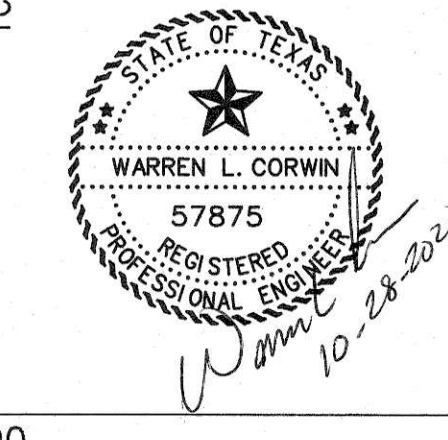


AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

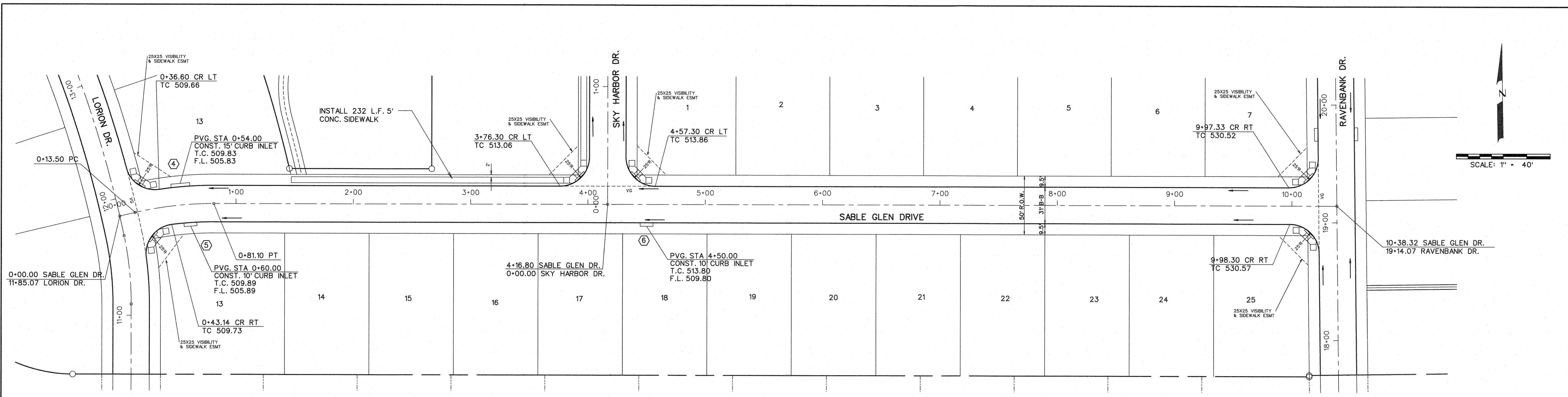


CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILLS
PHASE 11**
ROCKWALL, TEXAS

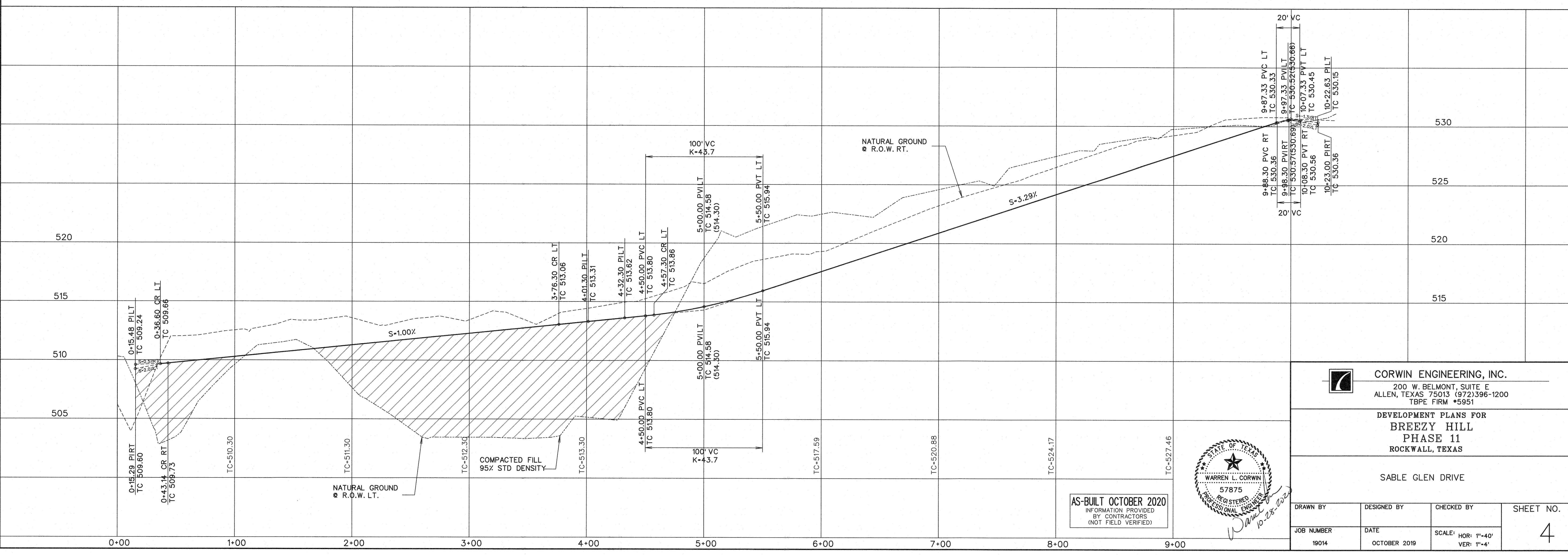
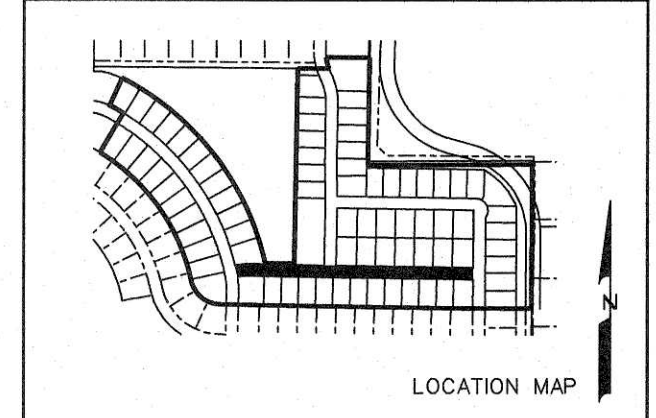
LORION DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 3
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	

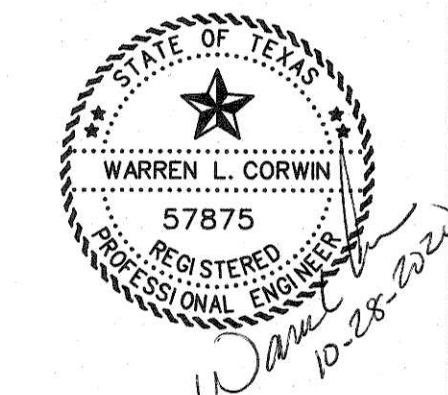


NOTE:
ALL RAMPS TO BE INSTALLED PER
CITY OF ROCKWALL STANDARD
DETAILS.

BENCHMARK:
" X " Cut on top of curb on east side of John King Blvd.
approx. 48' north of the centerline of Pleasant View Dr.
ELEVATION = 505.61

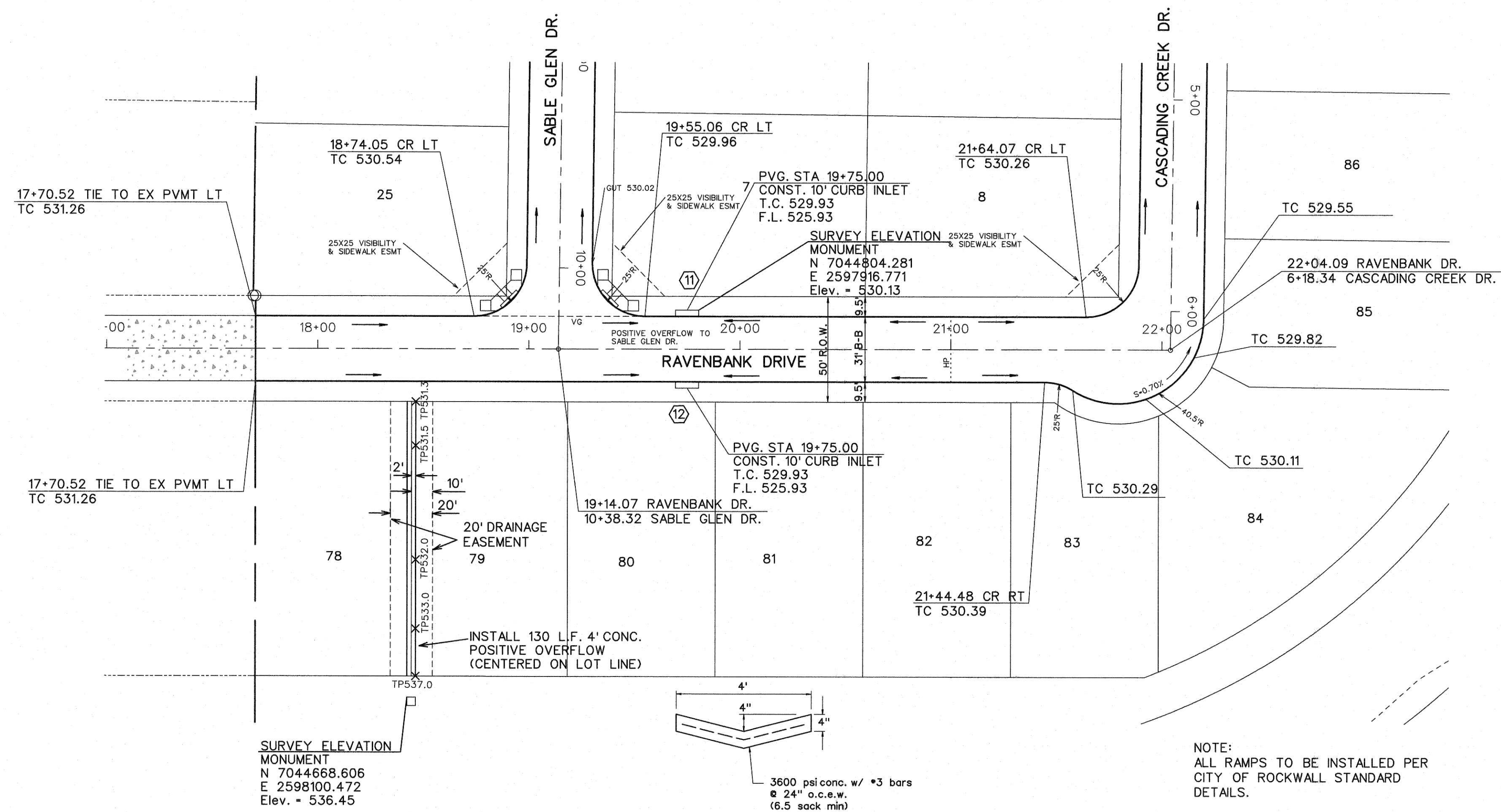


AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

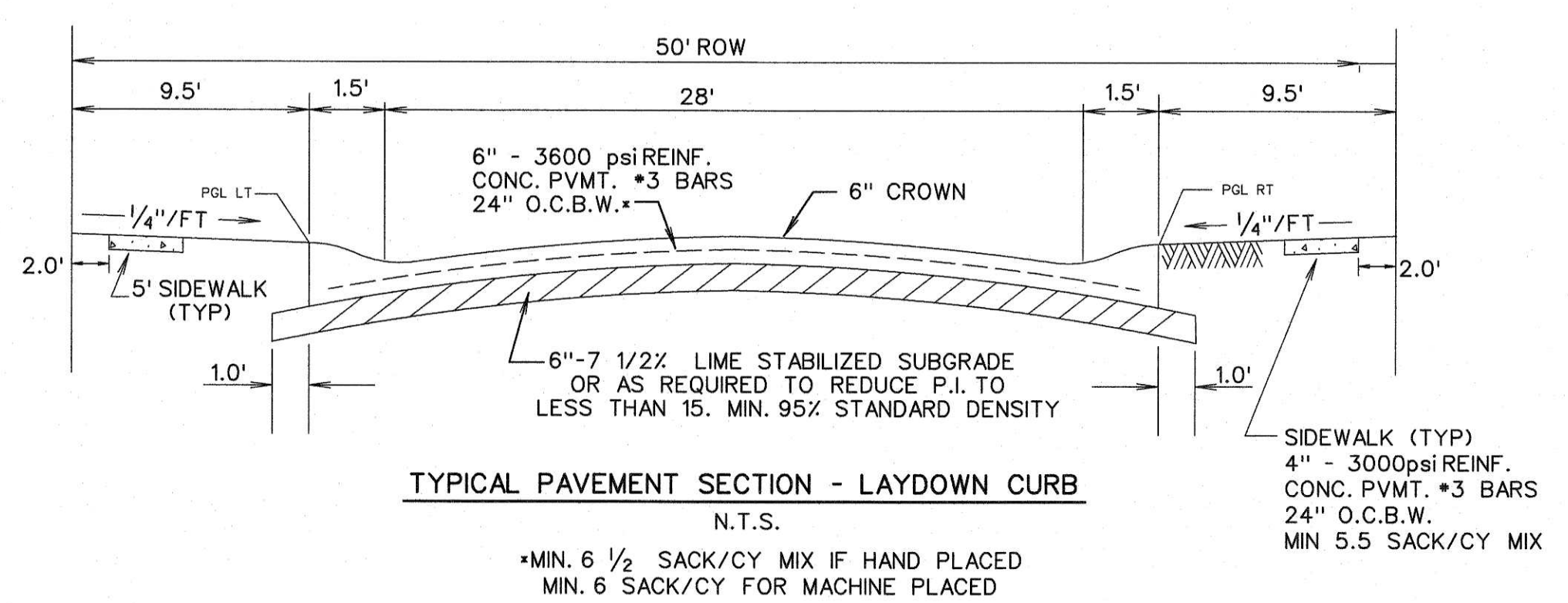


<p>CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951</p>			
<p>DEVELOPMENT PLANS FOR BREEZY HILL PHASE 11 ROCKWALL, TEXAS</p>			
<p>SABLE GLEN DRIVE</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
19014	OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	4

SCALE: 1" = 40'



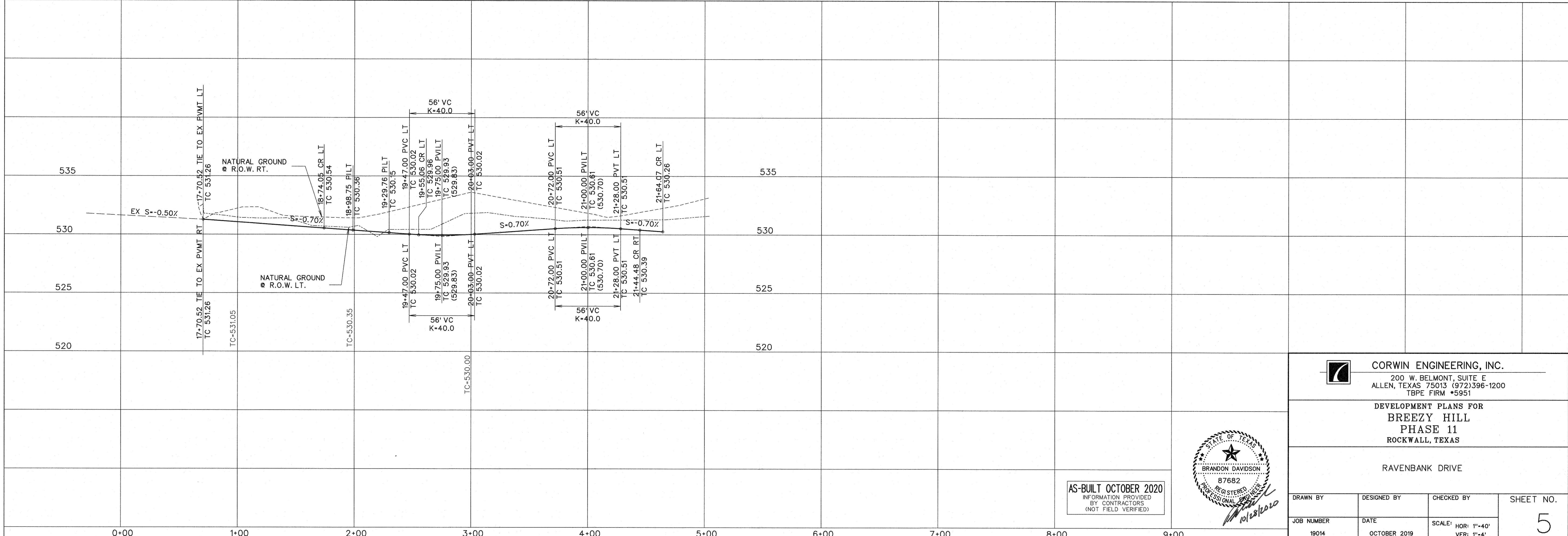
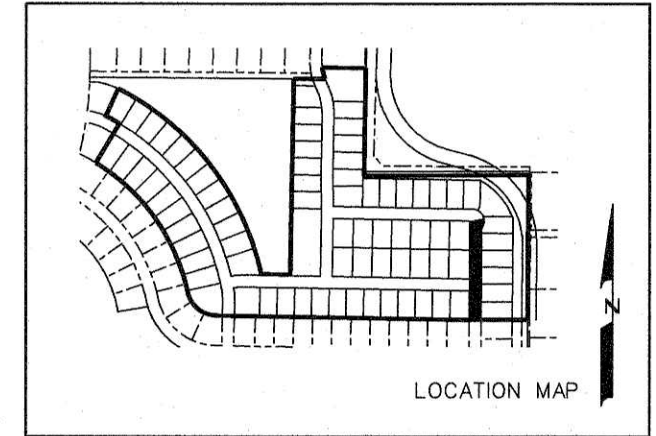
POSITIVE OVERFLOW DETAIL
NTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

*MIN. 6 1/2 SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

BENCHMARK:
" X " Cut on top of curb on east side of John King Blvd.
approx. 48' north of the centerline of Pleasant View Dr.
ELEVATION = 505.61



AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

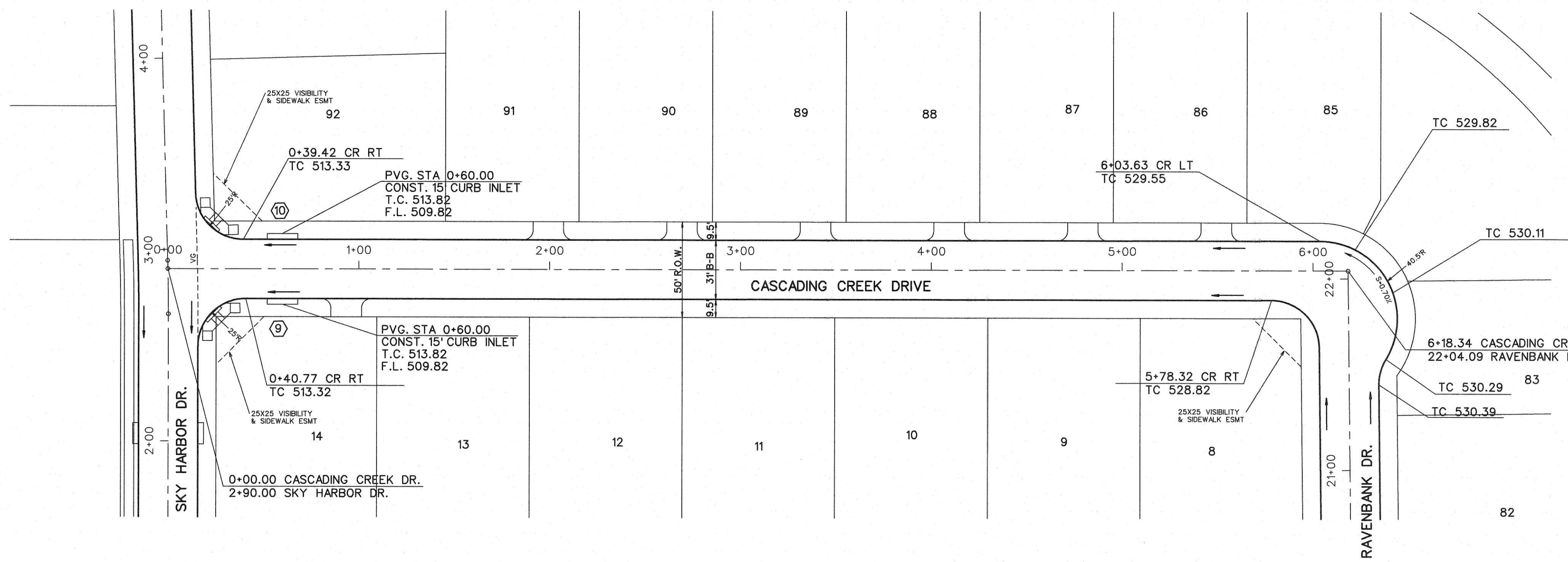


CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREZY HILL
PHASE 11
ROCKWALL, TEXAS

