



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS East & West of Intersection at S Goliad St & S John King Blvd

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121, O.T.R. Johnson Survey, Ab No. 128

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-103

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE Single Family, Commercial

ACREAGE 526.778

LOTS [CURRENT] _____

LOTS [PROPOSED] 868

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Qualico Developments (US), Inc APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 150

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE _____

PHONE 512-965-6280

E-MAIL _____

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

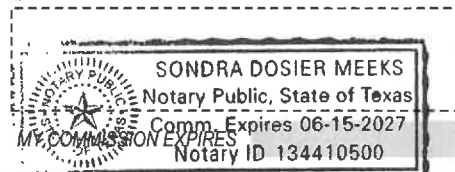
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

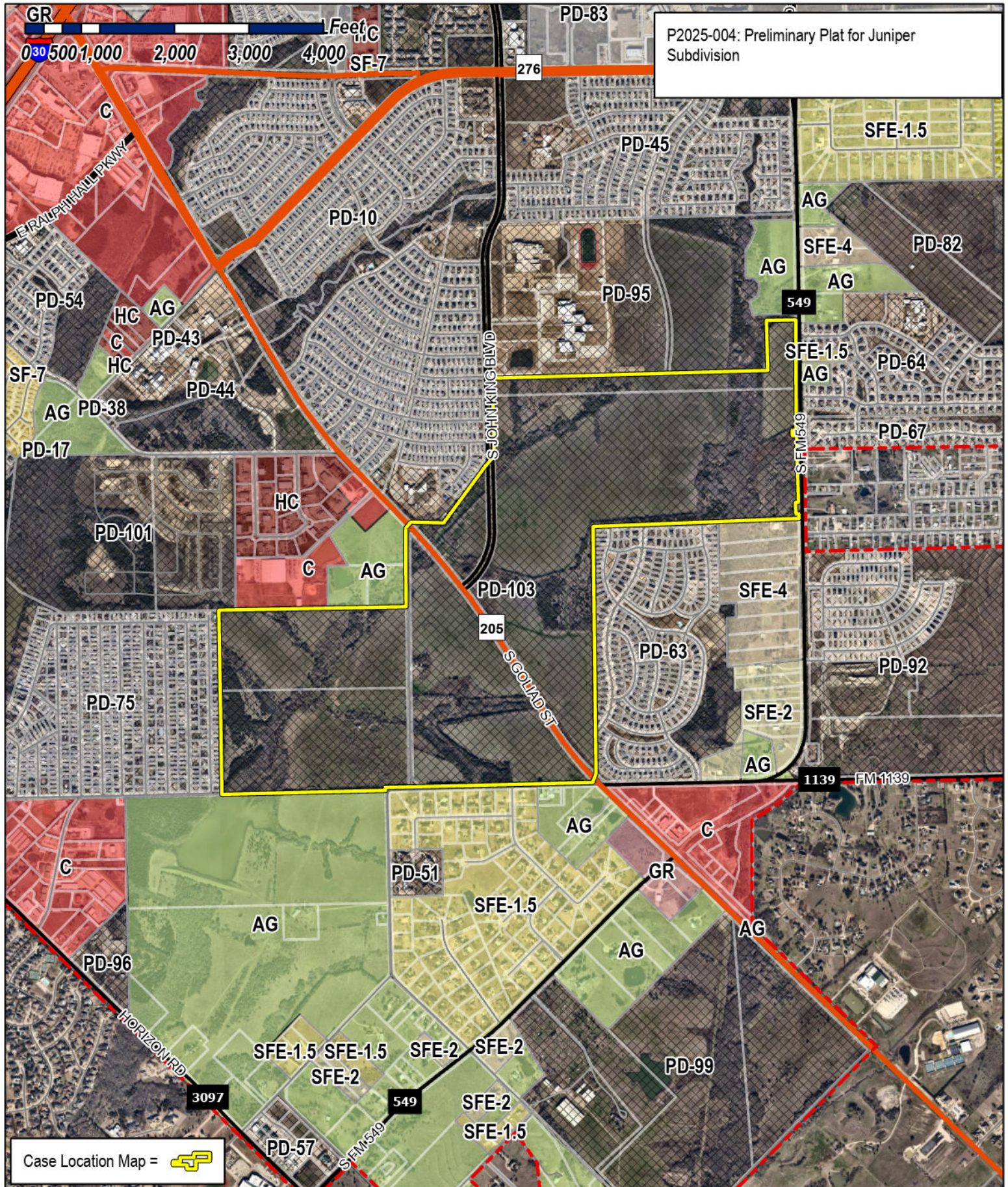
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,101.67 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 2025 BY SIGNING THIS APPLICATION, 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 12th DAY OF February, 2025.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks





P2025-004: Preliminary Plat for Juniper Subdivision



Case Location Map =

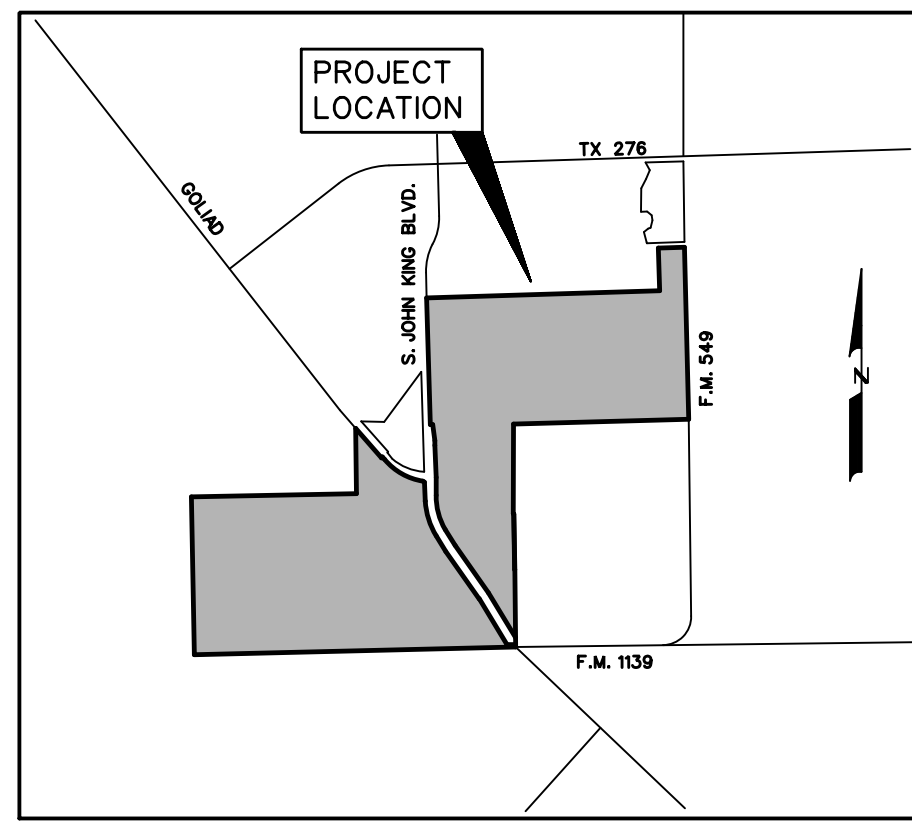
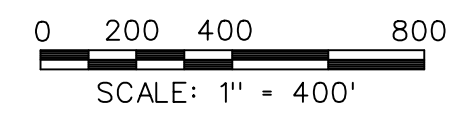


City of Rockwall

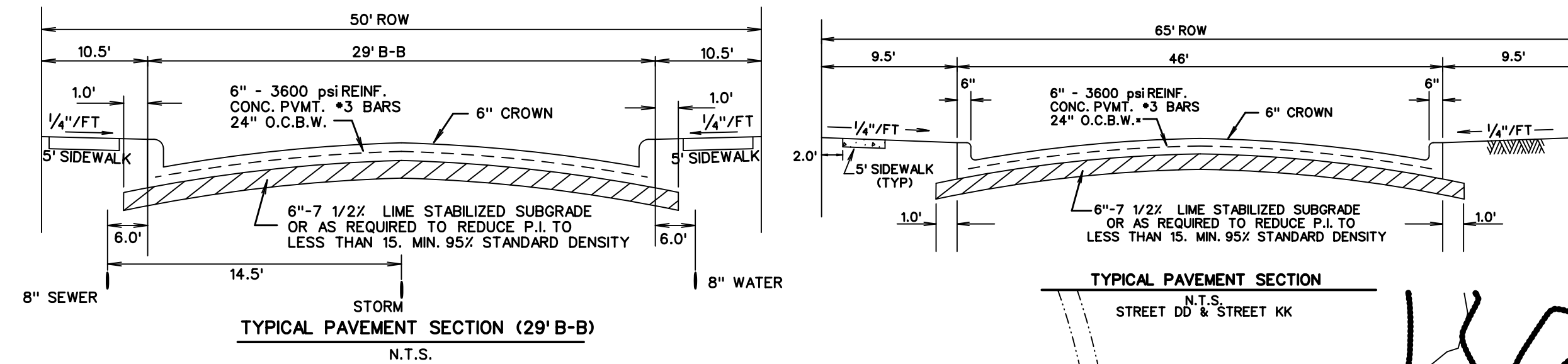
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





LOCATION MAP
N.T.S.



