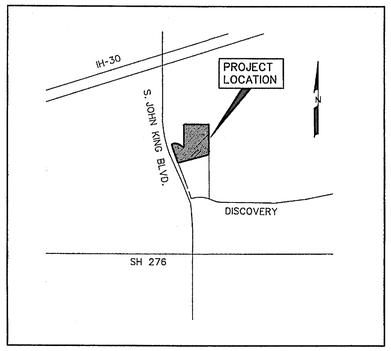
DEVELOPMENT PLANS
FOR
ROCKWALL DOWNES
PHASE 1
CITY OF ROCKWALL, TEXAS



VICINITY MAP
NOT TO SCALE

INDEX

PREPARED FOR

ROCKWALL DOWNES DEVELOPMENT, LLC.

8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735, DALLAS, TEXAS 75231

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E — TBPE FIRM #5951 — ALLEN, TEXAS 75013

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
9/26/14

The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on September 26, 2014

NOTE:

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

NO.	REVISIONS	BY	DATE

SEPTEMBER 2014

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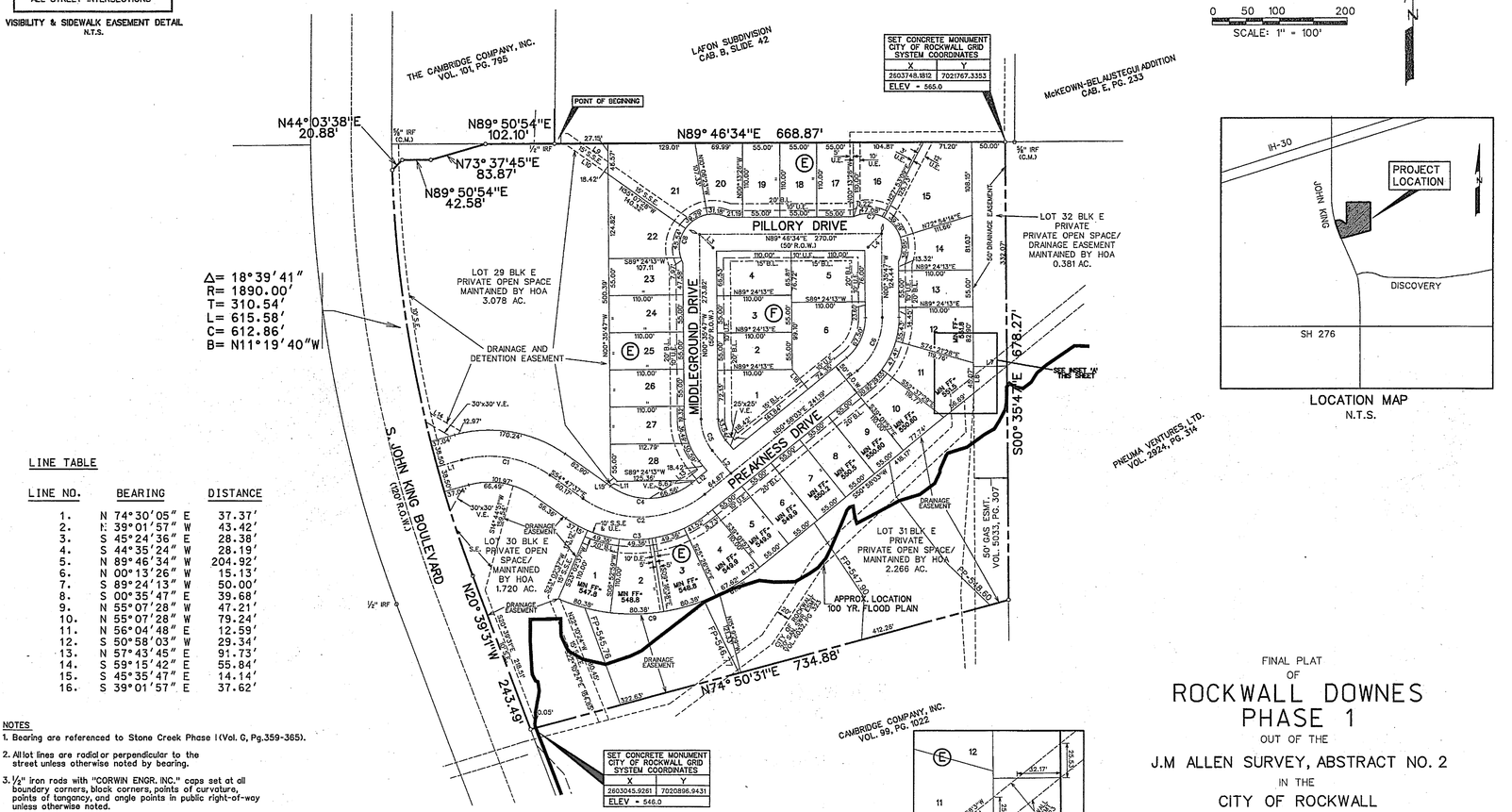

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 74°30'05" E	37.37'
2.	N 39°01'57" W	43.42'
3.	S 45°24'36" E	28.38'
4.	S 44°35'24" W	28.19'
5.	N 89°46'34" W	204.92'
6.	N 00°13'26" W	15.13'
7.	S 89°24'13" W	50.00'
8.	S 00°35'47" E	39.68'
9.	N 55°07'28" W	47.21'
10.	N 55°07'28" W	79.24'
11.	N 56°04'48" E	12.59'
12.	S 50°58'03" W	29.34'
13.	N 57°43'45" E	91.73'
14.	S 59°15'42" E	55.84'
15.	S 45°35'47" E	14.14'
16.	S 39°01'57" E	37.62'

NOTES

1. Bearing are referenced to Stone Creek Phase I (Vol. C, Pg.359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
S.S.E.- Sanitary Sewer Easement
F.F. - Finish Floor
V.A.M.E. - Visibility, Maintenance & Sidewalk Easement
BFE - Base Flood Elevation
S.E. - Sidewalk Easement
FP - 100 Year Flood Plain Elevation
P.O.E. - Positive Overflow Easement
V.E. - Visibility Easement
() - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	50°42'18"	153.50'	136.10'	72.73'	131.69'	S80°11'40"E
2.	74°14'20"	150.00'	194.36'	113.52'	181.04'	N88°05'13"E
3.	74°14'20"	175.00'	226.75'	132.44'	211.22'	N88°05'13"E
4.	74°14'19"	100.00'	129.57'	75.68'	120.70'	N88°05'12"E
5.	38°26'10"	75.00'	50.31'	26.14'	49.37'	N19°48'52"W
6.	51°33'50"	100.00'	90.00'	48.30'	86.99'	N25°11'08"E
7.	141°18'40"	50.00'	123.32'	------'	94.35'	N45°24'36"W
8.	142°03'23"	50.00'	123.97'	------'	94.57'	N44°35'24"E
9.	62°04'34"	285.00'	308.78'	171.50'	293.90'	N82°00'20"E

TOTAL LOTS 34

TOTAL ACRES 15.135

FINAL PLAT
OF
ROCKWALL DOWNES PHASE 1
OUT OF THE
J.M ALLEN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ROCKWALL DOWNES DEVELOPMENT, LLC.
8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231
214-691-2556

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2014 SCALE 1" = 100'

CASE#P2014-XXX SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL DOWNES PHASE 1, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL DOWNES PHASE 1, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. 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.

4. 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 entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage 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 made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, 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 written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions 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 exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall Downes

_____ _____
Rockwall Downes Development, LLC. Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, 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
Before me, the undersigned authority, on this day personally appeared _____ 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: _____

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 a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

WHEREAS, CAMBRIDGE COMPANY, INC., is the owner a tract of land situated in the J.M. Allen Survey, Abstract No. 2 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in deed to Cambridge Company Inc., in Volume 99, Page 1022 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Lafon Subdivision, an addition to the City of Rockwall, as described in Cab. B, Pg. 42, in the Plat Records of Rockwall County, Texas, and being in the north line of said Cambridge Company, Inc. tract;

THENCE, North 89° 46'34" East, along south line of said Lafon Subdivision and the north line of said Cambridge Company, Inc. tract, for a distance of 668.87 feet, to a ½ inch iron rod set at the northeast corner of said Cambridge Company, Inc. tract;

THENCE, South 00° 35' 47" East, departing said south line and along the east line of said Cambridge Company, Inc. tract, for a distance 678.27 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, South 74° 50'31" West, departing south east line, for a distance of 734.88 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the east line of John King Boulevard;

THENCE, North 20° 39'31" West, along the east line of said John King Boulevard, for a distance of 243.49 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of curvature of a curve to the right, having a radius of 1890.00 feet, a central angle of 18° 39'41" , and a tangent of 310.54 feet;

THENCE, continuing along said east line and with said curve to right for an arc distance of 615.58 feet (Chord Bearing North 11° 19'40" West - 612.86 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 44° 03'38" East, departing said east line, for a distance of 20.88 feet to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 89° 50'54" East, for a distance of 42.58 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 73° 37'45" East, for a distance of 83.87 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 89° 50'54" East, for a distance of 102.10 feet, to the POINT OF BEGINNING and containing 15.135 acres of land.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2014.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2014.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

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 are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2014.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, 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 the_____day of _____, 2014.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
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JANUARY 2014 SCALE 1" = 100'
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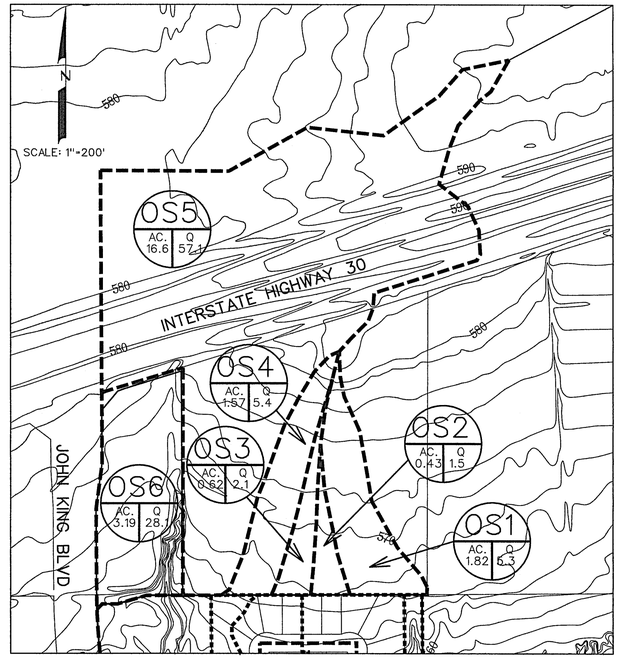


OFFSITE DRAINAGE AREA MAP
SCALE: 1"=200'

RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains to
1	34647	0.80	0.50	0.40	10	9.80	3.9	Inlet 1
2	83504	1.92	0.50	0.96	10	9.80	9.4	Inlet 2
3	33643	0.77	0.50	0.39	10	9.80	3.8	Inlet 3
4	46019	1.06	0.50	0.53	10	9.80	5.2	Inlet 4
5A	32313	0.74	0.50	0.37	10	9.80	3.6	Inlet 5
5B	7370	0.17	0.35	0.06	20	8.30	0.5	Inlet 5
6	35523	0.82	0.50	0.41	10	9.80	4.0	Inlet 6
7	40835	0.94	0.50	0.47	10	9.80	4.6	Creek
8	129087	2.96	0.35	1.04	10	9.80	10.2	Detention Pond
9	28463	0.65	0.50	0.33	10	9.80	3.2	Detention Pond
10	190253	4.37	0.35	1.53	20	8.30	12.7	Creek
OS1	79223	1.82	0.35	0.64	20	8.30	5.3	Creek
OS2	18637	0.43	0.35	0.15	10	9.80	1.5	Detention Pond
OS3	26872	0.62	0.35	0.22	10	9.80	2.1	Detention Pond
OS4	68344	1.57	0.35	0.55	10	9.80	5.4	Detention Pond
OS5	724690	16.64	0.35	5.82	10	9.80	57.1	Detention Pond
OS6	138840	3.19	0.90	2.87	10	9.80	28.1	Detention Pond

BENCHMARK •1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20'± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK •2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

LEGEND

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

INLET CALCULATIONS

Inlet No.	Inlet Location	Design Storm Freq. (years)	Area Runoff: Q=CIA Tc (min)	Intensity "I" (in/hr)	Runoff Coeff. "C"	Area "A" (acres)	Q (cfs)	Carry-Over from Upstream (cfs)	Total Gutter Flow (cfs)	Gutter Capacity (cfs)	Gutter Slope (ft/100 ft)	Selected Inlet Crown Type	Length LI (ft)	Type	Inlet Capacity (cfs)	Carry-Over to Downstream Inlet (cfs)
1	6+04.75 Preakness	100	10	9.8	0.5	0.80	3.9	0.0	3.9	20.5	1.84%	6" pbl	10	STD.	6.5	0.0
2	6+04.75 Preakness	100	10	9.8	0.5	1.92	9.4	0.0	9.4	20.5	1.84%	6" pbl	10	STD.	6.5	2.9
3	0+72.53 Middleground	100	10	9.8	0.5	0.77	3.8	0.0	3.8	26.2	3.00%	6" pbl	10	STD.	5.7	0.0
4	0+72.53 Middleground	100	10	9.8	0.5	1.06	5.2	0.0	5.2	26.2	3.00%	6" pbl	10	STD.	5.6	0.0
5	4+00.00 Preakness	100	10	9.8	0.47	0.91	4.2	0.0	4.2	10.7	Low Pt	6" pbl	10	STD.	21.0	0.0
6	4+00.00 Preakness	100	10	9.8	0.5	0.82	4.0	2.9	6.9	10.7	Low Pt	6" pbl	10	STD.	21.0	0.0

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/9/14

The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on October 9, 2014

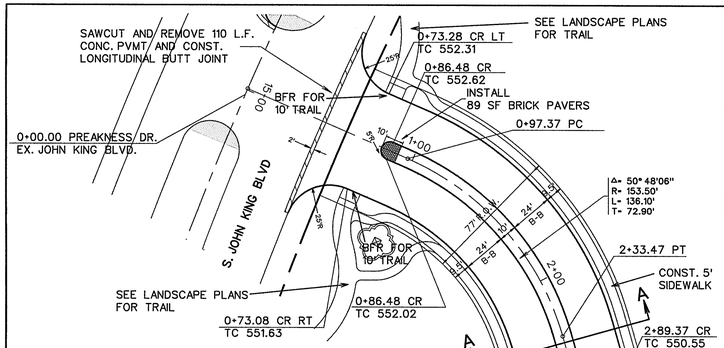
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

DRAINAGE AREA MAP

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE JANUARY 2015	SCALE: 1"=50'	3 OF 17

...\dgn\14046_map.dgn



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PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

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BENCHMARK •2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

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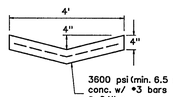
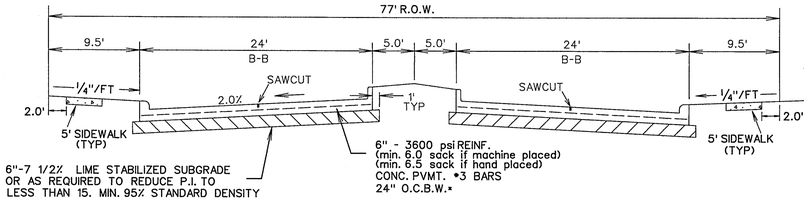
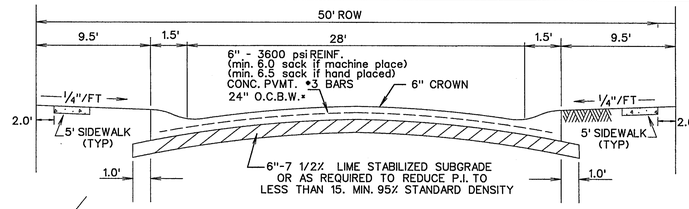


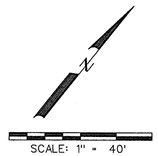
POSITIVE OVERFLOW DETAIL
NTS

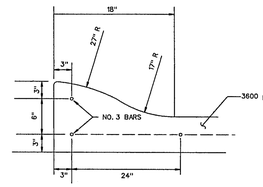


SECTION 'A-A'
TYPICAL PAVEMENT SECTION
N.T.S.

