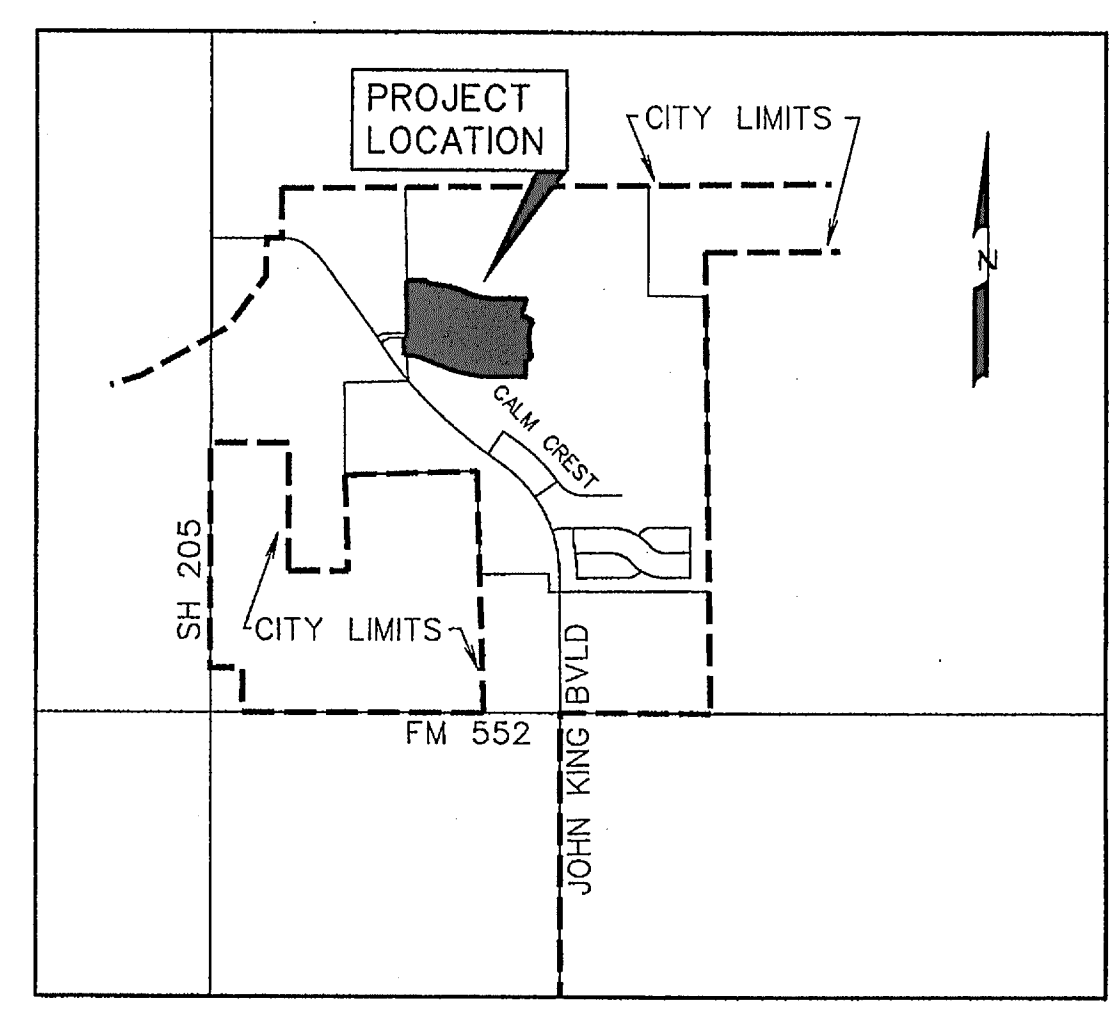


DEVELOPMENT PLANS FOR BREEZY HILL PHASE IV CITY OF ROCKWALL, TEXAS

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VICINITY MAP
NOT TO SCALE

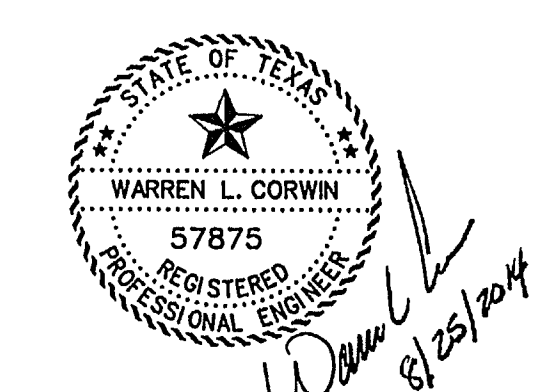
PREPARED FOR
BH PHASE IV SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E

TBPE FIRM #5951

ALLEN, TEXAS 75013

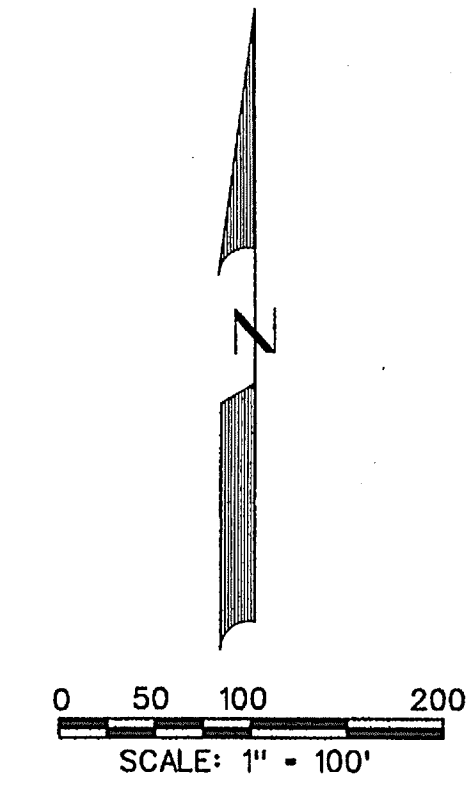


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AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
(NOT FIELD VERIFIED)

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

2	CITY COMMENTS	6/13/14
1	CITY COMMENTS	5/30/14
NO.	REVISIONS	DATE

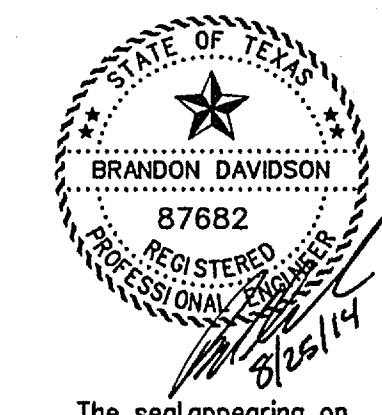


RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	35858	0.82	0.50	0.41	10	9.80	4.0
2	43104	0.99	0.50	0.49	10	9.80	4.8
3	68539	1.53	0.50	0.76	10	9.80	7.5
4	131624	3.03	0.50	1.51	10	9.80	14.8
5	132364	3.04	0.50	1.52	10	9.80	14.9
6	121168	2.78	0.50	1.39	10	9.80	13.6
7	160913	3.69	0.50	1.85	10	9.80	18.1
8	94784	2.18	0.50	1.09	10	9.80	10.7
9	233305	5.36	0.50	2.68	10	9.80	26.2
10	10034	0.23	0.50	0.12	10	9.80	1.1
11	9407	0.22	0.50	0.11	10	9.80	1.1
12	115786	2.66	0.50	1.33	10	9.80	13.0
13	142259	3.27	0.50	1.63	10	9.80	16.0

LEGEND

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



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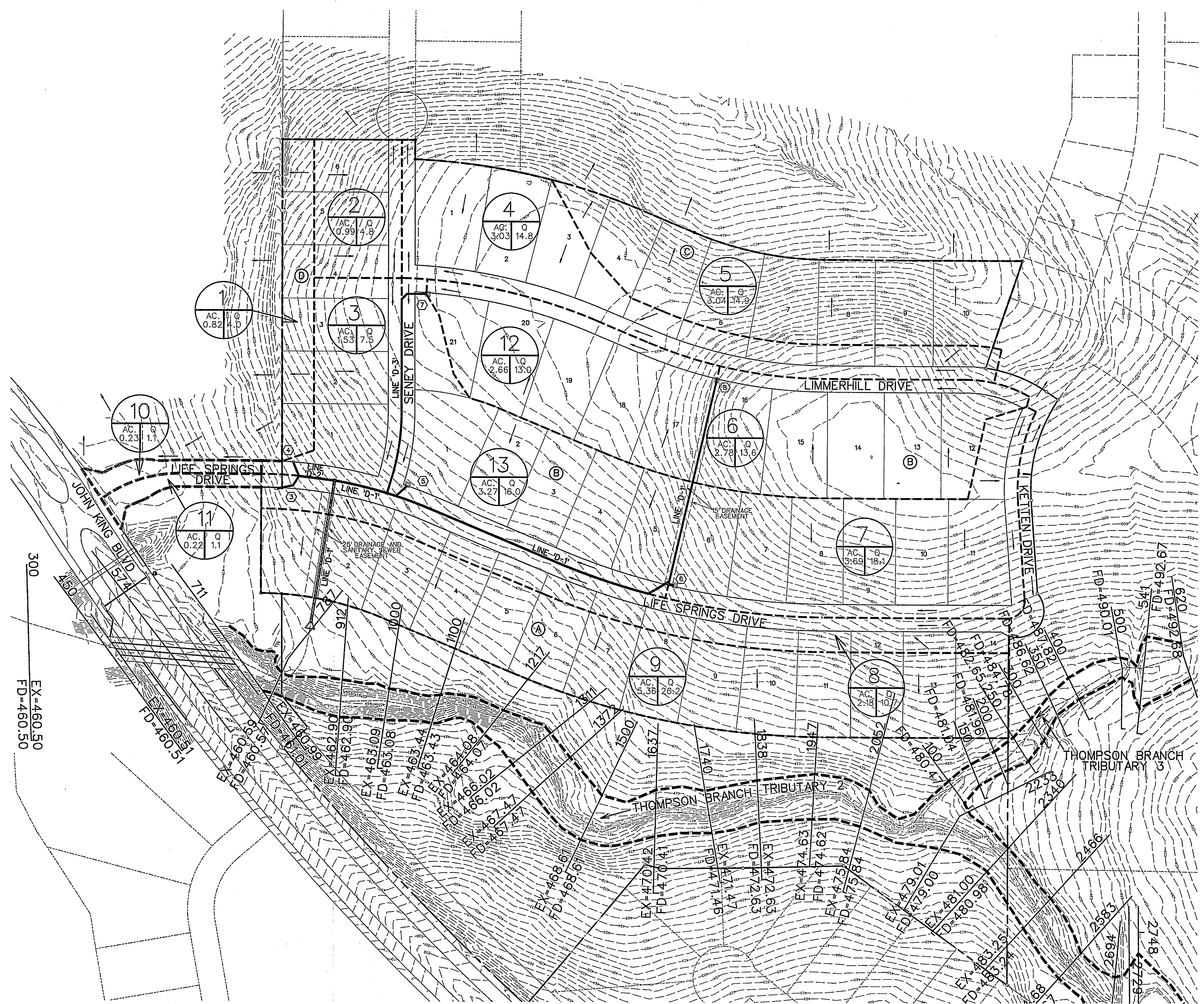
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TYPE FIRM #5951

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

DRAINAGE AREA MAP

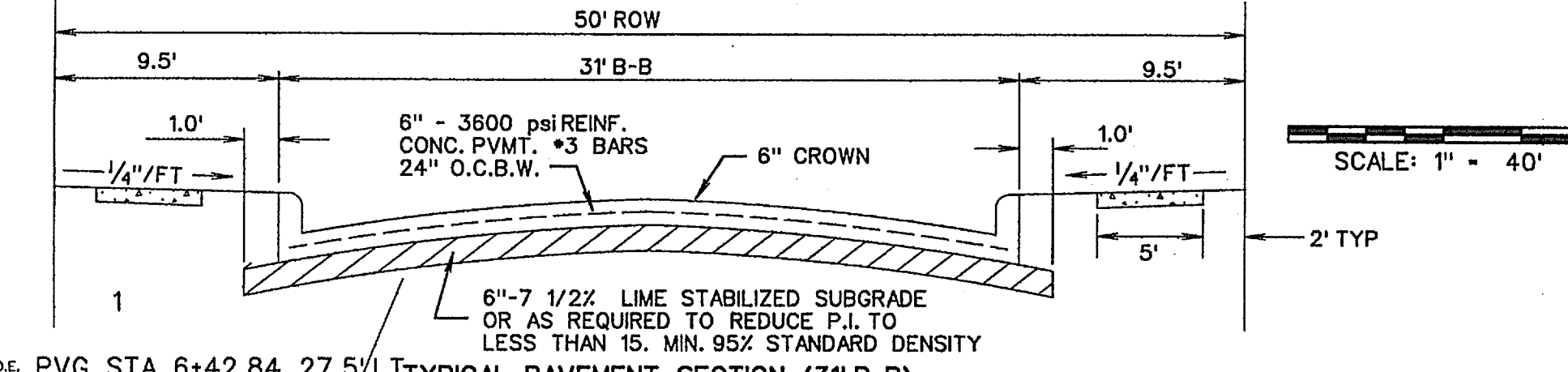
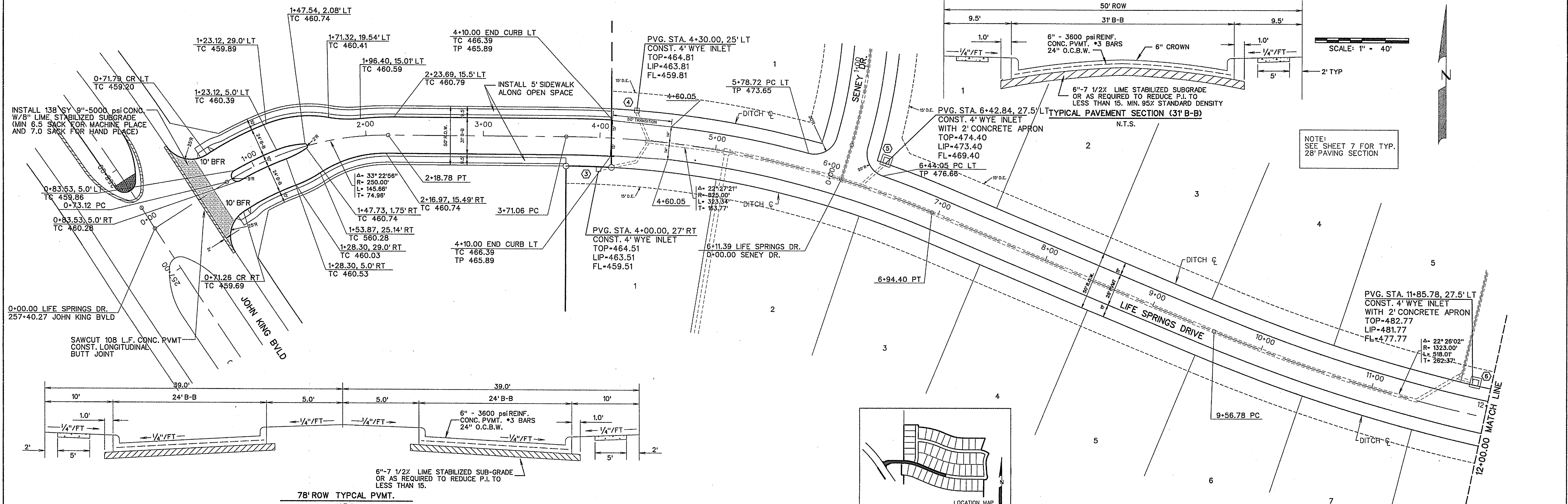
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JOB NUMBER	DATE	SCALE:	3 OF 19
14025	AUGUST 2014	1"=100'	

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



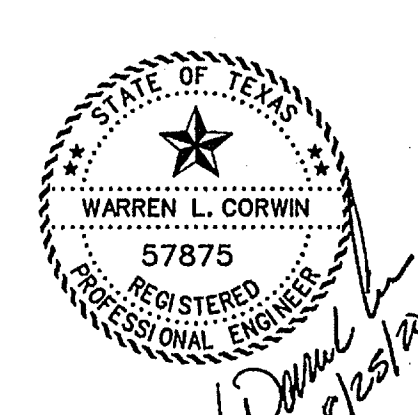
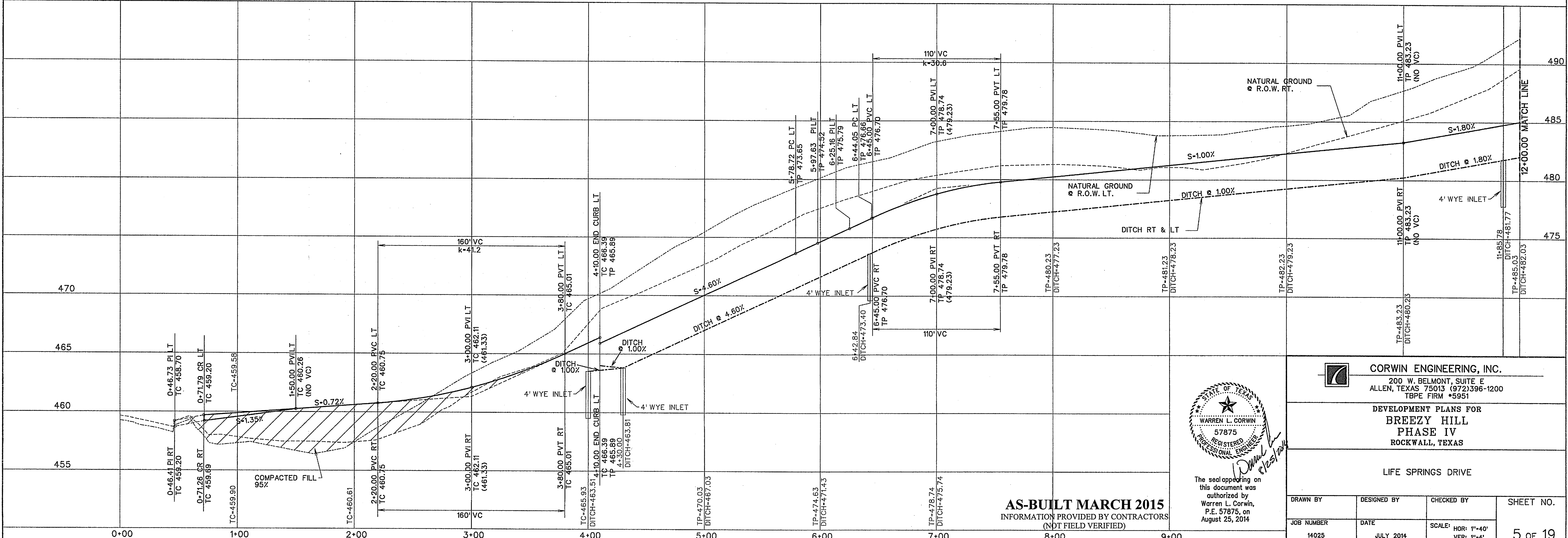
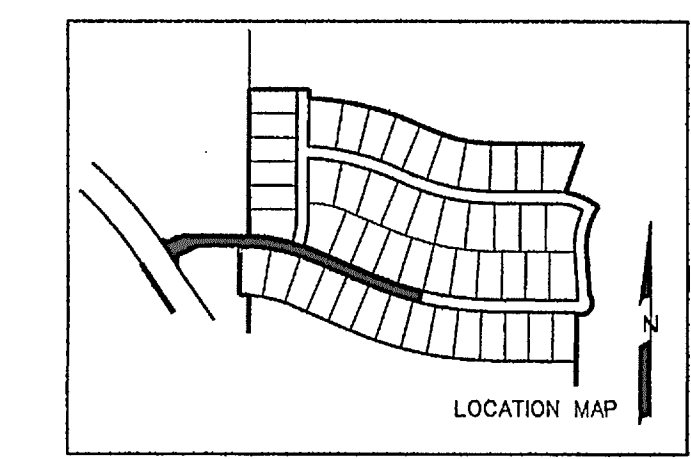
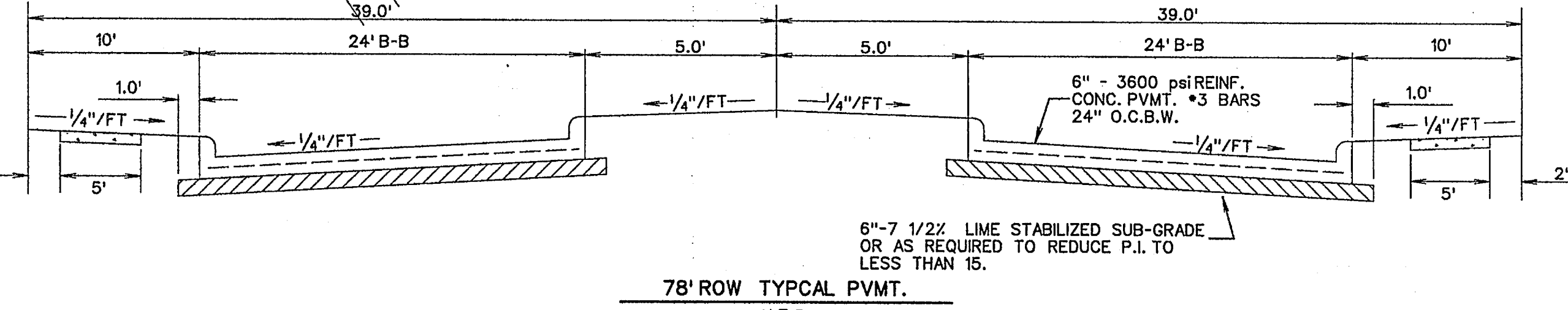
STORM SEWER CALCULATIONS