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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 _____, 2025.

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
JUNIPER

- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
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TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46
SITUATED IN THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

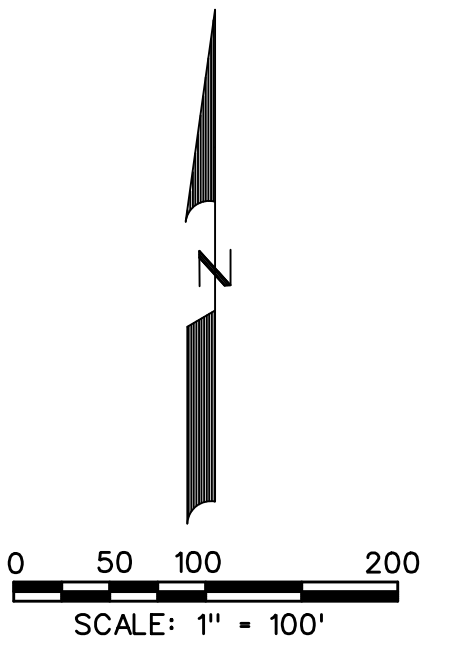
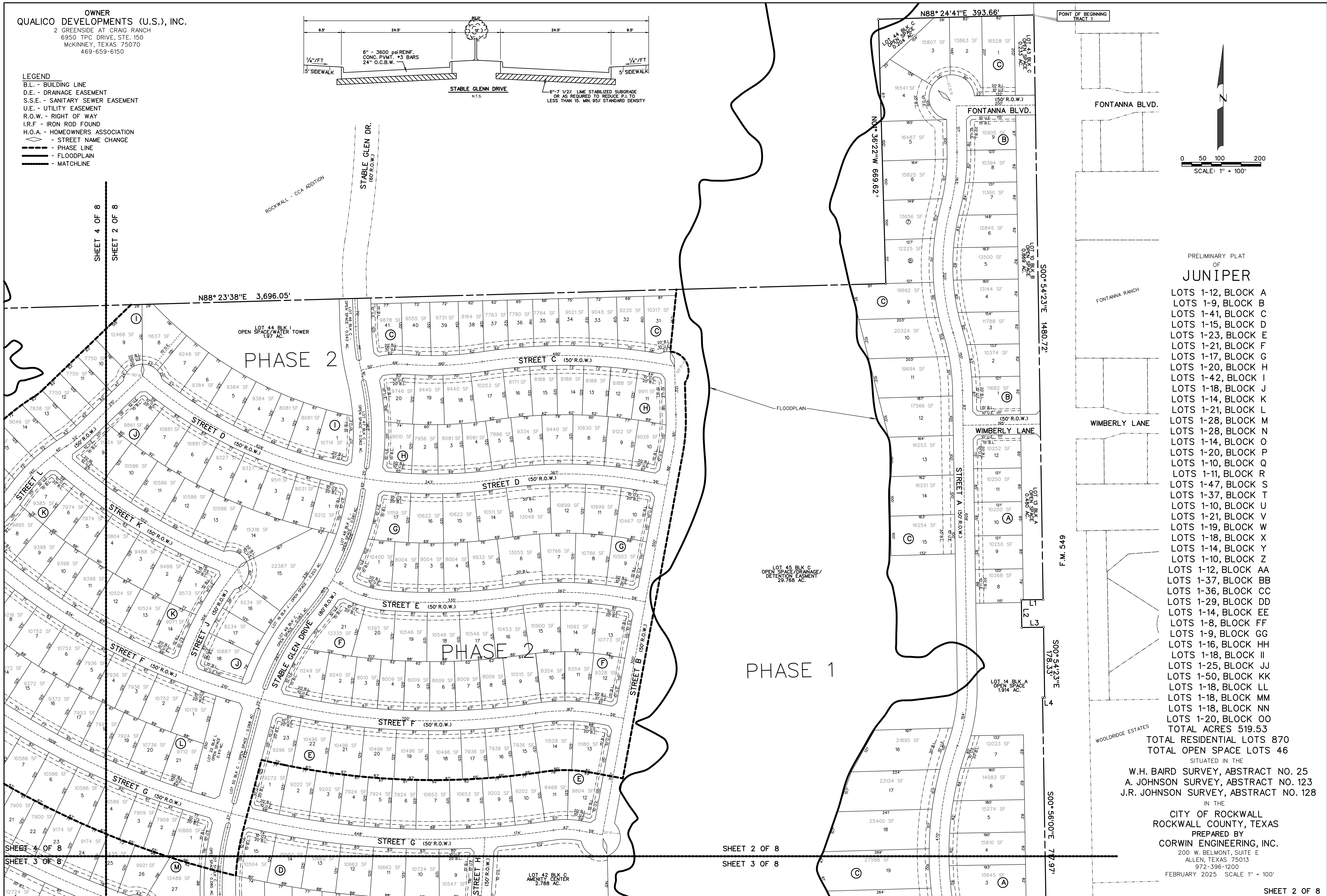
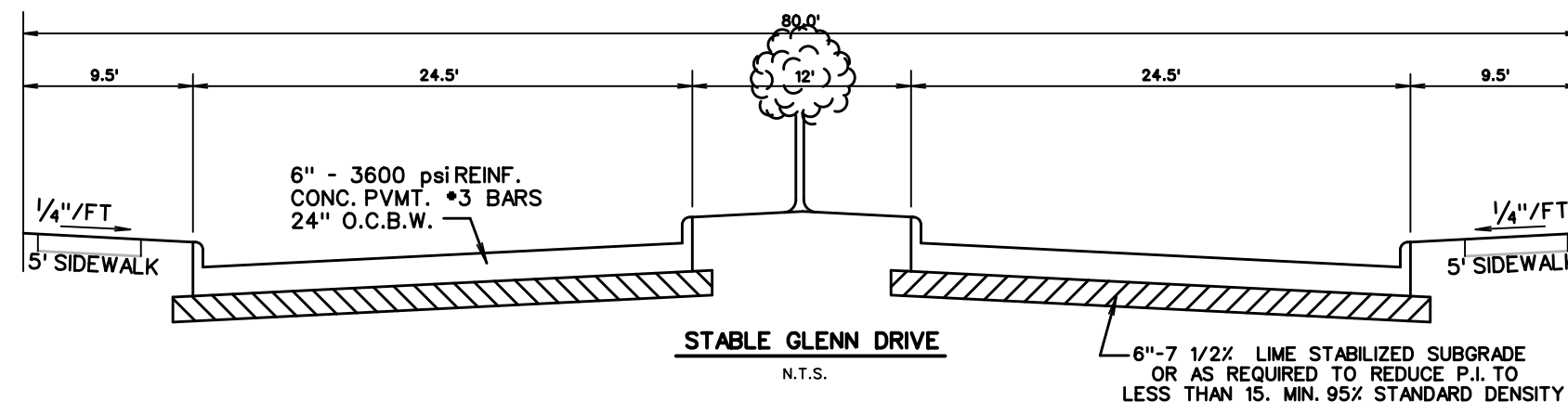
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 - R.O.W. - RIGHT OF WAY
 - I.R.F. - IRON ROD FOUND
 - H.O.A. - HOMEOWNERS ASSOCIATION
 - STREET NAME CHANGE
 - PHASE LINE
 - FLOODPLAIN
 - MATCHLINE

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
DENSITY 1.67
ZONING ORDINANCE 14-2022
TOTAL OPEN SPACE ACRES 139.34
LAND USE SINGLE FAMILY DEVELOPMENT

