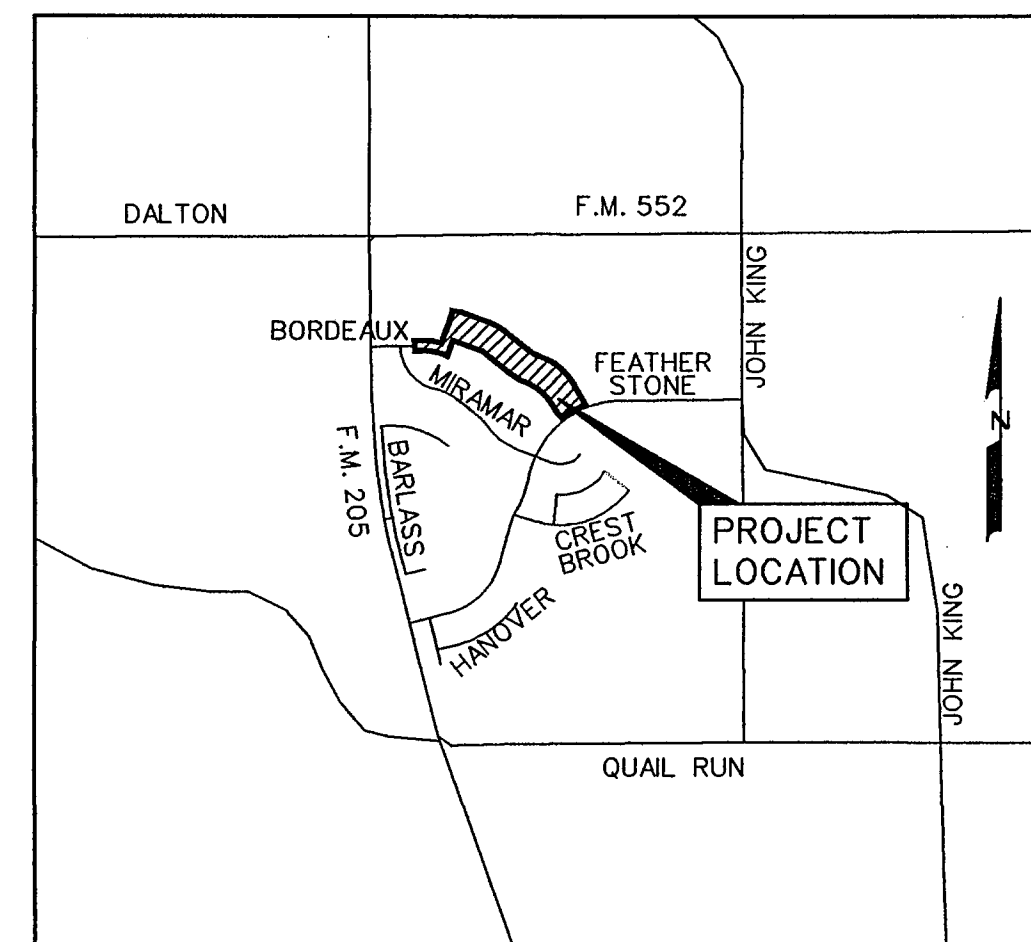


DEVELOPMENT PLANS
FOR
STONE CREEK
PHASE IIB
CITY OF ROCKWALL, TEXAS

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VICINITY MAP
NOT TO SCALE

PREPARED FOR
STONE CREEK 50'S POD, LTD.

8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E

TBPE FIRM# 5951

ALLEN, TEXAS 75013

NOTE:

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

NO.	REVISIONS	BY	DATE
1	PER CITY COMMENTS	DS	6-3-11

AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND
INFORMATION PROVIDED BY CONTRACTORS



The seal appearing on
this document was
authorized by
Brandon Davidson
P.E. 87682, on
August 16, 2012

LEGAL DESCRIPTION

WHEREAS STONE CREEK 50'S POD LTD. is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, being out of a tract of land as described in Stone Creek SF, TD, 08 described in Volume G, Pages 359-365, in the Plat Records of Rockwall County, Texas, being more particularly described as follows: COMMENCEMENT at a 1/2 inch iron rod found at the southeast corner of Stone Creek Retail Addition, Lot 1-6, Block A, on addition to the City of Rockwall as described in Volume H, Pages 15-18, in the Plat Records of Rockwall County, Texas: THENCE North 20° 13'33" East, along the east line of said Stone Creek Retail Addition, for a distance of 170.44 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING of the herein described tract; THENCE North 20° 13'33" East, continuing along said east line, for a distance of 181.38 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 620.00 feet, a central angle of 12° 58'59", and a tangent of 70.12 feet; THENCE, continuing along said east line and with said curve to the left for an arc distance of 139.70 feet (Chord Bearing North 14° 03'09" East - 139.43 feet), to a 1/2 inch iron rod set; THENCE, doing said curve to the right for an arc distance of 225.75 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 675.00 feet, a central angle of 18° 47'46", and a tangent of 111.72 feet; THENCE, doing said curve to the right for an arc distance of 221.44 feet (Chord Bearing South 60° 23'32" East - 220.44 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, South 50° 59'39" East, for a distance of 282.89 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 400.00 feet, a central angle of 20° 45'50", and a tangent of 73.27 feet; THENCE, doing said curve to the right, having a radius of 144.84 feet (Chord Bearing South 61° 29'09" East - 144.5 feet) to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 620.00 feet, a central angle of 41° 42'31", and a tangent of 235.19 feet; THENCE, doing said curve to the right for an arc distance of 451.33 feet (Chord Bearing South 50° 54'04" East - 441.43 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, South 30° 02'48" East, for a distance of 244.20 feet, to a 1/2 inch iron rod set in the north line of Stone Creek Phase 1, on addition to the City of Rockwall, as described in Volume G, Pages 359-365, in said Plat Records, also being the north line of Featherstone Drive (60' R.O.W.) same being on a curve to the left, having a radius of 1000.00 feet, a central angle of 15° 58'53", and a tangent of 193.33 feet; THENCE, continuing along said north line and with said curve to the left for an arc distance of 278.83 feet (Chord Bearing South 60° 42'19" West - 277.53 feet), to a 1/2 inch iron rod set; THENCE, North 47° 04'21" West, departing said north line, for a distance of 79.08 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 01'32", and a tangent of 18.30 feet; THENCE, doing said curve to the right, having a radius of 38.49 feet (Chord Bearing North 35° 33'35" West - 38.43 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, doing said curve to the left for an arc distance of 37.33 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 397.75 feet, a central angle of 59° 17'31", and a tangent of 205.27 feet; THENCE, doing said curve to the left for an arc distance of 394.32 feet (Chord Bearing North 49° 41'34" West - 388.64 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 18° 29'19", and a tangent of 78.10 feet; THENCE, doing said curve to the right for an arc distance of 394.32 feet (Chord Bearing North 49° 41'34" West - 388.64 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, doing said curve to the right for an arc distance of 376.82 feet (Chord Bearing North 60° 09'59" West - 151.43 feet), to a 1/2 inch iron rod set at the POINT OF BEGINNING and containing 0.315 acres of land. SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, do hereby certify, that the plat above, herein 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 errors on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas. DATED this ___ day of ___, 2012. WARREN L. CORWIN R.P.L.S. NO. 4821 Notary Public in and for the State of Texas

Planning & Zoning Commission Date Recommended for Final Approval: APPROVED: City Council of the City of Rockwall on the ___ day of ___, 2012. This approval shall be invalid unless the approved plat for such addition is filed in the office of the Court Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this ___ day of ___, 2012. Mayor, City of Rockwall City Secretary City Engineer

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 STONE CREEK PHASE 1 IIB, do hereby certify that the use of the public for the purposes of the herein described streets, easements and public places thereon shown on the purpose and consideration herein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE 1 IIB 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 the owner or any other person shall be responsible for the cost of such removal and replacement. 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 control 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 completed 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 installation of storm structures, storm sewers, and ditches, all according to the specifications of the City of Rockwall or

until the developer and/or owner files a corporate survey heretofore filed with the City Secretary, 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 easements 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 easement roads herein. STONE CREEK 50'S POD, LTD. STATE OF TEXAS COUNTY OF ROCKWALL Richard M. Storborg Mortgage or Lien Interest President

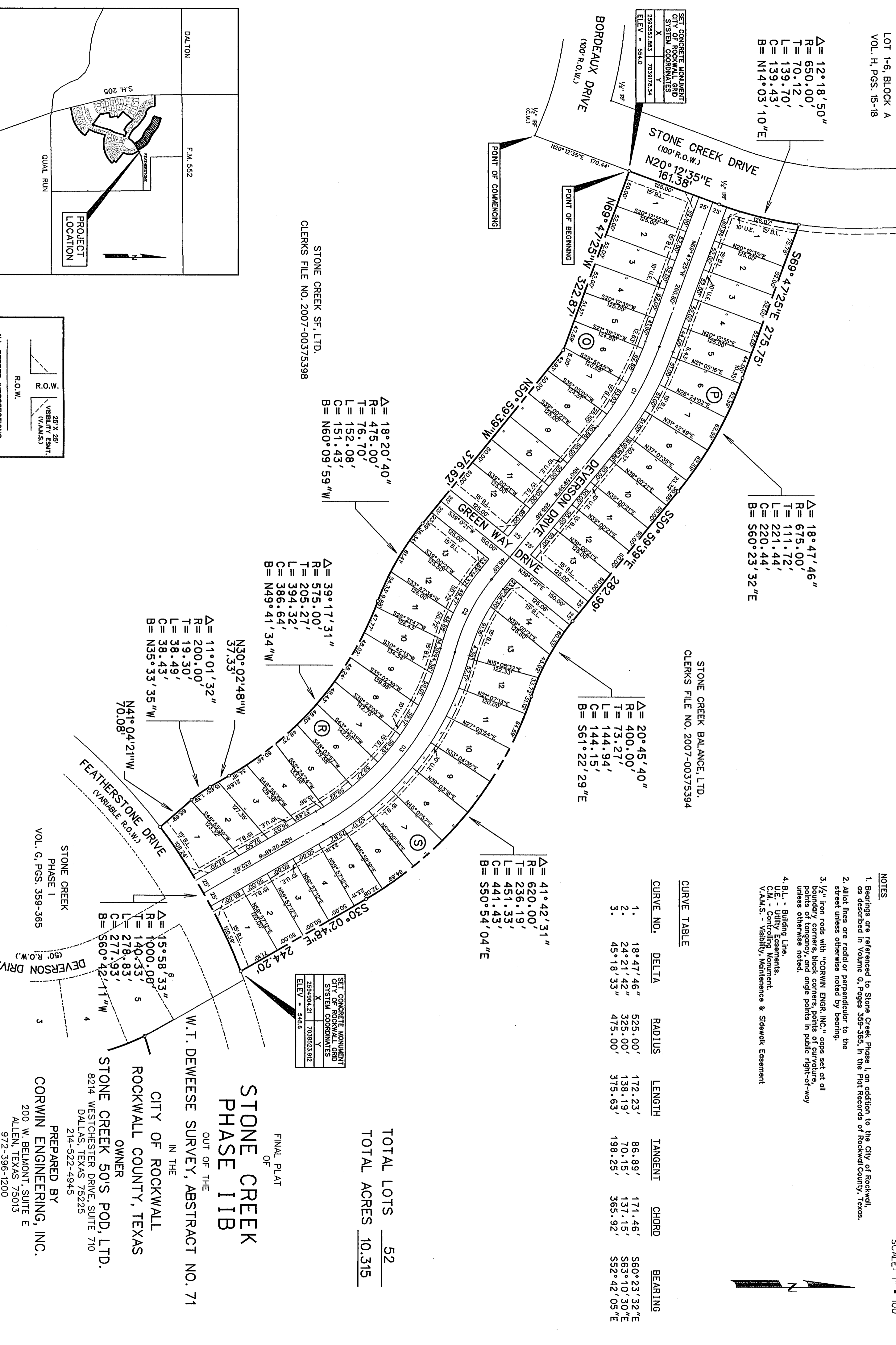
STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared RICHARD M. STORBORG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2012. Notary Public in and for the State of Texas My Commission Expires: ___

NOTE: It shall be the duty 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 with such plot shall be approved, authorized or permit therefrom issued, nor shall such approval constitute any representation, assurance or guarantee that any building shall be eligible for water for personnel use and fire protection within such plot, as required under Ordinance 83-54.

