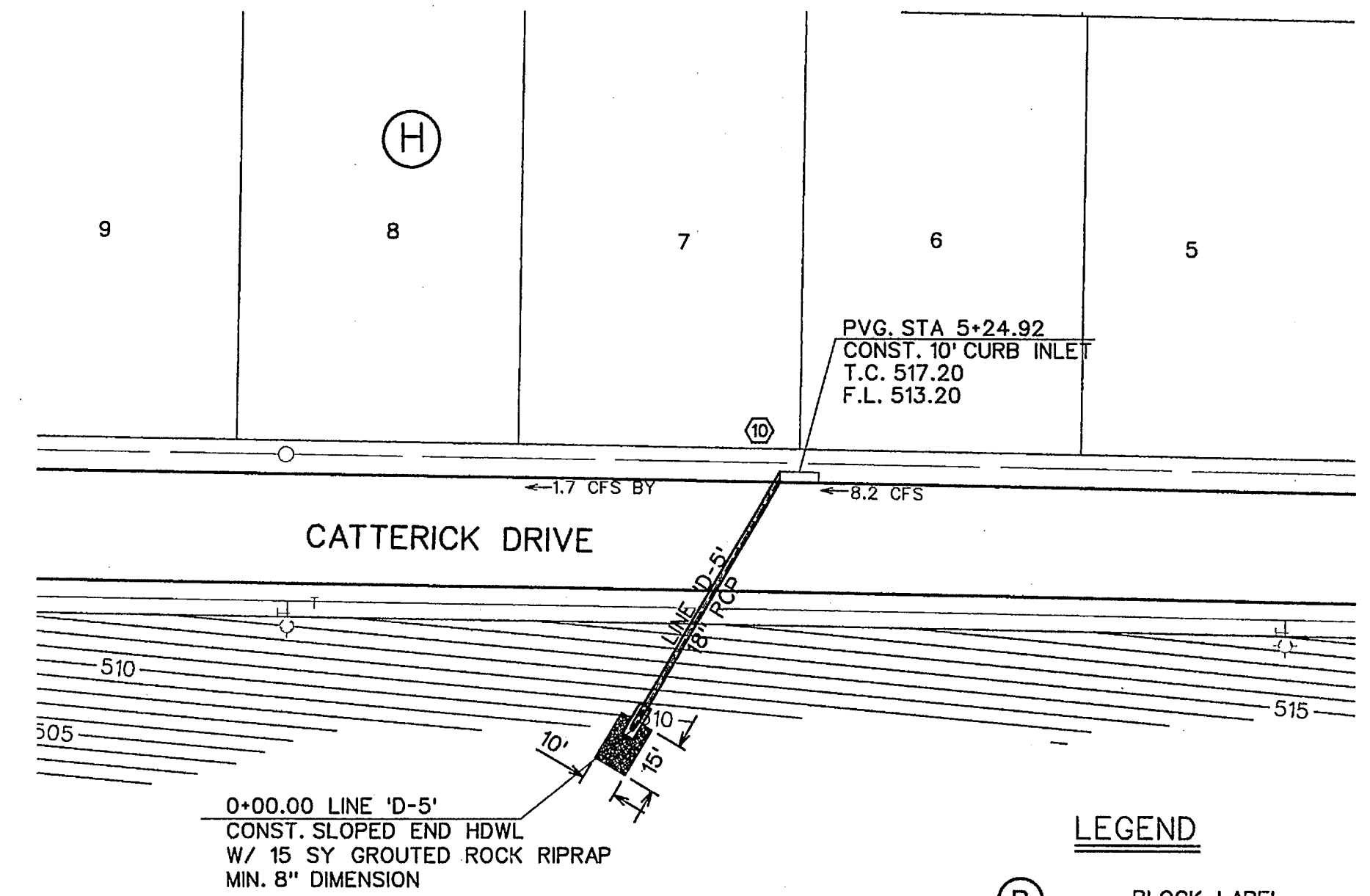
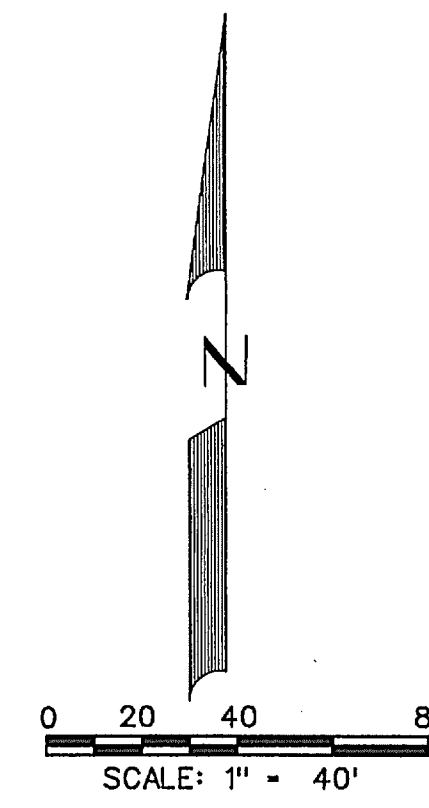
	Q	V	S	Qcap
North Barrel	(cfs)	(fps)	(ft/ft)	(cfs)
1+51.10-1+39.61	293.0	6.2	0.0014	1714.7
1+39.61-1+08.44	333.4	6.4	0.0015	1714.7
1+08.44-1+00.00	307.2	6.5	0.0015	1714.7
Middle Barrel	(cfs)	(fps)	(ft/ft)	(cfs)
1+51.10-1+00.00	293.0	6.2	0.0014	1714.7
South Barrel	(cfs)	(fps)	(ft/ft)	(cfs)
1+51.10-1+08.51	293.0	6.2	0.0014	1714.7
1+08.51-1+00.00	326.5	6.6	0.0015	1714.7



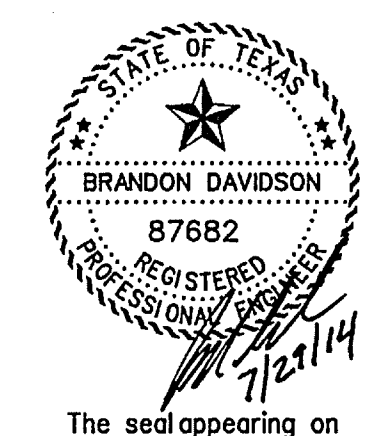
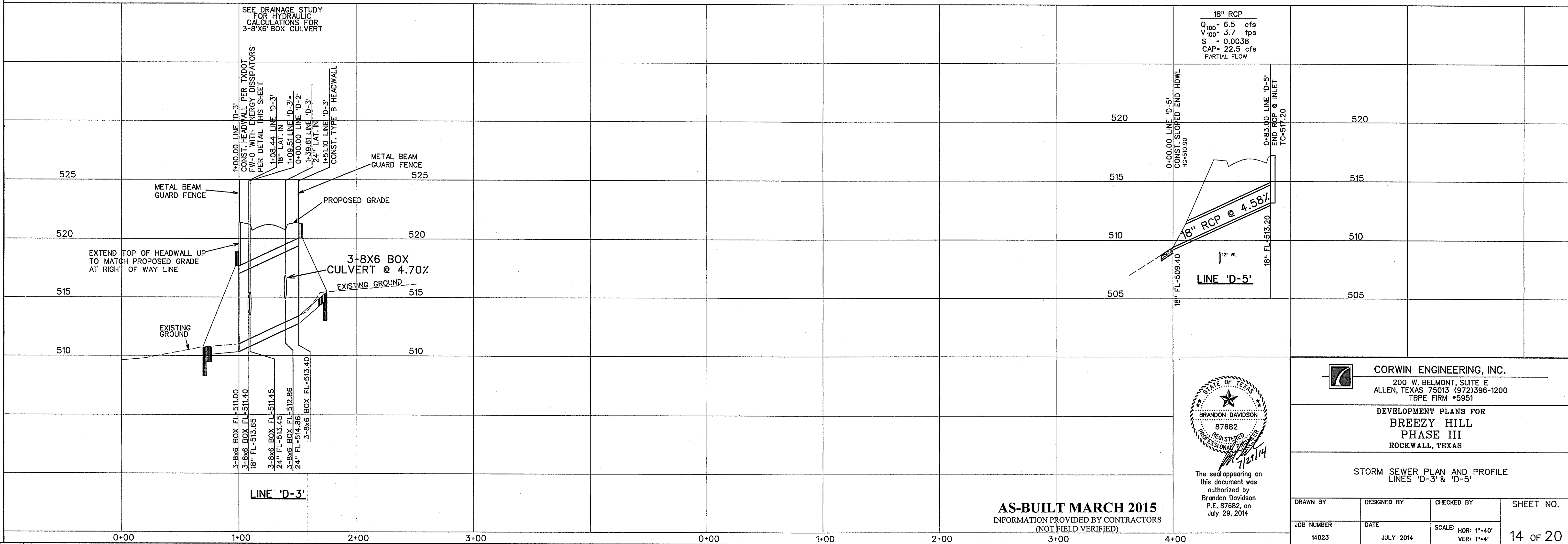
ENERGY DISSIPATORS



ENERGY DISSIPATORS SECTION 'A-A'



- LEGEND**
- (B) - BLOCK LABEL
 - (10) - INLET NUMBER
 - (1) - CURVE NUMBER
 - - SANITARY SEWER
 - ⊕ - WATER
 - ▬ - PROPOSED STORM SEWER
 - ▬▬▬ - EXISTING STORM SEWER



