



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2018-001 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ON

PLANNING & ZONING CASE NO.

P2018-007

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

[Signature]

CITY ENGINEER:

[Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	East of Breezy Hill Phase VI		
Subdivision	Breezy Hill Phase VIII	Lot	Block
General Location			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-74	Current Use		
Proposed Zoning		Proposed Use		
Acreage	30.785	Lots [Current]	Lots [Proposed]	72

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	BH Phase 8, Ltd.	<input type="checkbox"/> Applicant	Corwin Engineering, Inc.
Contact Person	John Arnold	Contact Person	Chase Finch
Address	8214 Westchester Dr., Ste. 710	Address	200 W. Belmont, Ste. E
City, State & Zip	Dallas, Texas 75225	City, State & Zip	Allen, Texas 75013
Phone	214-522-4945	Phone	469-879-9157
E-Mail	jarnold@skorburgcompany.com	E-Mail	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 661.77, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of January, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11th day of Jan-, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]





**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police


From: Planning & Zoning Department

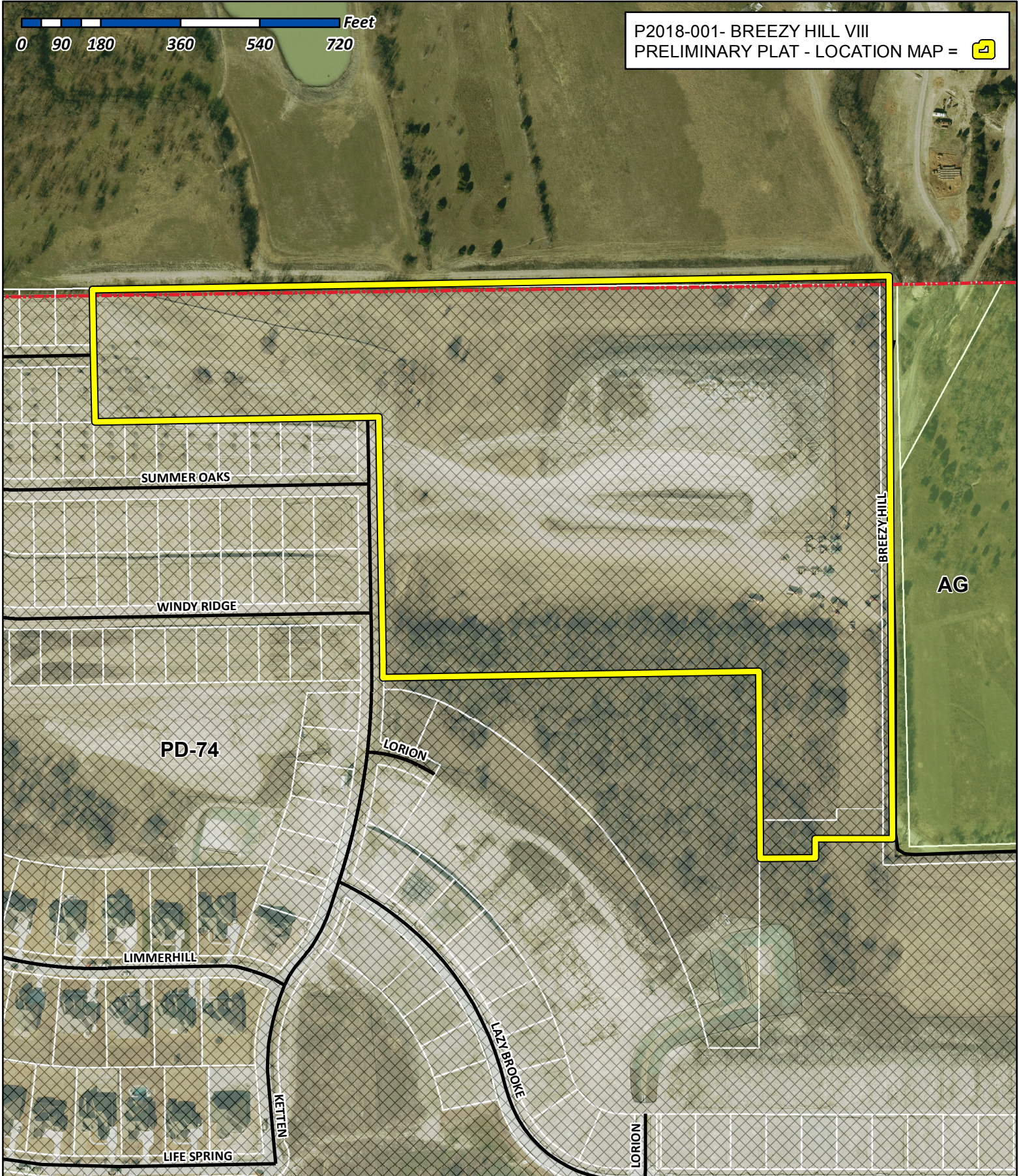
Date: 1/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/19/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-001
Project Name: Breezy Hill Phase VIII
Project Type: PLAT
Applicant Name: CORWIN ENGINEERING INC
Owner Name: BREEZY, HILL 405 LTD
Project Description:

0 90 180 360 540 720 Feet

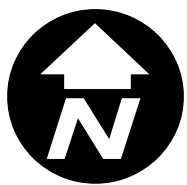
P2018-001- BREEZY HILL VIII
PRELIMINARY PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BREEZY HILL PHASE 8

Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8815	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8751	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8751	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8807	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9641	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11545	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18535	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18663	F
30	10083	C			9	21450	F	9	19896	F	103	18777	F	
31	11360	C			10	21450	F	10*	23184	F	104	18891	F	
32	18057	F			11	19500	F	11	15697	G	105	19006	F	
33	19490	F			12	19500	F	12	8750	G	106	19306	F	
34	19500	F			13	19500	F	13	8750	G	107	18673	F	
35	19500	F			14	19500	F	14	8750	G	108	25071	F	
36	19500	F			15	19500	F	15	8750	G			F	
37	19500	F			16	19500	F						F	
38	19500	F			17	19500	F						F	
39	22277	F			18	21706	F						F	

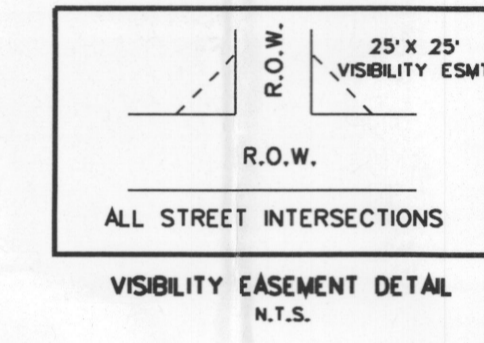
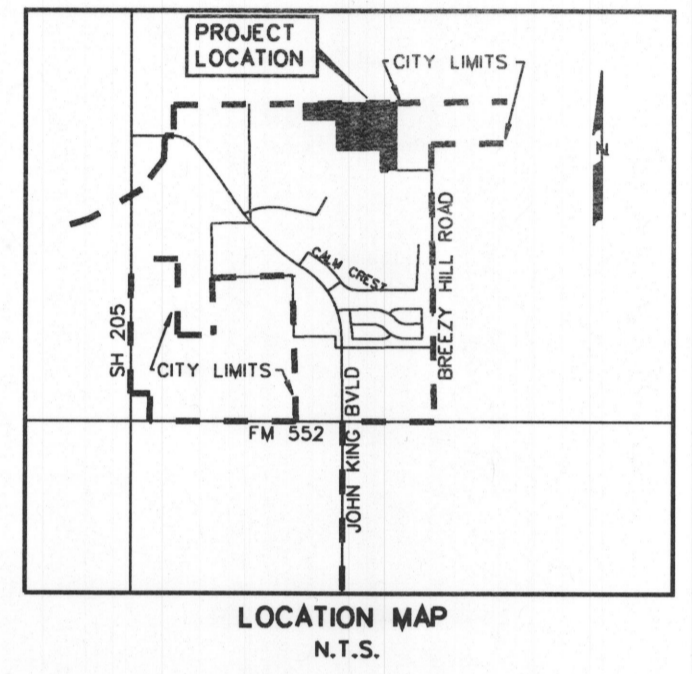
*Indicates Common Area

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

CITY OF ROCKWALL GPD
SYSTEM COORDINATES
2597442.15 7046484.85
ELEV = 486.00

HELIX JOY ROADS
AND BELLEVUE AUST. PROJECTS
VOLUME 54, PAGE 436
D.R.R.C.T.

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK,
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

P2018 001

RECEIVED
JAN 16 2018
BY: _____

NOTE:
ALL OPEN SPACE AREAS WILL
BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

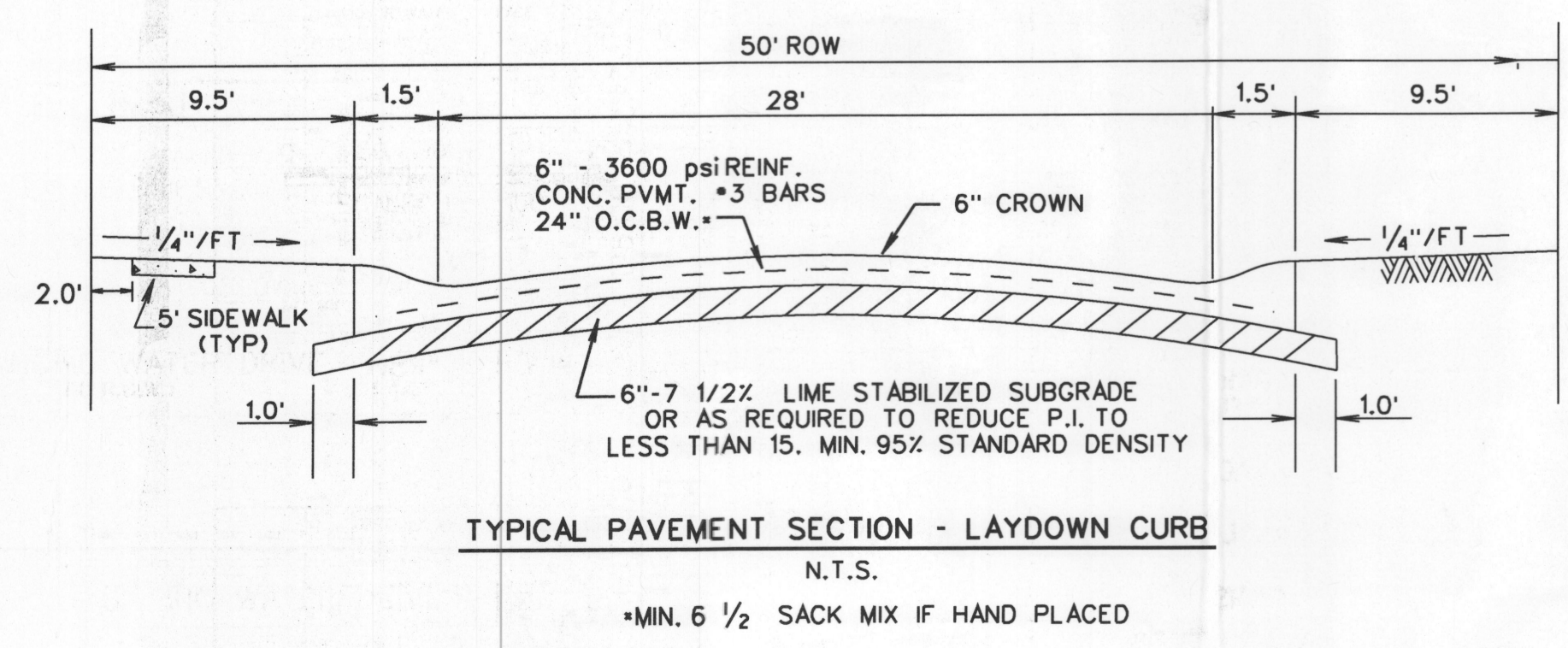
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)

TOTAL ACRES	30.785
TOTAL RESIDENTIAL LOTS	72
DENSITY	2.338

JANUARY 2018 SCALE 1" = 100'

CASE #P2018-XXX

- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - H.O.A. - HOMEOWNERS ASSOCIATION



Reviewed for preliminary Approval: _____ Date _____
Planning & Zoning Commission Chairman
Approved for Preparation of Final Plat: _____ Date _____
Mayor, City of Rockwall

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100' 1/8" WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

J. STRICKLAND SURVEY
ABSTRACT NO. 187-A
J. STRICKLAND SURVEY
ABSTRACT NO. 187

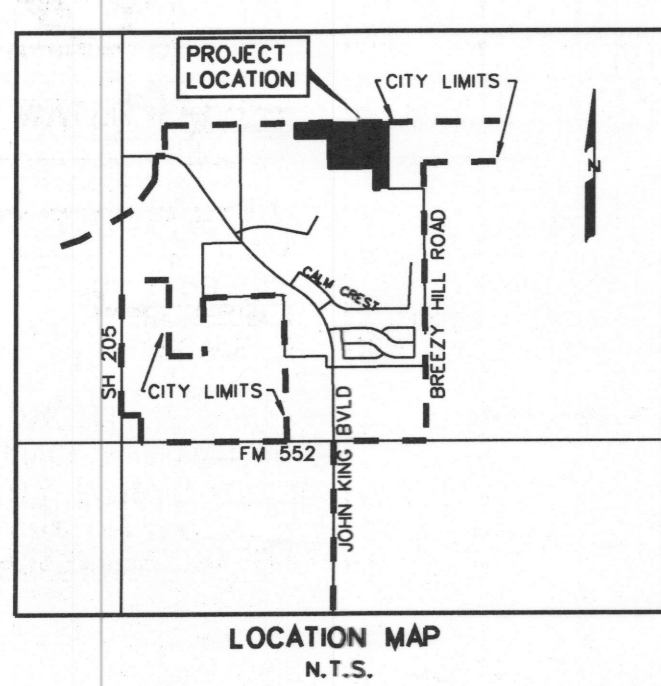
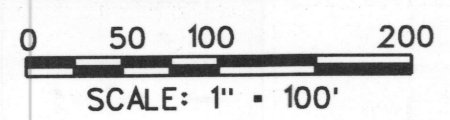


LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9



LOCATION MAP
N.T.S.

405.184 ACRE TRACT
TRACT 1
CLERKS FILE NO. 2007-00375392

6.705 ACRE TRACT
CLERKS FILE NO. 2015000004156

10.758 ACRE TRACT
CLERKS FILE NO. 2015000004156

39.298 ACRE TRACT
CLERKS FILE NO. 20150000498882

PRELIMINARY
DRAINAGE PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

0 50 100 200
SCALE: 1" = 100'

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

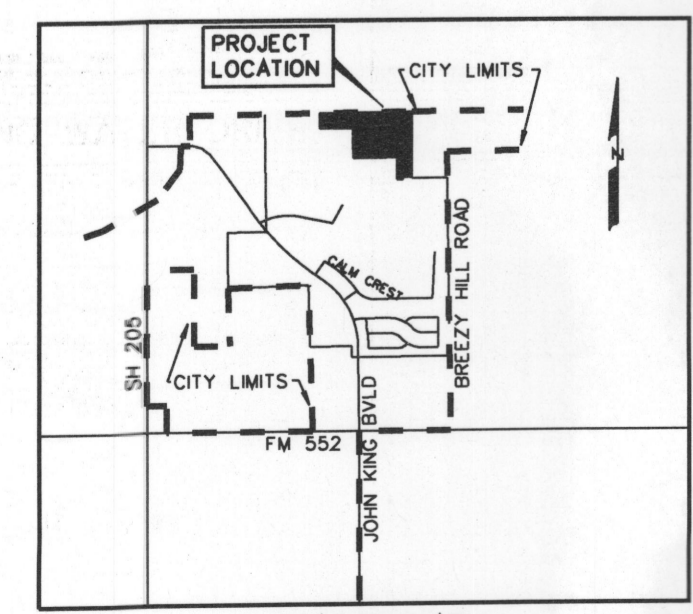


10.758 ACRE TRACT
CLERKS FILE NO. 2015000004156

6.705 ACRE TRACT
CLERKS FILE NO. 2015000004156

403.184 ACRE TRACT
CLERKS FILE NO. 2007-00375592

39.298 ACRE TRACT
CLERKS FILE NO. 20130000498882



LOCATION MAP
N.T.S.