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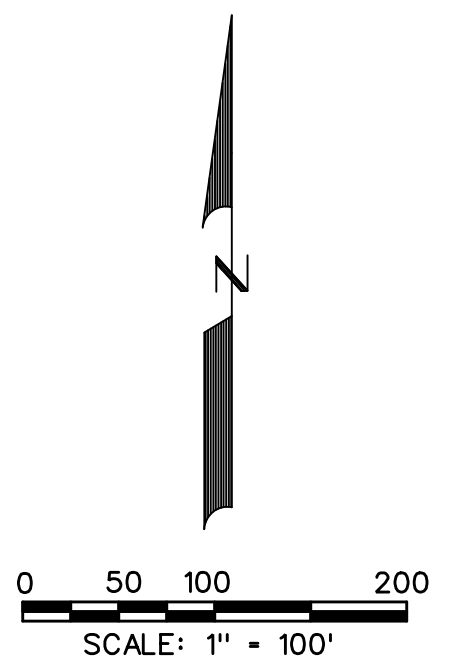
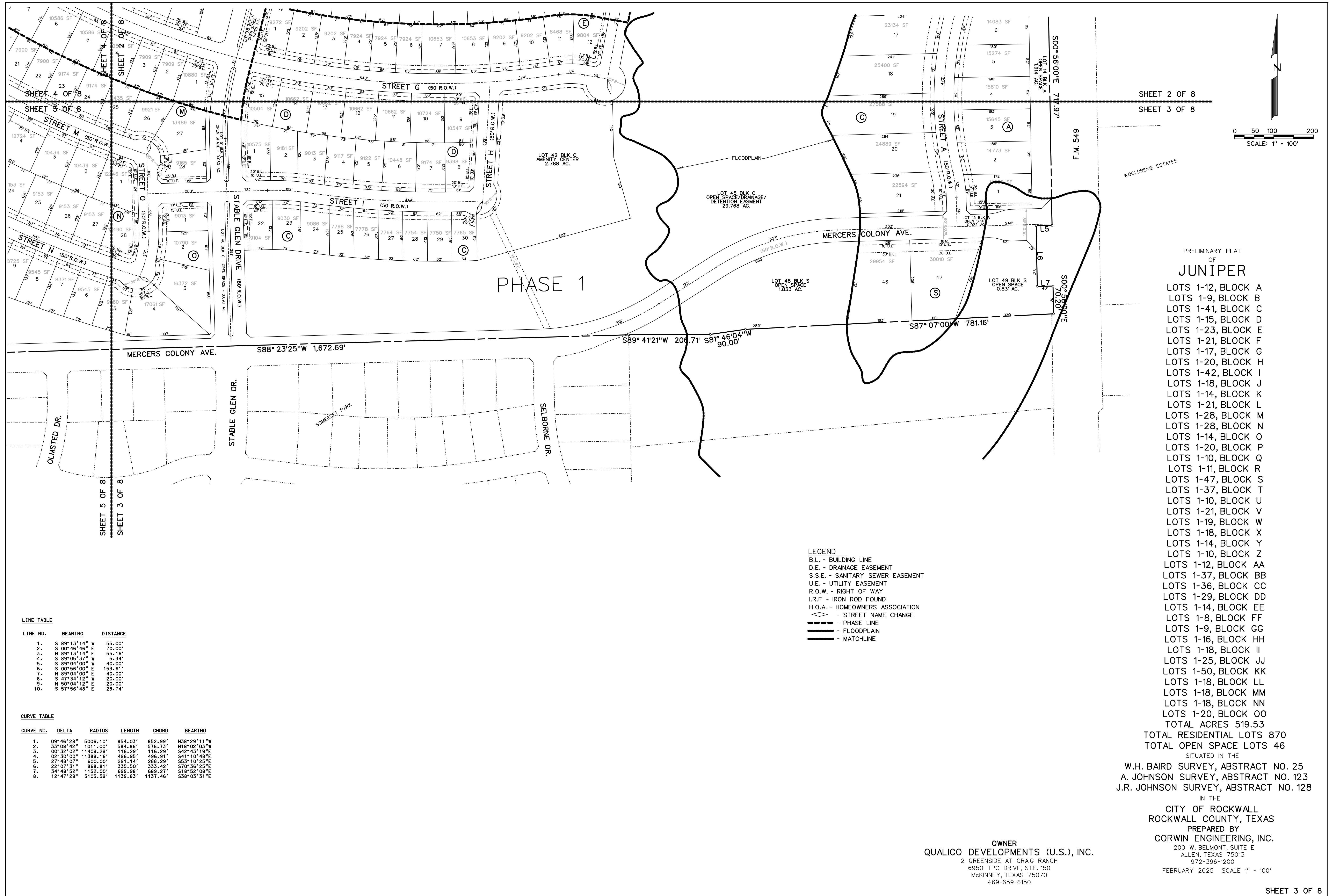
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 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

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

FEBRUARY 2025 SCALE 1" = 100'



SHEET 2 OF 8
SHEET 3 OF 8

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FEBRUARY 2025 SCALE 1" = 100'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°13'14" W	55.00'
2.	S 00°46'46" E	70.00'
3.	N 89°13'14" E	55.16'
4.	S 89°05'37" W	5.34'
5.	S 89°04'00" W	40.00'
6.	S 00°56'00" E	153.61'
7.	N 89°04'00" E	40.00'
8.	S 47°34'12" E	20.00'
9.	N 50°04'12" E	20.00'
10.	S 57°56'48" E	28.74'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°46'28"	5006.10'	854.03'	852.99'	N38°29'11"W
2.	33°08'42"	1011.00'	584.86'	576.73'	N19°02'03"W
3.	00°32'02"	11409.29'	116.29'	116.29'	S42°43'19"E
4.	02°30'00"	11389.16'	496.95'	496.91'	S41°10'48"E
5.	27°48'07"	800.00'	291.14'	288.29'	S33°10'25"E
6.	22°07'31"	868.81'	335.50'	333.42'	S70°36'25"E
7.	34°48'52"	1152.00'	699.98'	689.27'	S18°52'08"E
8.	12°47'29"	5105.59'	1139.83'	1137.46'	S38°03'31"E

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FALLBROOK DR.

COOLWOOD LN.