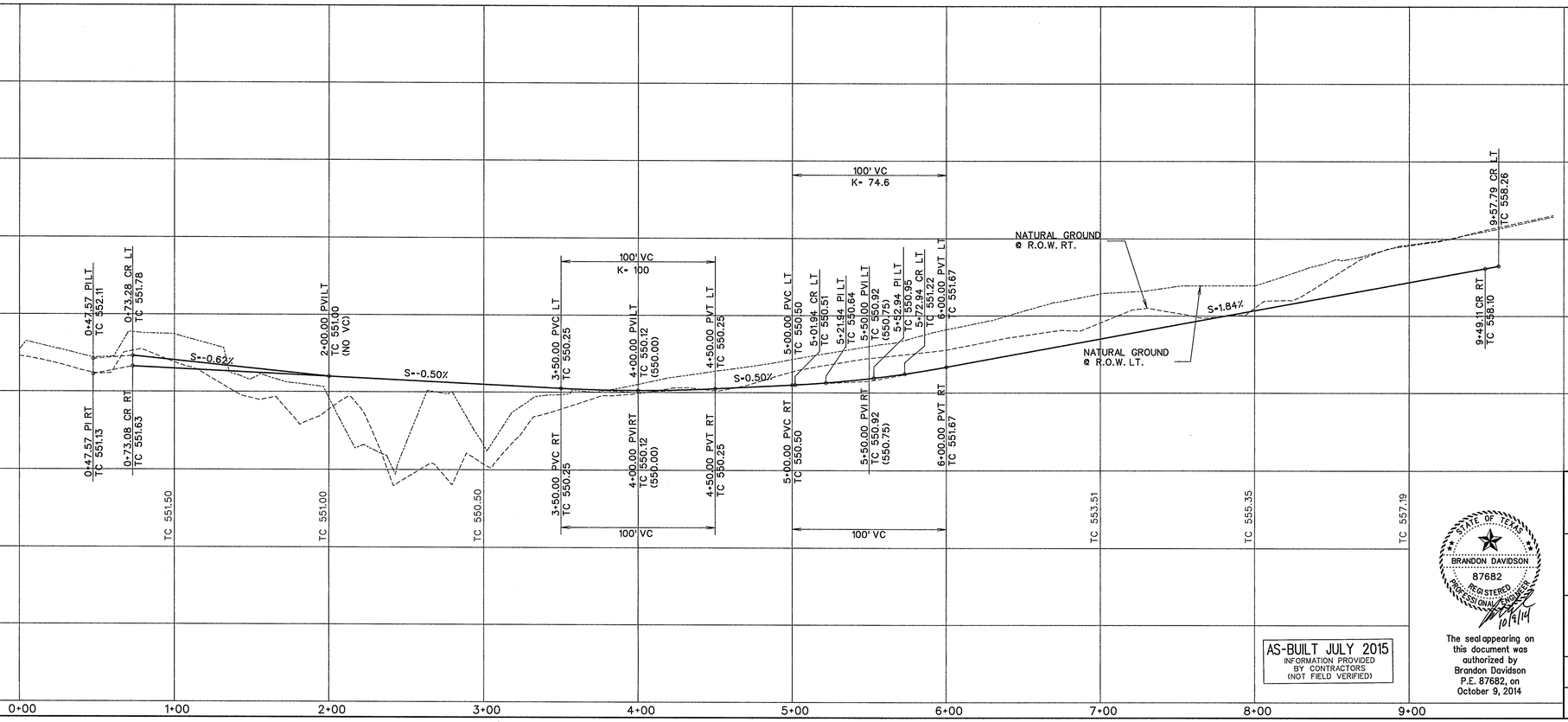


TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
•MIN. 6 ½ SACK MIX IF HAND PLACED





MONOLITHIC CURB
N.T.S.



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10/9/14

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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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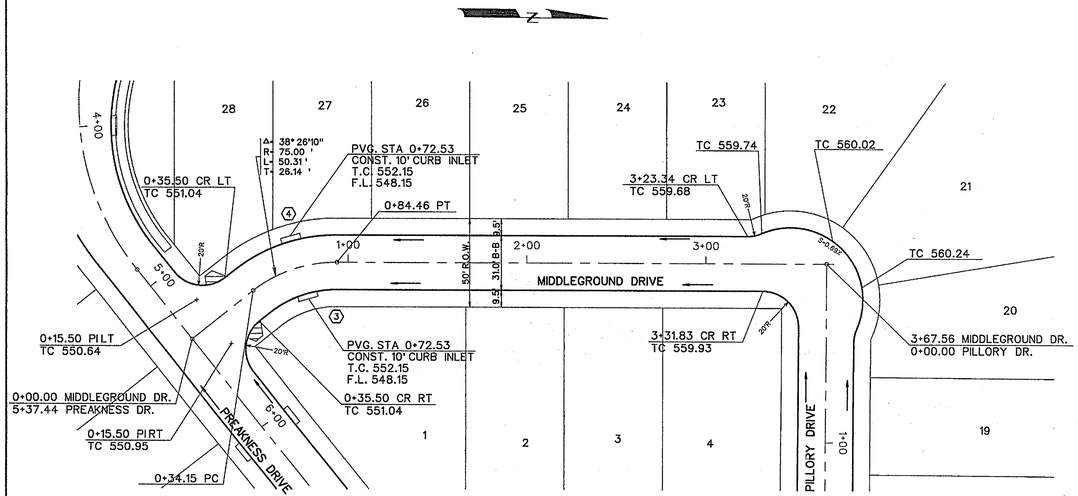
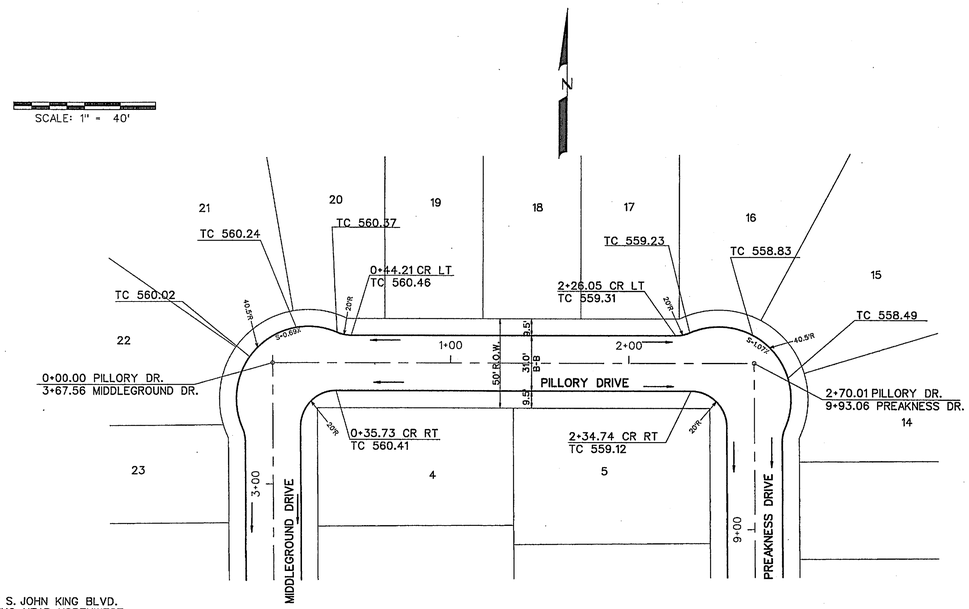
DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

PREAKNESS DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	4 OF 17





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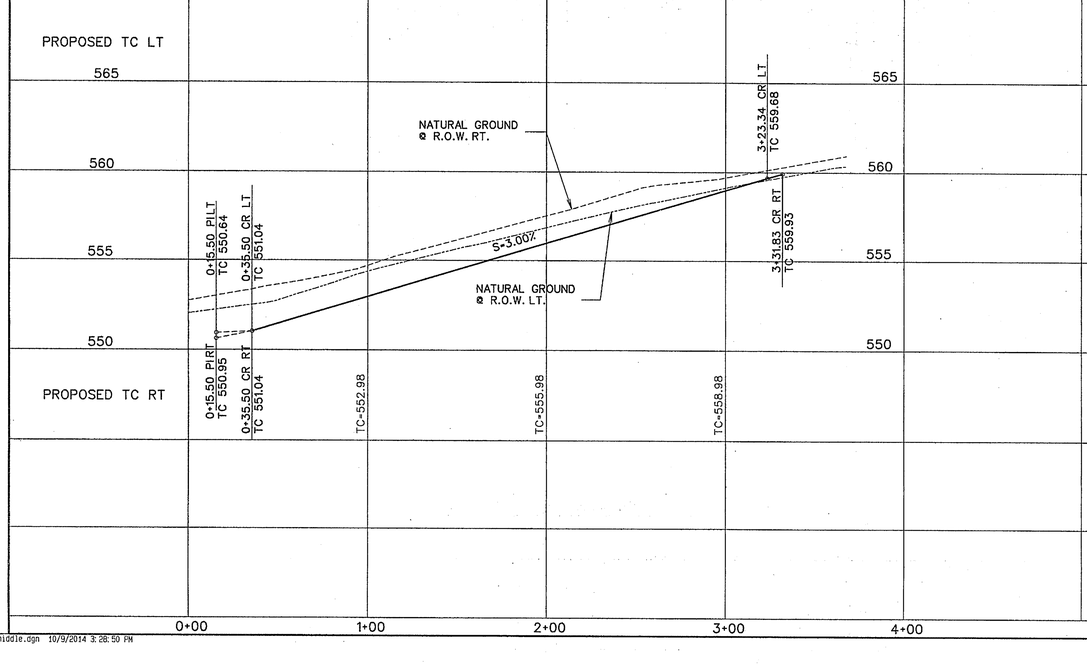

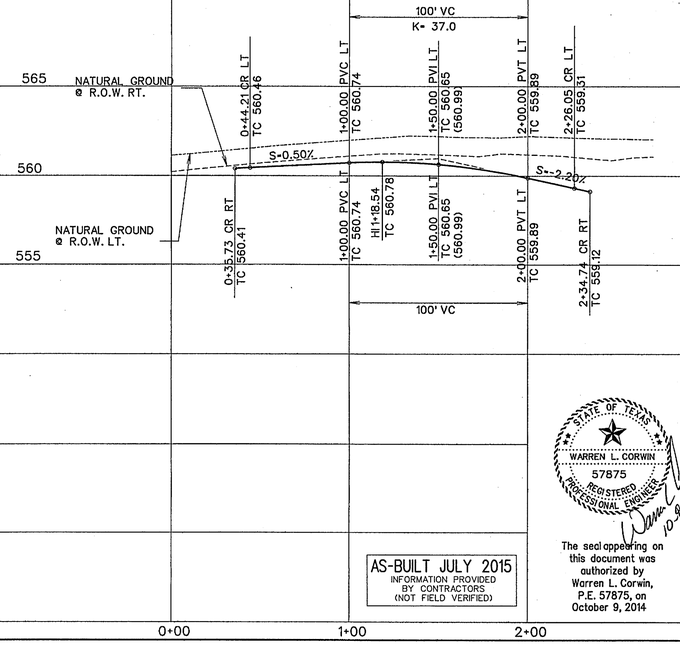

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57875
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10-9-14

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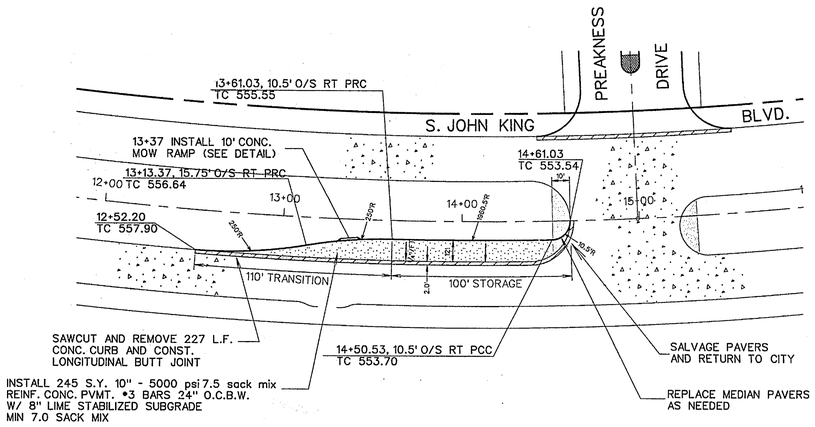
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

MIDDLEGROUND DRIVE
PILLORY DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	5 OF 17



BENCHMARK #1

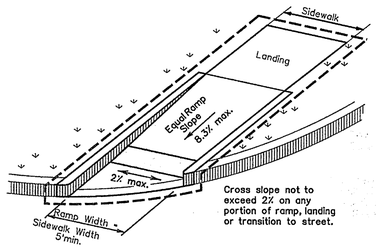
PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD.
20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST
CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK #2

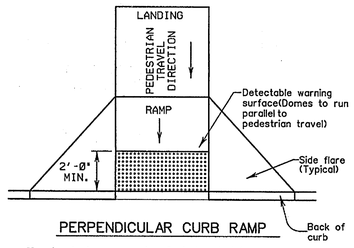
"X" FOUND ON NORTH END OF TOP OF HEADWALL ON
WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310



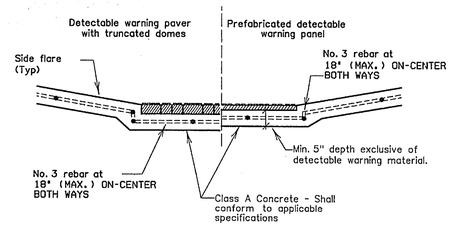
(Sidewalk set back from curb)

BFR DETAIL

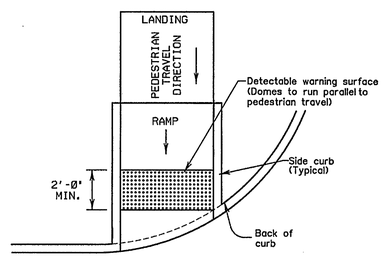


PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

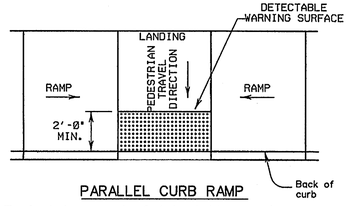


SECTION: CURB RAMP AT DETECTABLE WARNING



DIRECTIONAL CURB RAMP

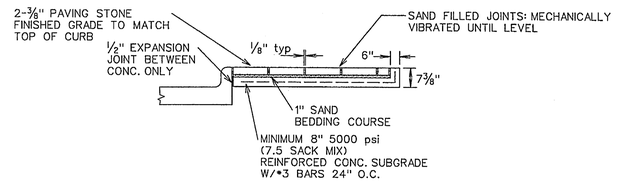
Typical placement of detectable warning surface on sloping ramp run.