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

City of Rockwall Project Plan Review History




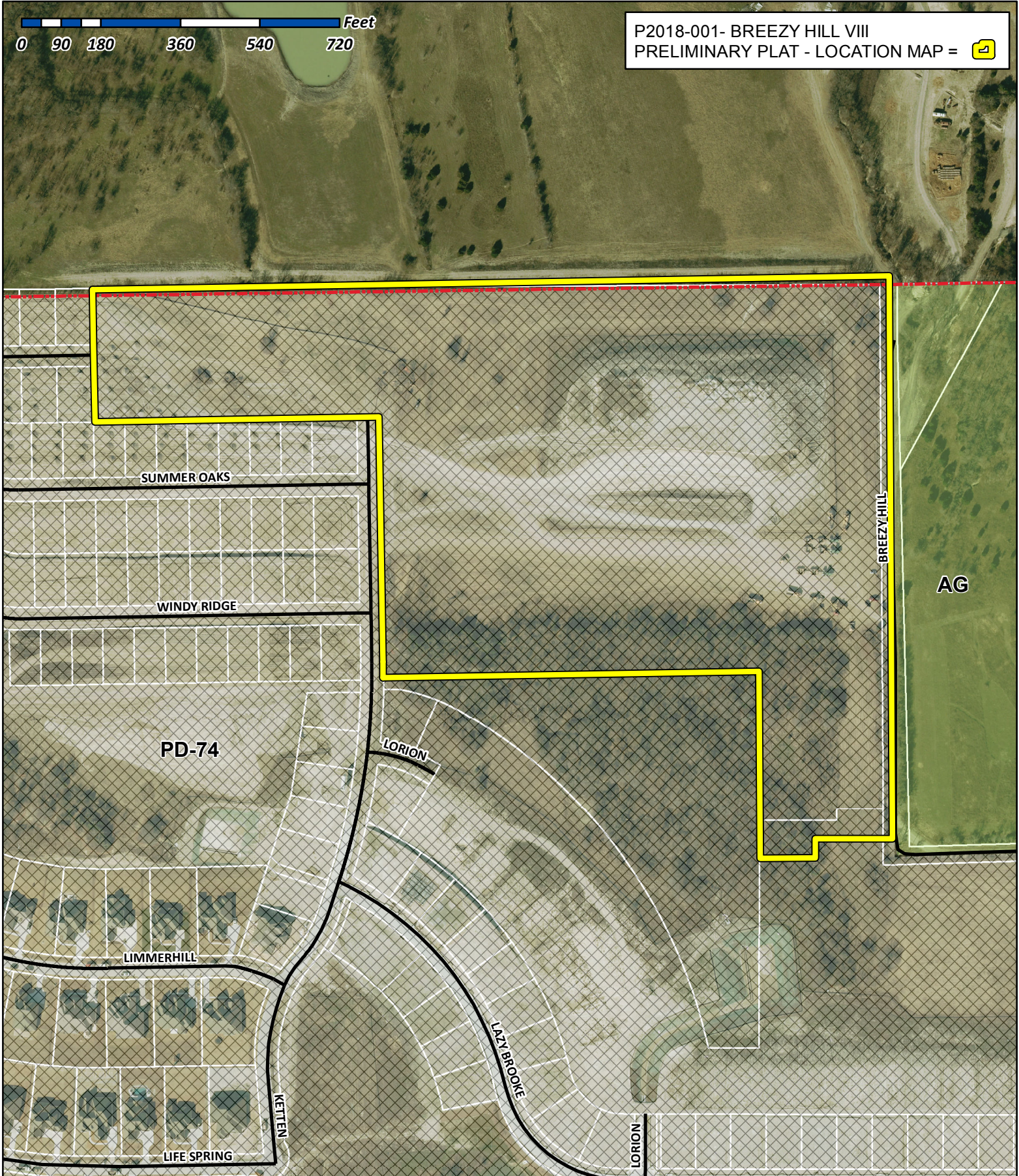
Project Number P2018-001	Owner BREEZY, HILL 405 LTD	Applied 1/16/2018	LM
Project Name Breezy Hill Phase VIII	Applicant CORWIN ENGINEERING INC	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address BREEZY HILLS RD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BREEZY HILL PH 4	Tract 7	Block NULL	Lot No 7
		Parcel No 0187-0000-0007-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/16/2018	1/23/2018				
ENGINEERING (1/22/2018 2:53 PM AW) See markup Extend water to east Need off-site easement for concentrated flow Why showing wye inlets with curb and gutter streets? Add note: HOA/Property owner to maintain, replace, and repair all drainage, detention, and open space easements and lots.	Amy Williams	1/16/2018	1/23/2018	1/22/2018	6	COMMENTS	See Comments
FIRE	Kevin Clark	1/16/2018	1/23/2018	1/22/2018	6	APPROVED	
GIS (1/18/2018 3:34 PM LS) Check Ph. 6 Plat for adjacent street naming. This drawing shows Windswept Dr but on Ph. 6 plat it says Windy Ridge Ln.	Lance Singleton	1/16/2018	1/23/2018	1/18/2018	2	COMMENTS	
PLANNING	Korey Brooks	1/16/2018	1/23/2018	1/26/2018	10	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-001 Breezy Hill, Phase VIII						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-001) in the lower right hand corner of all pages on future submittals.						
M.4 Please use the standard signature block.						
M.5 Please note that a 10-foot landscape buffer is required adjacent to Breezy Hill Road. Some lots adjacent to Breezy Hill Road will not meet min lot depth including the LS buffer.						
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by February 6, 2018. The Planning and Zoning Worksession for this case is January 30, 2018. The Planning and Zoning Meeting for this case is February 13, 2018. Park Board Meeting for this case is February 6, 2018.						
I.7 The projected City Council meeting date and subsequent approval for this plat is February 19, 2018.						

0 90 180 360 540 720 Feet

P2018-001- BREEZY HILL VIII
PRELIMINARY PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BREEZY HILL PHASE 8

Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8815	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8751	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8751	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8807	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9641	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11545	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18535	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18663	F
30	10083	C			9	21450	F	9	19896	F	103	18777	F	
31	11360	C			10	21450	F	10*	23184	F	104	18891	F	
32	18057	F			11	19500	F	11	15697	G	105	19006	F	
33	19490	F			12	19500	F	12	8750	G	106	19306	F	
34	19500	F			13	19500	F	13	8750	G	107	18673	F	
35	19500	F			14	19500	F	14	8750	G	108	25071	F	
36	19500	F			15	19500	F	15	8750	G				
37	19500	F			16	19500	F							
38	19500	F			17	19500	F							
39	22277	F			18	21706	F							

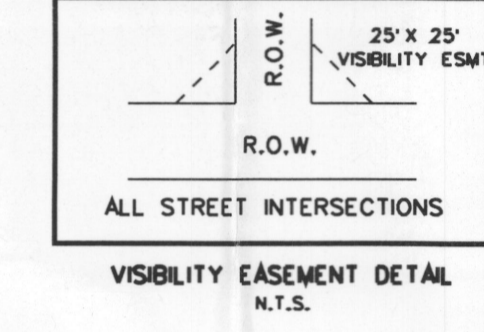
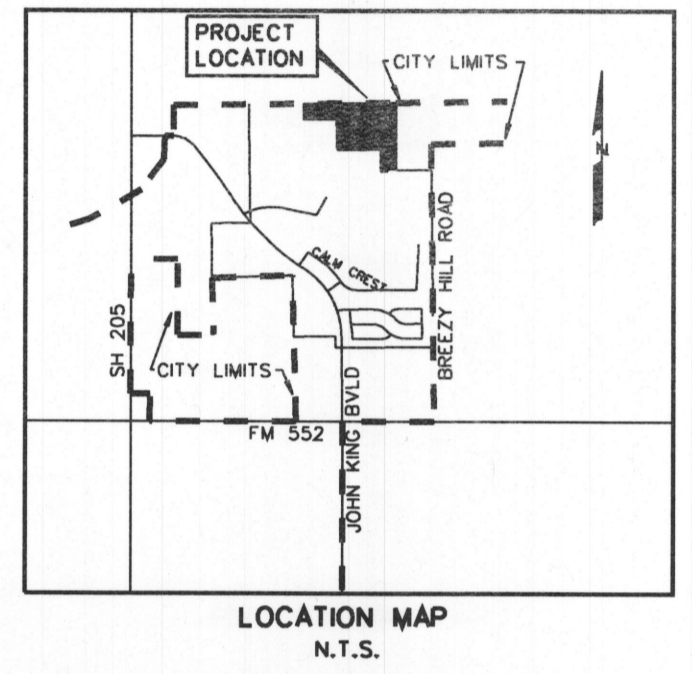
*Indicates Common Area

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

CITY OF ROCKWALL GPD
SYSTEM COORDINATES
2597442.15 7046484.85
ELEV = 486.00

12.64 ACRE TRACT
CL. 4341, PG. 2426

HELD JOY RIDGES
AND BELLEVUE AVE. PROJECTS
VOLUME 54 PAGE 436
D.R.R.C.T.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

P2018 001

RECEIVED
JAN 16 2018
BY: _____

NOTE:
ALL OPEN SPACE AREAS WILL
BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORVIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

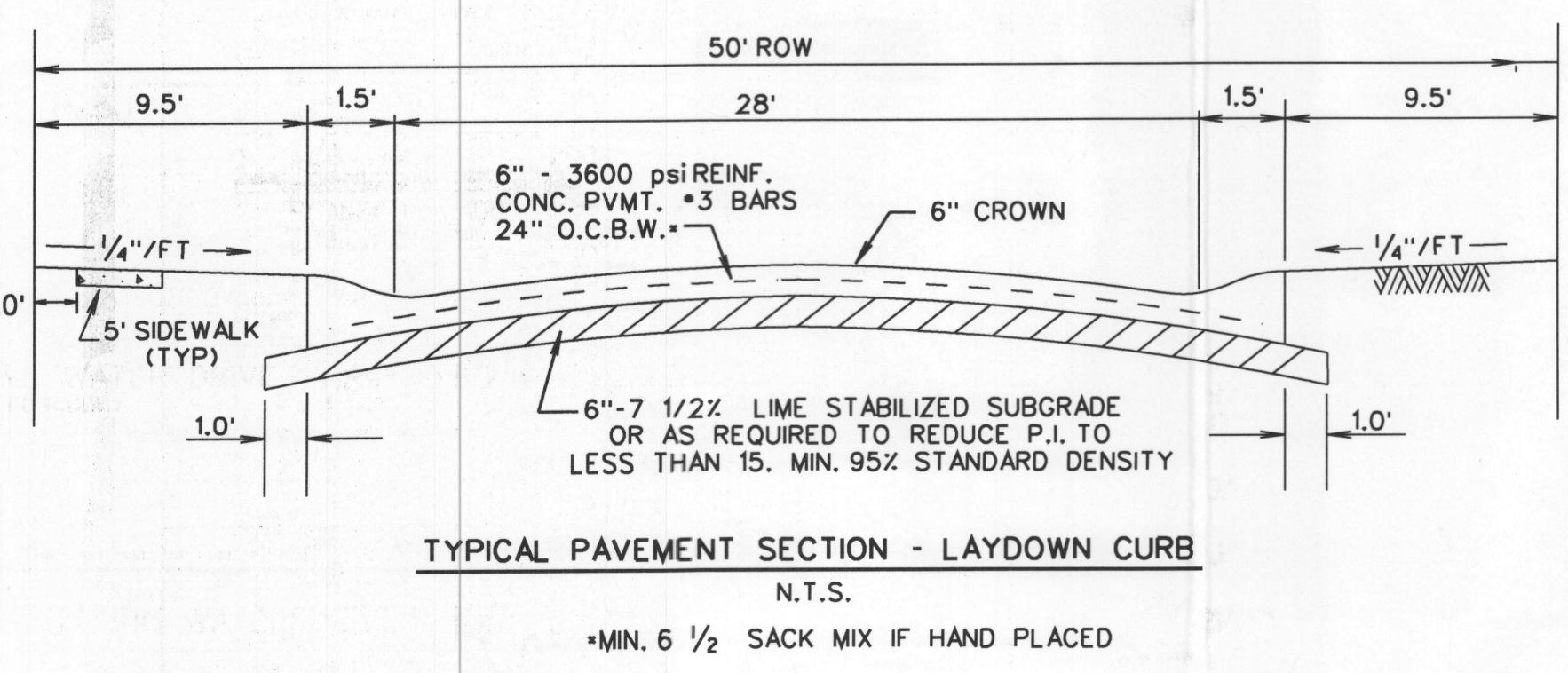
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)

TOTAL ACRES	30.785
TOTAL RESIDENTIAL LOTS	72
DENSITY	2.338

JANUARY 2018 SCALE 1" = 100'

CASE #P2018-XXX

- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - H.O.A. - HOMEOWNERS ASSOCIATION



Reviewed for preliminary Approval: _____ Date _____
Planning & Zoning Commission Chairman
Approved for Preparation of Final Plat: _____ Date _____
Mayor, City of Rockwall

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

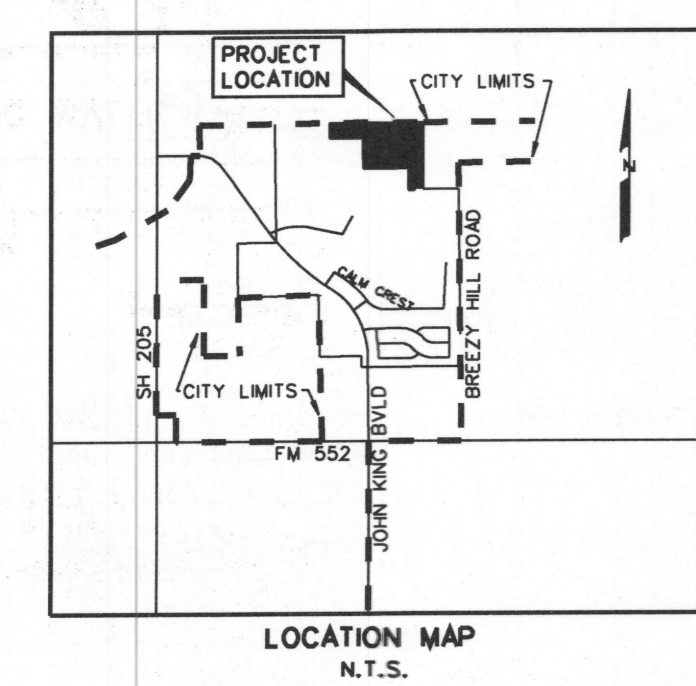
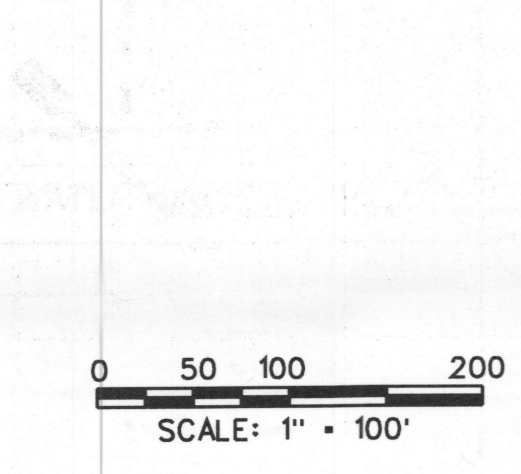
DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

J. STRICKLAND SURVEY
ABSTRACT NO. 187

LEGEND
--- PROP. STORM SEWER
--- PROP. CURB INLETS
--- PROP. CONC. HEADWALL

PRELIMINARY RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9



PRELIMINARY DRAINAGE PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

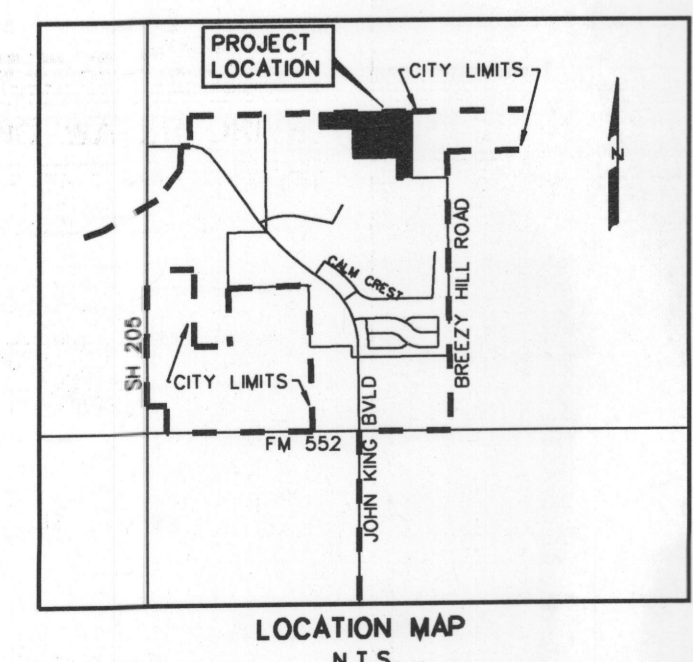
BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

0 50 100 200
SCALE: 1" = 100'

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



10.758 ACRE TRACT
CLERKS FILE NO. 2015000004156

403.184 ACRE TRACT
CLERKS FILE NO. 2007-00375592

6.705 ACRE TRACT
CLERKS FILE NO. 2015000004156

39.298 ACRE TRACT
CLERKS FILE NO. 20130000498882

HELIX JOY, BRIGGS
AND WILLIAMS, ARCHITECTS
VOLUME 4703, PAGE 136
D.R.R.C.T.

