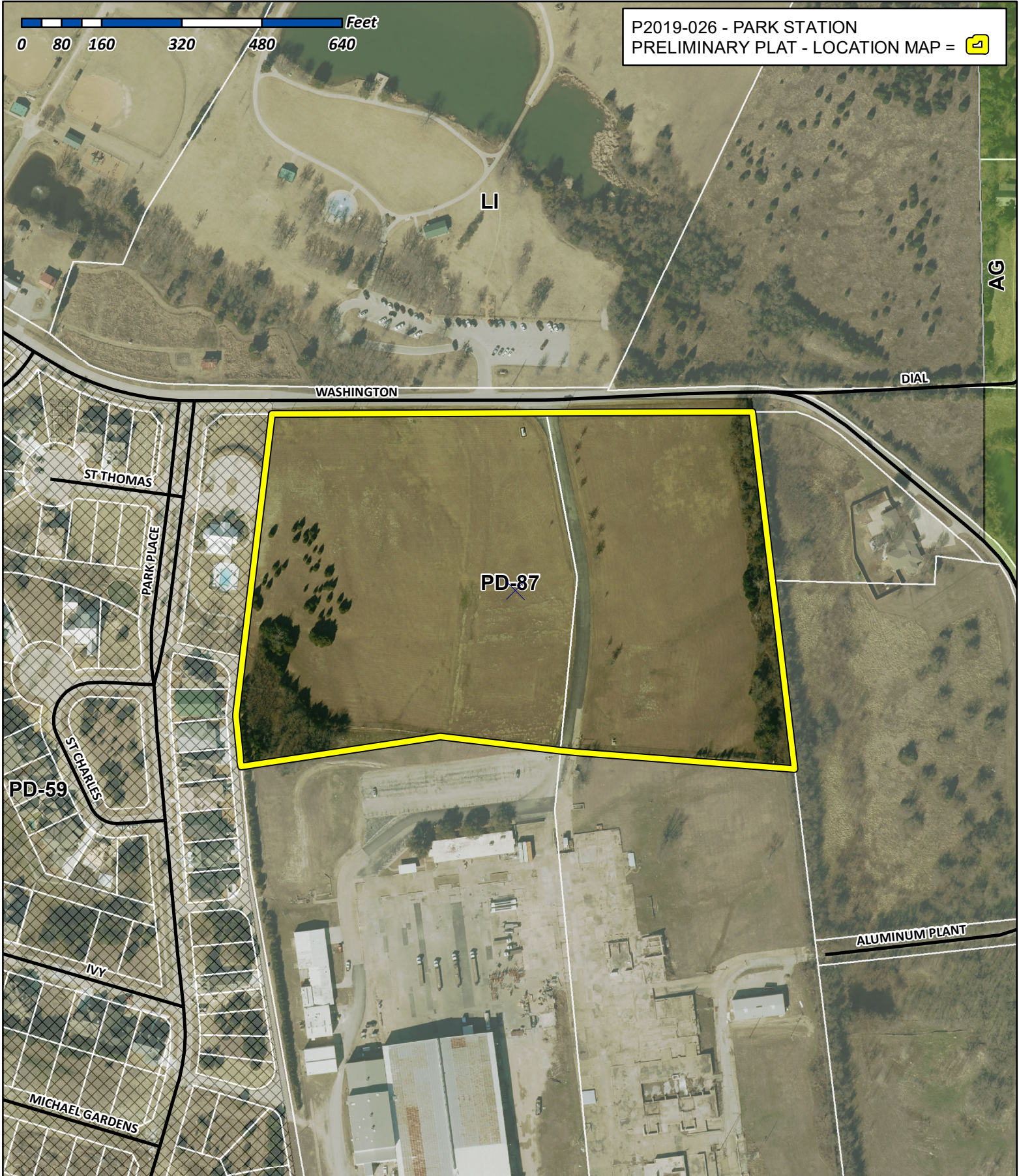


0 80 160 320 480 640 Feet

P2019-026 - PARK STATION