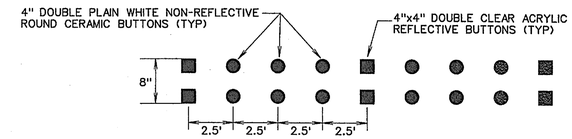
PARALLEL CURB RAMP

Typical placement of detectable warning surface on landing at street edge.

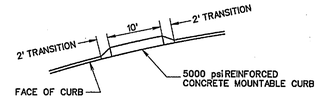
DETECTABLE WARNINGS



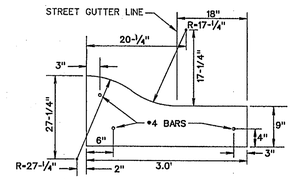
MEDIAN PAVING STONE DETAIL
N.T.S.



BUTTON TURN BAY LINE MARKING DETAIL
N.T.S



MOW RAMP



MOUNTABLE CURB SECTION

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

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
9-3-2014

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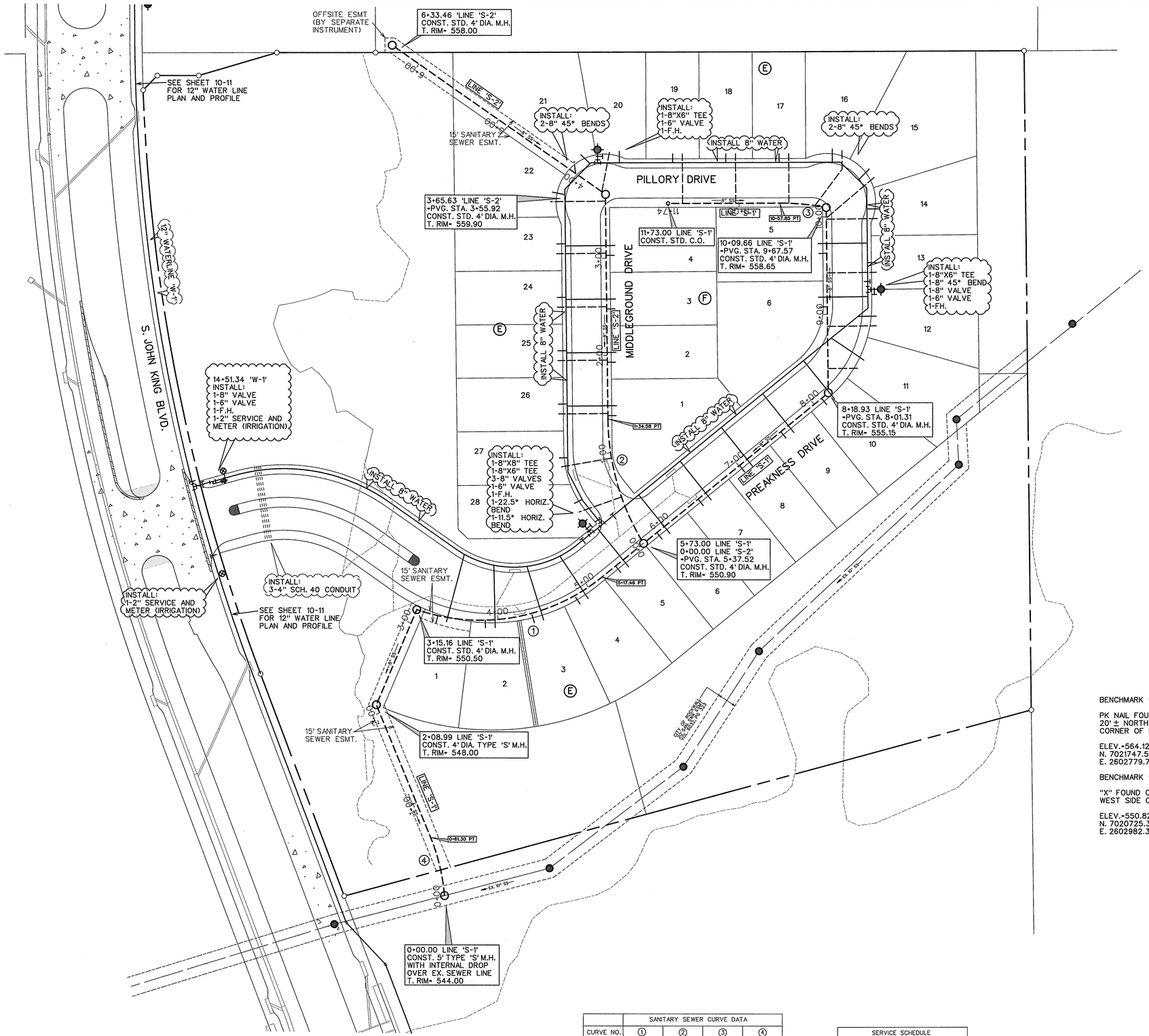
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

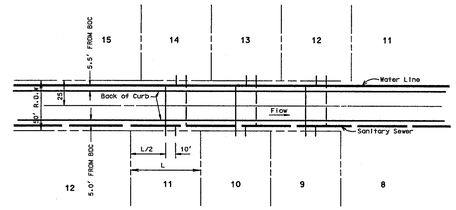
DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

LEFT TURN LANE
S. JOHN KING BLVD.

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	6 OF 17

...\dgn\14046_turn.dgn 9/3/2014 2:25:09 PM





TYPICAL WATER & SEWER SERVICE LAYOUT
N.T.S.

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. 10" SANITARY SEWER TO BE SDR 26.

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

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

ALL MANHOLES TO BE RAVEN EPOXY LINED (OR APPROVED EQUAL) AND SEALED IF LOCATED IN STREET PAVEMENT.

ALL HOMES TO BE SPRINKLERED

BENCHMARK *1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.-564.12
N. 7021747.513
E. 2602779.713

BENCHMARK *2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.-550.82
N. 7020725.306
E. 2602982.310

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 DATA			
CURVE NO.	①	②	③	④
Δ	57° 57'19"	30° 50'41"	11° 02'43"	17° 33'45"
R	200.00'	250.00'	250.00'	200.00'
T	110.76'	68.97'	24.17'	30.89'
L	202.30'	134.58'	48.19'	61.30'

SERVICE SCHEDULE		
TYPE	SIZE	NO.
SANITARY	4"	34
WATER	1"	34

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/9/14

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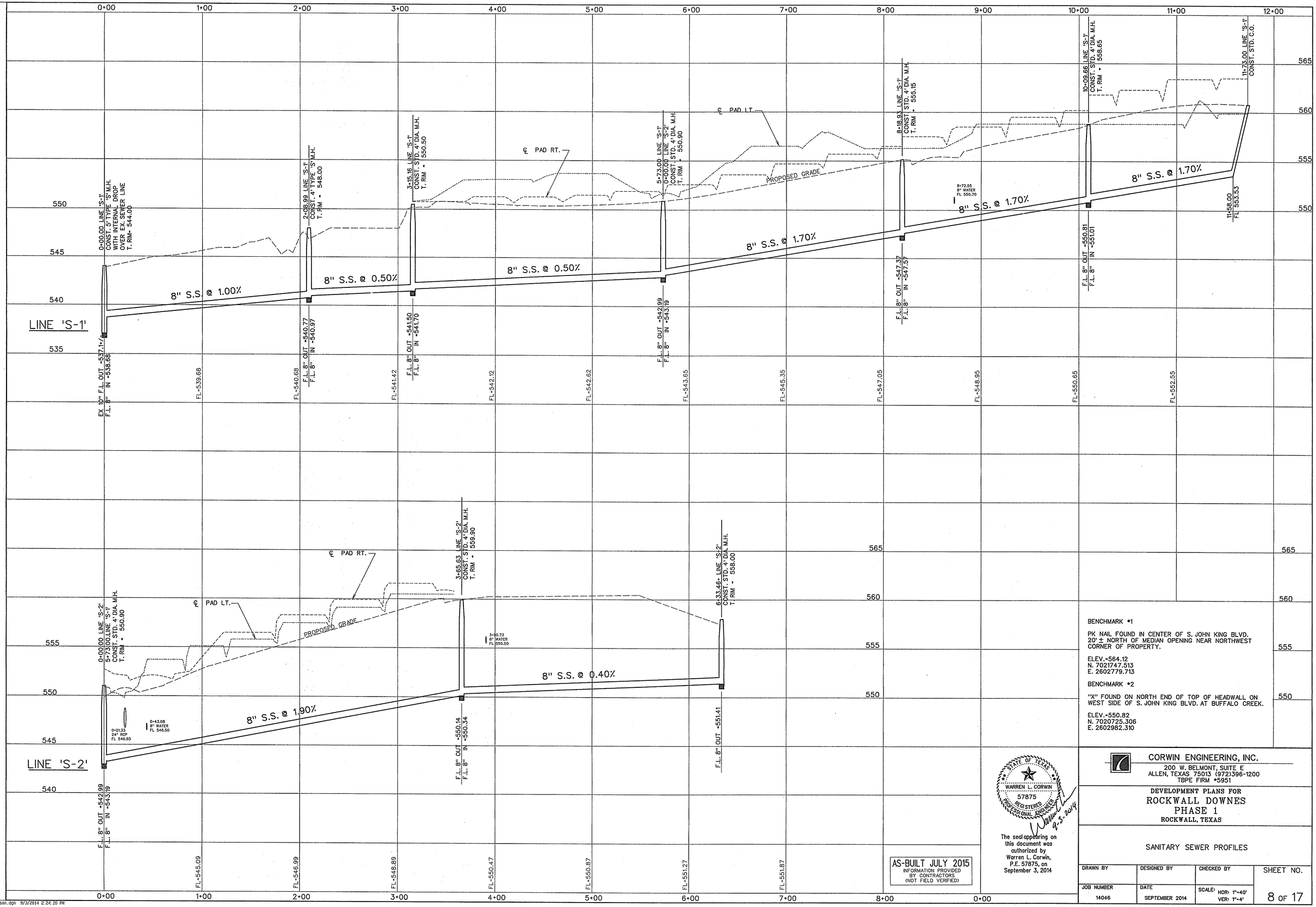
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM *5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES PHASE 1
ROCKWALL, TEXAS

WATER & SANITARY SEWER PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE JANUARY 2015	SCALE: HOR: 1"=50'	7 OF 17



BENCHMARK •1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.-564.12
N. 7021747.513
E. 2602779.713

BENCHMARK •2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.-550.82
N. 7020725.306
E. 2602982.310

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
9-3-2014

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AS-BUILT JULY 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
ROCKWALL DOWNES PHASE 1
ROCKWALL, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	8 OF 17

BENCHMARK #1

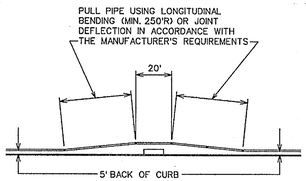
PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

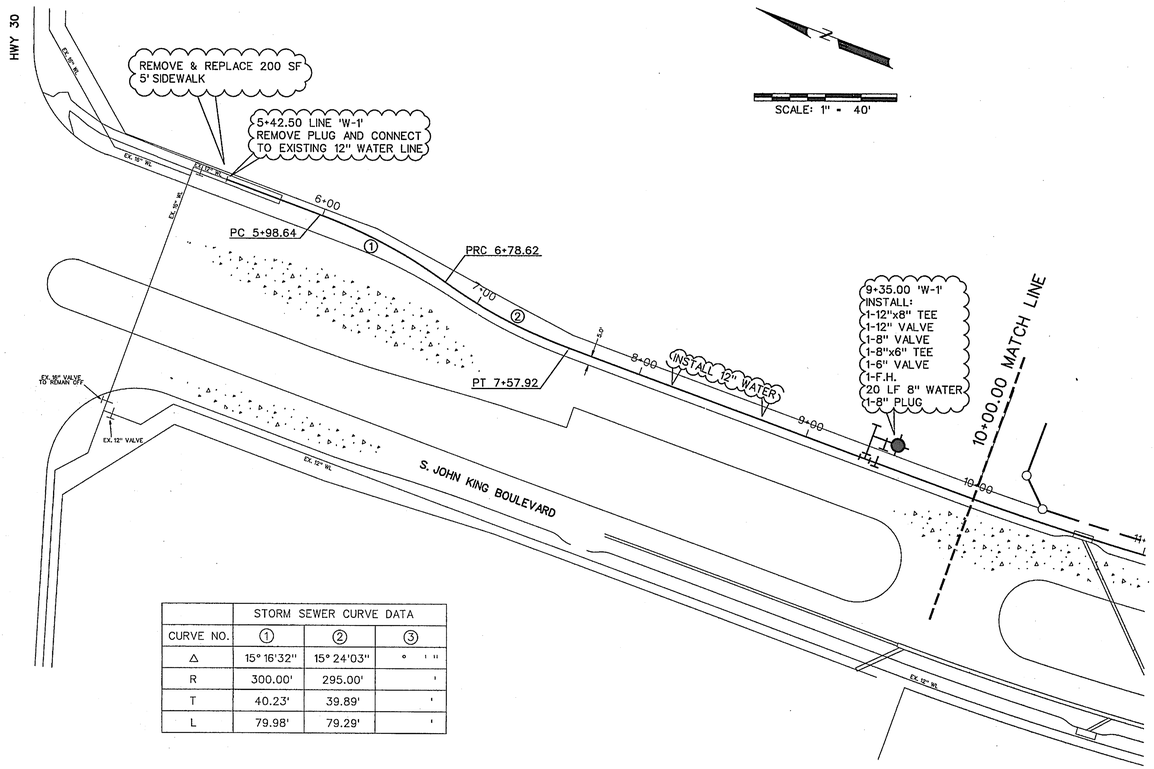
BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310



WATER LINE AT INLET DETAIL
N.T.S.