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

City of Rockwall Project Plan Review History




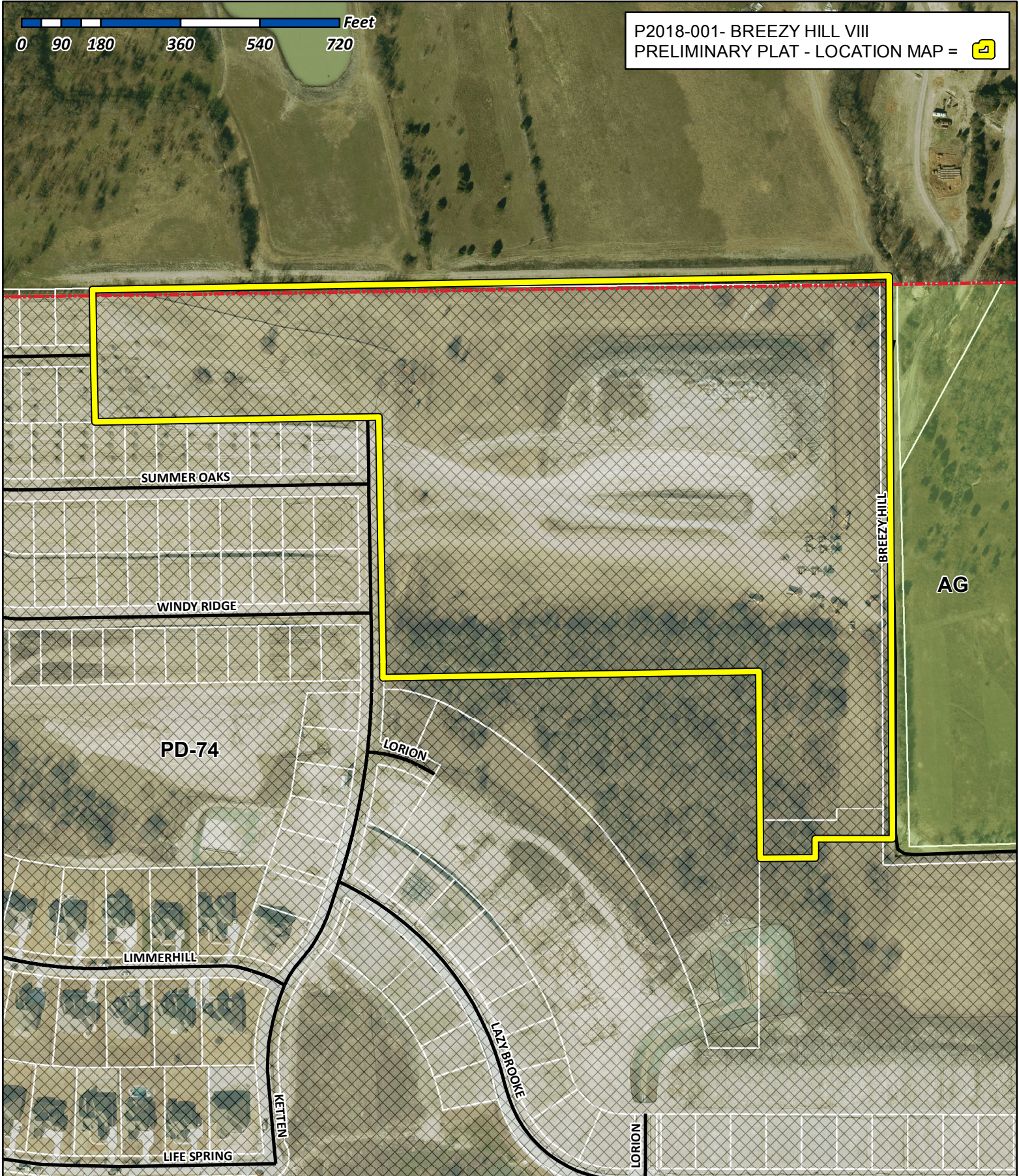
Project Number P2018-001	Owner BREEZY, HILL 405 LTD	Applied 1/16/2018	LM
Project Name Breezy Hill Phase VIII	Applicant CORWIN ENGINEERING INC	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address BREEZY HILLS RD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BREEZY HILL PH 4	Tract 7	Block NULL	Lot No 7
		Parcel No 0187-0000-0007-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/16/2018	1/23/2018				
ENGINEERING (1/22/2018 2:53 PM AW) See markup Check the lots adjacent to Breezy Hill Road. Looks like they are encroaching into the right-of-way. Extend water to east Need off-site easement for concentrated flow Why showing wye inlets with curb and gutter streets?	Amy Williams	1/16/2018	1/23/2018	1/22/2018	6	COMMENTS	See Comments
FIRE	Kevin Clark	1/16/2018	1/23/2018	1/22/2018	6	APPROVED	
GIS (1/18/2018 3:34 PM LS) Check Ph. 6 Plat for adjacent street naming. This drawing shows Windswept Dr but on Ph. 6 plat it says Windy Ridge Ln.	Lance Singleton	1/16/2018	1/23/2018	1/18/2018	2	COMMENTS	
PLANNING	Korey Brooks	1/16/2018	1/23/2018	1/26/2018	10	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-001 Breezy Hill, Phase VIII						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-001) in the lower right hand corner of all pages on future submittals.						
M.4 Please label the 10-foot LS buffer adjacent to BH Lane.						
M.5 Please provide updated drainage and utility plans.						
M.6 Please provide centerline for BH road. It appears that some lots may encroach the ROW.						
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 3. The Planning and Zoning Worksession for this case is March 27. The Planning and Zoning Meeting for this case is April 10, 2018. Park Board Meeting for this case is April 3, 2018.						
I.8 The projected City Council meeting date and subsequent approval for this plat is April 16, 2018.						

0 90 180 360 540 720 Feet

P2018-001- BREEZY HILL VIII
PRELIMINARY PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BREEZY HILL PHASE 8

Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8815	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8751	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8751	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8807	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9641	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11545	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18535	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18663	F
30	10083	C			9	21450	F	9	19896	F	103	18777	F	
31	11360	C			10	21450	F	10*	23184	F	104	18891	F	
32	18057	F			11	19500	F	11	15697	G	105	19006	F	
33	19490	F			12	19500	F	12	8750	G	106	19306	F	
34	19500	F			13	19500	F	13	8750	G	107	18673	F	
35	19500	F			14	19500	F	14	8750	G	108	25071	F	
36	19500	F			15	19500	F	15	8750	G				
37	19500	F			16	19500	F							
38	19500	F			17	19500	F							
39	22277	F			18	21706	F							

*Indicates Common Area

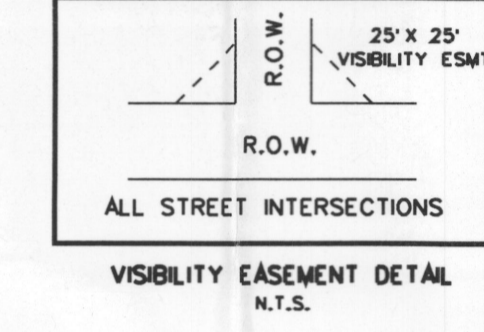
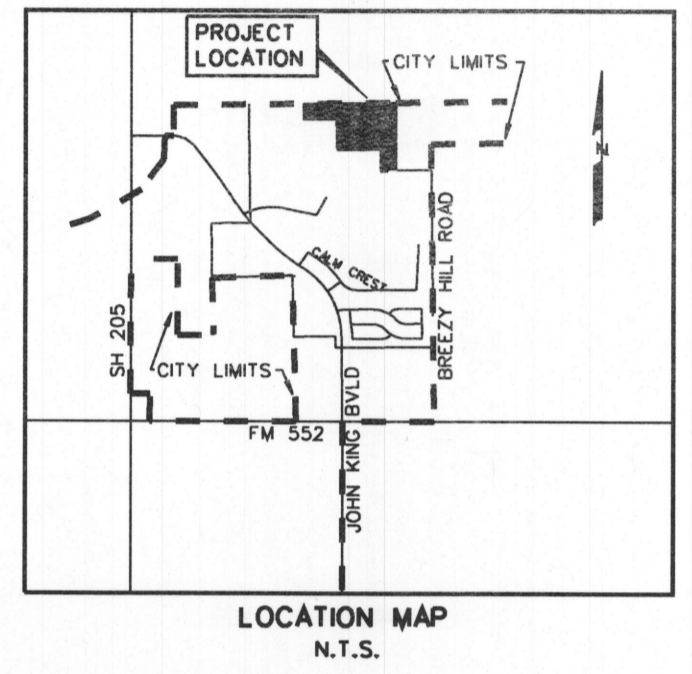
DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

CITY OF ROCKWALL GPD
SYSTEM COORDINATES
2597442.15 7046484.85
ELEV = 486.00

12.64 ACRE TRACT
VOL. 4341, PG. 2426

HELD JOY RIDGES
AND BELLEVUE AVE. RIGHTS
VOLUME 54 PAGE 436
D.R.R.C.T.

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK,
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

P2018 001

RECEIVED
JAN 16 2018

NOTE:
ALL OPEN SPACE AREAS WILL
BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

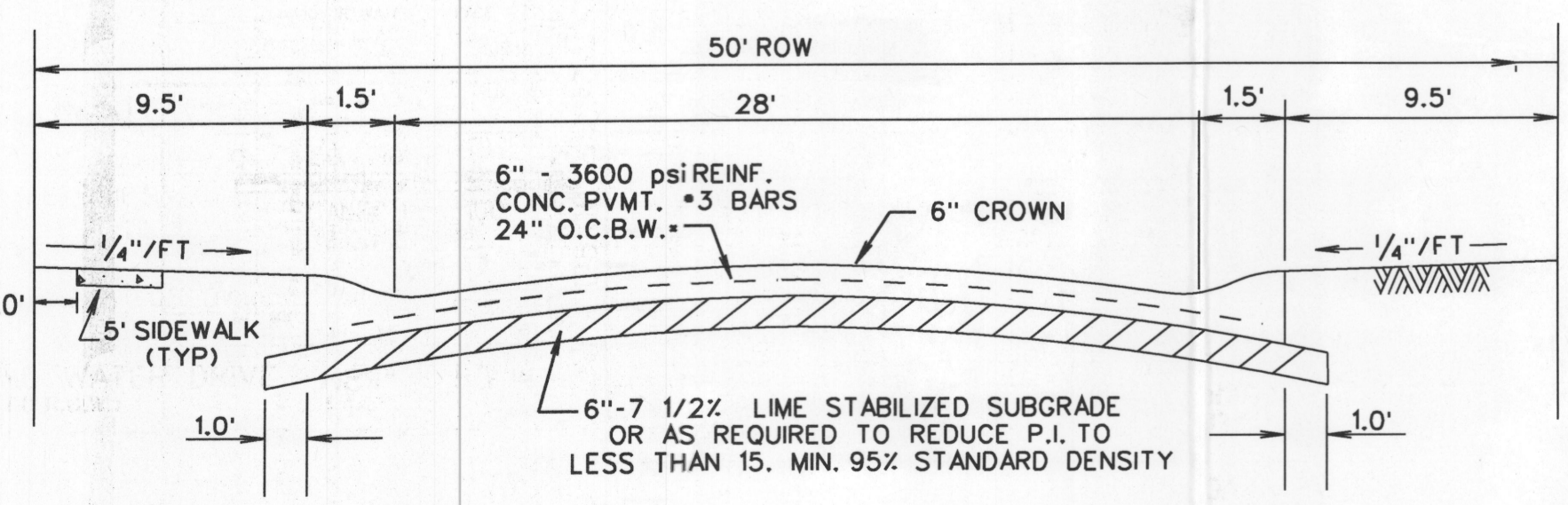
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)

TOTAL ACRES	30.785
TOTAL RESIDENTIAL LOTS	72
DENSITY	2.338

JANUARY 2018 SCALE 1" = 100'

CASE #P2018-XXX

- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - H.O.A. - HOMEOWNERS ASSOCIATION



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 1/2 SACK MIX IF HAND PLACED

Reviewed for preliminary Approval: _____ Date _____
Planning & Zoning Commission Chairman
Approved for Preparation of Final Plat: _____ Date _____
Mayor, City of Rockwall

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/18
80701 HYDROLOGY PLIC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

J. STRICKLAND SURVEY
ABSTRACT NO. 187
J. STRICKLAND SURVEY
ABSTRACT NO. 187

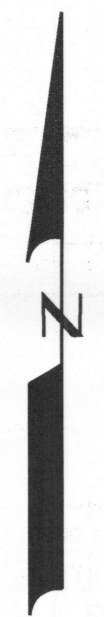


LEGEND

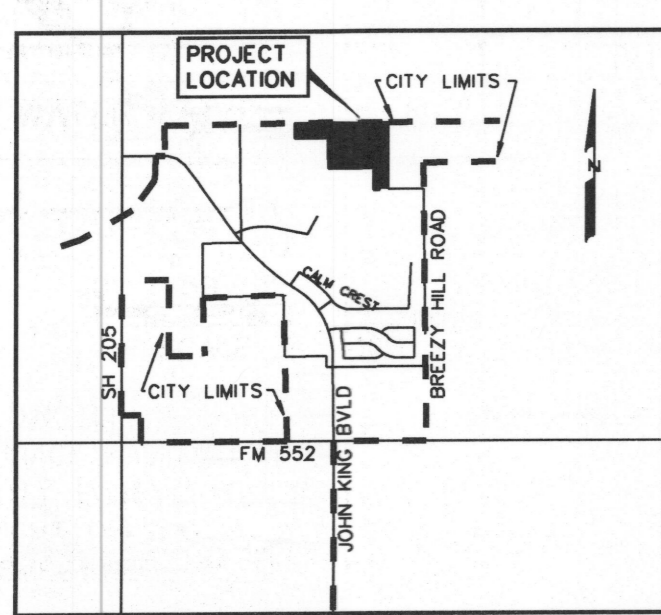
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9



0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



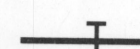


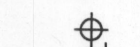
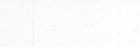
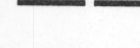
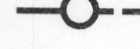
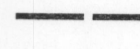



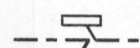
PRELIMINARY
DRAINAGE PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

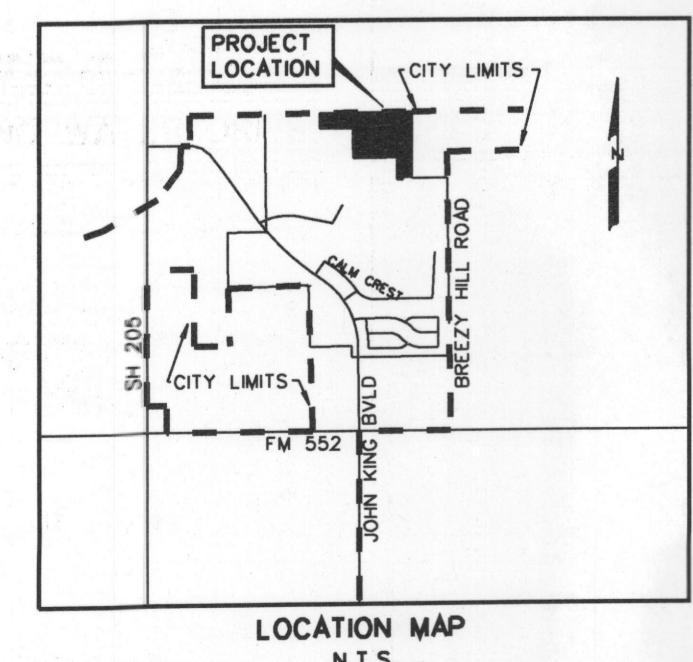
BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

0 50 100 200
SCALE: 1" = 100'

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



10.758 ACRE TRACT
CLERKS FILE NO. 2015000004156

403.184 ACRE TRACT
CLERKS FILE NO. 2007-00375592

6.705 ACRE TRACT
CLERKS FILE NO. 2015000004156

39.298 ACRE TRACT
CLERKS FILE NO. 20130000498882

HELIX JOY, BRIGGS
AND WILLIAMS, ARCHITECTS
VOLUME 4541, PAGE 2426
D.R.R.C.T.