Station	Downstream Station	Distance (ft)	AREA (Acres)	Total Area Picked Up (Acres)	Accumulated CA (Acres)	To Design Storm (Min)	I (in/hr)	Q (CFS)	S (ft/ft)	Pipe Size (in)	Velocity (fps)	Head Loss (ft)	Flow Time (Min)	Time at D/S (Min)	Δ Velocity Head (ft)	Hydraulic Grade (ft)	Proposed Grade (ft)	
Line D1																		
14+64.01	10+77.09	387.72	6	2.78	2.78	0.50	1.39	10.00	100	9.80	13.6	0.0036	24	4.3	0.29	1.49	11.49	0.29
10+77.09	10+70.72	6.37	Bend	0.00	0.00	0.50	0.00	1.39	10.00	100	9.80	13.6	0.0036	24	4.3	0.29	1.49	0.00
10+70.72	10+30.94	39.78	7	3.49	3.49	0.50	1.95	3.24	10.00	100	9.80	13.6	0.0060	30	6.5	0.65	10.10	0.36
10+30.94	4+20.19	510.75	Bend	0.00	0.00	0.50	0.00	3.24	10.00	100	9.80	13.6	0.0060	30	6.5	0.65	11.32	0.00
4+20.19	6+02.68	17.51	1.9	3.27	3.27	0.50	1.63	4.87	10.00	100	9.80	13.6	0.0135	30	9.7	1.47	10.00	0.82
6+02.68	4+01.19	101.49	D4	2.66	2.66	0.50	1.33	6.20	10.00	100	9.80	13.6	0.0219	30	12.4	2.38	10.14	0.91
4+01.19	1+30.00	271.19	D2	3.70	3.70	0.50	1.85	8.08	10.00	100	9.80	13.6	0.0262	42	8.2	1.04	10.55	-0.67
1+30.00	0+00.00	67.72	3.0	3.70	3.70	0.50	1.85	1.85	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.21
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
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0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
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0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
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0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
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0+00.00	0+00.00	0.00	0	0.00	0.00	0.50	0.00	0.00	10.00	100	9.80	13.6	0.0220	30	3.7	0.21	10.30	0.00
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SCALE: 1" = 40'

NOTE: SEE SHEET 7 FOR TYP. 28' PAVING SECTION



The seal appearing on this document was authorized by Warren L. Corwin, P.E. 57875, on August 23, 2014

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

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

LIFE SPRINGS DRIVE

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

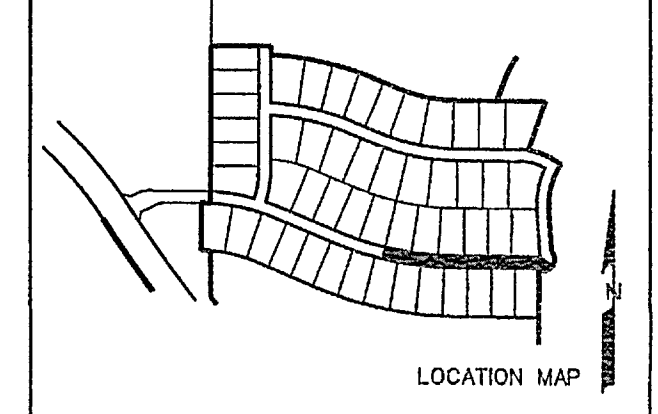
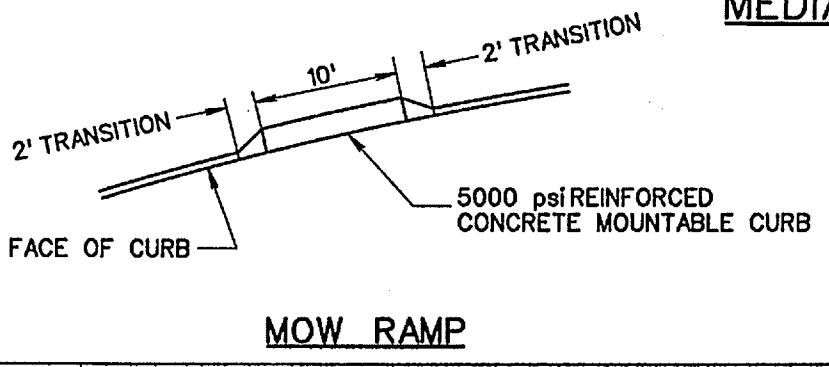
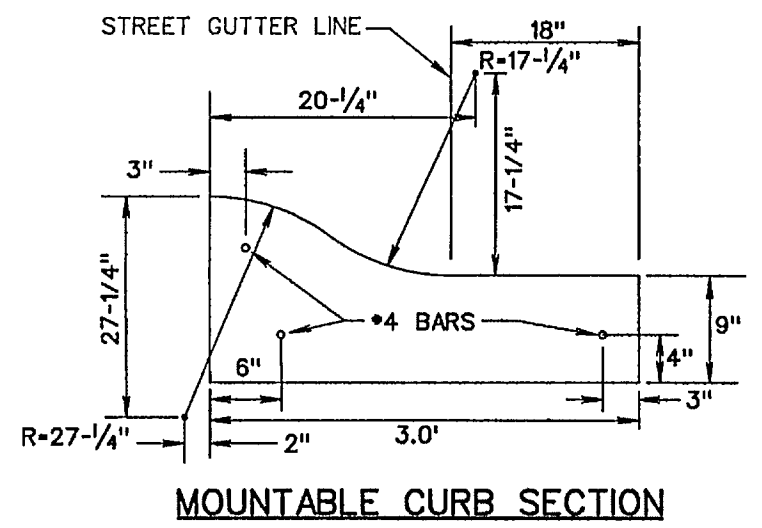
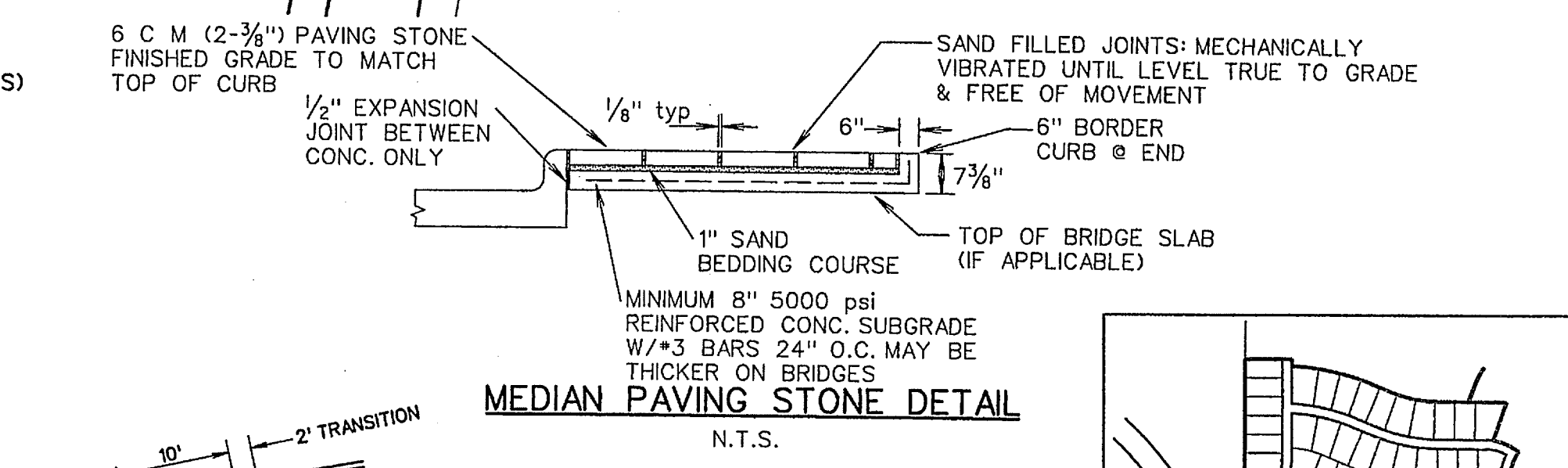
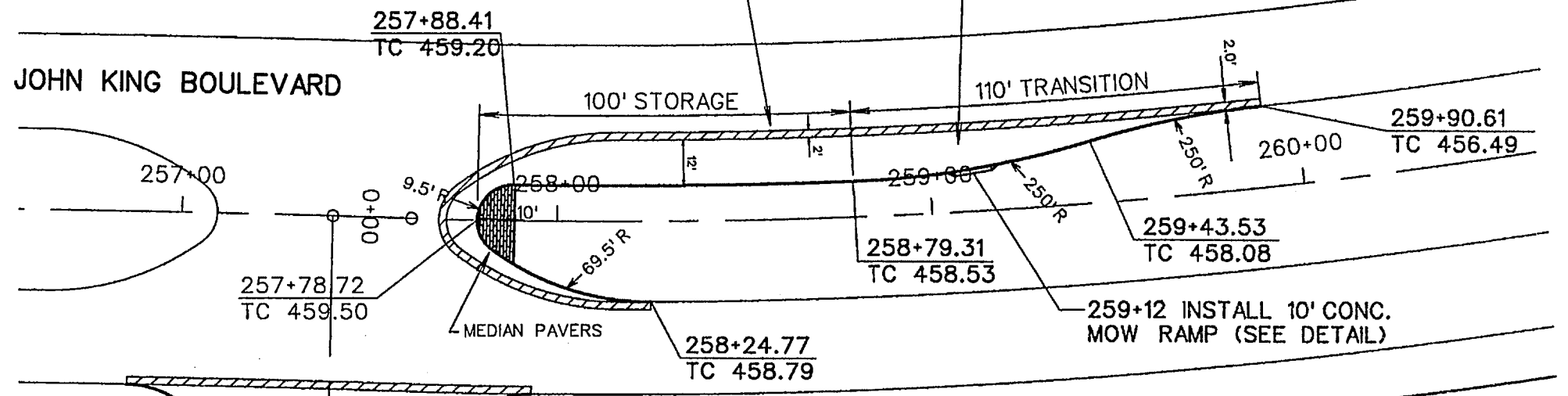
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
14025	JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	5 OF 19

SCALE: 1" = 40'

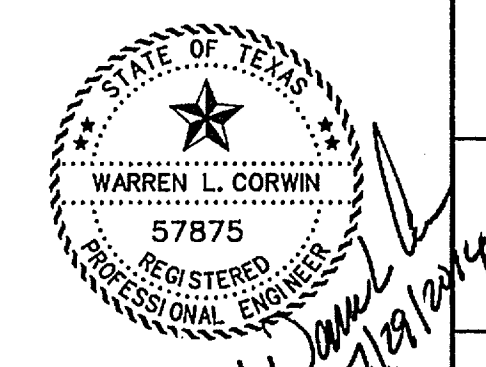
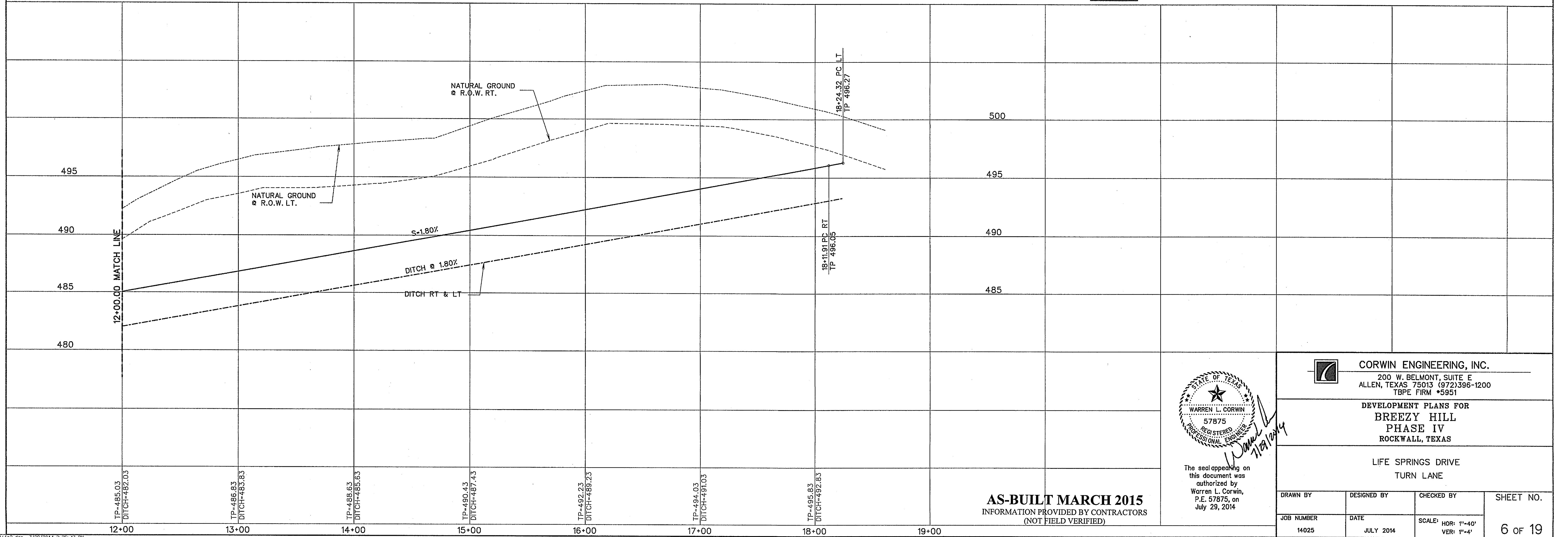
4" DOUBLE PLAIN WHITE NON-REFLECTIVE ROUND CERAMIC BUTTONS (TYP)
 4" x 4" DOUBLE CLEAR ACRYLIC REFLECTIVE BUTTONS (TYP)

BUTTON TURN BAY LINE MARKING DETAIL
 N.T.S.

SAWCUT AND REMOVE 294 L.F. CONC. P.V.M.T AND CONST. LONGITUDINAL BUTT JOINT
 INSTALL 224 S.Y. 10" - 5000 psi REINF. CONC. P.V.M.T. #3 BARS 24" O.C.B.W. W/ 8" LIME STABILIZED SUBGRADE MIN 7.0 SACK MIX



NOTE:
 SEE SHEET 7 FOR TYP.
 28' PAVING SECTION



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

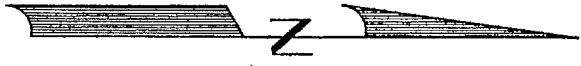
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBE FIRM #5951