FINAL PLAT OF STONE CREEK PHASE 1 IIB OUT OF THE W.T. DEWEES SURVEY, ABSTRACT NO. 71 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS OWNER

STONE CREEK 50'S POD, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 JANUARY 2012 SHEET 2 OF 2

STONE CREEK RETAIL ADDITION LOT 1-6, BLOCK A VOL. H, PGS. 15-18

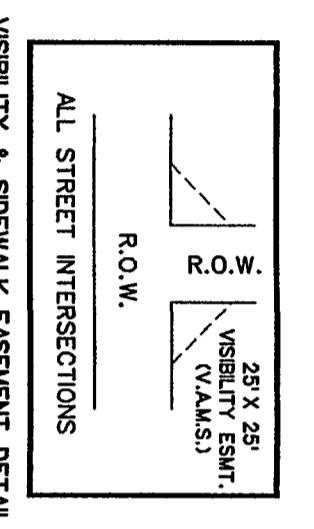
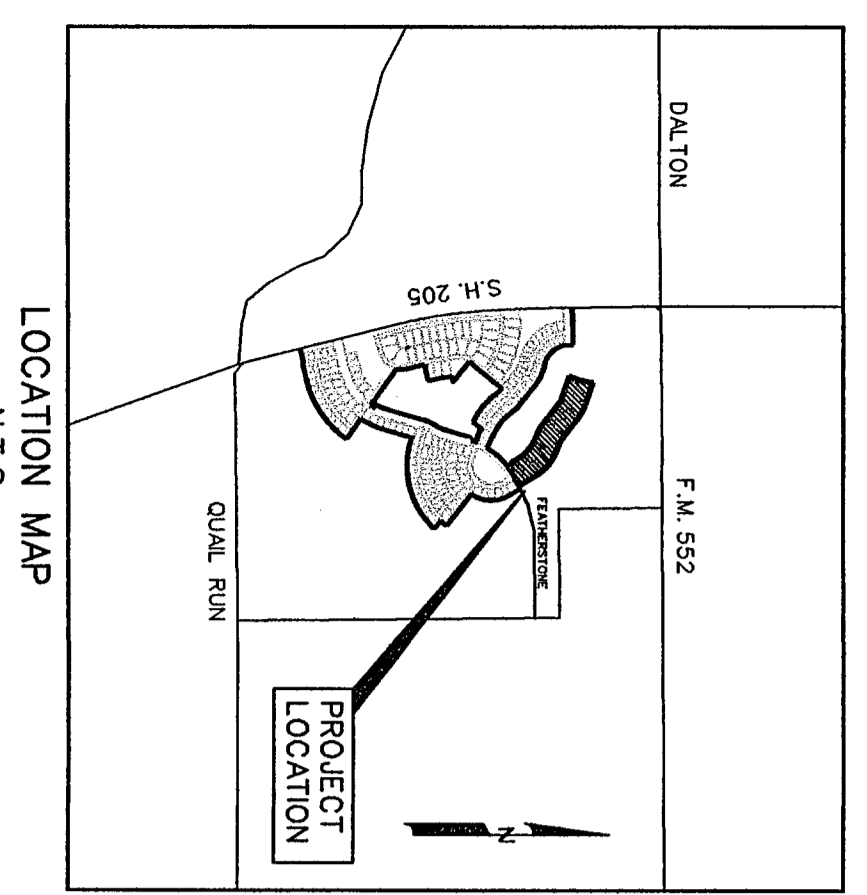


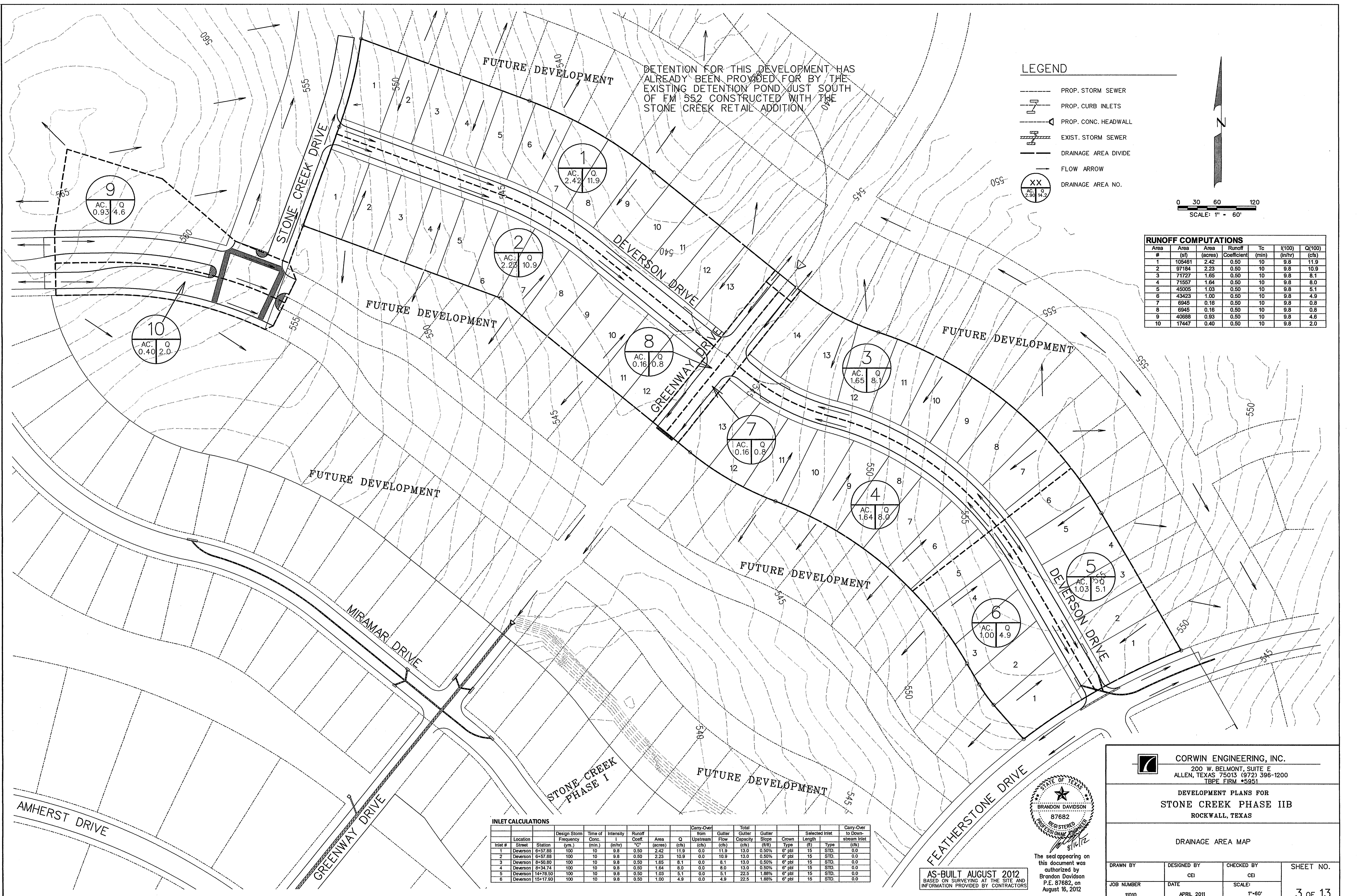
CURVE TABLE with columns: CURVE NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, BEARING. Includes notes 1-4 regarding bearings, lot lines, and building lines.

TOTAL LOTS 52 TOTAL ACRES 10.315

STONE CREEK PHASE 1 IIB

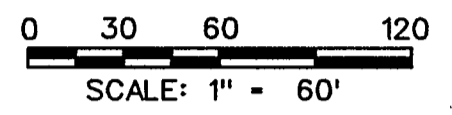
OUT OF THE W.T. DEWEES SURVEY, ABSTRACT NO. 71 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS OWNER STONE CREEK 50'S POD, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 JANUARY 2012 SCALE 1" = 100' SHEET 1 OF 2





DETENTION FOR THIS DEVELOPMENT HAS ALREADY BEEN PROVIDED FOR BY THE EXISTING DETENTION POND JUST SOUTH OF FM 552 CONSTRUCTED WITH THE STONE CREEK RETAIL ADDITION.

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



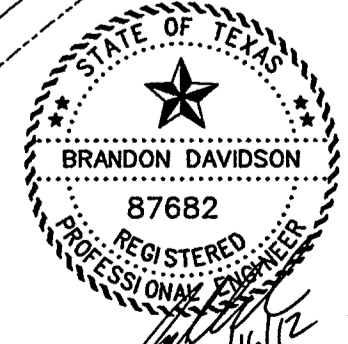
RUNOFF COMPUTATIONS

#	Area (sf)	Area (acres)	Runoff Coefficient	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	105461	2.42	0.50	10	9.8	11.9
2	97184	2.23	0.50	10	9.8	10.9
3	71727	1.65	0.50	10	9.8	8.1
4	71557	1.64	0.50	10	9.8	8.0
5	45005	1.03	0.50	10	9.8	5.1
6	43423	1.00	0.50	10	9.8	4.9
7	6945	0.16	0.50	10	9.8	0.8
8	6945	0.16	0.50	10	9.8	0.8
9	40688	0.93	0.50	10	9.8	4.6
10	17447	0.40	0.50	10	9.8	2.0

INLET CALCULATIONS

Inlet #	Location	Station	Design Storm Frequency (yrs.)	Time of Conc. (min.)	Intensity I (in/hr)	Runoff Coeff. "C"	Area (acres)	Q Upstream (cfs)	Carry-Over from Upstream (cfs)	Gutter Flow (cfs)	Total Gutter Capacity (cfs)	Gutter Slope (ft/ft)	Selected Inlet Length (ft)	Type	Carry-Over to Down-stream Inlet (cfs)	
1	Deverson	8+57.88	100	10	9.8	0.50	2.42	11.9	0.0	11.9	13.0	0.50%	6' pbl	15	STD.	0.0
2	Deverson	8+57.88	100	10	9.8	0.50	2.23	10.9	0.0	10.9	13.0	0.50%	6' pbl	15	STD.	0.0
3	Deverson	8+50.80	100	10	9.8	0.50	1.65	8.1	0.0	8.1	13.0	0.50%	6' pbl	15	STD.	0.0
4	Deverson	8+34.74	100	10	9.8	0.50	1.64	8.0	0.0	8.0	13.0	0.50%	6' pbl	15	STD.	0.0
5	Deverson	14+76.50	100	10	9.8	0.50	1.03	5.1	0.0	5.1	22.5	1.88%	6' pbl	15	STD.	0.0
6	Deverson	15+17.90	100	10	9.8	0.50	1.00	4.9	0.0	4.9	22.5	1.88%	6' pbl	15	STD.	0.0

AS-BUILT AUGUST 2012
 BASED ON SURVEYING AT THE SITE AND
 INFORMATION PROVIDED BY CONTRACTORS



The seal appearing on this document was authorized by
 Brandon Davidson
 P.E. 87682, on
 August 16, 2012

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

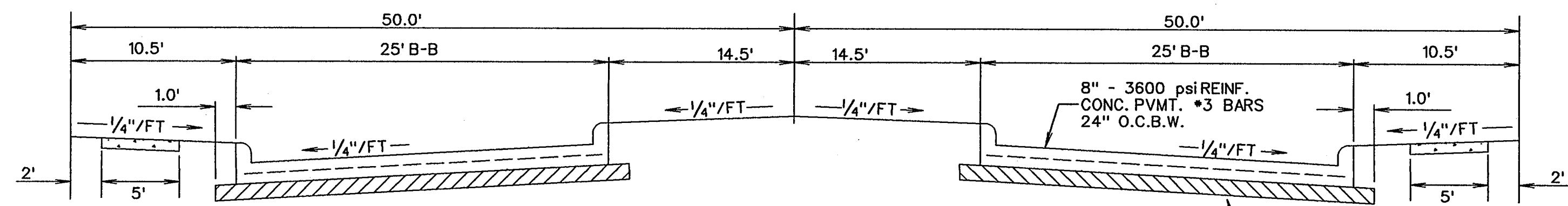
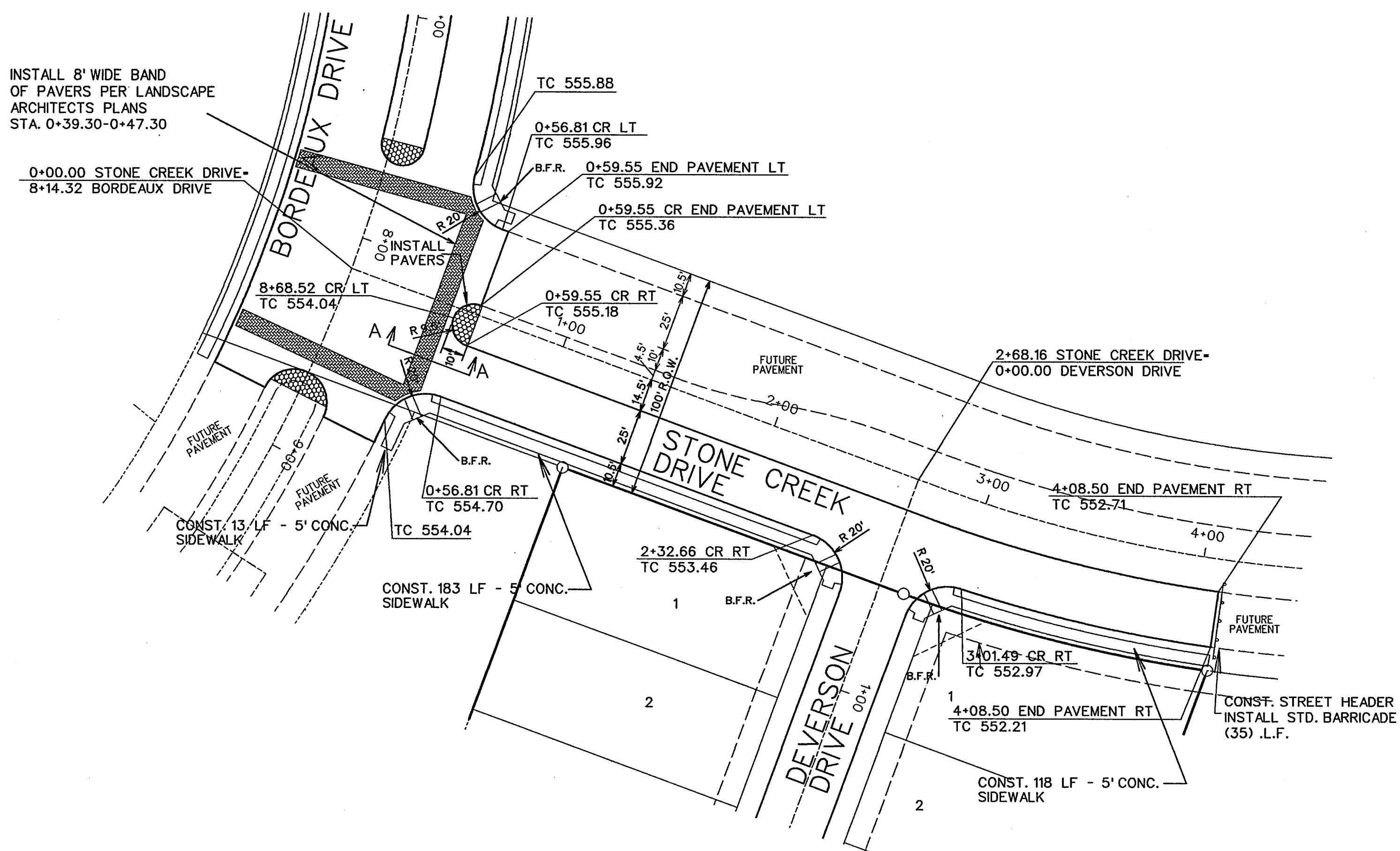
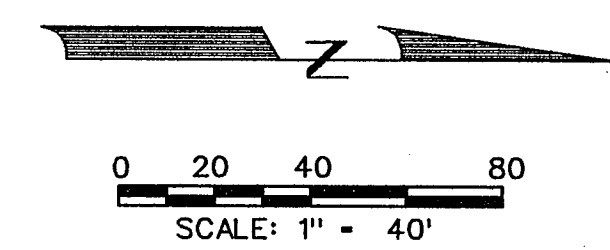
DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
 ROCKWALL, TEXAS