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-108, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-001**; *Breezy Hill, Phase VIII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

PLAT INFORMATION:

- The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>
<i>Typical Lot Frontage (Feet)</i>	60'	70'	80'	100'	60'	100'	70'
<i>Typical Lot Depth (Feet)</i>	120'	120'	125'	200'	110'	180'	120'
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
<i>Number of Units</i>	164	131	137	140	40	44	94
<i>Dwelling Unit %</i>	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- The applicant is requesting to preliminary plat Phase VIII of the Breezy Hill Subdivision for the purpose of laying 72 of the 750 lots. Of the 72 proposed lots, three (3) lots will be constructed to the Type "C" standards, 43 will be constructed to the Type "F" standards, and 26 will be constructed to the Type "G" standards (*all standards are displayed in the above table*) and be situated on approximately 30.785 acres. In addition to the preliminary plat, the applicant has also submitted a preliminary water, sanitary sewer storm water, and drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.
- On March 8, 2018, the Board of Adjustments approved a variance [*Order No. BOA 2018-2-V*] to the zoning requirements for Planned Development District 74 (PD-74) to reduce the required lot depth from 180-feet to 175-feet for eight (8) lots [*i.e. Lots 101-108, Block R*] to allow for the required 10-foot landscape buffer adjacent to Breezy Hill Lane.
- On April 9, 2018 the Parks Board reviewed the *Preliminary Plat* and made a recommendation to approve the plat with the following conditions:
 - 1) The developer is to pay the pro-rata equipment fees required in the amount of \$18,360 [*i.e. 72 Lots @ \$255.00 Per Lot*].

- ☑ With the exception of the variance to the lot depth for eight (8) lots, the proposed preliminary plat generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007 [Ordinance No 14-26]*.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *preliminary plat* for *Breezy Hill, Phase VIII*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;


- 2) The development shall adhere to the recommendations of the Park Board;

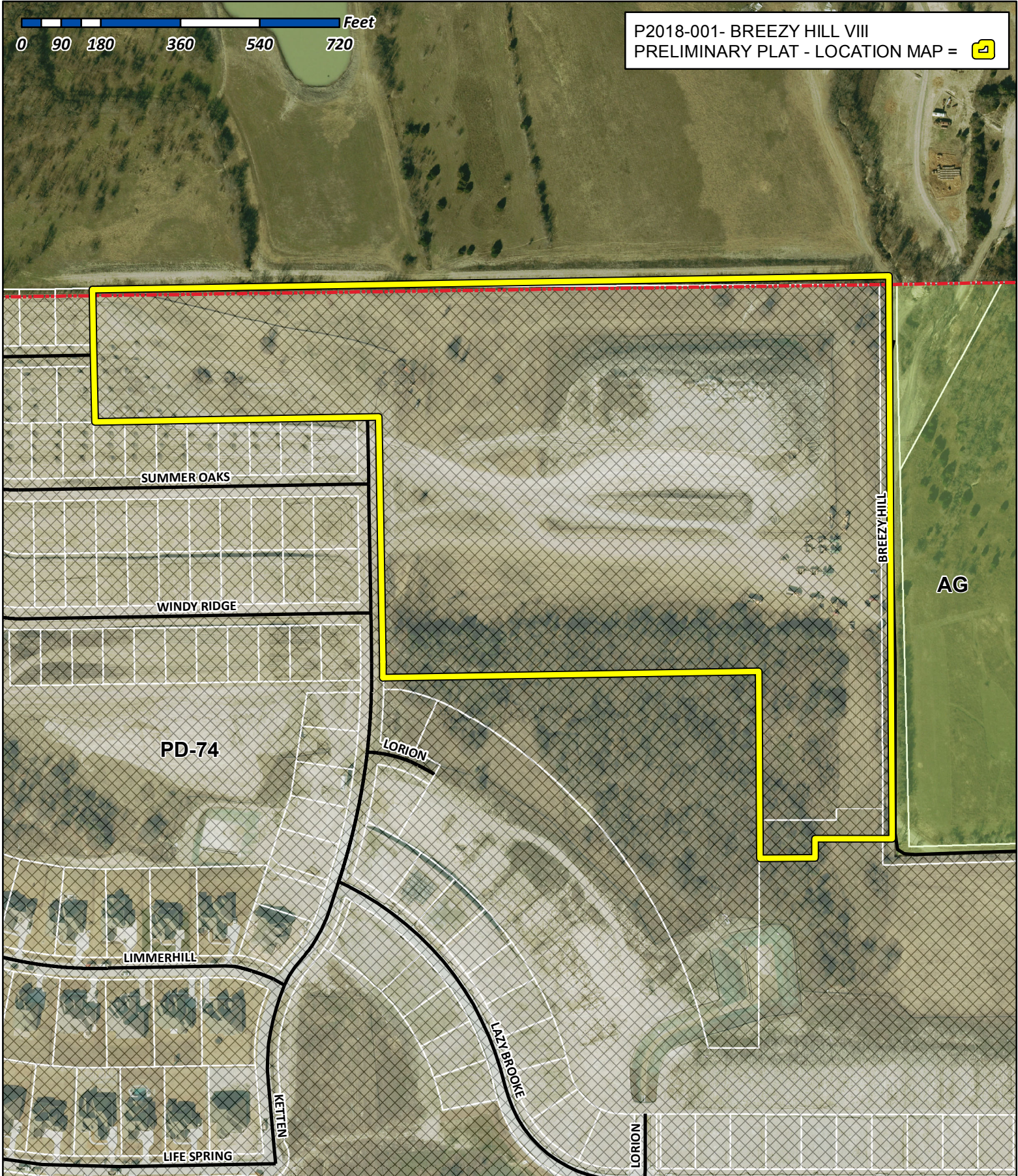
- 3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On April 10, 2017, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff recommendations pass by a vote of 5-0 with Commissioners Fishman and Moeller absent.

0 90 180 360 540 720 Feet

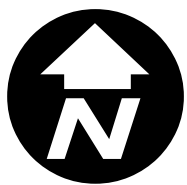
P2018-001- BREEZY HILL VIII
PRELIMINARY PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

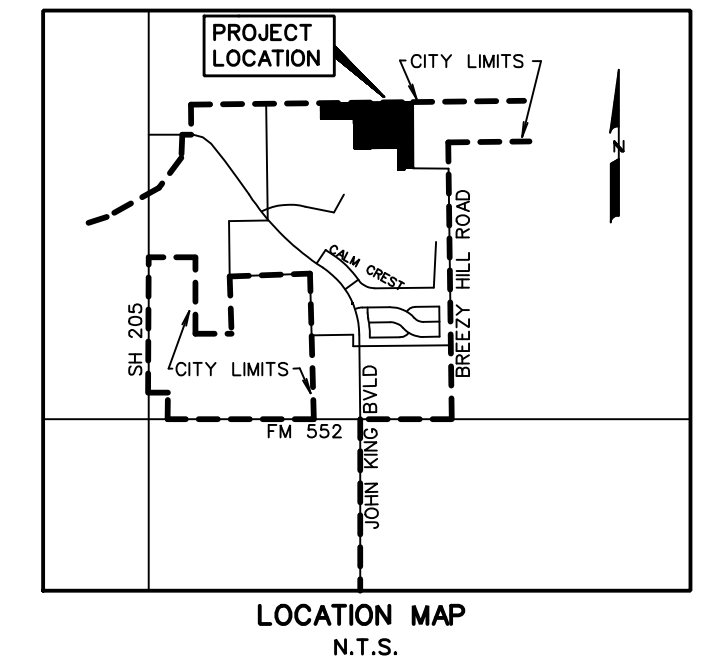
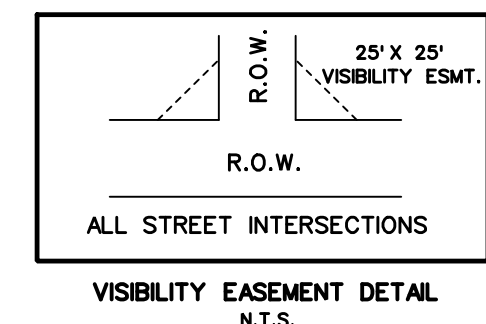
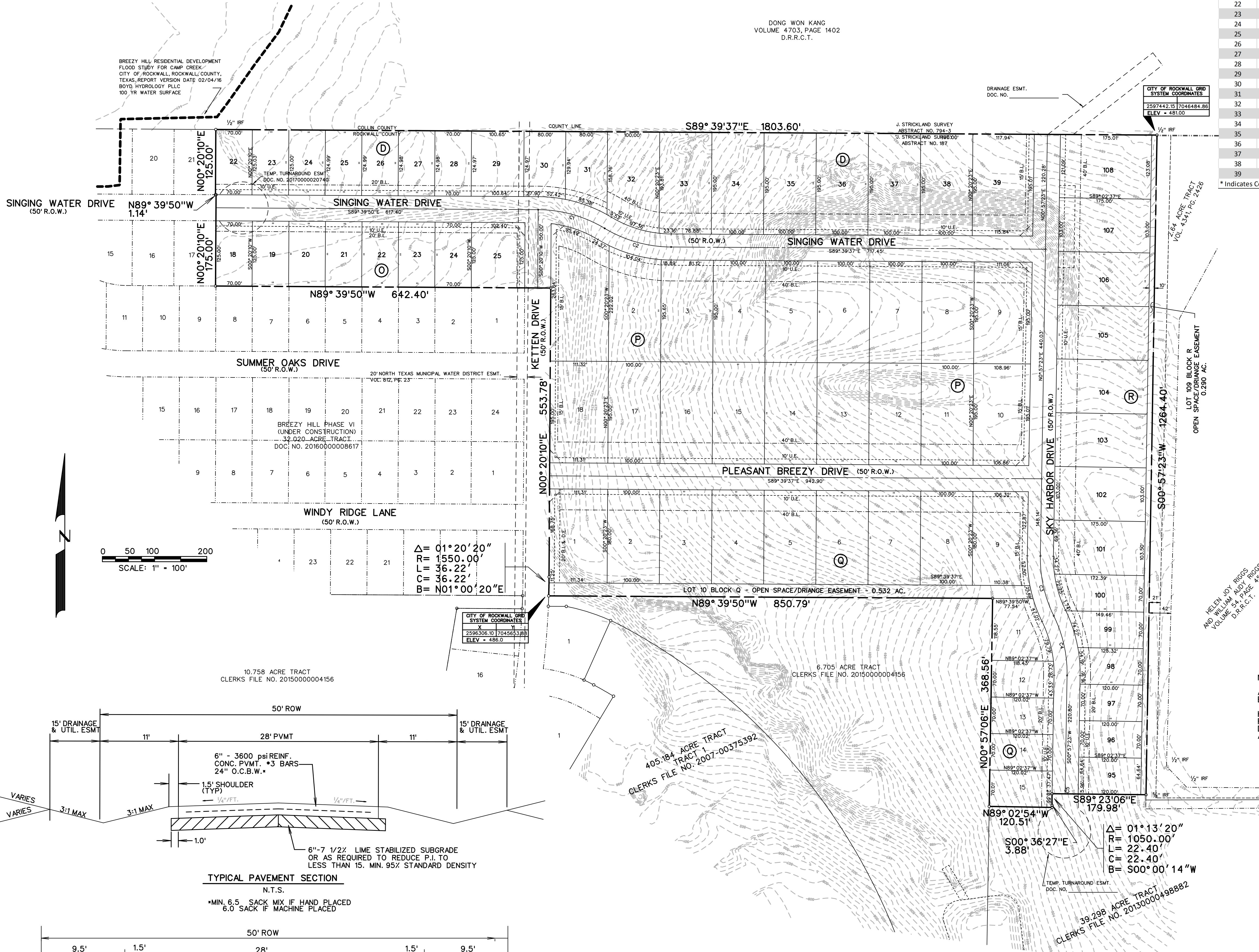
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

BREEZY HILL PHASE 8														
Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19895	F	103	18025	F
31	11360	C				10	21450	F	10*	23184	F	104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
35	19500	F				14	19500	F	14	8401	G	108	21354	F
36	19500	F				15	19500	F	15	8407	G	109*	12643	F
37	19500	F												
38	19500	F												
39	22277	F												