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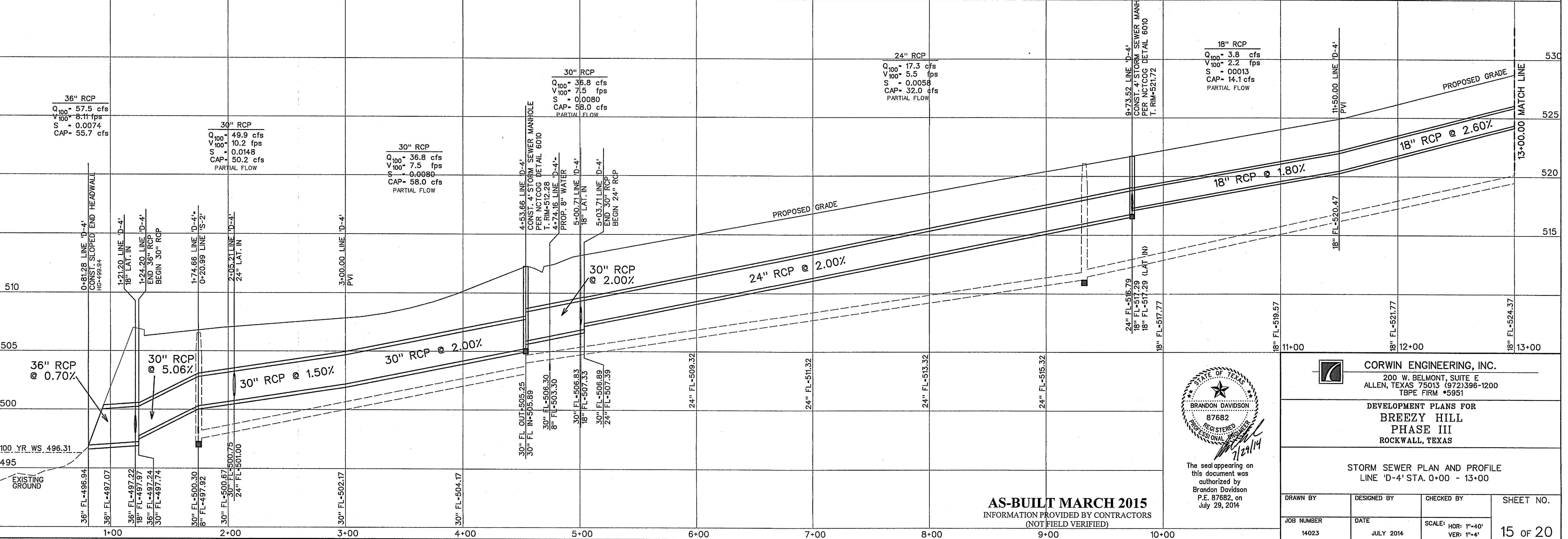
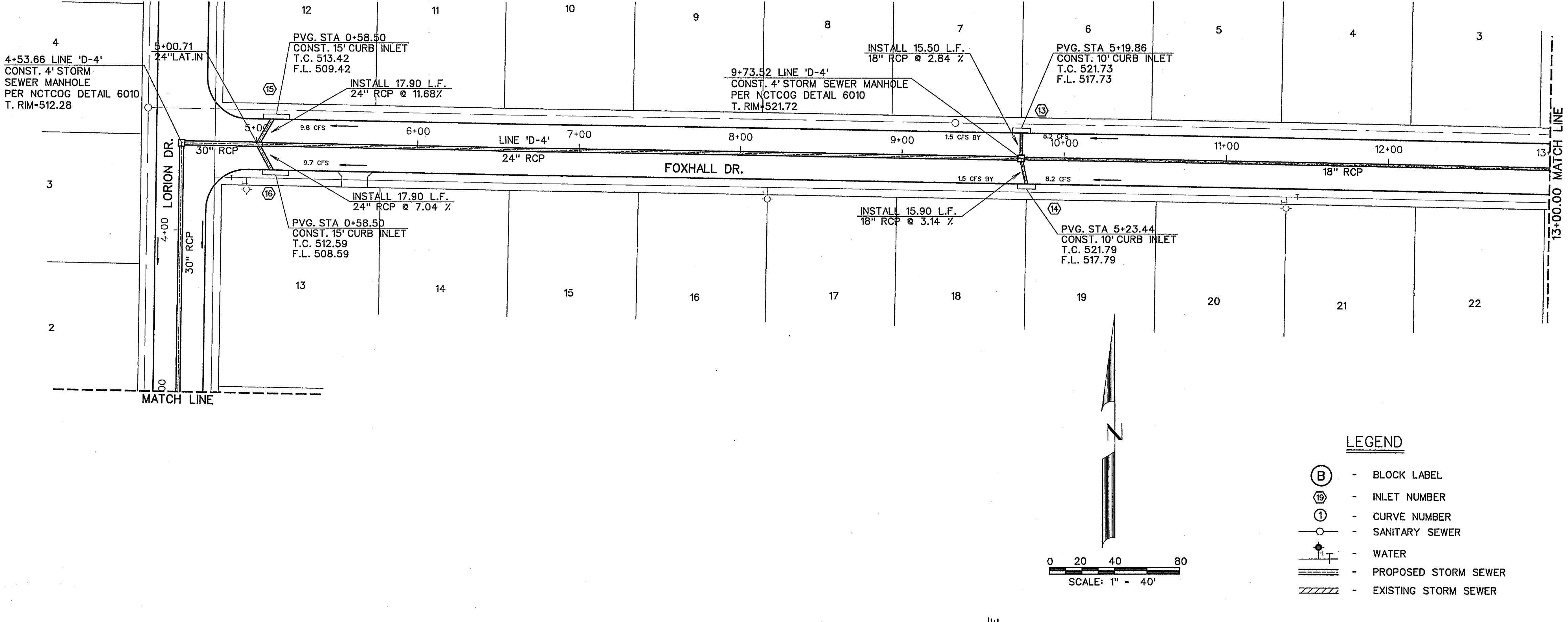
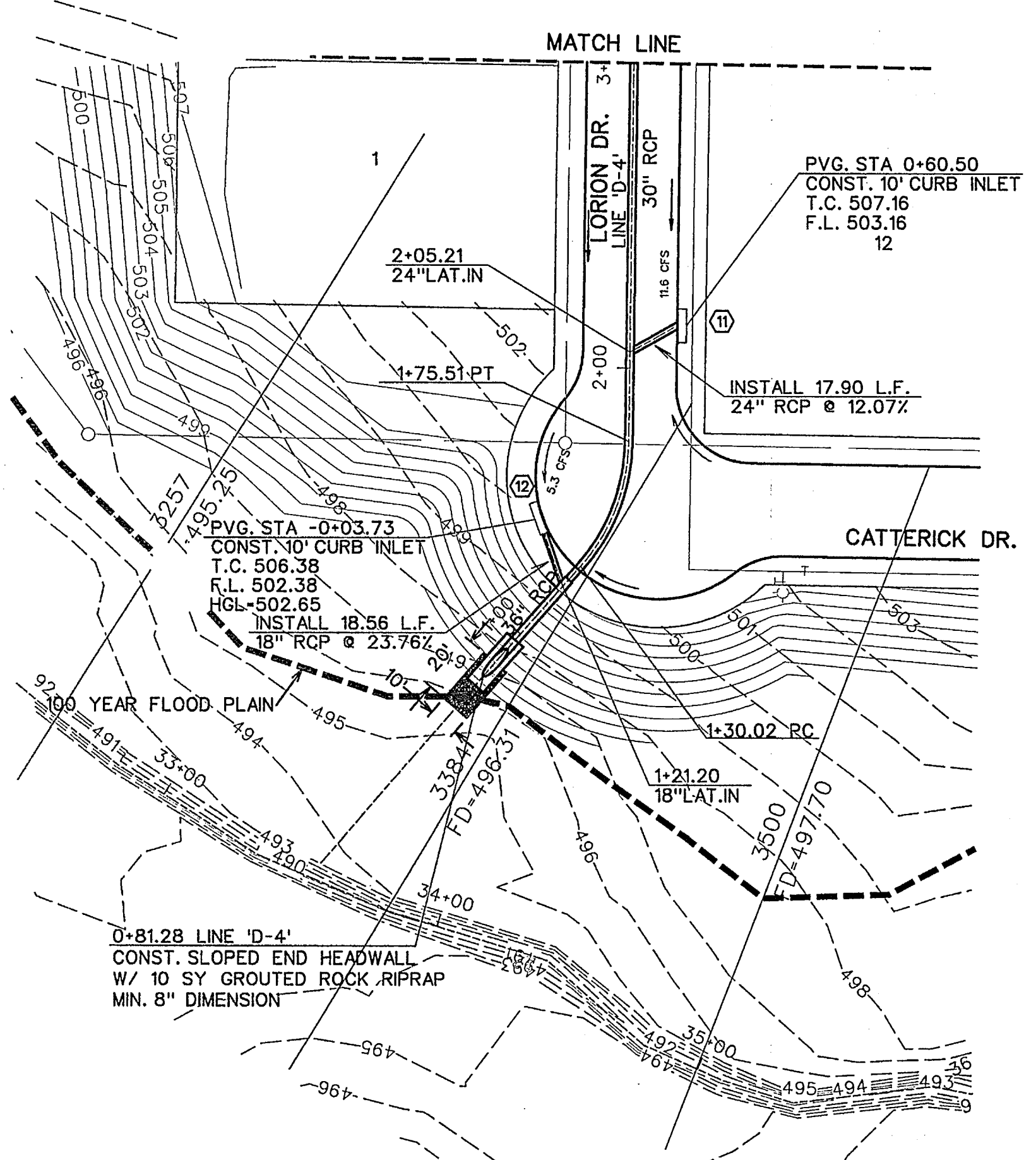
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBP FIRM #5951