DRAINAGE AREA MAP

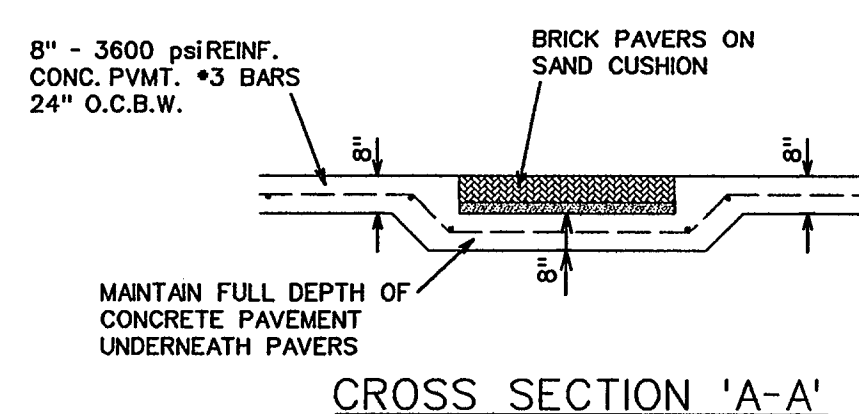
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
	CEI	CEI	3 of 13
JOB NUMBER	DATE	SCALE	
11010	APRIL 2011	1"=60'	

INSTALL 8' WIDE BAND OF PAVERS PER LANDSCAPE ARCHITECTS PLANS STA. 0+39.30-0+47.30

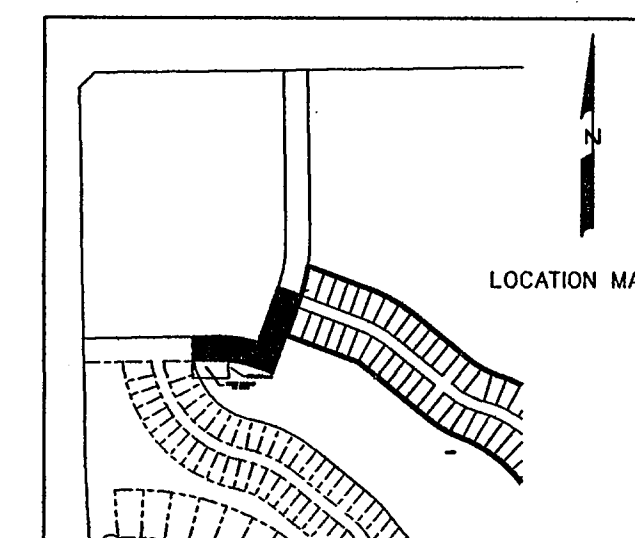
0+00.00 STONE CREEK DRIVE- 8+14.32 BORDEAUX DRIVE



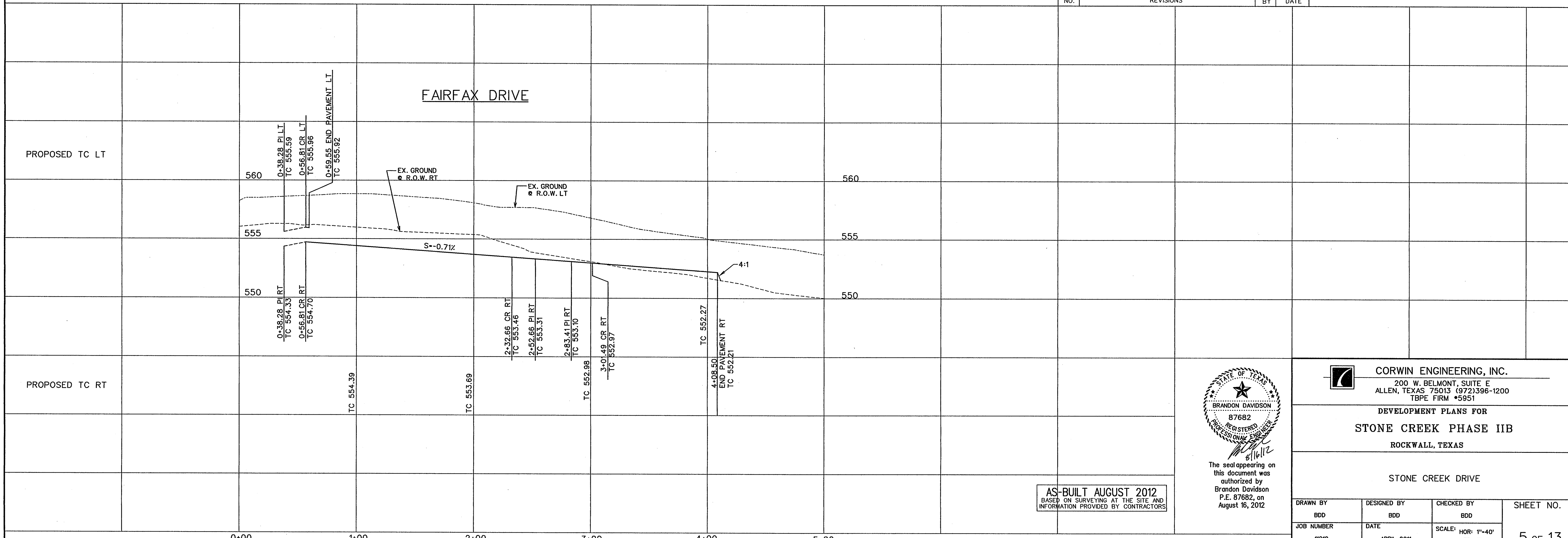
100' ROW TYPICAL PVMT.
N.T.S.



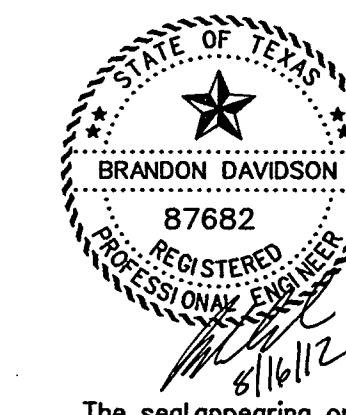
CROSS SECTION 'A-A'



NO.	PER CITY COMMENTS	DS	6-1-11
	REVISIONS	BY	DATE
1			



AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY CONTRACTORS



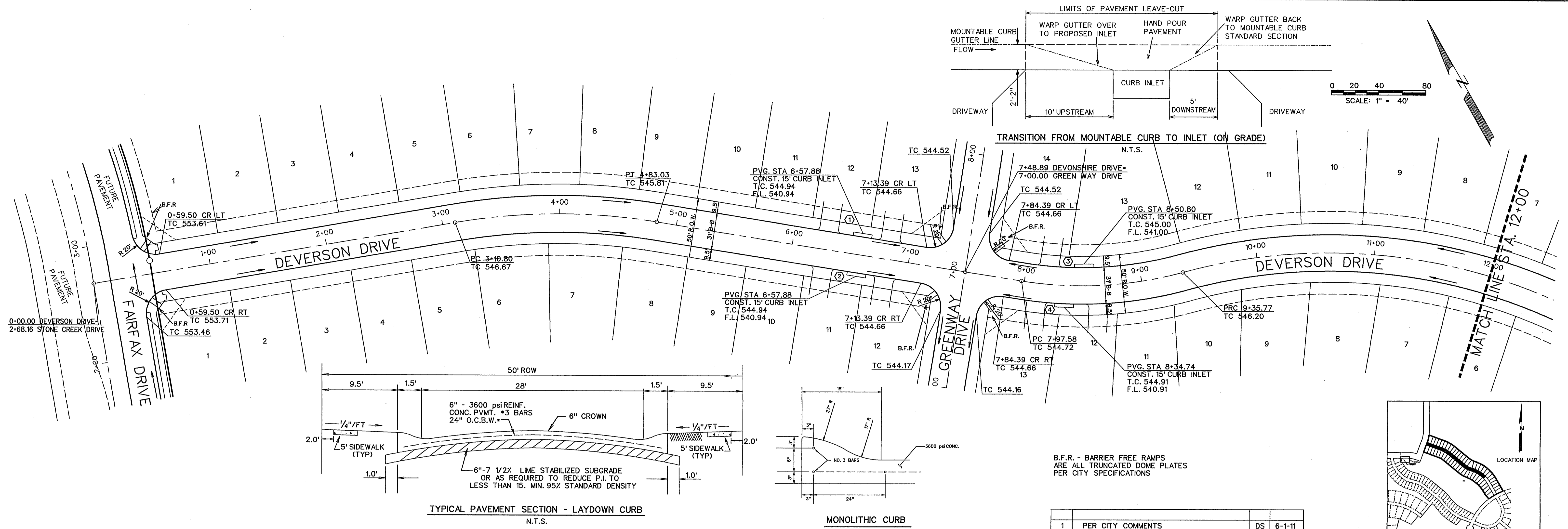
The seal appearing on this document was authorized by Brandon Davidson P.E. 87682, on August 16, 2012

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

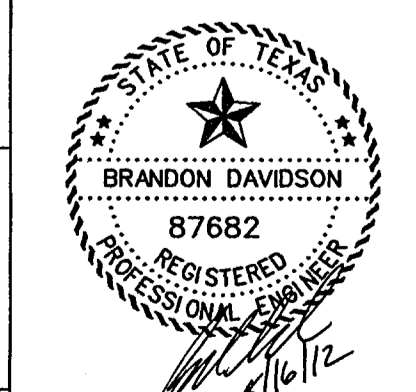
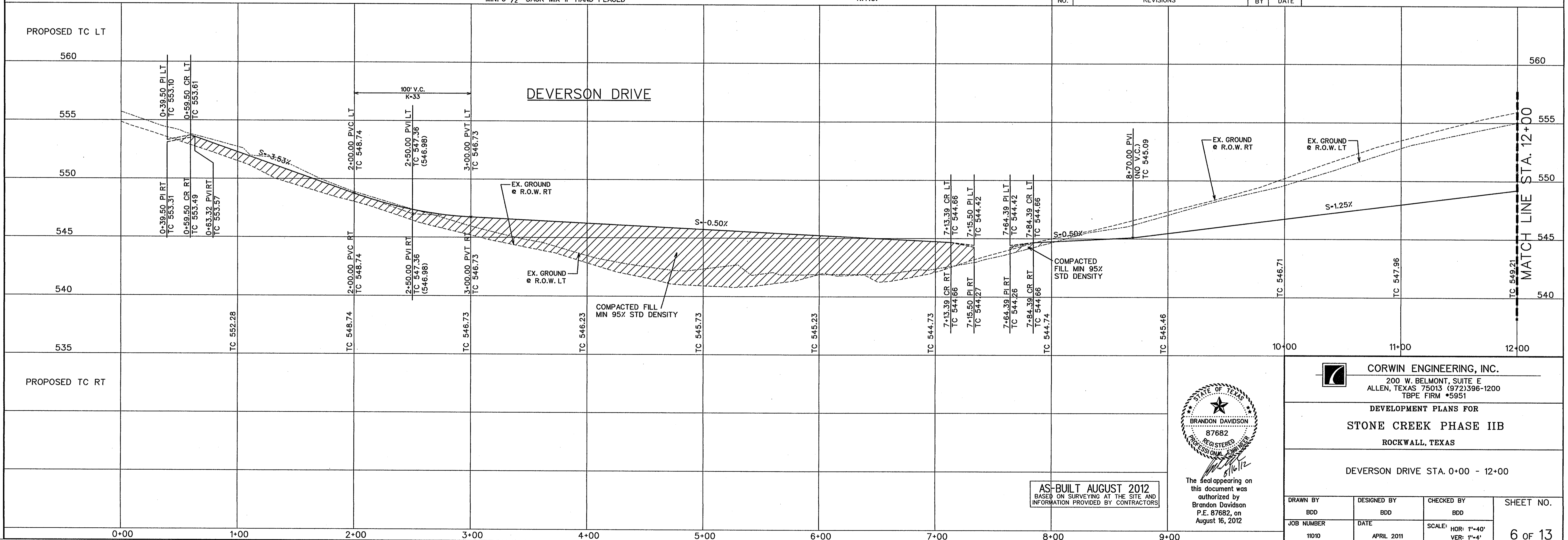
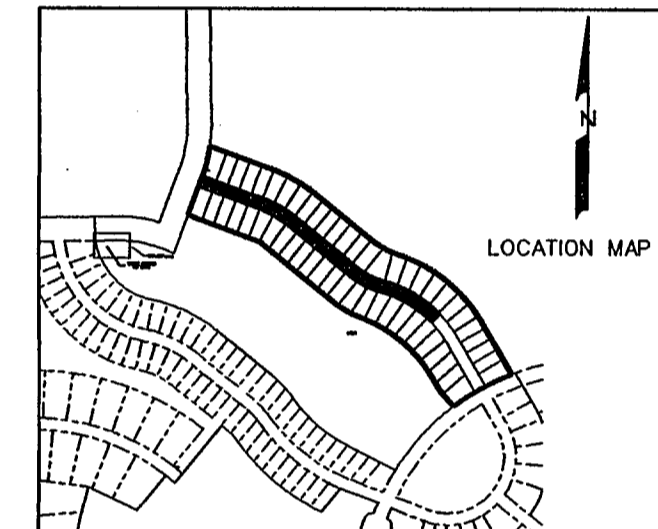
DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
ROCKWALL, TEXAS