* Indicates Common Area

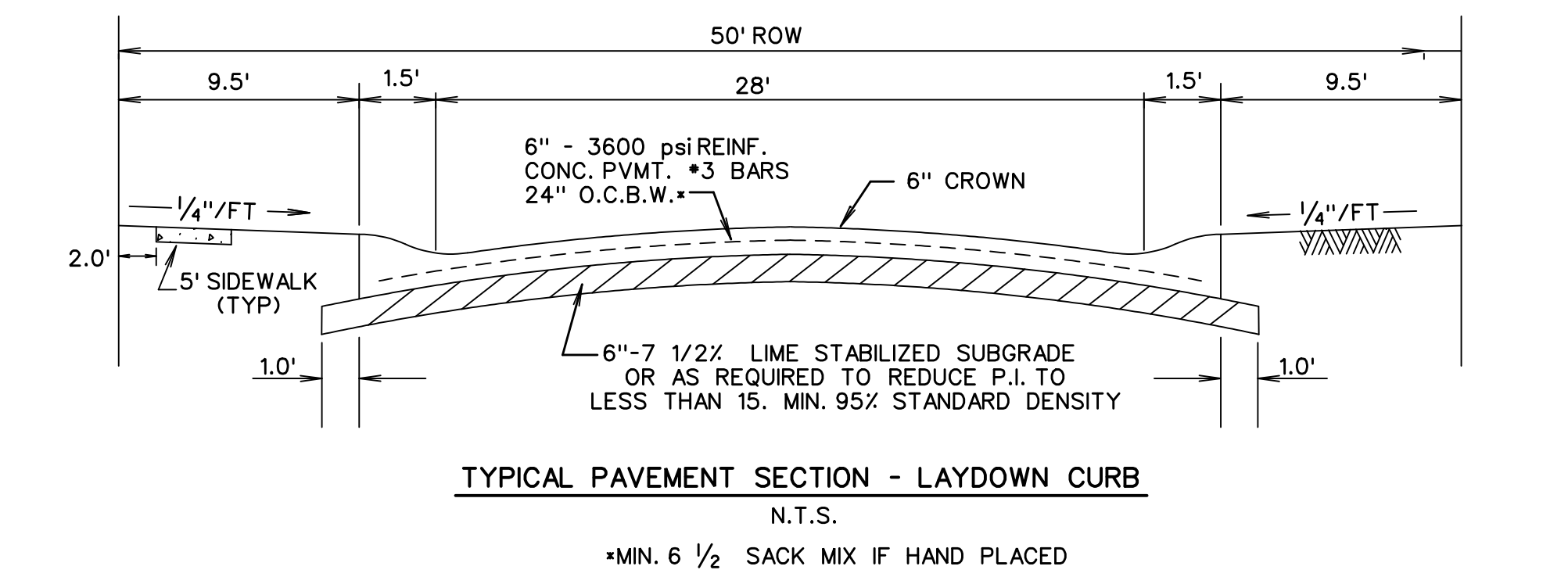
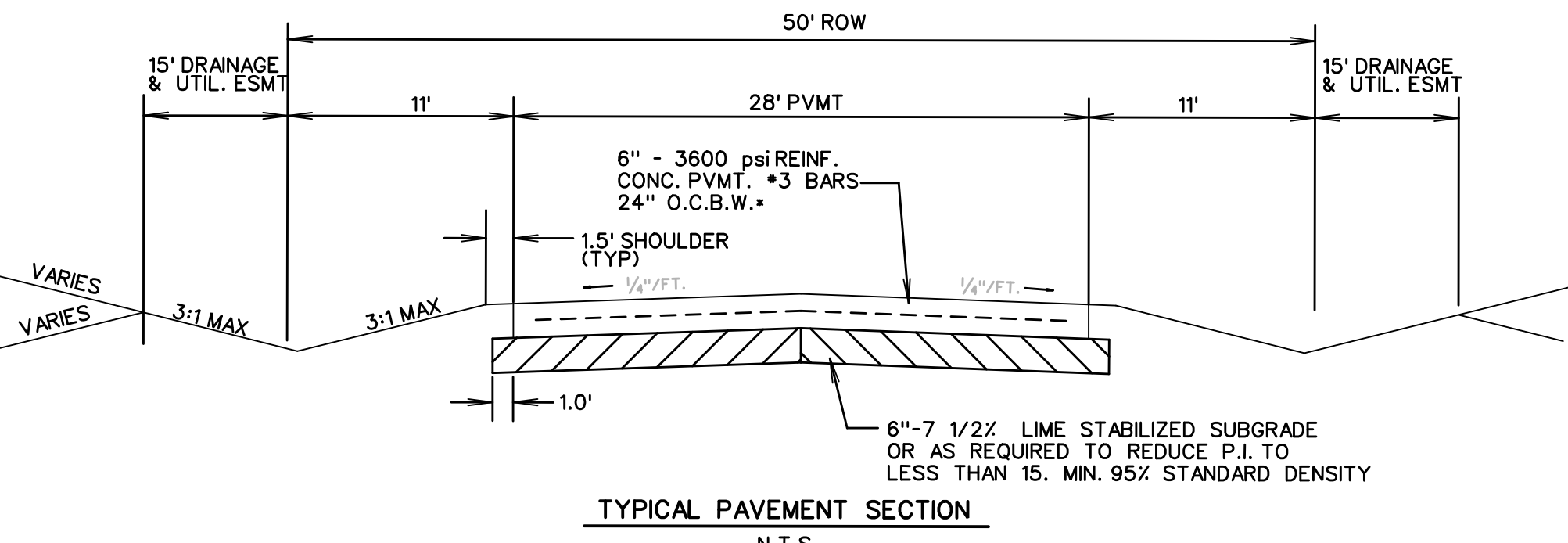


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION



Reviewed for preliminary Approval: _____ Date _____

Planning & Zoning Commission Chairman _____

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 _____ of _____, 2018.

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

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

Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)

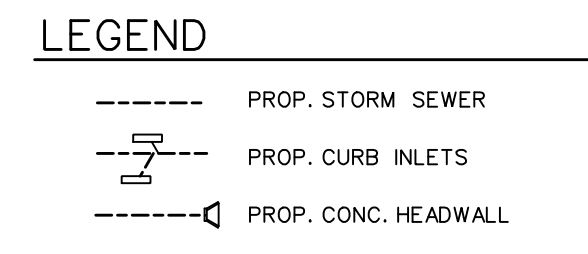
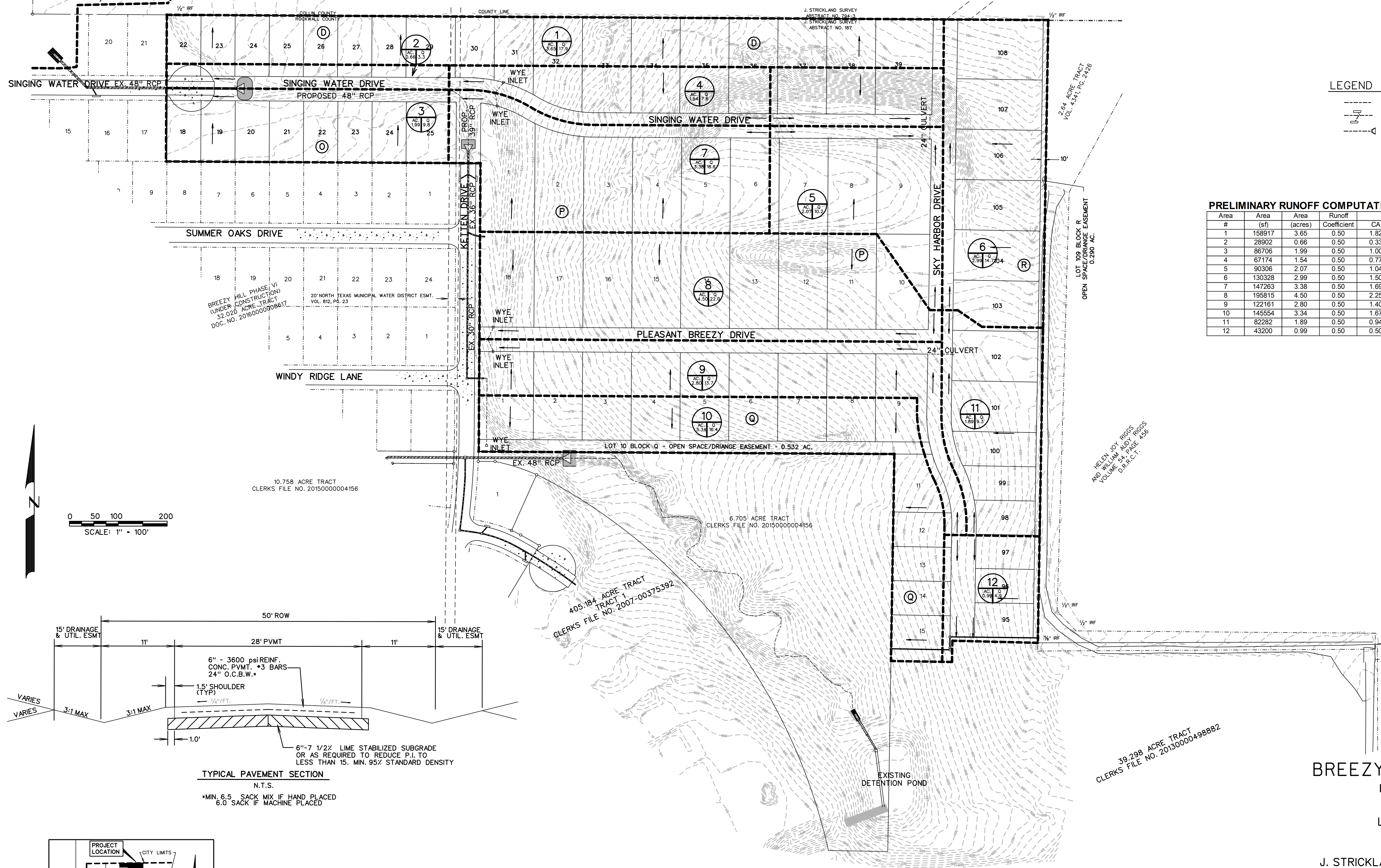
TOTAL ACRES 30.785
TOTAL RESIDENTIAL LOTS 72
DENSITY 2.338

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2018 SCALE 1" = 100'

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE: 02/04/16
8003 HYDROLOGY P.L.L.C.
100 YR WATER SURFACE

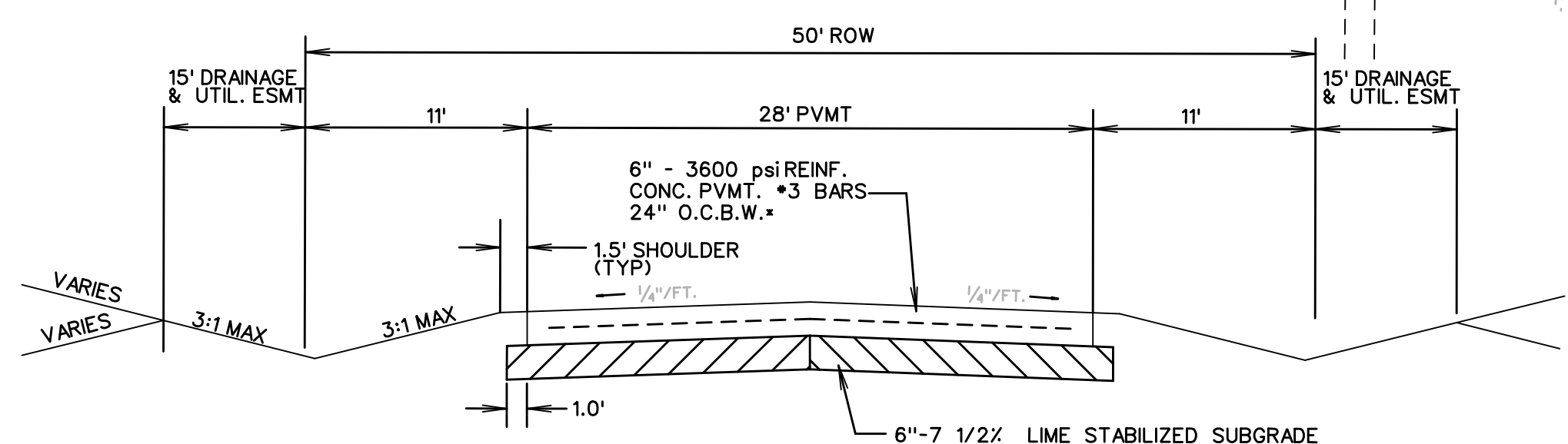
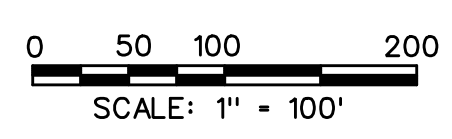
DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

DRAINAGE ESMT.
DOC. NO.

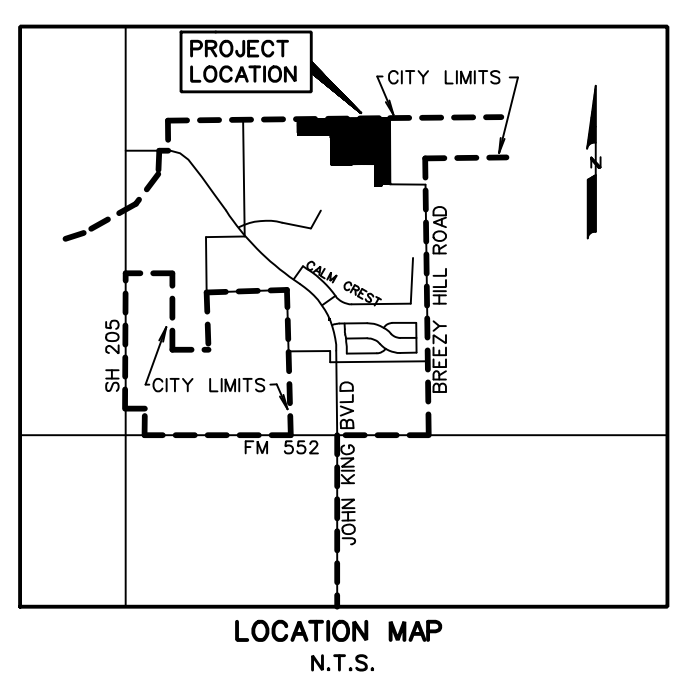


PRELIMINARY RUNOFF COMPUTATIONS

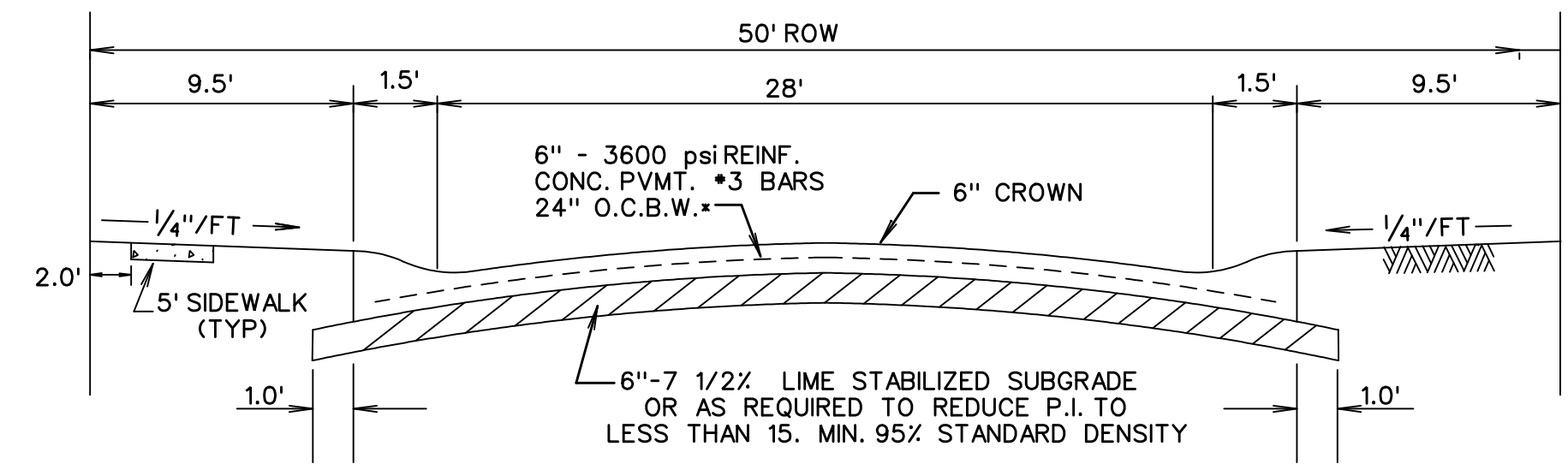
Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9



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



LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 1/2 SACK MIX IF HAND PLACED

39.298 ACRE TRACT
CLERKS FILE NO. 20150000498882

PRELIMINARY DRAINAGE PLAN
OF
BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

JANUARY 2018 SCALE 1" = 100'