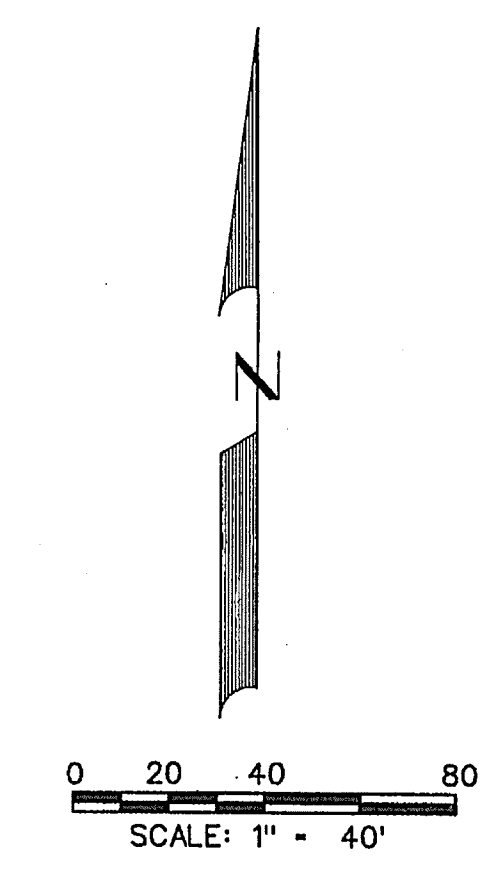
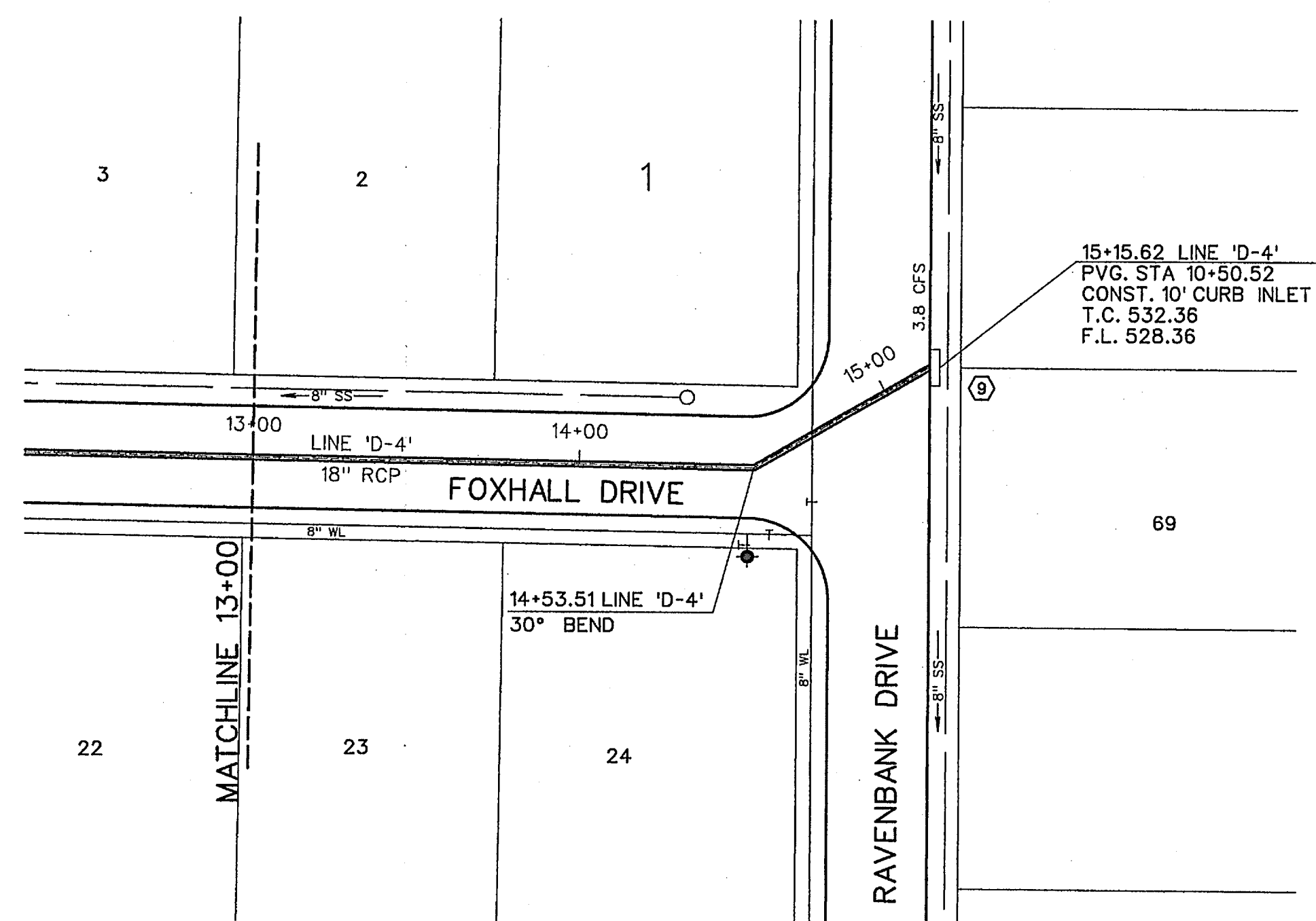
DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE III
 ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
 LINES 'D-3' & 'D-5'

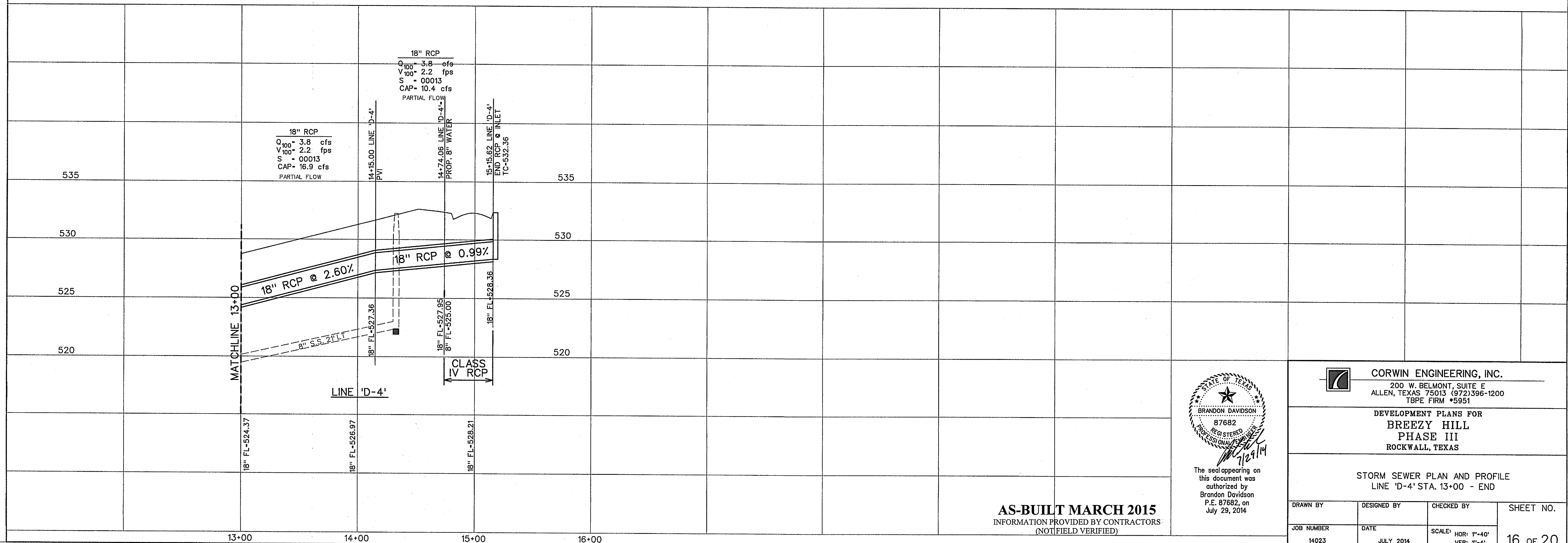
AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
 (NOT FIELD VERIFIED)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 14 OF 20
JOB NUMBER 14023	DATE JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	