STONE CREEK DRIVE

DRAWN BY BDD	DESIGNED BY BDD	CHECKED BY BDD	SHEET NO. 5 OF 13
JOB NUMBER 1100	DATE APRIL 2011	SCALE: HOR: 1"=40' VER: 1"=4'	



NO.	PER CITY COMMENTS	REVISIONS	DS	DATE
1	PER CITY COMMENTS		DS	6-1-11



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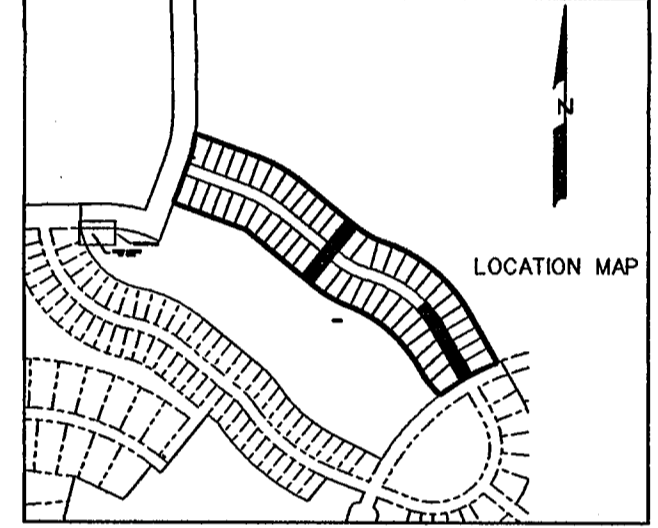
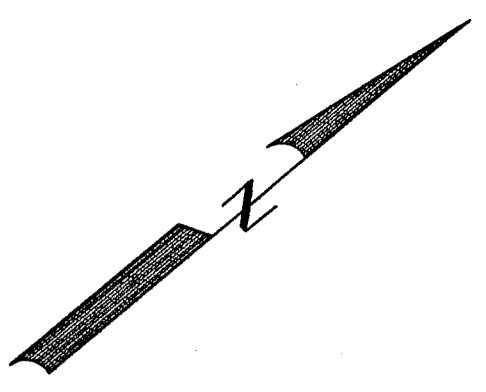
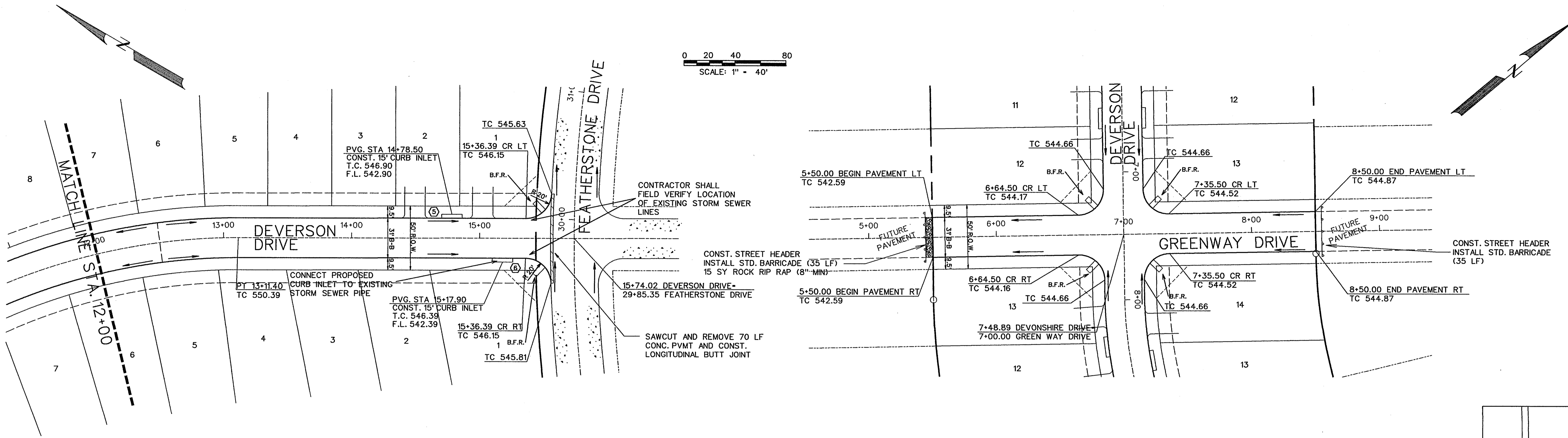
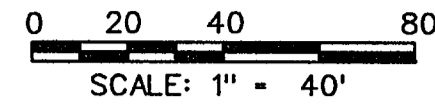
AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY CONTRACTORS

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

DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
ROCKWALL, TEXAS

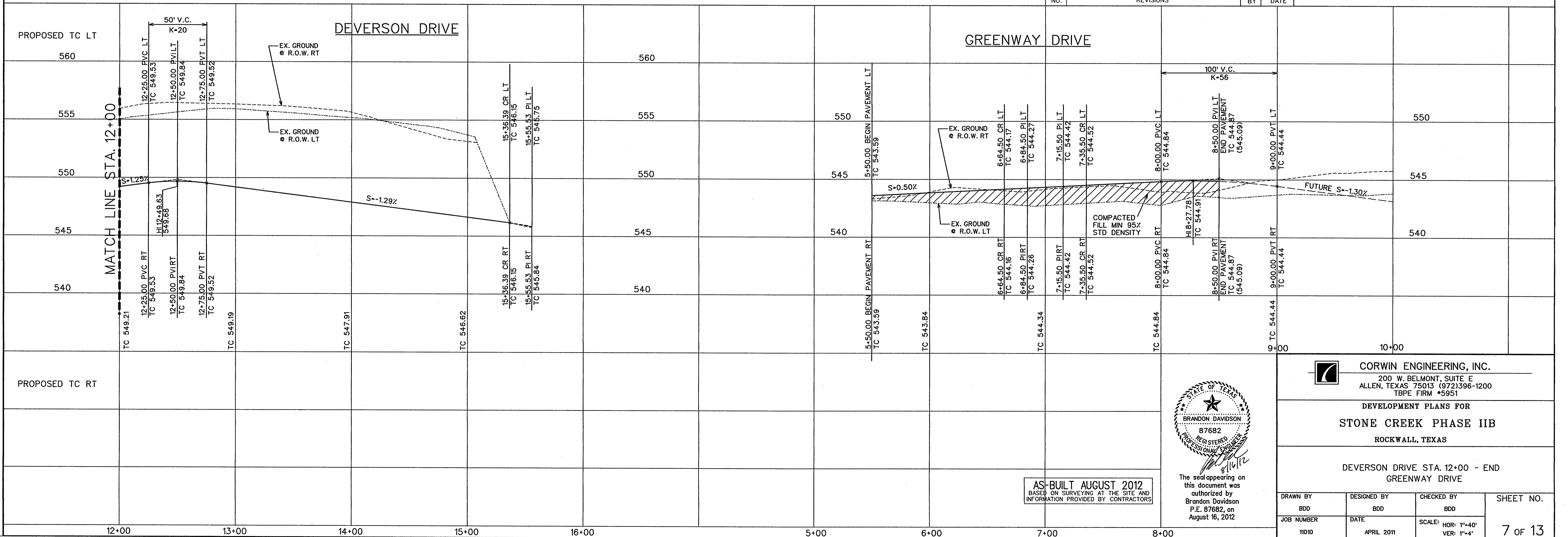
DEVERSON DRIVE STA. 0+00 - 12+00

DRAWN BY BDD	DESIGNED BY BDD	CHECKED BY BDD	SHEET NO. 6 OF 13
JOB NUMBER 11010	DATE APRIL 2011	SCALE: HOR: 1"=40' VER: 1"=4'	



B.F.R. - BARRIER FREE RAMPS
ARE ALL TRUNCATED DOME PLATES
PER CITY SPECIFICATIONS

NO.	PER CITY COMMENTS	DS	DATE
1	PER CITY COMMENTS	DS	6-2-11
	REVISIONS	BY	



AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND
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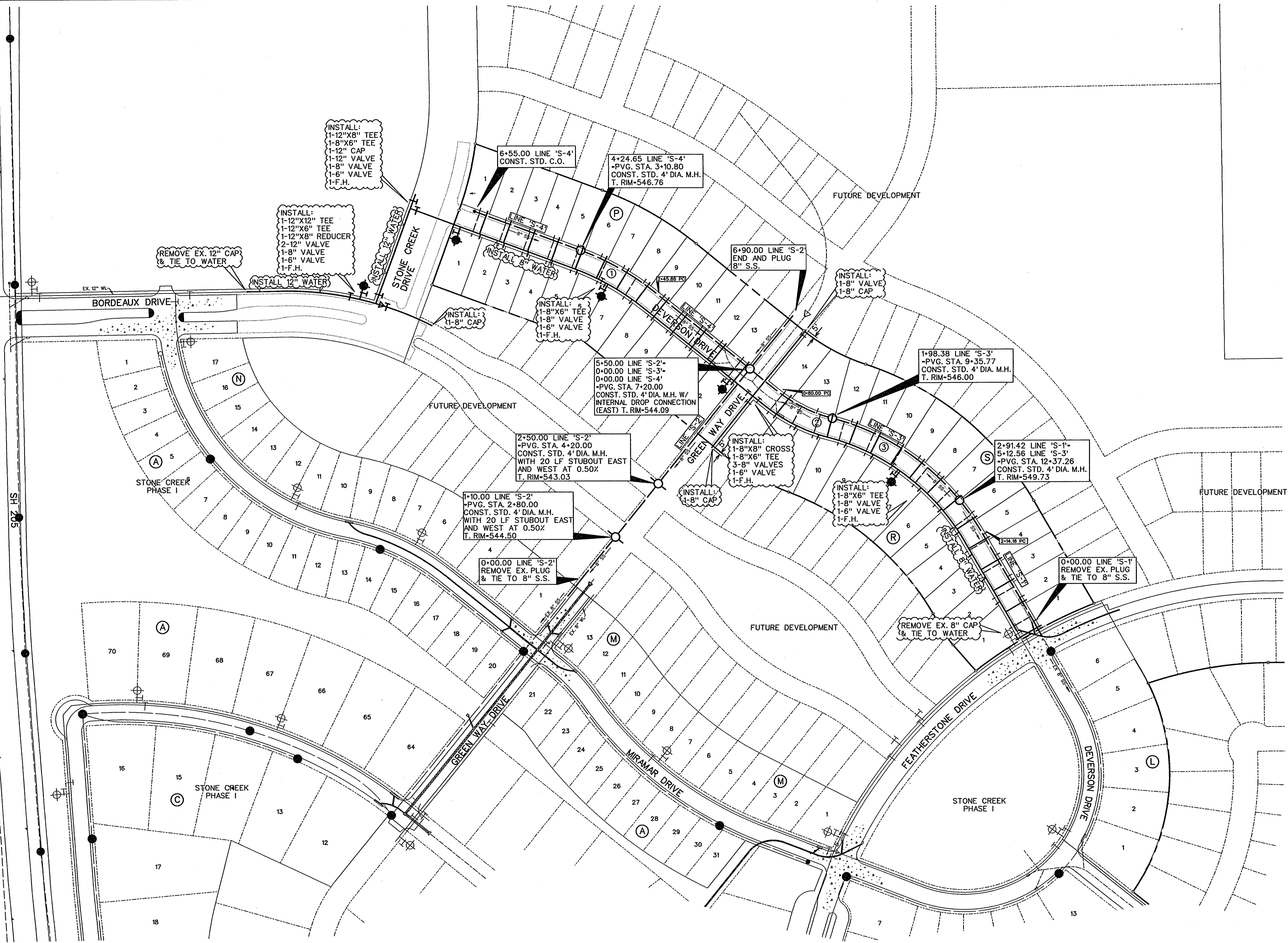
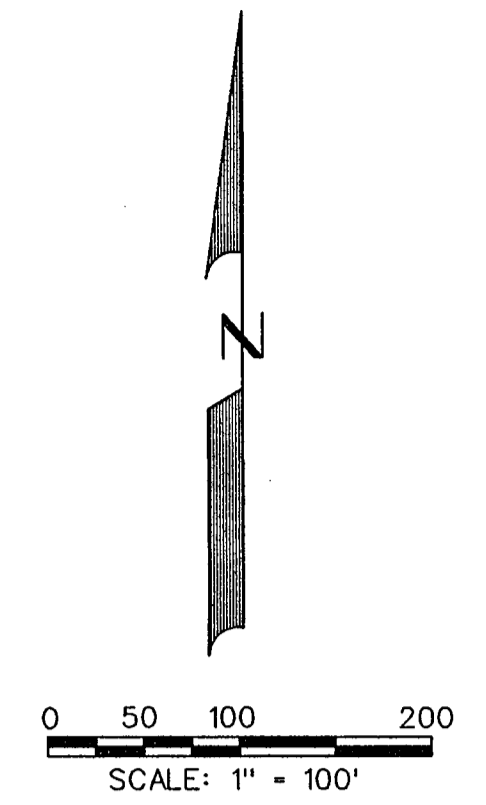
The seal appearing on
this document was
authorized by
Brandon Davidson
P.E. 87682, on
August 16, 2012

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

DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
ROCKWALL, TEXAS

DEVERSON DRIVE STA. 12+00 - END
GREENWAY DRIVE

DRAWN BY BDD	DESIGNED BY BDD	CHECKED BY BDD	SHEET NO. 7 OF 13
JOB NUMBER 11010	DATE APRIL 2011	SCALE: HOR: 1"=40' VER: 1"=4'	