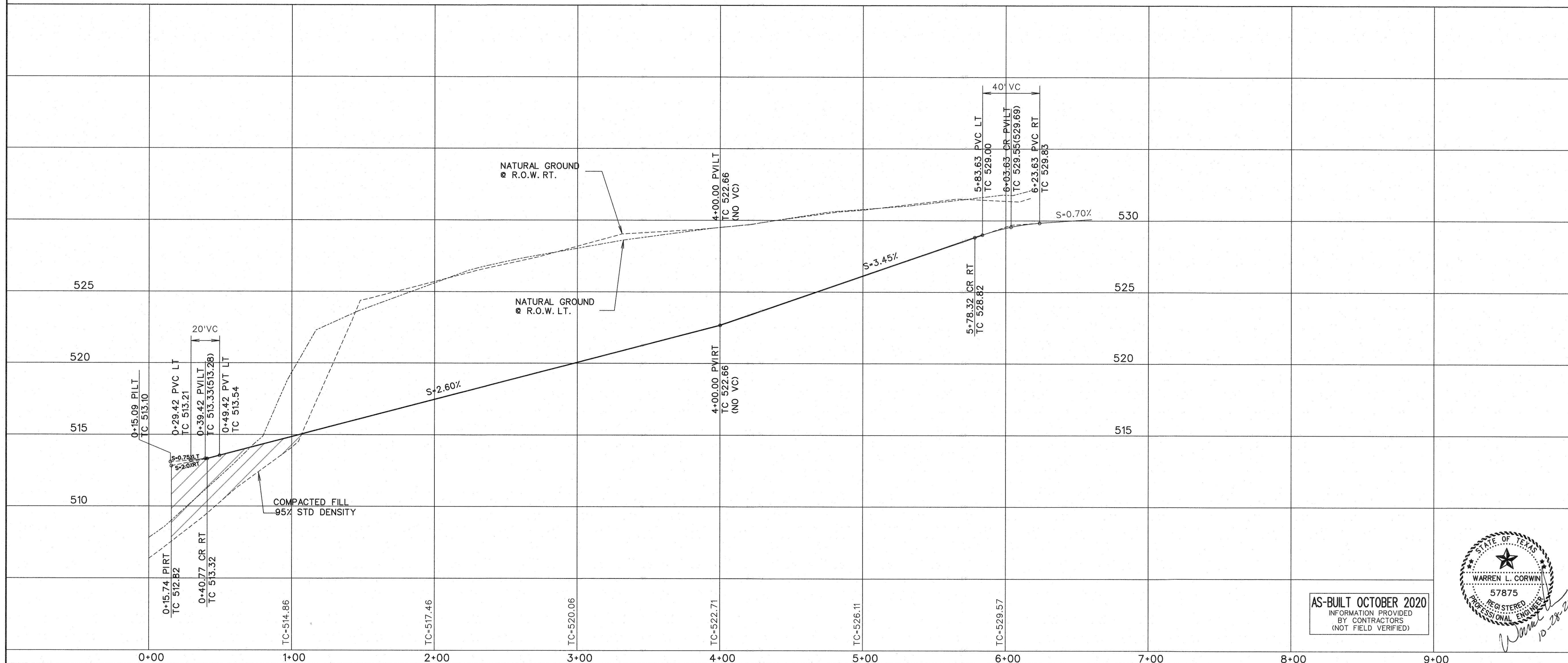
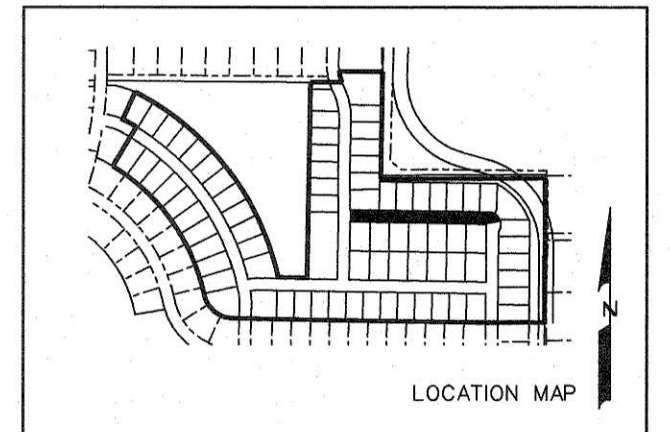
RAVENBANK DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	5
19014	OCTOBER 2019		



NOTE:
ALL RAMPS TO BE INSTALLED PER
CITY OF ROCKWALL STANDARD
DETAILS.

BENCHMARK:
" X " Cut on top of curb on east side of John King Blvd.
approx. 48' north of the centerline of Pleasant View Dr.
ELEVATION - 505.61



AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)



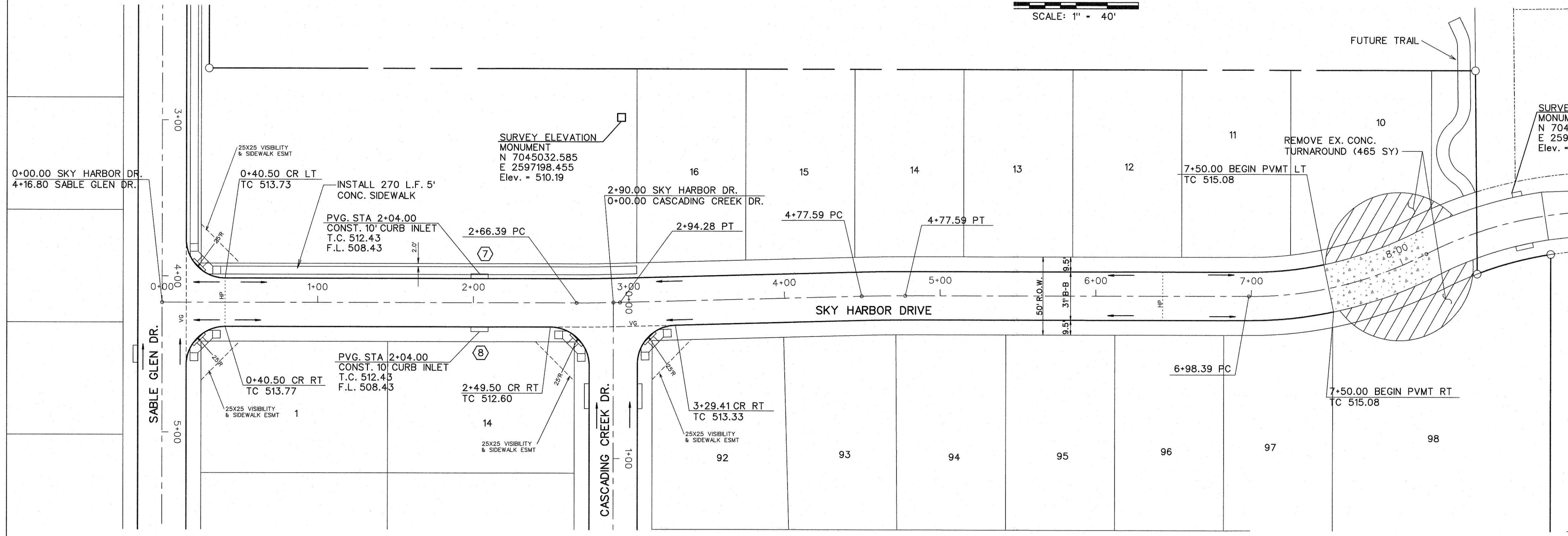
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS

CASCADING CREEK DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 6
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	

SCALE: 1" = 40'

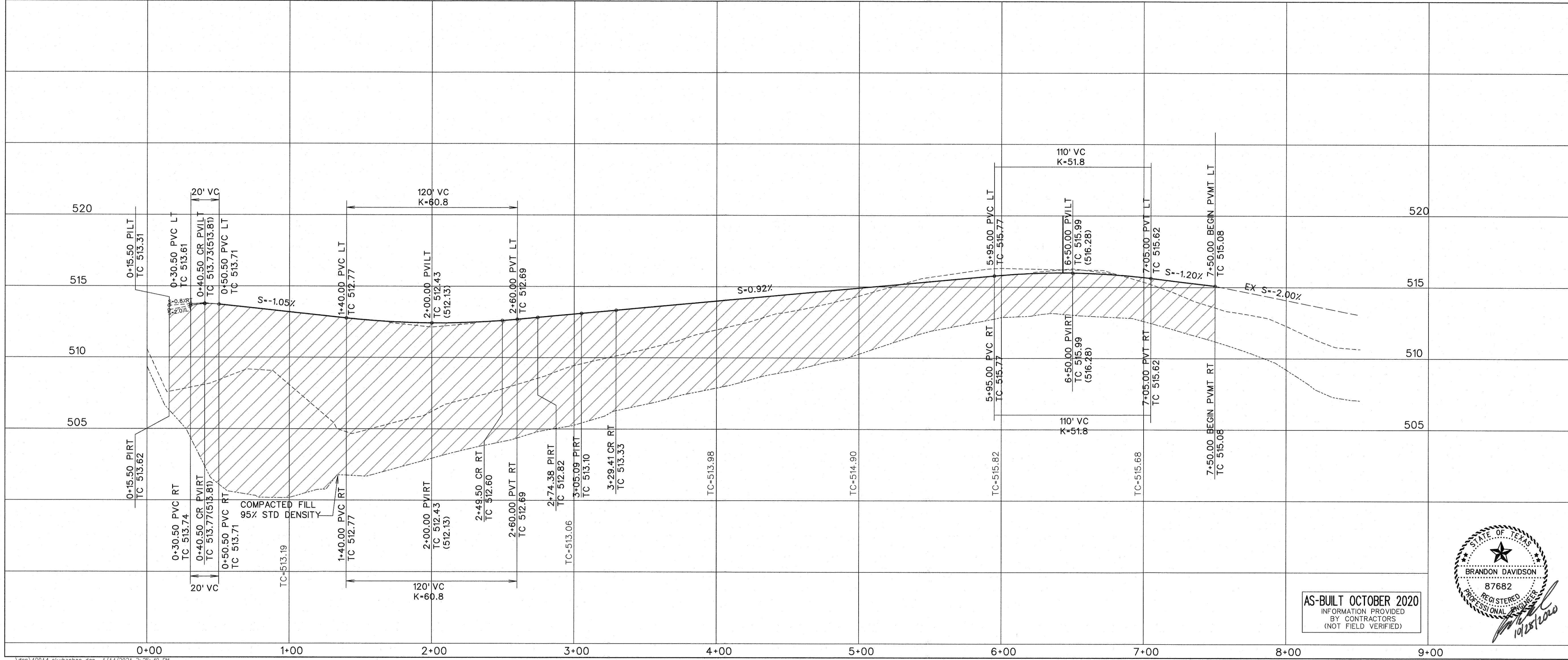
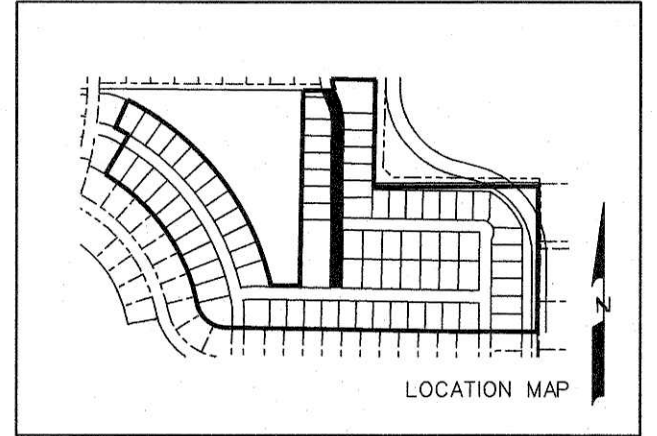


SURVEY ELEVATION MONUMENT
N 7045605.844
E 2597241.887
Elev. = 512.65

SURVEY ELEVATION MONUMENT
N 7045032.585
E 2597198.455
Elev. = 510.19

BENCHMARK:
" X " Cut on top of curb on east side of John King Blvd.
approx. 48' north of the centerline of Pleasant View Dr.
ELEVATION = 505.61

NOTE:
ALL RAMPS TO BE INSTALLED PER CITY OF ROCKWALL STANDARD DETAILS.



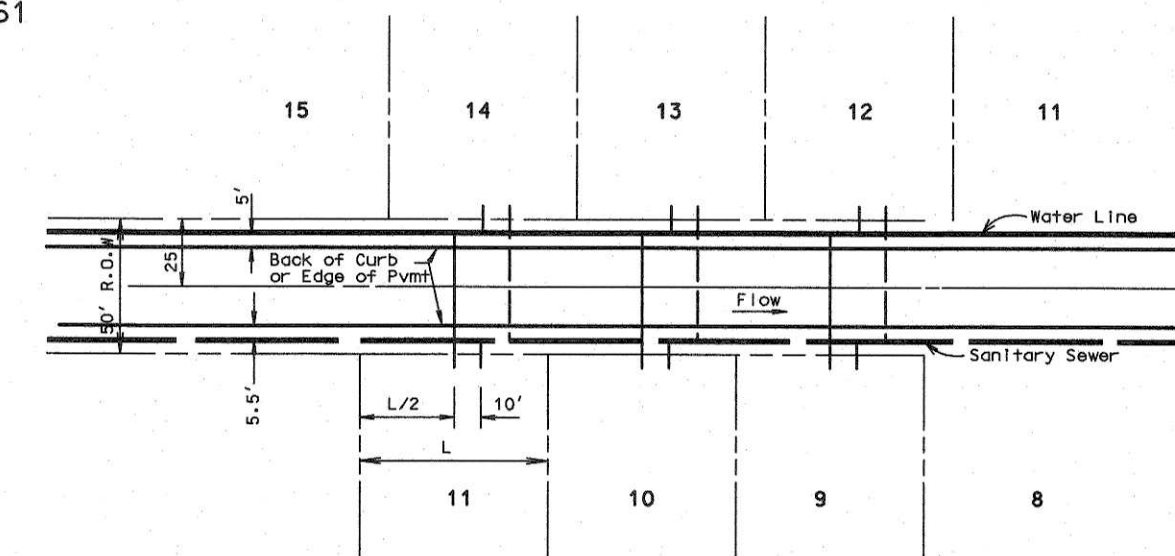
AS-BUILT OCTOBER 2020
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)



<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 11 ROCKWALL, TEXAS</p>			
<p>SKY HARBOR DRIVE</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	7
1904	OCTOBER 2019		

BENCHMARK:
 " X " Cut on top of curb on east side of John King Blvd.
 approx. 48' north of the centerline of Pleasant View Dr.
 ELEVATION = 505.61

SCALE: 1" = 100'



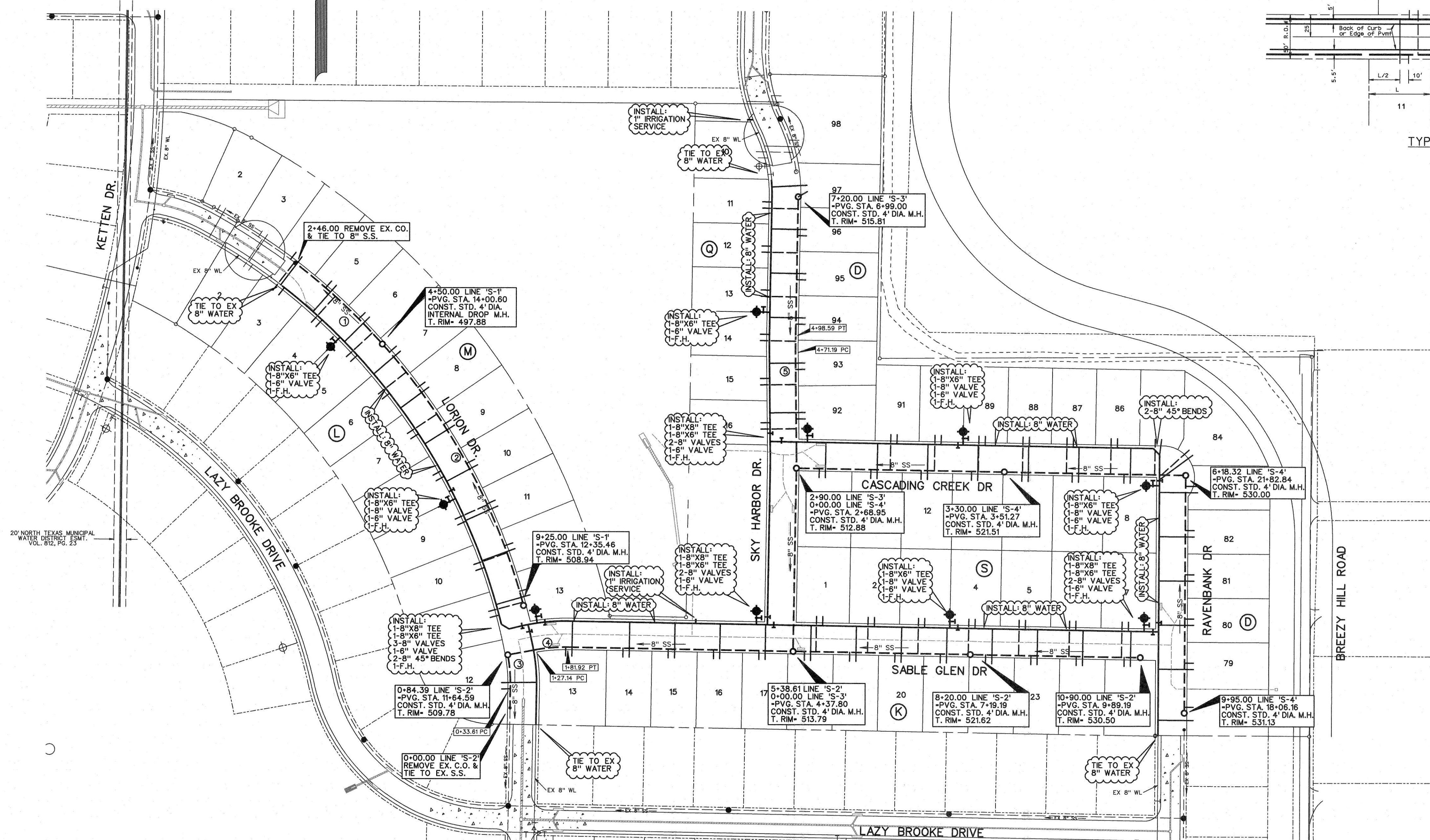
SERVICE SCHEDULE		
TYPE	SIZE	NO.
SANITARY	4"	73
WATER	1"	73

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

SANITARY SEWER CURVE TABLE

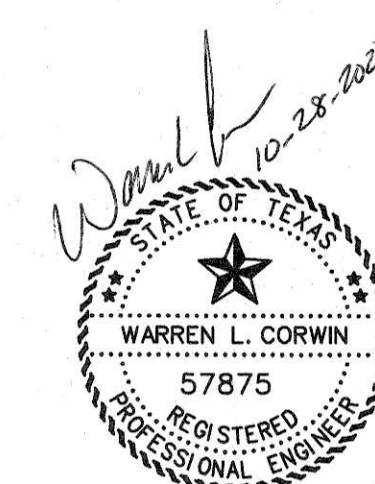
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	10°41'15"	1012.00'	188.77'	94.66'
2.	26°53'34"	1012.00'	475.00'	241.96'
3.	11°27'15"	254.00'	50.78'	25.47'
4.	11°27'15"	274.00'	54.78'	27.48'
5.	01°33'49"	1004.00'	27.40'	13.70'



NOTE:
 ALL WATER LINES TO BE CLASS 200 PIPE DR 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 OR APPROVED EQUAL.

NOTE:
 THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN ARE FROM AS-BUILT PLANS AND NOT FIELD VERIFIED.

AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

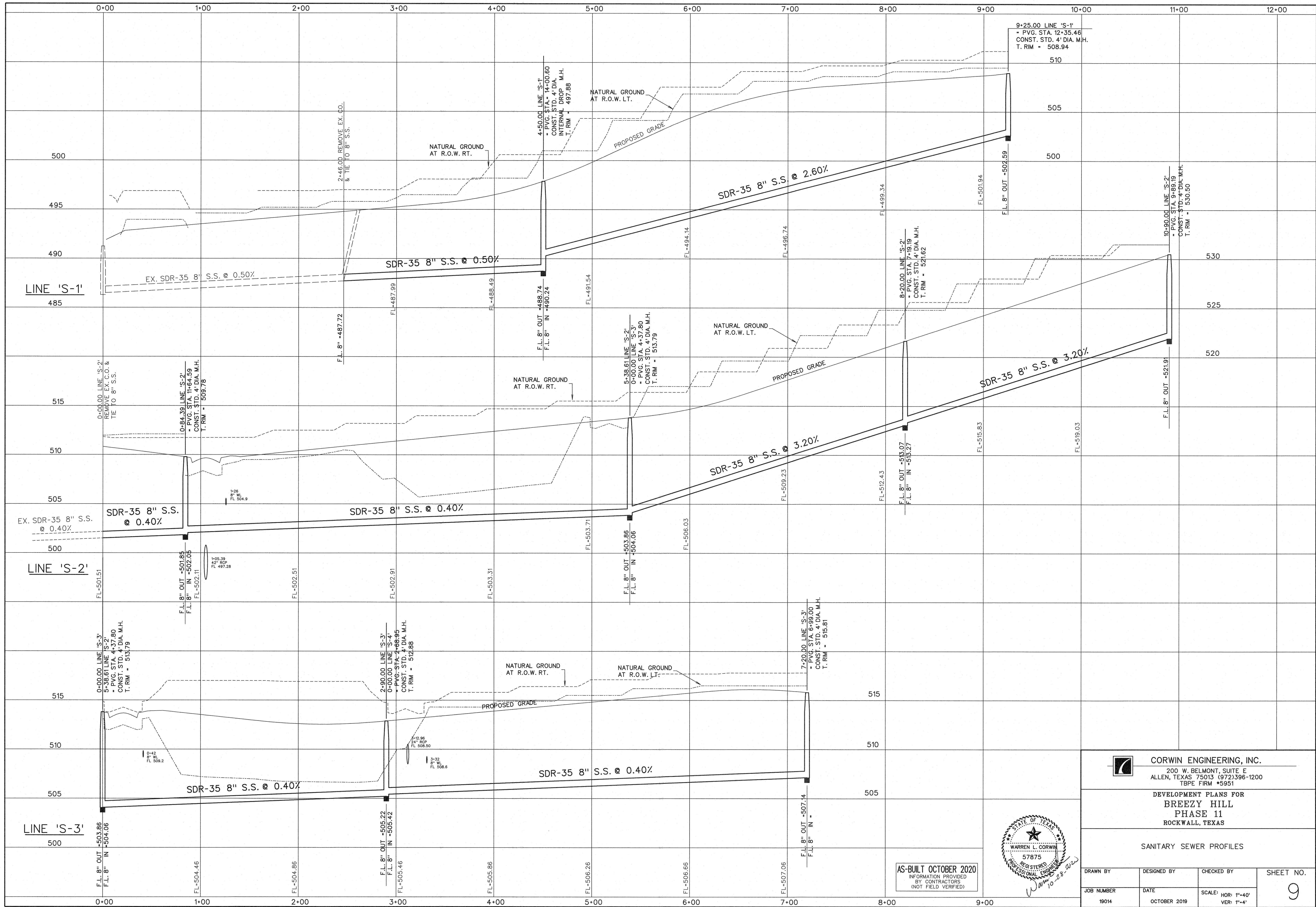


CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

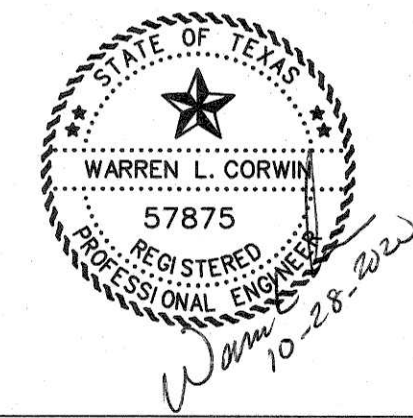
DEVELOPMENT PLANS FOR
BREEZY HILL
 PHASE 11
 ROCKWALL, TEXAS

WATER AND SANITARY SEWER PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	8
19014	OCTOBER 2019	1"=100'	



AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED
 BY CONTRACTORS
 (NOT FIELD VERIFIED)

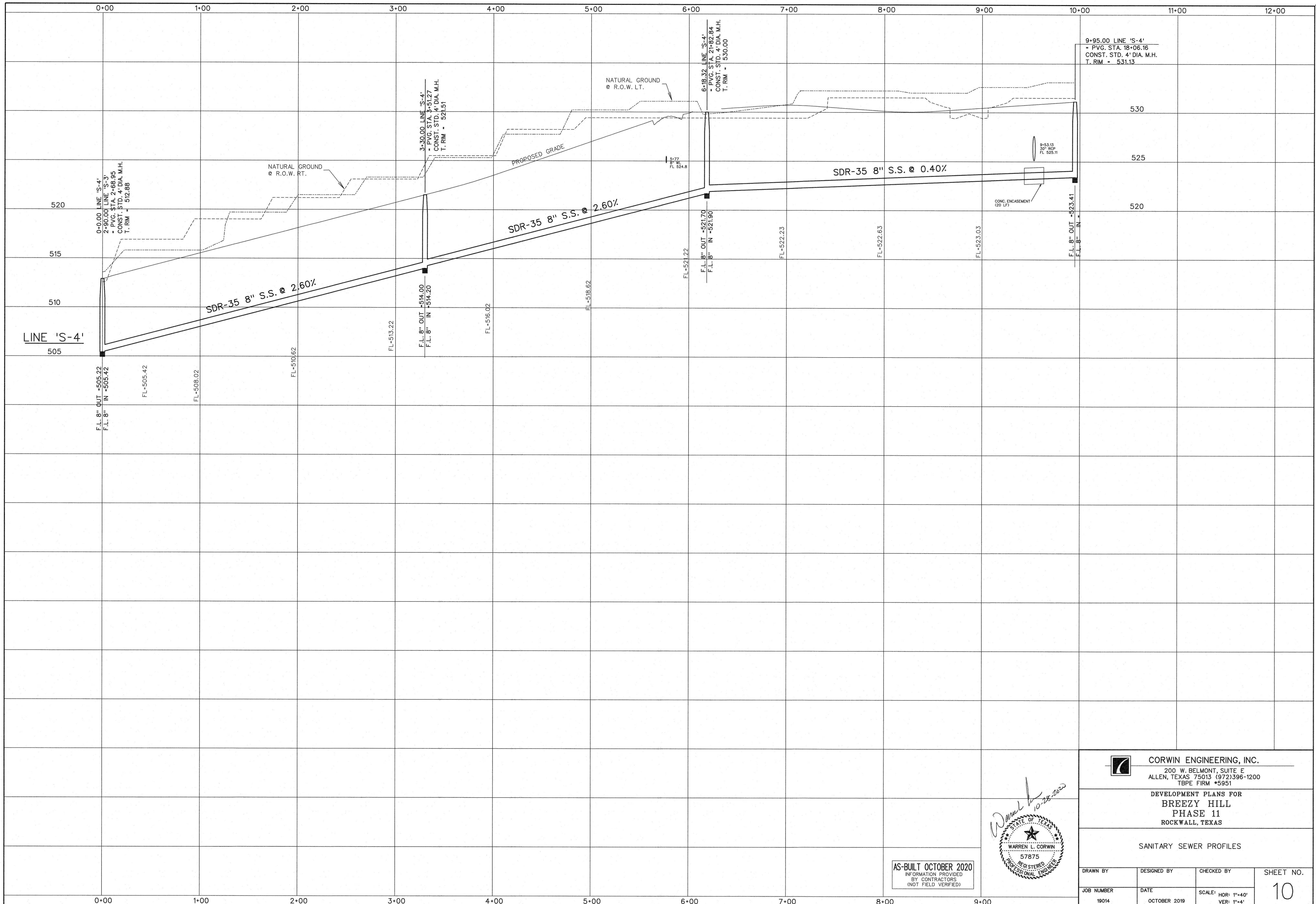


CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

**DEVELOPMENT PLANS FOR
 BREEZY HILL
 PHASE 11
 ROCKWALL, TEXAS**

SANITARY SEWER PROFILES

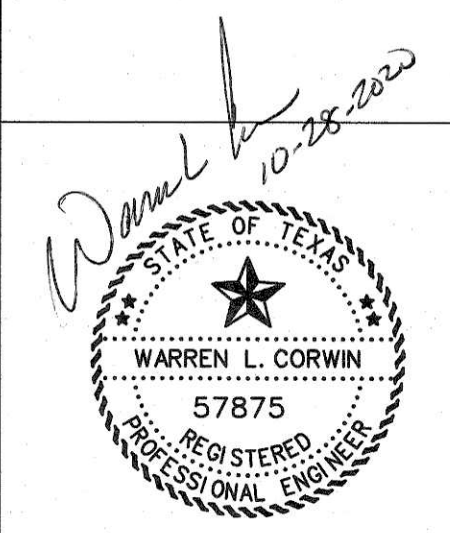
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JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	



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

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS

SANITARY SEWER PROFILES



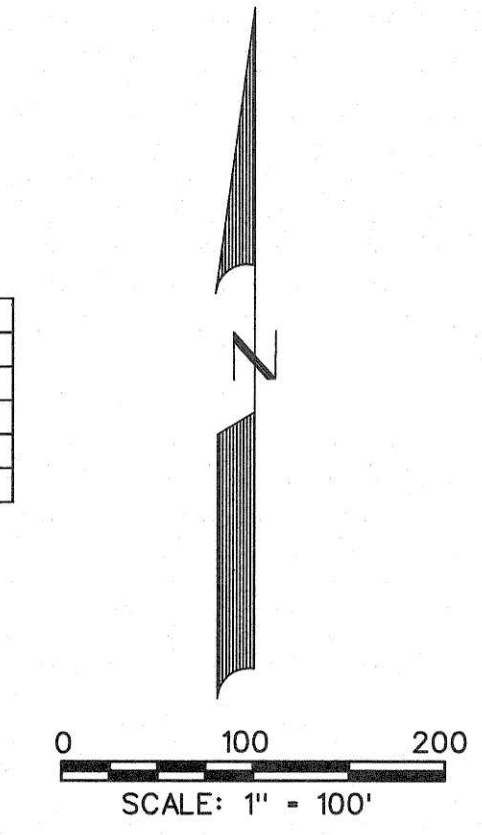
AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4'	10
19014	OCTOBER 2019		



EXISTING CONDITIONS RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains To:
1	644811	14.8	0.35	5.18	20	8.30	43.0	Ex. 48" Stubout
2	703475	16.15	Ex. Detention Pond Release Rate				96.4	Detention Pond 2, Phase 5
3	642083	14.74	Included in Area 2					Detention Pond 2, Phase 5
4	224945	5.16	Included in Area 2					Detention Pond 2, Phase 5



EX1
AC. Q
14.8 43.0

EX2
AC. Q
16.2 96.4

EX4
AC. Q
5.16

EX3
AC. Q
14.7

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

AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

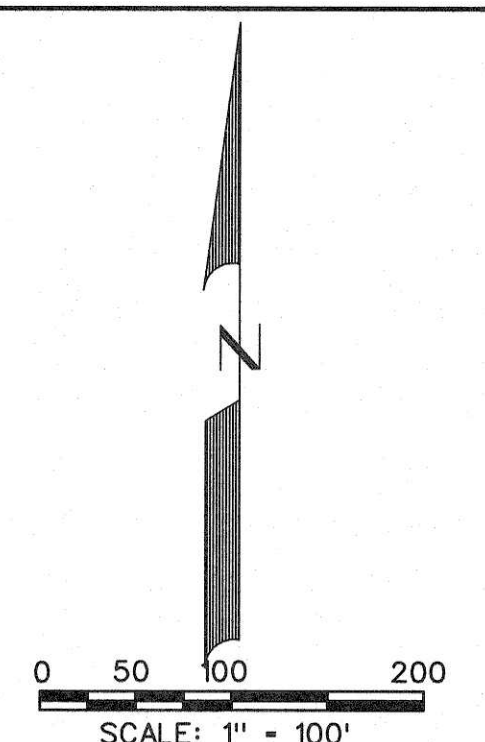
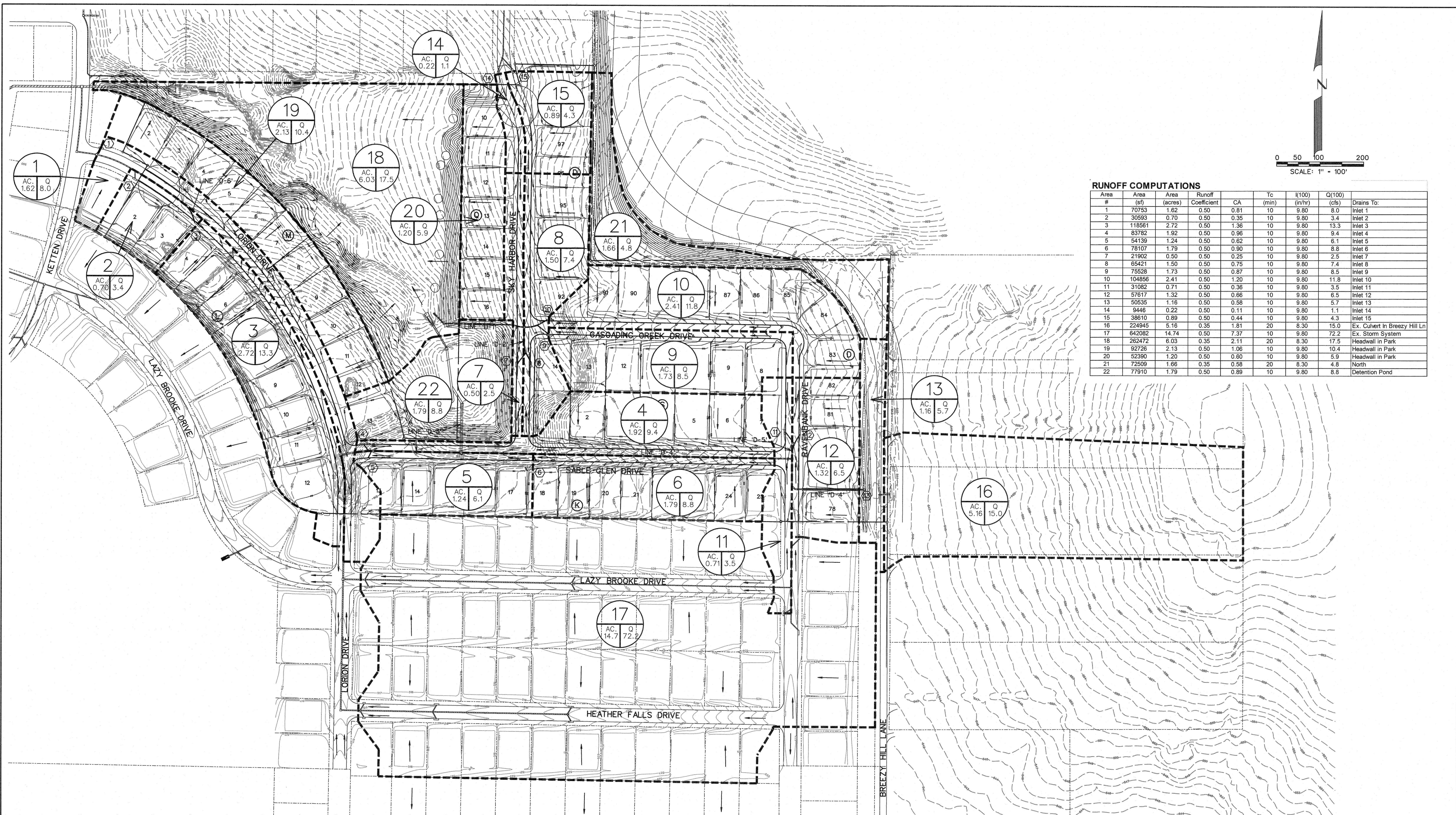


CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

**DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS**

**EXISTING CONDITIONS
DRAINAGE AREA MAP**

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 11A
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: 1"=100'	



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains To:
1	70753	1.62	0.50	0.81	10	9.80	8.0	Inlet 1
2	30593	0.70	0.50	0.35	10	9.80	3.4	Inlet 2
3	118561	2.72	0.50	1.36	10	9.80	13.3	Inlet 3
4	83782	1.92	0.50	0.96	10	9.80	9.4	Inlet 4
5	54139	1.24	0.50	0.62	10	9.80	6.1	Inlet 5
6	78107	1.79	0.50	0.90	10	9.80	8.8	Inlet 6
7	21902	0.50	0.50	0.25	10	9.80	2.5	Inlet 7
8	65421	1.50	0.50	0.75	10	9.80	7.4	Inlet 8
9	75528	1.73	0.50	0.87	10	9.80	8.5	Inlet 9
10	104856	2.41	0.50	1.20	10	9.80	11.8	Inlet 10
11	31082	0.71	0.50	0.36	10	9.80	3.5	Inlet 11
12	57617	1.32	0.50	0.66	10	9.80	6.5	Inlet 12
13	50535	1.16	0.50	0.58	10	9.80	5.7	Inlet 13
14	9446	0.22	0.50	0.11	10	9.80	1.1	Inlet 14
15	38610	0.89	0.50	0.44	10	9.80	4.3	Inlet 15
16	224945	5.16	0.35	1.81	20	8.30	15.0	Ex. Culvert In Breezy Hill Ln
17	642082	14.74	0.50	7.37	10	9.80	72.2	Ex. Storm System
18	262472	6.03	0.35	2.11	20	8.30	17.5	Headwall in Park
19	92726	2.13	0.50	1.06	10	9.80	10.4	Headwall in Park
20	52390	1.20	0.50	0.60	10	9.80	5.9	Headwall in Park
21	72509	1.66	0.35	0.58	20	8.30	4.8	North
22	77910	1.79	0.50	0.89	10	9.80	8.8	Detention Pond

AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED
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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 11
 ROCKWALL, TEXAS

DRAINAGE AREA MAP

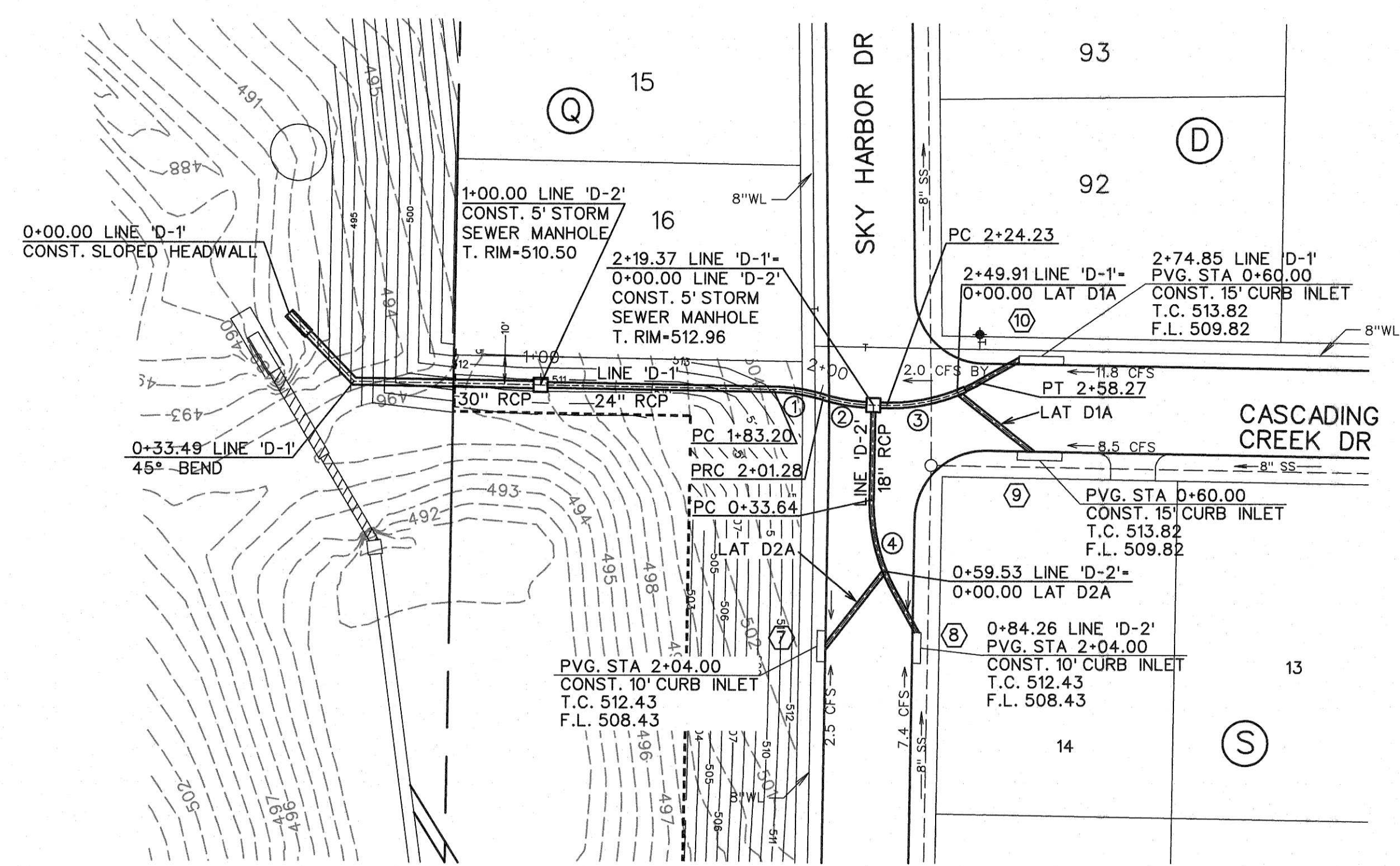
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 11B
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: 1"=100'	