PRELIMINARY PLAT - LOCATION MAP = 

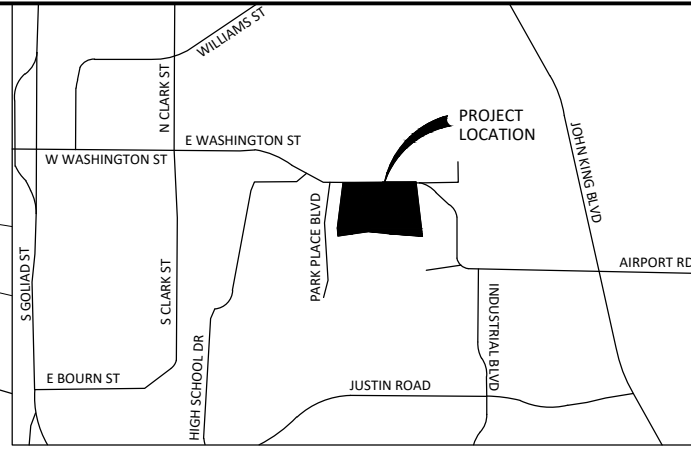
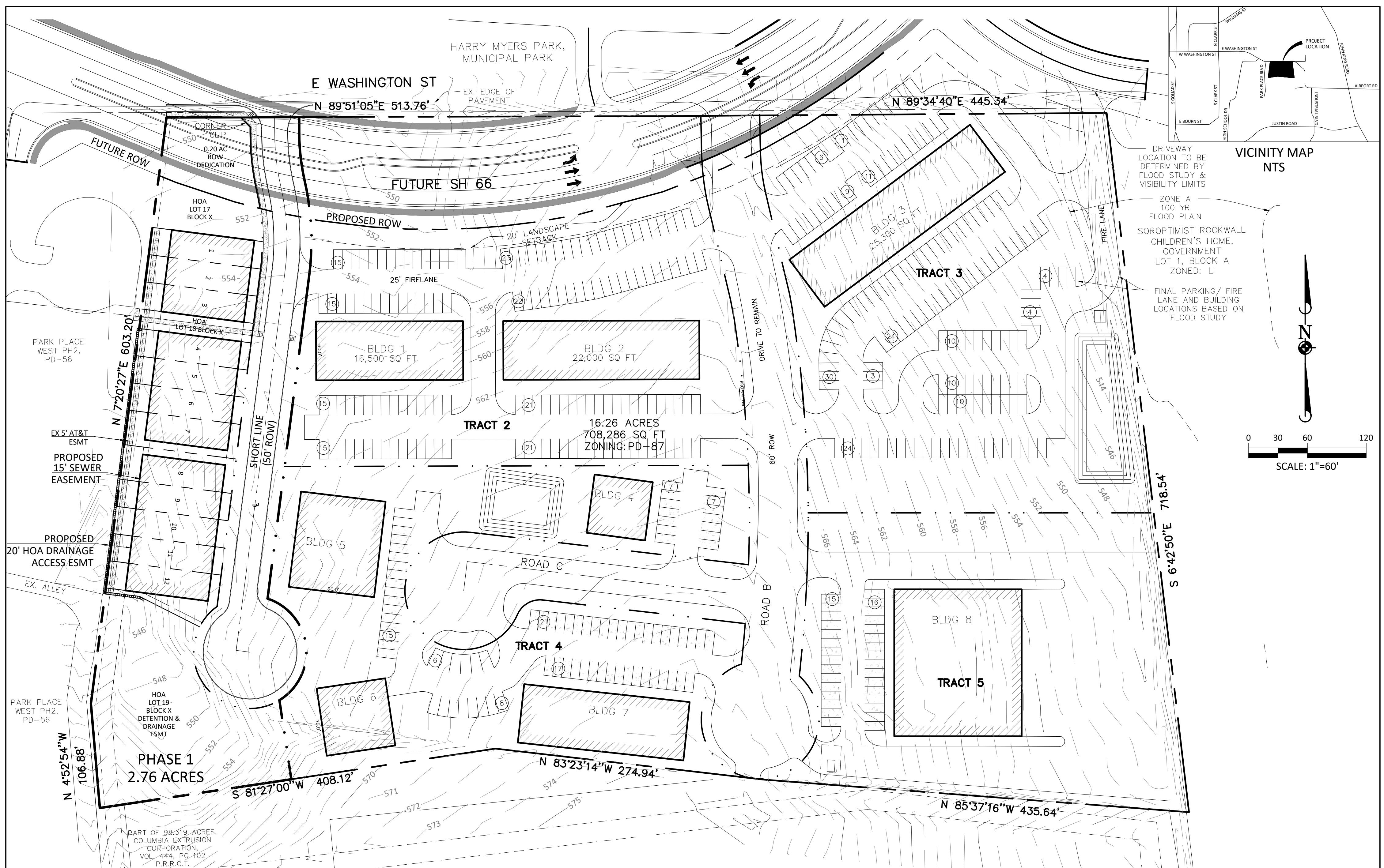