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

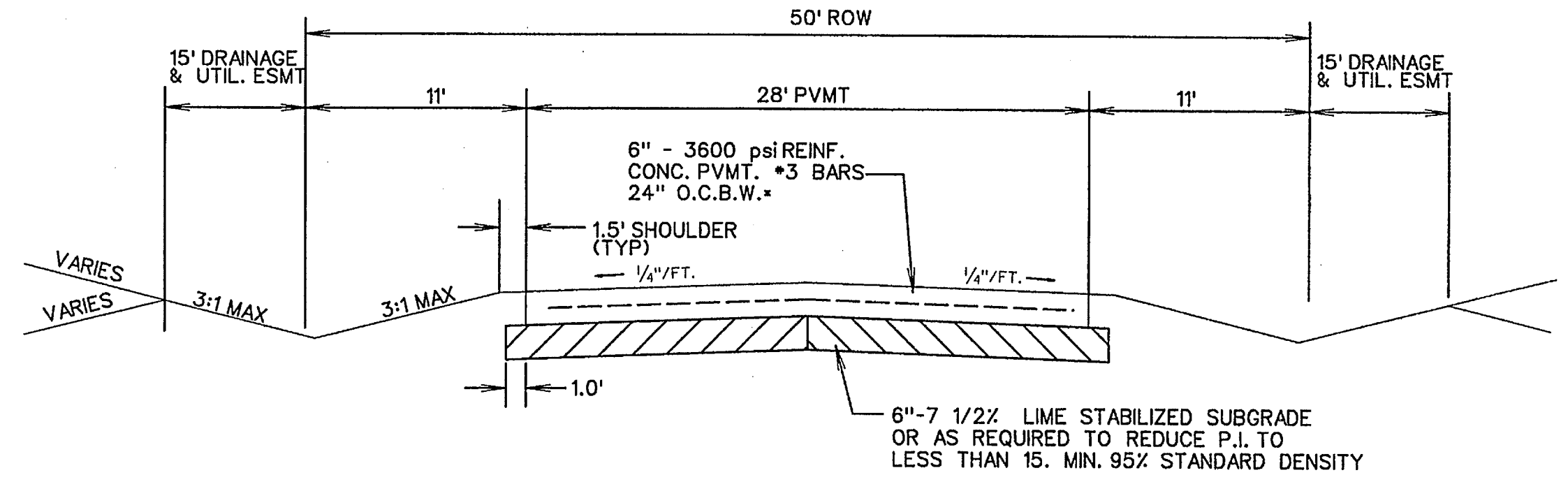
LIFE SPRINGS DRIVE
 TURN LANE

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

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	6 OF 19
14025	JULY 2014		

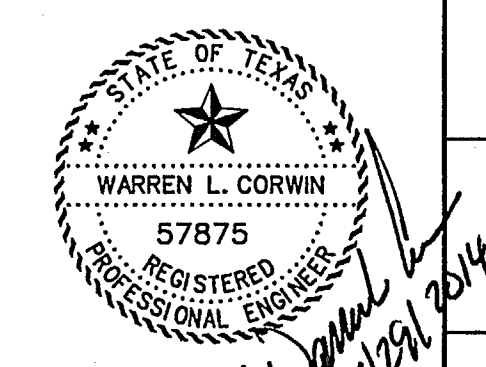
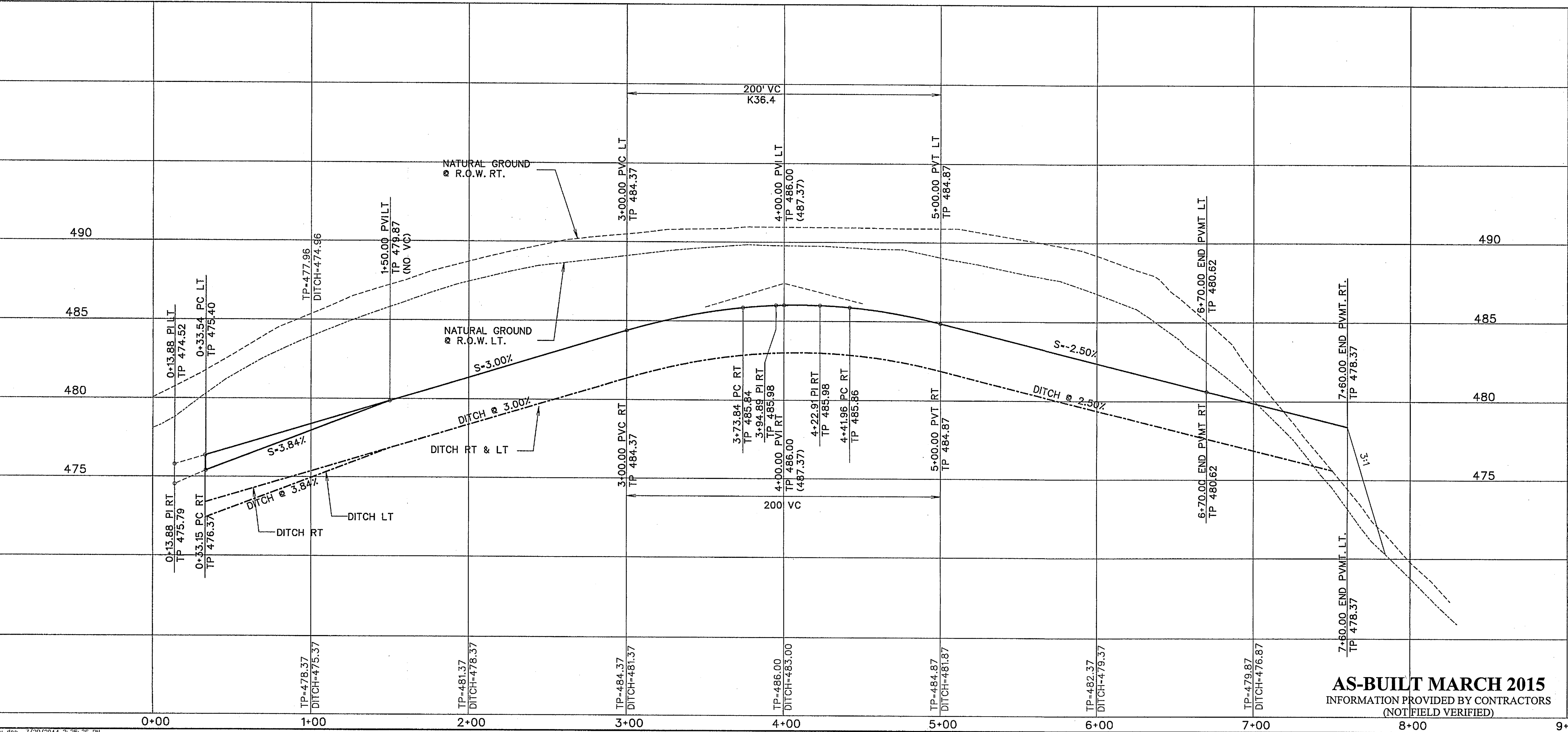
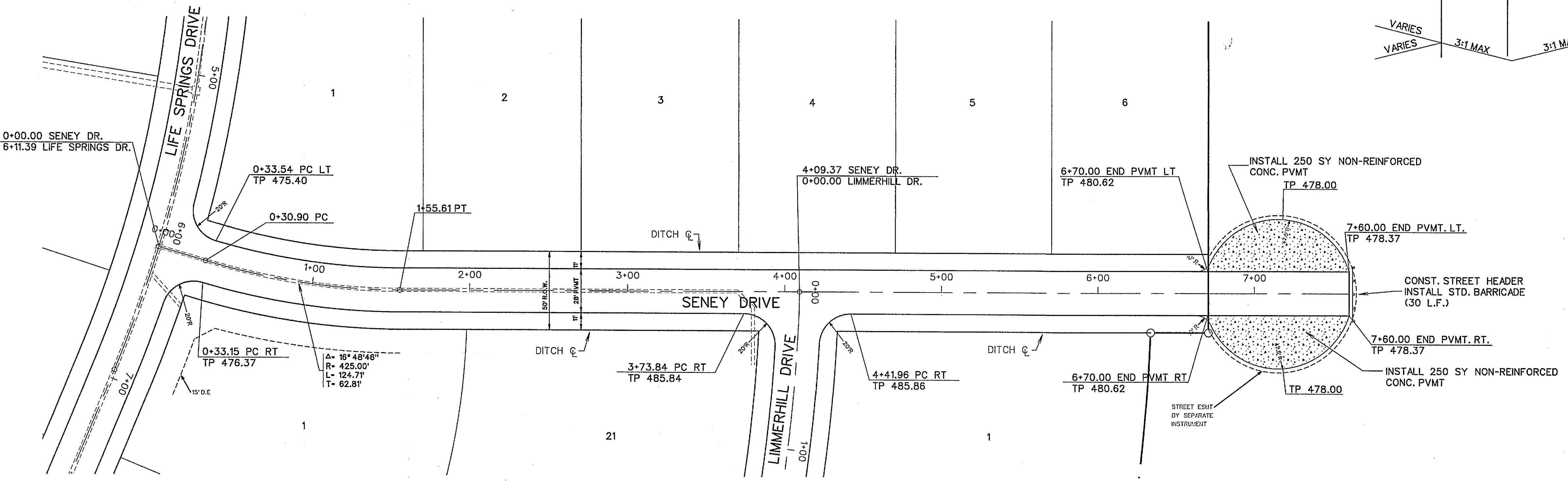
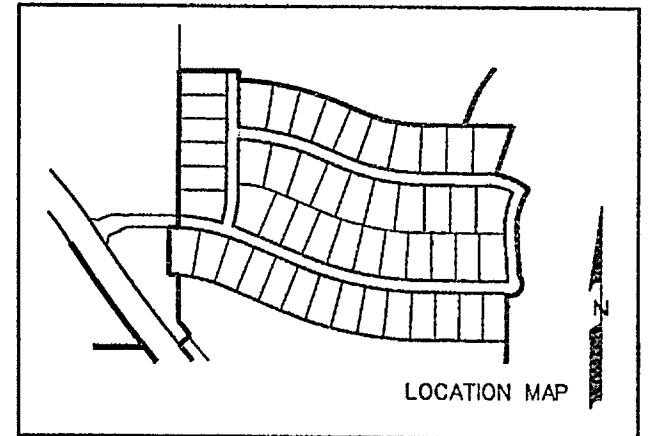


SCALE: 1" = 40'



TYPICAL PAVEMENT SECTION

N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

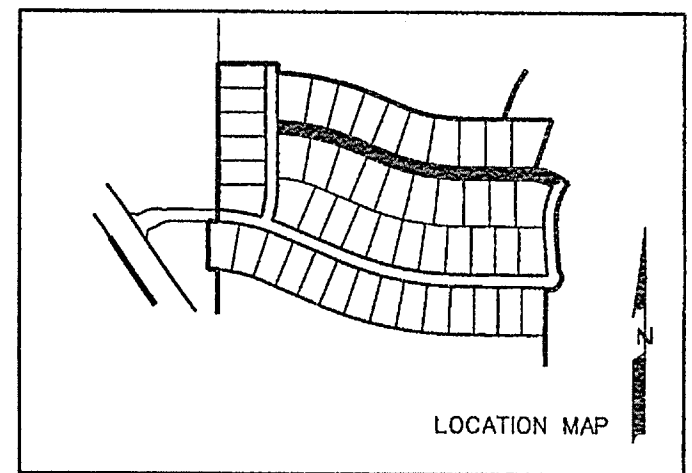


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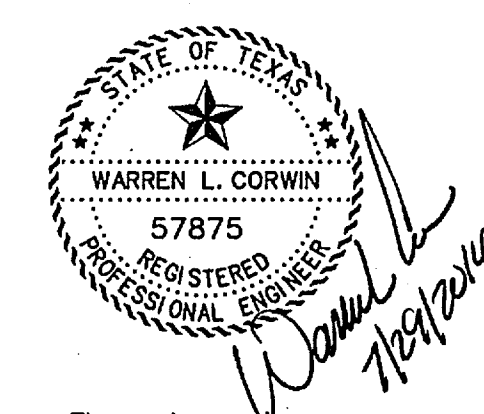
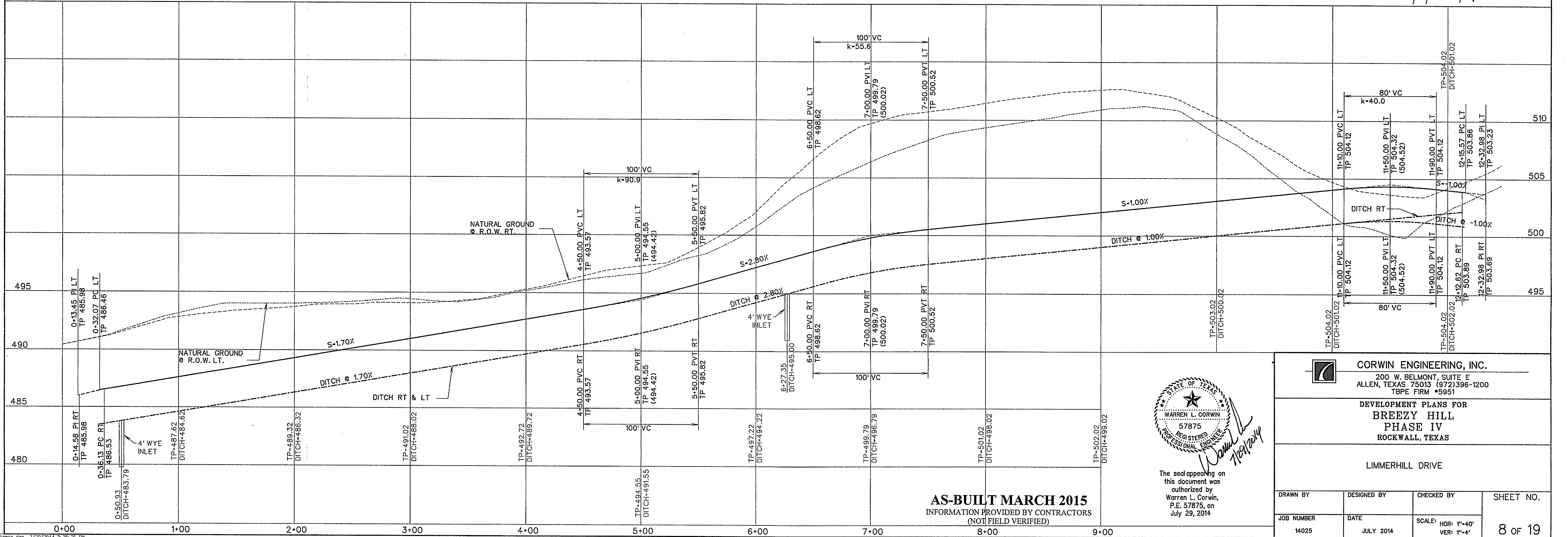
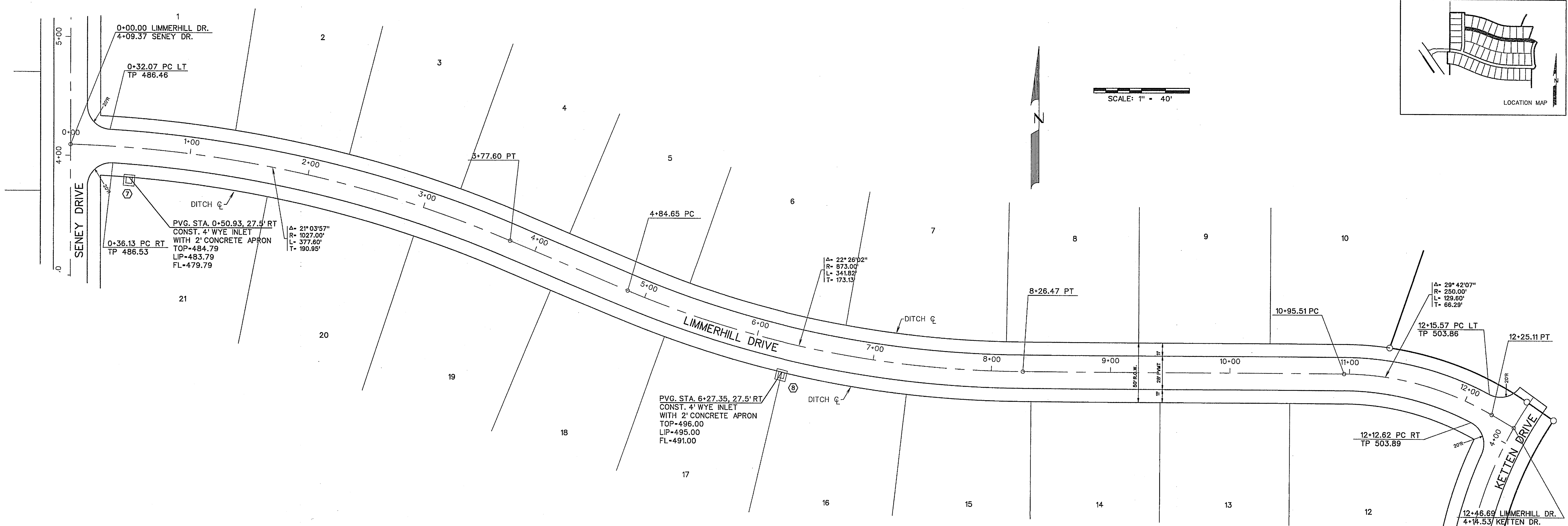
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBP E FIRM #5951
**DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE IV
ROCKWALL, TEXAS**

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

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	7 OF 19
14025	JULY 2014		



SCALE: 1" = 40'



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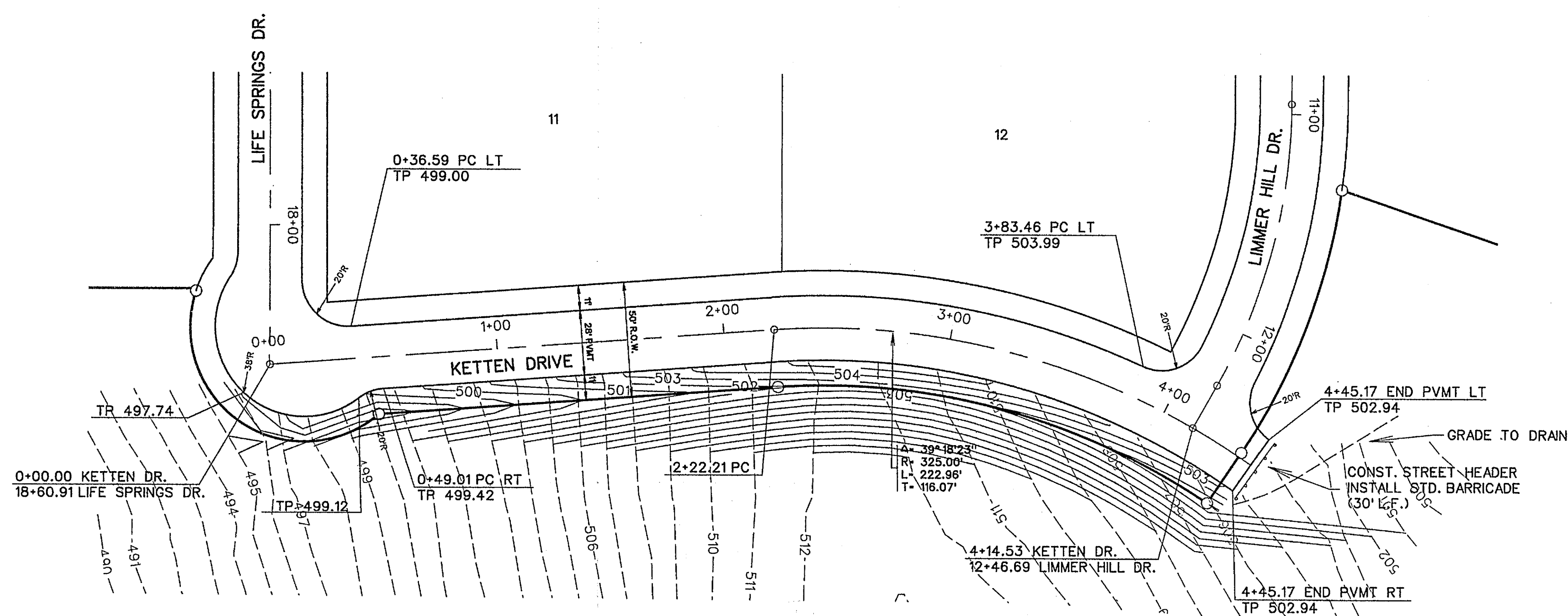
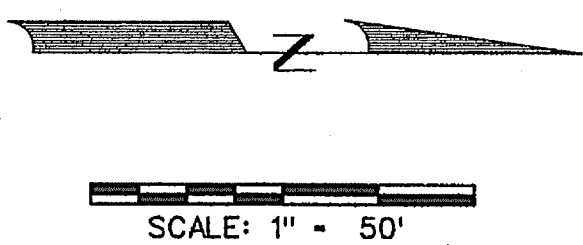
AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

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200 W. BELMONT, SUITE E
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TBE FIRM #5951

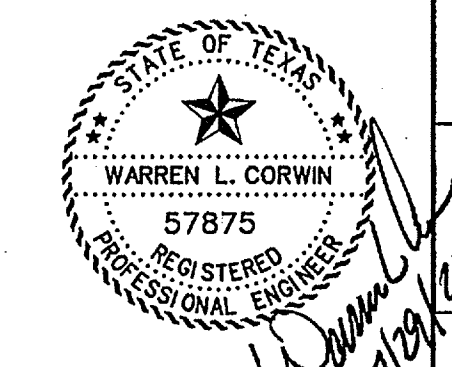
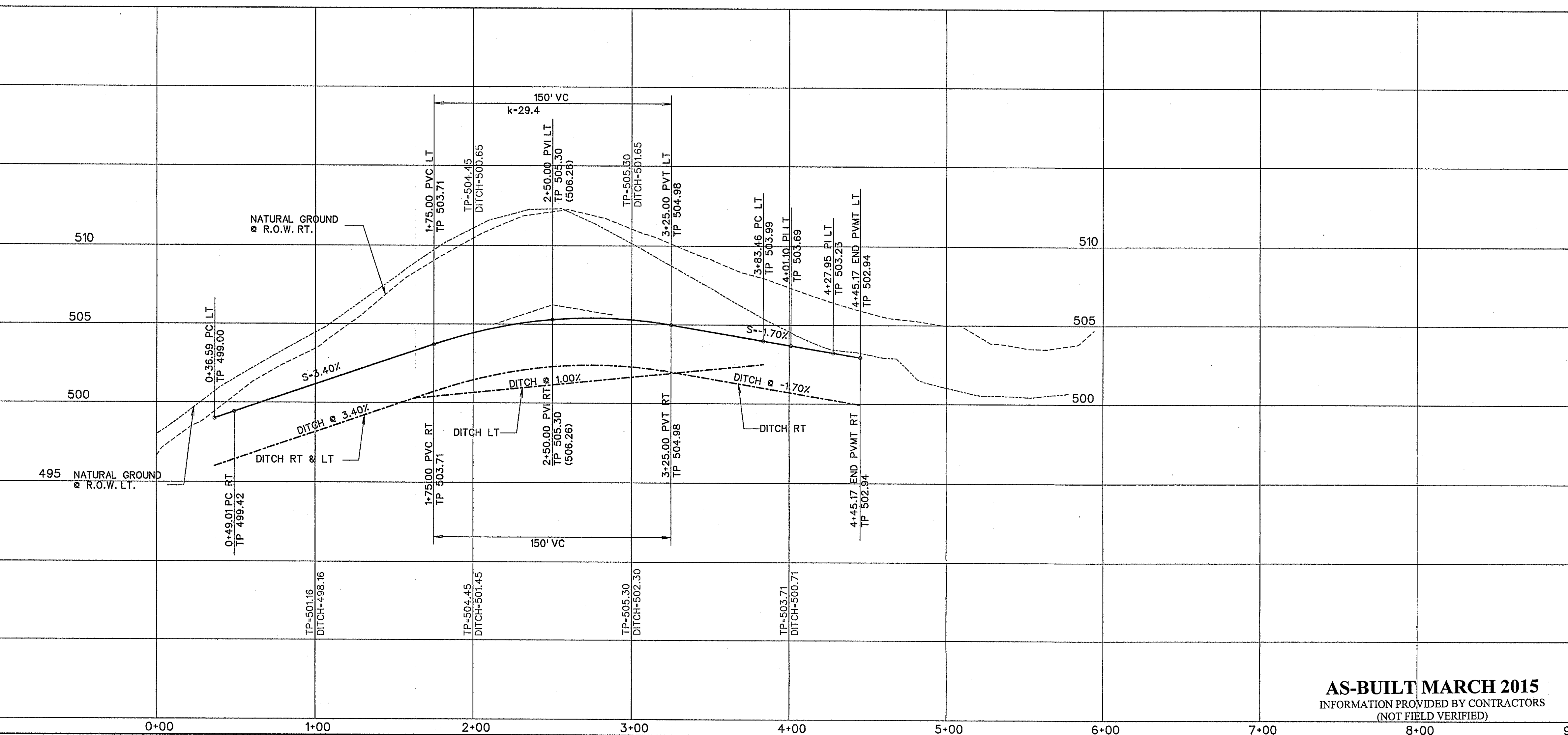
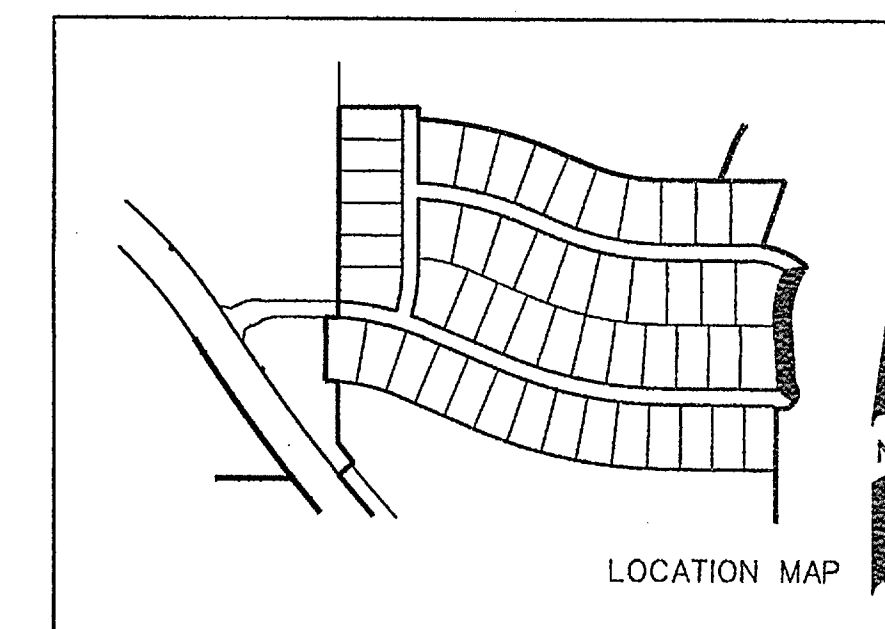
DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE IV
ROCKWALL, TEXAS

