

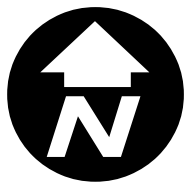
P2017-021- THE HIGHLANDS
 PRELIMINARY PLAT - LOCATION MAP =

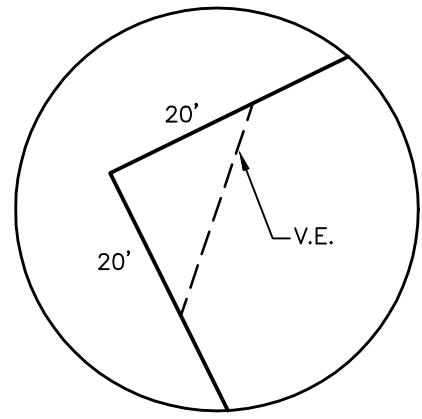
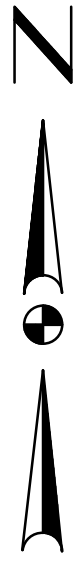


City of Rockwall

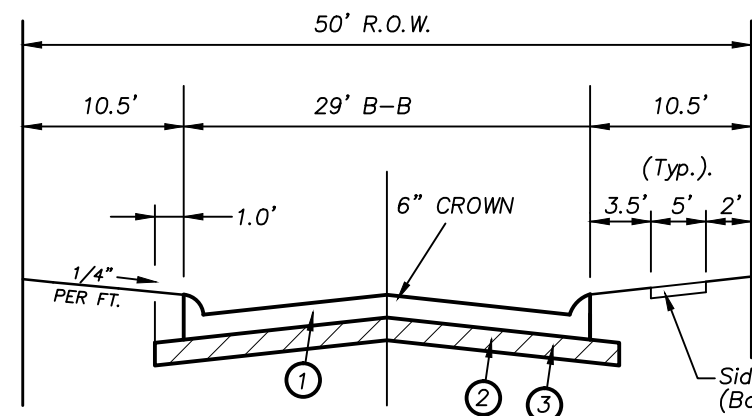
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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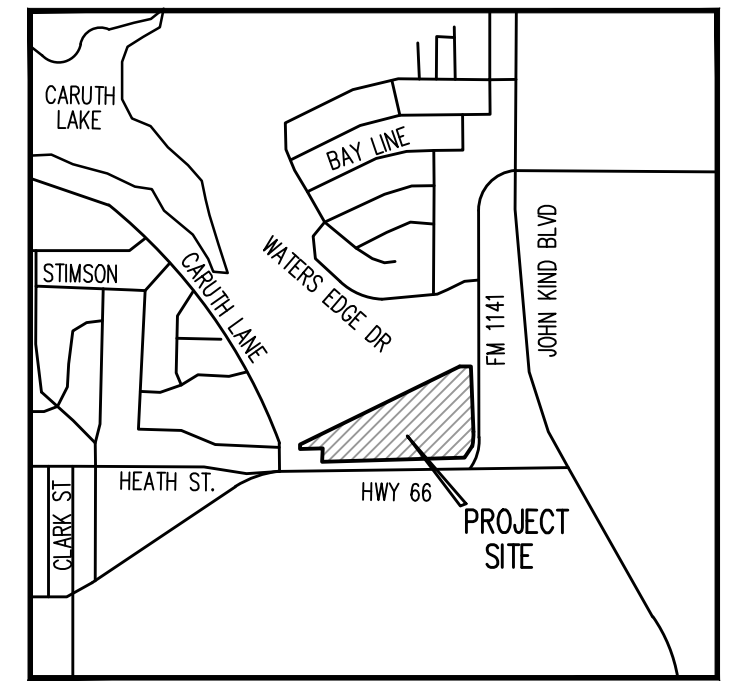


