N

SCALE IN FEET 0 30 60

PROPOSED DETENTION WEIR
PROPOSED DETENTION OUTFALL
EXIST 10' CURB INLET
PROPOSED DRAINAGE & DETENTION EASEMENT
PROPOSED DETENTION POND
TMRK 504.42
Inlet 504.87
Concrete Pavement
PROTECTED TREES
LAKESHORE DRIVE
Δ=15°21'28" R=750.00' A=201.03' CB=N 10°02'09" W
N 17°42'53" W 131.37
CV TP
R22.50 BFR
Δ=18°13'08" R=750.00' A=238.48' CB=N 26°49'27" W
R22.75 BFR
25.00' N 70°25'8" E 65.89
NOTE: DIMENSIONS ARE TO BACK OF CURB AND EDGE OF PAVEMENT
INSTALL 5' SIDEWALK PER CITY OF ROCKWALL SPECIFICATIONS SEE GENERAL CONSTRUCTION NOTES SHEET 1.2
REMOVE EXISTING DRIVE APPROACH
TMRK
Sign
Concrete Pavement
TMRK
S 54°03'59" W 148.27'
EX 6" WATER
S 21°38'55" W 20.00'
Δ=20°54'51" R=50.00' A=18.25' CB=N 78°48'21" W
CONNECT TO EX 6" WATER
TV
N 89°24'27" W 530
Concrete Pavement
222.68'
S 00°42'32" W 100.10'
Wooden Fence
N 89°23'09" W 213.16'
N 19°22'20" W 106.47'
S 00°20'43" W
WM
N 89°29'27" W 26.57'
Gravel Pavement
24' FIRE LANE EASEMENT
N 0°0'44" E 164.15
51.62
R84.94
C1
C2
R161.16
R163.71
C3
C4
FIRE LANE EASEMENT
N 89°50'7" E 231.48
78.47
N 86°26'55" W 26.94
R18.51
13.49
46.94
20.53
20.50
9.09
48.51
58.48
15.50
25.01
216.15
20.50
9.00
28.87
Wooden Fence
Green House
NO CURB
NO PARKING
20.01
Existing Concrete Pavement
1 Story Stone Garage
Stone Wall With Wooden Fence
GMRK
GW
PP
EM
FH
WV
CONNECT TO EX 8" WATER
EXIST. 6' FH
829.01'
Concrete Pavement
Chain Link Fence
Stone Wall With Wooden Fence
15.07
20.09
86.61
9.02
79.25
FUTURE SIDEWALK
NO CURB
NO PARKING
Existing Gravel Pavement
PROPOSED 20' UTILITY EASEMENT
PROPOSED 8" WATER
162.91
Chain Link Fence
Existing Gravel Pavement
PP
GW
Chain Link Fence
FUTURE CHAPEL PAD
Concrete Pavement
Existing Multi Story Stone House To Be Renovated
430.00'
EXISTING PRIVATE DRIVE
239.43
PROPOSED PRIVATE GATED ENTRANCE
376.10
PROPOSED 20' UTILITY EASEMENT
203.20
EXISTING PRIVATE DRIVE
Gravel Pavement
PROPOSED 8" WATER
PROPOSED VARIABLE WIDTH ACCESS EASEMENT
Wooden Fence
PROPOSED VARIABLE WIDTH ACCESS EASEMENT
Wrought Iron Fence
S 00°20'43" W
535
WM
Gravel Pavement
N 89°29'27" W 26.57'

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 1-9-23

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	58°17'13"	84.94'	47.63'	86.40'	N37°57'17" E	82.73'
C2	16°41'12"	161.16'	23.64'	46.94'	S19°58'25" W	46.77'
C3	55°42'58"	163.26'	86.29'	158.76'	S61°23'48" W	152.66'
C4	9°44'45"	288.08'	24.56'	49.06'	N81°21'13" W	48.94'

Vicinity Map
(Not to Scale)
North Hills Dr.
Montclair St.
SITE
N Lakeshore Dr
Ridge Rd
Clubside

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE P.E. NO. 60102, F-886, ON DATE: DECEMBER 17, 2021.

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DIMENSION CONTROL PLAN
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY
1500 SUNSET HILL DR
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' H 1"= V
DATE DEC 23, 2021
2007 DIM PL
PROJECT
3.0