LIMMERHILL DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
14025	JULY 2014		8 of 19



NOTE:
SEE SHEET 7 FOR TYP.
28' PAVING SECTION



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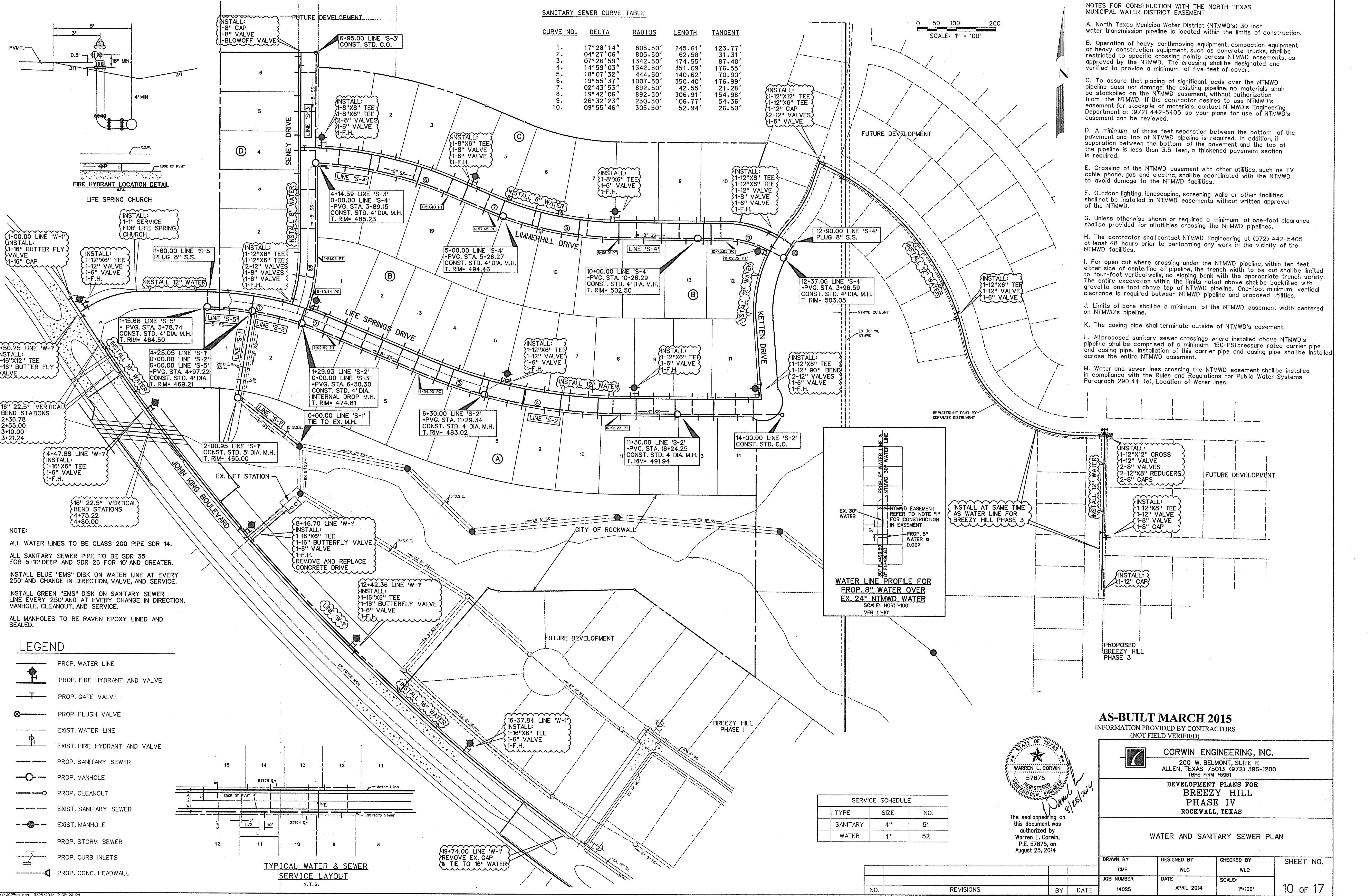
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE IV
ROCKWALL, TEXAS

KETTEN DRIVE

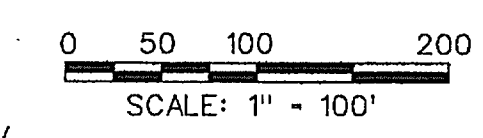
AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
(NOT FIELD VERIFIED)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	9 OF 19
14025	JULY 2014		

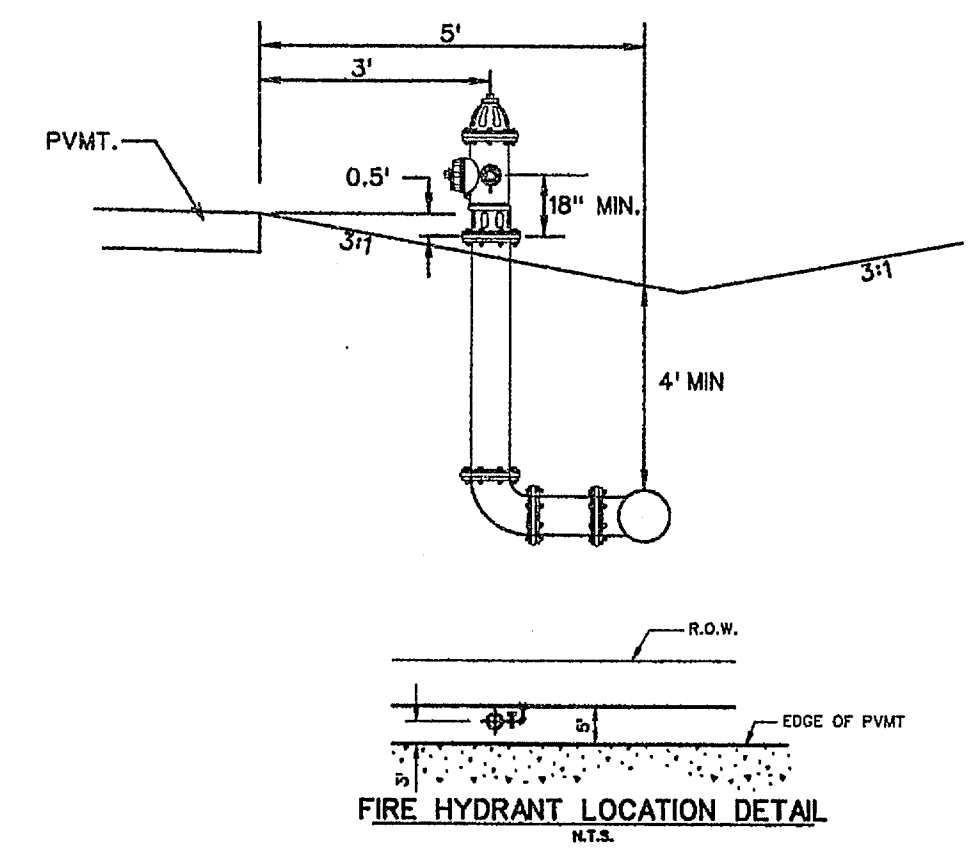


SANITARY SEWER CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	17°28'14"	805.50'	245.61'	123.77'
2.	04°27'06"	805.50'	62.58'	31.31'
3.	07°26'59"	1342.50'	174.55'	87.40'
4.	14°59'03"	1342.50'	351.09'	176.55'
5.	18°07'32"	444.50'	140.62'	70.90'
6.	19°55'37"	1007.50'	350.40'	176.99'
7.	02°43'53"	892.50'	42.55'	21.28'
8.	19°42'06"	892.50'	306.91'	154.98'
9.	26°32'23"	230.50'	106.77'	54.36'
10.	09°55'46"	305.50'	52.94'	26.50'



- NOTES FOR CONSTRUCTION WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT**
- North Texas Municipal Water District (NTMWD's) 30-inch water transmission pipeline is located within the limits of construction.
 - 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.
 - 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.
 - 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.
 - 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.
 - Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
 - Unless otherwise shown or required a minimum of one-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
 - 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.
 - 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.
 - Limits of bore shall be a minimum of the NTMWD easement width centered on NTMWD's pipeline.
 - The casing pipe shall terminate outside of NTMWD's easement.
 - 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.
 - 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.



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.

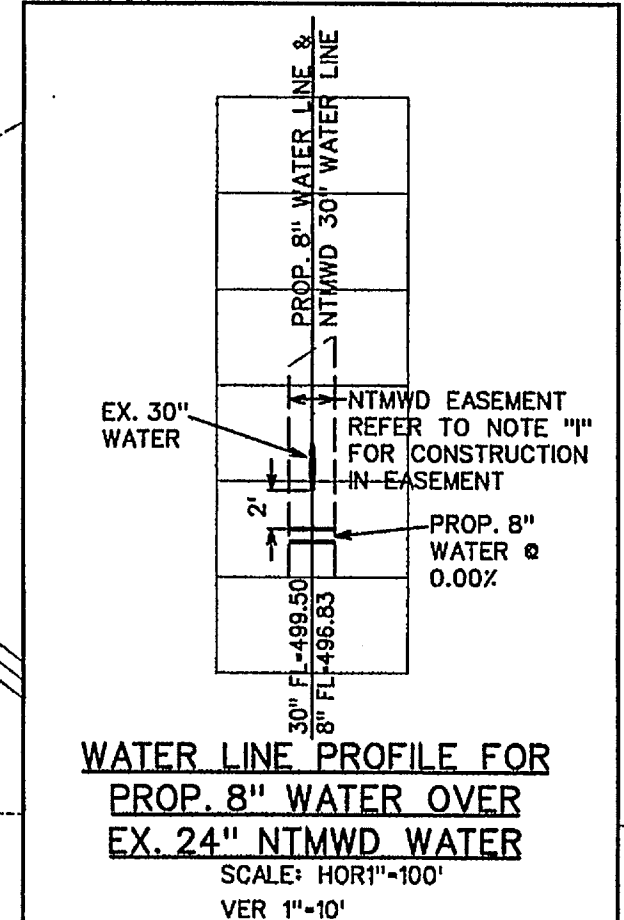
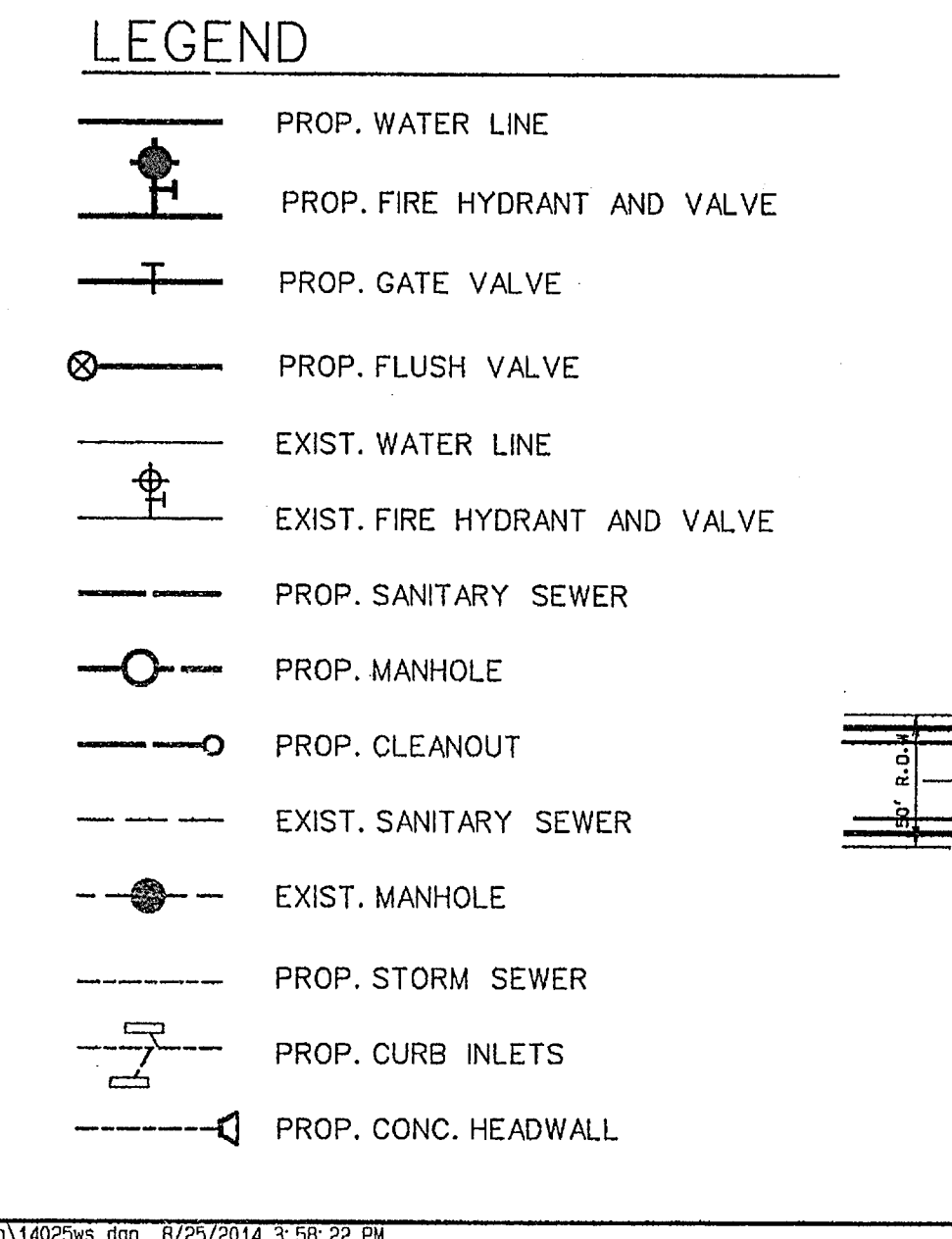
INSTALL BLUE "EMS" DISK ON WATER LINE AT EVERY 250' AND CHANGE IN DIRECTION, VALVE, AND SERVICE.

INSTALL GREEN "EMS" DISK ON SANITARY SEWER LINE EVERY 250' AND AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE.

ALL MANHOLES TO BE RAVEN EPOXY LINED AND SEALED.

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"	51
WATER	1"	52

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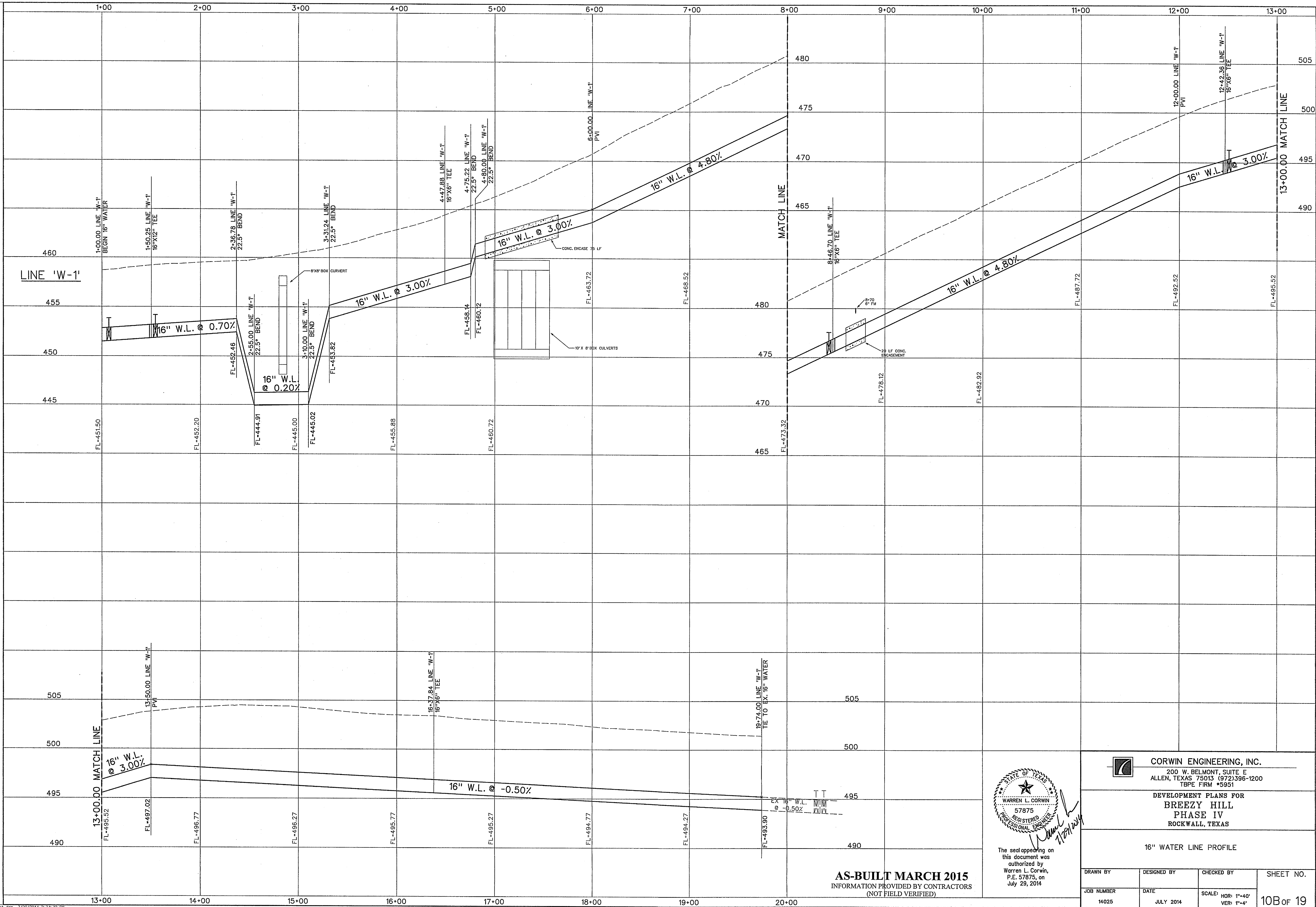
AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972) 396-1200
TBE FIRM #9951