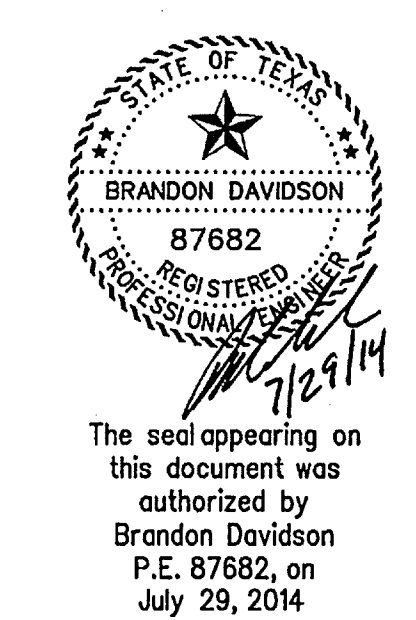




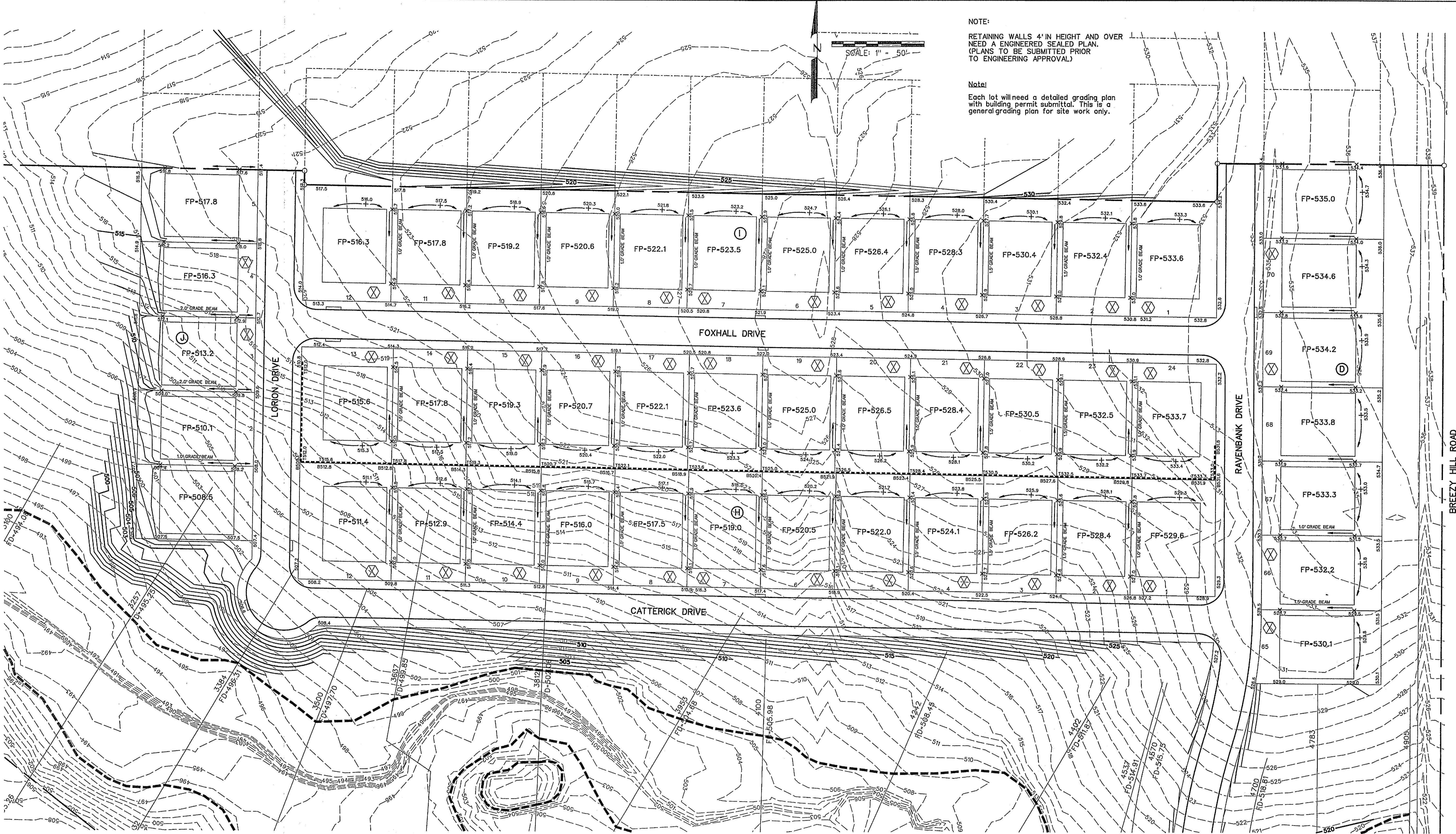
- LEGEND**
- (B) - BLOCK LABEL
 - (IN) - INLET NUMBER
 - (I) - CURVE NUMBER
 - - SANITARY SEWER
 - ⊕ - WATER
 - ==== - PROPOSED STORM SEWER
 - ===== - EXISTING STORM SEWER



AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
(NOT FIELD VERIFIED)



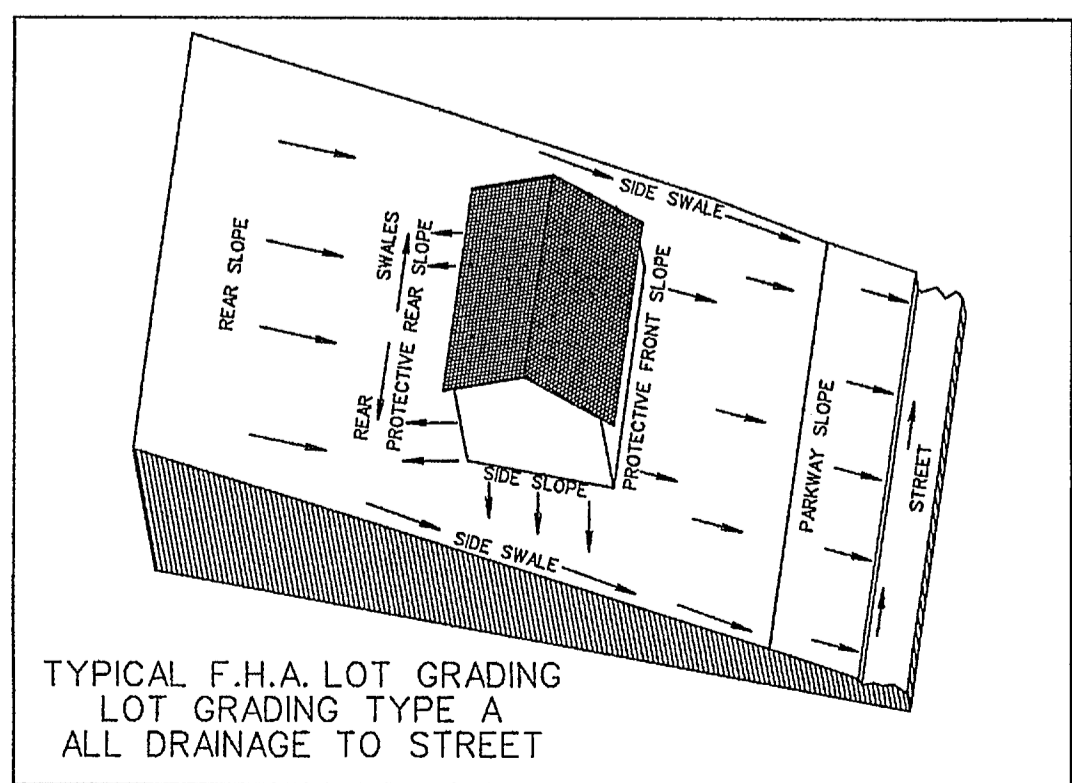
CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL PHASE III ROCKWALL, TEXAS			
STORM SEWER PLAN AND PROFILE LINE 'D-4' STA. 13+00 - END			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	16 of 20
14023	JULY 2014		



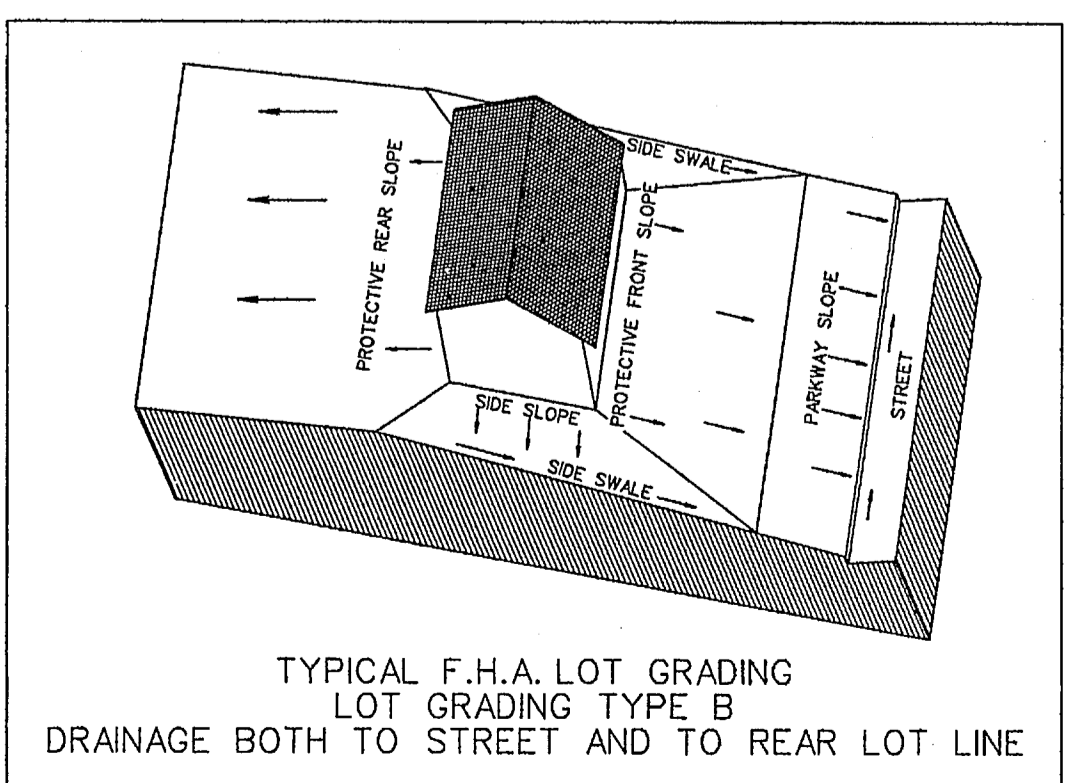
NOTE:
 RETAINING WALLS 4' IN HEIGHT AND OVER
 NEED AN ENGINEERED SEALED PLAN.
 (PLANS TO BE SUBMITTED PRIOR
 TO ENGINEERING APPROVAL)

Note:
 Each lot will need a detailed grading plan
 with building permit submitted. This is a
 general grading plan for site work only.