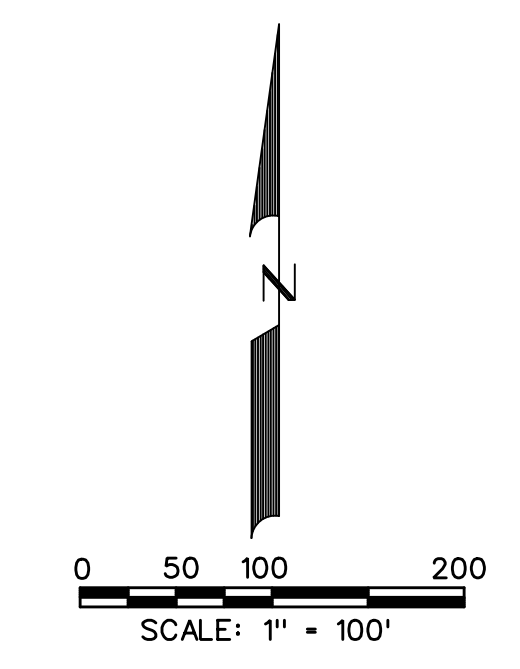
JOHN KING BOULEVARD

SHEET 4 OF 8
SHEET 5 OF 8

SHEET 4 OF 8
SHEET 2 OF 8

N88° 23'38"E

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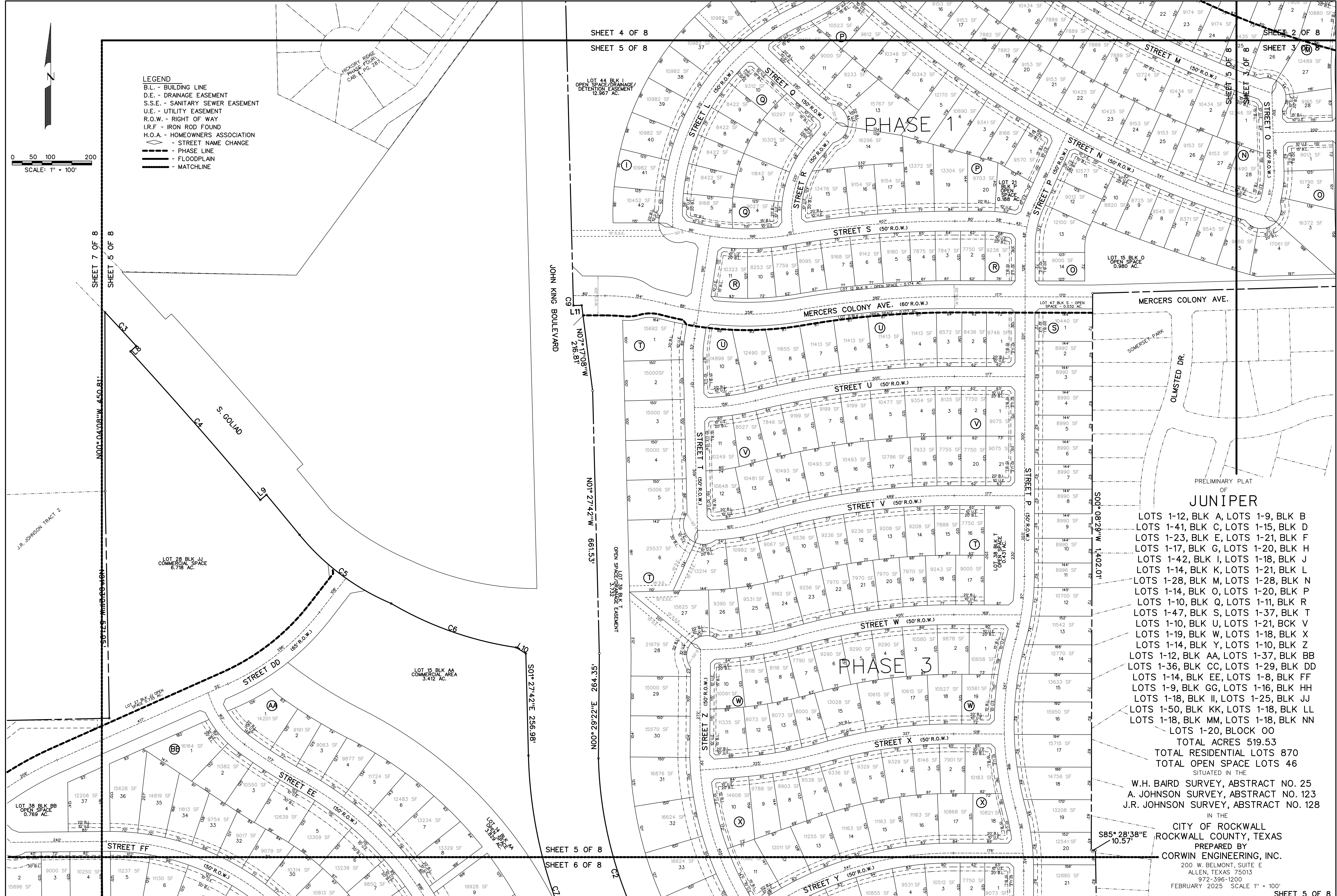
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FEBRUARY 2025 SCALE 1" = 100'



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0 50 100 200
 SCALE: 1" = 100'

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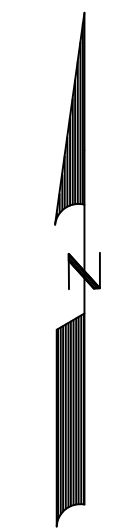
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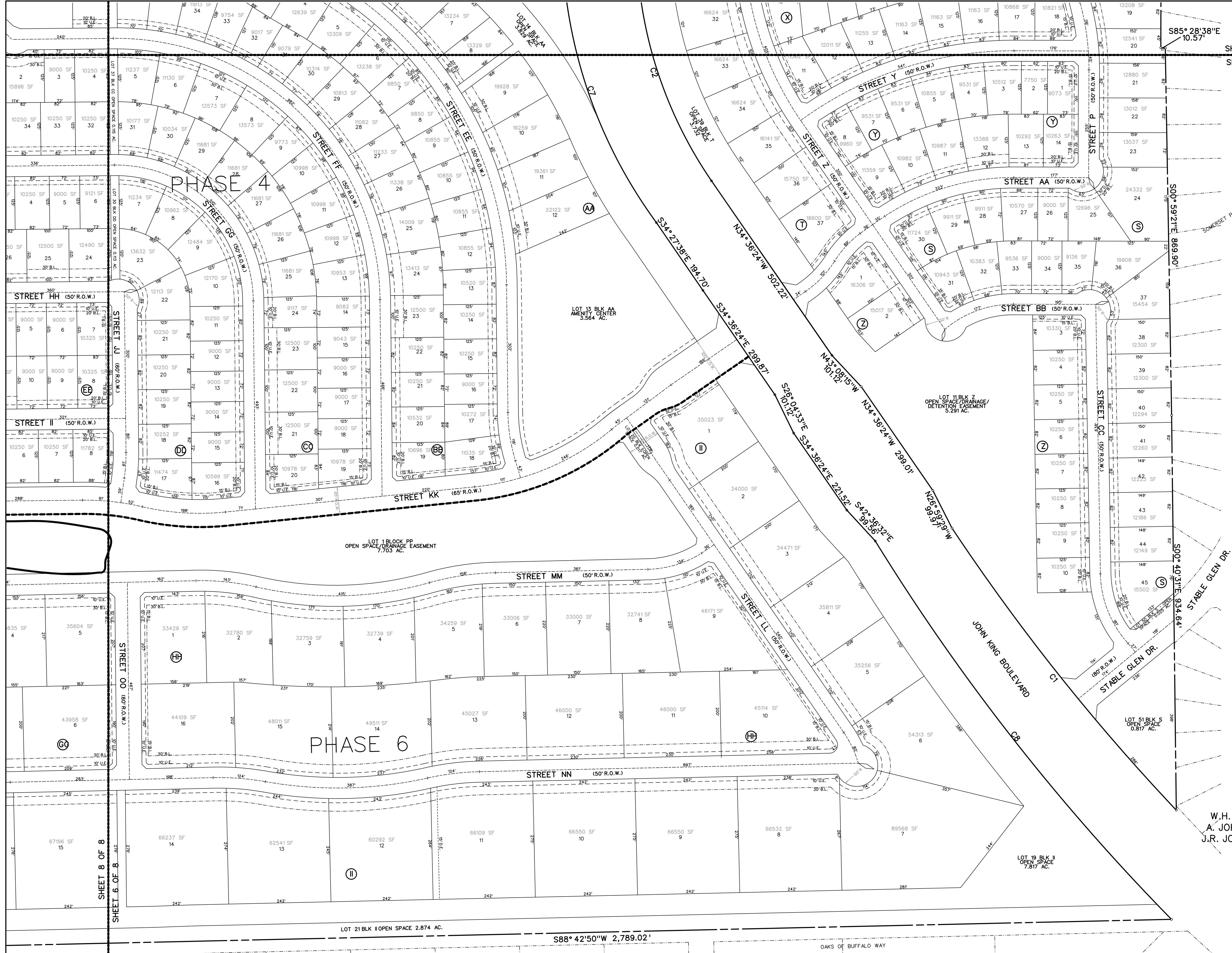
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- LOTS 1-18, BLOCK II
- LOTS 1-25, BLOCK JJ
- LOTS 1-50, BLOCK KK
- LOTS 1-18, BLOCK LL
- LOTS 1-18, BLOCK MM
- LOTS 1-18, BLOCK NN
- LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1" = 100'



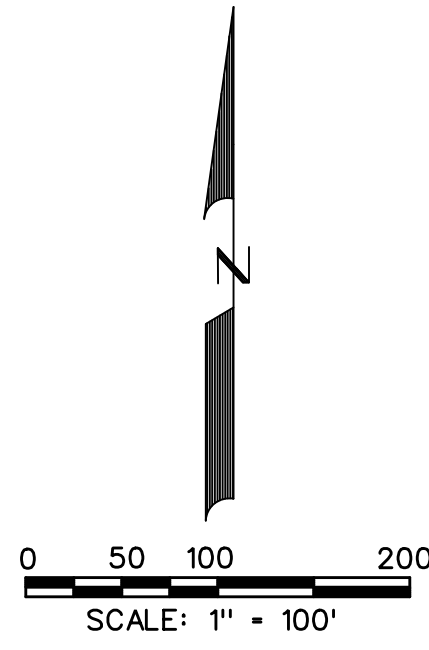
SHEET 8 OF 8
SHEET 6 OF 8

PRELIMINARY PLAT

JUNIPER

- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-23, BLOCK E
- LOTS 1-21, BLOCK F
- LOTS 1-17, BLOCK G
- LOTS 1-20, BLOCK H
- LOTS 1-42, BLOCK I
- LOTS 1-18, BLOCK J
- LOTS 1-14, BLOCK K
- LOTS 1-21, BLOCK L
- LOTS 1-28, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-14, BLOCK O
- LOTS 1-20, BLOCK P
- LOTS 1-10, BLOCK Q
- LOTS 1-11, BLOCK R
- LOTS 1-47, BLOCK S
- LOTS 1-37, BLOCK T
- LOTS 1-10, BLOCK U
- LOTS 1-21, BLOCK V
- LOTS 1-19, BLOCK W
- LOTS 1-18, BLOCK X
- LOTS 1-14, BLOCK Y
- LOTS 1-10, BLOCK Z
- LOTS 1-12, BLOCK AA
- LOTS 1-37, BLOCK BB
- LOTS 1-36, BLOCK CC
- LOTS 1-29, BLOCK DD
- LOTS 1-14, BLOCK EE
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- LOTS 1-25, BLOCK JJ
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- LOTS 1-18, BLOCK LL
- LOTS 1-18, BLOCK MM
- LOTS 1-18, BLOCK NN
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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150