STORM SEWER CALCULATIONS

Upstream Station	Downstream Station	Distance (ft)	AREA NO.	Total Area (Acres)	Picked Up (Acres)	C	CA	Accumulated CA	Tc (Min)	Design Storm (Years)	I (in/hr)	Q (CFS)	S (ft)	Pipe Size (in)	Partial Flow?	Velocity (fps)	Flow Time (Min)	Velocity/Head (ft)	Junction Type	K	Time at D/S (Min)	Minor Losses (ft)	Hydraulic Grade Upstream	Hydraulic Grade Downstream	Proposed Grade	Difference	
Line D1																											
2+74.85	2+49.91	24.94	10	2.41	2.00	0.50	1.00	1.00	10.00	100	9.80	9.8	0.0097	18	No	5.5	0.07	0.48	Inlet	1.25	10.07	0.60	511.37	510.77	513.82	2.45	
2+49.91	2+19.37	30.54	D1A	1.73	1.73	0.50	0.87	1.87	10.07	100	9.79	18.3	0.0065	24	No	5.8	0.09	0.53	60" Vye	0.35	10.16	0.36	510.56	510.20	513.82	3.26	
2+19.37	1+00.00	119.37	D2	2.00	2.41	0.50	1.21	3.07	10.16	100	9.78	30.0	0.0176	24	Yes	9.6	0.21	1.42	MH	0.55	10.37	0.78	510.00	507.48	512.96	2.96	
1+00.00	0+33.49	66.51	MH	0.00	0.00	0.50	0.00	3.07	10.37	100	9.74	29.9	0.0053	30	No	6.1	0.18	0.58	MH	0.55	10.55	0.32	505.38	493.88	512.96	7.58	
0+33.49	0+00.00	33.49	Bend	0.00	0.00	0.50	0.00	3.07	10.37	100	9.74	29.9	0.0053	30	No	6.1	0.09	0.58	45" Bend	0.37	10.46	0.21	493.52	493.31	494.50		
Lat D1A																											
0+33.78	0+00.00	33.78	9	1.73	1.73	0.50	0.87	0.87	10.00	100	9.80	8.5	0.0065	18	No	4.8	0.12	0.36	Inlet	1.25	10.12	0.36	511.18	510.82	513.82	2.64	
Line D2																											
0+84.26	0+59.53	24.73	8	1.50	1.91	0.50	0.95	0.95	10.00	100	9.80	9.4	0.0079	18	No	5.3	0.08	0.44	Inlet	1.25	10.08	0.44	510.19	509.75	512.43	2.24	
0+59.53	0+00.00	59.53	D2A	0.50	0.50	0.50	0.25	1.21	10.08	100	9.79	11.8	0.0126	18	No	6.7	0.15	0.69	60" Vye	0.35	10.23	0.54	509.56	509.02	512.43	3.41	
Lat D2A																											
0+34.07	0+00.00	34.07	7	0.50	0.50	0.50	0.25	0.25	10.00	100	9.80	2.5	0.0006	18	No	1.4	0.41	0.03	Inlet	1.25	10.41	0.03	509.75	509.72	512.43	2.68	
Line D3																											
4+55.01	4+22.02	32.99	Ex	14.74	14.74	0.50	7.37	7.37	10.00	100	9.80	72.2	0.0052	42	Yes	7.5	0.07	0.88	None	1.00	10.07	0.88		507.10	510.67	3.57	
4+22.02	3+89.81	32.21	MH	0.00	0.00	0.50	0.00	7.37	10.00	100	9.80	72.2	0.0052	42	No	7.5	0.07	0.88	MH	0.55	10.07	0.48	506.93	503.34	510.67	3.74	
3+89.81	3+24.78	65.03	MH	0.00	0.00	0.50	0.00	7.37	10.00	100	9.80	72.2	0.0052	42	No	7.5	0.14	0.88	MH	0.55	10.14	0.48	503.17	502.69	510.67	7.98	
3+24.78	3+18.45	6.33	D3A	1.92	1.92	0.50	0.96	8.33	10.07	100	9.79	81.6	0.0066	42	No	8.5	0.01	1.12	60" Vye	0.35	10.09	0.81	502.35	501.55	509.83	8.28	
3+18.45	1+12.63	205.82	D3B	1.24	1.38	0.50	0.69	9.02	10.09	100	9.79	88.3	0.0077	42	No	9.2	0.37	1.31	60" Vye	0.35	10.46	0.92	501.50	500.59	509.89	9.30	
1+12.63	0+00.00	112.63	D4	10.15	9.28	0.50	4.64	13.66	10.46	100	9.73	133.0	0.0026	60	No	6.8	0.28	0.71	MH	0.55	10.74	0.39	499.00	494.79	512.07	17.28	
Lat D3A																											
0+19.46	0+00.00	19.46	4	1.92	1.92	0.50	0.96	0.96	10.00	100	9.80	9.4	0.0081	18	Yes	5.3	0.06	0.44	Inlet	1.25	10.06	0.44	503.10	502.66	513.80	10.70	
Lat D3B																											
0+17.75	0+00.00	17.75	5	1.24	1.38	0.50	0.69	0.69	10.00	100	9.80	6.8	0.0042	18	Yes	3.8	0.08	0.23	Inlet	1.25	10.08	0.23	502.12	501.89	509.83	7.71	
Line D4																											
9+91.49	8+34.18	157.31	13.16	6.32	5.59	0.50	2.80	2.80	10.00	100	9.80	27.4	0.0045	30	No	5.6	0.47	0.48	Inlet	1.25	10.47	0.48	529.06	528.58	538.00	8.94	
8+34.18	8+23.57	10.61	Bend	0.00	0.00	0.50	0.00	2.80	10.47	100	9.73	27.2	0.0044	30	No	5.5	0.03	0.48	45" Bend	0.37	10.50	0.18	527.87	527.70	530.42	2.55	
8+23.57	7+61.52	62.05	Bend	0.00	0.00	0.50	0.00	2.80	10.50	100	9.72	27.2	0.0044	30	No	5.5	0.19	0.48	45" Bend	0.37	10.69	0.18	527.65	527.47	530.65	3.00	
7+61.52	6+50.00	111.52	DS	2.04	2.04	0.50	1.02	3.81	10.69	100	9.70	37.0	0.0081	30	Yes	7.5	0.25	0.88	MH	0.55	10.94	0.48	527.20	526.72	530.26	3.06	
6+50.00	3+00.00	350.00	PT1	0.00	0.00	0.50	0.00	3.81	10.94	100	9.66	36.8	0.0081	30	Yes	7.5	0.78	0.87	MH	0.55	11.71	0.48	525.81	514.83	530.26	4.45	
3+00.00	1+64.25	135.75	MH	0.00	0.00	0.50	0.00	3.81	10.94	100	9.66	36.8	0.0081	30	No	7.5	0.30	0.87	MH	0.55	11.24	0.48	512.00	511.52	516.82	4.82	
1+64.25	0+00.00	164.25	D4A	1.79	1.65	0.50	0.83	4.64	10.94	100	9.66	44.8	0.0119	30	Yes	9.1	0.30	1.29	60" Vye	0.35	11.23	0.99	510.43	509.44	513.80	3.37	
Lat D4A																											
0+17.90	0+00.00	17.90	6	1.79	1.65	0.50	0.83	0.83	10.00	100	9.80	8.1	0.0059	18	No	4.6	0.07	0.33	Inlet	1.25	10.07	0.33	511.05	510.73	513.80	2.75	
Line D5																											
0+52.16	0+34.51	17.65	12	1.32	1.32	0.50	0.66	0.66	10.00	100	9.80	6.5	0.0038	18	No	3.7	0.11	0.21	Inlet	1.25	10.11	0.21	527.57	527.36	529.93	2.36	
0+34.51	0+00.00	34.51	D5A	0.71	0.71	0.50	0.36	1.02	10.11	100	9.78	10.0	0.0019	24	No	3.2	0.18	0.16	60" Vye	0.35	10.29	0.00	527.27	527.27	529.93	2.66	
Lat D5A																											
0+34.06	0+00.00	34.06	11	0.71	0.71	0.50	0.36	0.36	10.00	100	9.80	3.5	0.0011	18	No	2.0	0.29	0.06	Inlet	1.25	10.29	0.06	527.50	527.44	529.93	2.43	
Line D6																											
0+62.24	0+00.00	62.24	3	2.72	2.72	0.50	1.36	1.36	10.00	100	9.80	13.3	0.0035	24	Yes	6.5	0.16	0.66	Inlet	1.25	10.16	0.82	492.70	491.88	495.35	2.65	

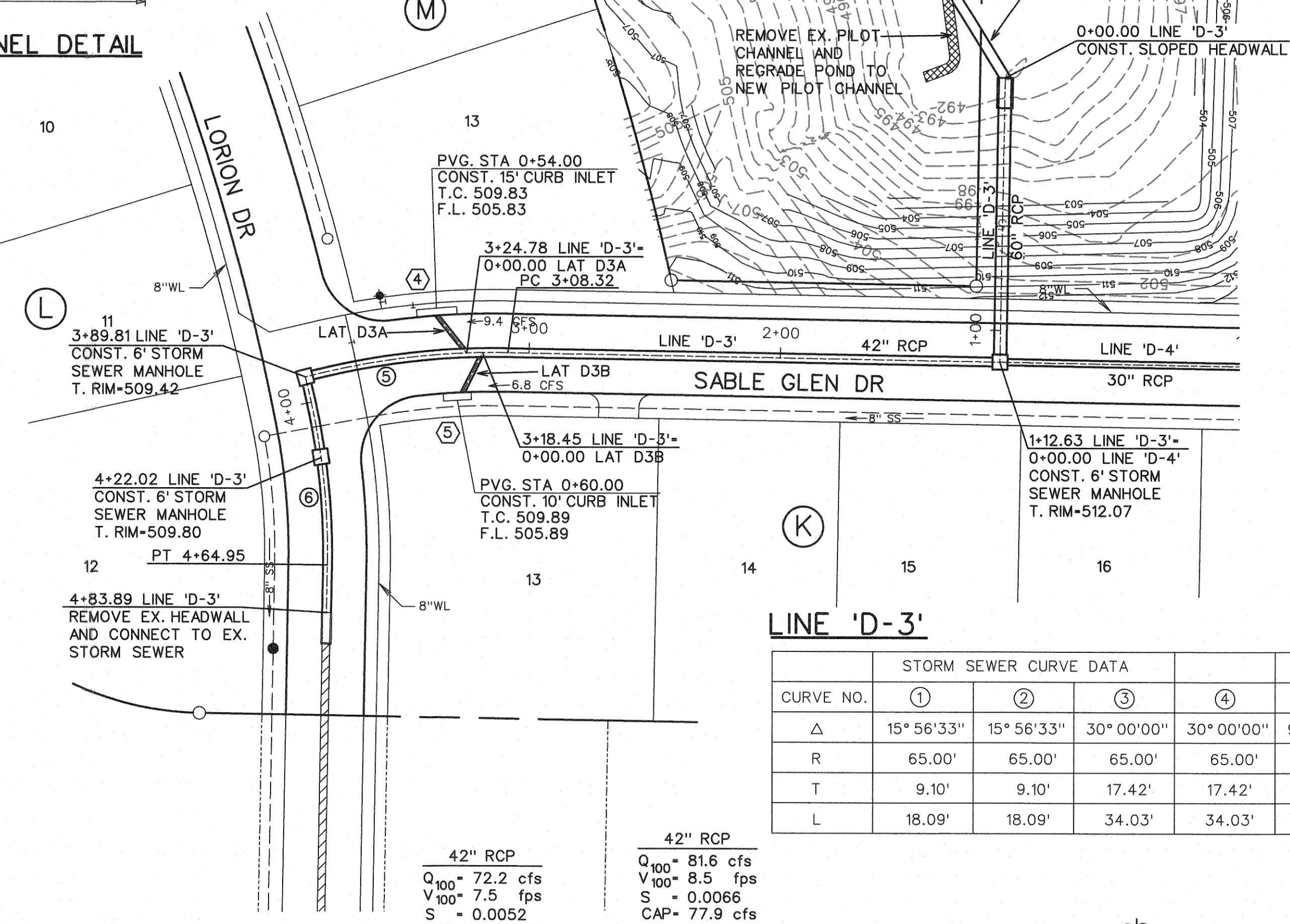
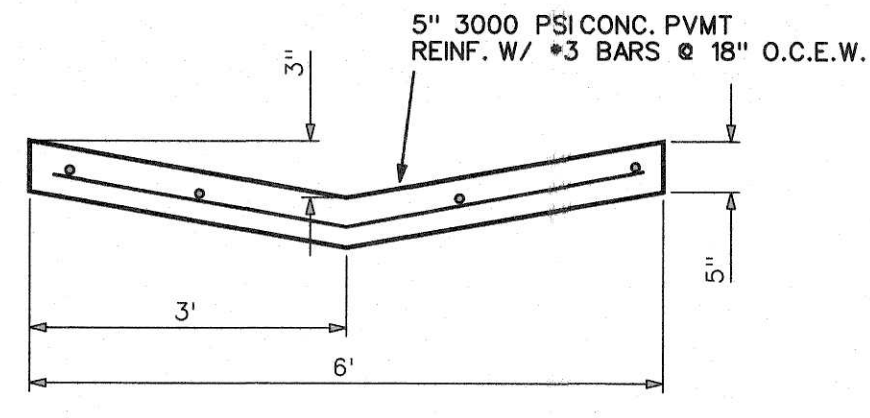
INLET CALCULATIONS

Inlet No.	Station	Offset	Street	Design Storm Freq. (years)	Area Runoff: Q=CIA				Carry-Over from Upstream (cfs)	Total Gutter Flow (cfs)	Gutter Capacity (cfs)	Gutter Slope (ft/100ft)	Crown	Maximum Allowable Ponding Depth (ft)	Actual Ponding Depth (ft)	Maximum Allowable Spread (ft)	Actual Spread (ft)	Selected Inlet			Carry-Over to Downstream (cfs)	Carry-Over to Downstream (Inlet No.)		
					Tc (min)	Intensity "I" (in/hr)	Runoff Coeff. "C"	Area "A" (acres)										Q (cfs)	Length (ft)	Type			Inlet Capacity (cfs)	
1 (EX)	21+04.00	0+15.50	RT Lorion	100	10	9.8	0.50	1	1.62	8.0	0.0	8.0	14.3	0.90%	5.42%	0.50	0.09	15	2.6	10	STD.	7.3	0.7	10 (Ex. Phase 6)
2 (EX)	20+05.00	0+15.50	LT Lorion	100	10	9.8	0.50	2	0.70	3.4	0.0	3.4	14.4	Low Pt	6" pbl	0.50	0.09	15	2.6	10	STD.	20.1	0.0	
3	18+24.00	0+15.50	LT Lorion Dr	100	10	9.8	0.50	3	2.72	13.3	0.0	13.3	14.4	0.90%	6" pbl	0.50	0.49	15	14.6	15	STD.	14.1	0.0	
4	0+54.00	0+15.50	LT Sable Glen	100	10	9.8	0.50	4	1.92	9.4	0.0	9.4	15.1	1.00%	6" pbl	0.50	0.42	15	12.6	15	STD.	14.3	0.0	
5	0+60.00	0+15.50	RT Sable Glen	100	10	9.8	0.50	5	1.24	6.1	0.0	6.8	15.1	1.00%	6" pbl	0.50	0.37	15	11.1	10	STD.	7.0	0.0	
6	4+50.00	0+15.50	RT Sable Glen	100	10	9.8	0.50	6	1.79	8.8	0.0	8.8	15.1	1.00%	6" pbl	0.50	0.41	15	12.2	10	STD.	8.1	0.7	5
7	2+04.00	0+15.50	LT Sky Harbor	100	10	9.8	0.50	7	0.50	2.5	0.0	2.5	14.4	0.92%	6" pbl	0.50	0.26	15	7.7	10	STD.	20.1	0.0	
8	2+04.00	0+15.50	RT Sky Harbor	100	10	9.8	0.50	8	1.50	7.4	2.0	9.4	14.4	0.92%	6" pbl	0.50	0.42	15	12.7	10	STD.	20.1	0.0	
9	0+57.00	0+15.50	RT Cascading Creek	100	10	9.8	0.50	9	1.73	8.5	0.0	8.5	24.3	2.60%	6" pbl	0.50	0.34	15	10.1	15	STD.	9.8	0.0	
10	0+60.00	0+15.50	LT Cascading Creek	100	10	9.8	0.50	10	2.41	11.8	0.0	11.8	24.3	2.60%	6" pbl	0.50	0.38	15	11.4	15	STD.	9.8	2.0	8
11	19+75.00	0+15.50	LT Ravenbank	100	10	9.8	0.50	11	0.71	3.5	0.0	3.5	12.6	0.70%	6" pbl	0.50	0.31	15	9.3	10	STD.	20.1	0.0	
12	19+75.00	0+15.50	RT Ravenbank	100	10	9.8	0.50	12	1.32	6.5	0.0	6.5	12.6	0.70%	6" pbl	0.50	0.39	15	11.7	10	STD.	20.1	0.0	
13	N/A		Breezy Hill	100	10	9.8	0.38	13.16	6.32	20.7	0.0	20.7	12.5	1.00%	Ditch 4:1,4:1	1.00	0.81	8	6.5	5X5	WYE	22.8	0.0	
14 (EX)	8+																							



LINES 'D-1' & 'D-2'

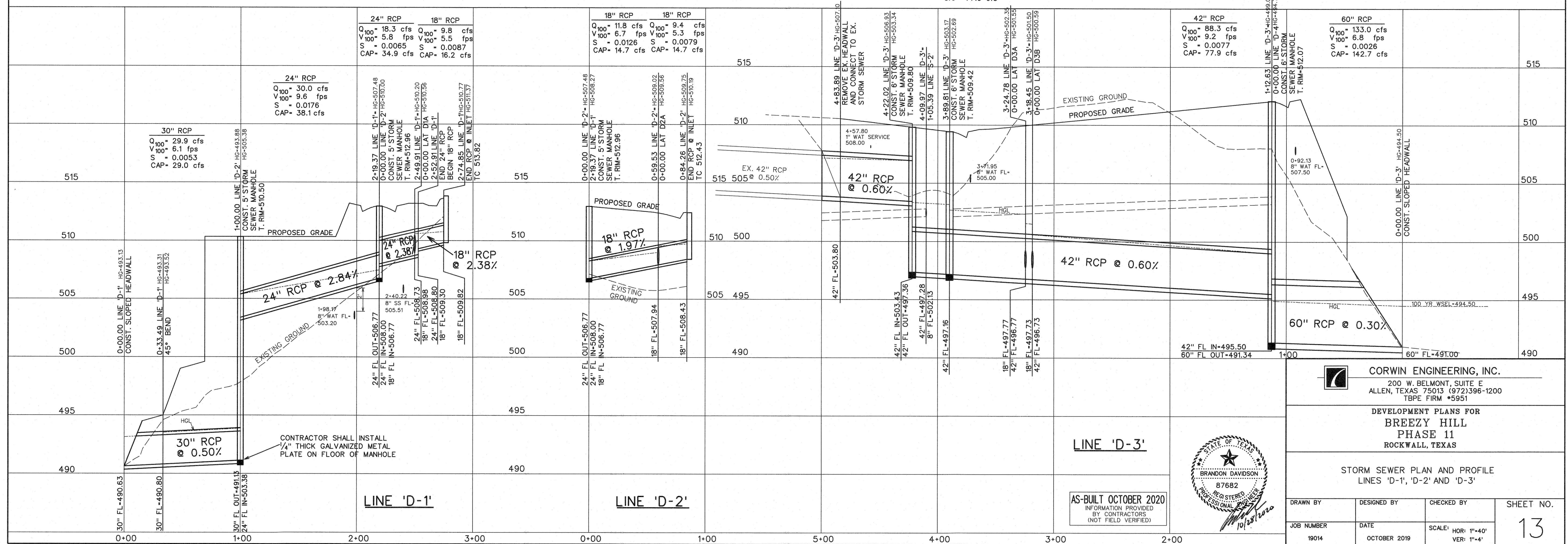
PILOT CHANNEL DETAIL



LINE 'D-3'