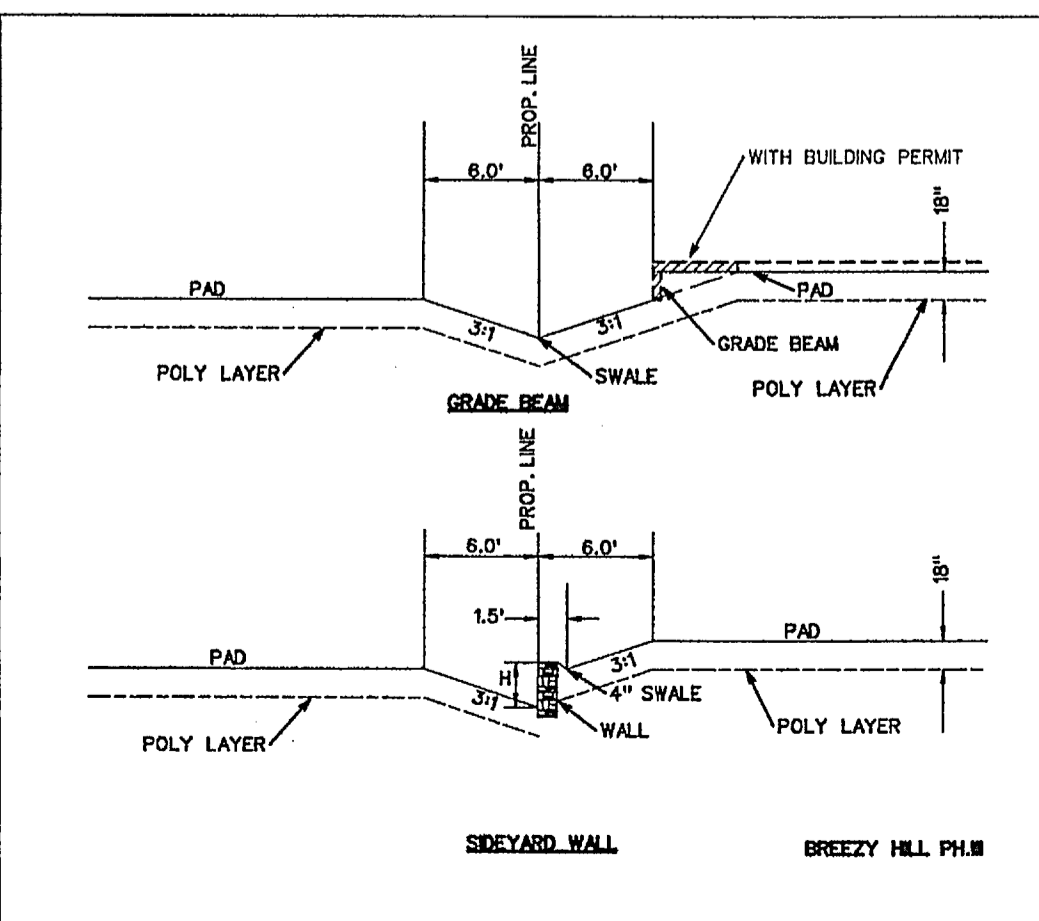
SCALE: 1" = 50'



TYPICAL F.H.A. LOT GRADING
 LOT GRADING TYPE A
 ALL DRAINAGE TO STREET



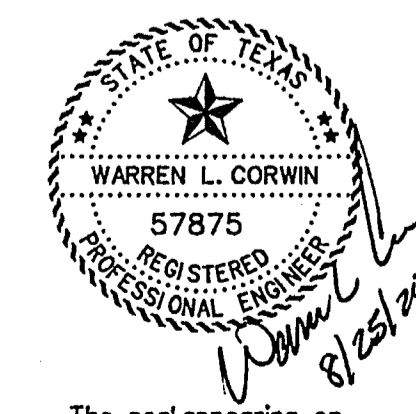
TYPICAL F.H.A. LOT GRADING
 LOT GRADING TYPE B
 DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



⊗ DRIVEWAY LOCATION SO MAXIMUM 14%
 SLOPE OR UNDER IS MAINTAINED, OR AS TO
 AVOID INLET.
 (DRIVEWAY MAY BE PLACED AT ALTERNATE
 LOCATION WITH USE OF A DROP GARAGE AS
 LONG AS MAXIMUM SLOPE IS 14% OR UNDER)

NOTES:

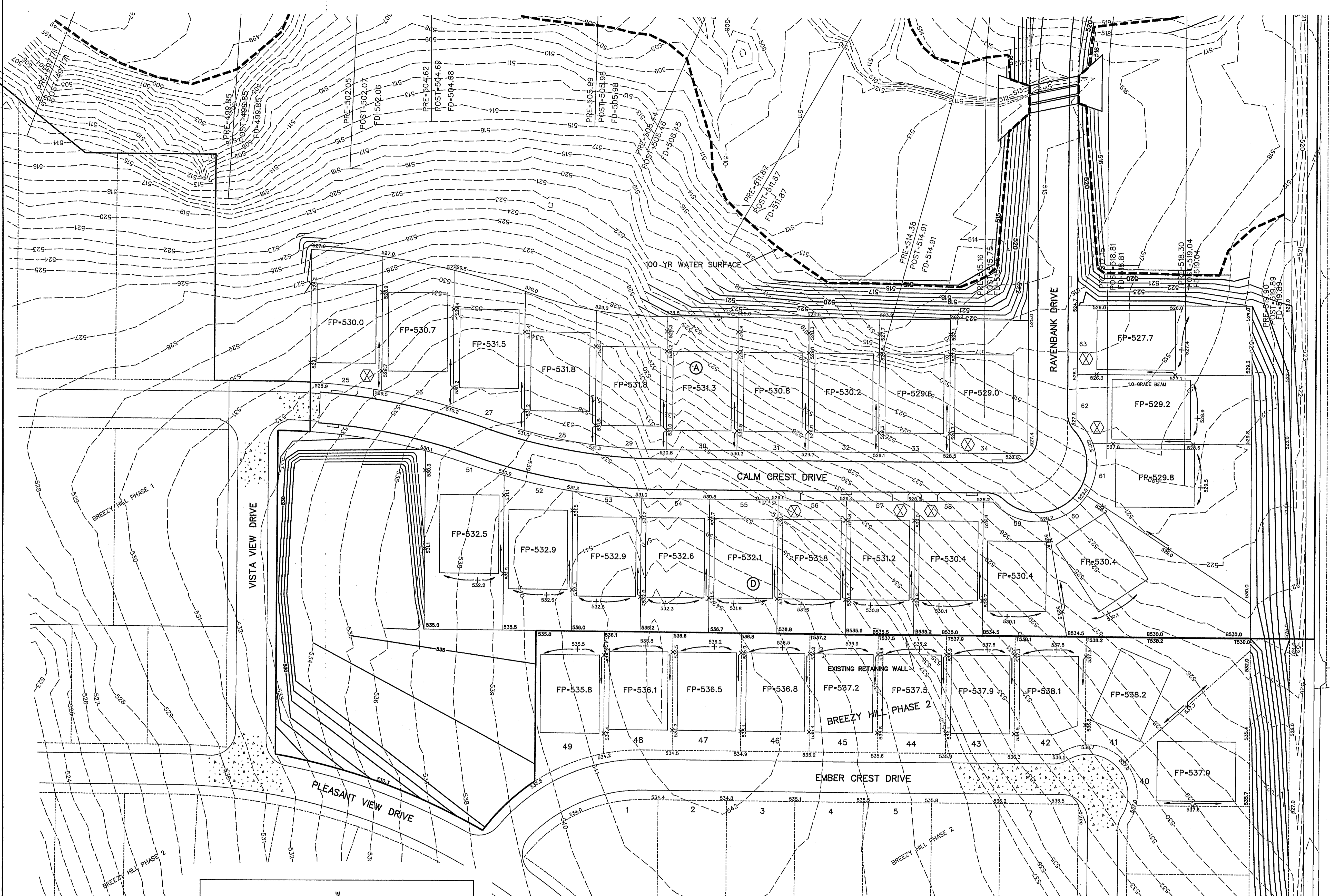
1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
3. Finished Pad Elevations are within ± 0.3 Feet.
4. All fill compacted to min 95% std. density using sheeps foot roller.



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 authorized by
 Warren L. Corwin,
 P.E. 57875, on
 August 25, 2014

AS-BUILT MARCH 2015
 INFORMATION PROVIDED BY CONTRACTORS
 (NOT FIELD VERIFIED)

<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 PHASE III ROCKWALL, TEXAS</p>			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
14023	JULY 2014	1"=50'	17 OF 20



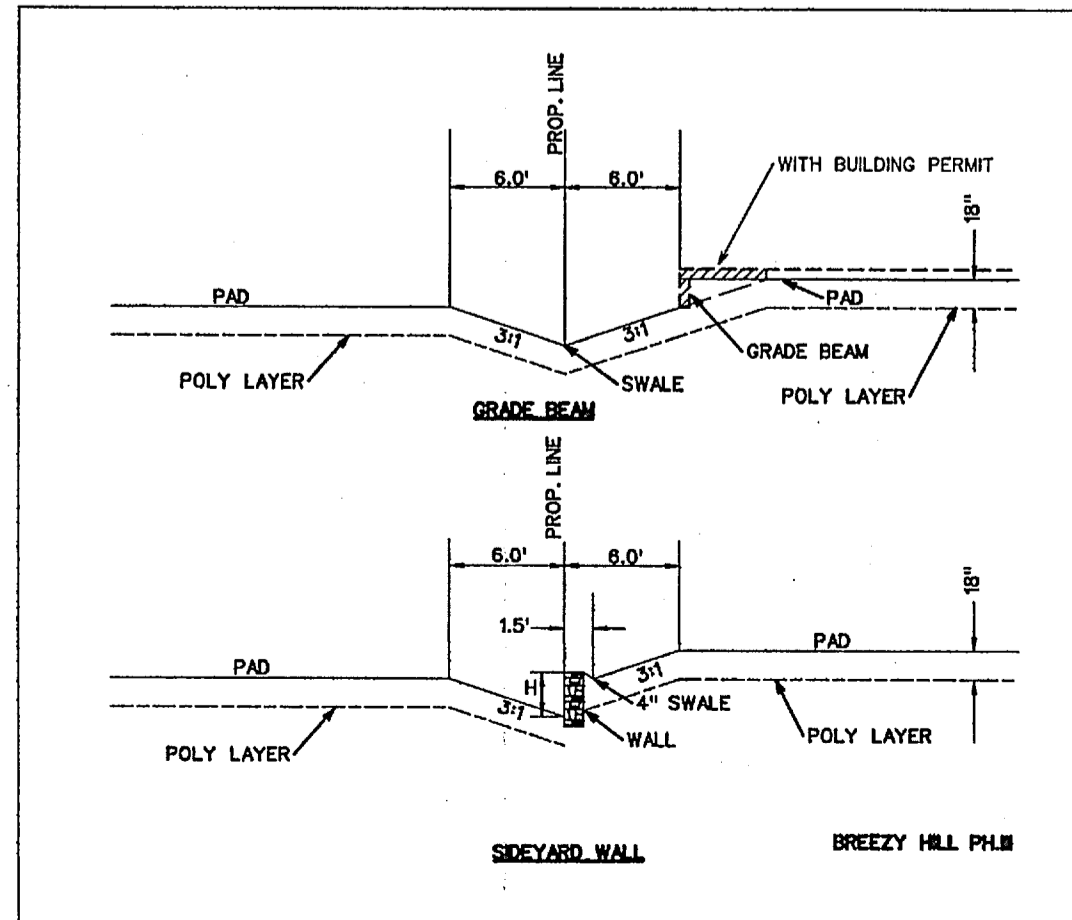
SCALE: 1" = 50'



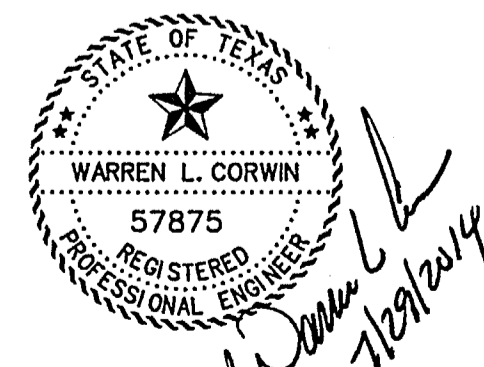
NOTE:
RETAINING WALLS 4' IN HEIGHT AND OVER
NEED AN ENGINEERED SEALED PLAN.
(PLANS TO BE SUBMITTED PRIOR
TO ENGINEERING APPROVAL)

NOTE:
Each lot will need a detailed grading plan
with building permit submittal. This is a
general grading plan for site work only.