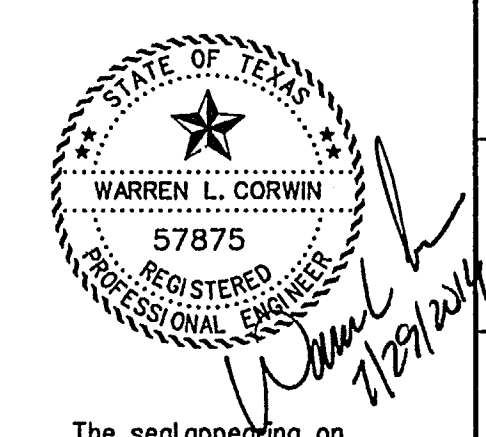
DEVELOPMENT PLANS FOR BREEZY HILL PHASE IV
ROCKWALL, TEXAS

WATER AND SANITARY SEWER PLAN

DRAWN BY CMF	DESIGNED BY WLC	CHECKED BY WLC	SHEET NO. 10 of 17
JOB NUMBER 14025	DATE APRIL 2014	SCALE 1"=100'	



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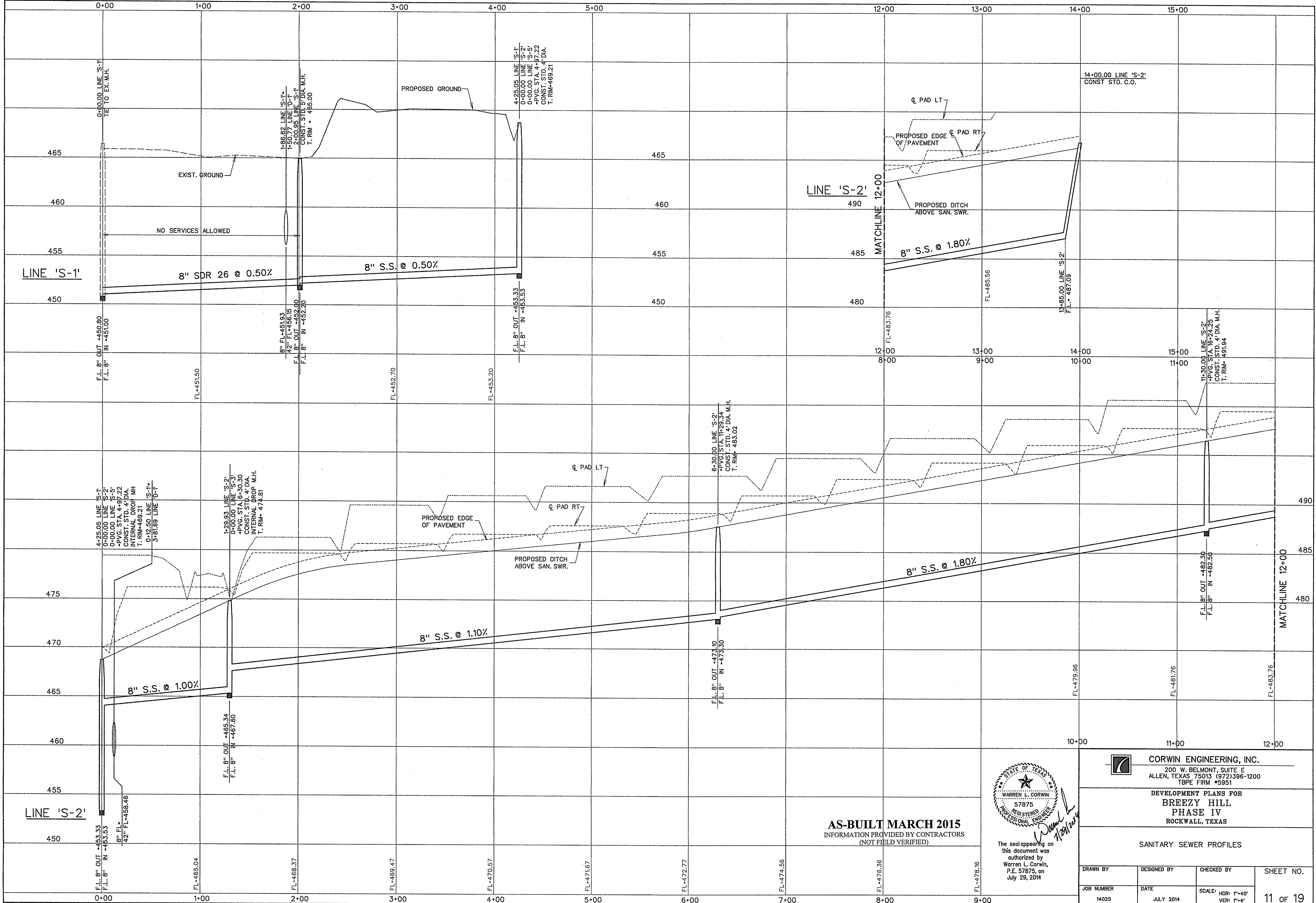
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CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972) 396-1200
 TYPE FIRM #5951

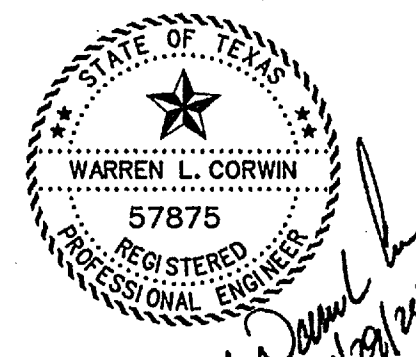
DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE IV
 ROCKWALL, TEXAS

16" WATER LINE PROFILE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	10B of 19
14025	JULY 2014		



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



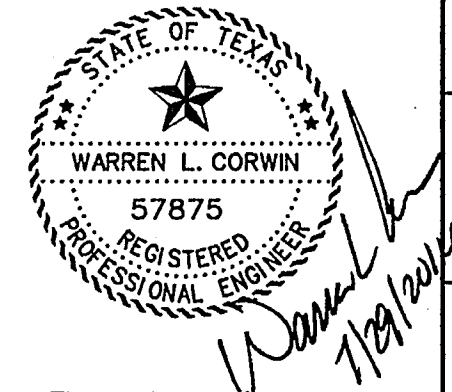
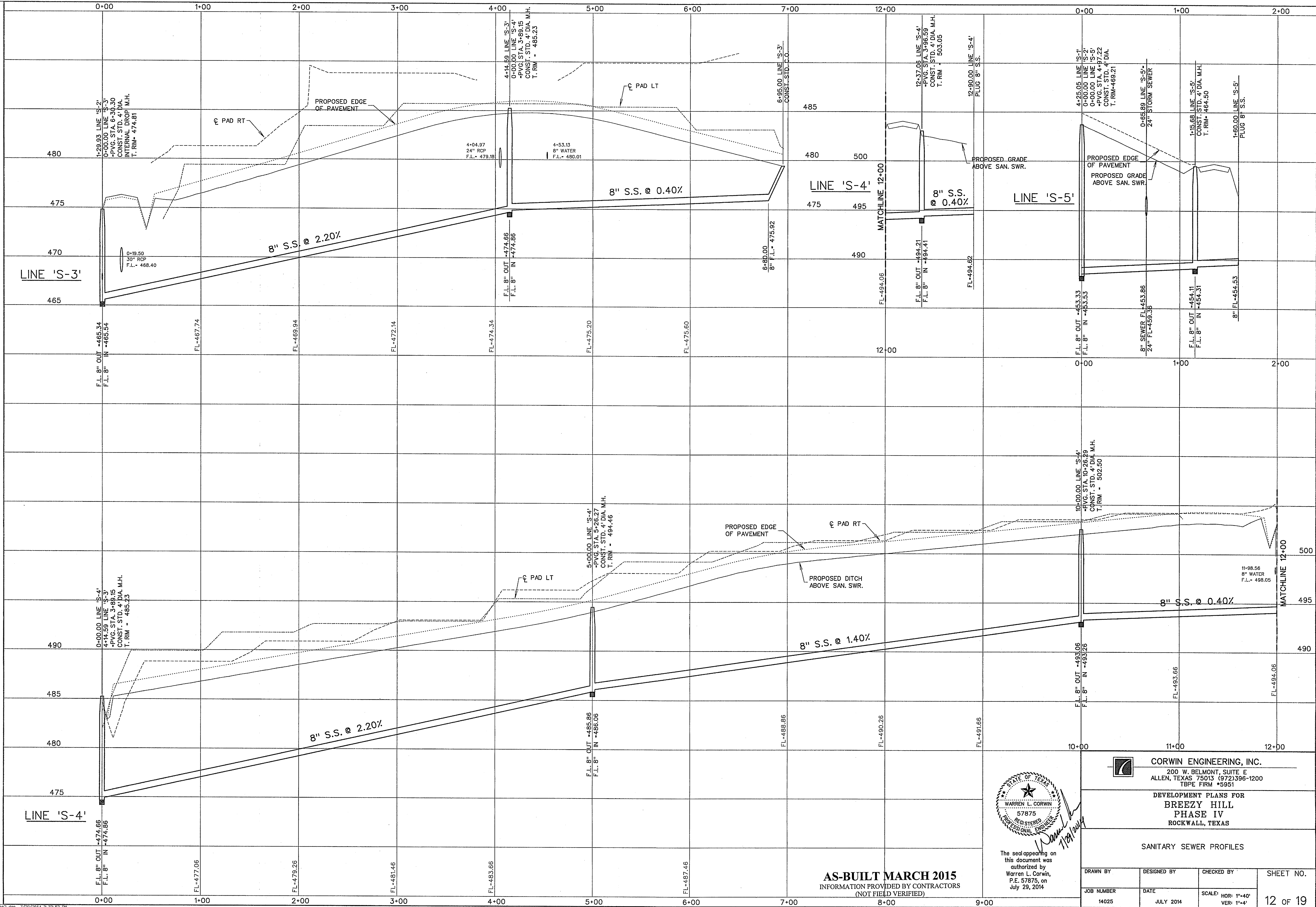
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

**DEVELOPMENT PLANS FOR
BREZY HILL
PHASE IV
ROCKWALL, TEXAS**

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	11 OF 19
14025	JULY 2014		



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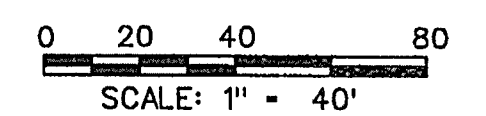
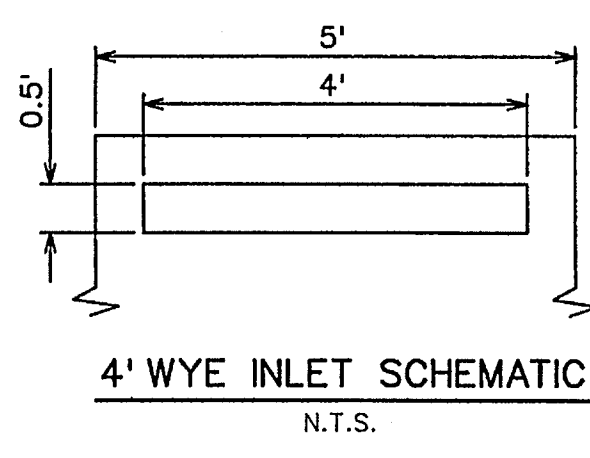
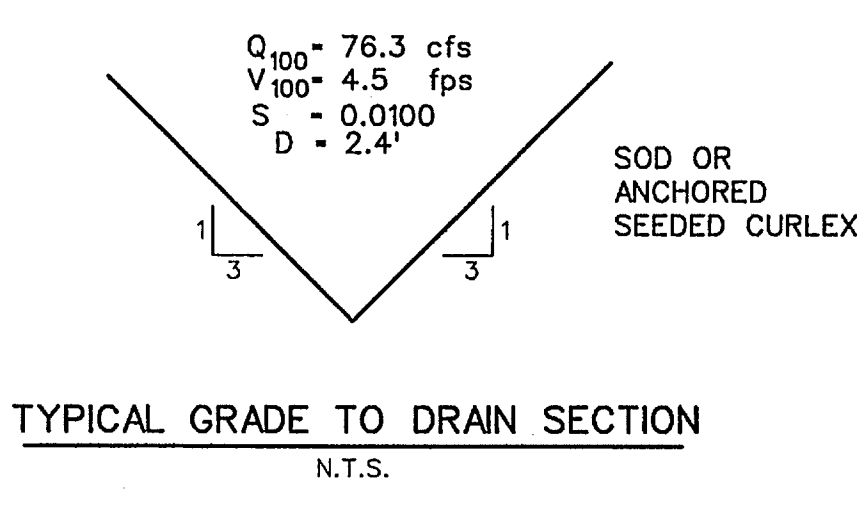
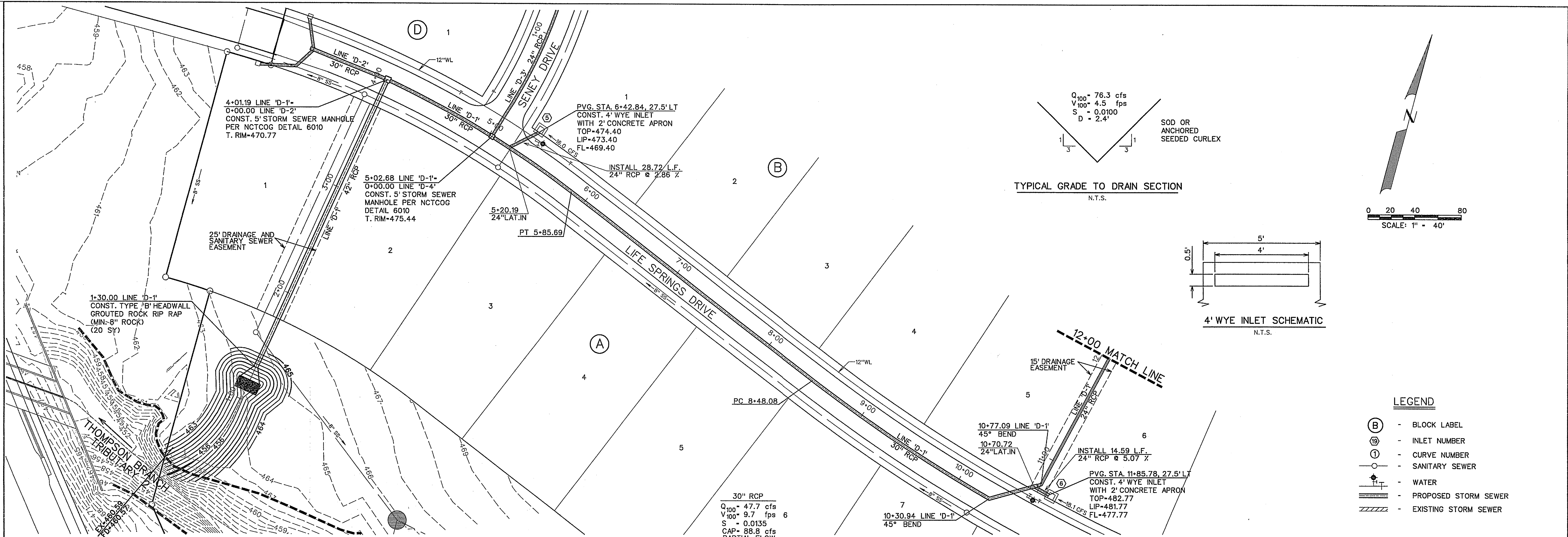
AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
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200 W. BELMONT, SUITE E
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TYPE FIRM #5951

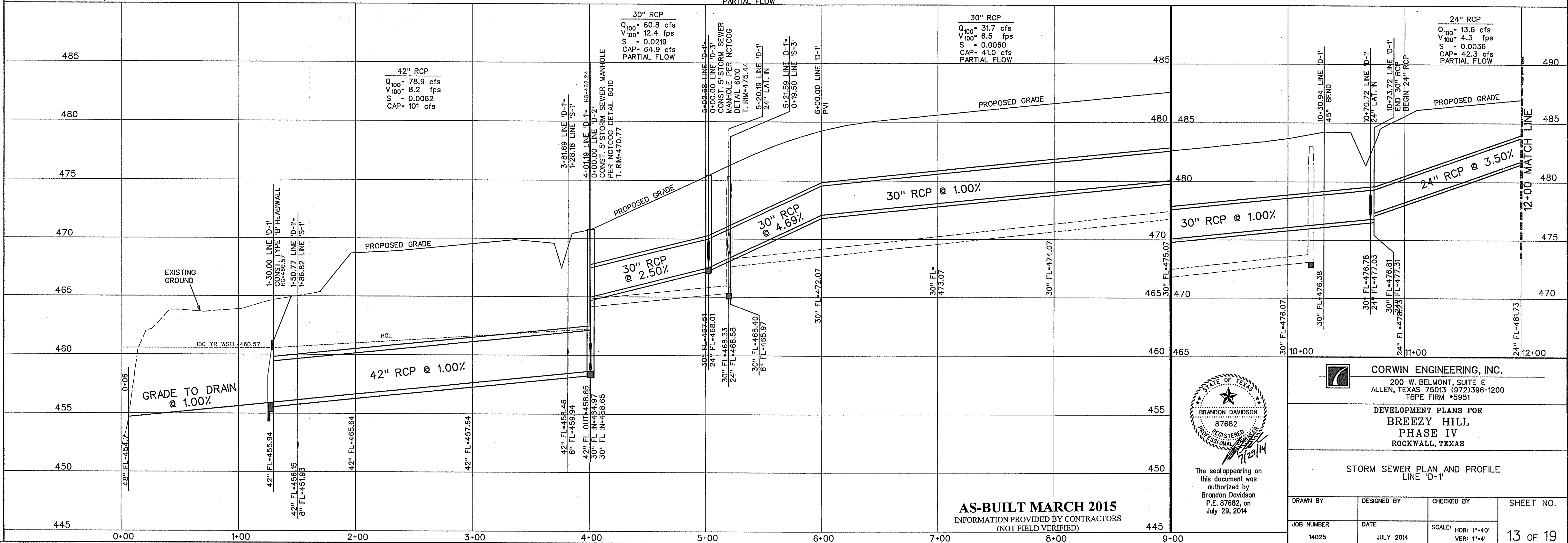
DEVELOPMENT PLANS FOR
**BREEZY HILL
PHASE IV**
ROCKWALL, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
14025	JULY 2014		12 OF 19



- LEGEND**
- (B) - BLOCK LABEL
 - (IN) - INLET NUMBER
 - (C) - CURVE NUMBER
 - - SANITARY SEWER
 - +— - WATER
 - =— - PROPOSED STORM SEWER
 - /— - EXISTING STORM SEWER