STORM SEWER CURVE DATA					
CURVE NO.	①	②	③	④	⑤
Δ	15° 56' 33"	15° 56' 33"	30° 00' 00"	30° 00' 00"	90° 00' 00"
R	65.00'	65.00'	65.00'	65.00'	65.00'
T	9.10'	9.10'	17.42'	17.42'	65.00'
L	18.09'	18.09'	34.03'	34.03'	102.10'

- LEGEND**
- ⓑ - BLOCK LABEL
 - Ⓜ - INLET NUMBER
 - ⓐ - CURVE NUMBER
 - Ⓞ - SANITARY SEWER
 - Ⓢ - WATER
 - - PROPOSED STORM SEWER
 - - EXISTING STORM SEWER



LINE 'D-1'

LINE 'D-2'

LINE 'D-3'

AS-BUILT OCTOBER 2020
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)



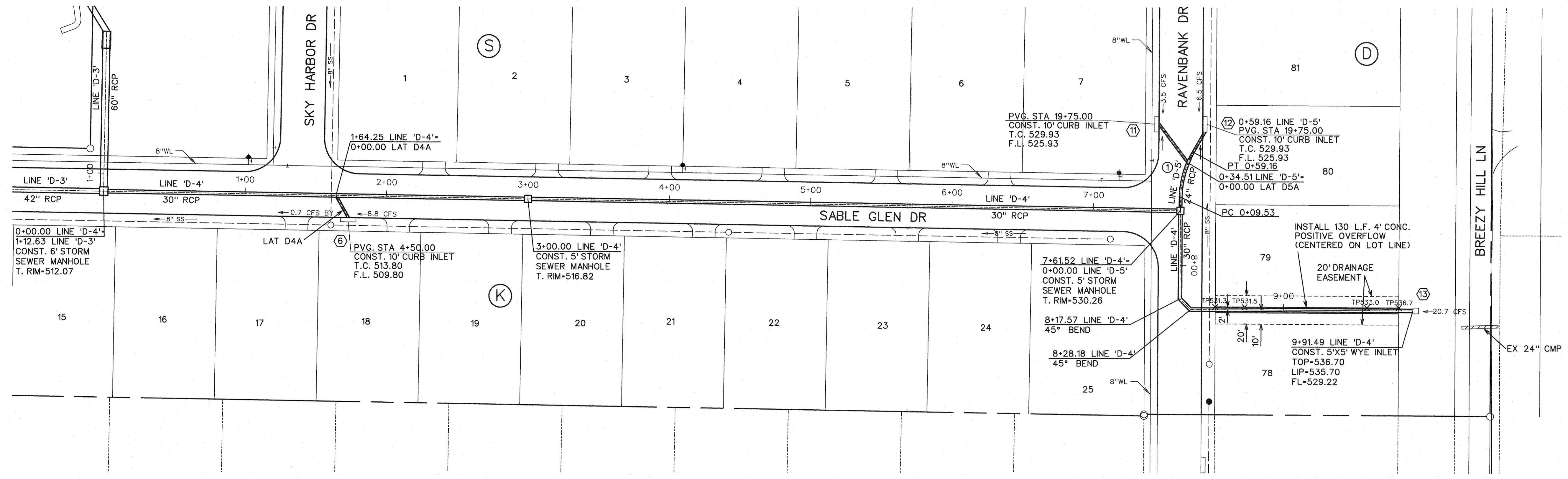
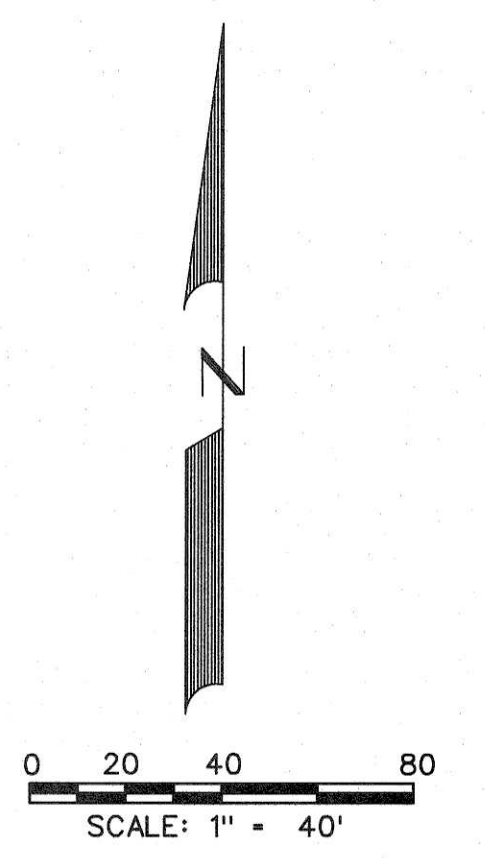
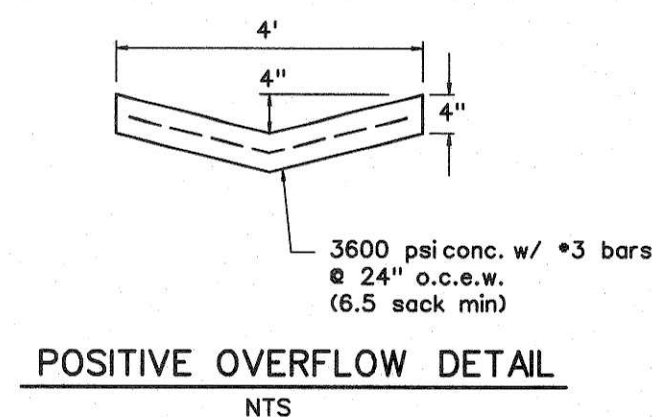
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
**BREEZY HILL
PHASE 11
ROCKWALL, TEXAS**

STORM SEWER PLAN AND PROFILE
LINES 'D-1', 'D-2' AND 'D-3'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
19014	OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	13

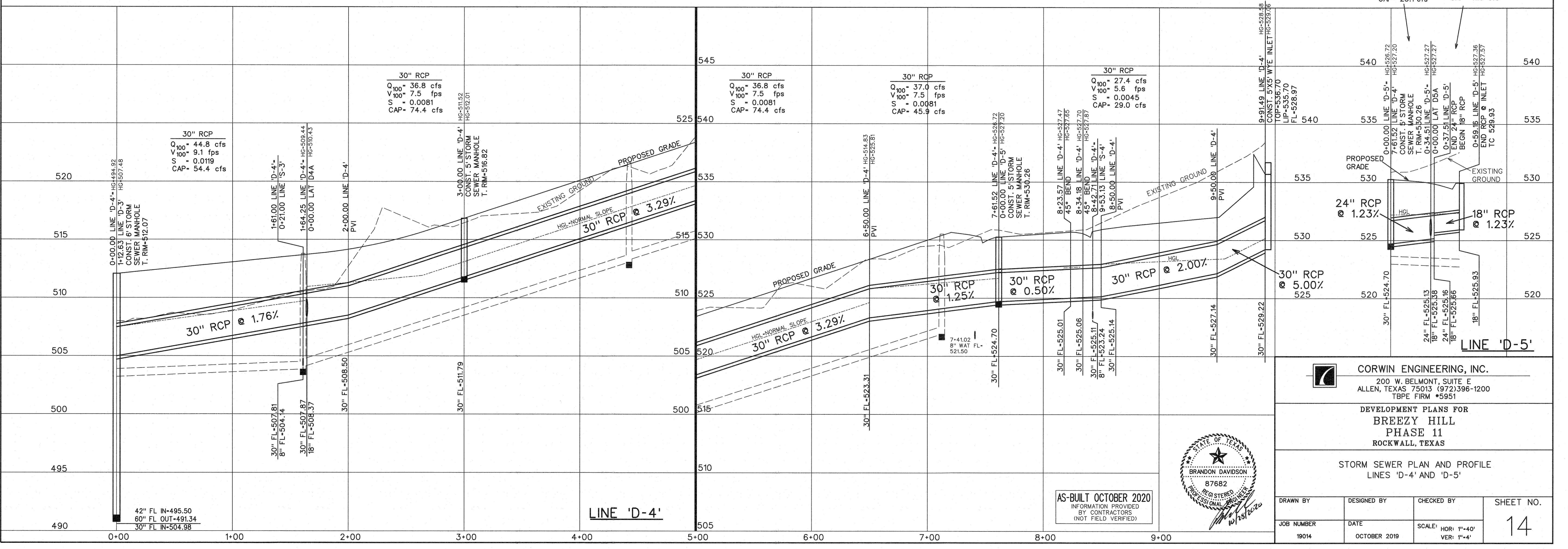
STORM SEWER CURVE DATA	
CURVE NO.	①
Δ	29° 19' 00"
R	65.00'
T	170.00'
L	33.26'



- LEGEND**
- Ⓚ - BLOCK LABEL
 - Ⓜ - INLET NUMBER
 - Ⓢ - CURVE NUMBER
 - - SANITARY SEWER
 - - WATER
 - - PROPOSED STORM SEWER
 - - EXISTING STORM SEWER

24" RCP	18" RCP
Q ₁₀₀ = 10.0 cfs	Q ₁₀₀ = 6.5 cfs
V ₁₀₀ = 3.2 fps	V ₁₀₀ = 3.7 fps
S = 0.0019	S = 0.0038
CAP = 25.1 cfs	CAP = 11.6 cfs

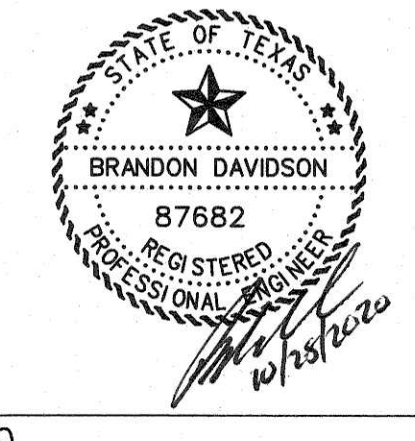
LINES 'D-4' & 'D-5'



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

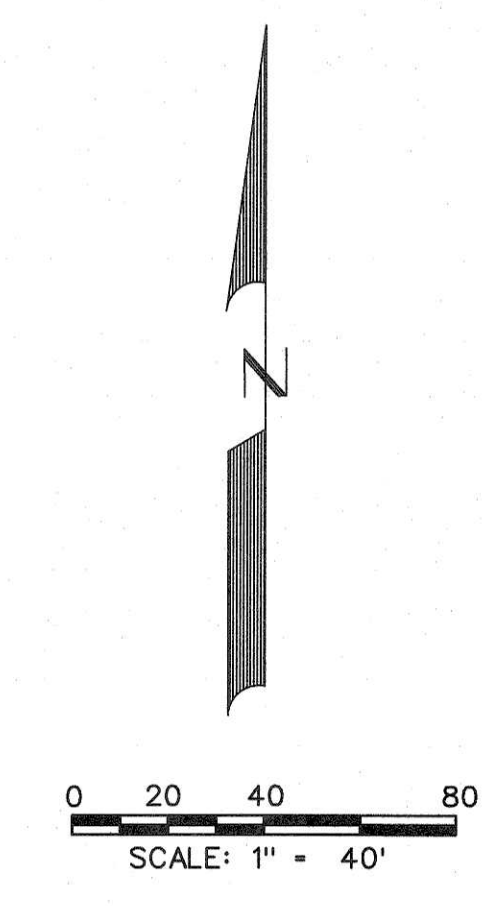
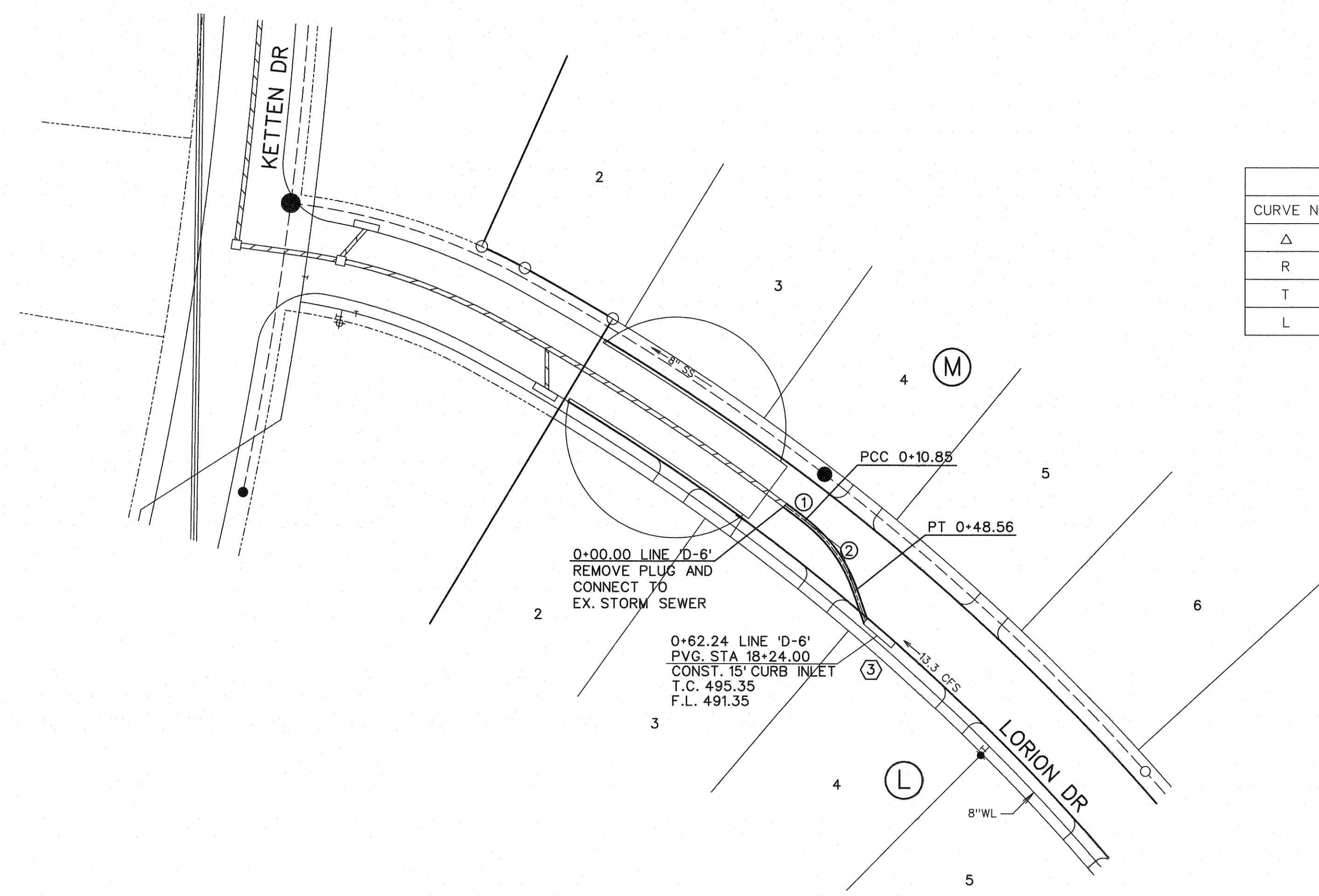
DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINES 'D-4' AND 'D-5'

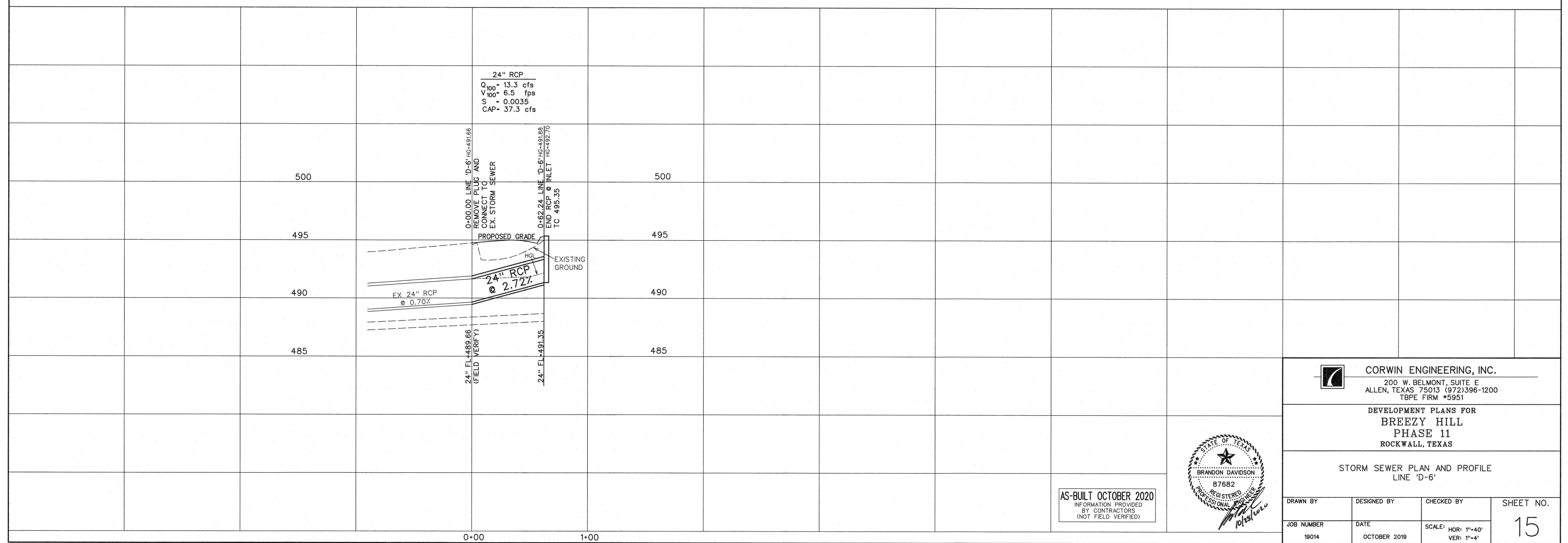


AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
19014	OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	14



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



AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

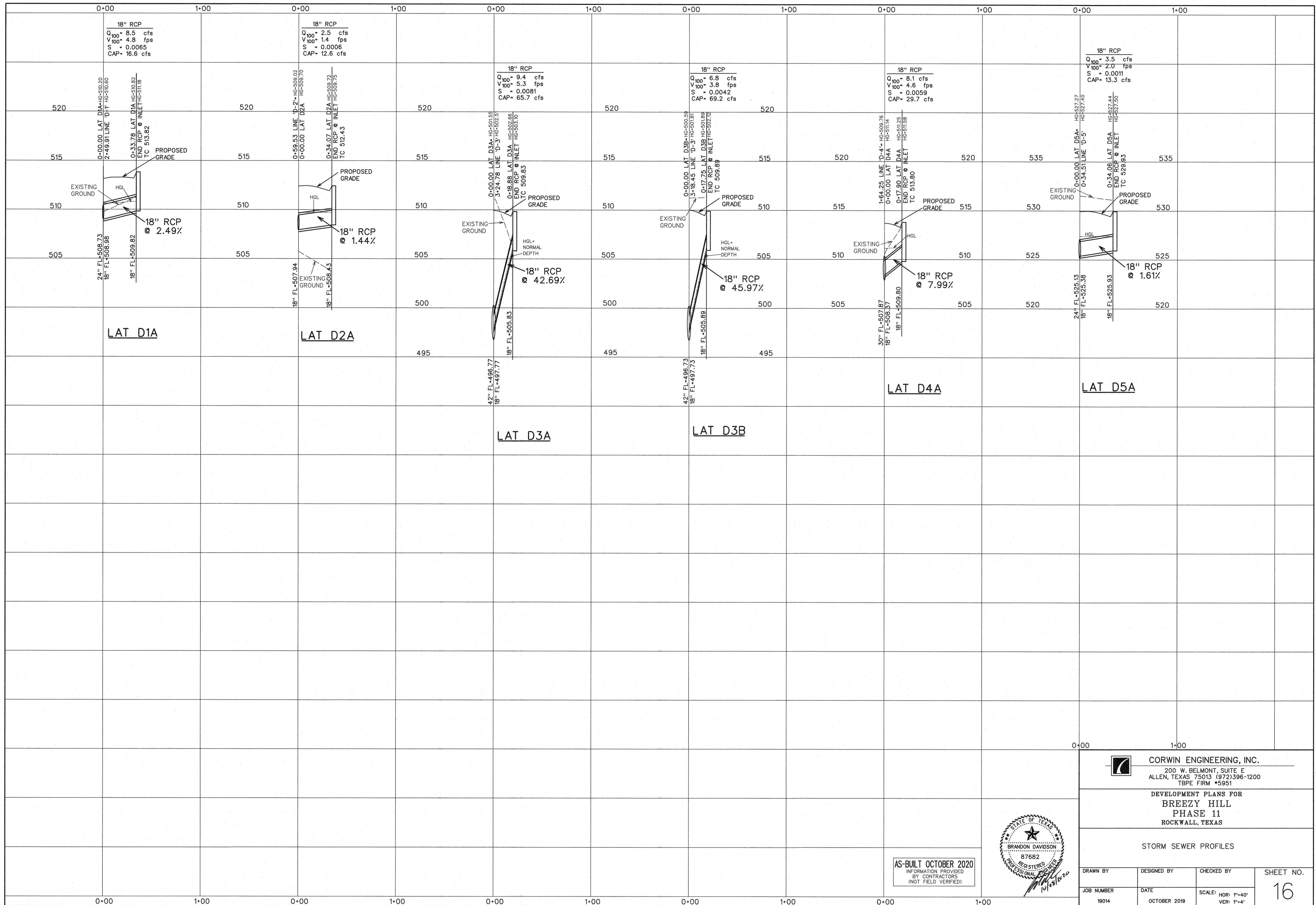


CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBP E FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINE 'D-6'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 15
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: HOR: 1"=40' VER: 1"=4'	