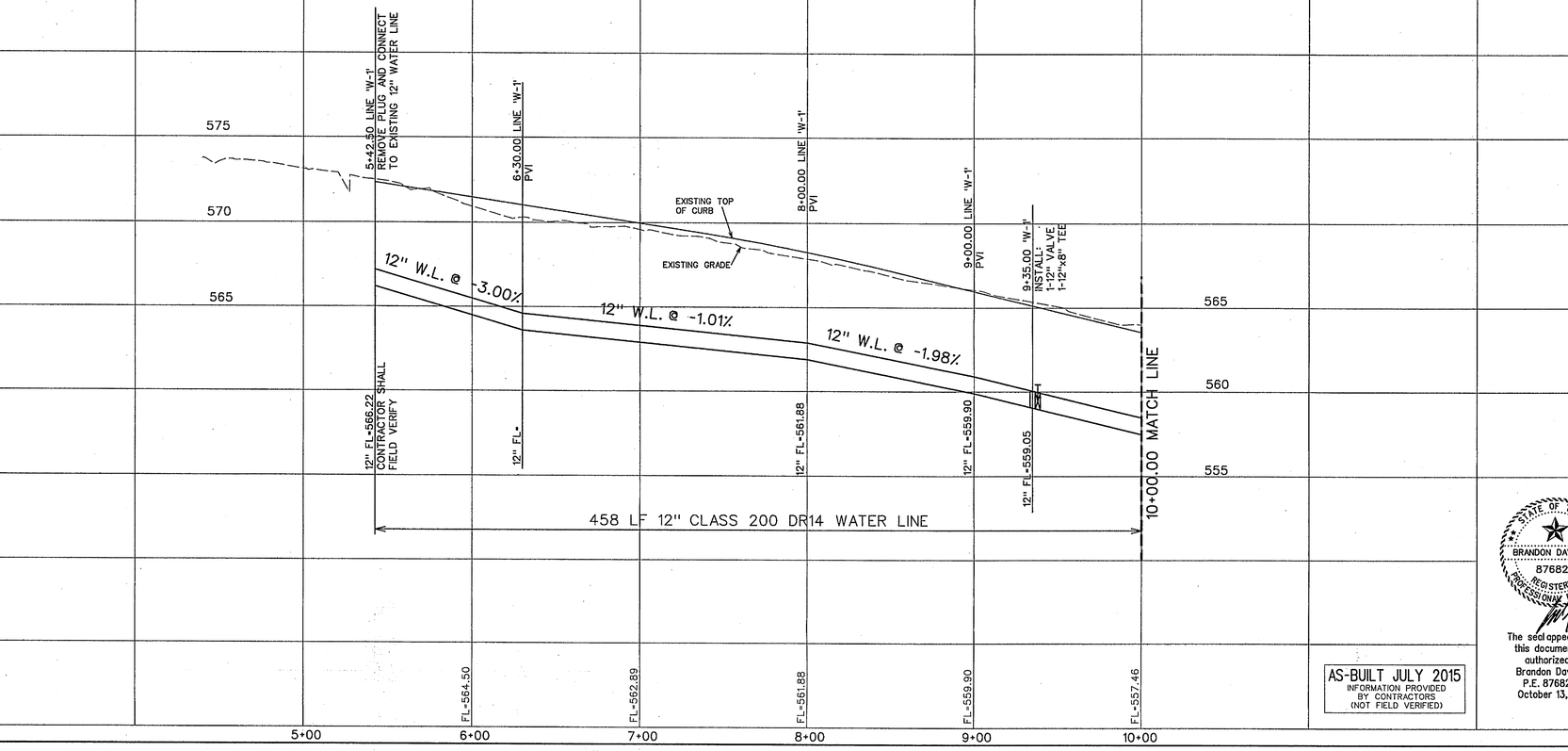


	STORM SEWER CURVE DATA		
CURVE NO.	①	②	③
Δ	15° 16'32"	15° 24'03"	° ' "
R	300.00'	295.00'	'
T	40.23'	39.89'	'
L	79.98'	79.29'	'

NOTE:

CONTRACTOR SHALL PULL PIPE AROUND EXISTING INLETS. 2' SEPARATION BETWEEN EDGE OF PIPE AND EXISTING INLET.

NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY LOCATION AND ELEVATION ARE BASED ON AS-BUILT DRAWINGS AND MAY DIFFER IN ACTUAL LOCATION AND ELEVATION.



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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/13/14

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

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

12" WATERLINE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	9 OF 17

BENCHMARK #1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

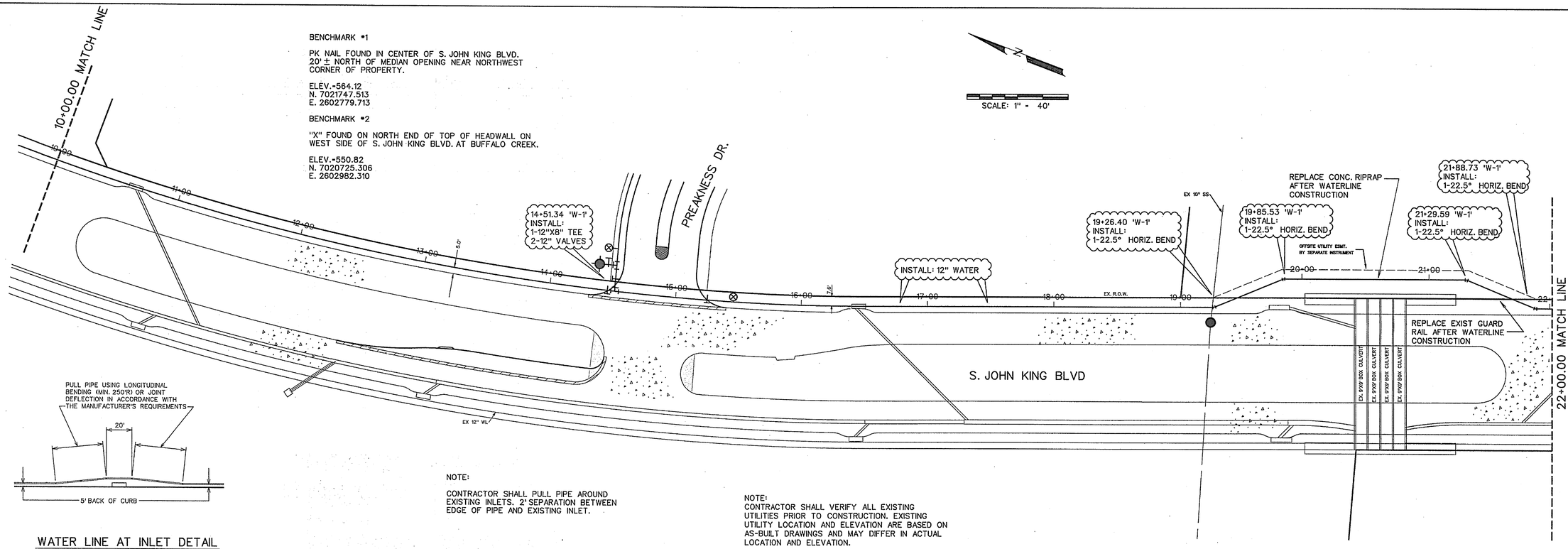
ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

SCALE: 1" = 40'

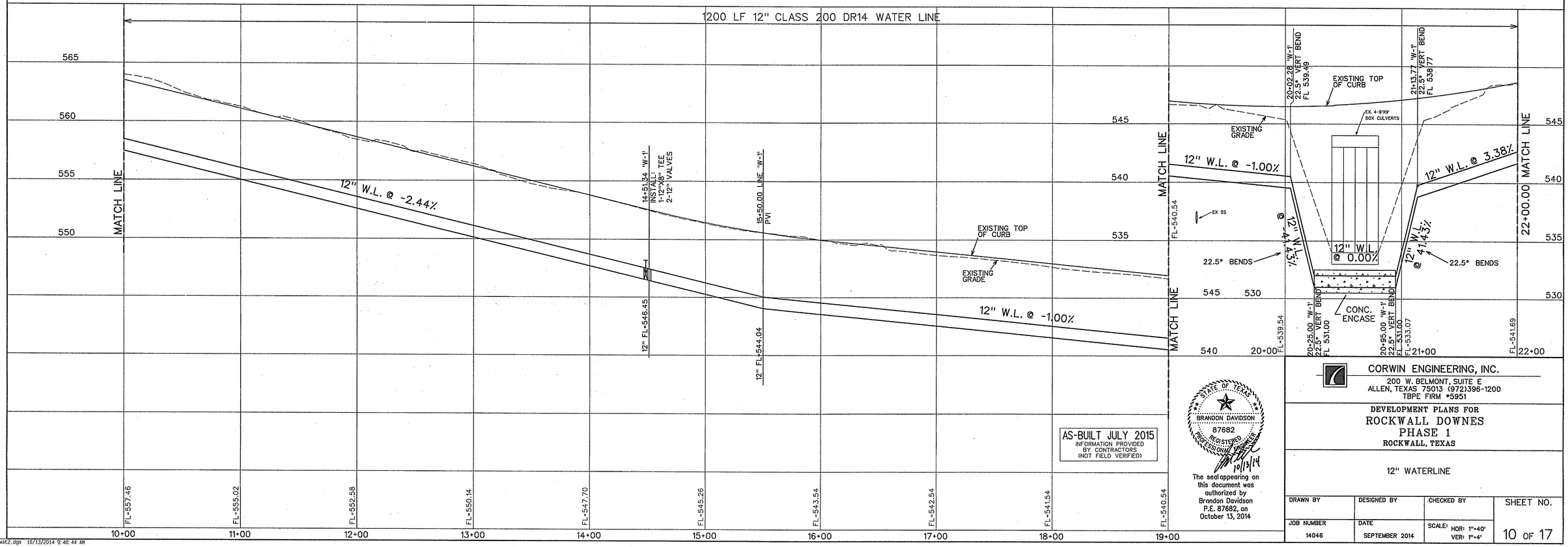


WATER LINE AT INLET DETAIL
N.T.S.

NOTE:

CONTRACTOR SHALL PULL PIPE AROUND EXISTING INLETS. 2' SEPARATION BETWEEN EDGE OF PIPE AND EXISTING INLET.

NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY LOCATION AND ELEVATION ARE BASED ON AS-BUILT DRAWINGS AND MAY DIFFER IN ACTUAL LOCATION AND ELEVATION.



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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/13/14

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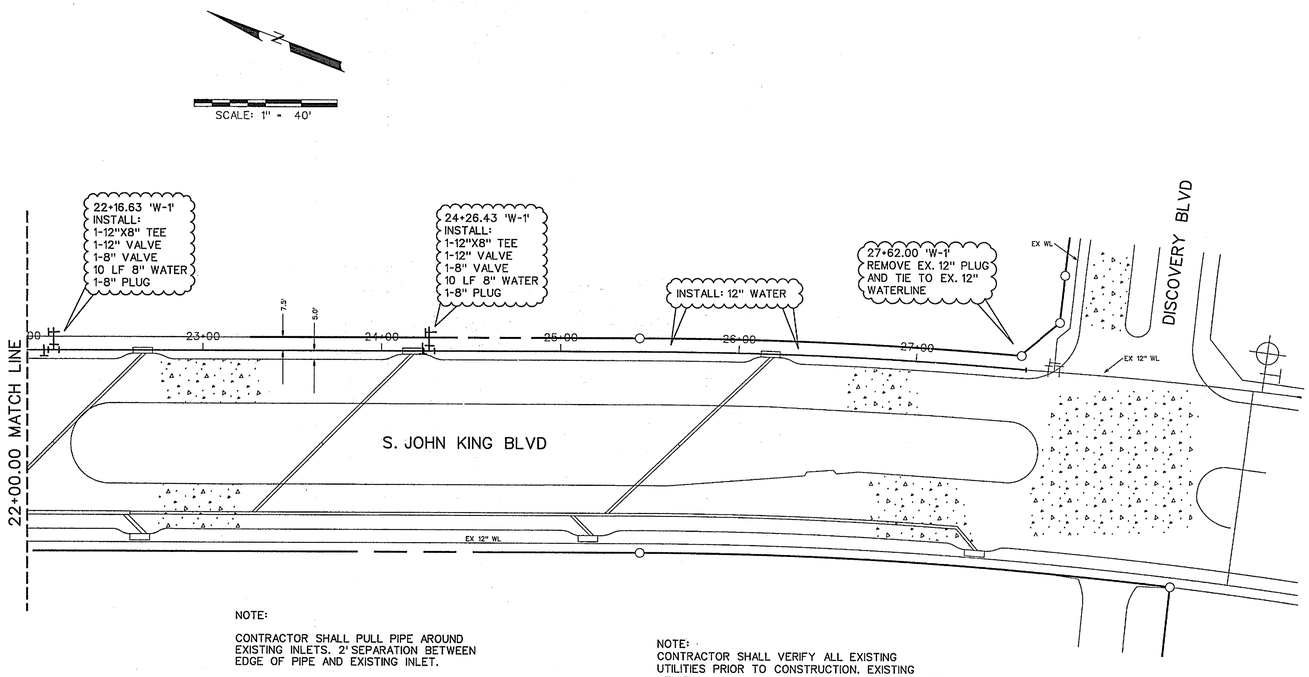
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

12" WATERLINE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	10 OF 17

...\dgn\14046_wat2.dgn 10/13/2014 9:40:44 AM



NOTE:

CONTRACTOR SHALL PULL PIPE AROUND EXISTING INLETS. 2' SEPARATION BETWEEN EDGE OF PIPE AND EXISTING INLET.

NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY LOCATION AND ELEVATION ARE BASED ON AS-BUILT DRAWINGS AND MAY DIFFER IN ACTUAL LOCATION AND ELEVATION.