AS-BUILT MARCH 2015
INFORMATION PROVIDED BY CONTRACTORS
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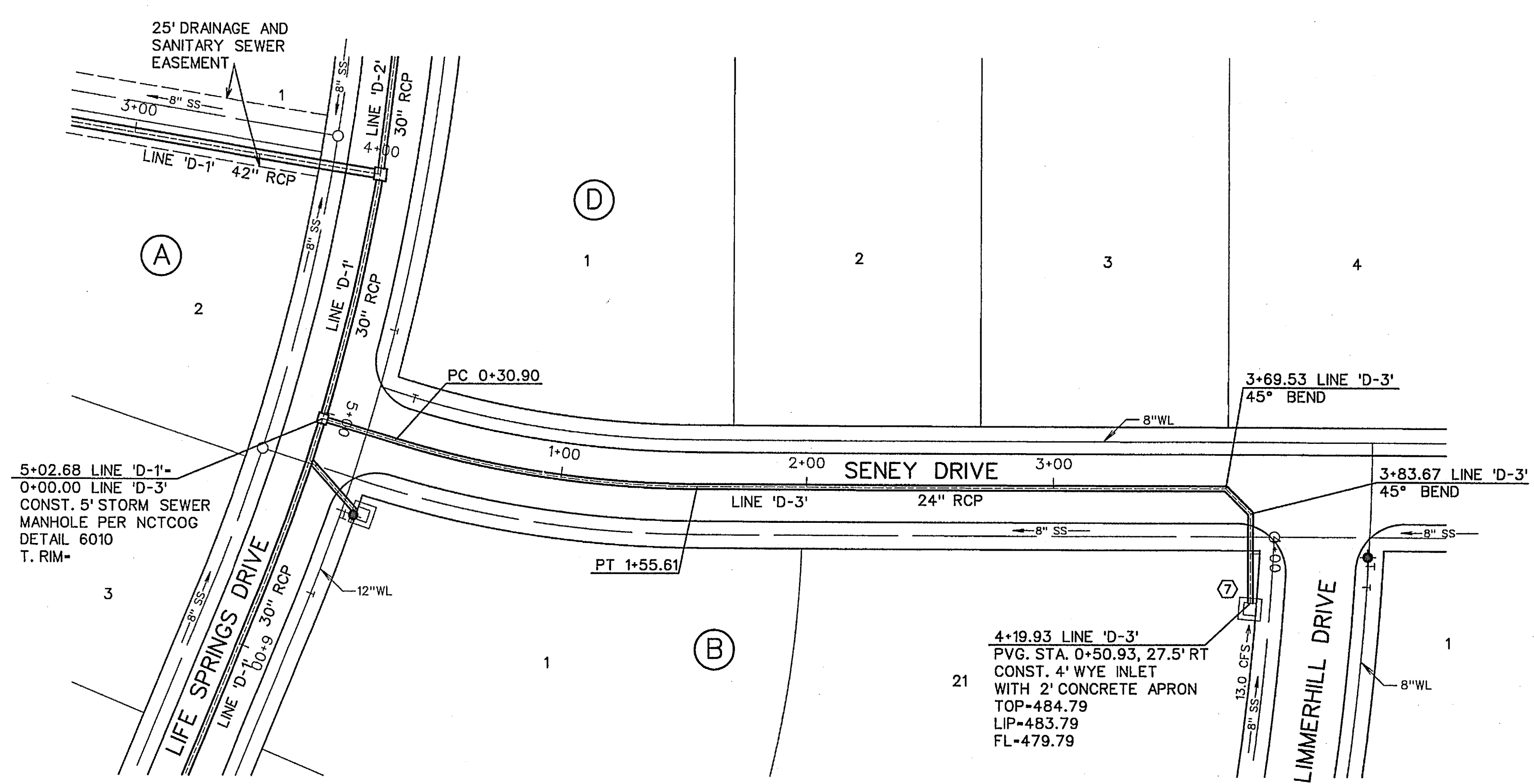
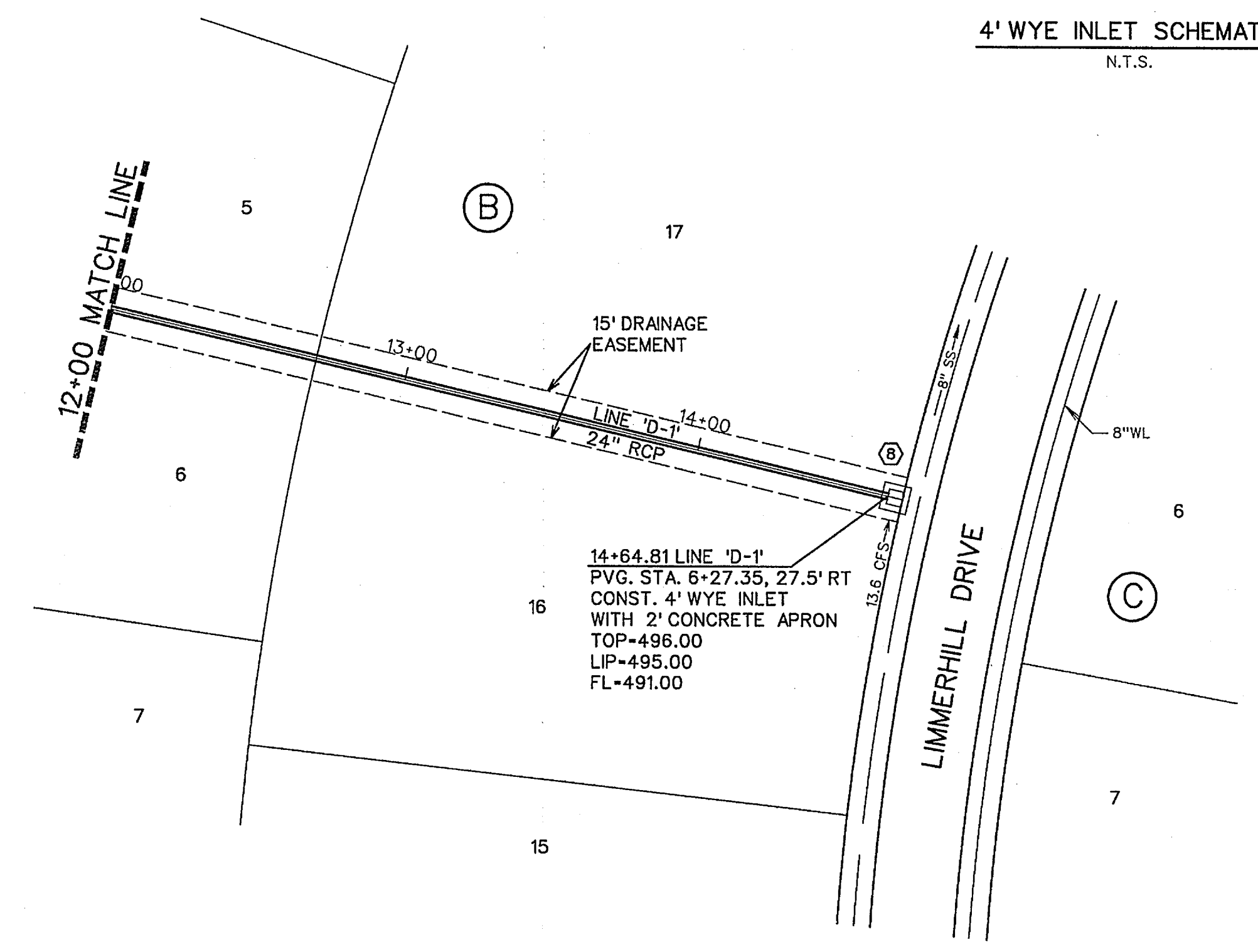
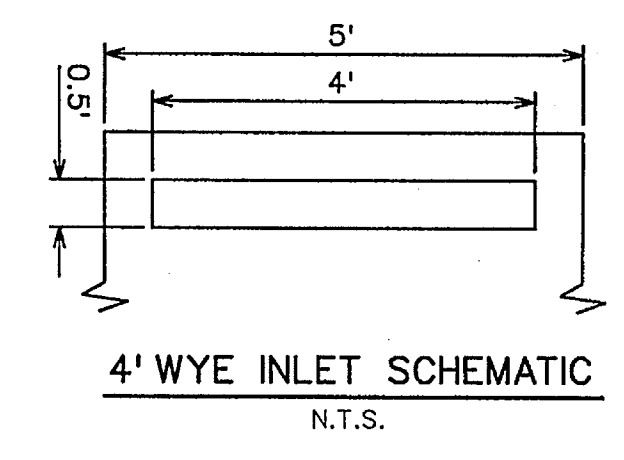
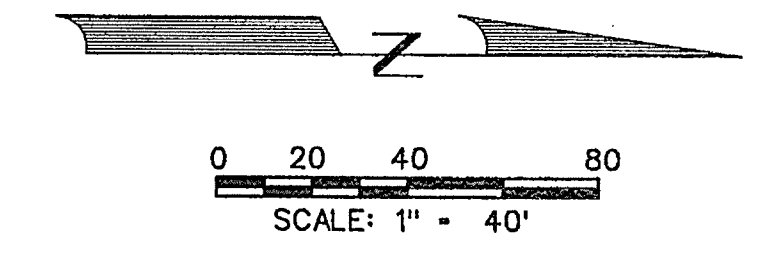
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TPE FIRM #5951

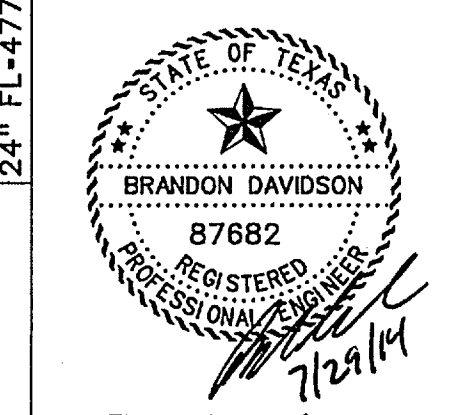
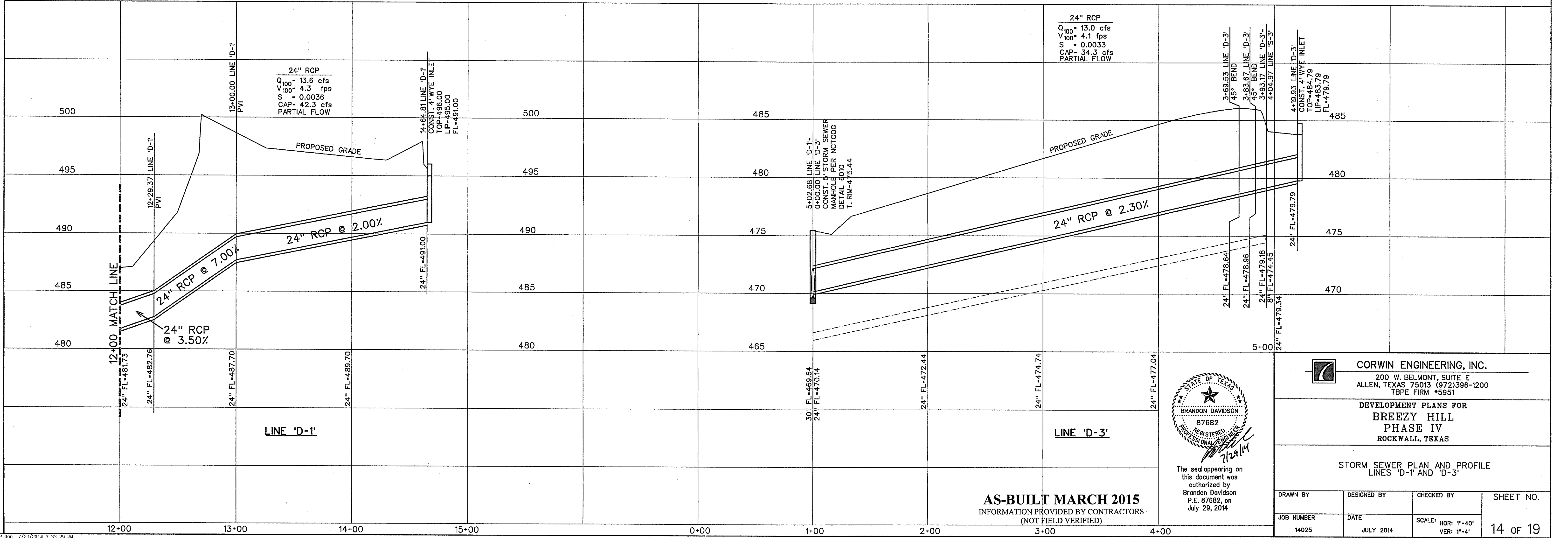
DEVELOPMENT PLANS FOR
BREEZY HILL PHASE IV
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINE 'D-1'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	13 of 19
14025	JULY 2014		



- LEGEND**
- (B) - BLOCK LABEL
 - (1) - INLET NUMBER
 - (C) - CURVE NUMBER
 - (S) - SANITARY SEWER
 - (W) - WATER
 - - PROPOSED STORM SEWER
 - - EXISTING STORM SEWER



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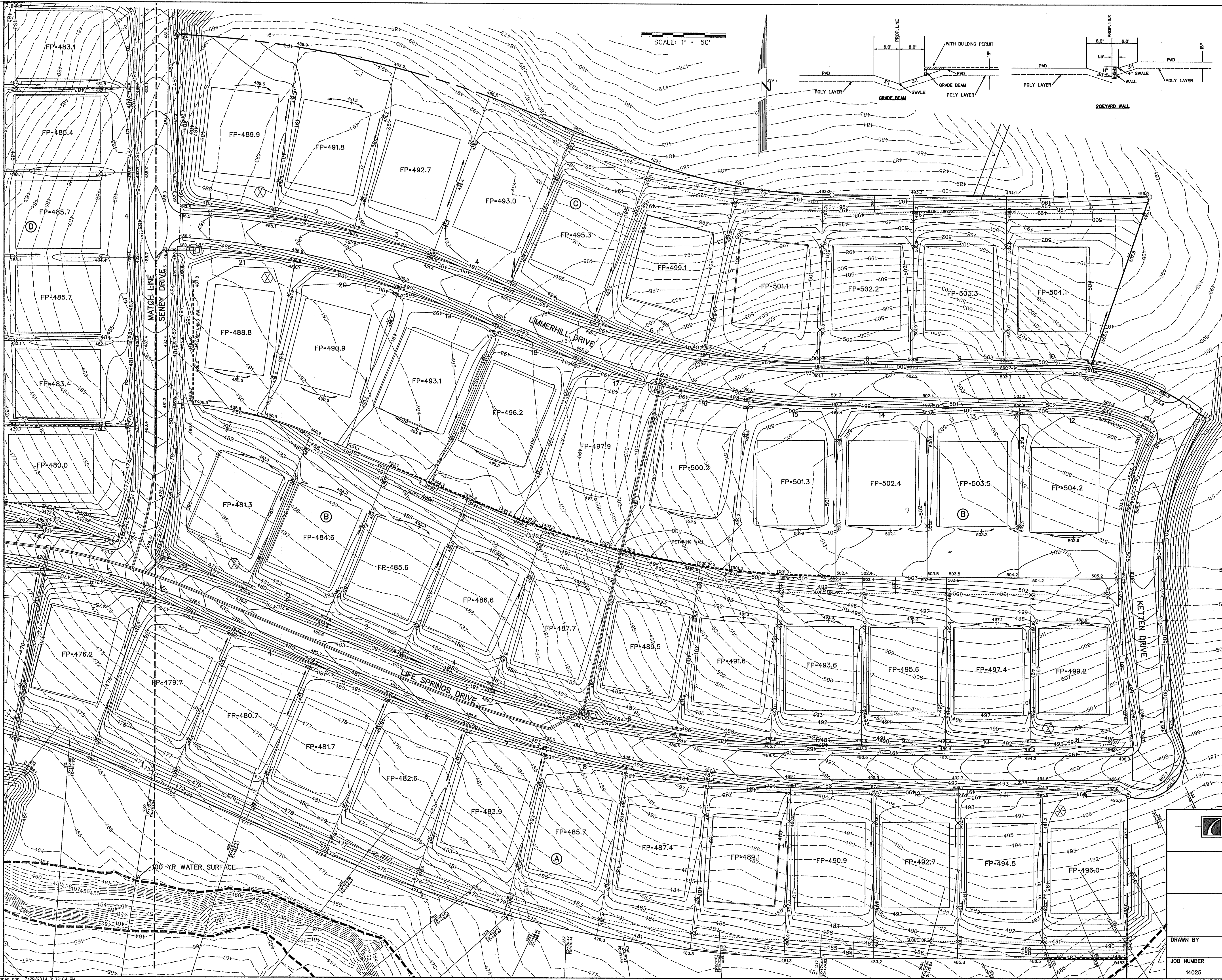
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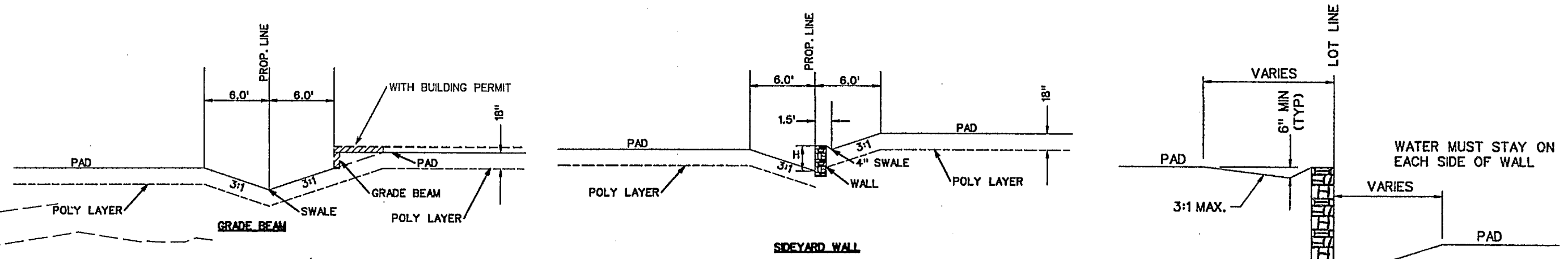
DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE IV
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINES 'D-1' AND 'D-3'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
14025	JULY 2014	SCALE: HOR: 1"=40' VER: 1"=4'	14 OF 19



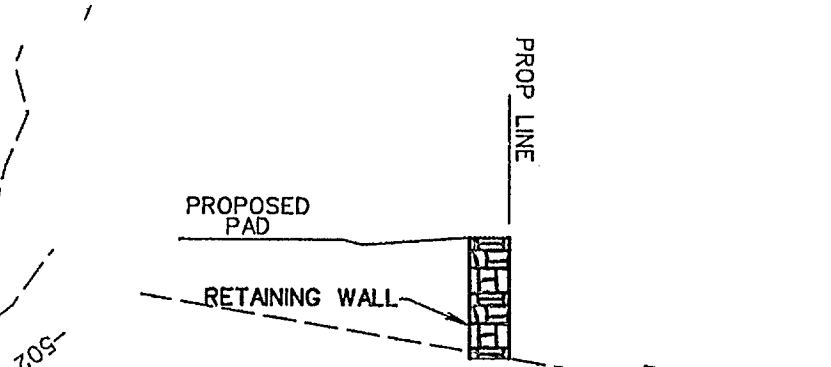
SCALE: 1" = 50'



TYPICAL SIDEYARD RETAINING WALL
N.T.S.

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

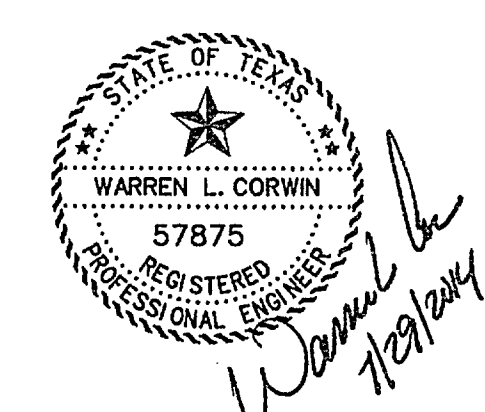
⊗ DRIVEWAY LOCATION SO MAXIMUM 14%
SLOPE OR UNDER IS MAINTAINED, OR AS TO
AVOID INLET.
(DRIVEWAY MAY BE PLACED AT ALTERNATE
LOCATION WITH USE OF A DROP GARAGE AS
LONG AS MAXIMUM SLOPE IS 14% OR UNDER)



RETAINING WALL
NOTE:
WALL TO BE LOCATED COMPLETELY
ON ONE LOT

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.