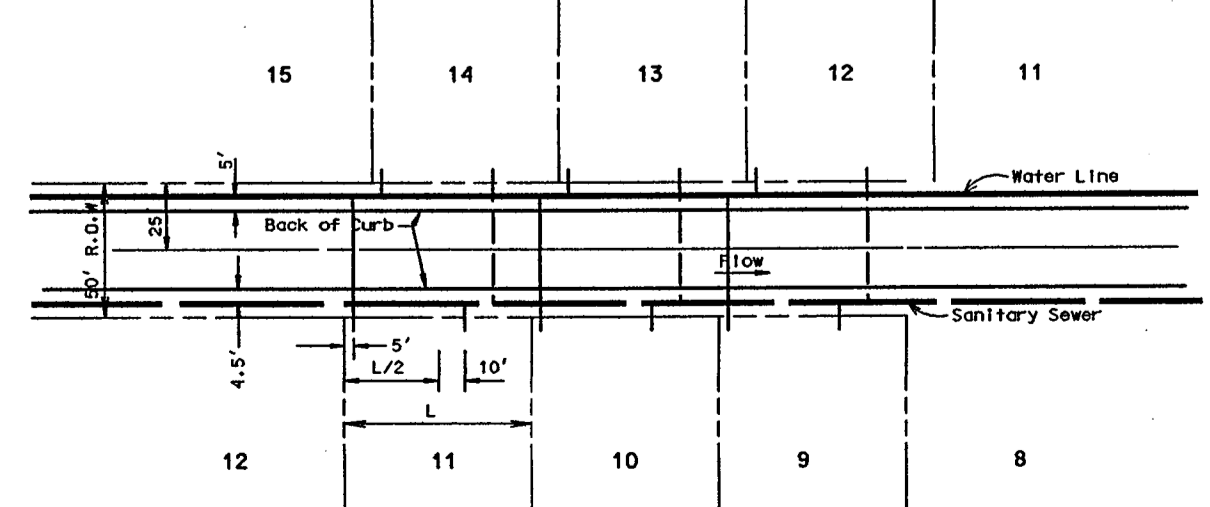
NOTE:
 ALL WATER LINES TO BE CLASS 200 PIPE SDR 14.
 ALL SANITARY SEWER PIPE TO BE SDR 35 FOR 5'-10' DEEP AND SDR 26 FOR 10' AND GREATER.
 INSTALL BLUE "EMS" DISK ON WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, AND SERVICE.
 INSTALL GREEN "EMS" DISK ON SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION,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

LEGEND

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

SERVICE SCHEDULE		
TYPE	SIZE	NO.
SANITARY	4"	52
WATER	1"	52

SANITARY SEWER CURVE DATA			
CURVE NO.	①	②	③
Δ	21° 20' 33"	14° 52' 32"	36° 30' 54"
R	905.00'	905.00'	595.00'
T	170.53'	118.14'	196.29'
L	337.11'	234.96'	338.03'

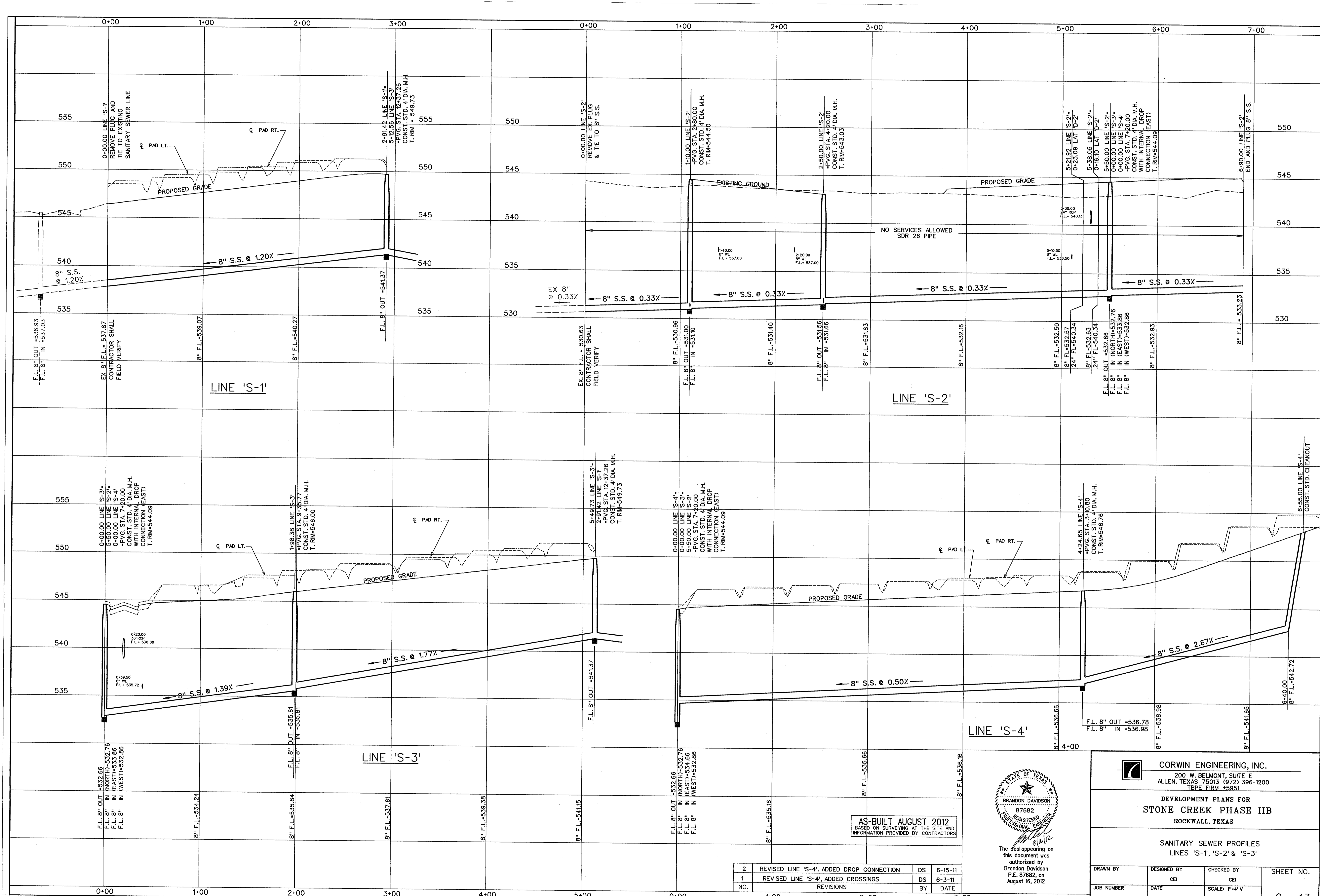


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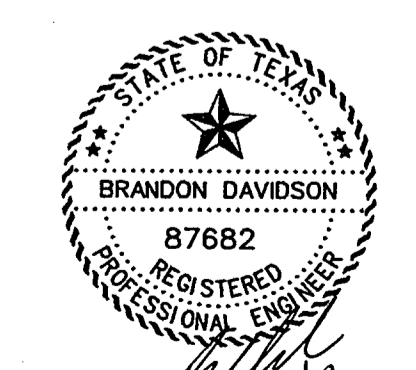


The seal appearing on this document was authorized by
 Brandon Davidson
 P.E. 87682, on
 August 16, 2012

1	ADDED DROP MH CONNECTION TO LINE 'S-4'	DS	6-15-11
NO.	REVISIONS	BY	DATE
CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972) 396-1200 TBPE FIRM #5951			
CONSTRUCTION PLANS FOR STONE CREEK PHASE IIB ROCKWALL, TEXAS			
WATER AND SANITARY SEWER PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
CMF	WLC	WLC	8 OF 13
JOB NUMBER	DATE	SCALE	
11010	APRIL 2011	1"=100'	



AS-BUILT AUGUST 2012
 BASED ON SURVEYING AT THE SITE AND
 INFORMATION PROVIDED BY CONTRACTORS



The seal appearing on
 this document was
 authorized by
 Brandon Davidson
 P.E. 87682, on
 August 16, 2012

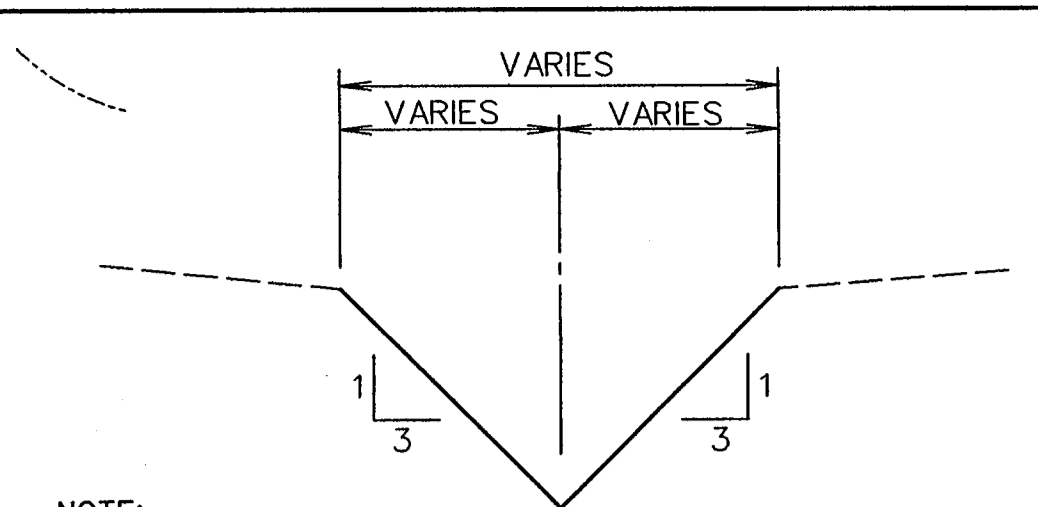
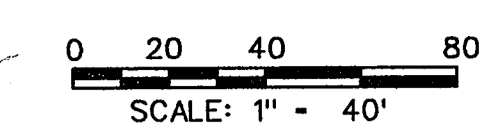
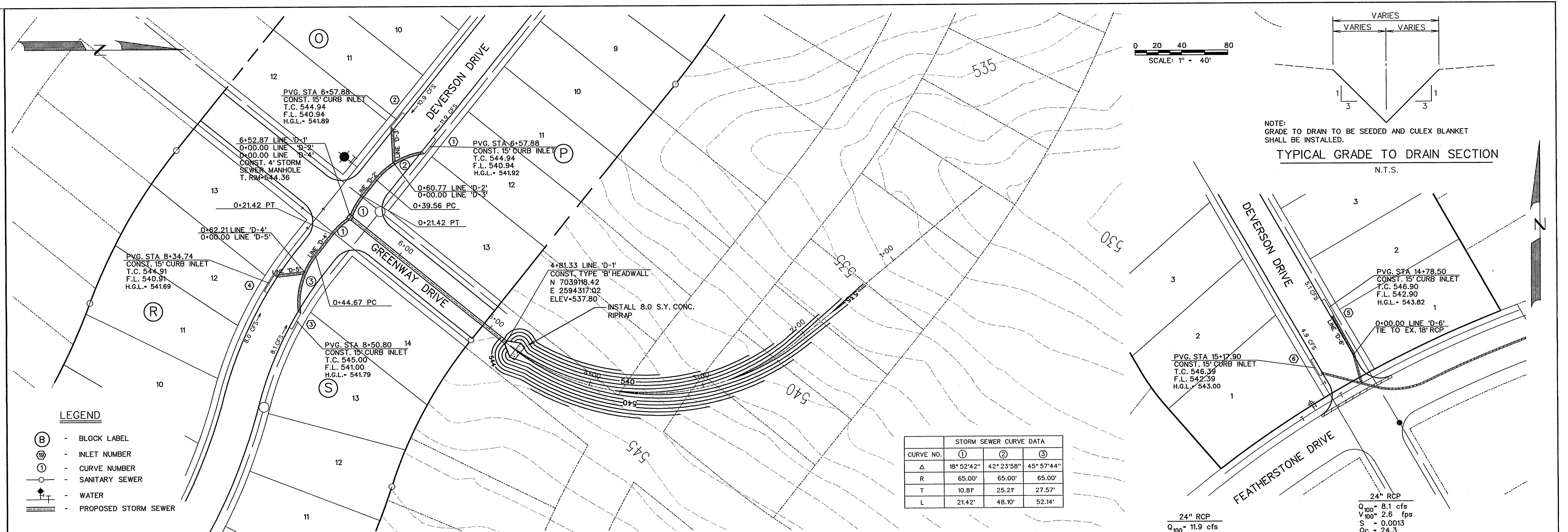
NO.	REVISIONS	BY	DATE
2	REVISED LINE 'S-4', ADDED DROP CONNECTION	DS	6-15-11
1	REVISED LINE 'S-4', ADDED CROSSINGS	DS	6-3-11

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

DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
 ROCKWALL, TEXAS

SANITARY SEWER PROFILES
 LINES 'S-1', 'S-2' & 'S-3'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
	CEI	CEI	9 OF 13
JOB NUMBER 11010	DATE MARCH 2011	SCALE: 1"=4' V 1"=40' H	



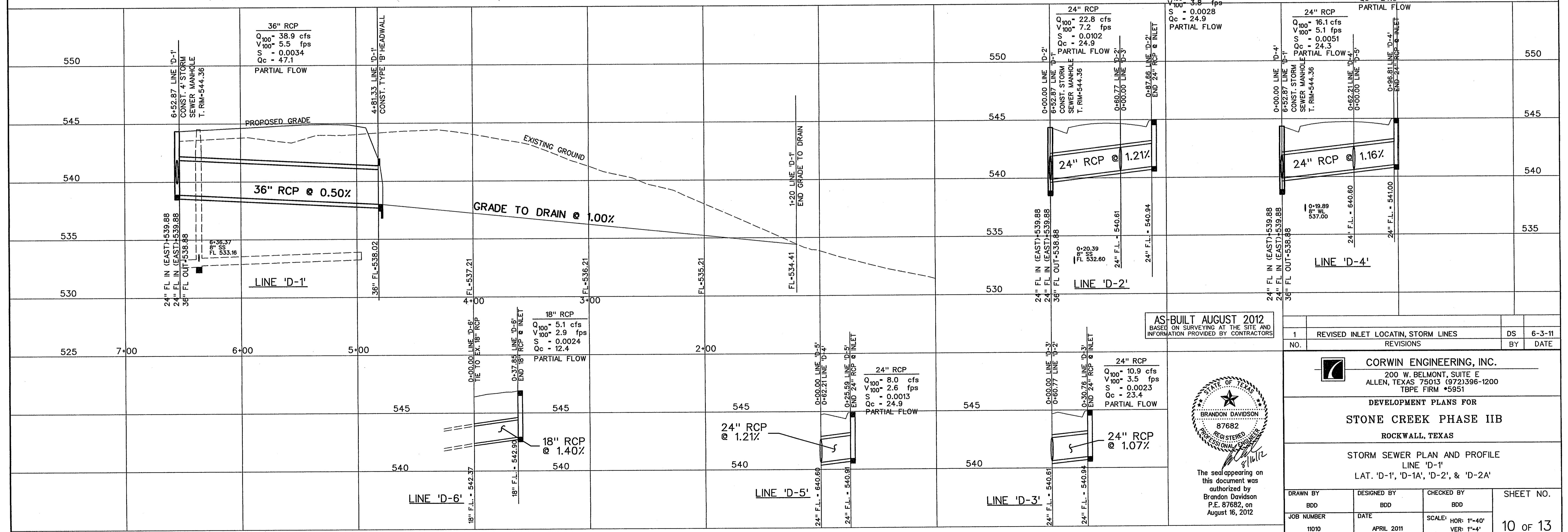
NOTE:
GRADE TO DRAIN TO BE SEEDED AND CULEX BLANKET SHALL BE INSTALLED.