BENCHMARK •1

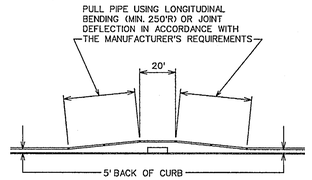
PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20'± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

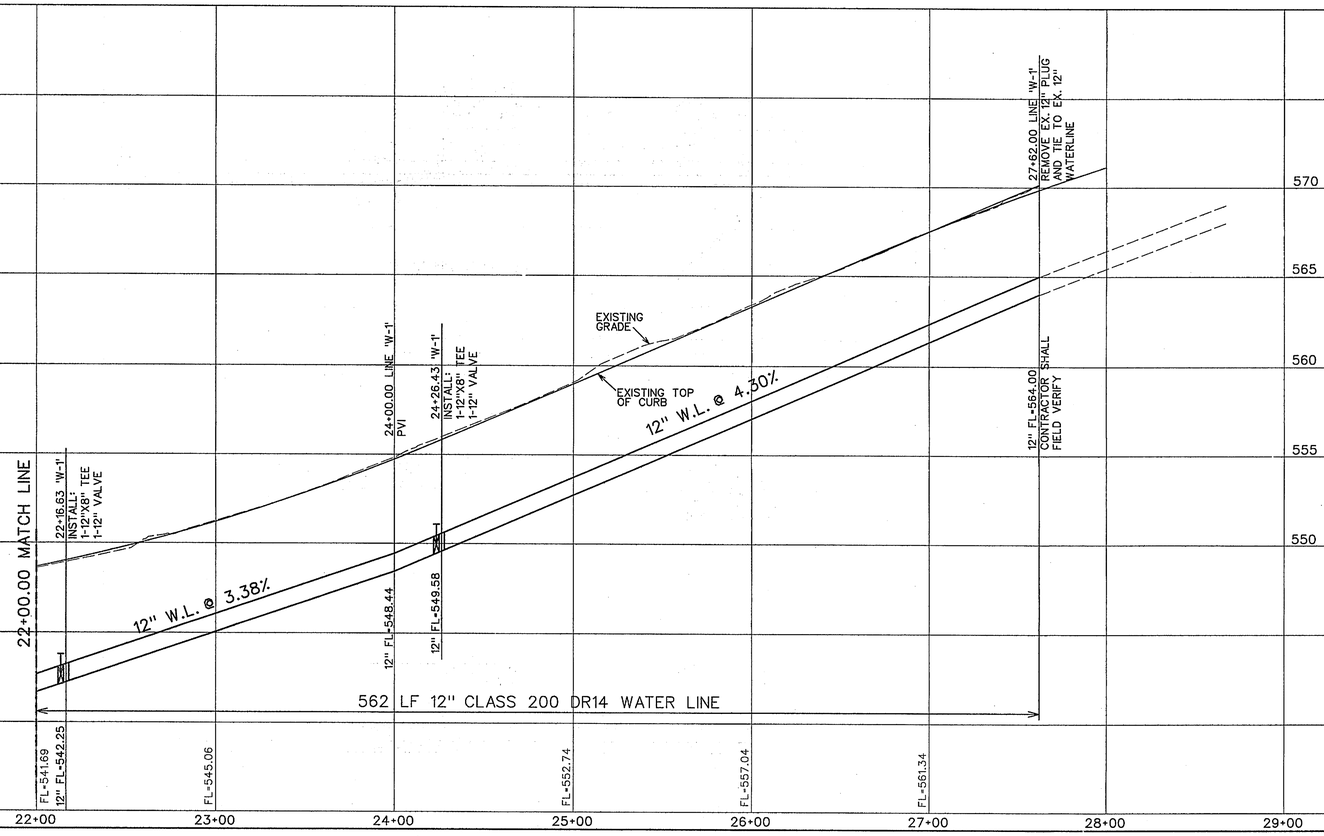
BENCHMARK •2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310



WATER LINE AT INLET DETAIL
N.T.S.



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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER

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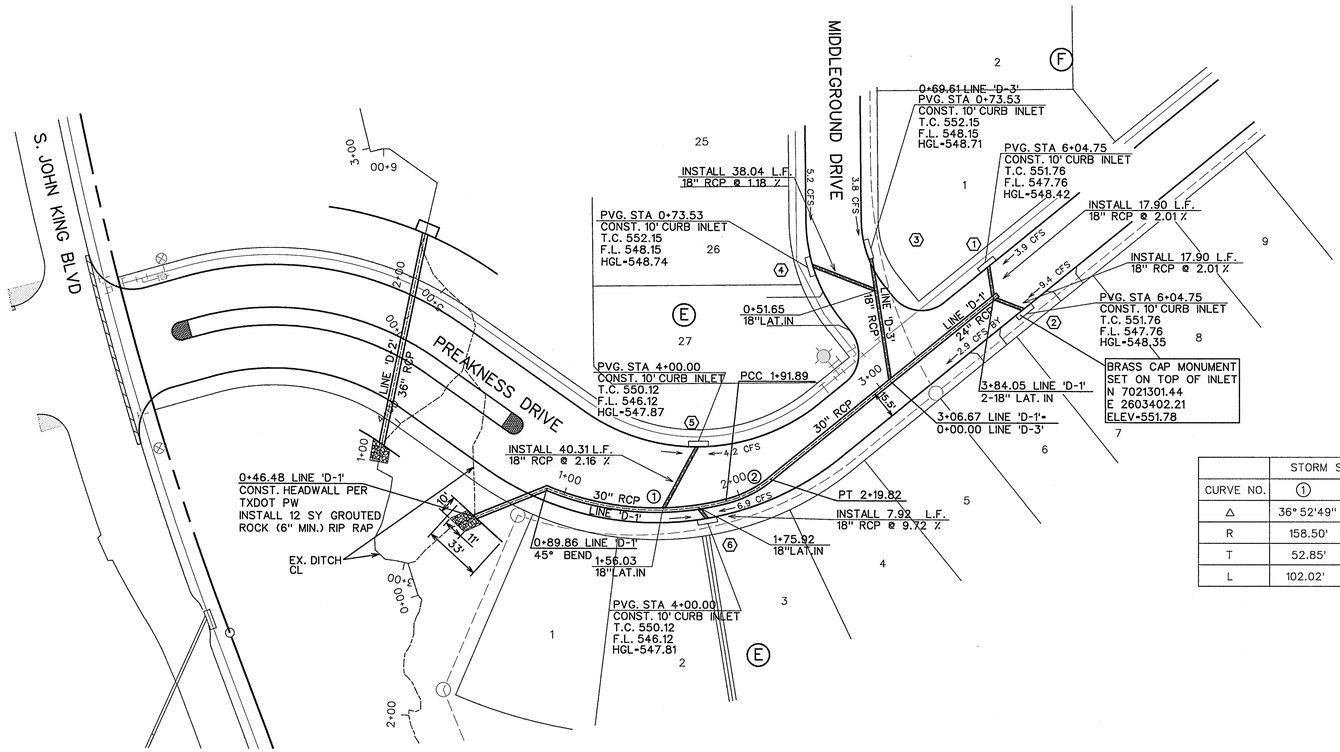
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

12" WATERLINE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	11 OF 17

...\dgn\14046_wat3.dgn 9/23/2014 8:26:22 AM



	STORM SEWER CURVE DATA		
CURVE NO.	①	②	③
Δ	36° 52'49"	24° 37'12"	° ' "
R	158.50'	65.00'	'
T	52.85'	14.18'	'
L	102.02'	27.93'	'

BENCHMARK •1

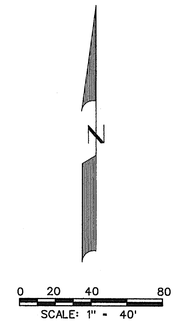
PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.-564.12
N. 7021747.513
E. 2602779.713

BENCHMARK •2

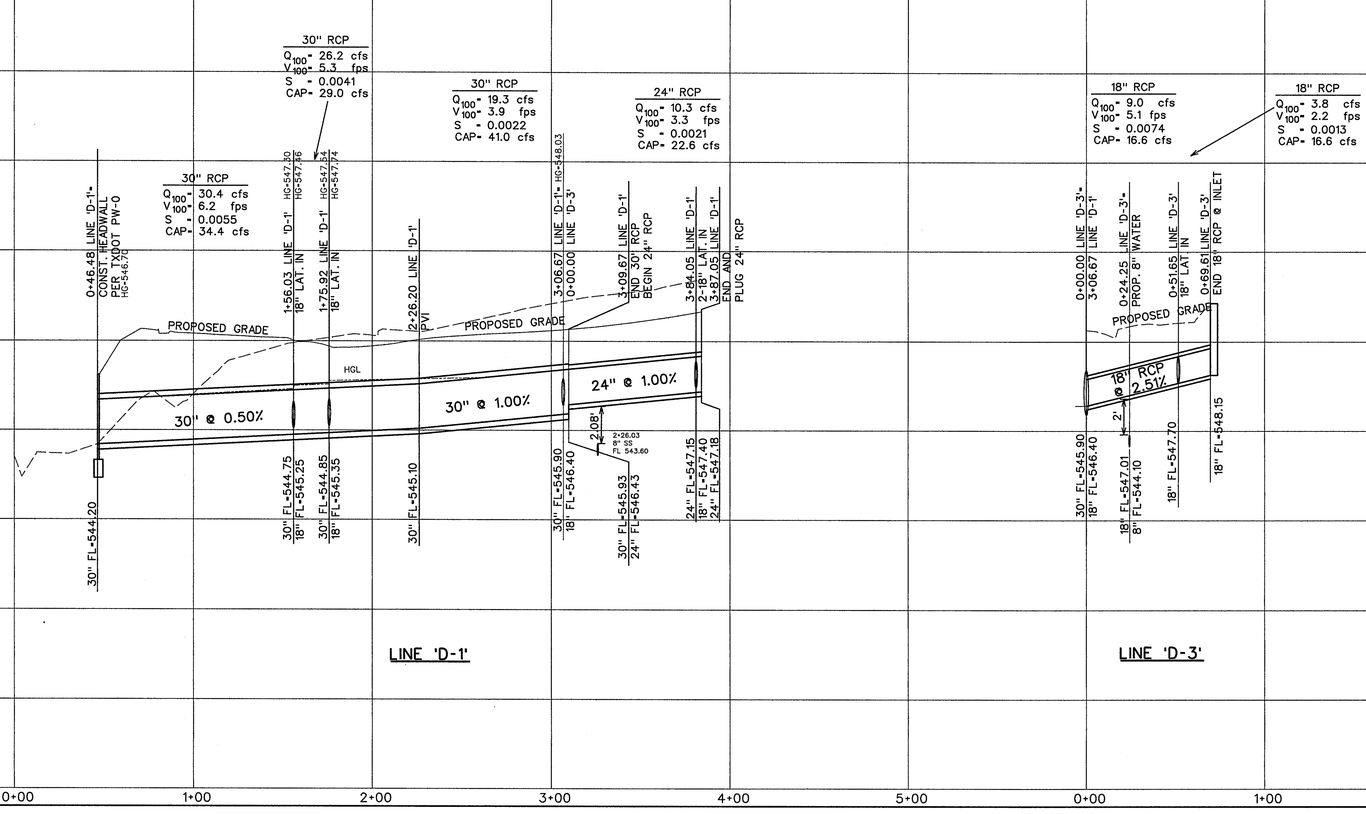
"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.-550.82
N. 7020725.306
E. 2602982.310



LEGEND

- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- (1) - CURVE NUMBER
- SANITARY SEWER
- WATER
- PROPOSED STORM SEWER



LINE 'D-1'

LINE 'D-3'

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/9/14

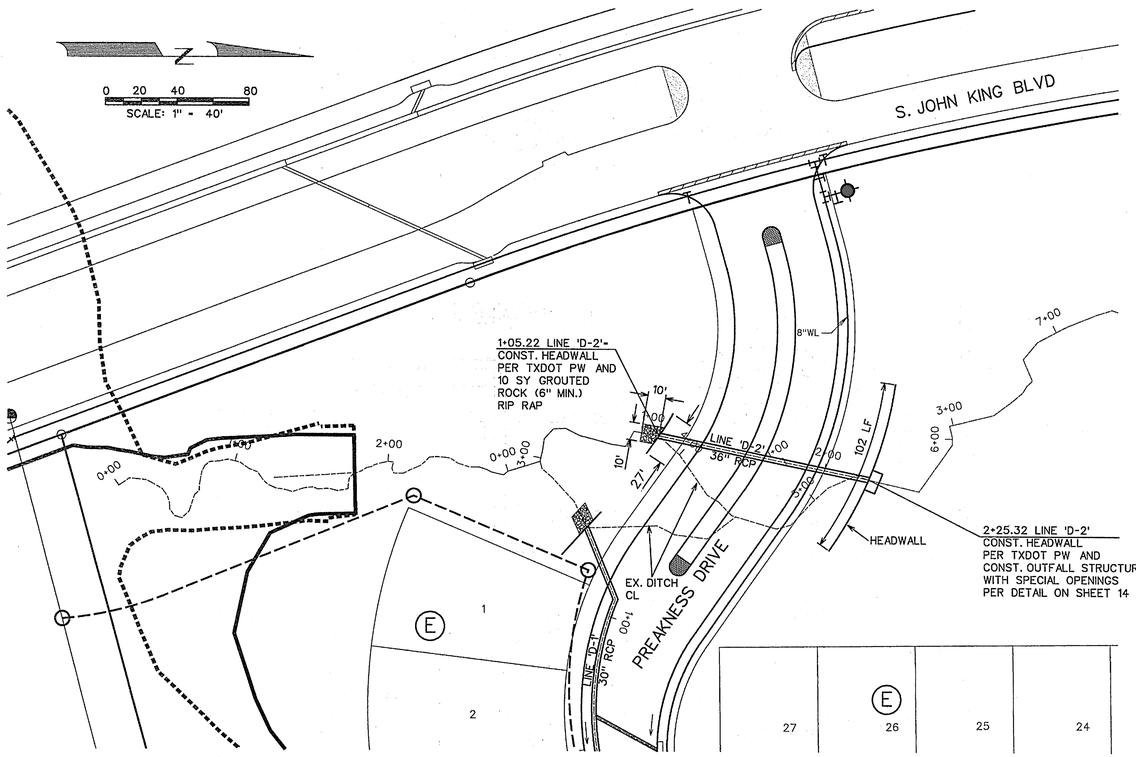
The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on October 9, 2014

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

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

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

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	12 OF 17



Upstream Station	Downstream Station	Distance (ft)	AREA NO.	Total Area (Acres)	Picked Up (Acres)	C	CA	Accumulated CA	Tc (Mn)	Design Storm (Years)	I (in/hr)	Q (CFS)	S (ft/ft)	Pipe Size (in)	Velocity (fps)	Head Loss (ft)	Flow Time (Mn)	Time at D/S (Mn)	Δ Velocity Head (ft)	Hydraulic Grade Upstream	Hydraulic Grade Downstream	Proposed Grade
Line D1																						
3+87.05	3+06.67	80.38	1,2	2.71	2.10	0.50	1.05	1.85	10.00	100	9.80	10.3	0.0021	24	3.3	0.17	0.41	10.41	0.17		548.27	551.76
3+06.67	1+75.92	130.75	D3	1.03	1.03	0.50	0.91	1.96	10.00	100	9.80	19.3	0.0022	30	3.9	0.24	0.56	10.56	0.07	548.10	548.03	550.75
1+75.92	1+56.03	19.89	6	0.82	1.41	0.50	0.71	2.67	10.00	100	9.80	26.2	0.0041	30	5.3	0.44	0.06	10.06	0.20	547.74	547.54	550.12
1+56.03	0+46.48	109.55	5A,5B	0.91	0.91	0.47	0.43	3.10	10.00	100	9.80	30.4	0.0055	30	6.2	0.60	0.29	10.29	0.16	547.46	547.30	550.12
0+46.48																				546.70		
Line D2																						
2+25.32	1+05.22	120.10	Pond	26.05	26.05	0.50	13.03	13.03	10.00	100	9.80	33.0	0.0025	36	4.7	0.34	0.43	10.43	0.34		547.59	
1+05.22																				547.30		
Line D3																						
0+69.61	0+51.65	17.96	3	0.77	0.77	0.50	0.39	0.39	10.00	100	9.80	3.8	0.0013	18	2.2	0.08	0.14	10.14	0.08		548.60	552.22
0+51.65	0+00.00	51.65	4	1.06	1.06	0.50	0.53	0.92	10.00	100	9.80	9.0	0.0074	18	5.1	0.40	0.17	10.17	0.32	548.65	548.33	551.70
0+00.00															3.9	0.24			-0.08	547.95	548.03	

BENCHMARK #1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD.
20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST
CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