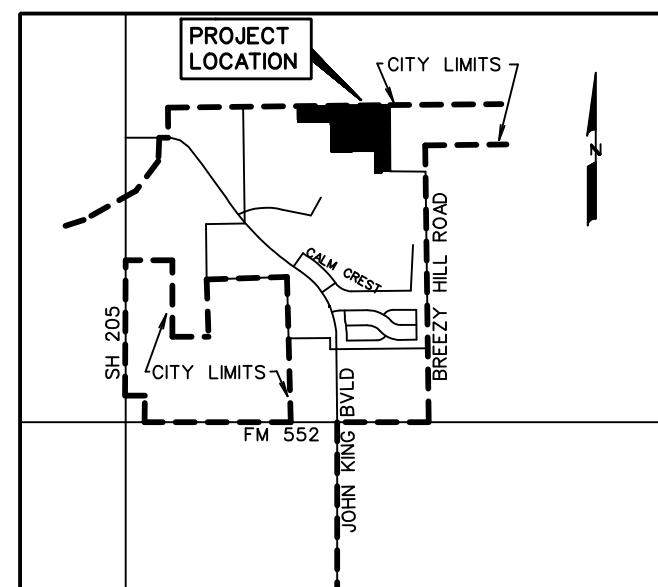
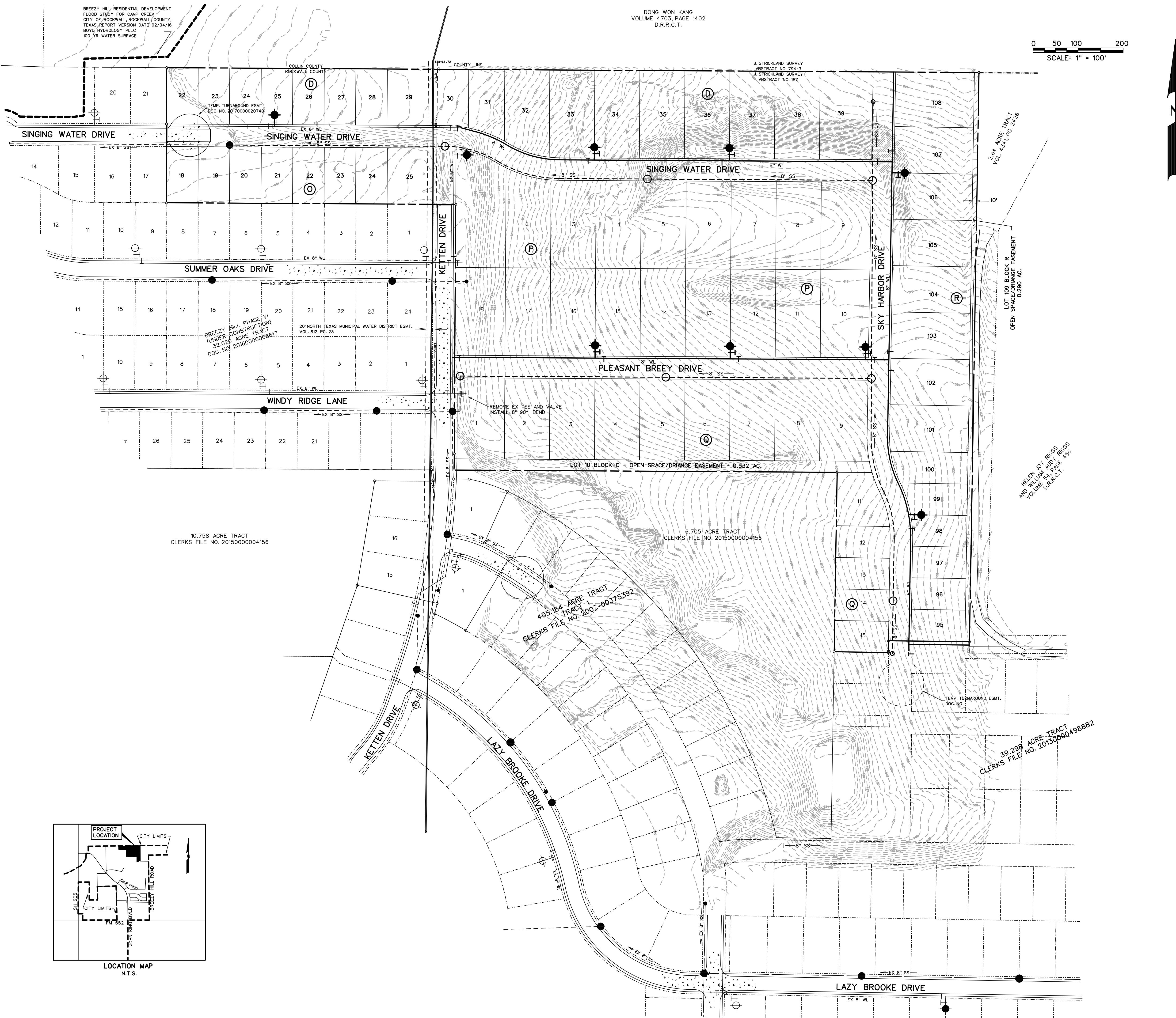
BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

0 50 100 200
SCALE: 1" = 100'

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



LOCATION MAP
N.T.S.

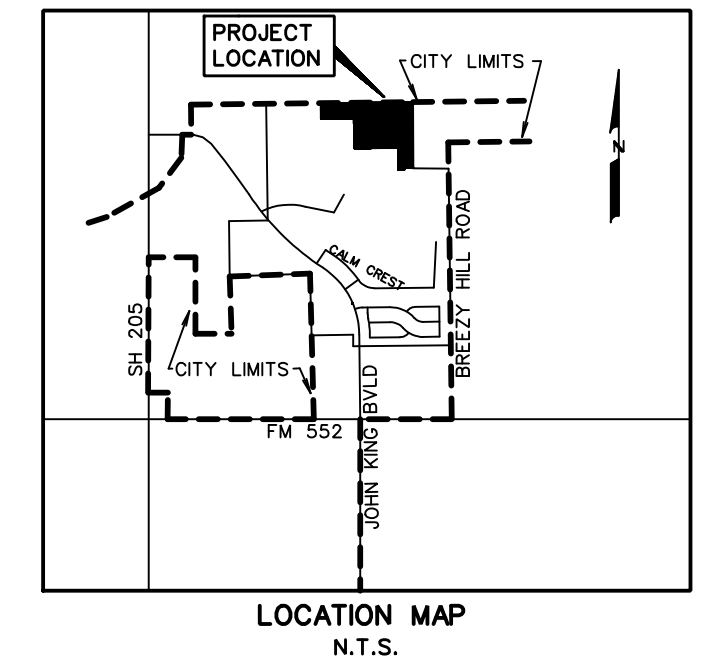
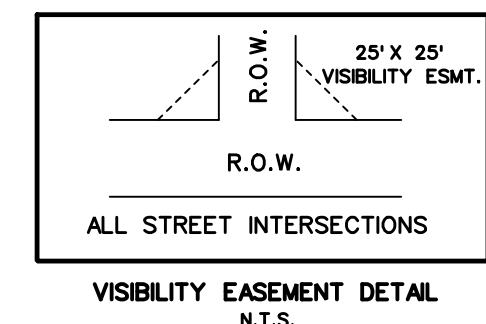
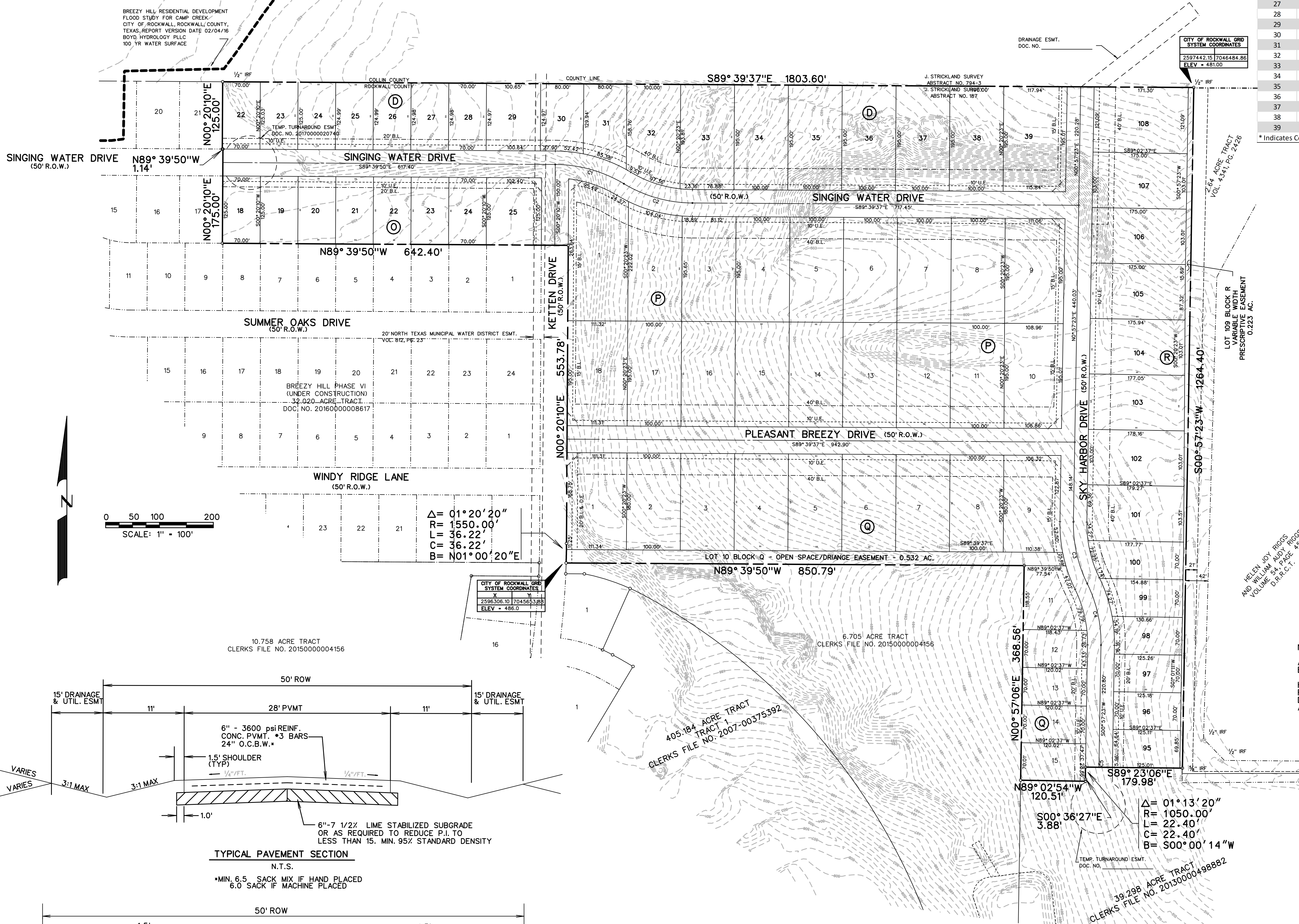
PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2018 SCALE 1" = 100'

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

BREEZY HILL PHASE 8														
Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19896	F	103	18025	F
31	11360	C				10	21450	F	10*	23184	F	104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
35	19500	F				14	19500	F	14	8401	G	108	21354	F
36	19500	F				15	19500	F	15	8407	G	109*	12643	F
37	19500	F				16	19500	F						
38	19500	F				17	19500	F						
39	22277	F				18	21706	F						

*Indicates Common Area

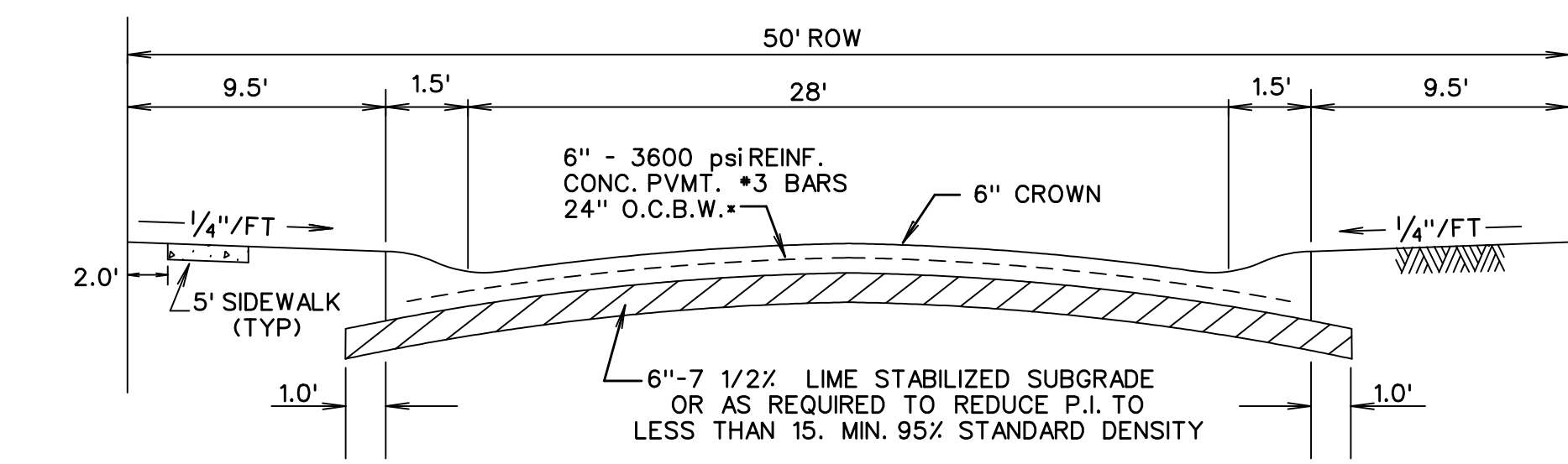
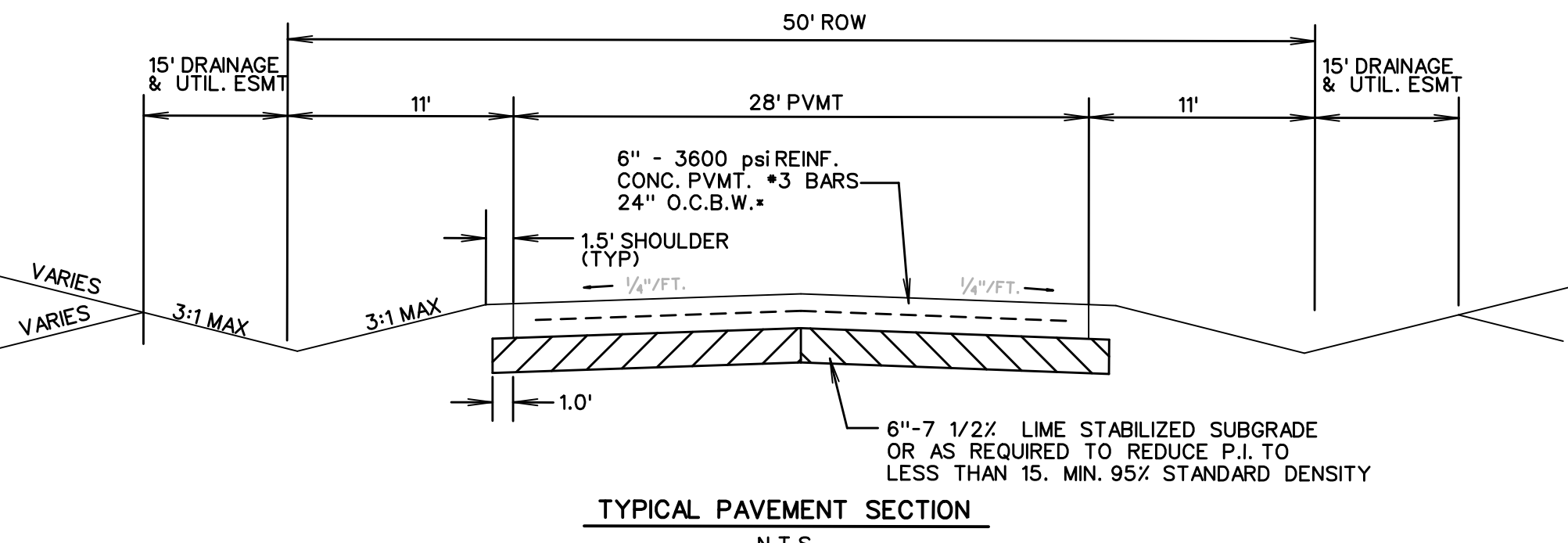
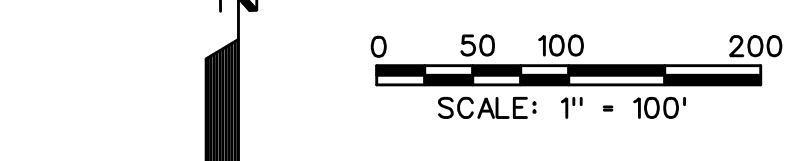


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION



Reviewed for preliminary Approval: _____ Date _____

Planning & Zoning Commission Chairman

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 _____ of _____, 2018.