VISIBILITY AND SIDEWALK EASEMENT DETAIL

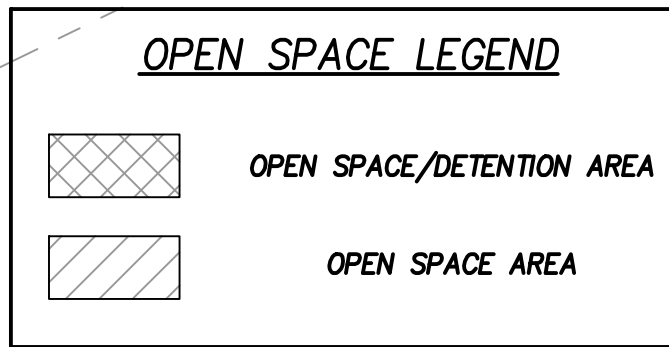
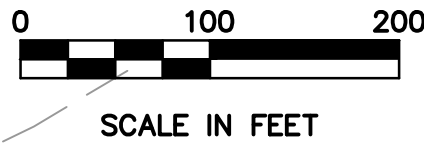


TYPICAL PAVING SECTION

- ① 6"-3600 psi Class "C" concrete pavement with No. 3 bars 24" on centers both ways. Min. 6 Sack for Machine Placed. Min. 6 1/2 Sack for Hand Placed
 - ② Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
 - ③ Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.
- Notes:
1. All construction joints & rebar to be in conformance with the City of Rockwall Specifications and Standards.