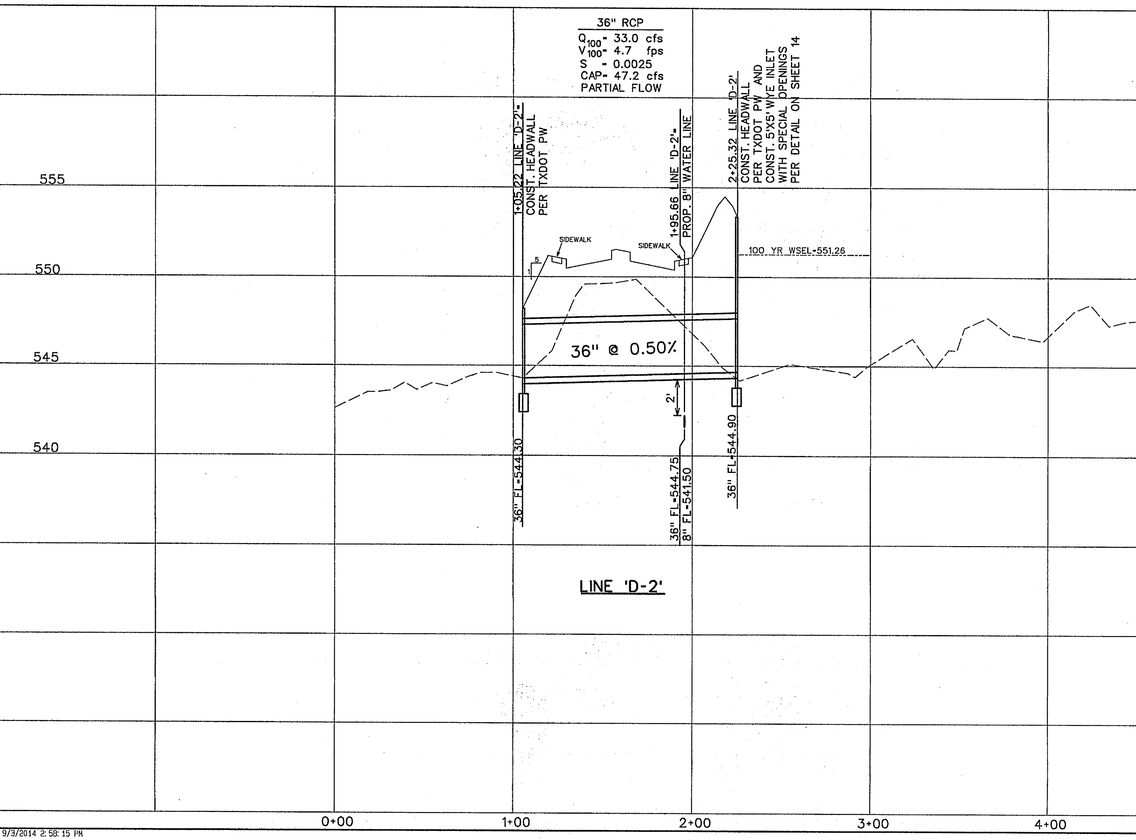
BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON
WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

LEGEND

- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- (1) - CURVE NUMBER
- —○— - SANITARY SEWER
- — WATER
- ═══ - PROPOSED STORM SEWER



LINE 'D-2'

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
9/3/14

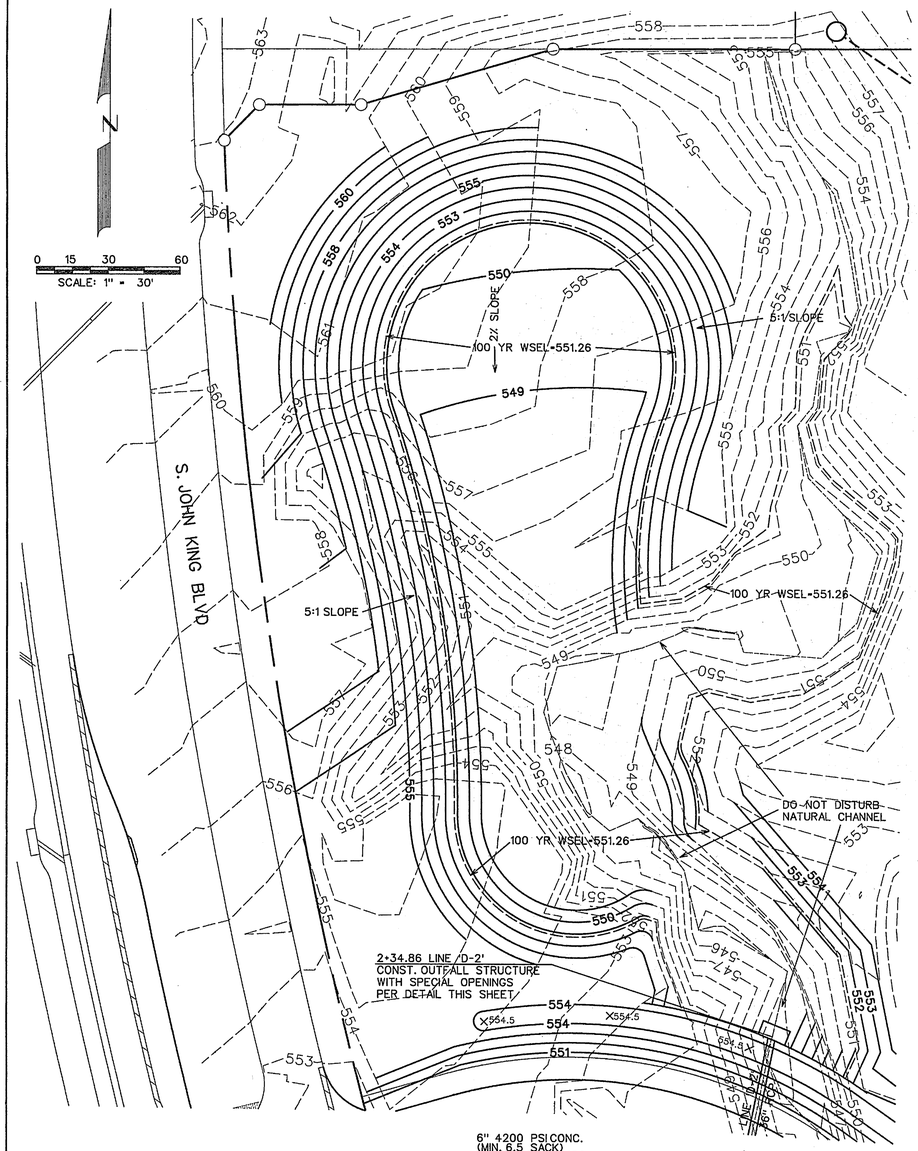
The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on September 3, 2014

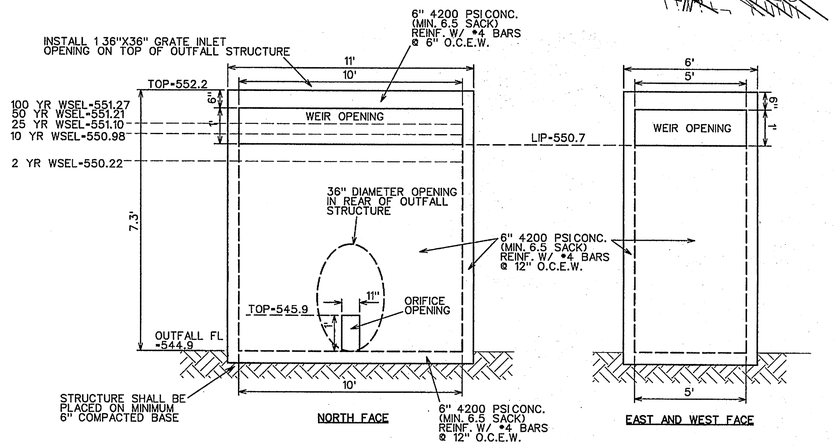
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINE 'D-2'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: HOR: 1"=40' VER: 1"=4'	13 OF 17





OUTFALL STRUCTURE DETAIL

N.T.S.

DETENTION ALLOWABLE RELEASE RATE CALCULATIONS

THE DETENTION POND FOR PHASE 1 ALSO PROVIDES DETENTION FOR PHASES 2 AND 3 AND AREA OS6 BY OVERDETAINING RUNOFF FROM DRAINAGE AREAS 8, 9, AND OS2-OS6 SO THAT THE PEAK RUNOFF WILL NOT BE INCREASED WHEN AREA OS6 IS DEVELOPED AND DRAINS INTO THE DETENTION POND AND PHASES 2 AND 3 ARE CONSTRUCTED AND DRAIN DIRECTLY INTO BUFFALO CREEK. THIS ANALYSIS ASSUMES OS1-OS5 WILL PROVIDE THIER OWN DETENTION

Rockwall Downs
2-Year Storm
Pre-Project Runoff Calculations

Undeveloped Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.35	20	3.9	10.5
Developed Area	Phase 2	264179	6.06	0.35	20	3.9	8.3
Developed Area	Phase 3	252067	5.79	0.35	20	3.9	7.9
Developed Area	OS6	138840	3.19	0.35	20	3.9	4.4
						Allowed Release=	**31.0**

Post-Project Runoff Calculations

Developed Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.5	10	5.3	20.4
Developed Area	Phase 2	264179	6.06	0.5	10	5.3	16.1
Developed Area	Phase 3	252067	5.79	0.5	10	5.3	15.3
Developed Area	OS6	138840	3.19	0.9	10	5.3	15.2
						Developed Release=	**67.0**
						Peak Flow Must Be Reduced By (Developed-Allowed)	**36.0**

10-Year Storm
Pre-Project Runoff Calculations

Undeveloped Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.35	20	5.9	15.9
Developed Area	Phase 2	264179	6.06	0.35	20	5.9	12.5
Developed Area	Phase 3	252067	5.79	0.35	20	5.9	11.9
Developed Area	OS6	138840	3.19	0.35	20	5.9	6.6
						Allowed Release=	**48.9**

Post-Project Runoff Calculations

Developed Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.5	10	7.1	27.3
Developed Area	Phase 2	264179	6.06	0.5	10	7.1	21.5
Developed Area	Phase 3	252067	5.79	0.5	10	7.1	20.5
Developed Area	OS6	138840	3.19	0.9	10	7.1	20.4
						Developed Release=	**89.7**
						Peak Flow Must Be Reduced By (Developed-Allowed)	**42.8**

25-Year Storm
Pre-Project Runoff Calculations

Undeveloped Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.35	20	6.6	17.8
Developed Area	Phase 2	264179	6.06	0.35	20	6.6	14.0
Developed Area	Phase 3	252067	5.79	0.35	20	6.6	13.4
Developed Area	OS6	138840	3.19	0.35	20	6.6	7.4
						Allowed Release=	**52.5**

Post-Project Runoff Calculations

Developed Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.5	10	8.3	31.9
Developed Area	Phase 2	264179	6.06	0.5	10	8.3	25.2
Developed Area	Phase 3	252067	5.79	0.5	10	8.3	24.0
Developed Area	OS6	138840	3.19	0.9	10	8.3	23.8
						Developed Release=	**104.9**
						Peak Flow Must Be Reduced By (Developed-Allowed)	**52.4**

50-Year Storm
Pre-Project Runoff Calculations

Undeveloped Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.35	20	7.5	20.2
Developed Area	Phase 2	264179	6.06	0.35	20	7.5	15.9
Developed Area	Phase 3	252067	5.79	0.35	20	7.5	15.2
Developed Area	OS6	138840	3.19	0.35	20	7.5	8.4
						Allowed Release=	**59.7**

Post-Project Runoff Calculations

Developed Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.5	10	9	34.6
Developed Area	Phase 2	264179	6.06	0.5	10	9	27.3
Developed Area	Phase 3	252067	5.79	0.5	10	9	26.0
Developed Area	OS6	138840	3.19	0.9	10	9	25.8
						Developed Release=	**113.8**
						Peak Flow Must Be Reduced By (Developed-Allowed)	**54.1**

100-Year Storm
Pre-Project Runoff Calculations

Undeveloped Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.35	20	8.3	22.3
Developed Area	Phase 2	264179	6.06	0.35	20	8.3	17.6
Developed Area	Phase 3	252067	5.79	0.35	20	8.3	16.8
Developed Area	OS6	138840	3.19	0.35	20	8.3	9.3
						Allowed Release=	**66.0**

Post-Project Runoff Calculations

Developed Conditions

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
Developed Area	Phase 1	334983	7.69	0.5	10	9.8	37.7
Developed Area	Phase 2	264179	6.06	0.5	10	9.8	29.7
Developed Area	Phase 3	252067	5.79	0.5	10	9.8	28.4
Developed Area	OS6	138840	3.19	0.9	10	9.8	28.1
						Developed Release=	**123.9**
						Peak Flow Must Be Reduced By (Developed-Allowed)	**57.8**

Elevation-Storage Table

Elevation	Volume (cf)
545	0
546	612
547	4768
548	14339
549	30321
550	56171
551	91574
552	134107
553	183795

Elevation Calculations

Event	Allowed Release Rate	Actual Release Rate	Storage Requirement	Occurs at Elevation
2-year	11.3	9.7	63830	550.22
10-year	25.8	18.0	90701	550.98
25-year	25.4	23.6	95902	551.10
50-year	33.0	29.7	100448	551.21
100-year	38.0	33.0	103065	551.27

Stage-Discharge Table

	Orifice 1			Weir	Depth of Flow	Weir	Total	Allowable	Above	
Stage	H	Area	Discharge	Length	Over Weir	Discharge	Discharge	Discharge	(Below)	
544.90	0	0	0	20.0	0.0	0.0	0.0			
546.00	0.60	1.00	3.7	20.0	0.0	0.0	3.7			
547.00	1.60	0.92	5.6	20.0	0.0	0.0	5.6			
548.00	2.60	0.92	7.1	20.0	0.0	0.0	7.1			
549.00	3.60	0.92	8.4	20.0	0.0	0.0	8.4			
550.00	4.60	0.92	9.5	20.0	0.0	0.0	9.5			
550.22	4.82	0.92	9.7	20.0	0.0	0.0	9.7	11.3	(1.6)	2-year
550.98	5.58	0.92	10.4	20.0	0.27	7.6	18.0	25.8	(7.7)	10-year
551.00	5.60	0.92	10.4	20.0	0.30	8.6	19.1			
551.10	5.70	0.92	10.5	20.0	0.39	13.1	23.6	25.4	(1.8)	25-year
551.21	5.81	0.92	10.6	20.0	0.51	19.1	29.7	33.0	(3.2)	50-year
551.27	5.87	0.92	10.7	20.0	0.56	22.3	33.0	38.0	(5.0)	100-year
552.00	6.60	0.92	11.3	20.0	1.30	78.0	89.3			
553.00	7.60	0.92	12.2	20.0	2.30	183.5	195.8			

Rockwall Downs
2-Year Storm
Regional Pond Release Rate Calculations

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
	OS2-OS5, 8	963163	22.11	0.35	20	3.9	30.2
	9	28463	0.65	0.5	10	5.3	1.7
	OS6	138840	3.19	0.9	10	5.3	15.2
			25.95	0.41		Total=	**47.1**
						Peak Flow Must Be Reduced By	**36.0**
						Allowed Release=	**11.2**