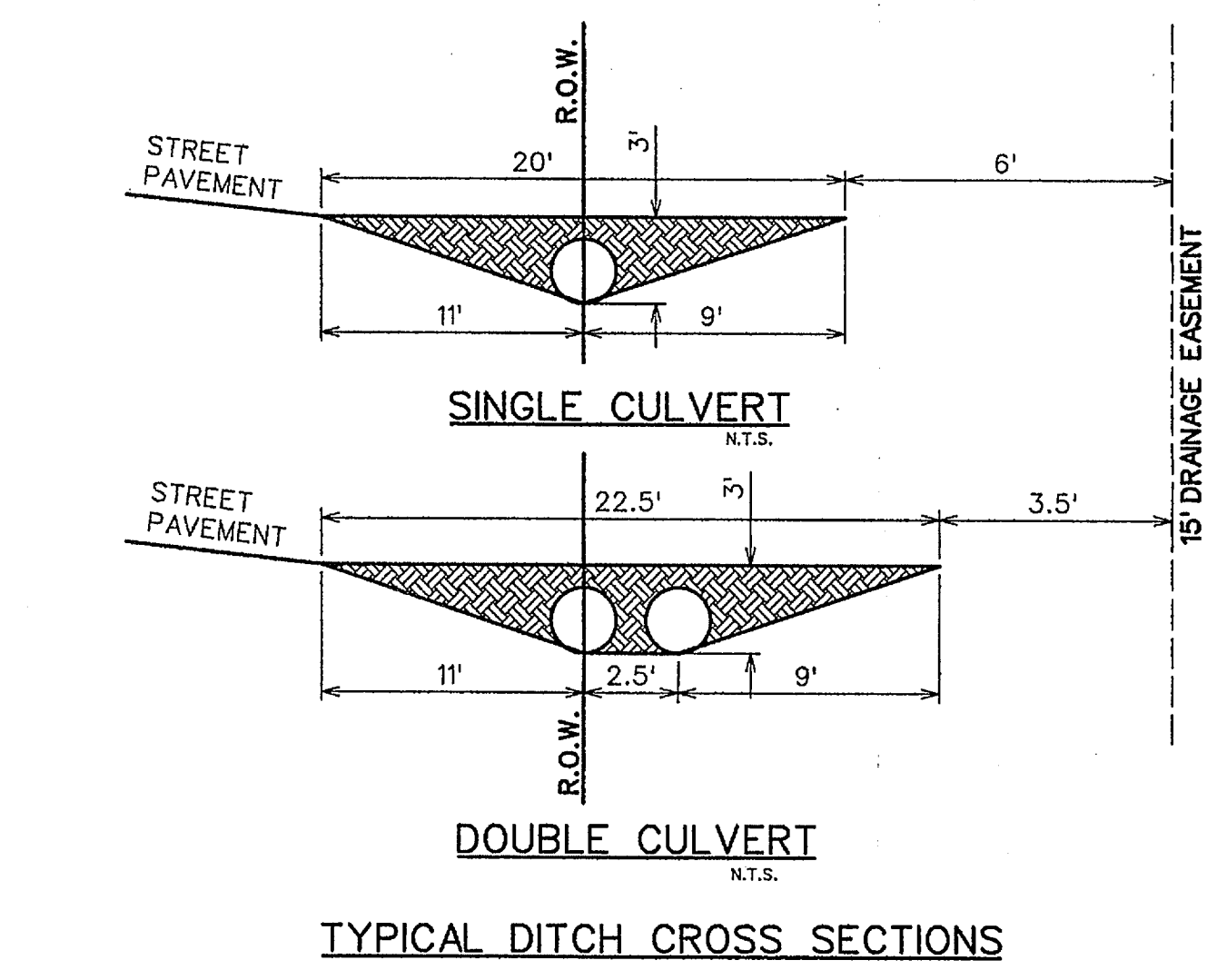
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July 29, 2014
AS-BUILT MARCH 2015
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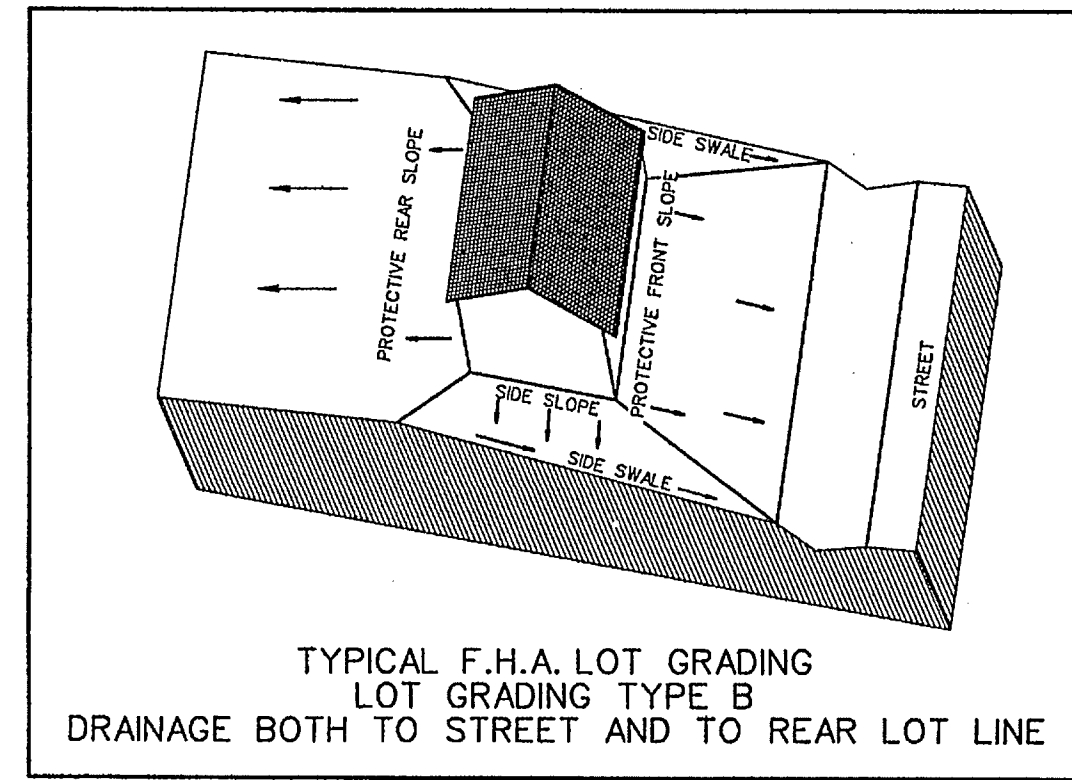
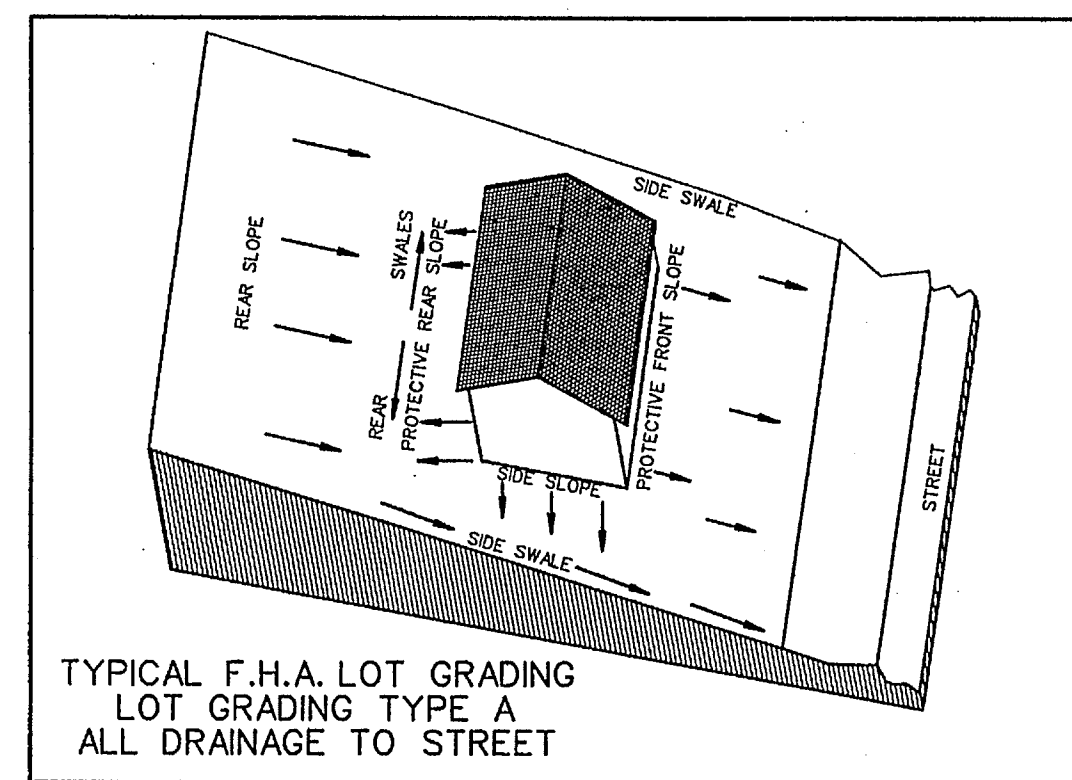
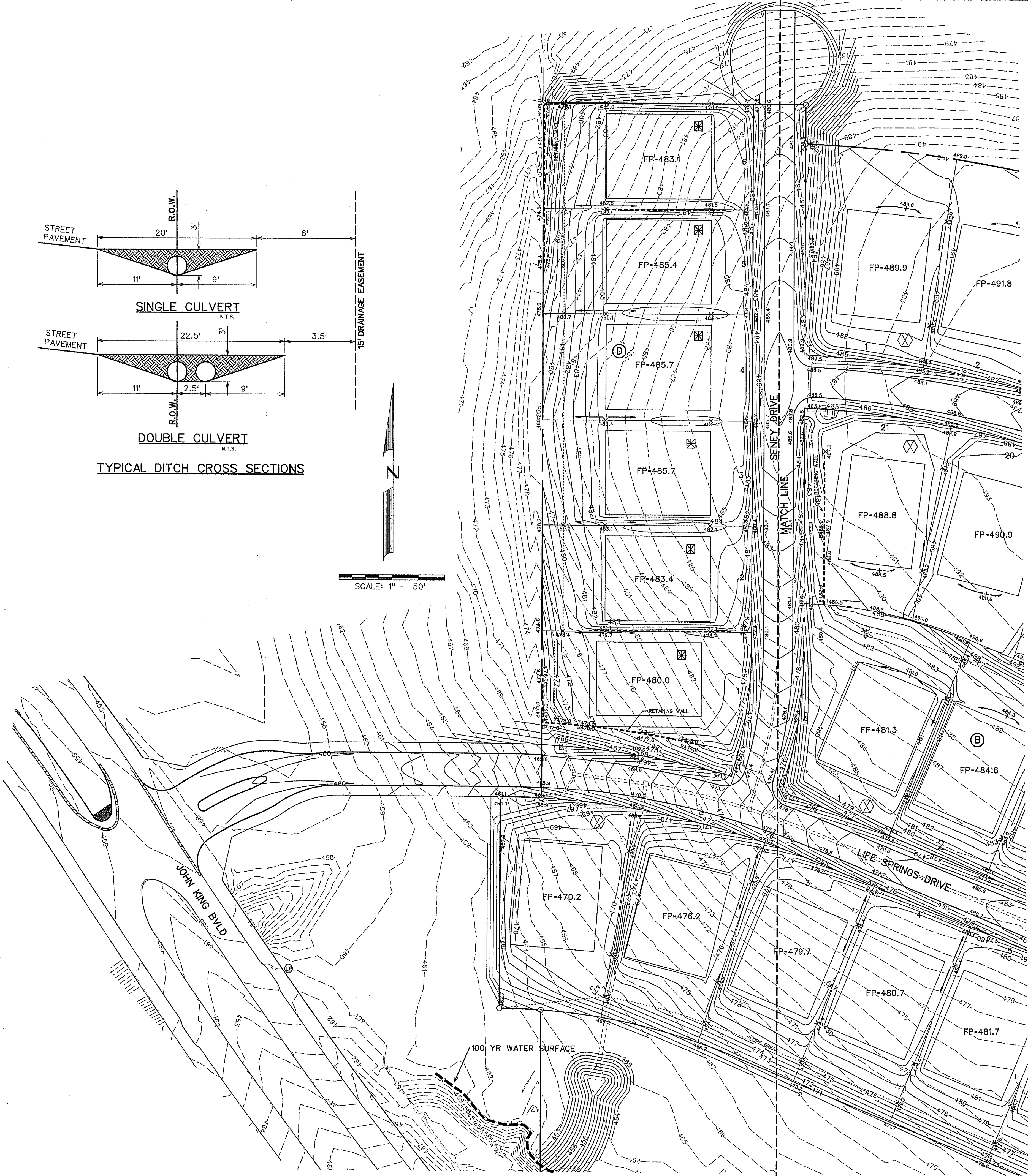
DEVELOPMENT PLANS FOR
BREZY HILL
PHASE IV
ROCKWALL, TEXAS

GRADING PLAN

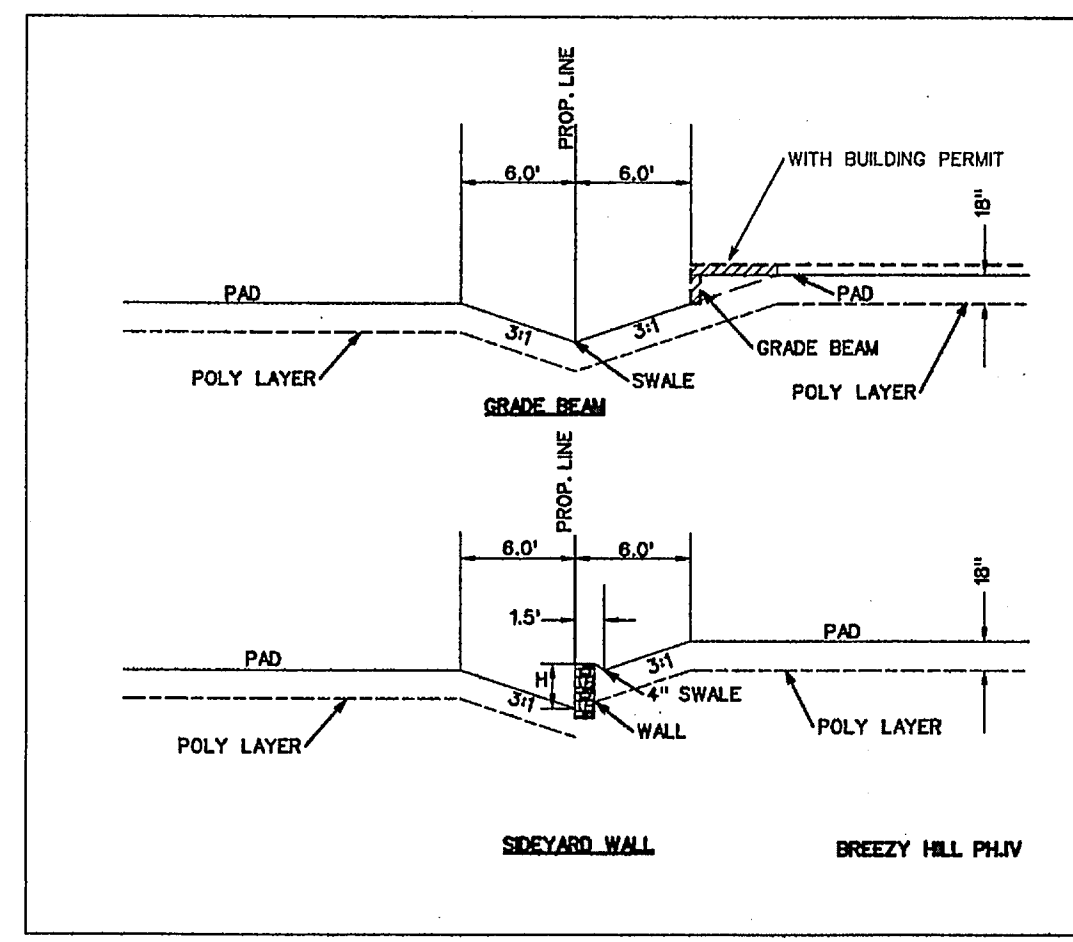
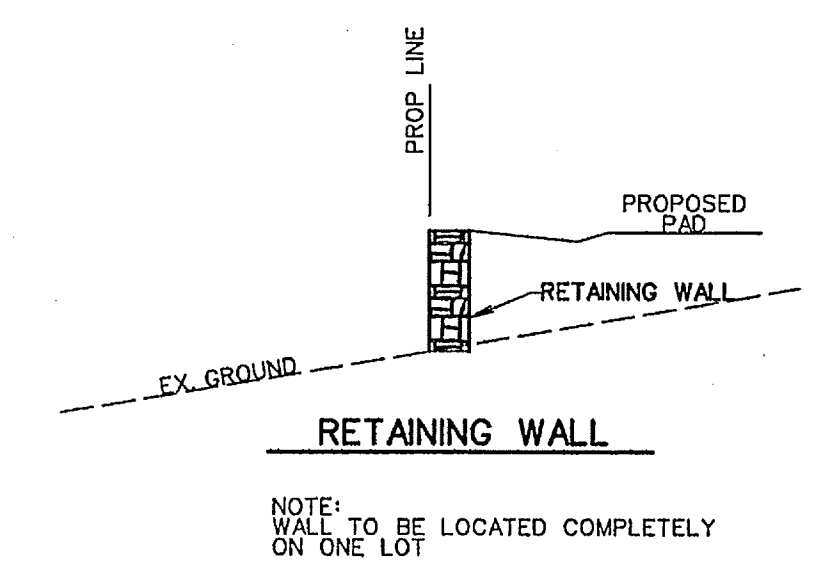
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	16 OF 19
14025	JULY 2014	1"=50'	



SCALE: 1" = 50'



⊠ ALL GUTTERS/ROOF DRAINS MUST FLOW TO FRONT OF LOT



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

⊠ 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)

Block	Lot	Pipe Size (in)	No. of Barrels
A	1	21	1
A	2	21	1
A	3	21	1
A	4	21	1
A	5	18	1
A	6	18	1
A	7	18	1
A	8	18	1
A	9	18	1
A	10	18	1
A	11	18	1
A	12	18	1
A	13	18	1
A	14	18	1
B	1	24	1
B	2	21	1
B	3	21	1
B	4	18	1
B	5	18	1
B	6	21	2
B	7	18	2
B	8	24	1
B	9	21	1
B	10	18	1
B	11	18	1
B	12	18	1
B	13	18	1
B	14	18	1
B	15	21	1
B	16	21	1
B	17	18	1
B	18	18	1
B	19	21	1
B	20	21	1
B	21	24	1
C	1	24	1
C	2	21	1
C	3	18	1
C	4	18	1
C	5	18	1
C	6	18	1
C	7	18	1
C	8	18	1
C	9	18	1
C	10	18	1
D	1	18	1
D	2	18	1
D	3	18	1
D	4	18	1
D	5	18	1
D	6	18	1

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.