VICINITY MAP

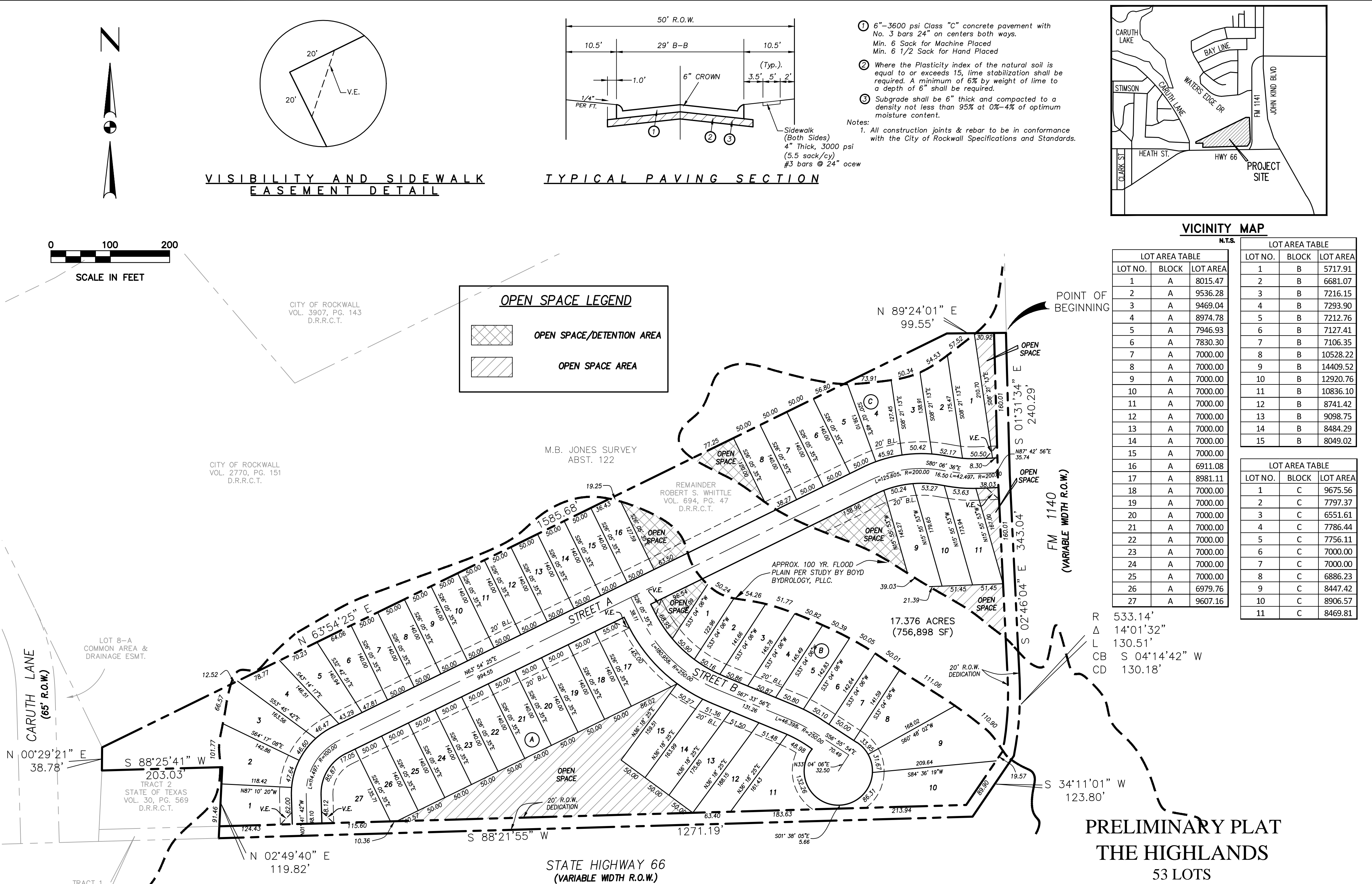


N.T.S.

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	A	8015.47
2	A	9536.28
3	A	9469.04
4	A	8974.78
5	A	7946.93
6	A	7830.30
7	A	7000.00
8	A	7000.00
9	A	7000.00
10	A	7000.00
11	A	7000.00
12	A	7000.00
13	A	7000.00
14	A	7000.00
15	A	7000.00
16	A	6911.08
17	A	8981.11
18	A	7000.00
19	A	7000.00
20	A	7000.00
21	A	7000.00
22	A	7000.00
23	A	7000.00
24	A	7000.00
25	A	7000.00
26	A	6979.76
27	A	9607.16

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	B	5717.91
2	B	6681.07
3	B	7216.15
4	B	7293.90
5	B	7212.76
6	B	7127.41
7	B	7106.35
8	B	10528.22
9	B	14409.52
10	B	12920.76
11	B	10836.10
12	B	8741.42
13	B	9098.75
14	B	8484.29
15	B	8049.02

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	C	9675.56
2	C	7797.37
3	C	6551.61
4	C	7786.44
5	C	7756.11
6	C	7000.00
7	C	7000.00
8	C	6886.23
9	C	8447.42
10	C	8906.57
11	C	8469.81



**PRELIMINARY PLAT
THE HIGHLANDS
53 LOTS**

BEING A 13.376 ACRE TRACT OF LAND SITUATED IN THE
M.B. JONES SURVEY, ABST. NO. 122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

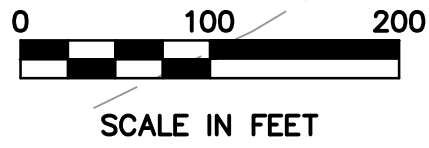
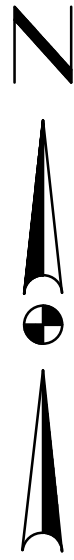
ZONING INFORMATION

	Existing	Proposed
Zoning	PD-5	PD-5
Lot Frontage	50	50
Lot Depth	100	109.09
Minimum Lot Size	5,000 Square Feet	5,717.91 Square Feet
Proposed Uses	S.F. Residential	S.F. Residential