0+00 1+00

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

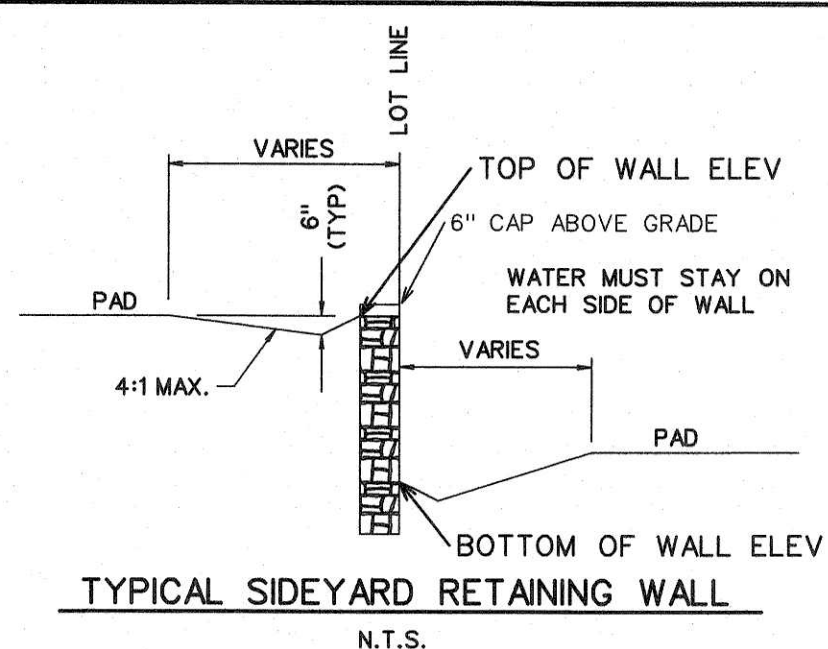
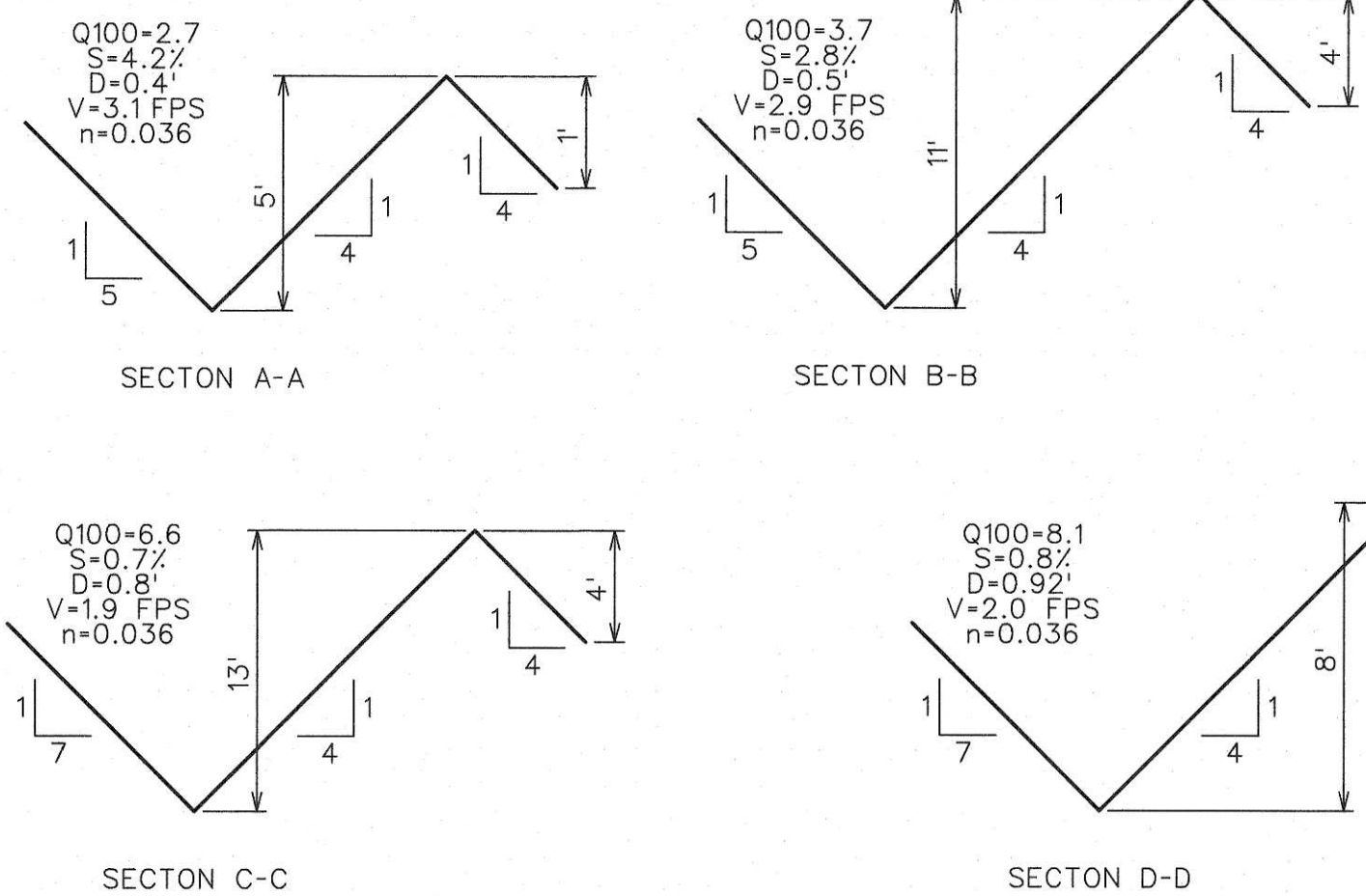
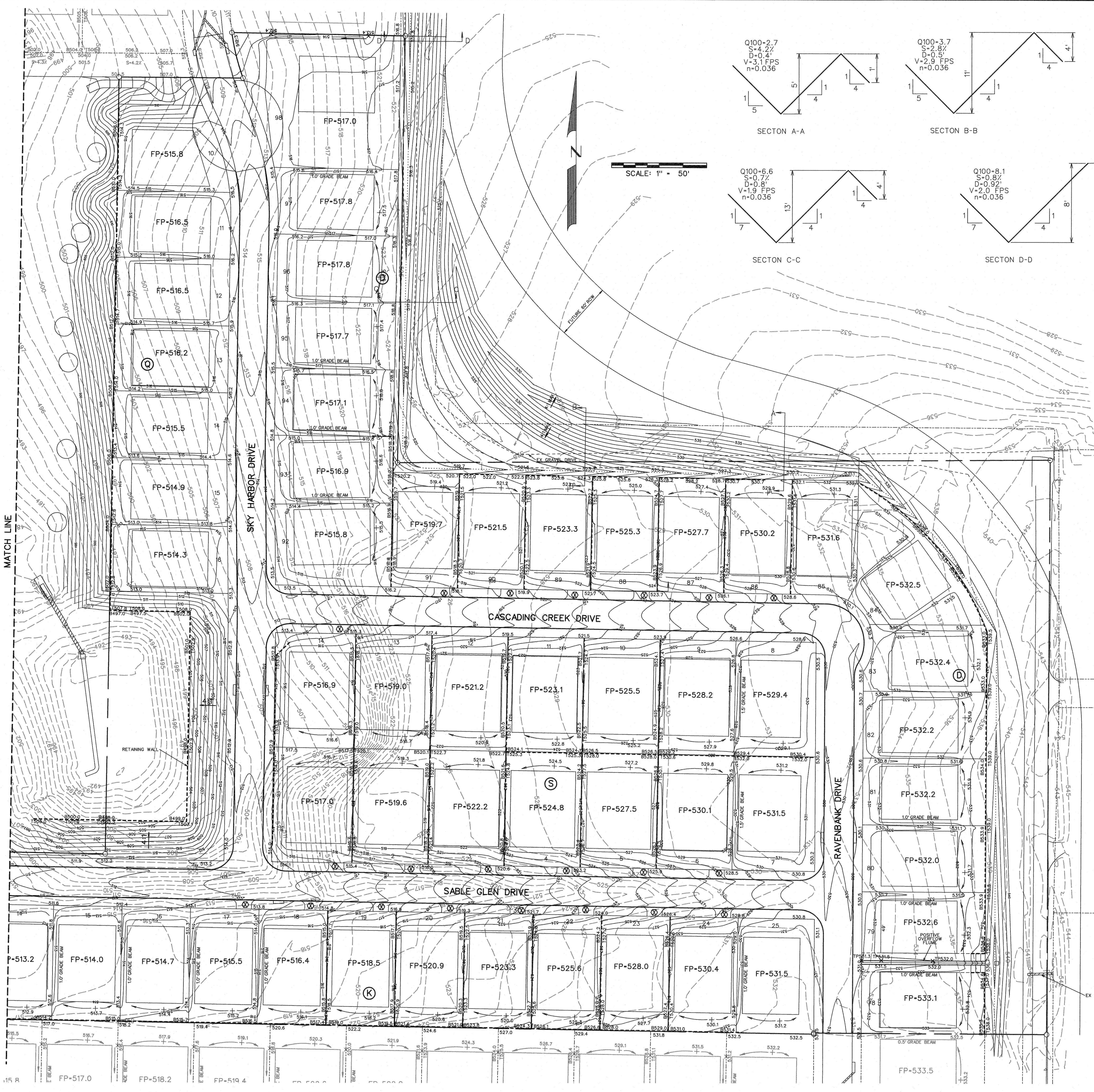
**DEVELOPMENT PLANS FOR
 BREEZY HILL
 PHASE 11
 ROCKWALL, TEXAS**

STORM SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40'	16
19014	OCTOBER 2019	VER: 1"=4'	



AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED
 BY CONTRACTORS
 (NOT FIELD VERIFIED)



NOTE:
 T760.0 - GRADE SHOWN AT WALL TOP
 B756.0 - GRADE SHOWN AT WALL BOTTOM
 WALL CAP SHALL BE 6" ABOVE SHOWN WALL TOP.

LEGEND

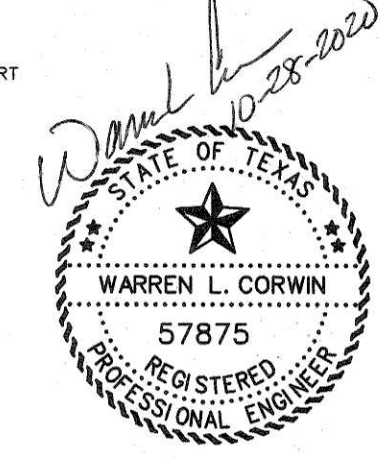
SPOT ELEVATION	706.2
EXIST. CONTOUR	700
PROP. CONTOUR	704
RETAINING WALL	-----
HIGH POINT	HP
TOP OF WALL GRADE	7706.2
BOTTOM OF WALL GRADE	8706.2

NOTE:
 RETAINING WALLS 3' IN HEIGHT AND OVER
 NEED AN ENGINEER SEALED PLAN.
 (PLANS TO BE SUBMITTED PRIOR
 TO ENGINEERING APPROVAL)

- 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.
 5. All portions of the wall to be on one lot. Do not install on property line or in easements or right of way.
 6. All R.O.W. to be 1/4" per foot.

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

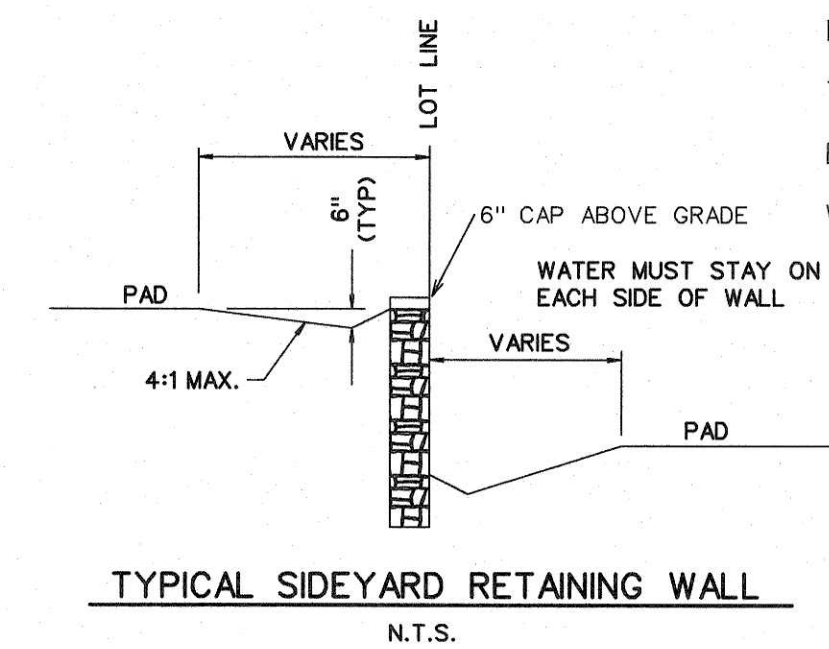
AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED
 BY CONTRACTORS
 (NOT FIELD VERIFIED)



CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL PHASE 11 ROCKWALL, TEXAS			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
19014	OCTOBER 2019	SCALE: 1"=50'	17



SCALE: 1" = 50'



NOTE:
T760.0 - GRADE SHOWN AT WALL TOP
B756.0 - GRADE SHOWN AT WALL BOTTOM
WALL CAP SHALL BE 6" ABOVE SHOWN WALL TOP.

NOTE:
RETAINING WALLS 3' IN HEIGHT AND OVER
NEED AN ENGINEERED SEALED PLAN.
(PLANS TO BE SUBMITTED PRIOR
TO ENGINEERING APPROVAL)

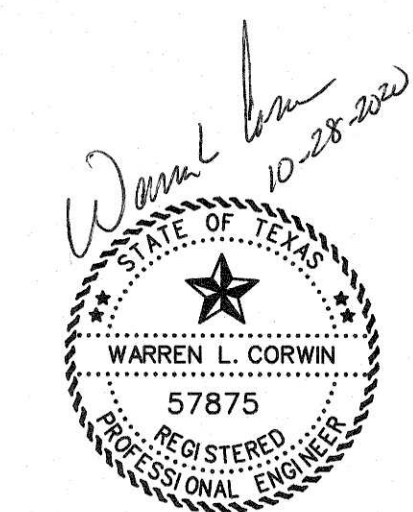
LEGEND

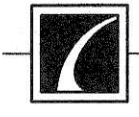
SPOT ELEVATION	T766.2
EXIST. CONTOUR	—700—
PROP. CONTOUR	—704—
RETAINING WALL	-----
HIGH POINT	HP
TOP OF WALL GRADE	T766.2
BOTTOM OF WALL GRADE	B766.2

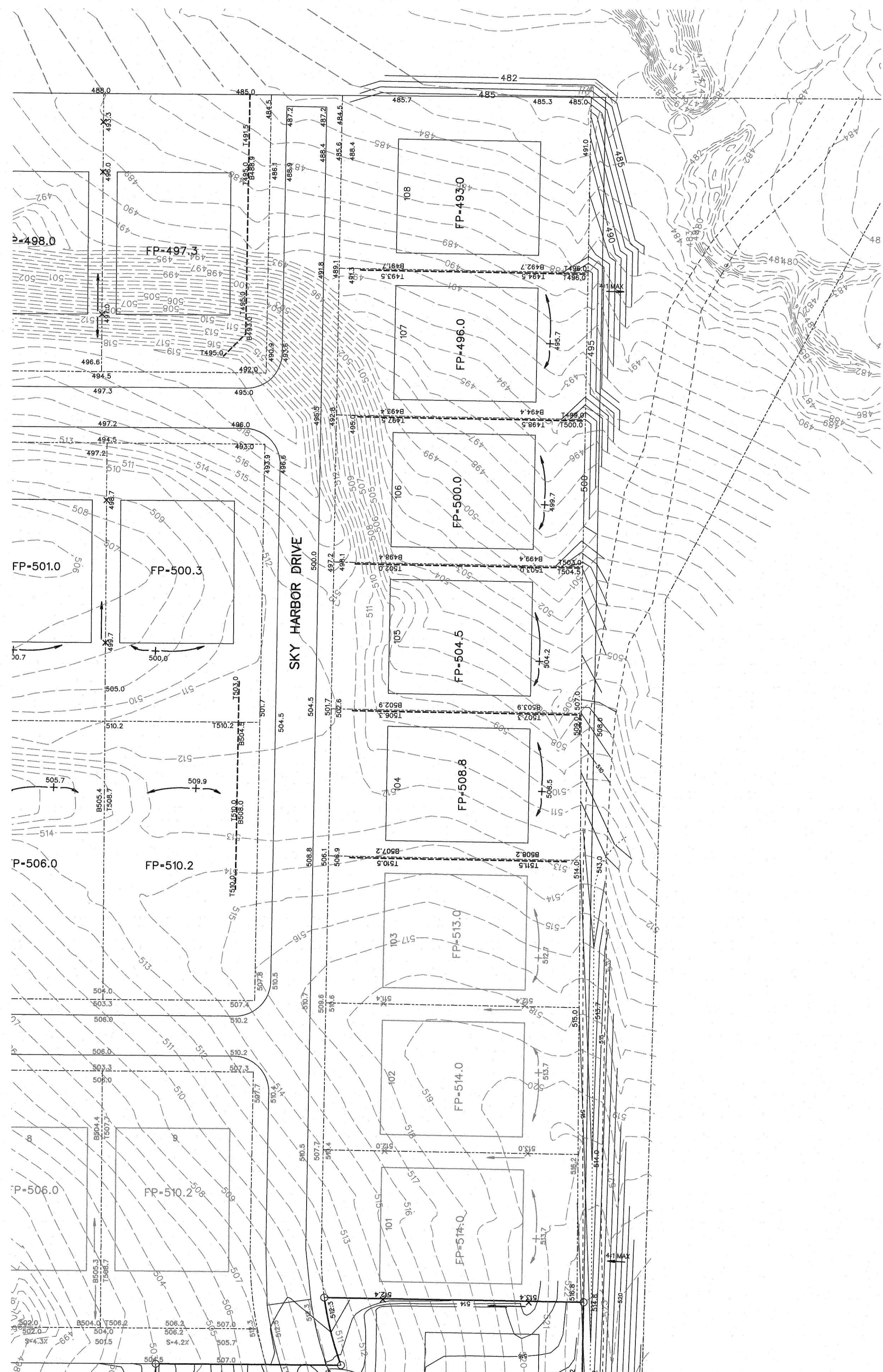
- NOTES:
1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
 2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
 3. Finished Pad Elevations are within ± 0.3 Feet.
 4. All fill compacted to min 95% std. density using sheeps foot roller.
 5. All portions of the wall to be on one lot. Do not install on property line or in easements or right of way.
 6. All R.O.W. to be 1/4" per foot.