City of Rockwall

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.





VICINITY MAP NTS

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A
100 YR
FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

SCALE: 1"=60'

PARK PLACE WEST PH2, PD-56

EX. ALLEY

HOA LOT 17 BLOCK X

HOA LOT 18 BLOCK X

HOA LOT 19 BLOCK X DETENTION & DRAINAGE ESMT

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG. 102 P.R.R.C.T.

- PHASE 1 LOT DATA**
- MAX 12 LOTS
 - MIN 3000 SF
 - MIN 115' x 28'
 - 20' FRONT SETBACK
 - 10' REAR SETBACK
 - 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

PHASE 1 SUMMARY

1. 12 SINGLE FAMILY LOTS	0.94 AC
2. ROW DEDICATION (FUTURE SH 66)	0.20 AC
3. SHORT LINE (50' RIGHT-OF-WAY)	0.81 AC
4. HOA LOTS 17, 18, & 19	0.81 AC
TOTAL =	2.76 AC

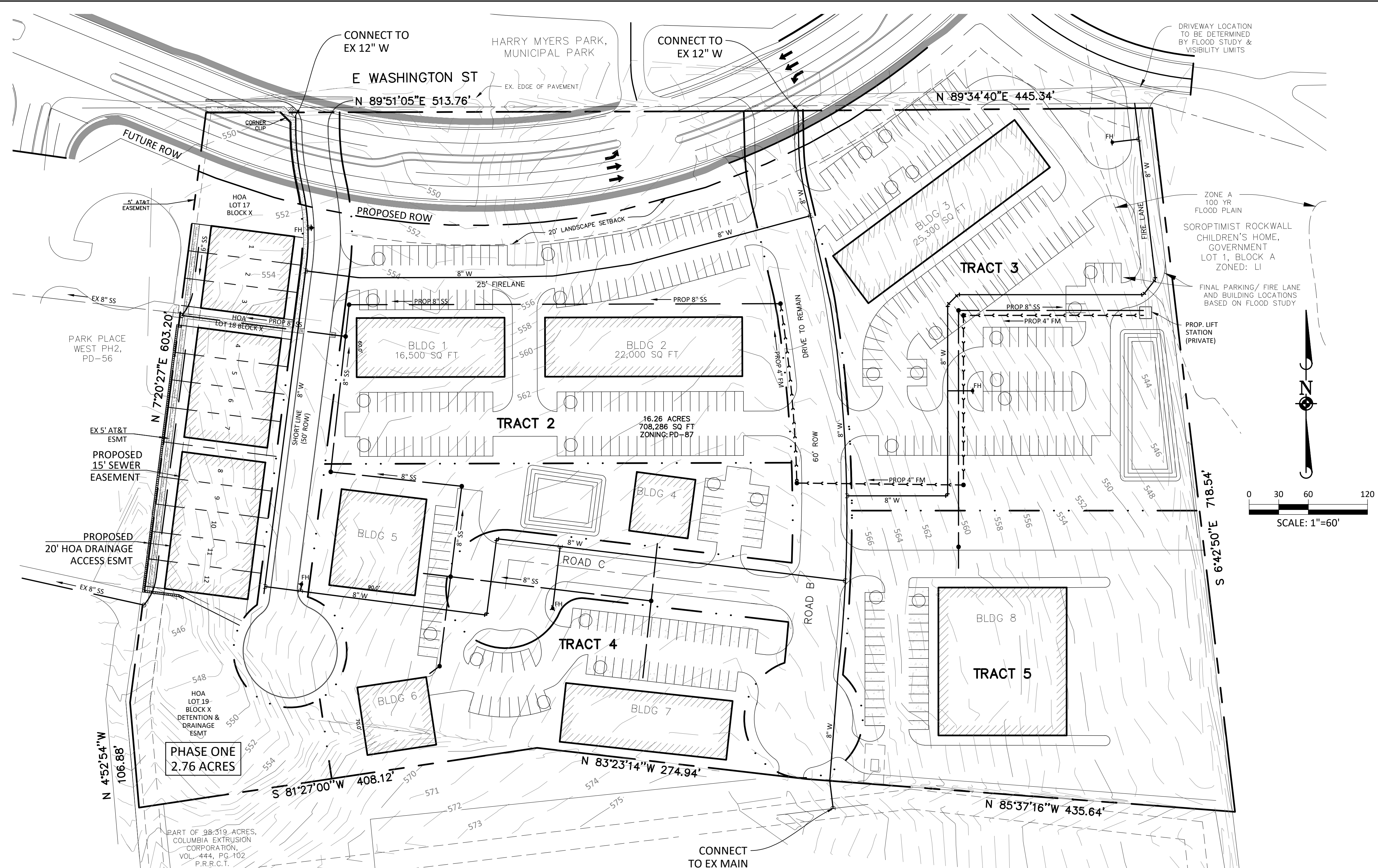
PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019