TYPICAL GRADE TO DRAIN SECTION
N.T.S.

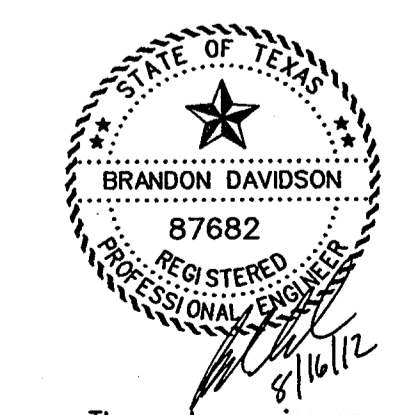
LEGEND

- (B) - BLOCK LABEL
- (I) - INLET NUMBER
- (C) - CURVE NUMBER
- (S) - SANITARY SEWER
- (W) - WATER
- - PROPOSED STORM SEWER

STORM SEWER CURVE DATA			
CURVE NO.	①	②	③
Δ	18° 52' 42"	42° 23' 58"	45° 57' 44"
R	65.00'	65.00'	65.00'
T	10.81'	25.21'	27.57'
L	21.42'	48.10'	52.14'

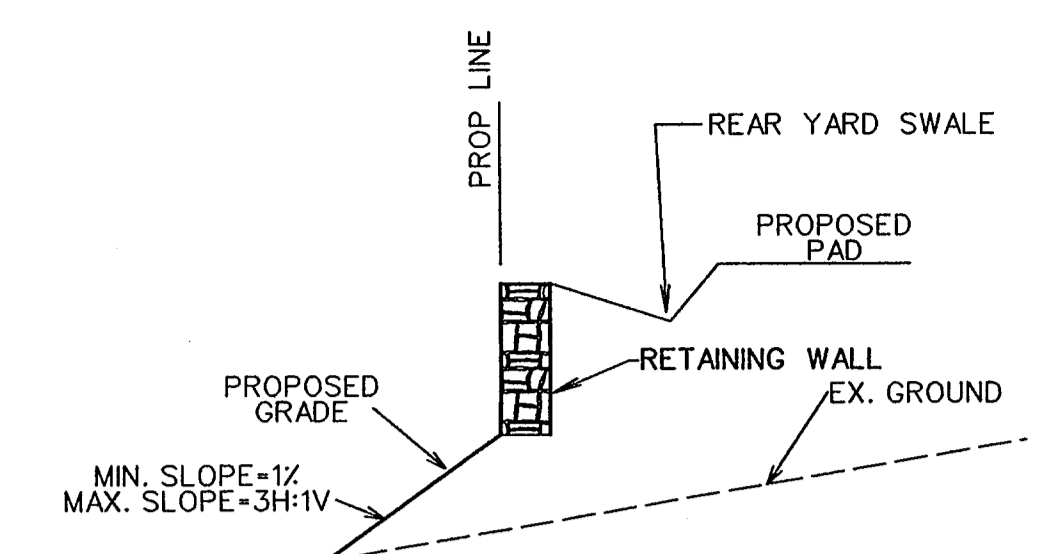
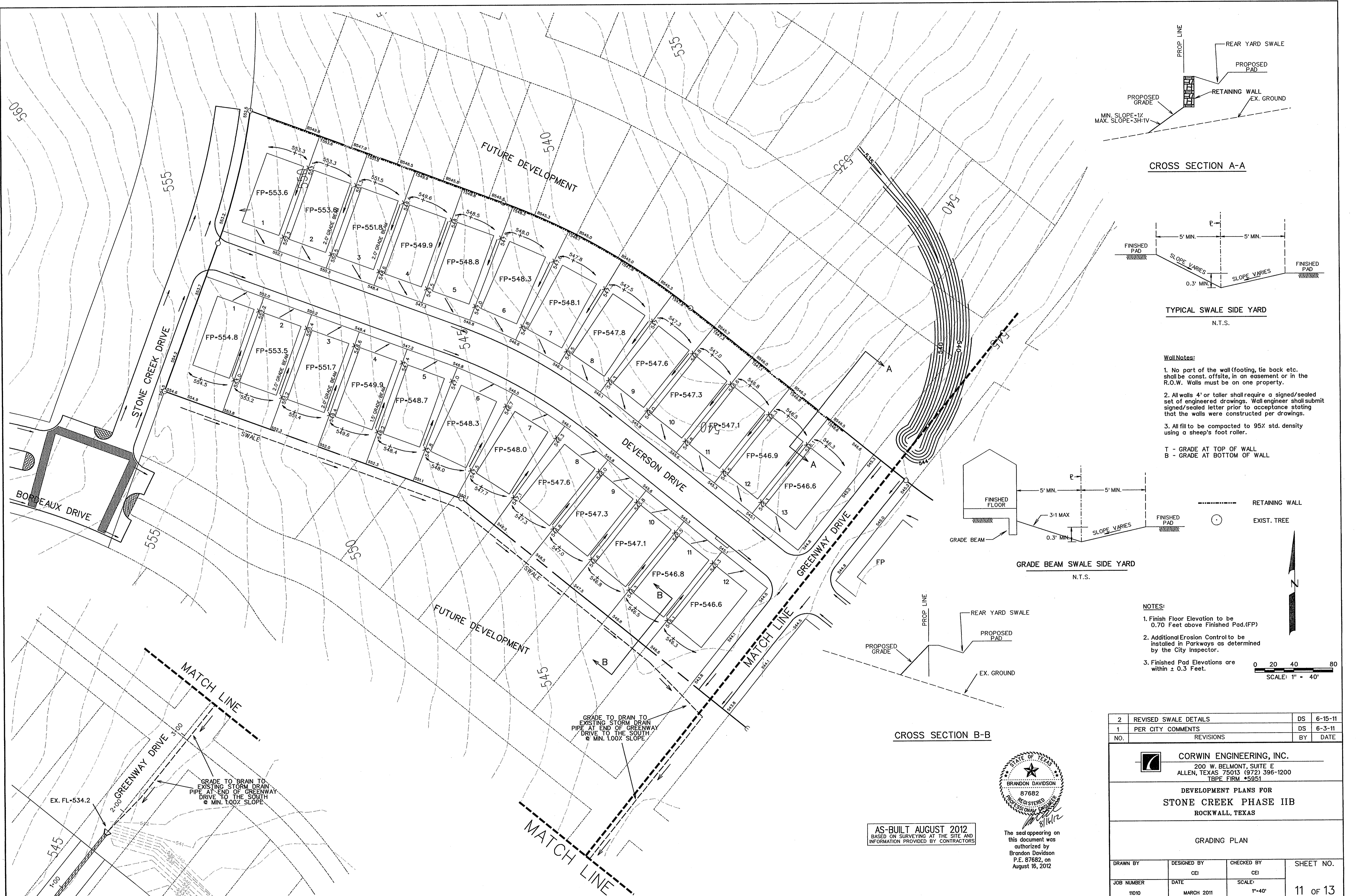


AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND
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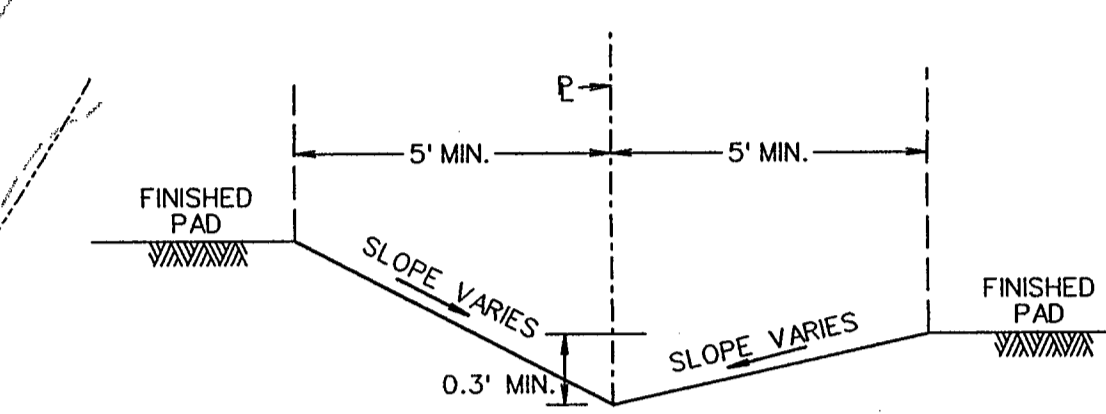


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1		REVISED INLET LOCATING, STORM LINES	DS	6-3-11
NO.		REVISIONS	BY	DATE
<p>CORNING ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBE FIRM #5951</p>				
<p>DEVELOPMENT PLANS FOR STONE CREEK PHASE IIB ROCKWALL, TEXAS</p>				
<p>STORM SEWER PLAN AND PROFILE LINE 'D-1' LAT. 'D-1', 'D-1A', 'D-2', & 'D-2A'</p>				
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.	
BDD	BDD	BDD	10 OF 13	
JOB NUMBER	DATE	SCALE	VER:	
11010	APRIL 2011	HOR: 1"=40' VER: 1"=4'		



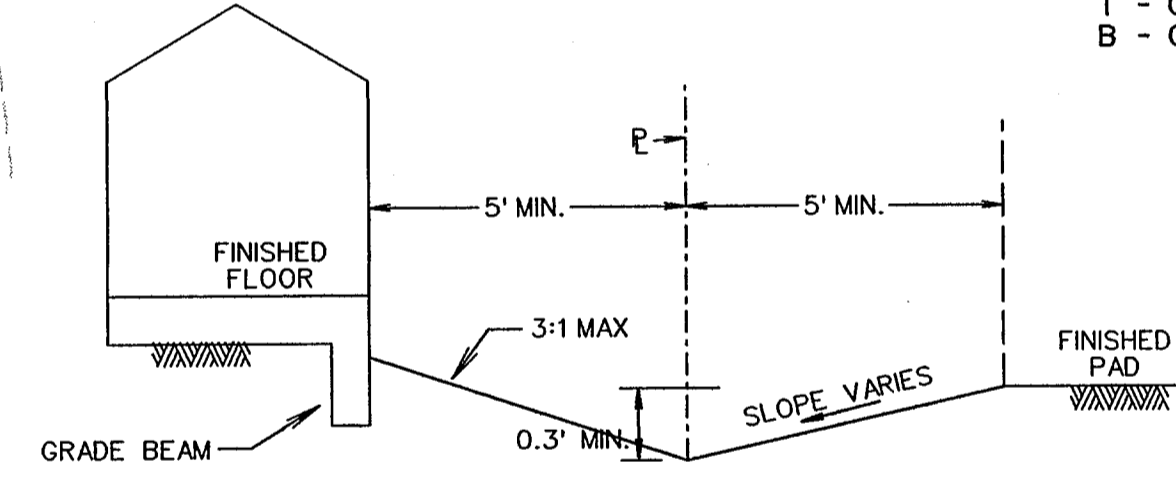
CROSS SECTION A-A



TYPICAL SWALE SIDE YARD
N.T.S.

WallNotes:

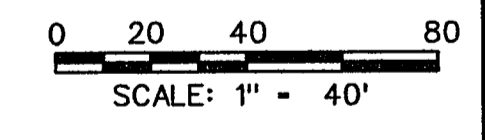
1. No part of the wall (footing, tie back etc. shall be const. offsite, in an easement or in the R.O.W. Walls must be on one property.
 2. All walls 4' or taller shall require a signed/sealed set of engineered drawings. Wall engineer shall submit signed/sealed letter prior to acceptance stating that the walls were constructed per drawings.
 3. All fill to be compacted to 95% std. density using a sheep's foot roller.
- T - GRADE AT TOP OF WALL
B - GRADE AT BOTTOM OF WALL



GRADE BEAM SWALE SIDE YARD
N.T.S.

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.