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

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

PRELIMINARY PLAT OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)
TOTAL ACRES 30.785
TOTAL RESIDENTIAL LOTS 72
DENSITY 2.338
JANUARY 2018 SCALE 1" = 100'
CASE #P2018-001

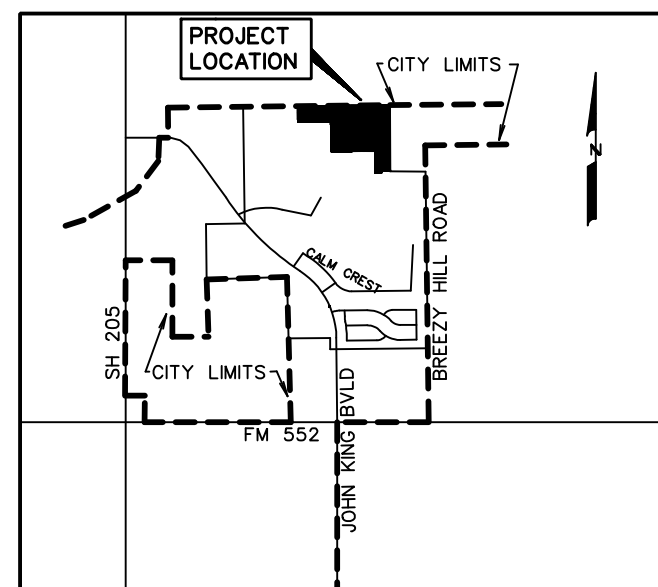
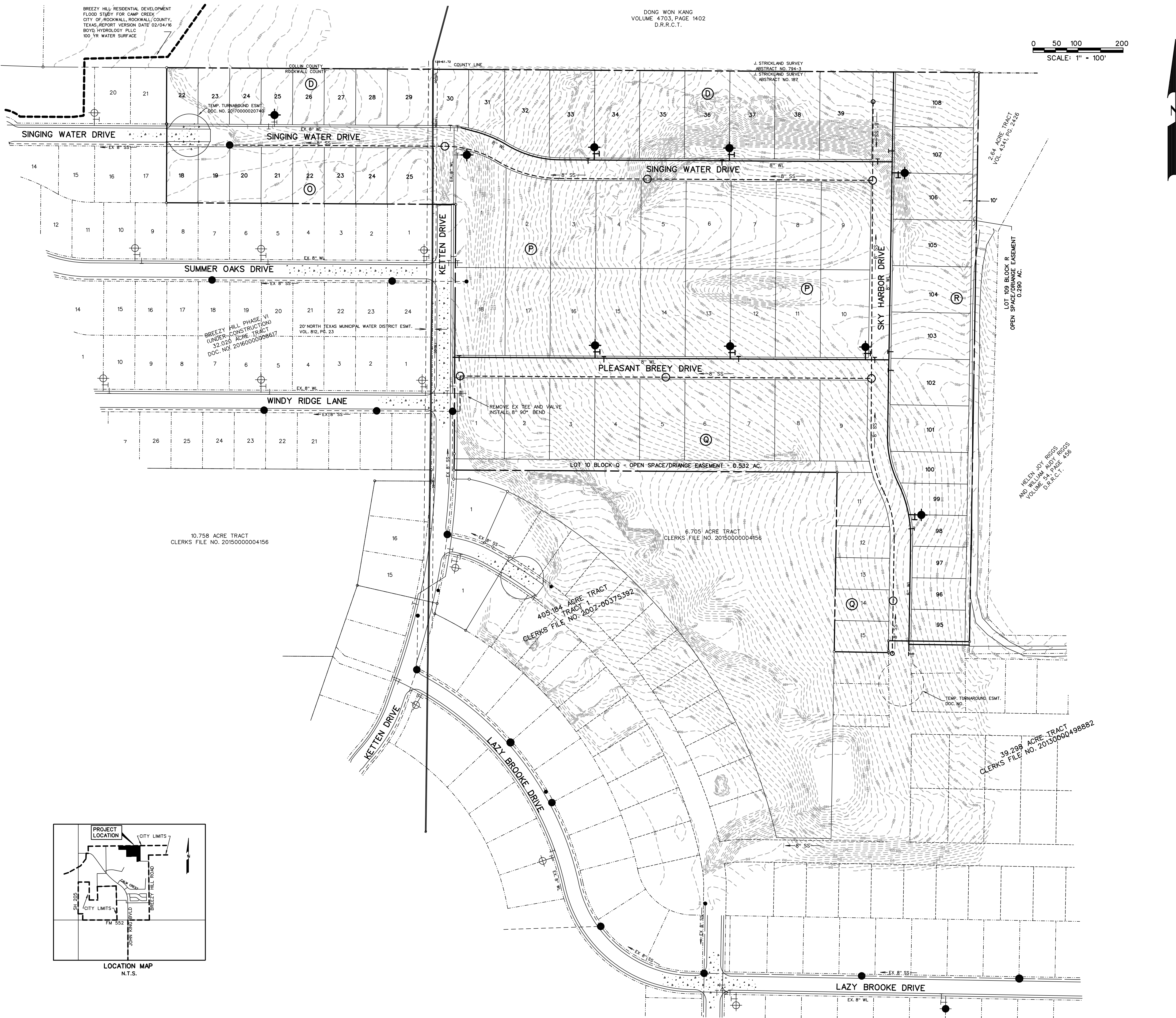
BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

0 50 100 200
SCALE: 1" = 100'

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



LOCATION MAP
N.T.S.

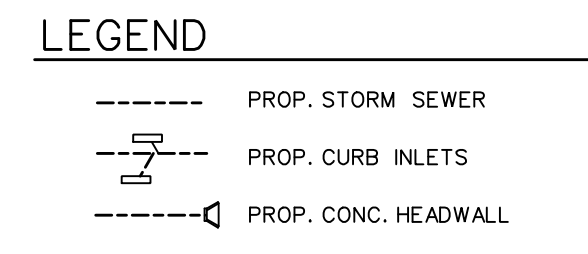
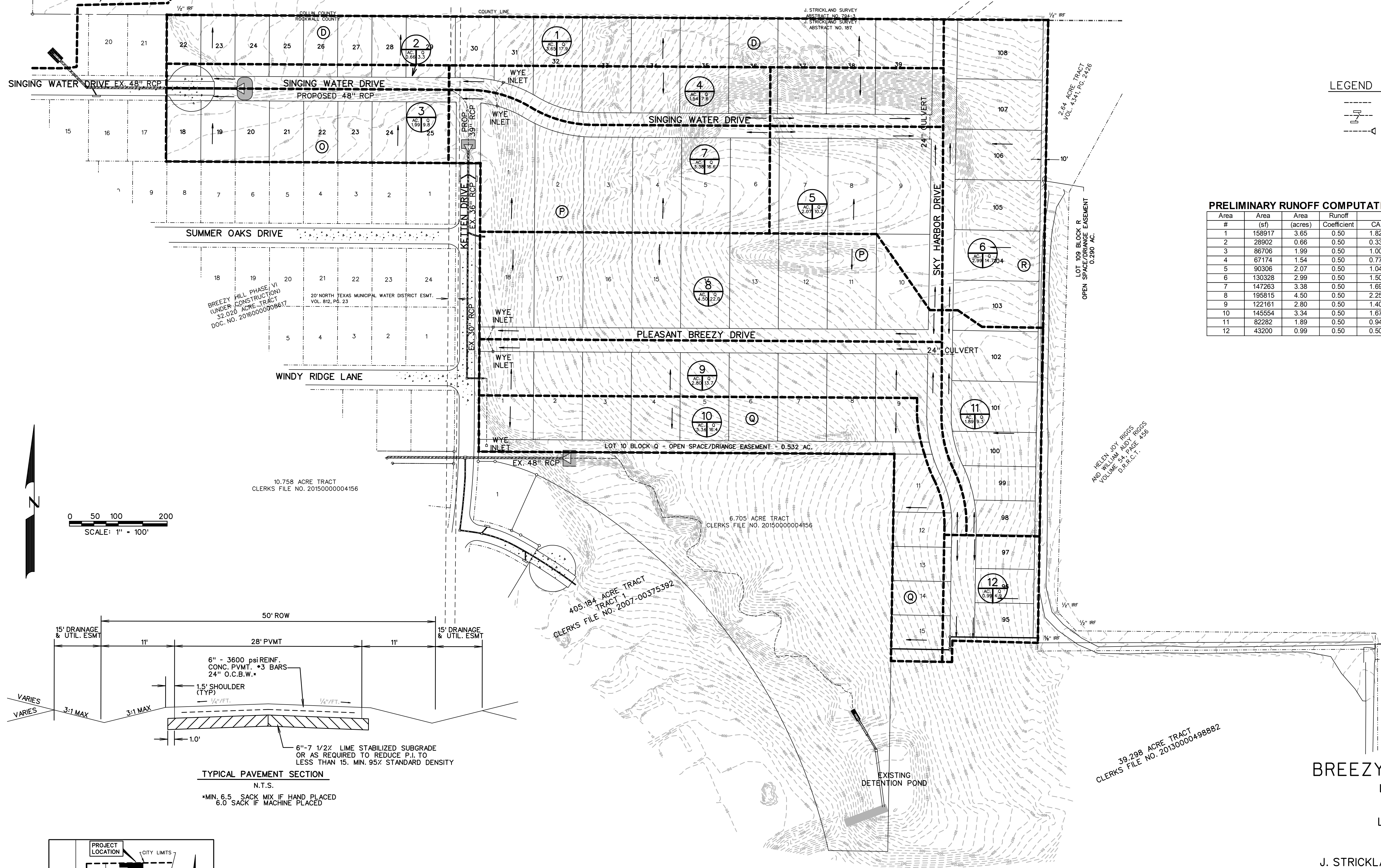
PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2018 SCALE 1" = 100'

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, REPORT VERSION DATE: 02/04/16
8003 HYDROLOGY P.L.L.C.
100 IR WATER SURFACE

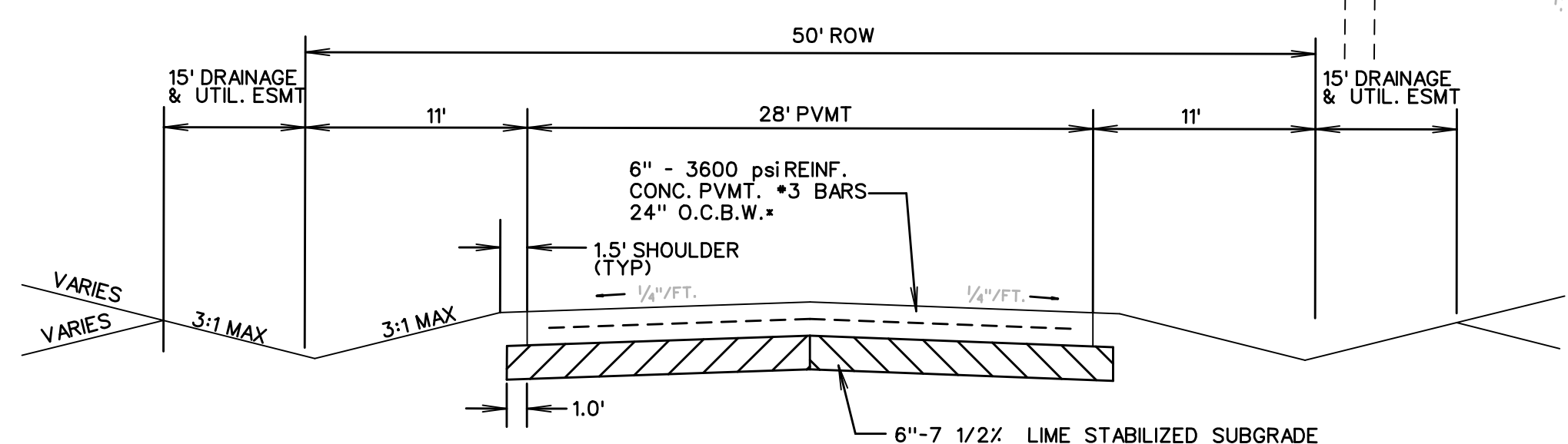
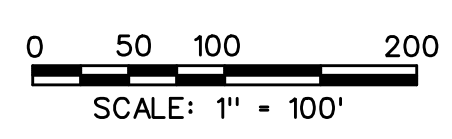
DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

DRAINAGE ESMT.
DOC. NO.

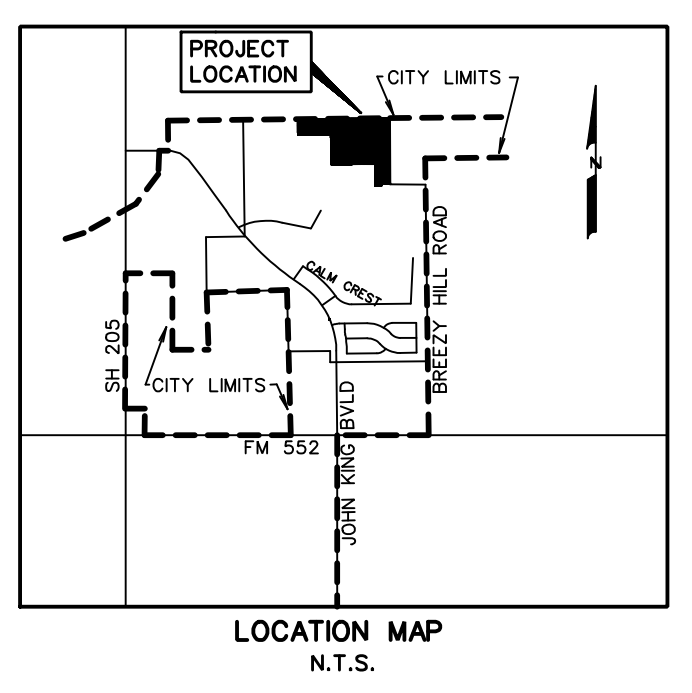


PRELIMINARY RUNOFF COMPUTATIONS

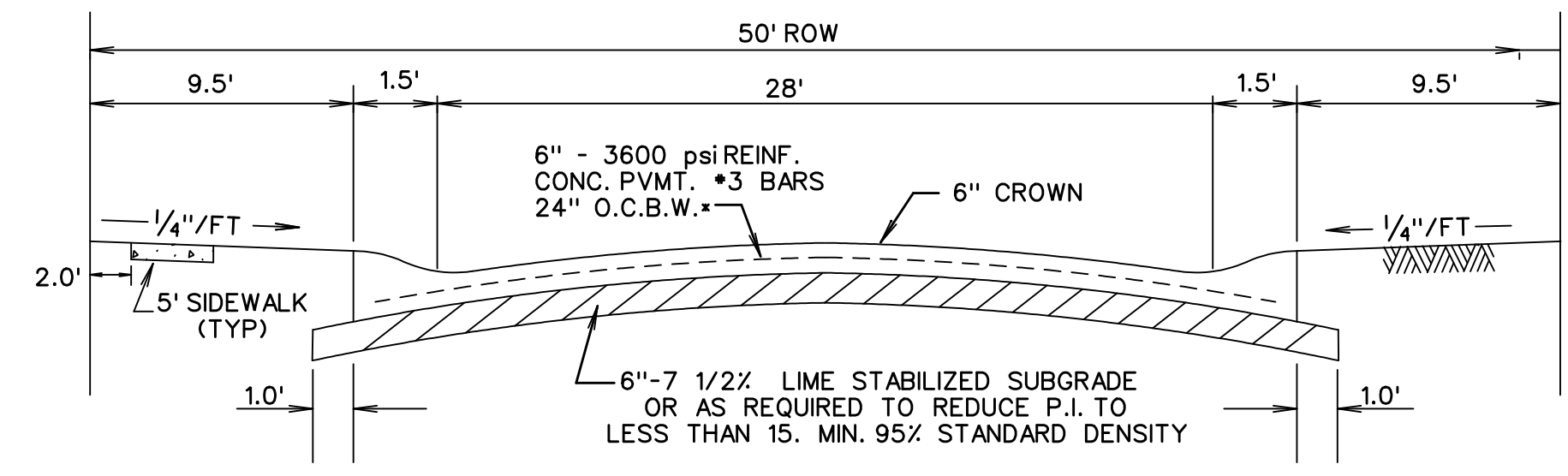
Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9



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



LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 1/2 SACK MIX IF HAND PLACED

39.298 ACRE TRACT
CLERKS FILE NO. 20150000498882

PRELIMINARY DRAINAGE PLAN
OF
BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