- NOTES:
1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
 2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
 3. Finished Pad Elevations are within ± 0.3 Feet.
 4. All fill compacted to min 95% std. density using sheeps foot roller.



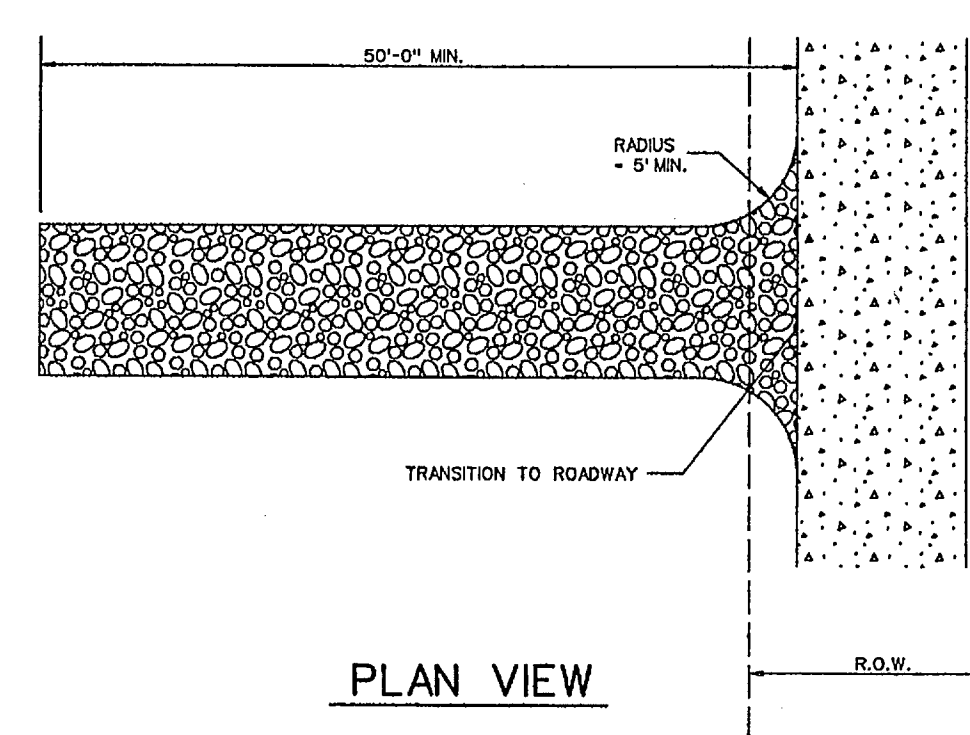
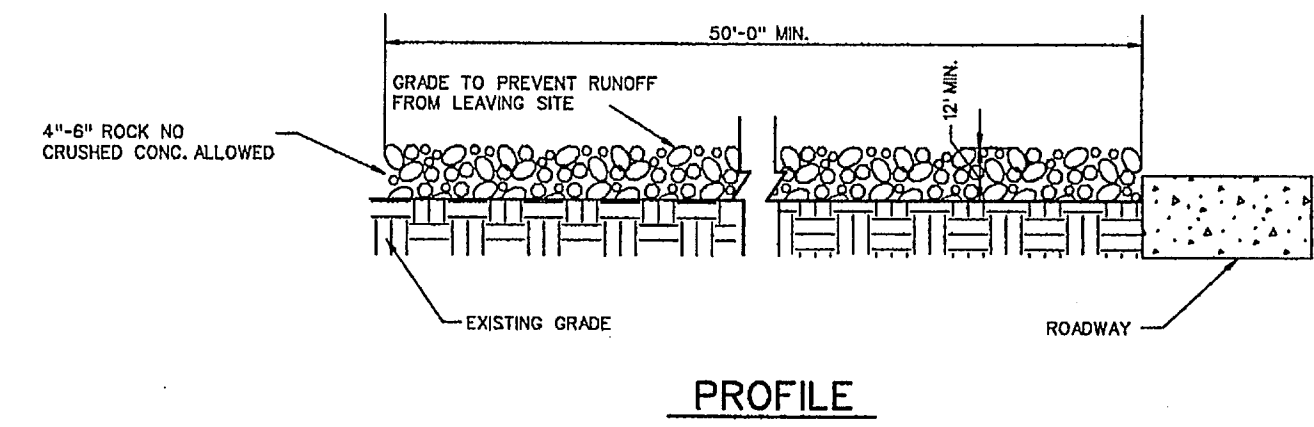
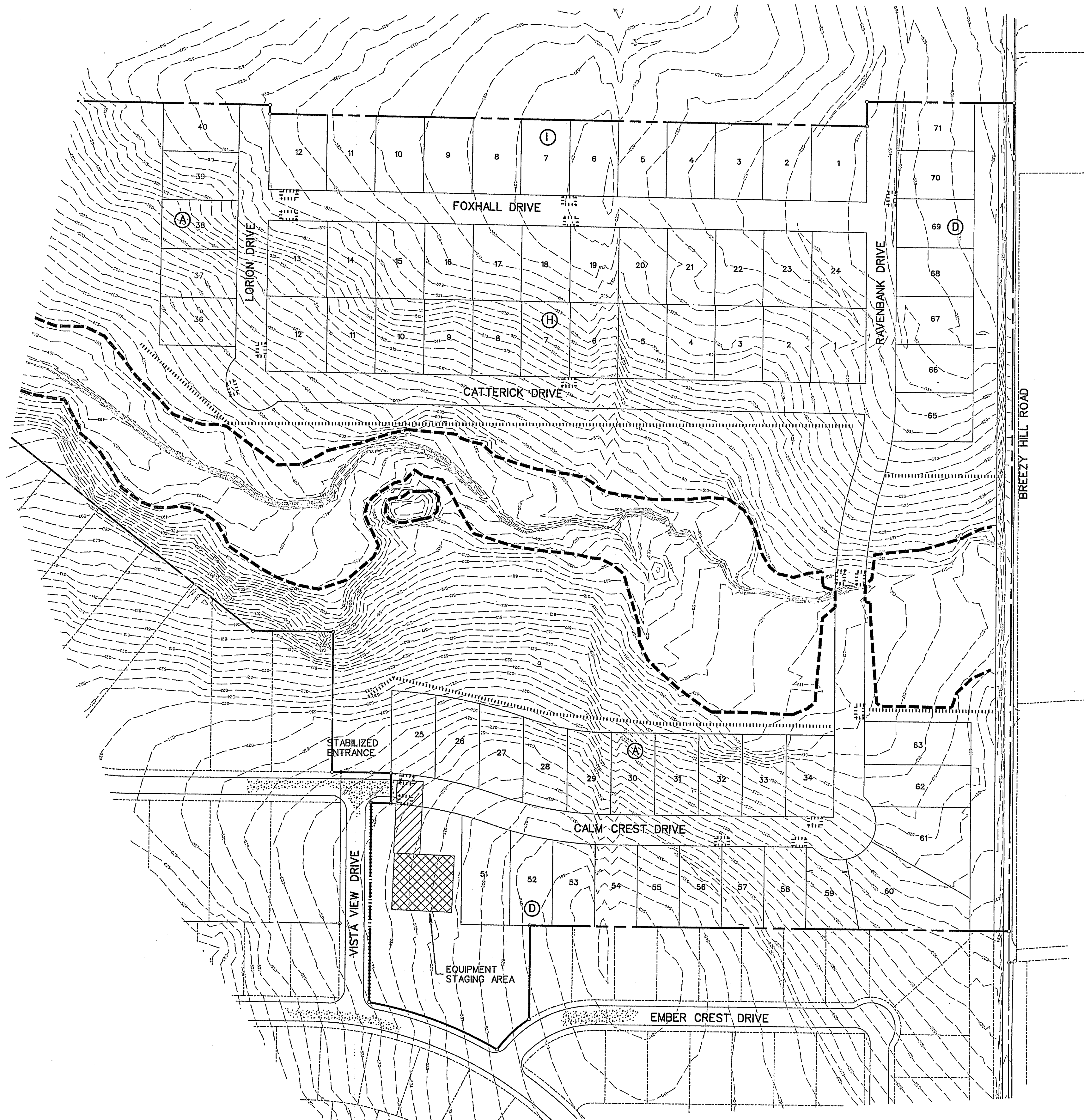
⊗ DRIVEWAY LOCATION SO MAXIMUM 14% SLOPE OR UNDER IS MAINTAINED, OR AS TO AVOID INLET.
(DRIVEWAY MAY BE PLACED AT ALTERNATE LOCATION WITH USE OF A DROP GARAGE AS LONG AS MAXIMUM SLOPE IS 14% OR UNDER)