CROSS SECTION B-B

GRADE TO DRAIN TO EXISTING STORM DRAIN PIPE AT END OF GREENWAY DRIVE TO THE SOUTH @ MIN. 1.00% SLOPE

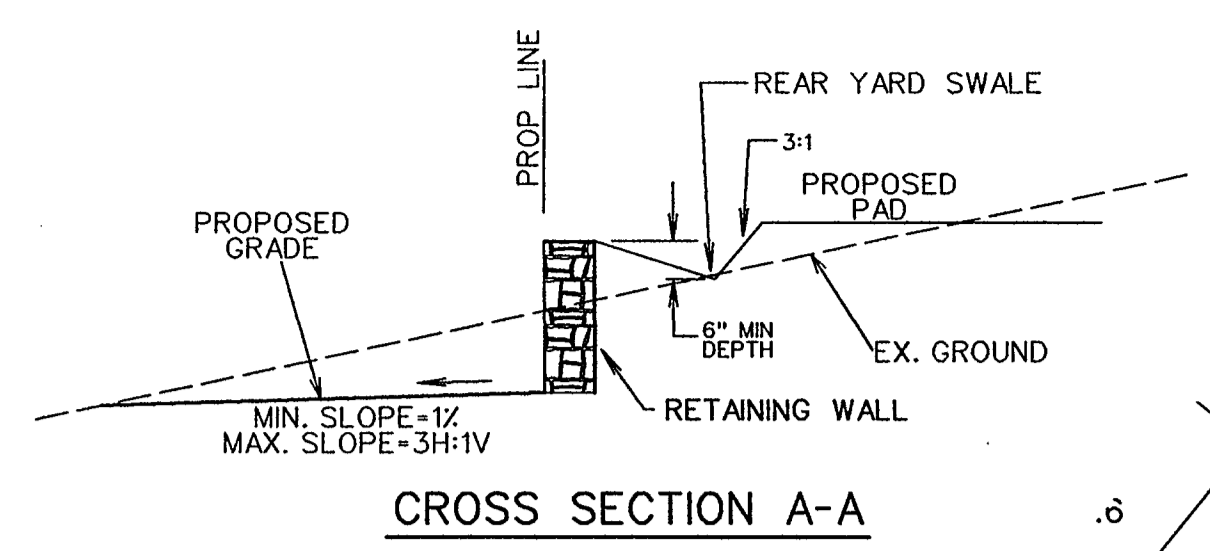
GRADE TO DRAIN TO EXISTING STORM DRAIN PIPE AT END OF GREENWAY DRIVE TO THE SOUTH @ MIN. 1.00% SLOPE

AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY CONTRACTORS



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2	REVISED SWALE DETAILS	DS	6-15-11
1	PER CITY COMMENTS	DS	6-3-11
NO.	REVISIONS	BY	DATE
 CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972) 396-1200 TPE FIRM #5951			
DEVELOPMENT PLANS FOR STONE CREEK PHASE IIB ROCKWALL, TEXAS			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
	CEI	CEI	
JOB NUMBER	DATE	SCALE:	
11010	MARCH 2011	1"=40'	11 OF 13



CROSS SECTION A-A

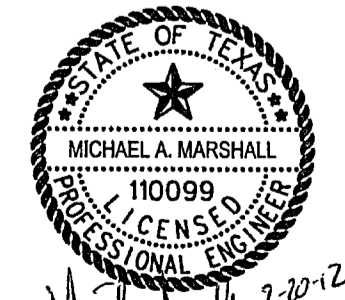
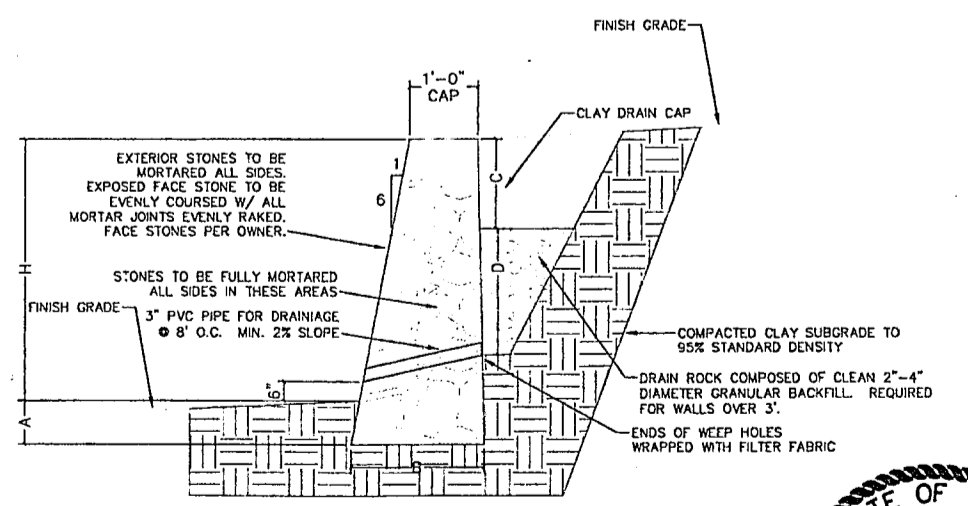


- Wall Notes:**
- No part of the wall (footing, tie back etc. shall be const. offsite, in an easement or in the R.O.W. Walls must be on one property.
 - All walls 4' or taller shall require a signed/sealed set of engineered drawings. Wall engineer shall submit signed/sealed letter prior to acceptance stating that the walls were constructed per drawings.
 - All fill to be compacted to 95% std. density using a sheep's foot roller.
- T - GRADE AT TOP OF WALL
B - GRADE AT BOTTOM OF WALL

- GENERAL NOTES**
- TYPE S MORTAR REQUIRED.
 - CONTROL JOINTS AT 20' MAXIMUM SPACING.
 - EXPOSED FACE STONES TO BE MINIMUM 10" WIDTH.
 - OWNER / CONTRACTOR RESPONSIBLE FOR RELOCATION OF ANY UTILITY CONFLICTS.
 - MINIMUM TOE SLOPE OF 2% AND MAXIMUM OF 4:1 AT FINISHED GRADE.
 - CONTRACTOR SHALL INSTALL FENCE POST SLEEVES ALONG WALL AS REQUIRED.
 - NO STRUCTURAL SURCHARGE IS ANTICIPATED FOR STRUCTURES LOCATED 1.5H FROM WALL.
 - DESIGN BASED ON CORWIN ENGINEERING, INC. GRADING PLANS PROVIDED BY CONTRACTOR AND TYPICAL SOILS CLASSIFIED AS CLAY (CH) CHARACTERISTICS. PLANS ONLY APPLY FOR THE SITE CONDITIONS AND RETAINED HEIGHTS AS SHOWN.
 - ALL WALLS TO BE BEDDED ON UNDISTURBED SOIL OR ROCK TO MINIMUM DEPTH AS SHOWN.
 - ENGINEER WILL BE NOTIFIED IMMEDIATELY IF SITE CONDITIONS CONFLICT WITH CONSTRUCTION OF WALL.

WALL DIMENSION SCHEDULE - BASED ON CLAY (CH) SOIL

HEIGHT (H)	2'	2'	3'	4'	5'	6'
BASE DEPTH (A)	6"	6"	9"	12"	15"	18"
BASE WIDTH (B)	12"	14"	18"	20"	28"	36"
CAP DEPTH (C)	FULL	FULL	FULL	24"	24"	24"
GRAVEL DEPTH (D)	N/A	N/A	N/A	24"	24"	24"
BATTER	2"	4"	6"	8"	10"	12"



RETAINING WALL PLAN (6' MAX.)
STONE CREEK PH IIB, ROCKWALL, TX

DRAWN BY	SCALE	DATE	PROJ. NO.	SHEET NO.
MM	N.T.S.	2/20/2012	RPMX-4	1 OF 1

824 Mullrany Dr.
Coppell, TX 75019
Phone: 469.834.7446

- NOTES:**
- Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
 - Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
 - Finished Pad Elevations are within ± 0.3 Feet.
- 0 20 40 80
SCALE: 1" = 40'

2	REVISED SWALE DETAILS, ADDED RET. WALL DETAIL	DS	6-15-11
1	PER CITY COMMENTS	DS	6-3-11
NO.	REVISIONS	BY	DATE

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

**DEVELOPMENT PLANS FOR
STONE CREEK PHASE IIB
ROCKWALL, TEXAS**

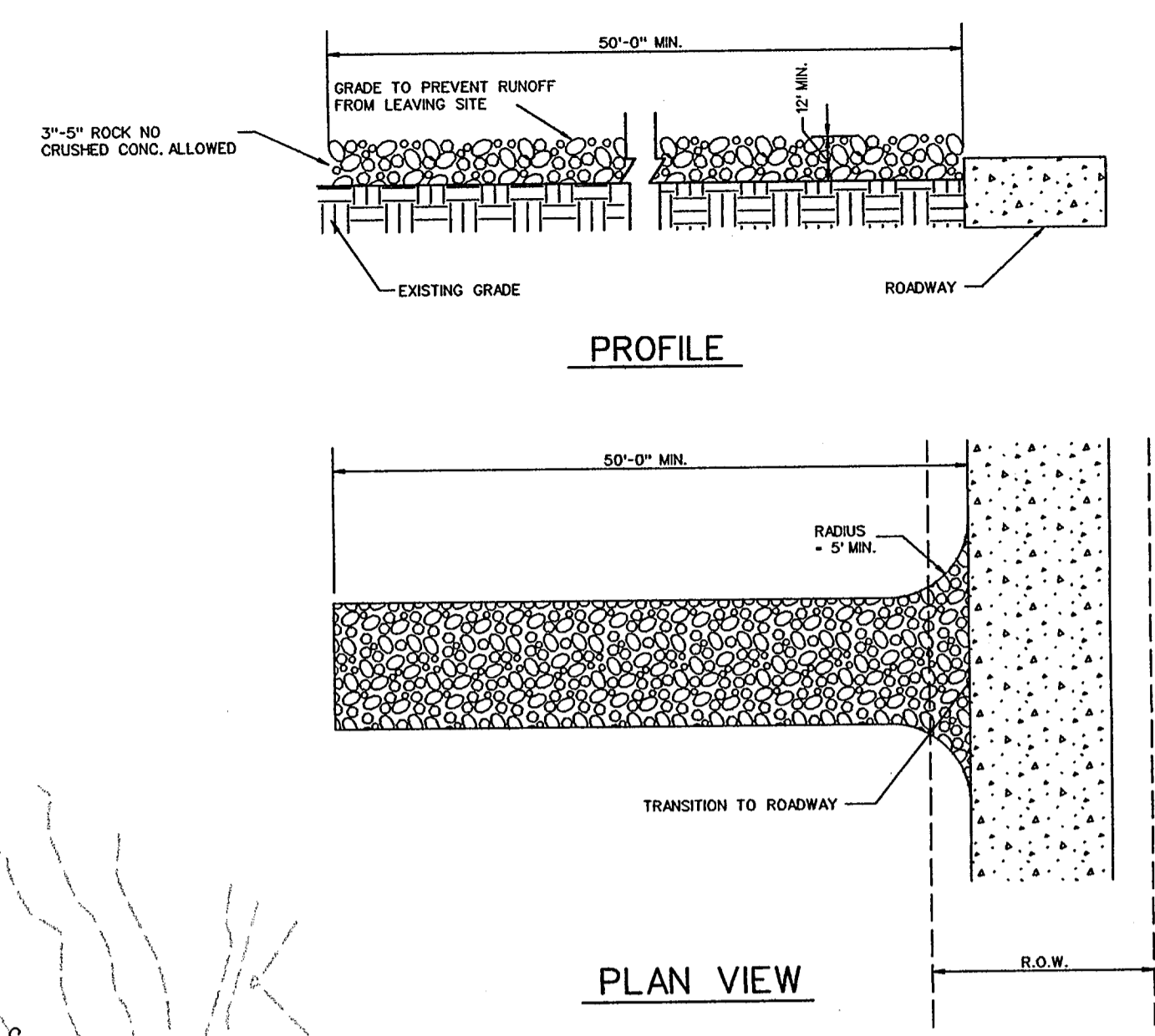
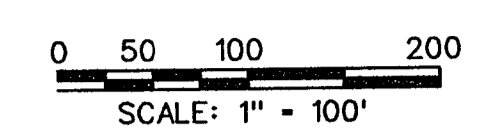
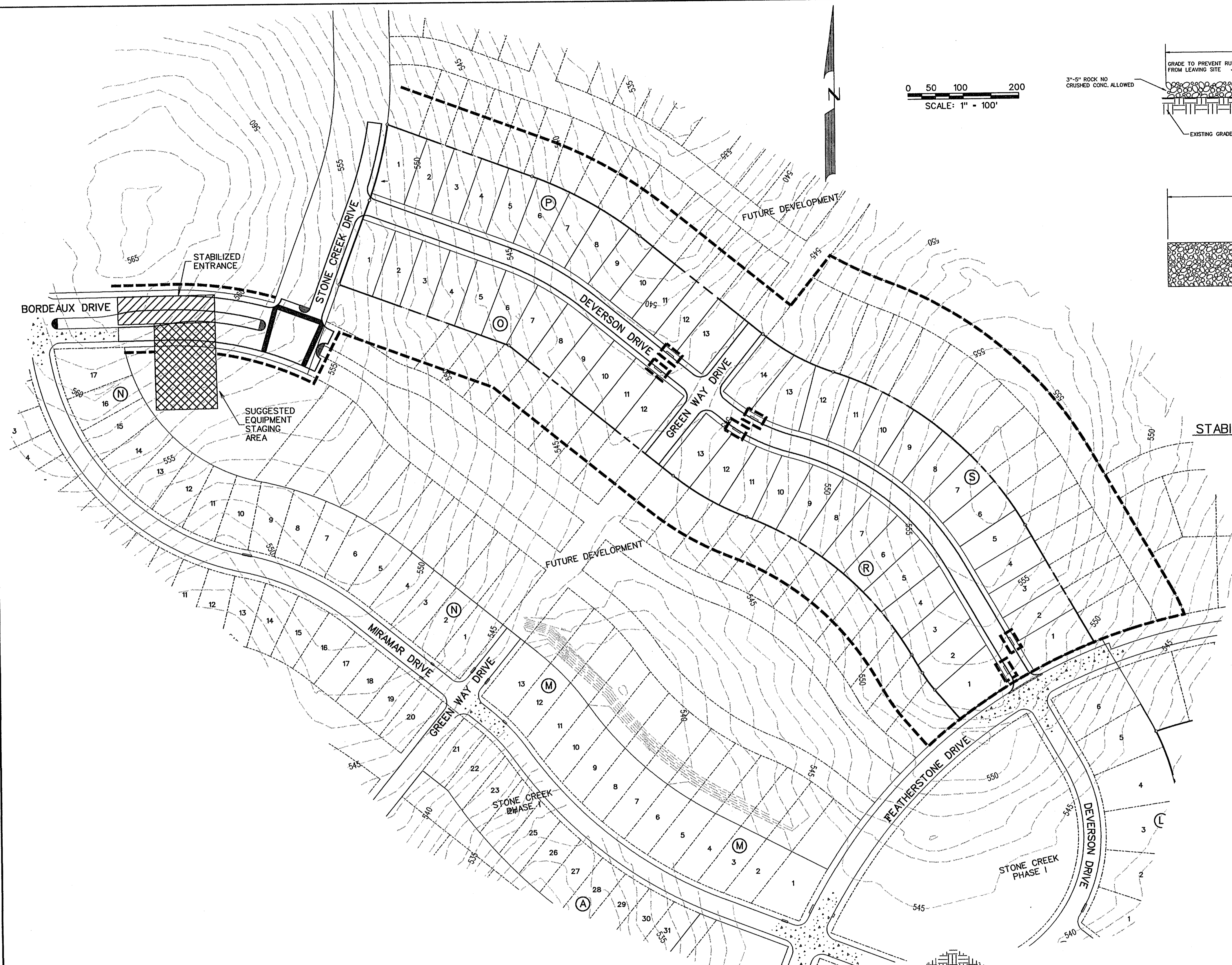
GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
	CEI	CEI	12 of 13
JOB NUMBER	DATE	SCALE:	
11010	MARCH 2011	1"=40'	