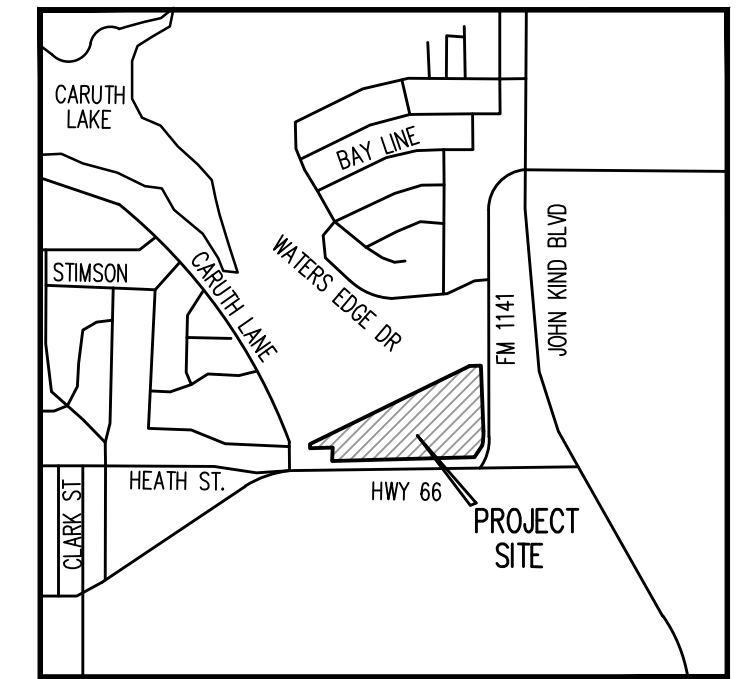
SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
WHITTLE DEVELOPMENT, INC.
P.O. BOX 369
Rockwall, TX 75087

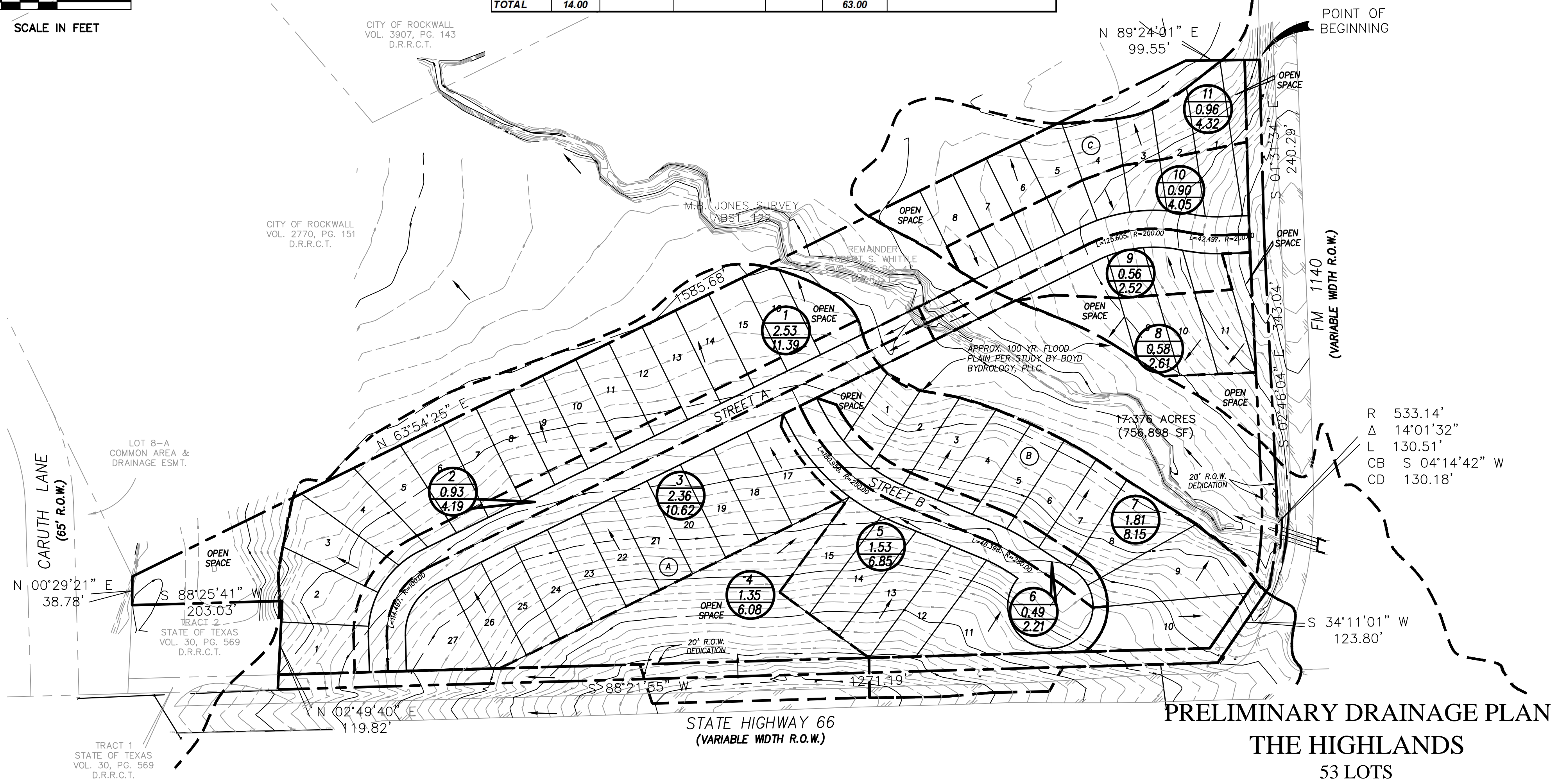
ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700



DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration T _c (Min.)	Rainfall Intensity I ₁₀₀ (in/hr)	Proposed Flow Q ₁₀₀ (cfs)	Remarks
1	2.53	0.50	15	9.00	11.39	FLOWS TO THE CREEK
2	0.93	0.50	15	9.00	4.19	FLOWS TO STORM INLET
3	2.36	0.50	15	9.00	10.62	FLOWS TO STORM INLET
4	1.35	0.50	15	9.00	6.08	FLOWS TO STORM INLET
5	1.53	0.50	15	9.00	6.89	FLOWS TO STORM INLET
6	0.49	0.50	15	9.00	2.21	FLOWS TO STORM INLET
7	1.81	0.50	15	9.00	8.15	FLOWS TO CREEK
8	0.58	0.50	15	9.00	2.61	FLOWS TO CREEK
9	0.56	0.50	15	9.00	2.52	FLOWS TO STORM INLET
10	0.90	0.50	15	9.00	4.05	FLOWS TO STORM INLET
11	0.96	0.50	15	9.00	4.32	FLOWS TO CREEK
TOTAL	14.00				63.00	



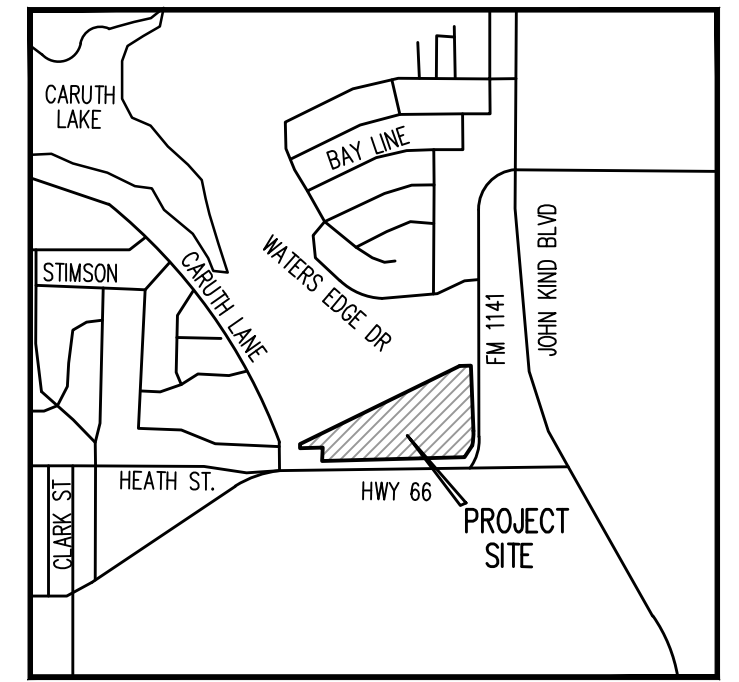
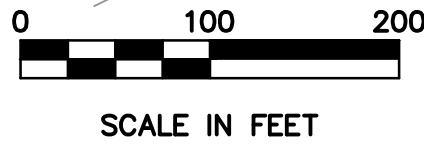
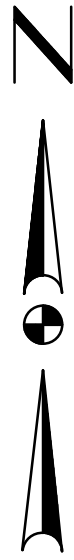
VICINITY MAP
N.T.S.