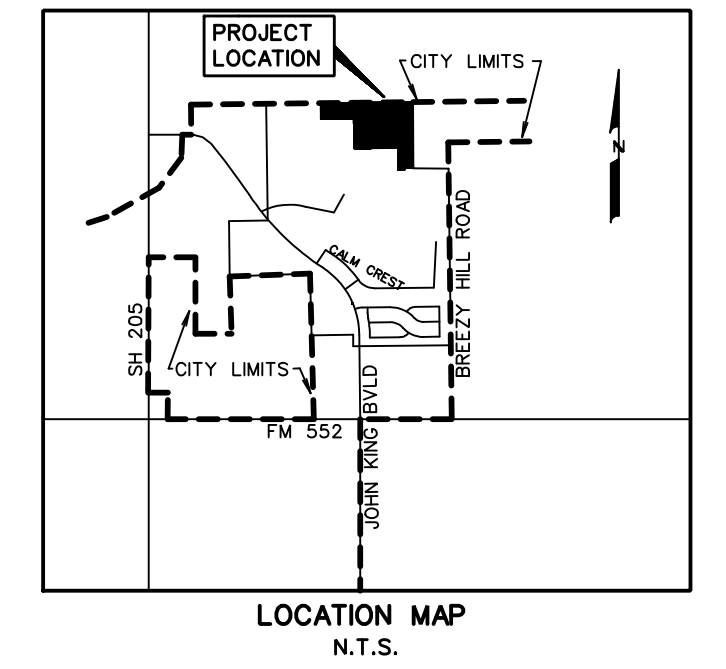
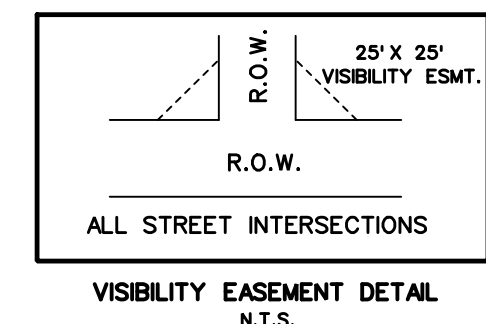
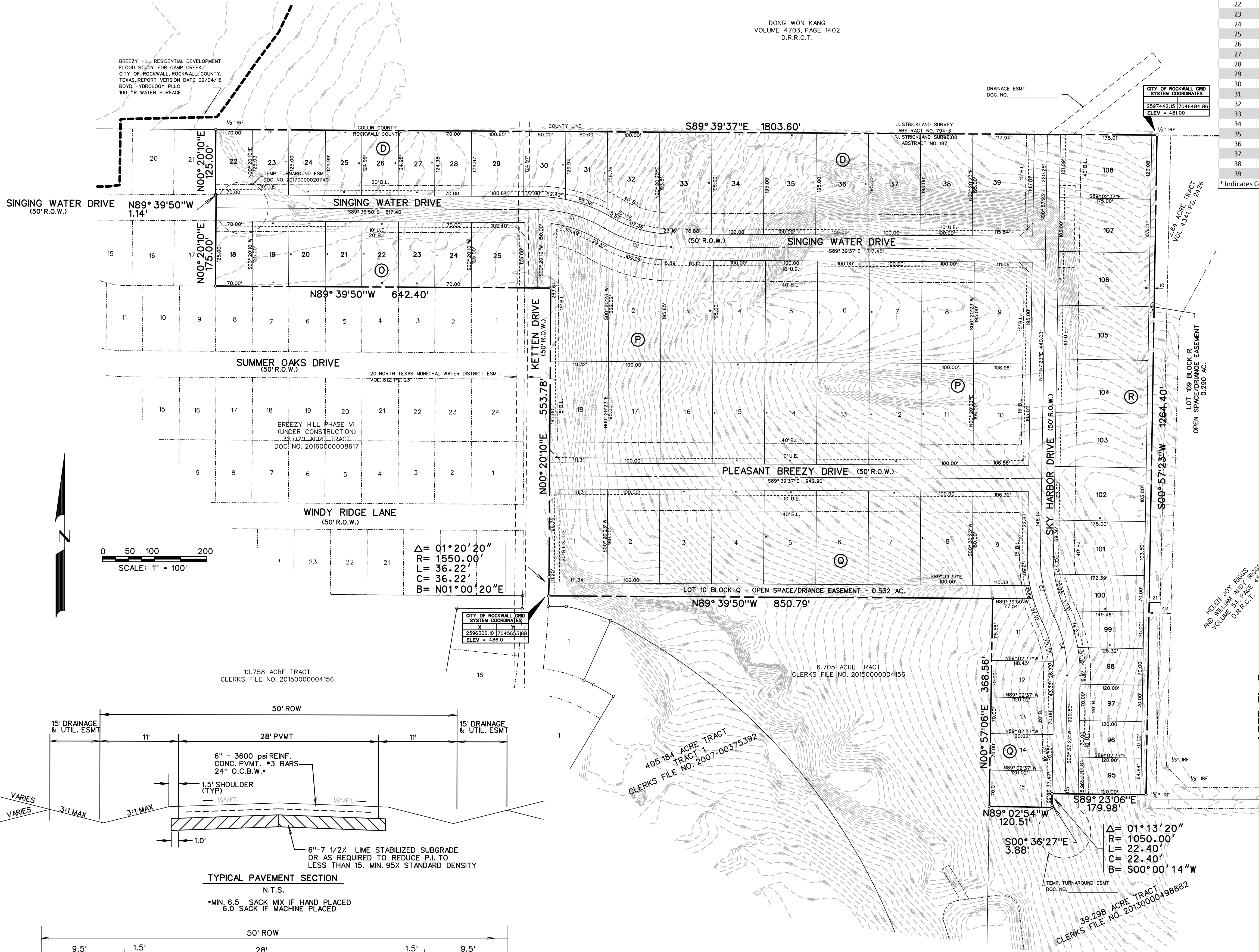
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2018 SCALE 1" = 100'

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

BREEZY HILL PHASE 8														
Block D			Block O			Block P			Block Q			Block R		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19895	F	103	18025	F
31	11360	C				10	21450	F	10*	23184	F	104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
35	19500	F				14	19500	F	14	8401	G	108	21354	F
36	19500	F				15	19500	F	15	8407	G	109*	12643	F
37	19500	F				16	19500	F						
38	19500	F				17	19500	F						
39	22277	F				18	21706	F						

* Indicates Common Area

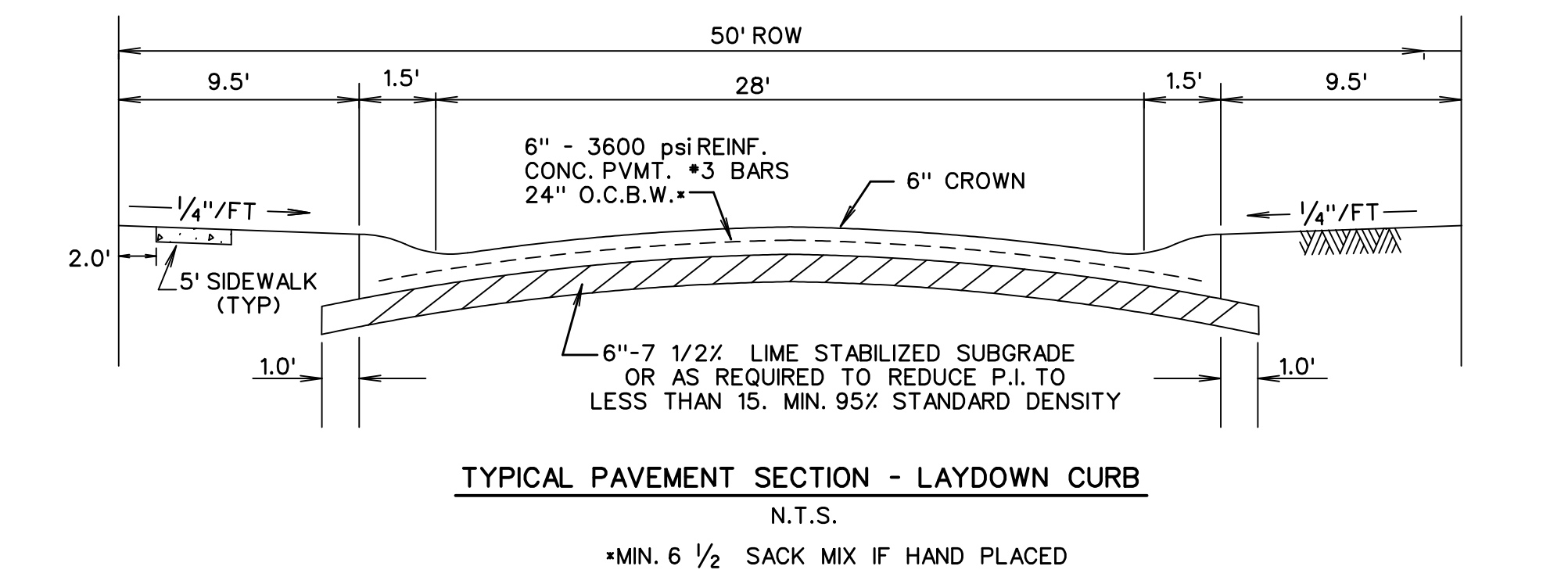
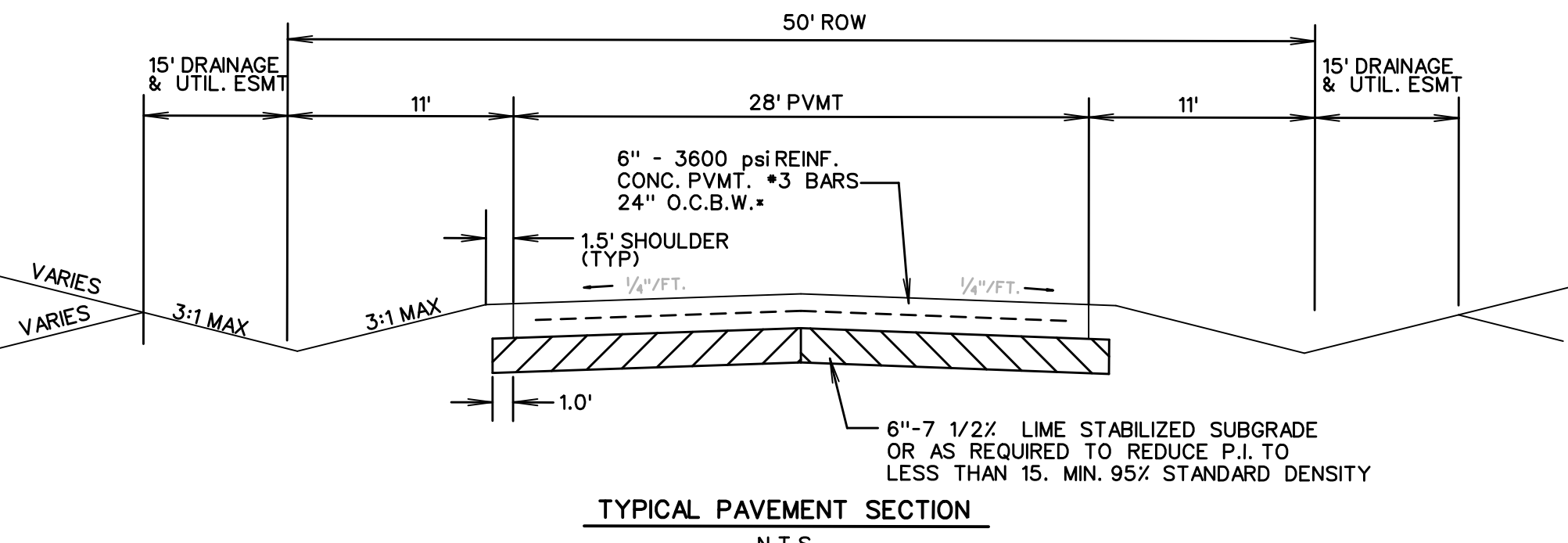


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION



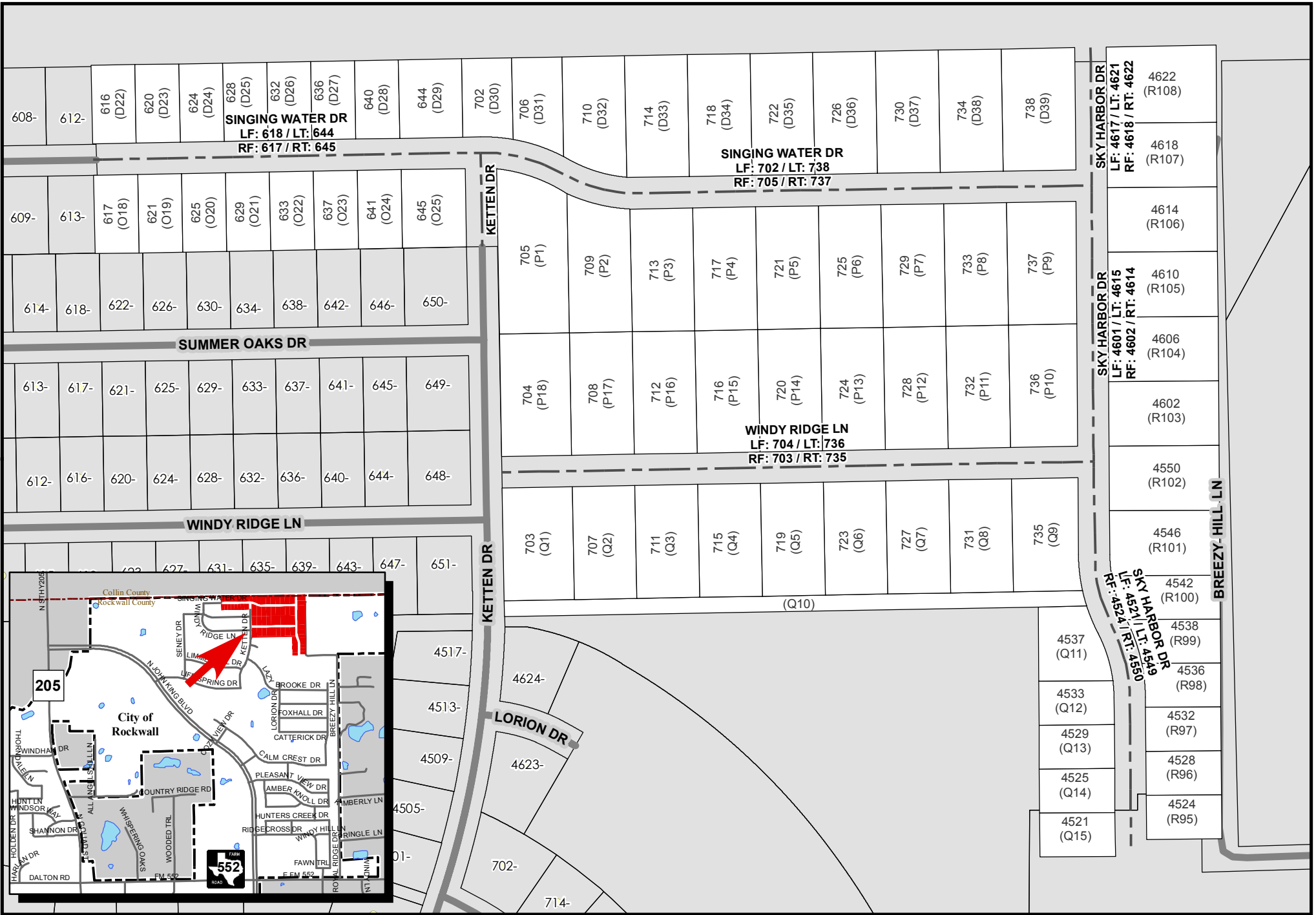
Reviewed for preliminary Approval: _____ Date _____
Planning & Zoning Commission Chairman

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 _____ of _____, 2018.

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

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

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)
TOTAL ACRES 30.785
TOTAL RESIDENTIAL LOTS 72
DENSITY 2.338
JANUARY 2018 SCALE 1" = 100'
CASE #P2018-001



**City of
Rockwall**



0 100 Feet

Date: 3/21/2018

City of Rockwall Geographic Information Systems

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**BREEZY HILL PH 8
ADDITION**