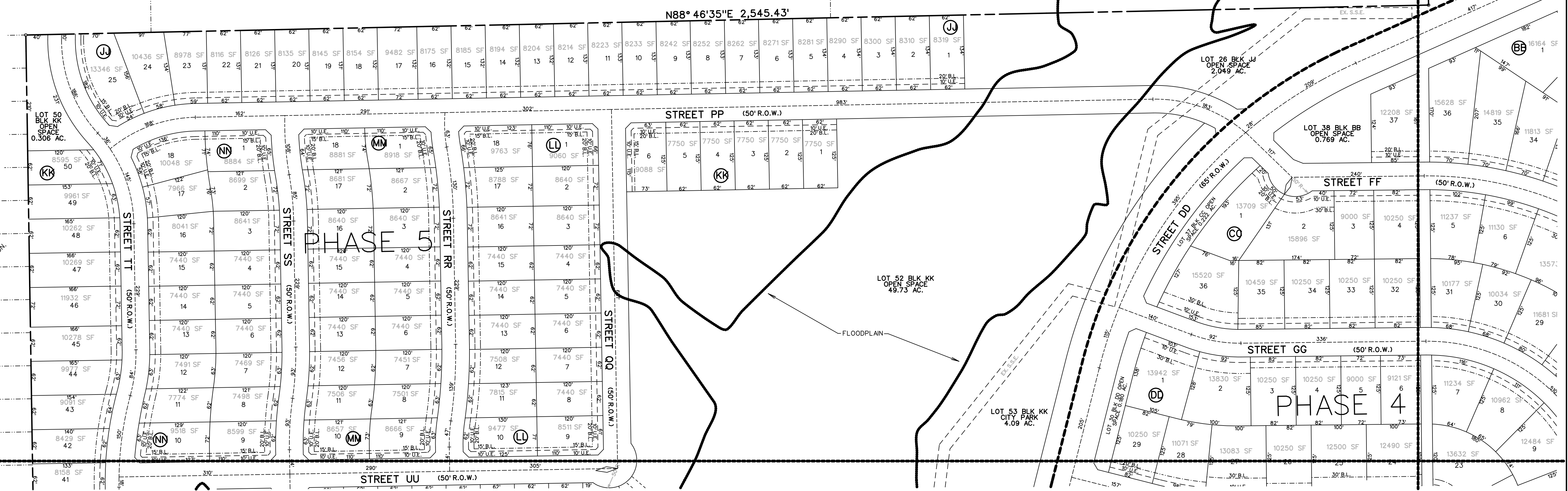
- LEGEND**
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - I.R.F. - IRON ROD FOUND
 - H.O.A. - HOMEOWNERS ASSOCIATION
 - ◇ - STREET NAME CHANGE
 - - PHASE LINE
 - - FLOODPLAIN
 - - MATCHLINE

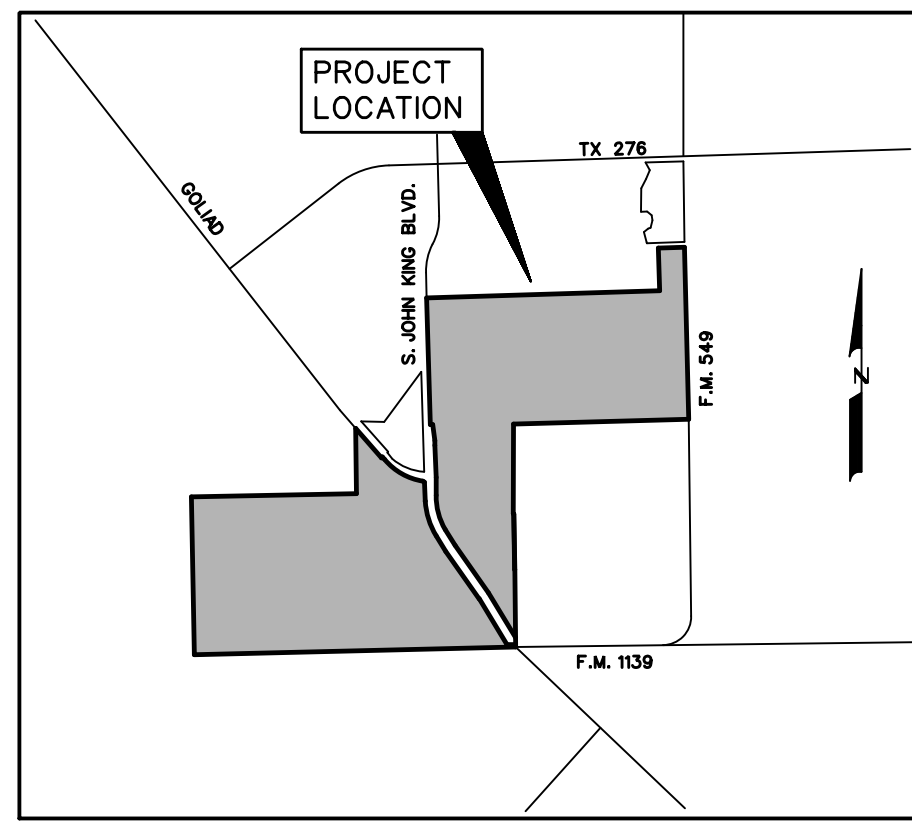
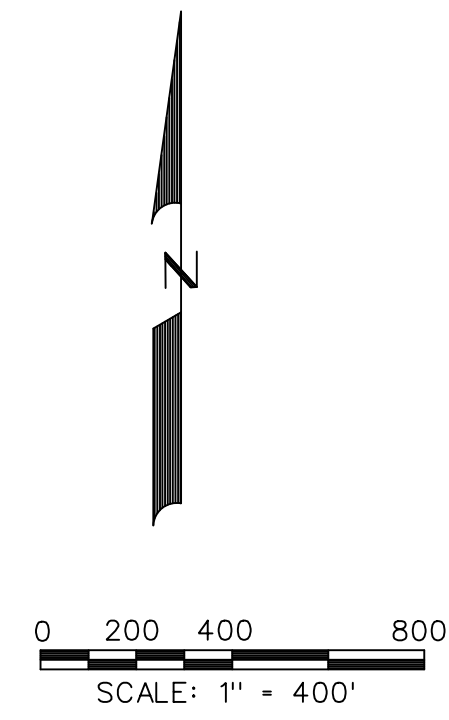
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 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 FEBRUARY 2025 SCALE 1" = 100'

LAKE ROCKWALL ESTATES EAST ADDN.





- LEGEND**
- PROP. STORM SEWER
 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL
 - EXIST. STORM SEWER
 - DRAINAGE AREA DIVIDE
 - FLOW ARROW
 - DRAINAGE AREA NO.
 - PHASE LINE
 - FLOODPLAIN
 - MATCHLINE

PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

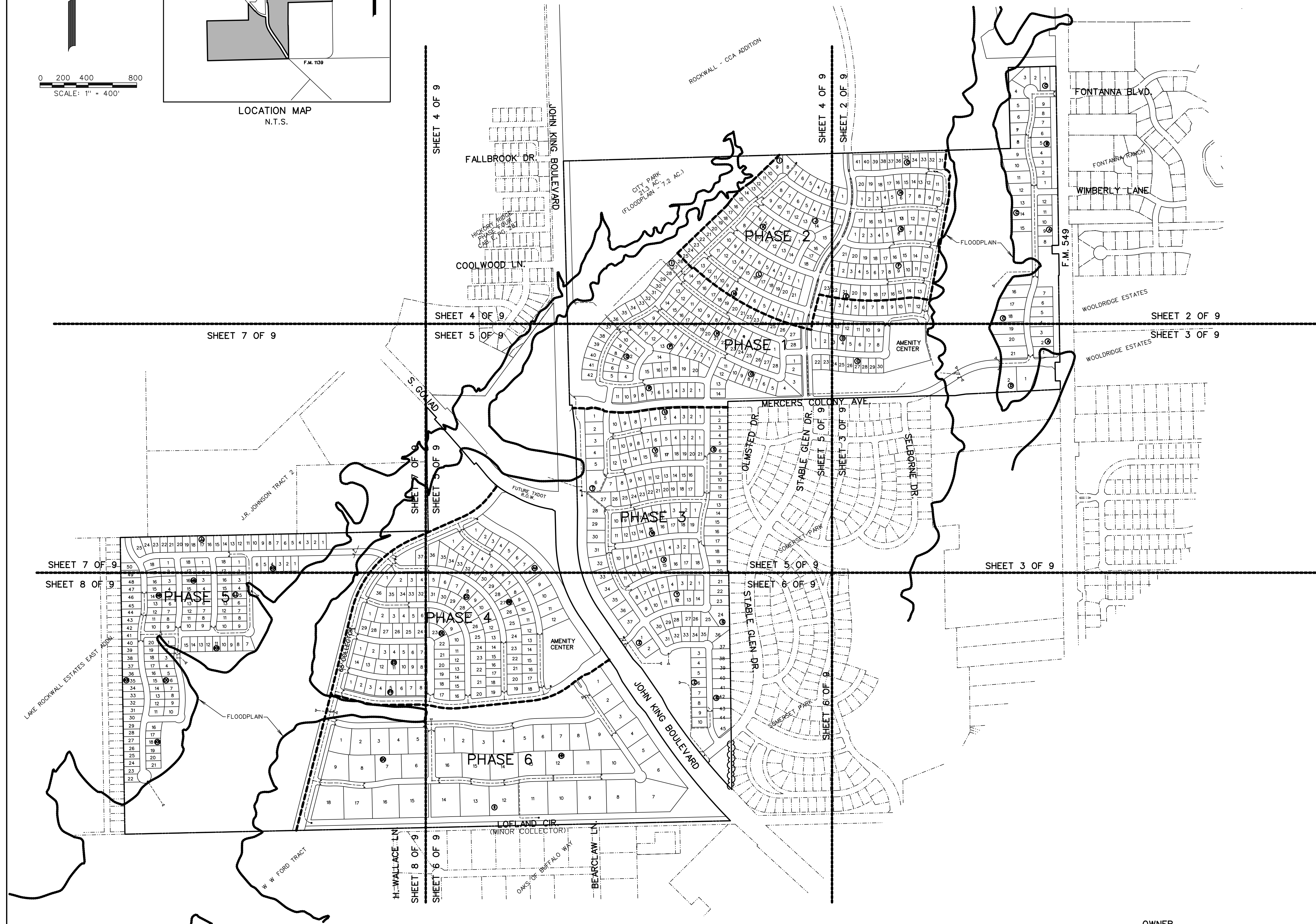
- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-23, BLOCK E
- LOTS 1-21, BLOCK F
- LOTS 1-17, BLOCK G
- LOTS 1-20, BLOCK H
- LOTS 1-42, BLOCK I
- LOTS 1-18, BLOCK J
- LOTS 1-14, BLOCK K
- LOTS 1-21, BLOCK L
- LOTS 1-28, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-14, BLOCK O
- LOTS 1-20, BLOCK P
- LOTS 1-10, BLOCK Q
- LOTS 1-11, BLOCK R
- LOTS 1-47, BLOCK S
- LOTS 1-37, BLOCK T
- LOTS 1-10, BLOCK U
- LOTS 1-21, BLOCK V
- LOTS 1-19, BLOCK W
- LOTS 1-18, BLOCK X
- LOTS 1-14, BLOCK Y
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- LOTS 1-12, BLOCK AA
- LOTS 1-37, BLOCK BB
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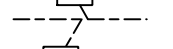
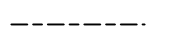


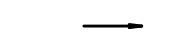
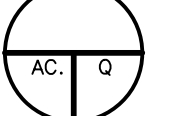



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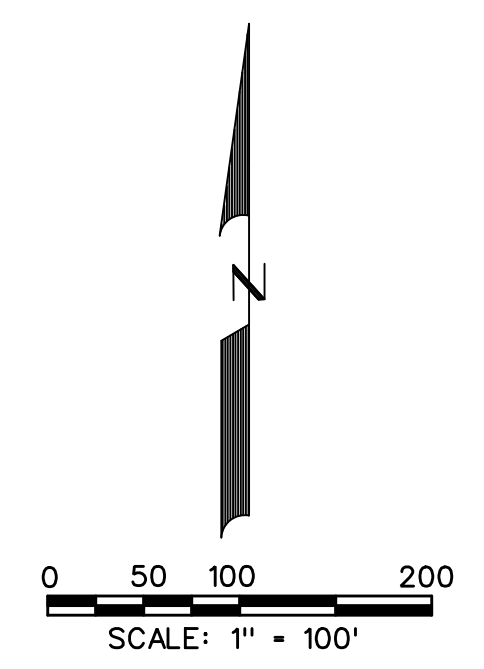
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

FEBRUARY 2025 SCALE 1" = 400'



LEGEND

-  PROP. STORM SEWER
-  PROP. CURB INLETS
-  PROP. CONC. HEADWALL
-  EXIST. STORM SEWER
-  DRAINAGE AREA DIVIDE
-  FLOW ARROW
-  DRAINAGE AREA NO.
-  PHASE LINE
-  FLOODPLAIN
-  MATCHLINE