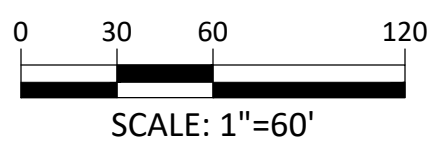
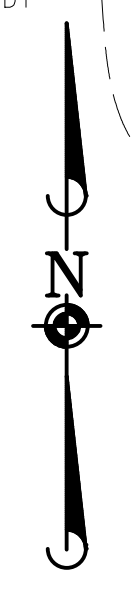
DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A
100 YR
FLOOD PLAIN

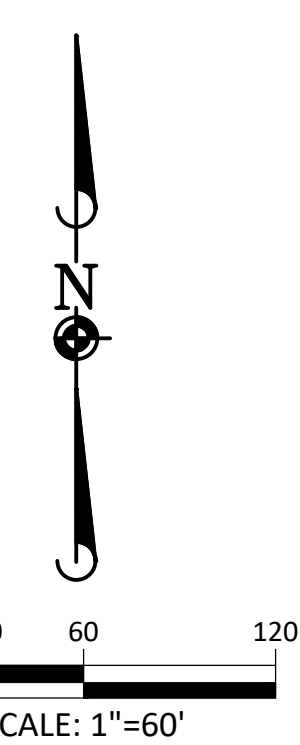
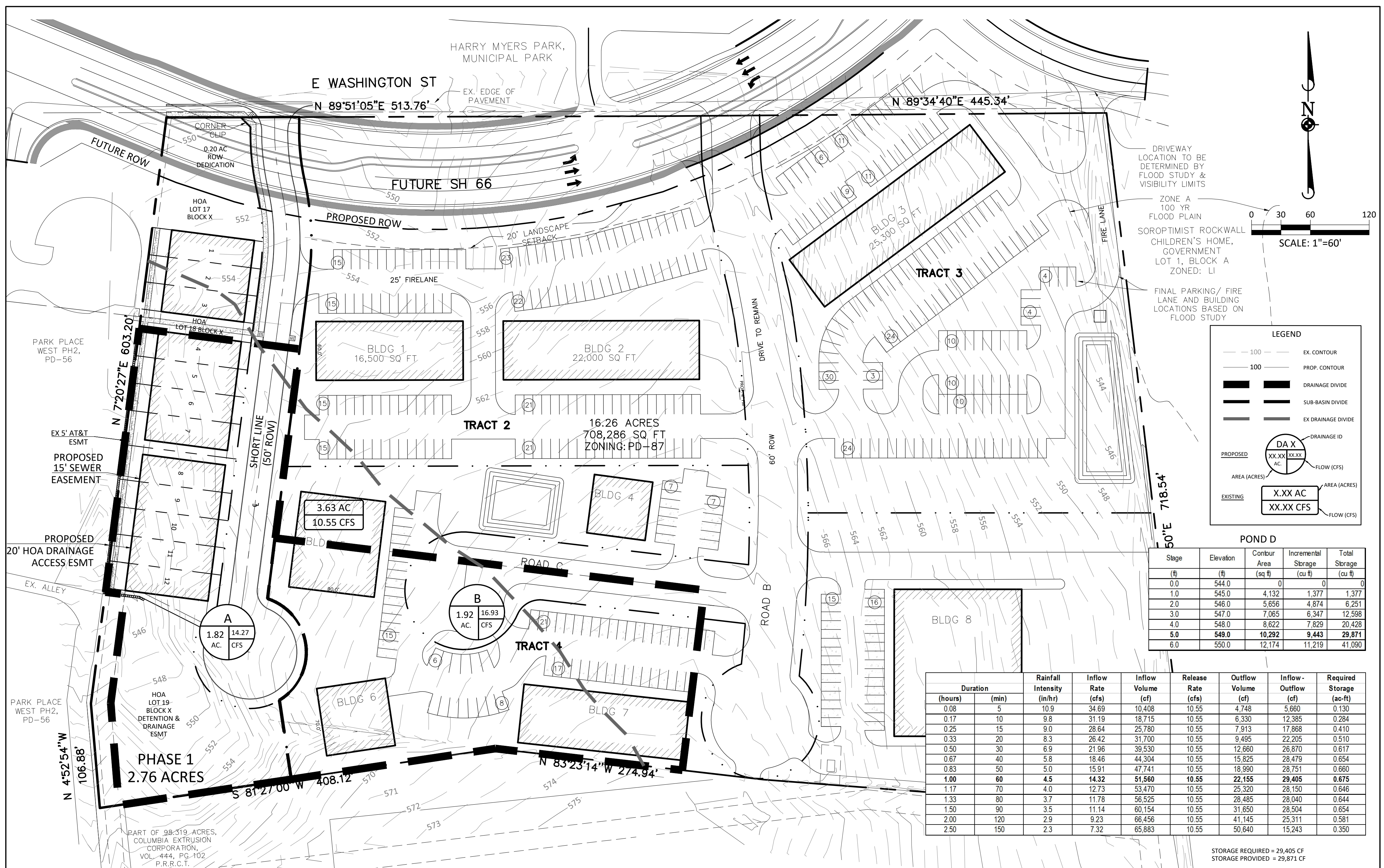
SOROPTIMIST ROCKWALL
CHILDREN'S HOME,
GOVERNMENT
LOT 1, BLOCK A
ZONED: LI

FINAL PARKING/ FIRE LANE
AND BUILDING LOCATIONS
BASED ON FLOOD STUDY

PROP. LIFT
STATION
(PRIVATE)



PRELIMINARY UTILITY PLAN
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

LEGEND

- 100 --- EX. CONTOUR
- 100 --- PROP. CONTOUR
- DRAINAGE DIVIDE
- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- DA X
XX.XX XX.XX
AC AC FLOW (CFS)
- PROPOSED
- AREA (ACRES)
- EXISTING
- X.XX AC
XX.XX CFS
- AREA (ACRES)
- FLOW (CFS)

POND D

Stage	Elevation	Conbur Area	Incremental Storage	Total Storage
(#)	(#)	(sq ft)	(cu ft)	(cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	549.0	10,292	9,443	29,871
6.0	550.0	12,174	11,219	41,090

Duration	Rainfall Intensity	Inflow Rate	Inflow Volume	Release Rate	Outflow Volume	Inflow - Outflow	Required Storage
(hours)	(in/hr)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(ac-ft)
0.08	5	10.9	34.69	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	10.55	18,990	28,751	0.660
1.00	60	4.5	14.32	10.55	22,155	29,405	0.675
1.17	70	4.0	12.73	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

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