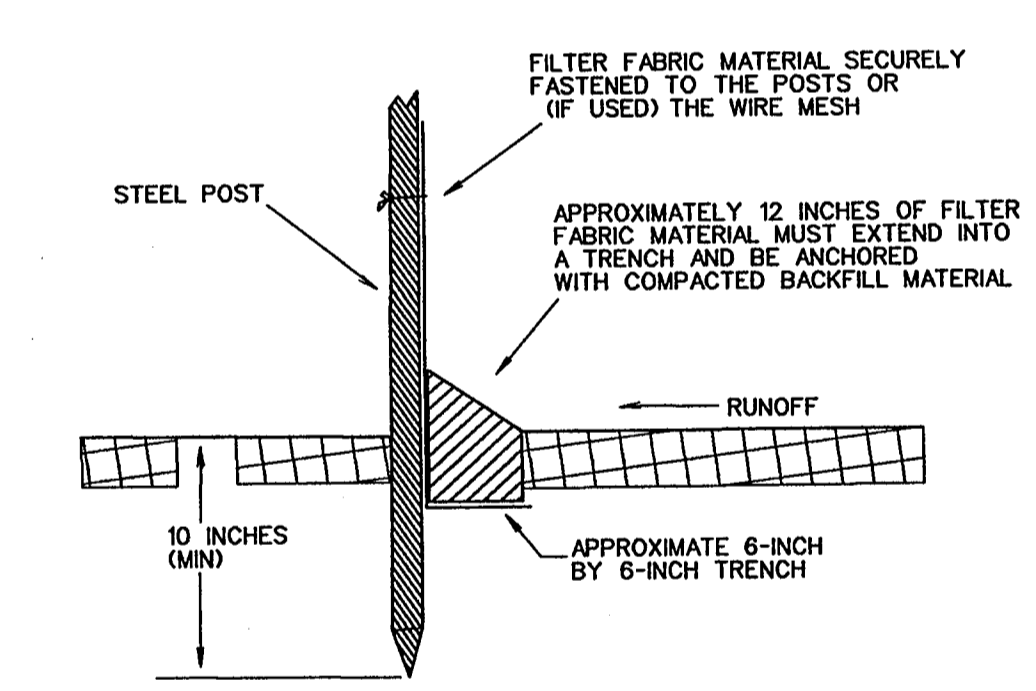
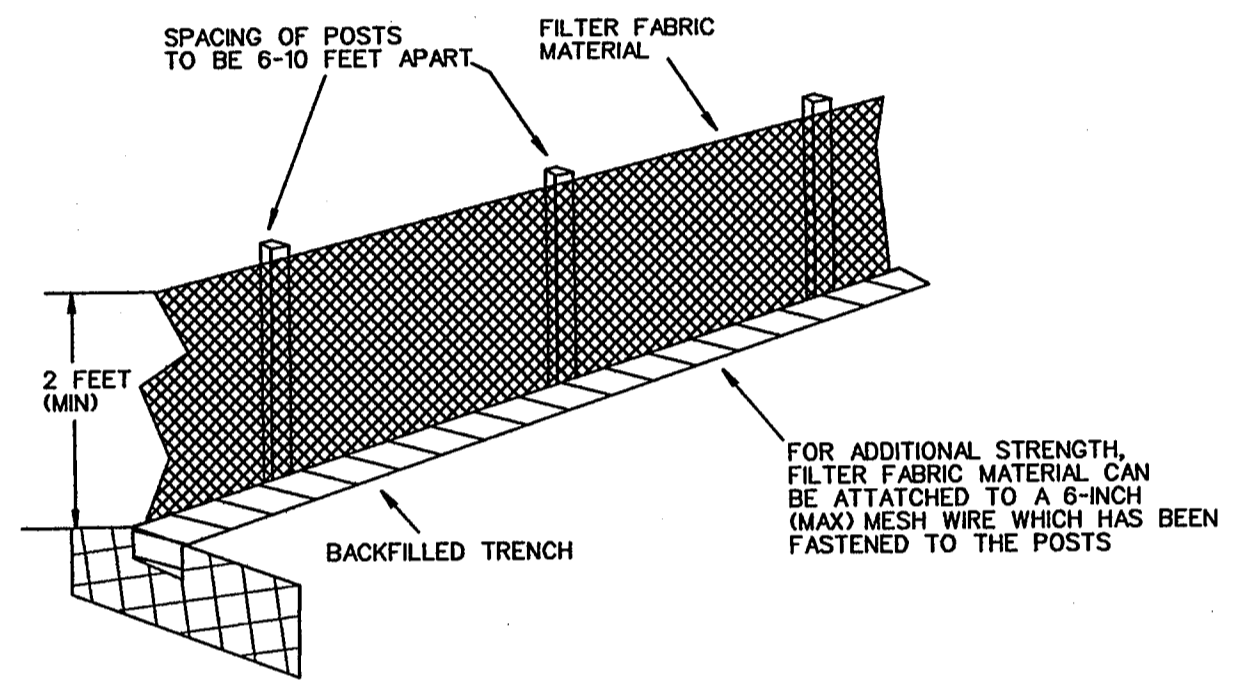
AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND
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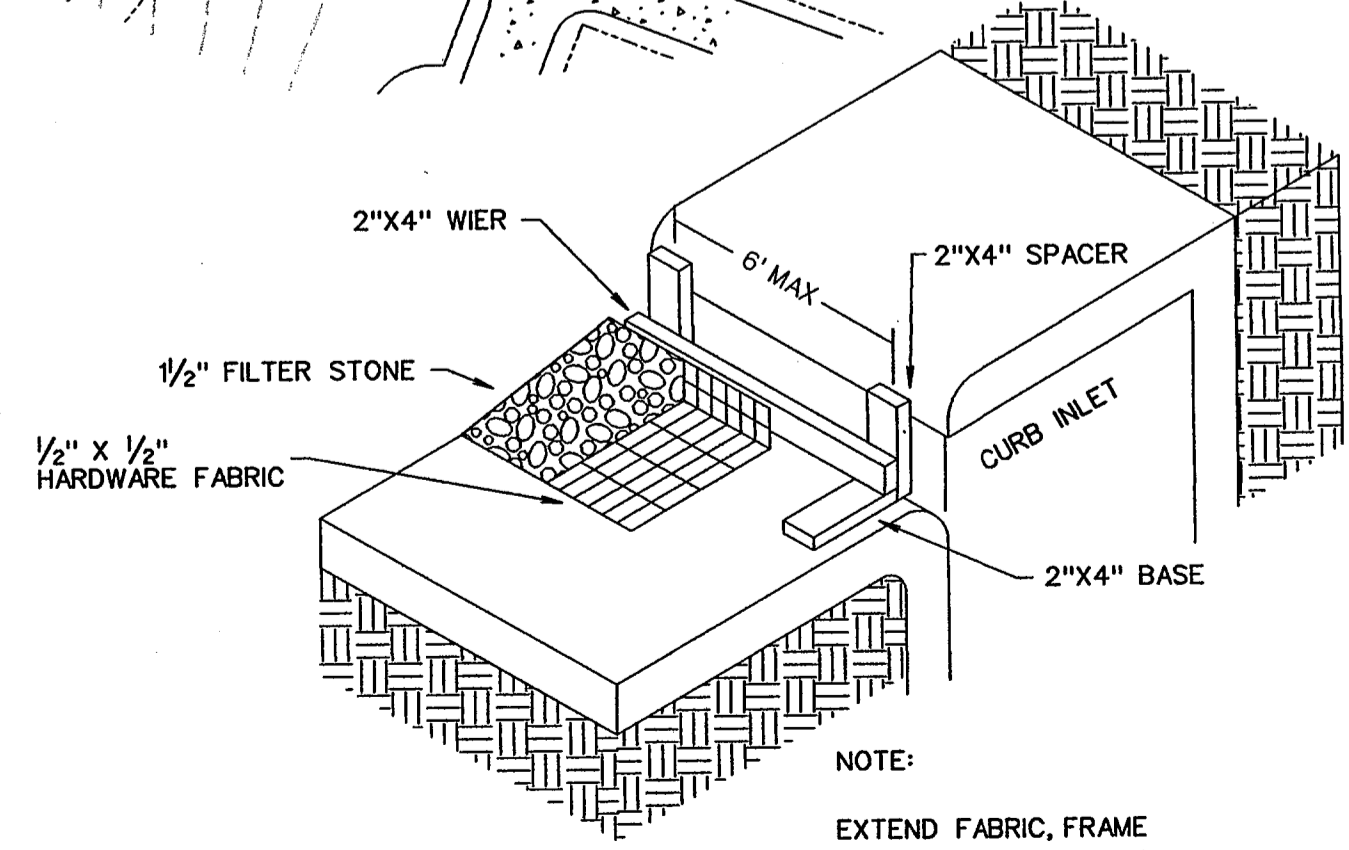


- CONSTRUCTION SEQUENCE**
1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
 2. INSTALL SILT FENCE AS SHOWN, (TS-600 POLY FELT) PER C.O.G. SPECIFICATIONS.
 3. PERFORM GRADING AND UTILITY CONSTRUCTION.
 4. AFTER THE INLET BOTTOMS ARE CONSTRUCTED, THE INLETS SHALL BE FILLED WITH STONE AND COVERED WITH A FILTER FABRIC (TS-600 POLY FELT OR EQUIVALENT) BY UTILITY CONTRACTOR.
 5. PRIOR TO CITY RELEASING PAVING, SOD OR SEEDED CURLEX SHALL BE INSTALLED ON SIDES AND BOTTOM OF ALL DETENTION PONDS.
 6. AFTER PAVING AND COMPLETION OF INLETS, INLET FILTERS SHALL BE INSTALLED IN ALL INLETS AND MAINTAINED UNTIL RE-VEGETATION HAS BEEN COMPLETED BY PAVING CONTRACTOR.
 7. SILT FENCE SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
 8. PAVING CONTRACTOR SHALL REMOVE TEMPORARY STABILIZED ENTRANCE.
 9. PRIOR TO CITY ACCEPTANCE THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY MUD OR SILT WHICH COLLECTS ON THE EXISTING AND NEW PAVEMENT.

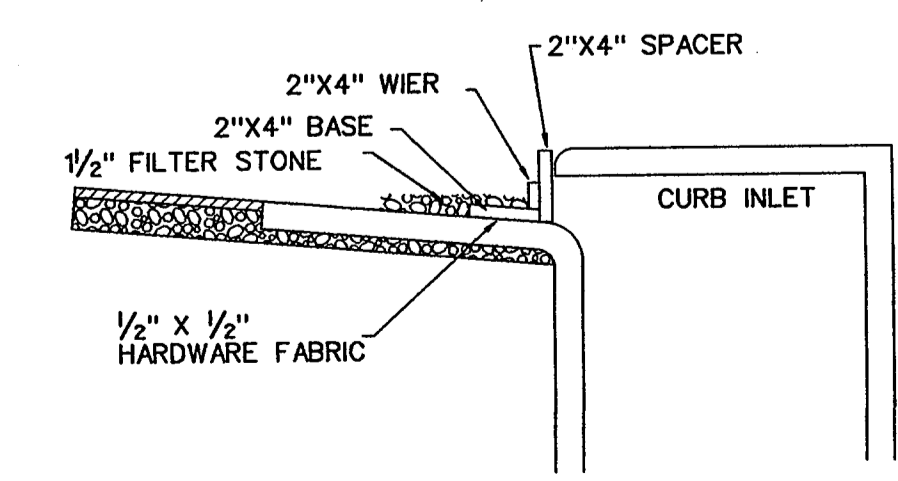


FILTER FABRIC FENCE DETAIL

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



TYPE B CURB INLET PROTECTION



INLET SECTION

AS-BUILT AUGUST 2012
BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY CONTRACTORS

NO.	REVISIONS	BY	DATE
CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972) 396-1200 TBPE FIRM #5951			
CONSTRUCTION PLANS FOR STONE CREEK PHASE IIB ROCKWALL, TEXAS			
POLLUTION PREVENTION PLAN			
DRAWN BY CMF	DESIGNED BY CEI	CHECKED BY CEI	SHEET NO.
JOB NUMBER 11010	DATE APRIL 2011	SCALE 1"=100'	13 OF 13