10-Year Storm
Regional Pond Release Rate Calculations

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
	OS2-OS5, 8	963163	22.11	0.35	20	5.9	45.7
	9	28463	0.65	0.5	10	7.1	2.3
	OS6	138840	3.19	0.9	10	7.1	20.4
			25.95			Total=	**68.3**
						Peak Flow Must Be Reduced By	**42.8**
						Allowed Release=	**25.5**

25-Year Storm
Regional Pond Release Rate Calculations

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
	OS2-OS5, 8	963163	22.11	0.35	20	6.6	51.1
	9	28463	0.65	0.5	10	8.3	2.7
	OS6	138840	3.19	0.9	10	8.3	23.8
			25.95			Total=	**77.6**
						Peak Flow Must Be Reduced By	**52.4**
						Allowed Release=	**25.2**

50-Year Storm
Regional Pond Release Rate Calculations

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
	OS2-OS5, 8	963163	22.11	0.35	20	7.5	58.0
	9	28463	0.65	0.5	10	9	2.9
	OS6	138840	3.19	0.9	10	9	25.8
			25.95			Total=	**86.8**
						Peak Flow Must Be Reduced By	**54.1**
						Allowed Release=	**32.7**

100-Year Storm
Regional Pond Release Rate Calculations

	Area #	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	Rainfall Intensity (in/hr)	Q (cfs)
	OS2-OS5, 8	963163	22.11	0.35	20	8.3	64.2
	9	28463	0.65	0.5	10	9.8	3.2
	OS6	138840	3.19	0.9	10	9.8	28.1
			25.95			Total=	**95.5**
						Peak Flow Must Be Reduced By	**57.8**
						Allowed Release=	**37.7**

DETENTION STORAGE REQUIREMENT CALCULATIONS

DETENTION CALCULATIONS - 2 Year

Storm Duration	Outflow Duration	Area (AC.)	Future "C"	Future "Kf"	Future "CA"	Rainfall Intensity	Inflow (cfs)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (acre-ft.)	Outflow (cfs)
10	20	28.05	0.41	1.00	10.64	5.30	56.4	33848	5811	28035	0.64	9.7
20	30	28.05	0.41	1.00	10.64	3.90	41.5	49811	8717	41095	0.94	9.7
30	40	28.05	0.41	1.00	10.64	3.30	35.1	63222	11622	51600	1.18	9.7
40	50	28.05	0.41	1.00	10.64	2.60	27.7	66415	14528	51887	1.19	9.7
50	60	28.05	0.41	1.00	10.64	2.30	24.5	73439	17433	56006	1.29	9.7
60	70	28.05	0.41	1.00	10.64	1.90	20.2	72801	20339	52462	1.20	9.7
70	80	28.05	0.41	1.00	10.64	1.80	19.2	80464	23244	57220	1.31	9.7
80	90	28.05	0.41	1.00	10.64	1.70	18.1	86850	26150	60700	1.39	9.7
90	100	28.05	0.41	1.00	10.64	1.60	17.0	91959	29055	62904	1.44	9.7
100	110	28.05	0.41	1.00	10.64	1.60	16.0	95791	31961	63830	1.47	9.7
110	120	28.05	0.41	1.00	10.64	1.40	14.9	98345	34866	63479	1.46	9.7
120	130	28.05	0.41	1.00	10.64	1.30	13.8	99622	37772	61850	1.42	9.7
130	140	28.05	0.41	1.00	10.64	1.20	12.8	99622	40677	58945	1.35	9.7
140	150	28.05	0.41	1.00	10.64	1.10	11.7	98345	43583	54762	1.26	9.7
										63830		

DETENTION CALCULATIONS - 10 Year

Storm Duration	Outflow Duration	Area (AC.)	Future "C"	Future "Kf"	Future "CA"	Rainfall Intensity	Inflow (cfs)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (acre-ft.)	Outflow (cfs)
10	20	28.05	0.41	1.00	10.64	7.10	75.6	45341	10804	34537	0.79	18.0
20	30	28.05	0.41	1.00	10.64	5.90	62.8	75355	16206	59149	1.36	18.0
30	40	28.05	0.41	1.00	10.64	4.80	51.1	91959	21608	70351	1.62	18.0
40	50	28.05	0.41	1.00	10.64	4.00	42.6	102177	27010	75166	1.73	18.0
50	60	28.05	0.41	1.00	10.64	3.50	37.3	111756	32413	79343	1.82	18.0
60	70	28.05	0.41	1.00	10.64	3.00	31.9	114949	37815	77134	1.77	18.0
70	80	28.05	0.41	1.00	10.64	2.80	29.8	123166	43217	81950	1.88	18.0
80	90	28.05	0.41	1.00	10.64	2.60	27.7	132830	48619	84211	1.93	18.0
90	100	28.05	0.41	1.00	10.64	2.50	26.6	143686	54021	89665	2.06	18.0
100	110	28.05	0.41	1.00	10.64	2.30	24.5	146879	59423	87456	2.01	18.0
110	120	28.05	0.41	1.00	10.64	2.20	23.4	154542	64825	89717	2.06	18.0
120	130	28.05	0.41	1.00	10.64	2.10	22.4	160928	70227	90701	2.08	18.0
130	140	28.05	0.41	1.00	10.64	2.00	21.3	166037	75629	90408	2.08	18.0
140	150	28.05	0.41	1.00	10.64	1.90	20.2	169869	81031	88837	2.04	18.0
										90701		

DETENTION CALCULATIONS - 25 Year

Storm Duration	Outflow Duration	Area (AC.)	Future "C"	Future "Kf"	Future "CA"	Rainfall Intensity	Inflow (cfs)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (acre-ft.)	Outflow (cfs)
10	20	28.05	0.41	1.00	10.64	8.30	88.3	53004	14155	38849	0.89	23.6
20	30	28.05	0.41	1.00	10.64	6.60	70.2	84096	21232	63064	1.45	23.6
30	40	28.05	0.41	1.00	10.64	5.50	58.5	105370	28309	77060	1.77	23.6
40	50	28.05	0.41	1.00	10.64	4.60	49.0	117503	35387	82116	1.89	23.6
50	60	28.05	0.41	1.00	10.64	4.00	42.6	127721	42464	85257	1.96	23.6
60	70	28.05	0.41	1.00	10.64	3.50	37.3	134107	49541	84565	1.94	23.6
70	80	28.05	0.41	1.00	10.64	3.30	35.1	147518	56619	90899	2.09	23.6
80	90	28.05	0.41	1.00	10.64	3.10	33.0	158374	63696	94678	2.17	23.6
90	100	28.05	0.41	1.00	10.64	2.90	30.9	166676	70773	95902	2.20	23.6
100	110	28.05	0.41	1.00	10.64	2.70	28.7	172423	77851	94572	2.17	23.6
110	120	28.05	0.41	1.00	10.64	2.50	26.6	175616	84928	90688	2.08	23.6
120	130	28.05	0.41	1.00	10.64	2.40	25.5	183918	92005	91912	2.11	23.6
130	140	28.05	0.41	1.00	10.64	2.30	24.5	190943	99083	91860	2.11	23.6
140	150	28.05	0.41	1.00	10.64	2.20	23.4	196690	106160	90530	2.08	23.6
										95902		

DETENTION CALCULATIONS - 50 Year

Storm Duration	Outflow Duration	Area (AC.)	Future "C"	Future "Kf"	Future "CA"	Rainfall Intensity	Inflow (cfs)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (acre-ft.)	Outflow (cfs)
10	20	28.05	0.41	1.00	10.64	9.00	95.8	57474	17644	39831	0.91	29.7
20	30	28.05	0.41	1.00	10.64	7.50	79.8	95791	26765	69025	1.58	29.7
30	40	28.05	0.41	1.00	10.64	6.10	64.9	116865	35887	81178	1.86	29.7
40	50	28.05	0.41	1.00	10.64	5.20	55.3	132830	44609	88221	2.03	29.7
50	60	28.05	0.41	1.00	10.64	4.50	47.9	143686	53531	90155	2.07	29.7
60	70	28.05	0.41	1.00	10.64	3.90	41.5	149433	62452	86981	2.00	29.7
70	80	28.05	0.41	1.00	10.64	3.70	39.4	165398	71374	94024	2.16	29.7
80	90	28.05	0.41	1.00	10.64	3.50	37.3	178809	80296	98513	2.26	29.7
90	100	28.05	0.41	1.00	10.64	3.30	35.1	189655	89218	100448	2.31	29.7
100	110	28.05	0.41	1.00	10.64	3.00	31.9	191581	98139	93442	2.15	29.7
110	120	28.05	0.41	1.00	10.64	2.80	29.8	196690	107061	89629	2.06	29.7
120	130	28.05	0.41	1.00	10.64	2.70	28.7	206908	115983	90925	2.09	29.7
130	140	28.05	0.41	1.00	10.64	2.60	27.7	215848	124905	90944	2.09	29.7
140	150	28.05	0.41	1.00	10.64	2.40	25.5	214571	133826	80745	1.85	29.7
										100448		

DETENTION CALCULATIONS - 100 Year

Storm Duration	Outflow Duration	Area (AC.)	Future "C"	Future "Kf"	Future "CA"	Rainfall Intensity	Inflow (cfs)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (cubic ft.)	Volume (acre-ft.)	Outflow (cfs)
10	20	28.05	0.41	1.00	10.64	9.80	104.3	62583	19817	42767	0.98	33.0
20	30	28.05	0.41	1.00	10.64	8.30	88.3	106026	29725	76283	1.75	33.0
30	40	28.05	0.41	1.00	10.64	6.90	73.4	132191	39633	92558	2.12	33.0
40	50	28.05	0.41	1.00	10.64	5.80	61.7	148156	49542	98614	2.26	33.0
50	60	28.05	0.41	1.00	10.64	5.00	53.2	159651	59450	100201	2.30	33.0
60	70	28.05	0.41	1.00	10.64	4.50	47.9	172423	69358	103065	2.37	33.0
70	80	28.05	0.41	1.00	10.64	4.00	42.6	178809	79267	99542	2.29	33.0
80	90	28.05	0.41	1.00	10.64	3.70	39.4	189027	89175	99852	2.29	33.0
90	100	28.05	0.41	1.00	10.64	3.50	37.3	201160	99083	102077	2.34	33.0
100	110	28.05	0.41	1.00	10.64	3.20	34.1	204353	108992	95362	2.19	33.0
110	120	28.05	0.41	1.00	10.64	2.90	29.8	196690	118900	77790	1.79	33.0
120	130	28.05	0.41	1.00	10.64	2.70	28.7	206908	128808	78099	1.79	33.0
130	140	28.05	0.41	1.00	10.64	2.60	27.7	215848	138717	77131	1.77	33.0
140	150	28.05	0.41	1.00	10.64	2.40	25.5	214571	148625	65946	1.51	33.0
										103065	2.37	

BENCHMARK •1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20'± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.-564.12
N. 7021747.513
E. 2602779.713

BENCHMARK •2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.-550.82
N. 7020725.306
E. 2602982.310

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/13/14

The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on October 13, 2014

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

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

DETENTION POND

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE SEPTEMBER 2014	SCALE: 1"=30'	14 OF 17

N

0 50 100 200

SCALE: 1" - 100'

PROPOSED DETENTION POND

PHASE 1 DEVELOPED AREA=7.69 ACRES

PHASE 2 DEVELOPED AREA=6.06 ACRES

PHASE 3 DEVELOPED AREA=5.79 ACRES

S. JOHN KING BLVD

DISCOVERY BLVD

552.40
552.59
551.45
551.25
548.18
548.37
544.97
545.25
542.61
542.21
540.86
541.32
56987
550.25
550.63
56536
548.11
548.66
56086
547.42
548.08
55783
546.14
547.12
54958
543.06
543.61
54703
542.51
543.14
55240
544.81
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542.17
54032
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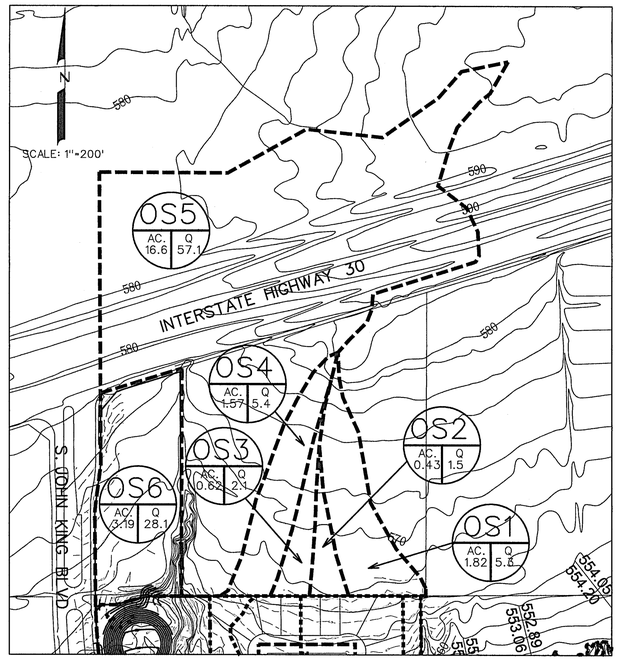
541.32



OFFSITE DRAINAGE AREA MAP

SCALE: 1"=200'

BENCHMARK #1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

LEGEND

100 YEAR FULLY DEVELOPED CONDITIONS FLOOD PLAIN PER UPDATED GEOMETRY

100 YEAR FULLY DEVELOPED CONDITIONS FLOOD PLAIN PER MDS

100-YEAR FULLY DEVELOPED CONDITIONS WSEL FROM MDS

CROSS SECTION ID

547.85 — 55783

544.12 — 100-YEAR WSEL BASED ON UPDATED GEOMETRY

544.91 — 100-YEAR WSEL BASED ON UPDATED GEOMETRY AND FULLY DEVELOPED WATERSHED

CROSS SECTION LOCATION (ORIGINAL LOCATION DASHED)

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

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/9/14

The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on October 9, 2014

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

DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

DETENTION POND DRAINAGE AREA MAP

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE JANUARY 2015	SCALE: HOR: 1"=100'	15 OF 17

...\dgn\14046_mapoverall.dgn

DO NOT DISTURB EXISTING DITCH

SEE SHEET 14 FOR POND GRADING

DO NOT DISTURB EXISTING DITCH

DO NOT DISTURB EXISTING DITCHES

S. JOHN KING BLVD

PILLORY DRIVE

MIDDLEGROUND DRIVE

PREAKNESS DRIVE

CONSTRUCT GRADE TO MATCH SEE SECTION B-B THIS SHEET

SEE CROSS SECTION A-A THIS SHEET

PROPOSED SWALE

END WALL

FP-563.0
FP-563.2
FP-563.2
FP-562.7
FP-562.2
FP-561.8
FP-560.6
FP-560.2
FP-559.5
FP-558.5
FP-557.6
FP-556.6
FP-555.7
FP-554.7
FP-553.6
FP-552.6
FP-551.9
FP-551.5
FP-551.3
FP-551.3
FP-561.2
FP-560.5
FP-559.1
FP-557.5
FP-556.3
FP-555.1
FP-553.7
FP-561.6
FP-560.0
FP-559.9
FP-558.8
FP-558.3
FP-556.5

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

50' GAS EASE.