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VICINITY MAP
N.T.S.

CITY OF ROCKWALL
VOL. 3907, PG. 143
D.R.R.C.T.

CITY OF ROCKWALL
VOL. 2770, PG. 151
D.R.R.C.T.

M.B. JONES SURVEY
ABST. 122

REMAINDER
ROBERT S. WHITTLE
VOL. 694, PG. 47
D.R.R.C.T.

LOT 8-A
COMMON AREA &
DRAINAGE ESMT.

TRACT 2
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

TRACT 1
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

CONNECT TO EX. CITY
SEWER MANHOLE

EXTEND 8" WATER
TO WATERS EDGE

PROP. 10" SEWER

PROP. 8" SEWER

PROP. 8" WATER

PROP. 8" SEWER

PROP. 8" SEWER

PROP. 12" WATER

PROP. 12" WATER

APPROX. 100 YR. FLOOD
PLAIN PER STUDY BY BOYD
HYDROLOGY, PLLC.

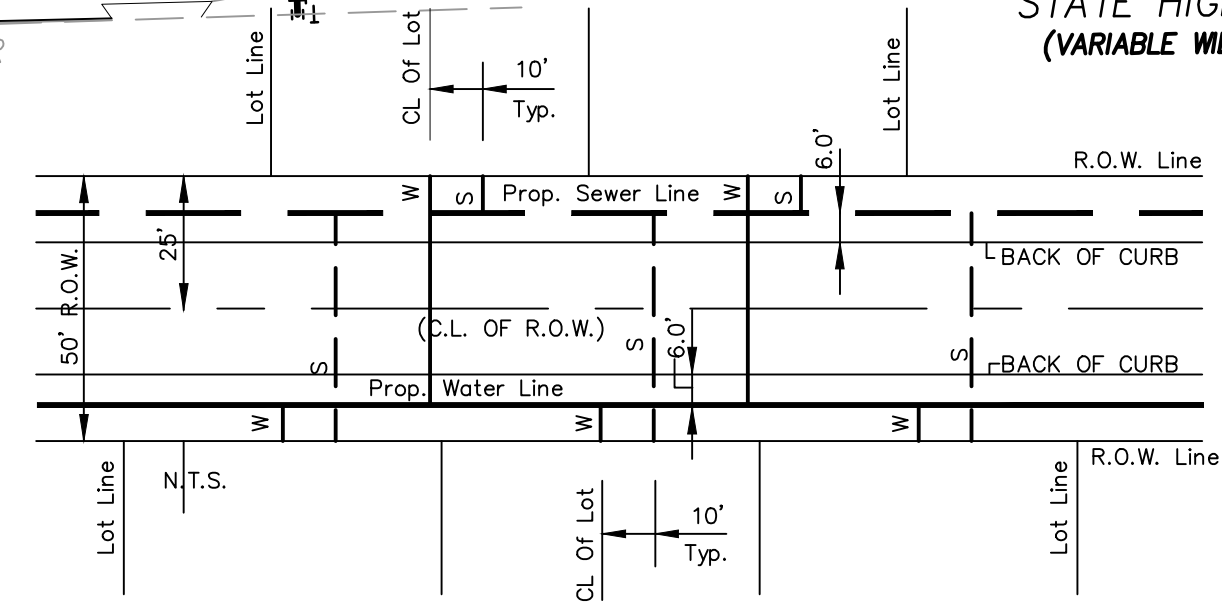
17.376 ACRES
(756,898 SF)

20' R.O.W.
DEDICATION

STATE HIGHWAY 66
(VARIABLE WIDTH R.O.W.)

PRELIMINARY WATER AND SEWER PLAN THE HIGHLANDS 53 LOTS

BEING A 13.376 ACRE TRACT OF LAND SITUATED IN THE
M.B. JONES SURVEY, ABST. NO. 122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Typical Water & Sewer Detail

1. All water services to be installed in the center of each lot.
2. All sanitary sewer laterals will be 4" and installed 10' downstream of each water service.

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