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

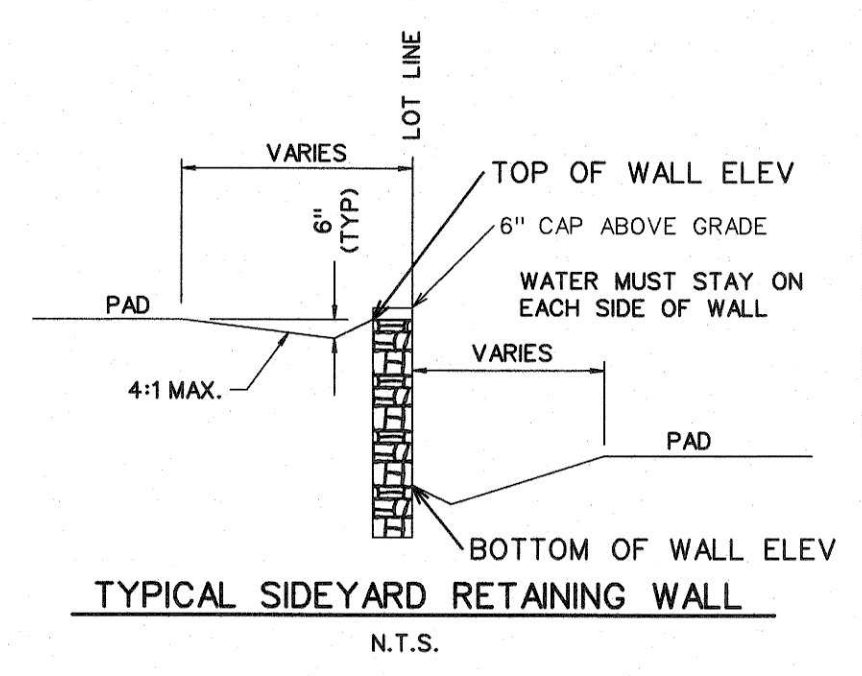
AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)



			
CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR BREEZY HILL PHASE 11 ROCKWALL, TEXAS			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 18
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE: 1"=50'	



SCALE: 1" = 50'



NOTE:
 T706.0 - GRADE SHOWN AT WALL TOP
 B756.0 - GRADE SHOWN AT WALL BOTTOM
 WALL CAP SHALL BE 6" ABOVE SHOWN WALL TOP.

NOTE:
 RETAINING WALLS 3' IN HEIGHT AND OVER
 NEED AN ENGINEER SEALED PLAN.
 (PLANS TO BE SUBMITTED PRIOR
 TO ENGINEERING APPROVAL)

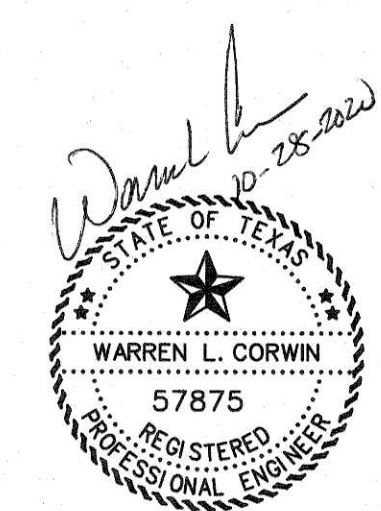
LEGEND

- SPOT ELEVATION 706.2
- EXIST. CONTOUR — 700 —
- PROP. CONTOUR — 704 —
- RETAINING WALL - - - - -
- HIGH POINT HP
- TOP OF WALL GRADE T706.2
- BOTTOM OF WALL GRADE B706.2

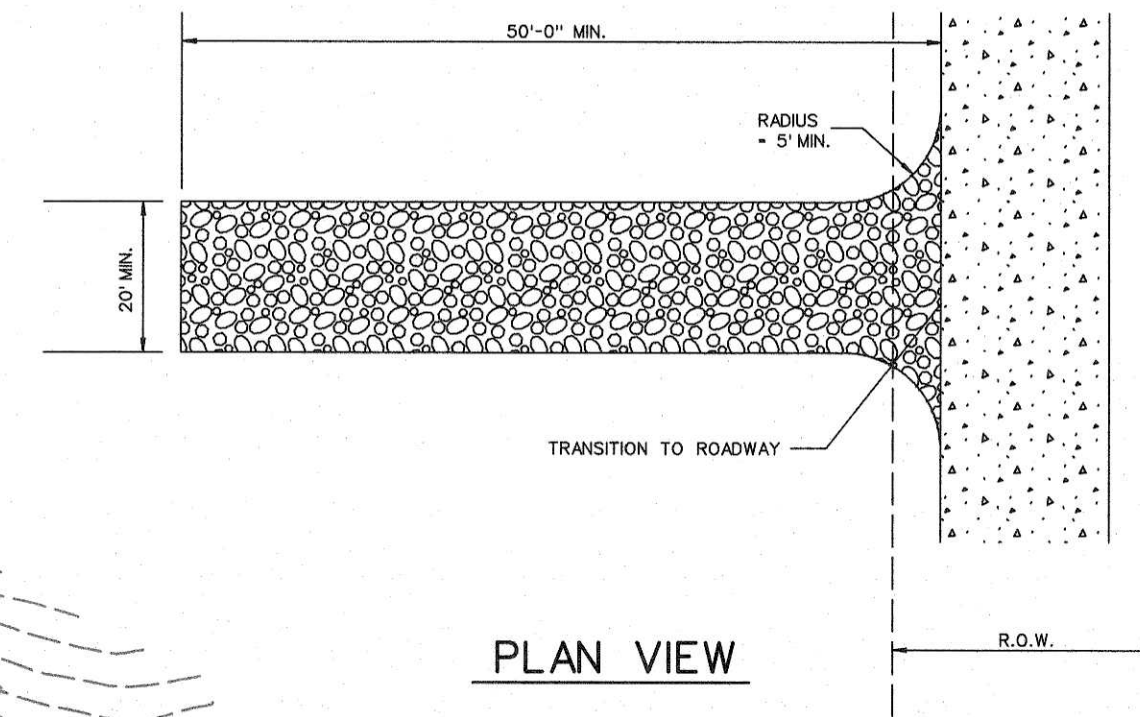
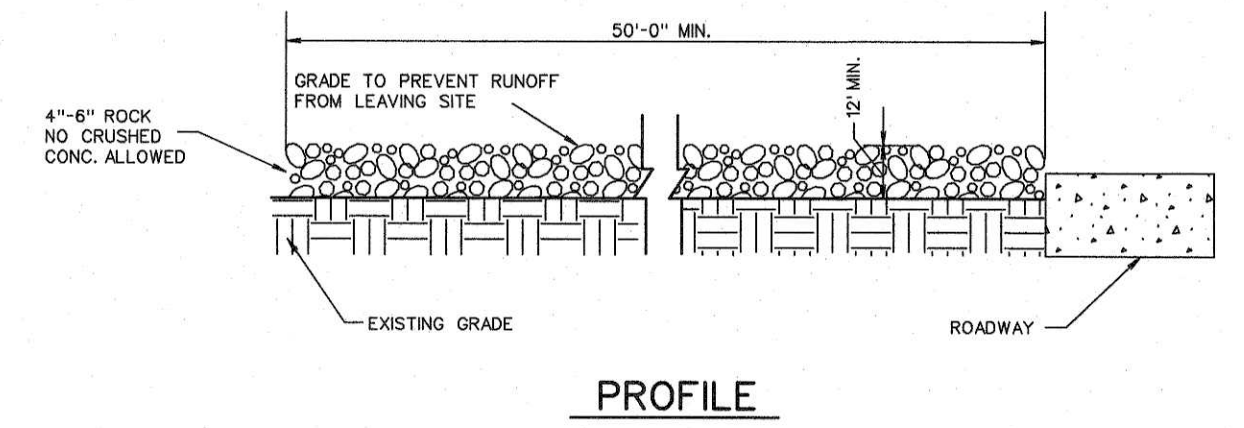
NOTES:

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.
5. All portions of the wall to be on one lot. Do not install on property line or in easements or right of way.
6. AIR.O.W. to be 1/4" per foot.

AS-BUILT OCTOBER 2020
 INFORMATION PROVIDED
 BY CONTRACTORS
 (NOT FIELD VERIFIED)

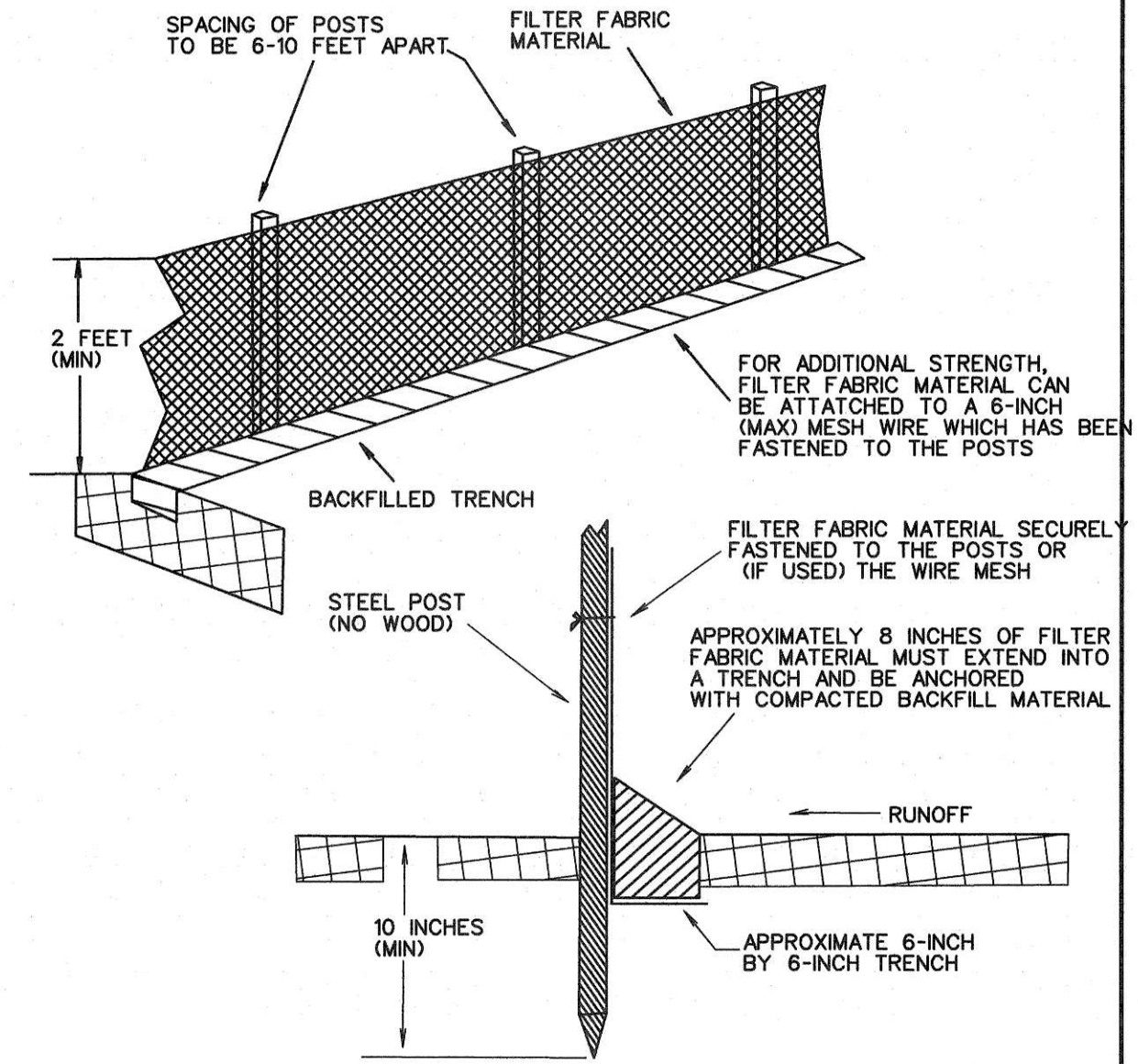


<p>CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951</p>			
<p>DEVELOPMENT PLANS FOR BREEZY HILL PHASE 11 ROCKWALL, TEXAS</p>			
<p>GRADING PLAN</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	19
19014	OCTOBER 2019	1"=50'	

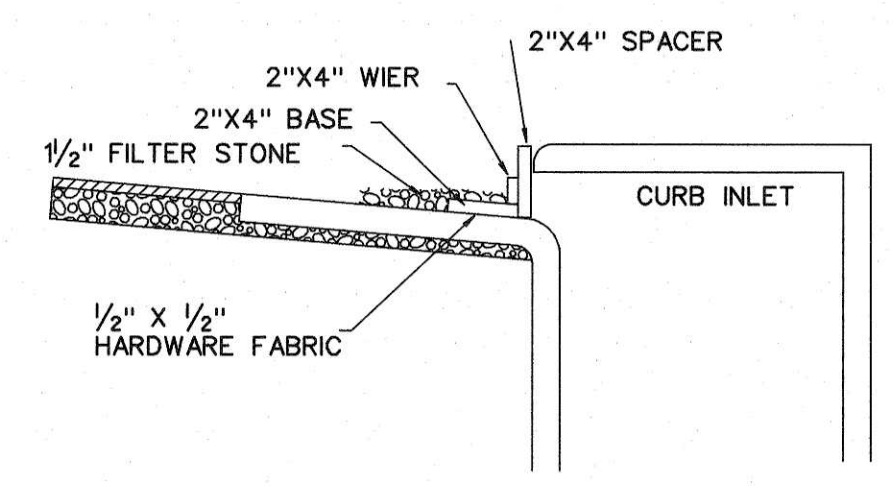


STABILIZED ENTRANCE DETAIL

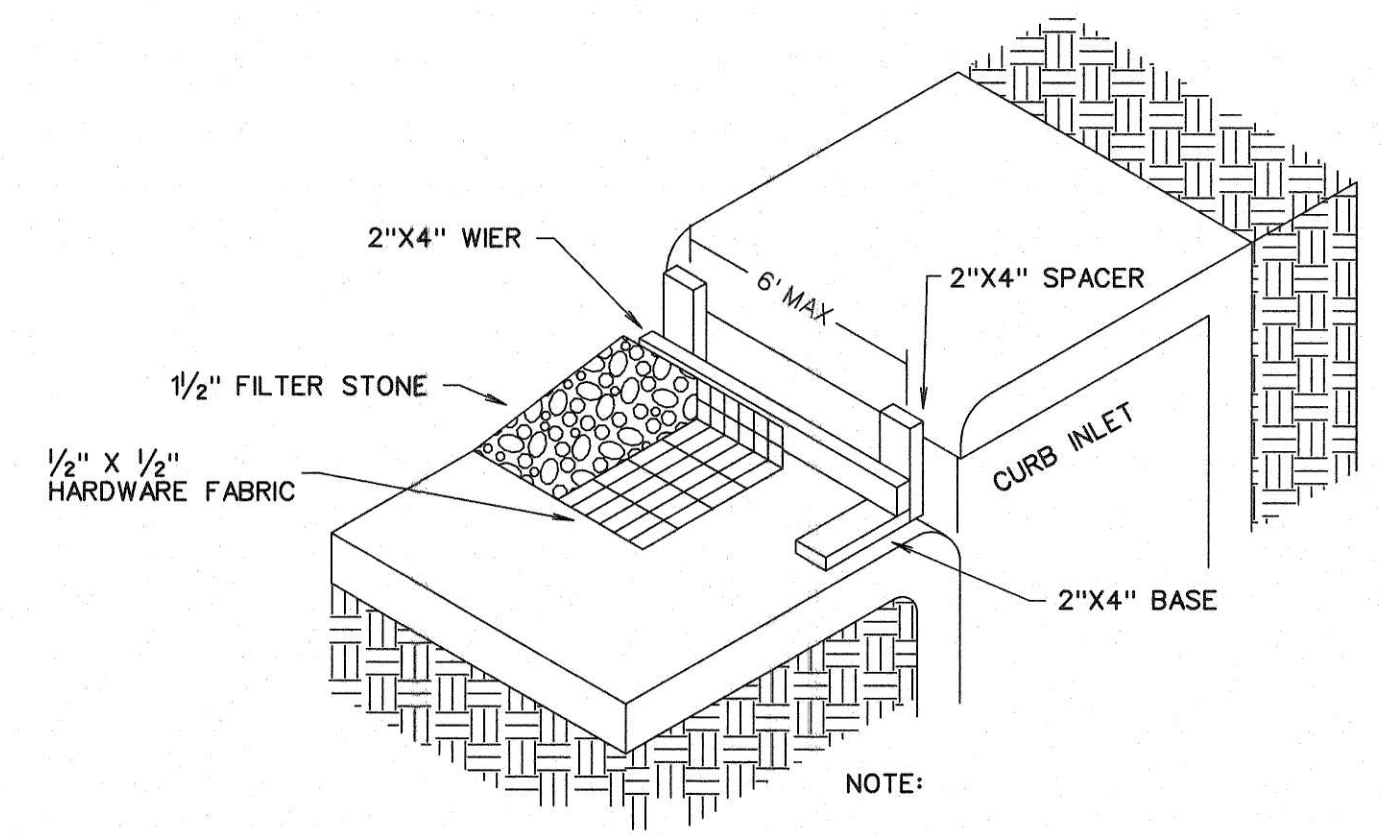
- CONSTRUCTION SEQUENCE**
1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
 2. INSTALL SILT FENCE AS SHOWN, (TS-600 POLY FELT) PER C.O.G. SPECIFICATIONS.
 3. CONSTRUCT SEDIMENT BASIN
 4. PERFORM GRADING AND UTILITY CONSTRUCTION.
 5. AFTER THE INLET BOTTOMS ARE CONSTRUCTED, THE INLETS SHALL BE FILLED WITH STONE AND COVERED WITH A FILTER FABRIC (TS-600 POLY FELT OR EQUIVALENT) BY UTILITY CONTRACTOR.
 6. PRIOR TO CITY RELEASING PAVING, SOD OR SEEDED CURLEX SHALL BE INSTALLED ON SIDES AND BOTTOM OF ALL DETENTION PONDS AND ALL DETENTION PONDS MUST BE FUNCTIONING.
 7. 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.
 8. SILT FENCE SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
 9. PAVING CONTRACTOR SHALL REMOVE TEMPORARY STABILIZED ENTRANCE.
 10. 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 DRAINAGE DITCHES AND INSTALLING SILT FENCE AT BACK OF CURB THROUGHOUT THE ENTIRE SITE.
 11. ALL STREET DITCHES SHALL BE SEEDED AND ANCHORED WITH A CURLEX EROSION CONTROL BLANKET.
 12. 75%-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM 1" STAND OF GRASS PRIOR TO ENGINEERING ACCEPTANCE.