PRELIMINARY DRAINAGE AREA MAP

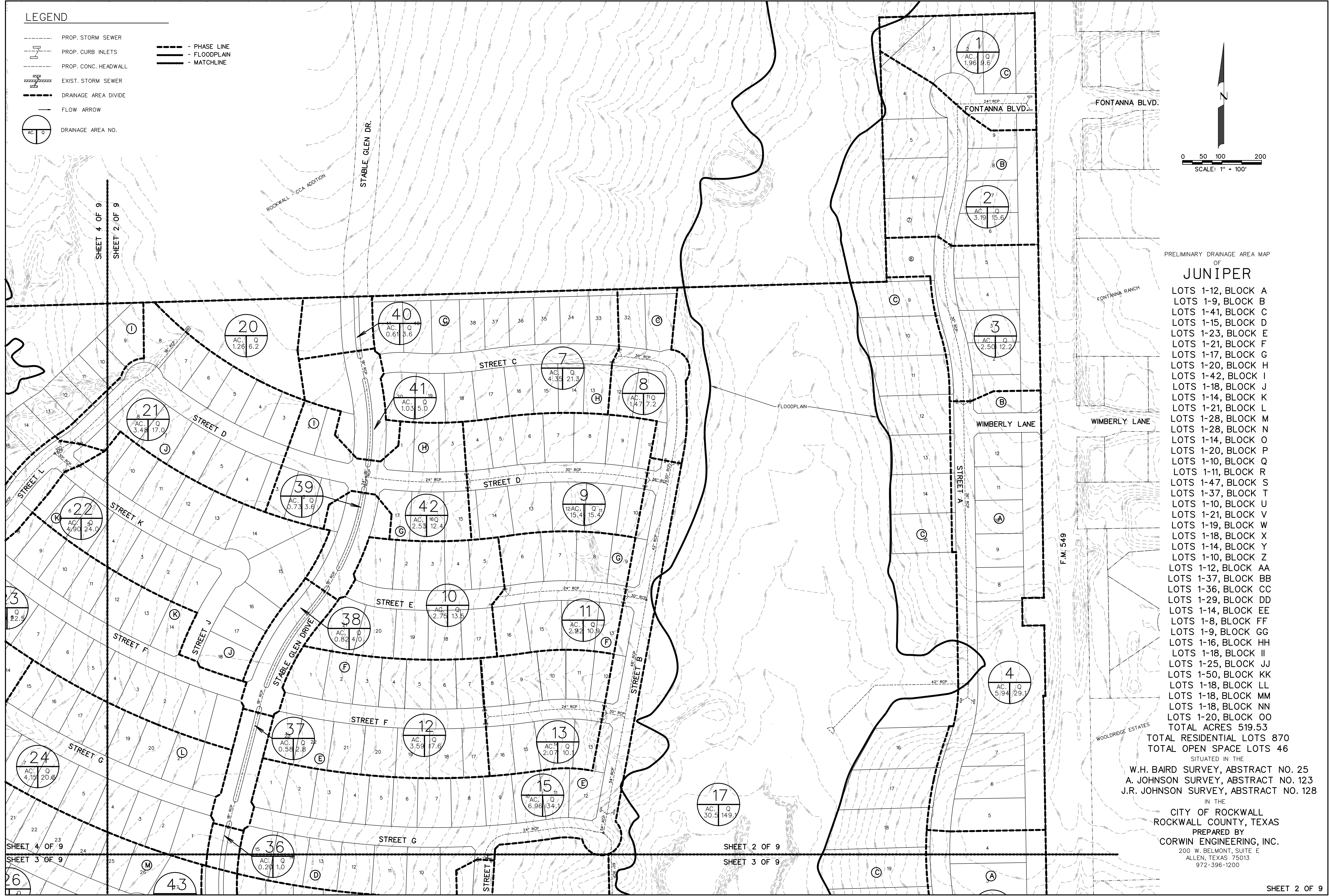
JUNIPER

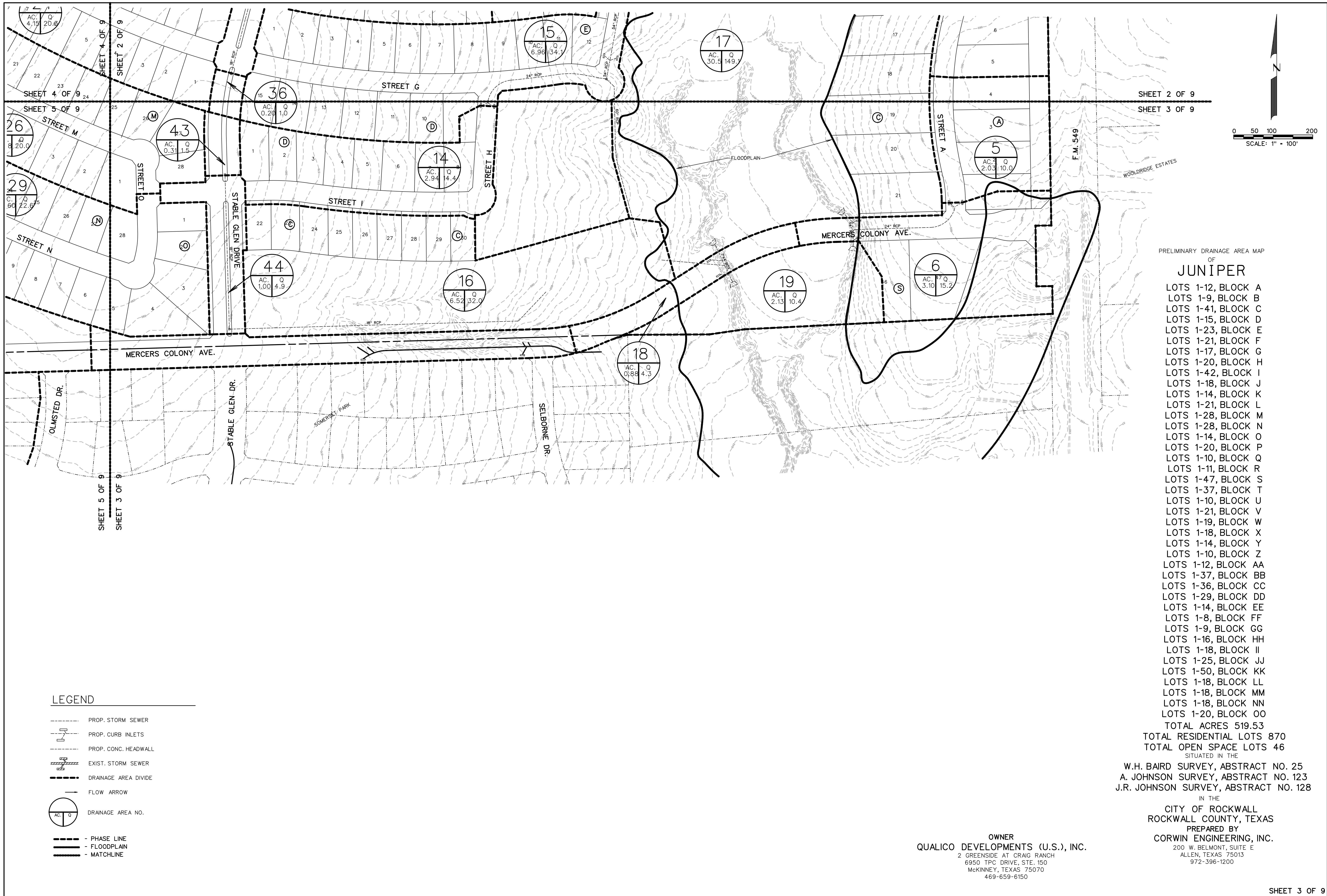
- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-23, BLOCK E
- LOTS 1-21, BLOCK F
- LOTS 1-17, BLOCK G
- LOTS 1-20, BLOCK H
- LOTS 1-42, BLOCK I
- LOTS 1-18, BLOCK J
- LOTS 1-14, BLOCK K
- LOTS 1-21, BLOCK L
- LOTS 1-28, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-14, BLOCK O
- LOTS 1-20, BLOCK P
- LOTS 1-10, BLOCK Q
- LOTS 1-11, BLOCK R
- LOTS 1-47, BLOCK S
- LOTS 1-37, BLOCK T
- LOTS 1-10, BLOCK U
- LOTS 1-21, BLOCK V
- LOTS 1-19, BLOCK W
- LOTS 1-18, BLOCK X
- LOTS 1-14, BLOCK Y
- LOTS 1-10, BLOCK Z
- LOTS 1-12, BLOCK AA
- LOTS 1-37, BLOCK BB
- LOTS 1-36, BLOCK CC
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- LOTS 1-50, BLOCK KK
- LOTS 1-18, BLOCK LL
- LOTS 1-18, BLOCK MM
- LOTS 1-18, BLOCK NN
- LOTS 1-20, BLOCK OO
- TOTAL ACRES 519.53

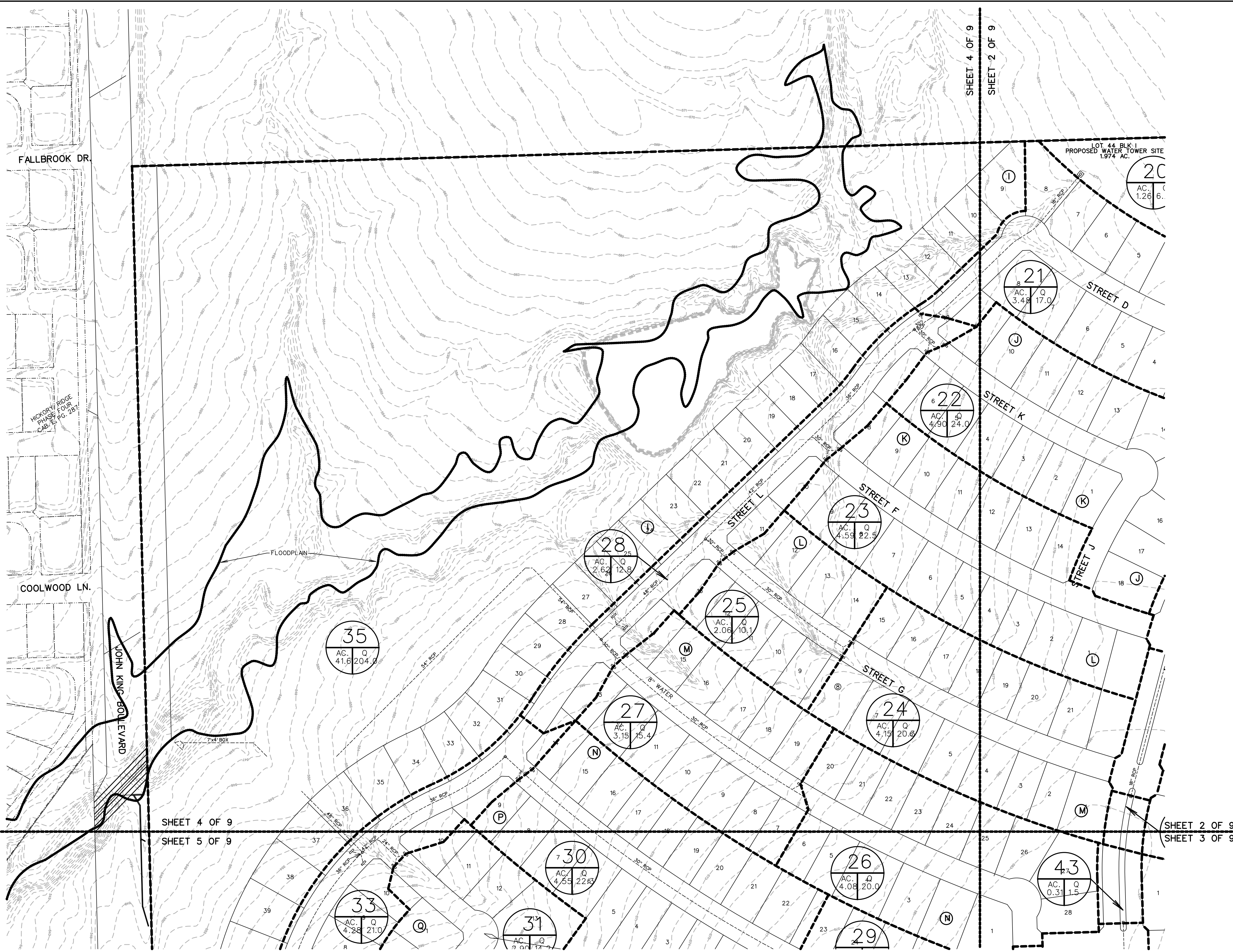
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