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Warren L. Corwin, P.E. 57875, on August 25, 2014

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

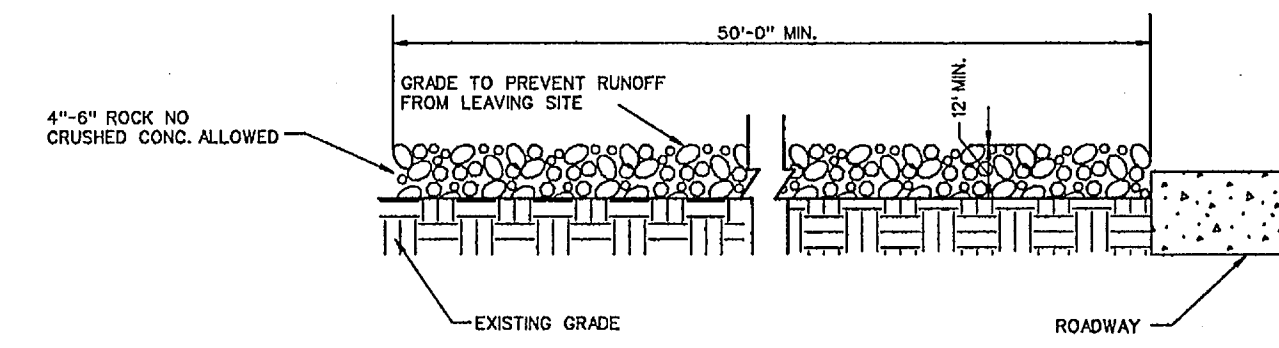
DEVELOPMENT PLANS FOR
**BREEZY HILL
PHASE IV
ROCKWALL, TEXAS**

GRADING PLAN

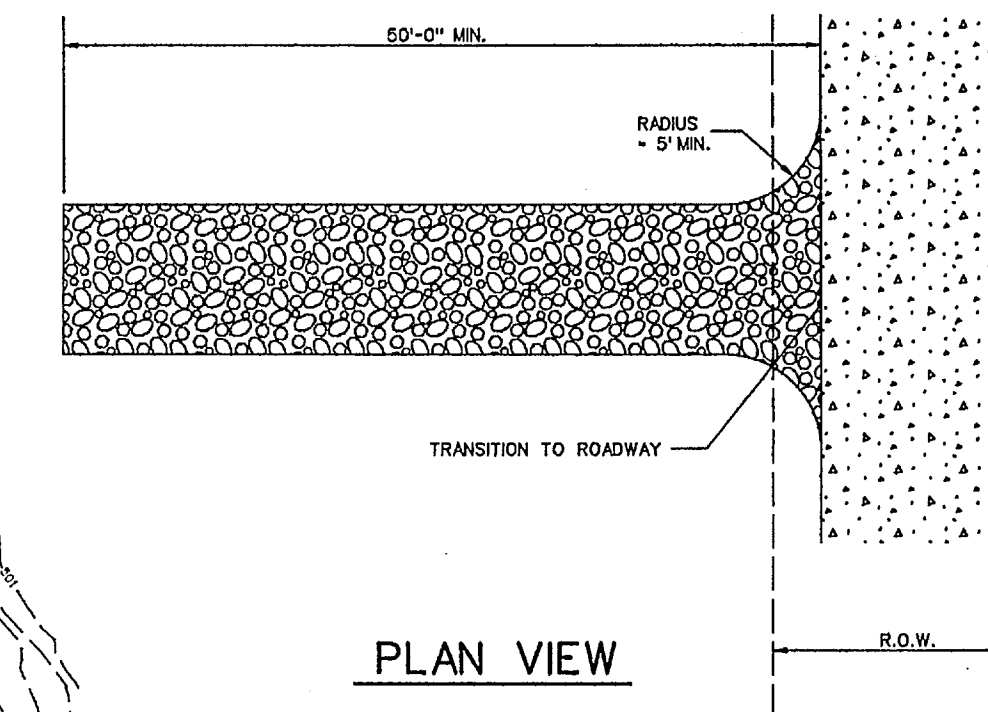
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE	17 OF 19
14025	AUGUST 2014	1"=50'	

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. 75-80% OF ALL DISTURBED AREA TO HAVE A MIN. 1" STAND OF GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
11. ALL BAR DITCHES TO HAVE ANCHORED/SEEDED CURLEX PRIOR TO ACCEPTANCE IF GRASS IS NOT ESTABLISHED.

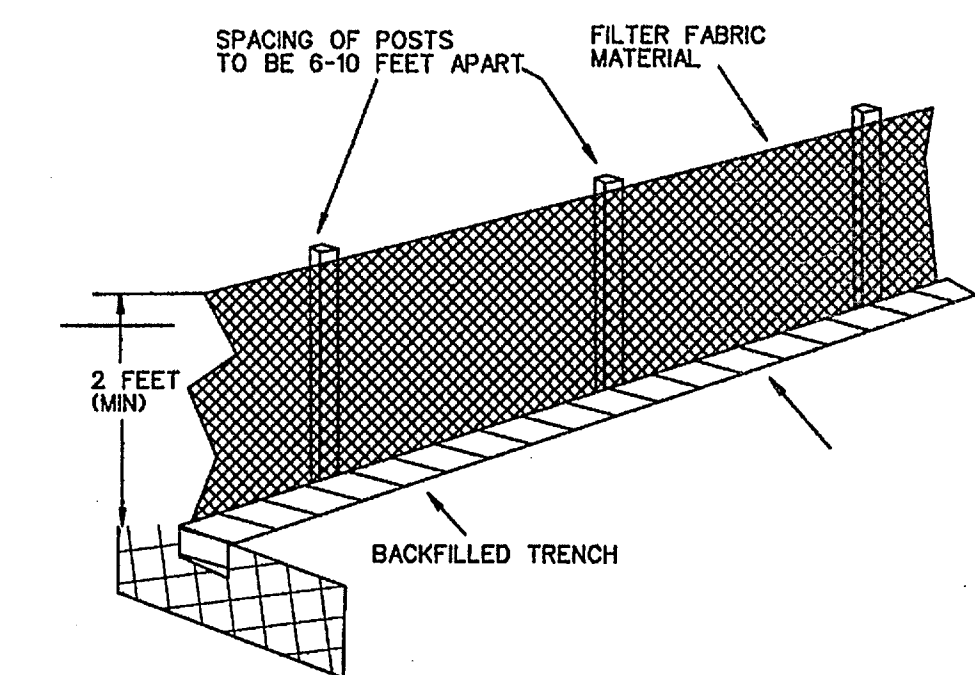


PROFILE

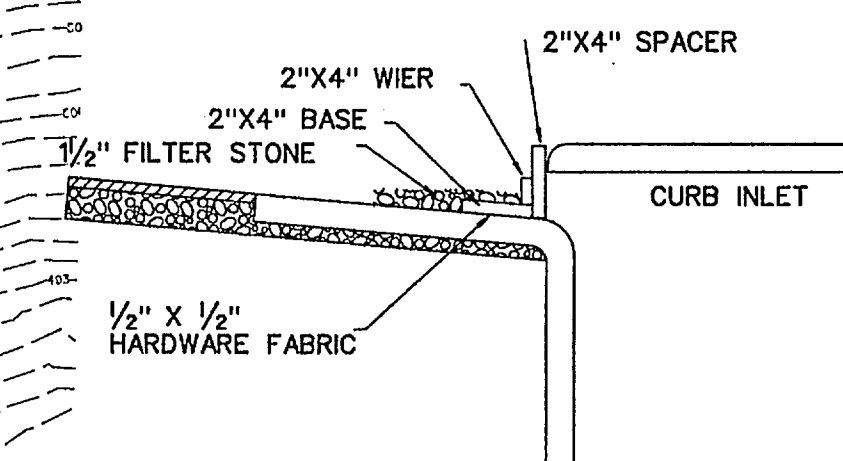


PLAN VIEW

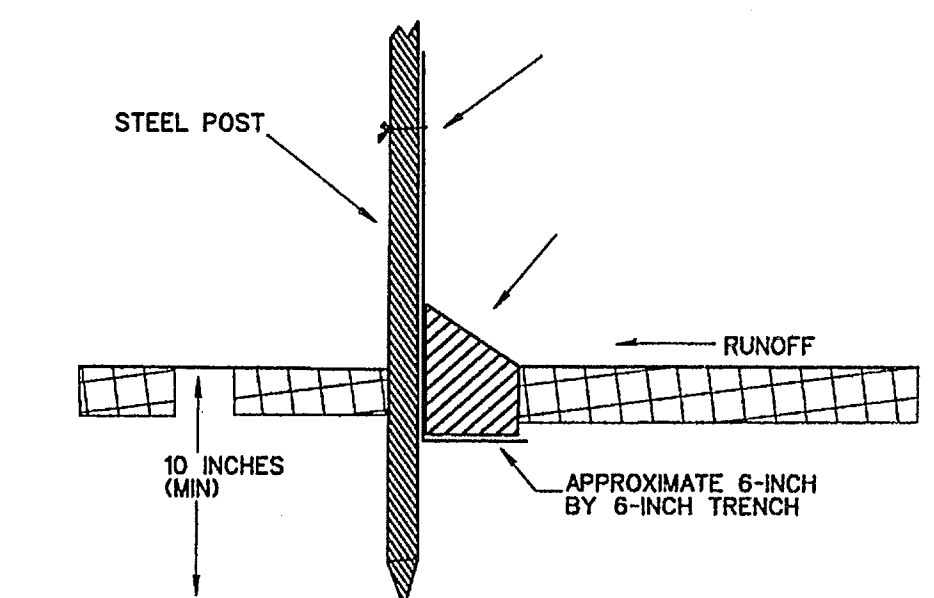
STABILIZED ENTRANCE DETAIL



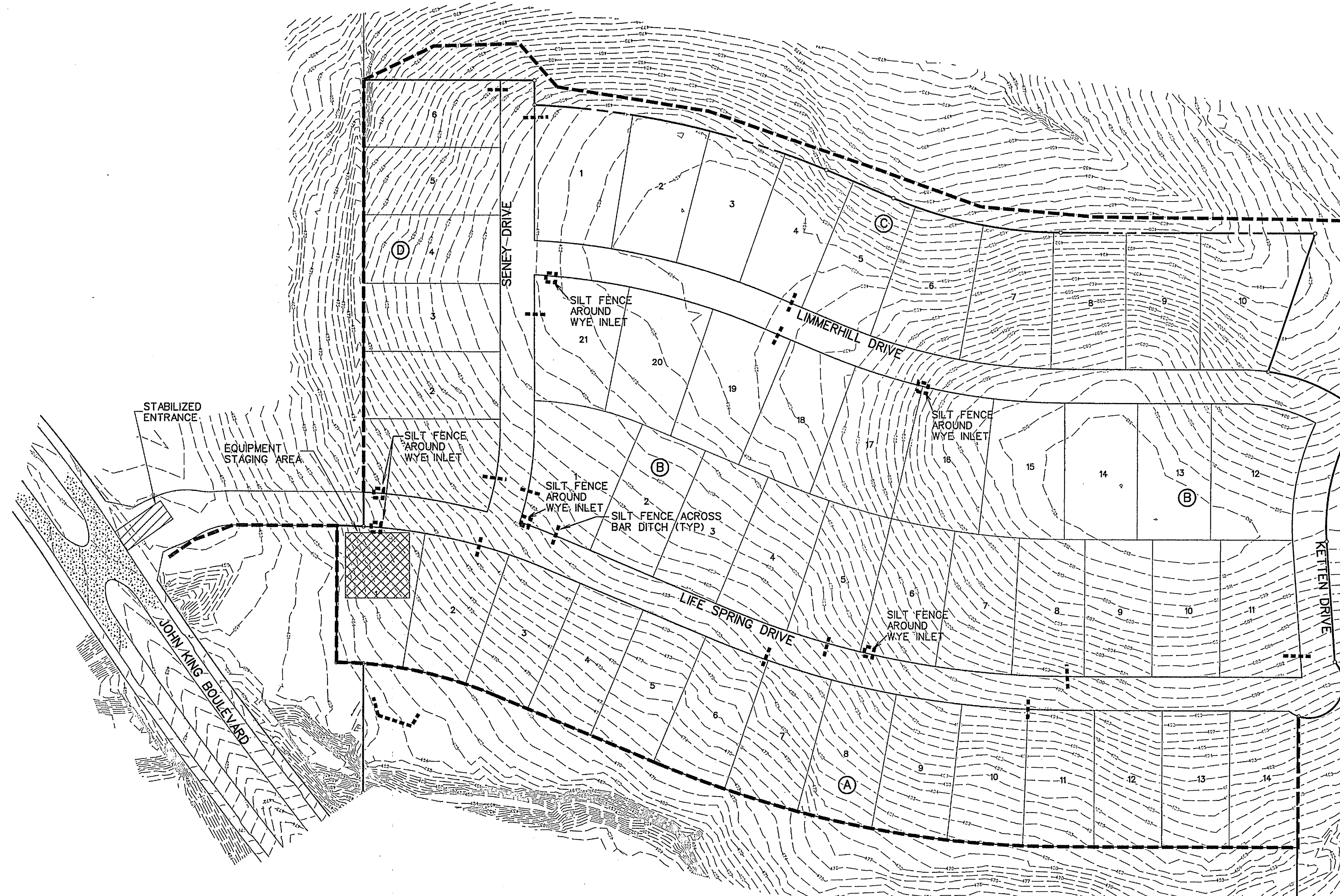
SCALE: 1" = 100'



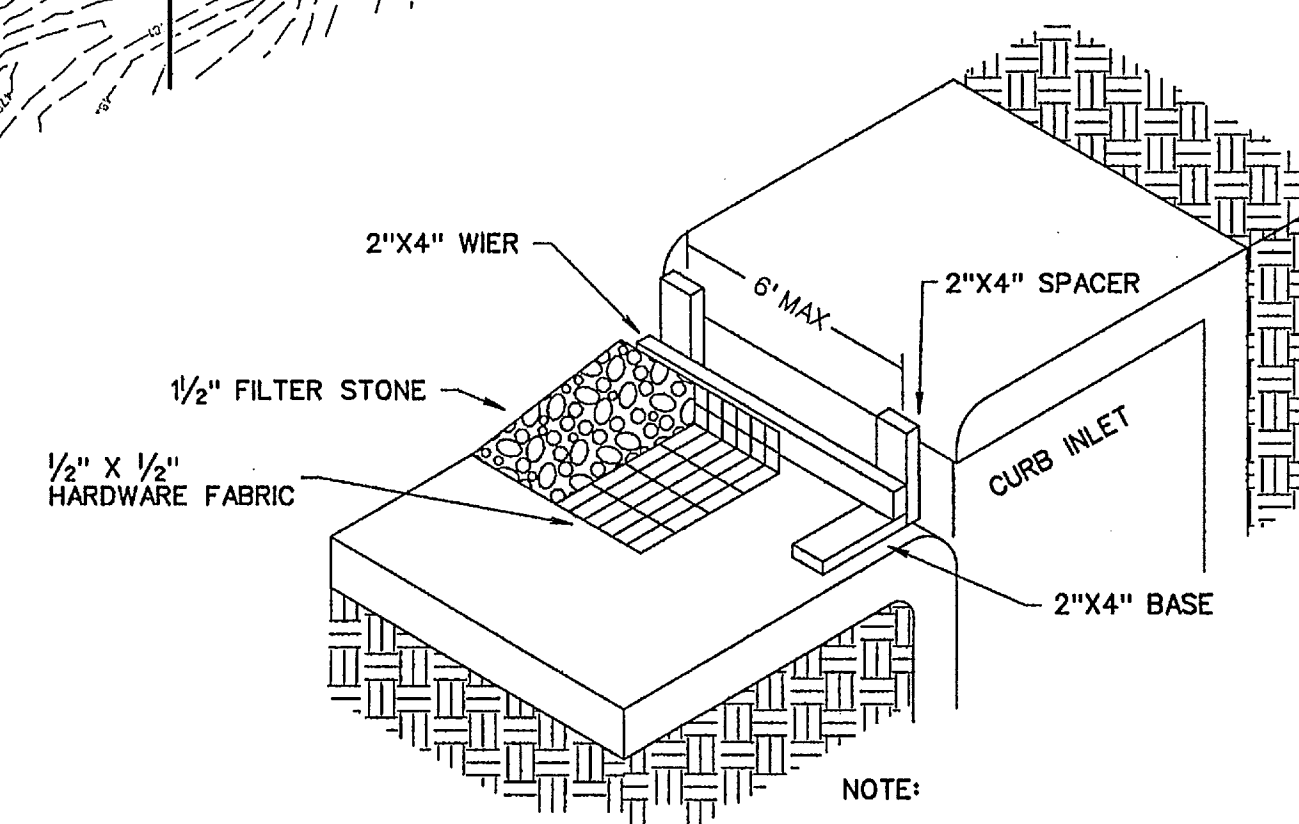
INLET SECTION



FILTER FABRIC FENCE DETAIL



NOTE:
SILT FENCE AROUND WYE INLETS SHALL BE PLACED A MINIMUM OF 3' AWAY FROM EDGE OF INLET



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

TYPE B CURB INLET PROTECTION

LEGEND

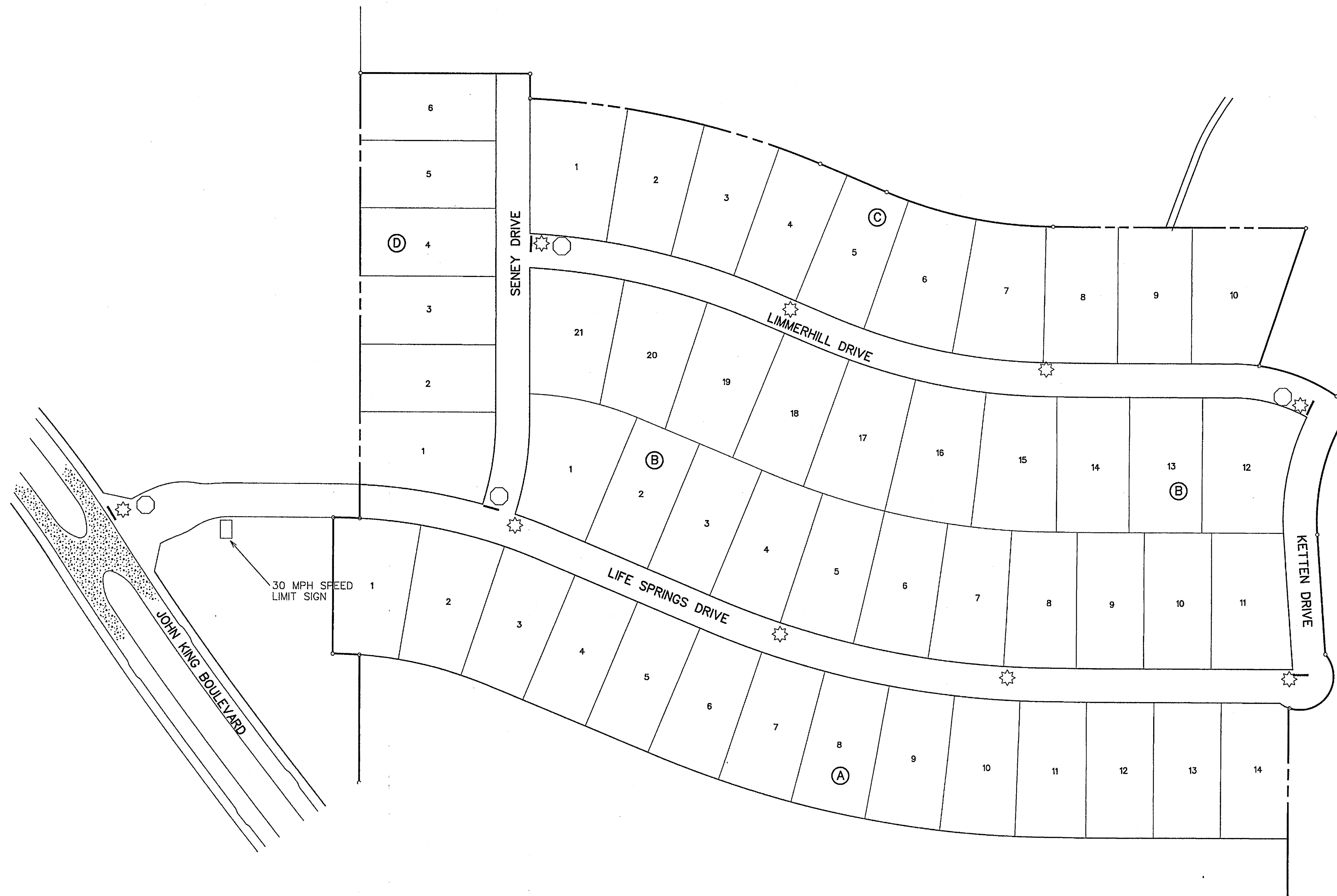
- SILT FENCE (BEFORE CONSTRUCTION) - - - - -
- SILT FENCE (AFTER GRADING) - - - - -

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

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

EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE	18 OF 19
14025	AUGUST 2014	1"=100'	



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 III 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
- - SPEED LIMIT SIGN

 CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL PHASE IV ROCKWALL, TEXAS			
SIGN AND LIGHT PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE	19 of 19
14025	JULY 2014	1"=100'	