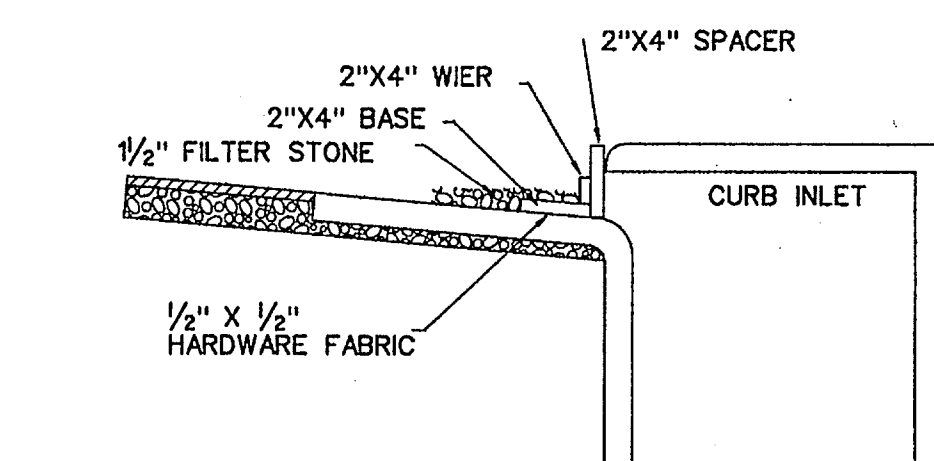
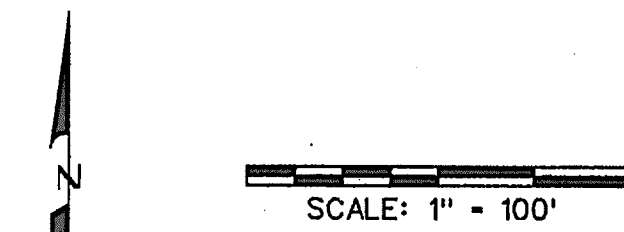
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AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
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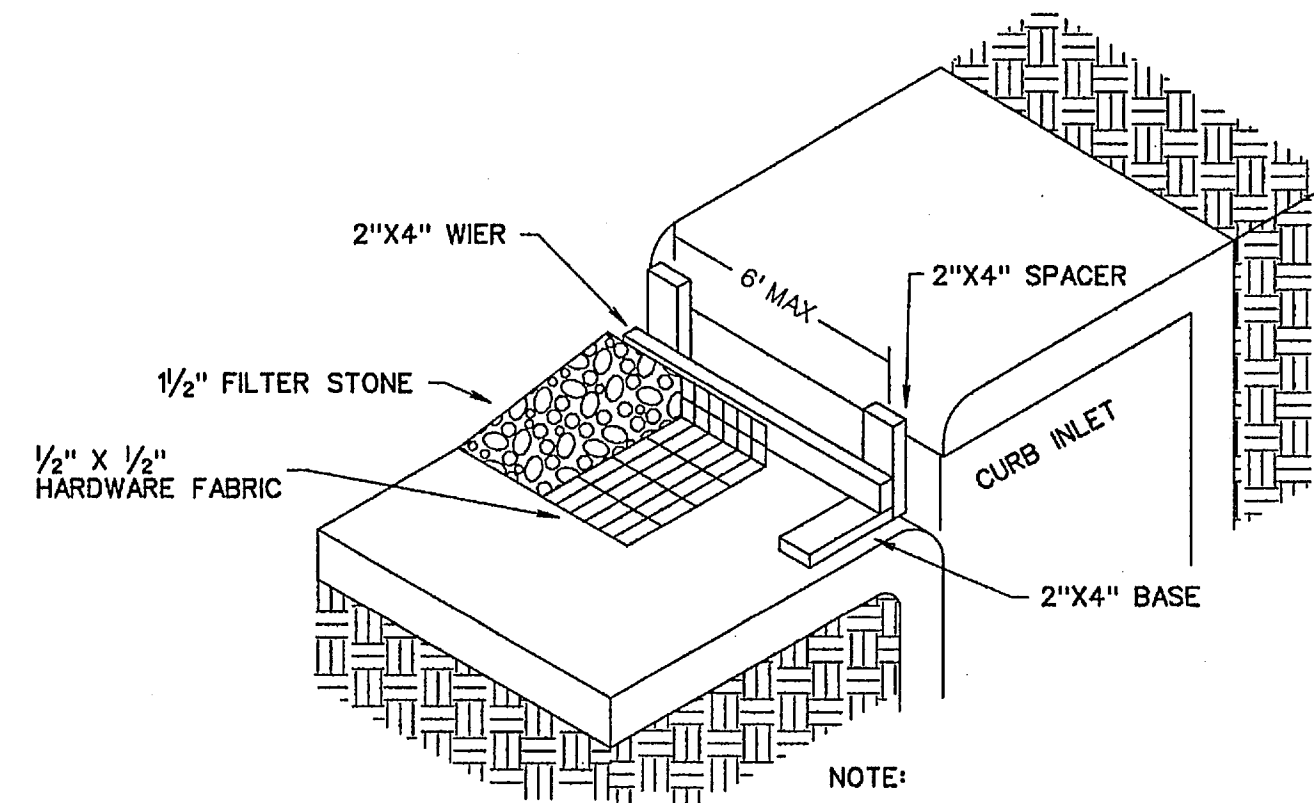
<p>CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951</p>			
<p>DEVELOPMENT PLANS FOR BREEZY HILL PHASE III ROCKWALL, TEXAS</p>			
<p>GRADING PLAN</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	18 of 20
14023	JULY 2014	1"=50'	



STABILIZED ENTRANCE DETAIL



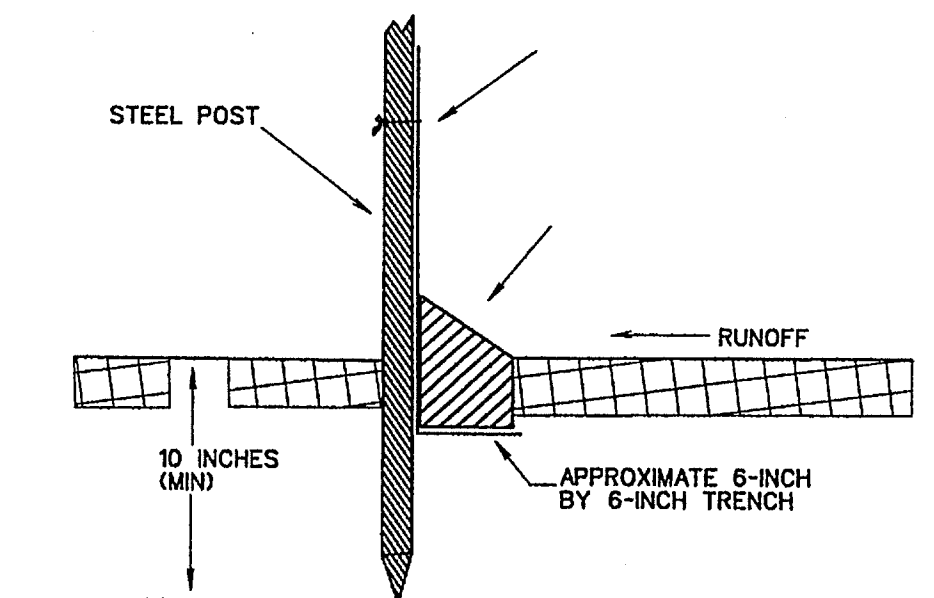
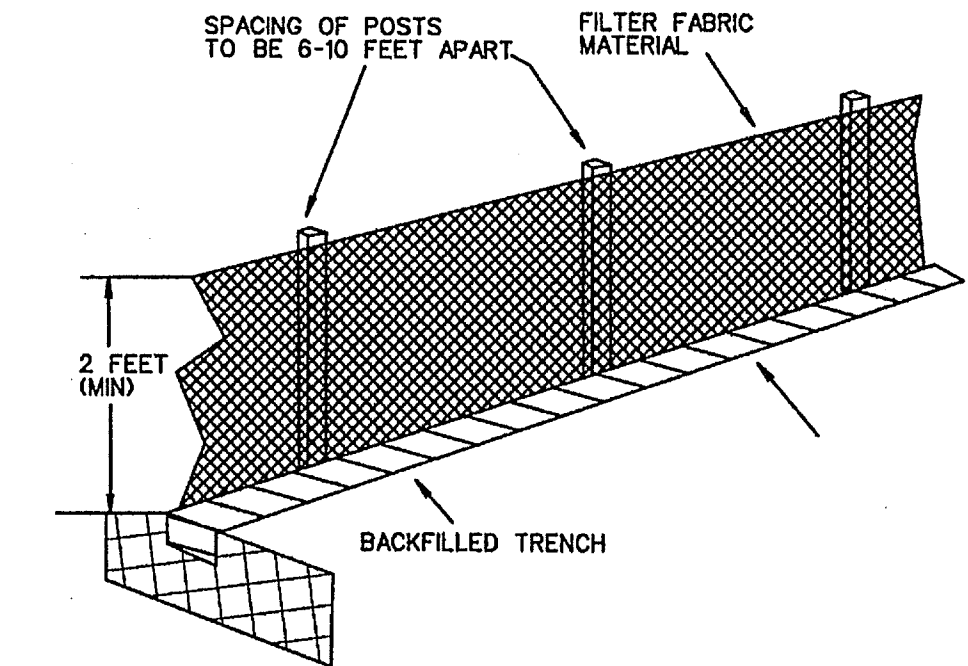
INLET SECTION



NOTE:
EXTEND FABRIC, FRAME AND FILTER STONE 12' BEYOND END OF INLET ON BOTH ENDS.