FILTER FABRIC FENCE DETAIL



INLET SECTION

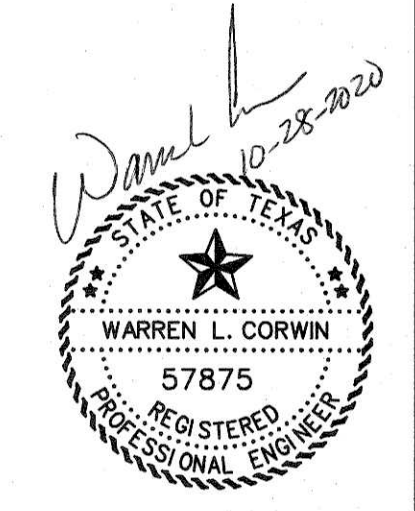


TYPE B CURB INLET PROTECTION

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

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

AS-BUILT OCTOBER 2020
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 11 ROCKWALL, TEXAS</p>			
<p>EROSION CONTROL PLAN</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO. 20
JOB NUMBER 19014	DATE OCTOBER 2019	SCALE 1"=100'	

EX. STREET SIGN, STREET LIGHT
& STOP SIGN

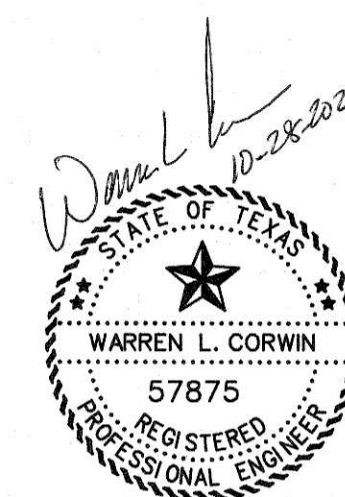


NOTE:

1. SIGN AND LIGHT DETAILS ON SHEET
2. DECORATIVE SIGN POLE DETAILS ON SHEET

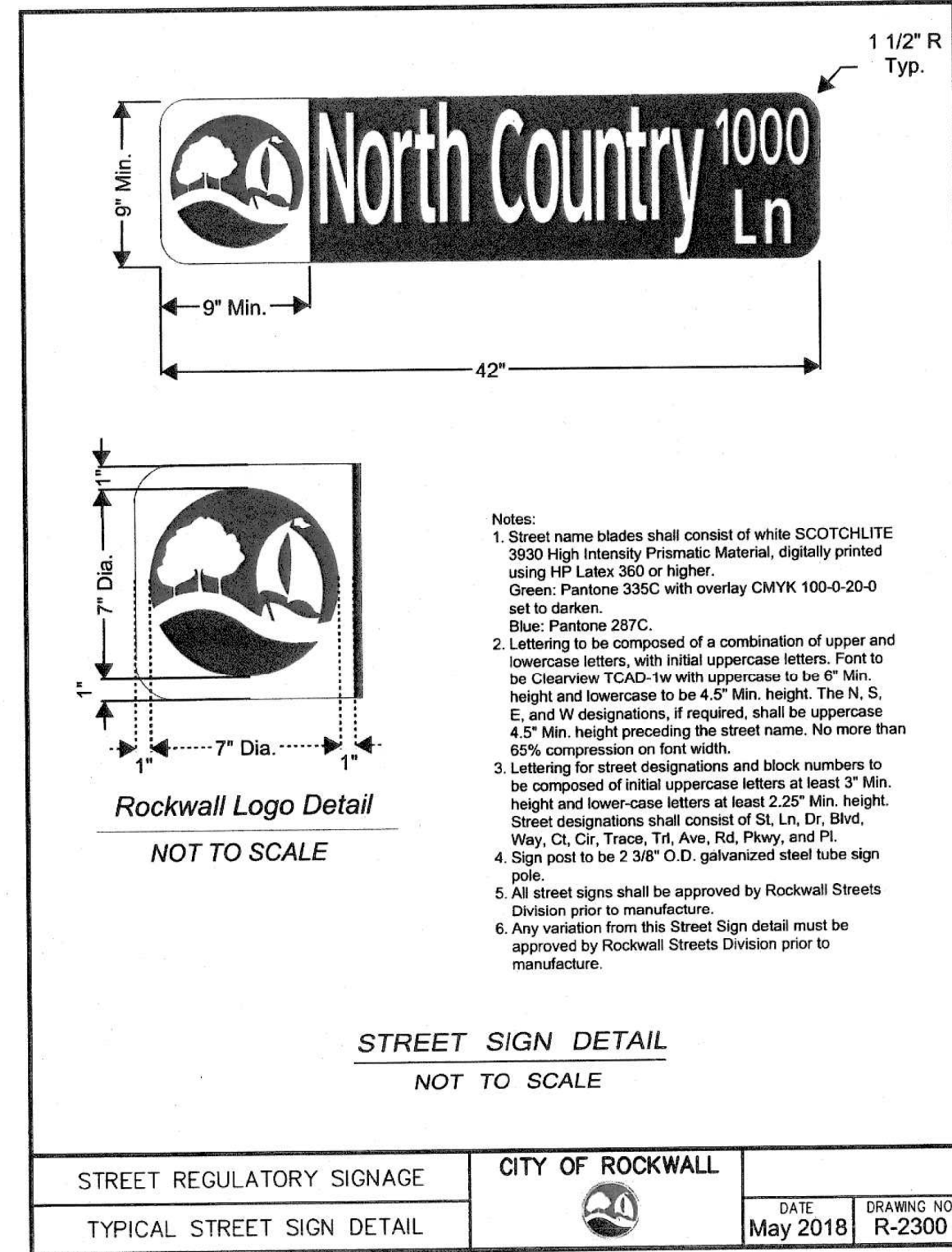
LEGEND
 ☆ - STREET LIGHT
 ○ - STOP SIGN
 — - STREET NAME BLADE

AS-BUILT OCTOBER 2020
 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 BREZY HILL PHASE 11 ROCKWALL, TEXAS			
SIGN AND LIGHT PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	21
19014	OCTOBER 2019	1"=100'	

Street Name Blades



Street Department City of Rockwall Public Works

Street and Regulatory Signage

The developer shall arrange for the installation of all pavement striping, regulatory, warning and guide signs, including posts, as shown on the plans or as directed by the City. Street name signs shall be installed at each intersection. Examples of regulatory, warning, information and guide signs are as follows:

- Regulatory signs shall include, but are not limited to, STOP, ALL-WAY, YIELD, KEEP RIGHT and speed limit signs.
- Warning signs shall include, but are not limited to, DEAD END, NO OUTLET, DIVIDED ROAD, DIP, and PAVEMENT ENDS.
- Guide signals shall include, but are not limited to, street name signs, DETOUR, direction arrow and advance arrow.

Regulatory signs should be used only where justified by engineering judgment or study. All signage plans shall be reviewed and approved by the City of Rockwall Engineering Department and be designed in accordance with the principles described in the current TMUTCD.

- A detailed street and regulatory signage plan is to be submitted to the City of Rockwall Engineering Department. All signs shall be shown in the engineering plans for review and approval. The plan shall identify the specific sign designation, size and location for each sign. The plans shall also identify the type of post/poles and assemblies to be used. Sign standards shall also be included in the engineering plans.
- All signage installed shall comply with the current "Texas Manual on Uniform Traffic Control Devices" and the "Standard Highway Sign Designs for Texas." The sign layout drawings shall show the color and dimensions of all sign face legend components including background color, legend color, borders, symbols, letter size and style.
- For a street with a cul-de-sac end, a standard W 14-2a shall be mounted over the street name blade, if the cul-de-sac is not clearly visible from the adjoining roadway, or is located in excess of 400 linear feet from the adjoining roadway.
- Sign posts shall be 2 1/2" O.D. galvanized steel tube sign post with a galvanized finish.
- Sign clamps and brackets shall be high strength aluminum.

Decorative Sign Poles and Fixtures - The City of Rockwall maintains Standard Street and regulatory sign post installed on public streets within its designated right-of-ways. These standard poles are 2 1/2" O.D. galvanized steel tube sign post with a galvanized finish. In such cases where the developer elects to install non standard decorative sign poles, the ownership and maintenance of all such poles, fixtures and associated hardware become the maintenance responsibility of the Homeowners Association and shall be so stated on the subdivision plat. The decorative pole, assemblies, base and anchoring details are to be submitted to and approved by the City of Rockwall prior to installation.

Street Name Blades

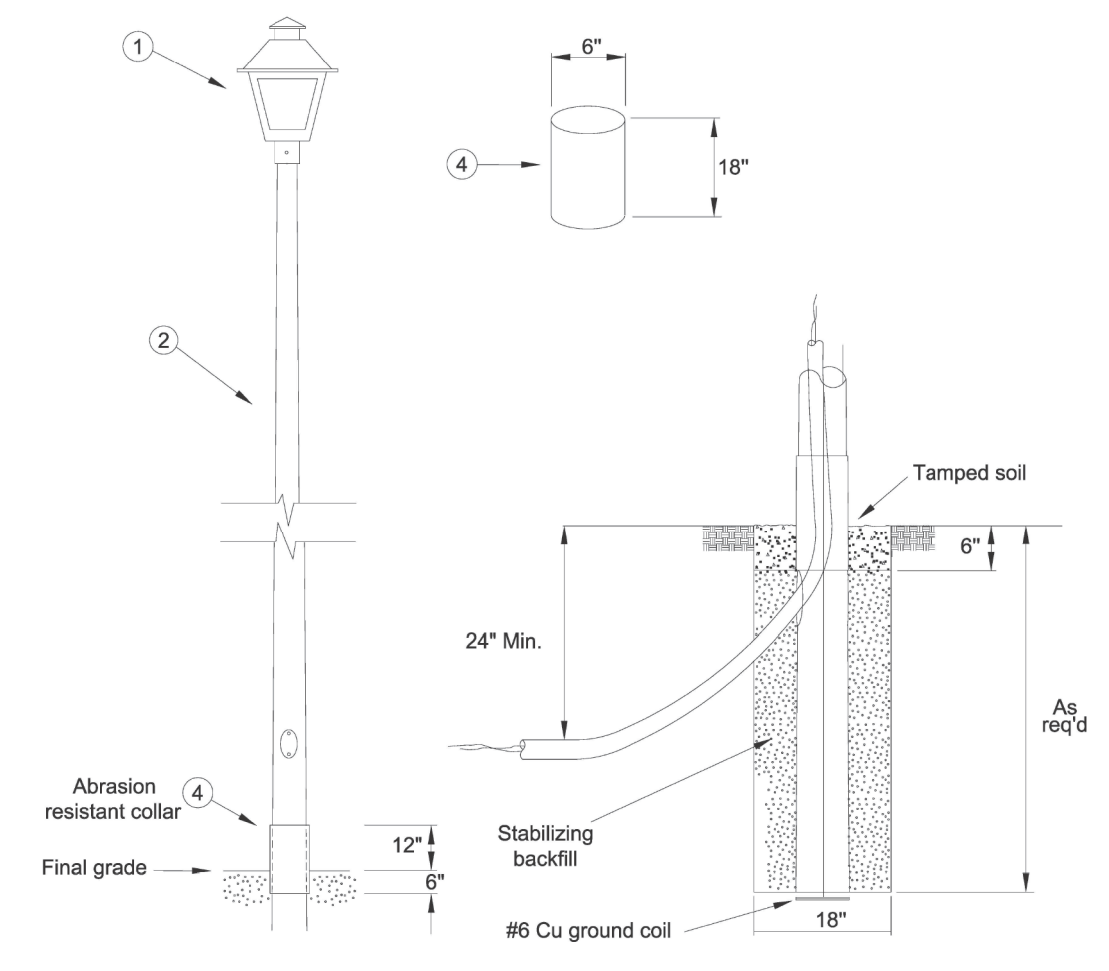


- Street name sign blades shall be double-sided with rounded corners.
- Street Name Blades shall be nine-inch (9") tall flat aluminum. The blades shall be 0.080 inches thick and be a minimum of 36" long.
- The lettering for the street signs shall be 3M Scotchlite Series 3930 high intensity prismatic material sheeting shall be used for street, regulatory, warning signs and shall be high intensity diamond grade type III prismatic. The street sign background shall be green and the legend and logo background shall be white.
- The street sign blade must incorporate the current City of Rockwall logo. The logo shall consist of white 3M Scotchlite Series 3930 high intensity prismatic material (product code 3930).
- Block Numbers are required on all street name blades and shall be located on the top right corner of the street blade.
- The lettering for the street blades shall be composed of a combination of lower-case letters with initial upper-case letters. The Clearview TCAD-1W font shall be used. The lettering shall be composed of initial upper-case letters of at least 6 inches in height and lower case letters of at least 4.5 inches in height. For supplementary lettering to indicate the type of street (such as Street, Avenue or Road) shall be composed of initial upper-case letters at least 3-inches in height and lower-case letters at least 2.25 inches in height. Abbreviations may be used for example St., Ave., or Rd) except the street name itself. The supplementary lettering shall be located at the lower right corner of the street blade, under the block number.
- The street blade sign shall consist of green 3M Scotchlite Series 3930 high intensity prismatic material background - (product code 3937). The lettering shall consist of white 3M Scotchlite Series 3930 high intensity prismatic material (product code - 3930). The background sheeting shall be white 3M 3990 high intensity prismatic material. The background material shall be applied to the full width and height of the sign blank leaving no metal exposed. The background material shall be one continuous piece of material. Patching of background material is not allowed and any sign with patching material of any type will be rejected by the City.

- Alternative Option:
As an alternative, the foreground color may be green transparent Scotchlite ElectroCut 1177 film (E.C. film). Lettering shall be cut out and removed producing a single continuous piece of green transparent film material.
The developer shall be responsible for furnishing and installing all regulatory signage, warning signage and street name signage along with all the necessary sign mounts in accordance with the approved engineering plans. A sample production sign shall be submitted to the Traffic Signs & Pavement Markings Supervisor for review and approval. The sample shall be directed to the City of Rockwall Service Center located at 1600 Airport Road, Rockwall, Texas 75087. The sample sign must be submitted at least 10 days prior to the scheduled installation date.

All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Post Top Luminaire 213 - 125 02-18



Item	Qty	Description	TSN/Ref	CU
1		LED, Luminaire, Post Top, 0-55 W, Type III, 120-277 V	902684	LEDPT55
1		LED, Luminaire, Post Top, 56-100 W, Type III, 120-277 V	902685	LEDPT100
1		High Pressure Sodium Luminaire, Post Top, 100 W, Type III, 120 V	303146	LL100H31
2		Round Pole, 20 ft., Black, Fiberglass, Embedded Base	313835	
3		Stabilizing Backfill Foam, 2 1/2 cubic ft.	339116	SLPF20
4		Abrasion Resistant Collar	321382	
5		Grounding		
6		Fusing		

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The HOA Maintenance - Decorative Sign/Pole Responsibilities and Provisions:

The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware, attachments or other approved non-standard items under this agreement. The City of Rockwall has no maintenance or other responsibility to these items. The City of Rockwall and the Homeowners Association agree the Association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the (ETJ) Extra Territorial Jurisdiction/City limits of the City of Rockwall, Texas. This agreement in no way constitutes a change in that authority and does not constitute any delegation of this authority to the Association.

The City of Rockwall reserves the right to install temporary replacement signs using standard sign post mounting or alternate temporary mounting when decorative sign posts and signs are damaged. Routine maintenance/replacement of damaged signs, posts and any sign mounting backboard/trim/hardware or other fixtures is the sole responsibility of the Homeowners Association and must be repaired within 4 weeks of reporting to the Homeowners Association.

The City of Rockwall will not handle, store or be responsible for any decorative non-standard sign, post or associated fixtures installed under this agreement.

All signs (regulatory and warning) should be in conformance with the "Texas Manual on Uniform Traffic Control Devices" (Texas MUTCD) and the "Standard Highway Sign Designs for Texas."

Sign posts must be of sufficient height to mount the sign in conformance with the current (Texas MUTCD) requirements. Most typical installations require a vertical clearance of 7 feet from the bottom edge of the sign to the ground surface. Overhead signs must conform to all required standards.

Signs/posts must be installed in locations as provided in the approved engineering/construction plans or as otherwise approved by the City of Rockwall. On occasion it may be necessary to relocate signage/poles based engineering judgment, study or when otherwise deemed necessary by the City.

The City of Rockwall reserves the right to approve or disapprove any sign/pole design and/or location. The City of Rockwall must approve the color of signposts and any requested sign mounting/trim.

AS-BUILT OCTOBER 2020
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 BREZY HILL PHASE 11 ROCKWALL, TEXAS</p>			
<p>STREET SIGN DETAILS</p>			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	22
19014	OCTOBER 2019	1"=100'	

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

2PCL8

2PCL8
TWO-PIECE BASE FOR 4" OD ROUND POLE
CAST ALUMINUM ALLOY #356

TOP VIEW

INSIDE VIEW

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: 2PCL8

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

4-INCH OD SIGN POLES

4" OD FLUTED POLE
EXTRUDED ALUMINUM ALLOY #6063-T5

4" OD CHANNEL POLE
EXTRUDED ALUMINUM ALLOY #6063-T5

4" OD SMOOTH POLE
EXTRUDED ALUMINUM ALLOY #6063-T5

4" OD SQUARE POLE
EXTRUDED ALUMINUM ALLOY #6063-T5

SELECT POLE SIZE

<input type="checkbox"/> SP4X8 4" x 8"	<input type="checkbox"/> CP4X8 4" x 8"	<input type="checkbox"/> SP5X8 4" x 8"	<input type="checkbox"/> SP4X8 4" x 8"
<input type="checkbox"/> SP4X10 4" x 10"	<input type="checkbox"/> CP4X10 4" x 10"	<input type="checkbox"/> SP5X10 4" x 10"	<input type="checkbox"/> SP4X10 4" x 10"
<input type="checkbox"/> SP4X12 4" x 12"	<input type="checkbox"/> CP4X12 4" x 12"	<input type="checkbox"/> SP5X12 4" x 12"	<input type="checkbox"/> SP4X12 4" x 12"
<input type="checkbox"/> SP4X14 4" x 14"	<input type="checkbox"/> CP4X14 4" x 14"	<input type="checkbox"/> SP5X14 4" x 14"	<input type="checkbox"/> SP4X14 4" x 14"

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: 4 INCH POLES

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

FINIALS FOR 4" OD POLES

FIN-A4
ACORN FINIAL FOR 4" OD POLE
CAST ALUMINUM ALLOY #356

FIN-B4
BALL FINIAL FOR 4" OD POLE
CAST ALUMINUM ALLOY #356

FIN-CS4
CIRCLE-STAR FINIAL FOR 4" OD POLE
CAST ALUMINUM ALLOY #356

FIN-S4
SQUARE FINIAL FOR 4" OD POLE
CAST ALUMINUM ALLOY #356

NOTES:
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File Name: 4 INCH FINIALS

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

LOGO SIGN TRIMS

TDS0909
TRIM FOR 9" x 5" LOGO SIGN
CAST ALUMINUM ALLOY BACK PLATE #356
EXTRUDED FRAME ALLOY #6063

TDS0606
TRIM FOR 6" x 3" STREET SIGN
CAST ALUMINUM ALLOY BACK PLATE #356
EXTRUDED FRAME ALLOY #6063

BACK VIEW

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: LOGO SIGN TRIM TDS0909_0606

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

STREET SIGN TRIM

TDS0942
TRIM FOR 9" x 4.2" STREET SIGN
CAST ALUMINUM ALLOY BACK PLATE #356
EXTRUDED FRAME ALLOY #6063

BACK VIEW

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: STREET SIGN TRIM TDS0942

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

SIGN TRIMS FOR SQUARE OR DIAMOND SIGN

TS2424N
TRIM FOR 24" x 24" SQUARE OR DIAMOND SIGN
CAST ALUMINUM ALLOY #356

TS3030N
TRIM FOR 30" x 30" SQUARE OR DIAMOND SIGN
CAST ALUMINUM ALLOY #356

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: SIGN TRIM TS2424N_3030N

BRANDON
INDUSTRIES

Sign Pole Installation Instructions

Before placing your order you need to contact your local authorities about all applicable ordinances and codes to make sure that the installation will comply. The clearance height to the bottom of the lowest sign is typically 7 feet. Your location may have additional requirements and specifications with regard to sign dimensions, vinyl types and more.

Before you begin your installation you must contact your local utility companies. Wait the required amount of time for them to survey. Respect the locate marks and dig with care. **Failing to do so may result in property damage, injury or even death.**

Sign Pole Installation

1. Dig your hole according to local codes and soil conditions.
2. Insert the pole with the holes or channels properly aligned with the roadway.
3. Level and brace the pole in place.
4. Create a form for the cement footing to be slightly above grade. This will serve to protect the finish of the pole from soil and lawn equipment. See Example A.
5. Fill the hole with cement according to manufacturer's instructions.
6. Recheck with level and adjust as needed.*
7. Return after the concrete is sufficiently cured to install signs and other components to the pole.

* NOTE: At this time it may be wise to install regulatory signs such as STOP and YIELD as a matter of public safety. Weather conditions may dictate that other components not be installed until after the cement has had time to cure.

Example A

BRANDON
INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

Complete Sign Unit

made from the following parts:

POLE:
SP4X12 - 4" x 12" FLUTED POLE
EXTRUDED ALUMINUM ALLOY #6063-T5
WALL THICKNESS: .125"

P4 - FEDERALLY APPROVED BREAKAWAY KIT FOR 4" OD POST

FINIAL:
FIN-A4 - ACORN FINIAL FOR 4" OD ROUND POLE.
HEIGHT: 6"
WIDTH: 4.75"
CAST ALUMINUM ALLOY #356

TRIMS:
TDS0936 - TRIM FOR 9" x 36" STREET SIGN.
CAST ALUMINUM BACK PLATE ALLOY #356
EXTRUDED FRAME ALLOY #6063

TDS0909 - TRIM FOR 9" x 9" LOGO SIGN.
CAST ALUMINUM BACK PLATE ALLOY #356
EXTRUDED FRAME ALLOY #6063

TDS0942 - TRIM FOR 9" x 4.2" STOP SIGN.
CAST ALUMINUM ALLOY #356

SIGNS:
0909DS - DOUBLE-SIDED 9" x 4.2" REFLECTIVE STREET SIGN w/6" LETTERS.
SPECIFY VINYL TYPE & COLOR

0909DS - DOUBLE-SIDED 9" x 9" LOGO SIGN

R1-130 - REFLECTIVE 30" STOP SIGN
SPECIFY VINYL TYPE

BASE:
2PCL8 - TWO-PIECE BASE FOR 4" OD POST
HEIGHT: 19"
WIDTH: 13"
CAST ALUMINUM ALLOY #356

NOTES:
DRAWING FOR INFORMATION ONLY. NOT INTENDED FOR CONSTRUCTION PURPOSES.

File Name: 4 PM SIGN KIT-1330030-0909DS

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

**DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE 11
ROCKWALL, TEXAS**

DECORATIVE SIGN POLE DETAILS

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	23
19014	OCTOBER 2019	1"=10'	

AS-BUILT OCTOBER 2020
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)