100YR WSEL=548.60

100YR WSEL=547.90

100YR WSEL=546.77

100YR WSEL=545.76

FLOODWAY MONUMENT MARKER

RETAINING WALL

PROPOSED FLOODPLAIN

EXISTING FLOODPLAIN

FLOODPLAIN

BENCHMARK #1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20'± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

Q=14.3 CFS
S=0.50%
D=1.5'
V=2.1 FPS

CROSS SECTION 'B-B'
N.T.S.

Q=0.75 CFS
S=0.50%
D=0.4'
V=1.0 FPS

CROSS SECTION 'A-A'
N.T.S.

VARIES
LOT LINE
4" MIN (TYP)
PAD
3:1 MAX.
WATER MUST STAY ON EACH SIDE OF WALL

TYPICAL SIDEYARD RETAINING WALL
N.T.S.

0 20 40 80'
SCALE: 1" = 40'

Note:

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

All driveways to be J-Swing.

Wall Notes:

1. No part of the wall (footing, tie back etc. shall be const. offsite, in an easement or in the R.O.W. Walls must be on one property.

2. All walls 4' or taller shall require a signed/sealed set of engineered drawings. Wall engineer shall submit signed/sealed letter prior to acceptance stating that the walls were constructed per drawings.

3. All fill to be compacted to 95% std. density using a sheep's foot roller.

⊛ Driveway must be located on noted side.

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. No lot to lot drainage allowed.

SWALE ELEV. 563.8 564.8 SWALE ELEV. — Retaining wall

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
10/9/14

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AS-BUILT JULY 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
ROCKWALL DOWNES PHASE 1
ROCKWALL, TEXAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE JANUARY 2015	SCALE: HOR: 1"=40' VER: 1"=4'	16 OF 17

SCALE: 1" = 50'

BENCHMARK •1

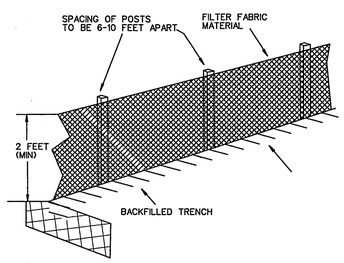
PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

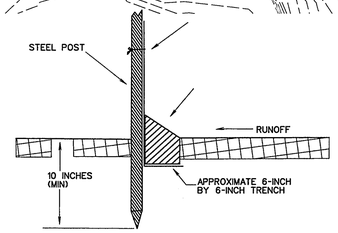
ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK •2

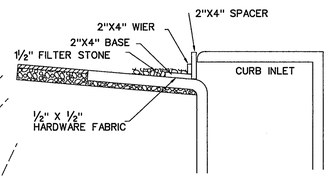
"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310





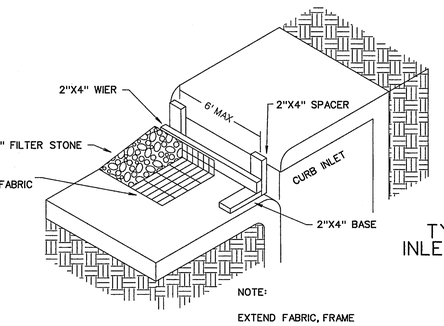
FILTER FABRIC FENCE DETAIL



INLET SECTION

CONSTRUCTION SEQUENCE

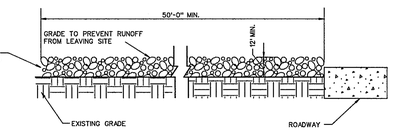
1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
2. INSTALL SILT FENCE AS SHOWN, (TS-600 POLY FELT) PER C.O.G. SPECIFICATIONS.
3. CONSTRUCT DETENTION POND AND OUTFALL STRUCTURE.
4. PERFORM GRADING AND UTILITY CONSTRUCTION.
5. AFTER THE INLET BOTTOMS ARE CONSTRUCTED, THE INLETS SHALL BE FILLED WITH STONE AND COVERED WITH A FILTER FABRIC (TS-600 POLY FELT OR EQUIVALENT) BY UTILITY CONTRACTOR.
6. PRIOR TO CITY RELEASING DIRT WORK, PAVING, SOD OR SEEDED CURLEX SHALL BE INSTALLED ON SIDES AND BOTTOM OF ALL DETENTION PONDS AND DETENTION FULLY 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.



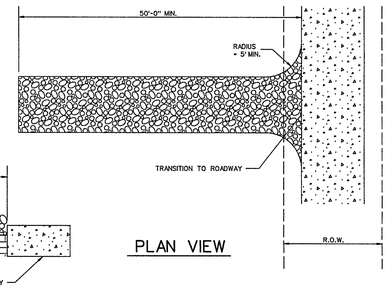
TYPE B CURB INLET PROTECTION

NOTE:

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



PROFILE



PLAN VIEW

STABILIZED ENTRANCE DETAIL

LEGEND

SILT FENCE (BEFORE CONSTRUCTION)

INLET PROTECTION

AS-BUILT JULY 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

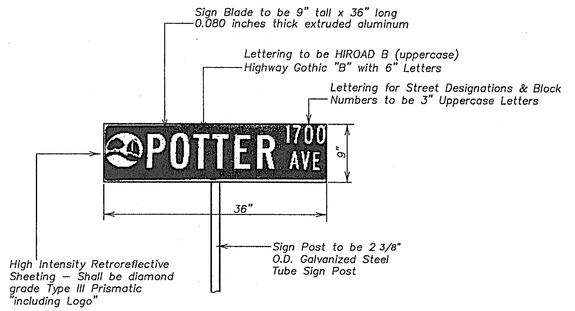
DEVELOPMENT PLANS FOR
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 14046	DATE JANUARY 2015	SCALE: 1"=50'	17 OF 17

...\dgn\14046_eros.dgn

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 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 2⅜" O.D. galvanized steel tube sign post with a galvanized finish.

Sign clamps and brackets shall be high strength aluminum.

STREET LIGHTS:

Street lights shall be spaced at intervals no greater than 400 ft.

STREET SIGN LOGO:

The City logo on the street sign blade shall incorporate the current City of Rockwall Logo. The logo shall consist of high intensity retroreflective sheeting which is diamond grade type III prismatic with white legend.

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

BENCHMARK #1

PK NAIL FOUND IN CENTER OF S. JOHN KING BLVD. 20' ± NORTH OF MEDIAN OPENING NEAR NORTHWEST CORNER OF PROPERTY.

ELEV.=564.12
N. 7021747.513
E. 2602779.713

BENCHMARK #2

"X" FOUND ON NORTH END OF TOP OF HEADWALL ON WEST SIDE OF S. JOHN KING BLVD. AT BUFFALO CREEK.

ELEV.=550.82
N. 7020725.306
E. 2602982.310

AS-BUILT JULY 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
ROCKWALL DOWNES
PHASE 1
ROCKWALL, TEXAS

STREET SIGN AND LIGHT PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	
14046	SEPTEMBER 2014	1"=50'	1 OF 1

...\dgn\14046_street light.dgn 10/13/2014 9:40:10 AM

EXISTING TREES
EXISTING TREES
APPROX. FLOODPLAIN
6' WOOD FENCE
10' JOHN KING BLVD. TRAIL
LOT 16 BLK D
PRIVATE OPEN SPACE
MAINTAINED BY HOA
5.718 ACRES
PHASE 2
DERBY DRIVE
REQUIRED BERMING
EXISTING TREES
LOT 17 BLK A
PRIVATE OPEN SPACE
MAINTAINED BY HOA
1.953 ACRES
BARRIER FREE RAMP
ENTRY SIGN
JOHN KING BLVD.
GALLANT FOX COURT
BELMONT DRIVE
PHASE 3
PHASE 2
EXISTING TREES
TRIPLE CROWN DRIVE
APPROX. FLOODPLAIN
REQUIRED BERMING
6' MASONRY SCREEN WALL
10' JOHN KING BLVD. TRAIL
CITIATION DRIVE
CHARISMATIC COURT
PHASE 3
EXISTING SIDEWALK
REQUIRED BERMING
JOHN KING BLVD.
BARRIER FREE RAMP
EXISTING BARRIER FREE RAMP
LOT 11 BLK B
PRIVATE OPEN SPACE
MAINTAINED BY HOA
0.738 ACRES
LOT 16 BLK D
PRIVATE OPEN SPACE
MAINTAINED BY HOA
5.718 ACRES
6' MASONRY SCREEN WALL
DISCOVERY DRIVE
N55^47'14"W
91.88'
S89^10'00"W
216.50'
S75^33'16"W
107.51'

PHASE 2 LOT DENSITY
PROPOSED 30 LOTS
TOTAL LOT DENSITY = 2.52
TOTAL 90 LOTS 35.651 ACRES
35.651 ACRES

PHASE 3 LOT DENSITY
PROPOSED 26 LOTS
TOTAL LOT DENSITY = 2.52
TOTAL 90 LOTS 35.651 ACRES
35.651 ACRES

NORTH

SP2014-014

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 13138
Scale 1" = 40'-0"
Drawn By: JDG
Date 9-2-2014

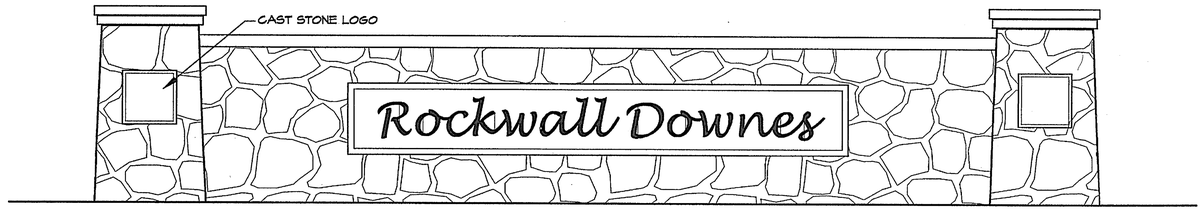
Rockwall Downes
Phase 2 & 3
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

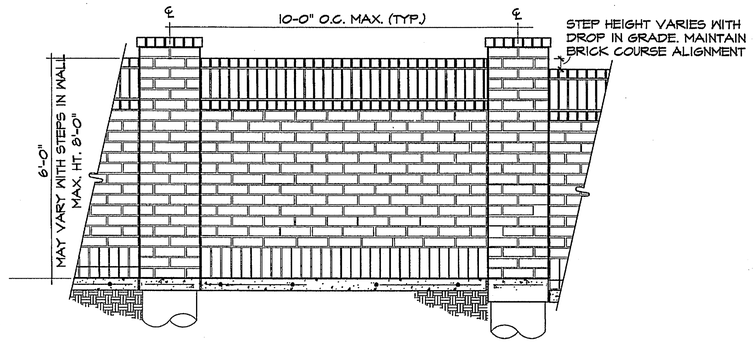
Sheet Title:
Open Space Site Plan

Sheet Number: SP2 of SP3 Sheets

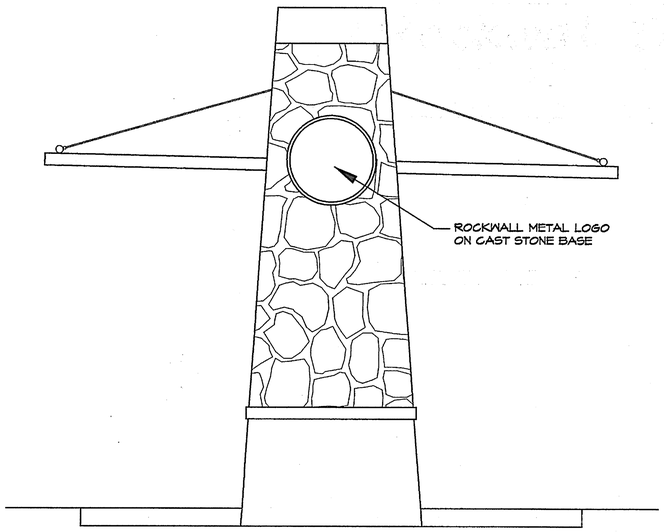
Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



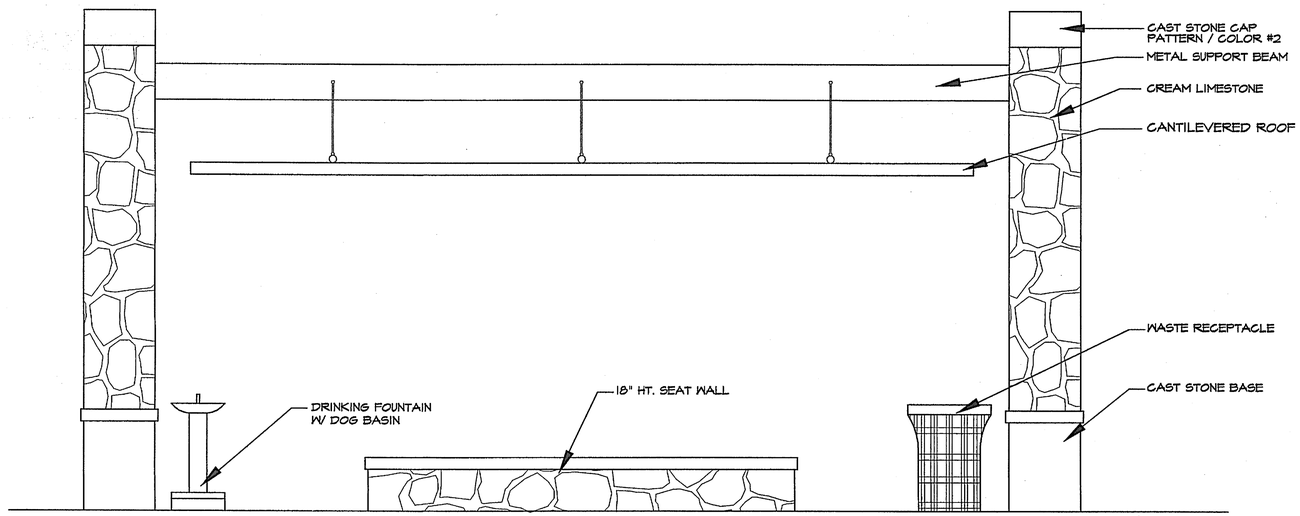
A ENTRY COLUMN & WALL
FINAL DESIGN TO BE DETERMINED SCALE: 1/2" = 1'-0"



B BRICK SCREEN WALL ELEVATION
FINAL DESIGN TO BE DETERMINED SCALE: 1/2" = 1'-0"



B REST STOP - PHASE 1
SCALE: 1/2" = 1'-0"



C REST STOP - PHASE 1
SCALE: 1/2" = 1'-0"

SP2014-014

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 13138
Scale
Drawn By: JDG
Date 9-2-2014

Rockwall Downes
Phase 1, 2 & 3
Rockwall Texas

STATE OF TEXAS · JOE D. GRUBBS · 1713 · REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Site Plan Details

Sheet Number: SP3 of SP3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020