TYPE B CURB INLET PROTECTION

- CONSTRUCTION SEQUENCE**
1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
 2. INSTALL SILT FENCE AS SHOWN, (ITS-600 POLY FELT) PER C.O.G.S. 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 (ITS-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 AND INSTALLING SILT FENCE AT BACK OF CURB THROUGHOUT THE ENTIRE SITE.
 10. 75%-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM 1" STAND OF GRASS PRIOR TO ENGINEERING ACCEPTANCE.



FILTER FABRIC FENCE DETAIL

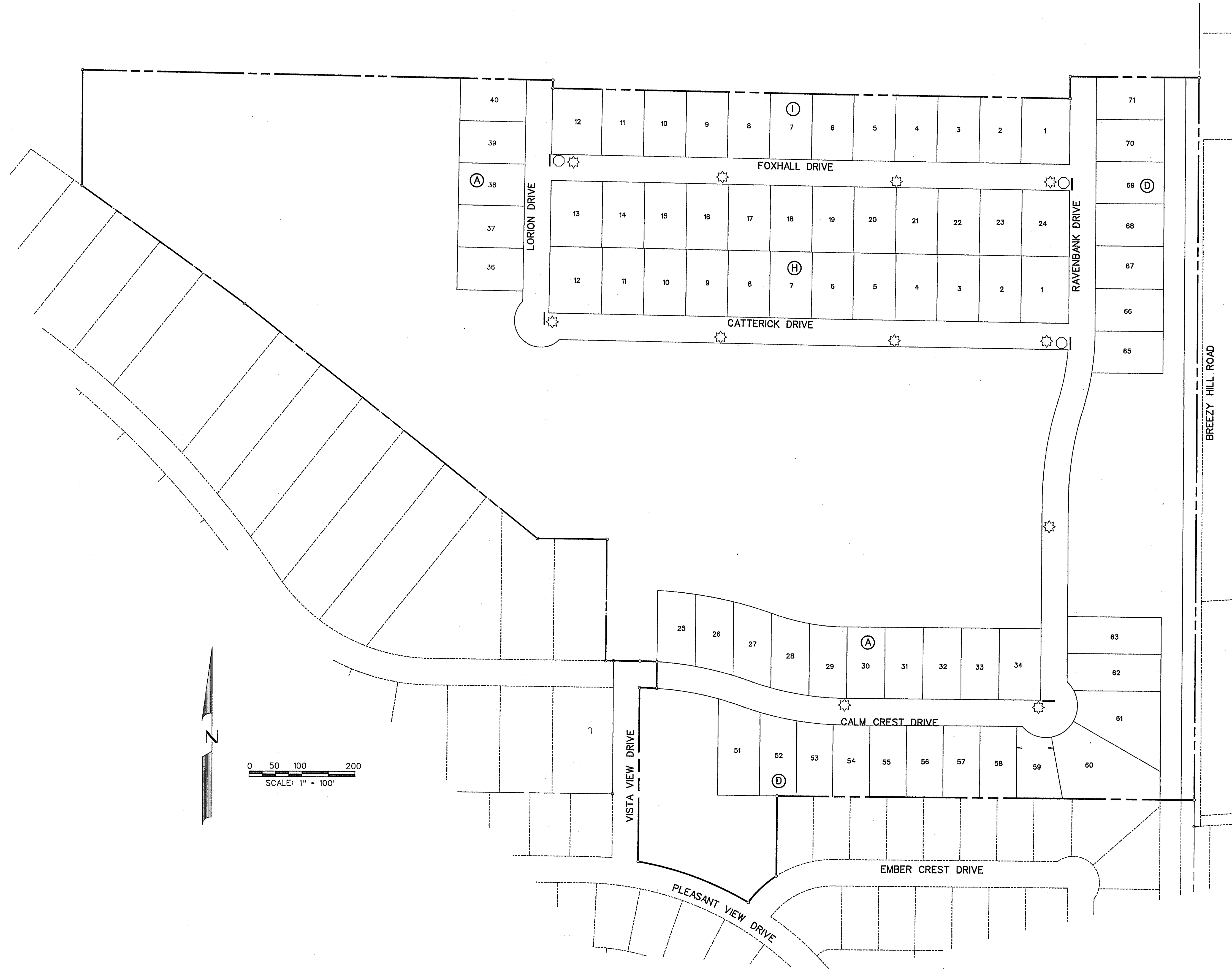
- LEGEND**
- SILT FENCE (BEFORE CONSTRUCTION) [Symbol]
 - INLET PROTECTION [Symbol]

CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

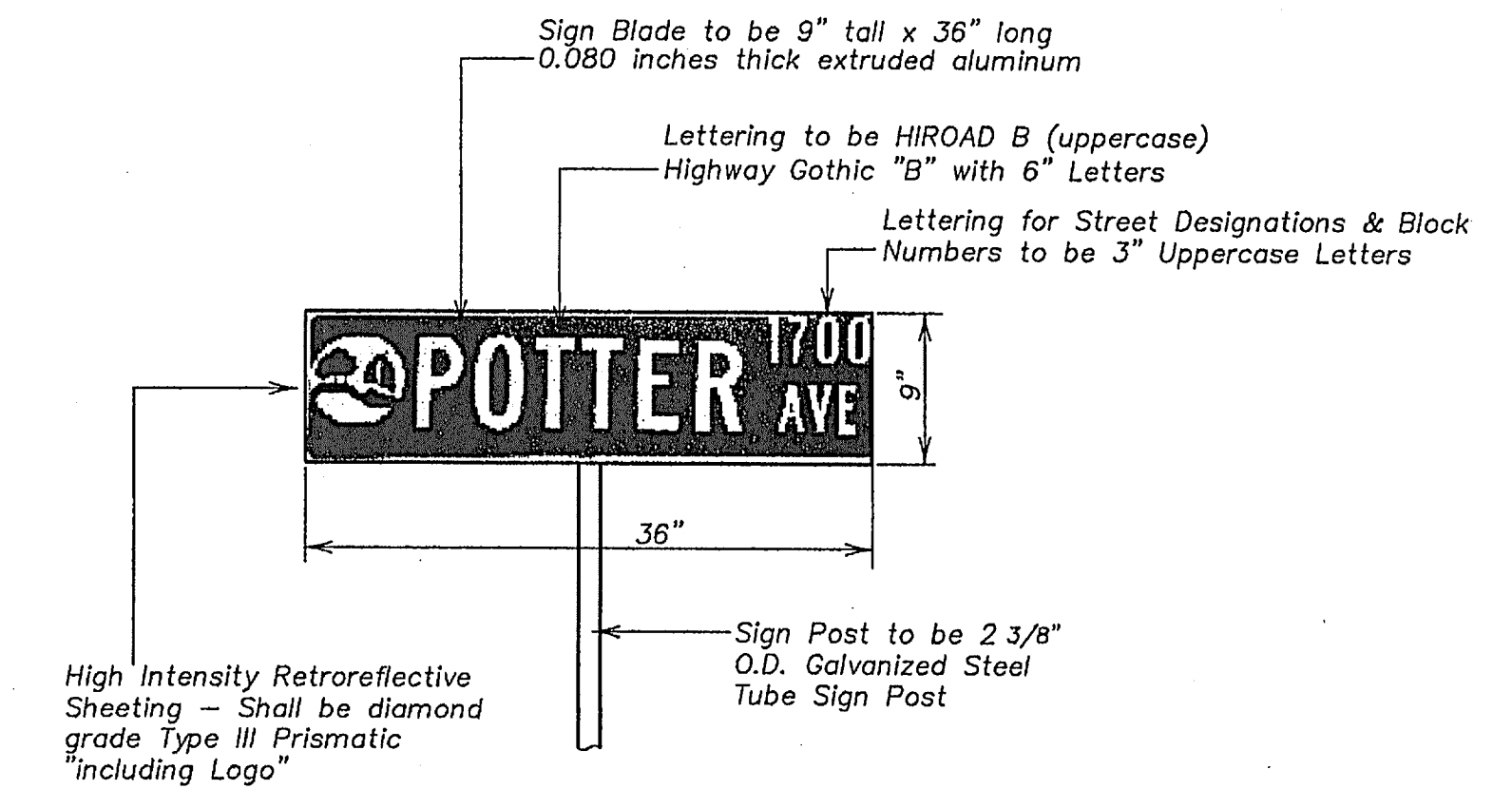
DEVELOPMENT PLANS FOR
**BREEZY HILL
 PHASE III**
 ROCKWALL, TEXAS

EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	19 OF 20
14023	JULY 2014	1"=100'	



NOTE: Street Name Signs shall consist of a white legend including Logo on a green background.



STREET SIGN DETAIL
NOT TO SCALE

STREET SIGN NOTES

- All signage installed shall comply with the current "Texas Manual on Uniform Traffic Control Devices" and the "Standard Highway Sign Designs for Texas".
- The developer shall be responsible for furnishing and installing all regulatory, warning and street name signs and sign mounts in accordance with the approved engineering plans.
- Block Numbers are required on all street name blades.
- Street Name Blades shall be nine inch (9") tall extruded aluminum. The blades shall be 0.080 inches thick.
- High Intensity Retro reflective Sheeting for Street, Regulatory, and Warning Signs - shall be high intensity diamond grade type II prismatic.
- The Lettering for the street blades shall be HIROAD B with all uppercase fonts. "Highway Gothic B" with six-inch letters. Letters for abbreviated street designations shall be three inches (3") tall with all uppercase fonts (i.e., LN, PKWY, CT, etc.). Block numbers shall be three-inches (3") tall.
- The street sign background shall be green and the legend shall be white.
- The street sign blade must incorporate the current City of Rockwall logo.
- For a street with a cul-de-sac end, a standard W 14-2a shall be mounted over the street name blade.
- Sign posts shall be 2 3/8" O.D. galvanized steel tube sign post with a galvanized finish.
- Sign clamps and brackets shall be high strength aluminum.

- LEGEND
- ☼ - STREET LIGHT
 - - STOP SIGN
 - - STREET NAME BLADE

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
PHASE III**
ROCKWALL, TEXAS

SIGN AND LIGHT PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14023	DATE JULY 2014	SCALE: 1"=100'	20 OF 20