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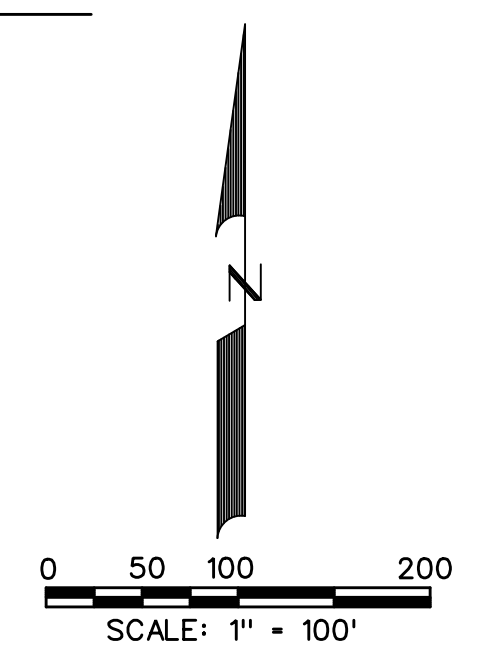






LEGEND

- PROP. STORM SEWER
- |-| PROP. CURB INLETS
- |-|- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- |-|- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.
- PHASE LINE
- FLOODPLAIN
- MATCHLINE



PRELIMINARY DRAINAGE AREA MAP OF

JUNIPER

- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-23, BLOCK E
- LOTS 1-21, BLOCK F
- LOTS 1-17, BLOCK G
- LOTS 1-20, BLOCK H
- LOTS 1-42, BLOCK I
- LOTS 1-18, BLOCK J
- LOTS 1-14, BLOCK K
- LOTS 1-21, BLOCK L
- LOTS 1-28, BLOCK M
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- LOTS 1-14, BLOCK O
- LOTS 1-20, BLOCK P
- LOTS 1-10, BLOCK Q
- LOTS 1-11, BLOCK R
- LOTS 1-47, BLOCK S
- LOTS 1-37, BLOCK T
- LOTS 1-10, BLOCK U
- LOTS 1-21, BLOCK V
- LOTS 1-19, BLOCK W
- LOTS 1-18, BLOCK X
- LOTS 1-14, BLOCK Y
- LOTS 1-10, BLOCK Z
- LOTS 1-12, BLOCK AA
- LOTS 1-37, BLOCK BB
- LOTS 1-36, BLOCK CC
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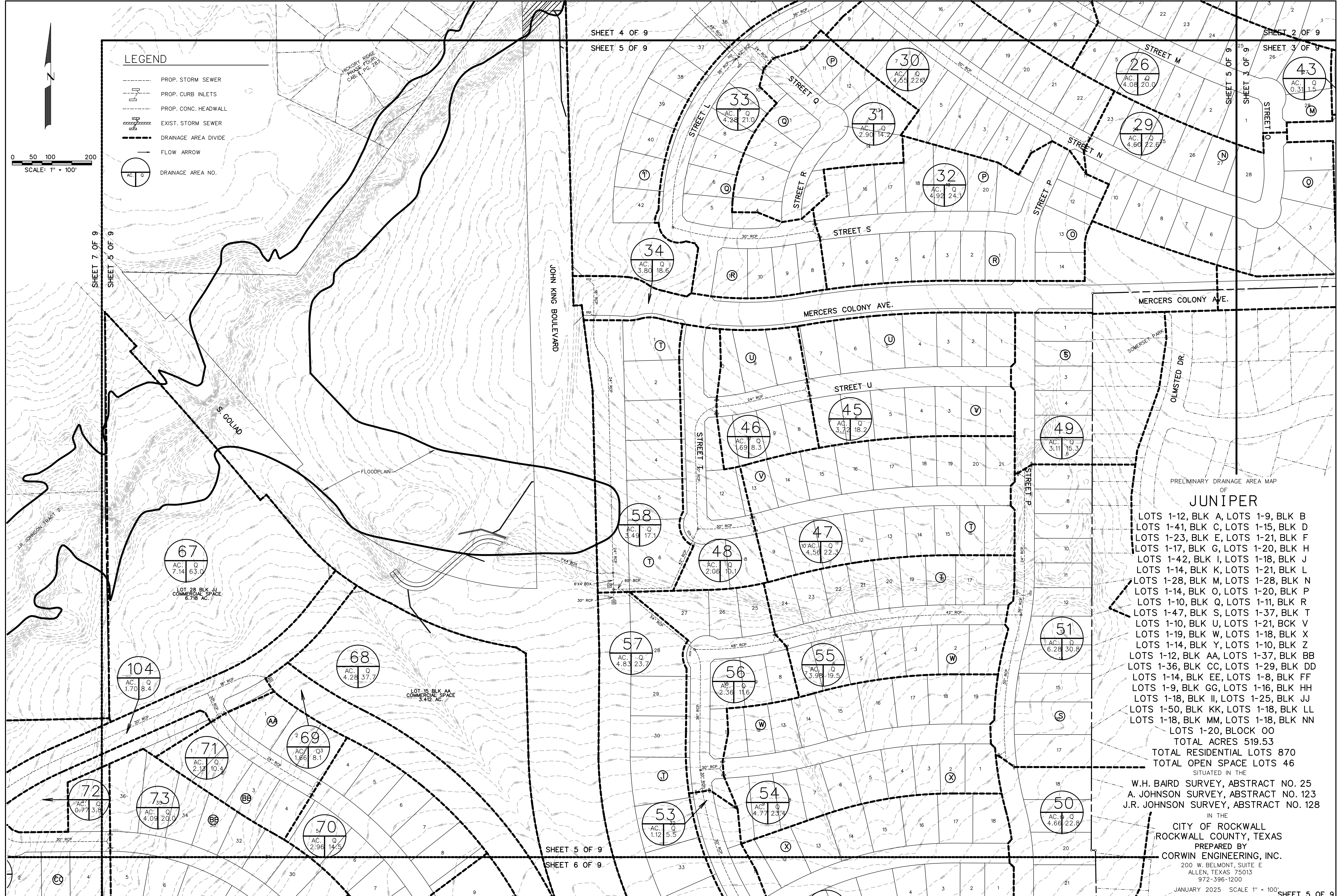
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SHEET 4 OF 9
 SHEET 5 OF 9

SHEET 2 OF 9
 SHEET 3 OF 9



LEGEND

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

0 50 100 200
SCALE: 1" = 100'

PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLK A, LOTS 1-9, BLK B
LOTS 1-41, BLK C, LOTS 1-15, BLK D
LOTS 1-23, BLK E, LOTS 1-21, BLK F
LOTS 1-17, BLK G, LOTS 1-20, BLK H
LOTS 1-42, BLK I, LOTS 1-18, BLK J
LOTS 1-14, BLK K, LOTS 1-21, BLK L
LOTS 1-28, BLK M, LOTS 1-28, BLK N
LOTS 1-14, BLK O, LOTS 1-20, BLK P
LOTS 1-10, BLK Q, LOTS 1-11, BLK R
LOTS 1-47, BLK S, LOTS 1-37, BLK T
LOTS 1-10, BLK U, LOTS 1-21, BLK V
LOTS 1-19, BLK W, LOTS 1-18, BLK X
LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
LOTS 1-18, BLK MM, LOTS 1-18, BLK NN
LOTS 1-20, BLOCK OO
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JANUARY 2025 SCALE 1" = 100'

SHEET 4 OF 9
SHEET 5 OF 9

SHEET 2 OF 9
SHEET 3 OF 9
SHEET 5 OF 9
SHEET 7 OF 9

SHEET 5 OF 9
SHEET 6 OF 9

SHEET 5 OF 9

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JANUARY 2025 SCALE 1" = 100'



SHEET 8 OF 9
SHEET 6 OF 9

OAKS OF BUFFALO WAY

PRELIMINARY DRAINAGE AREA MAP

JUNIPER

- LOTS 1-12, BLOCK A
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- LOTS 1-19, BLOCK W
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- LOTS 1-12, BLOCK AA
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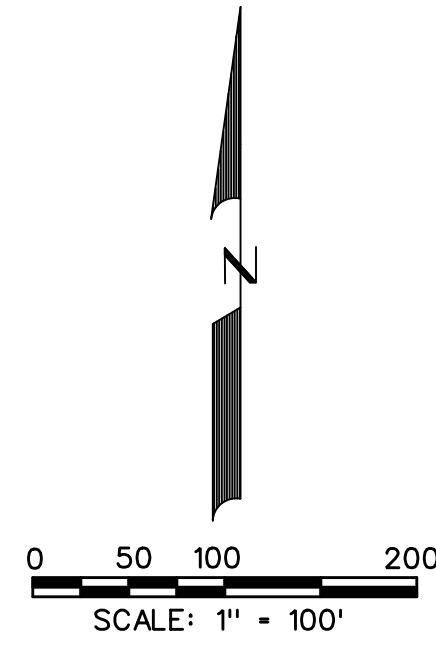
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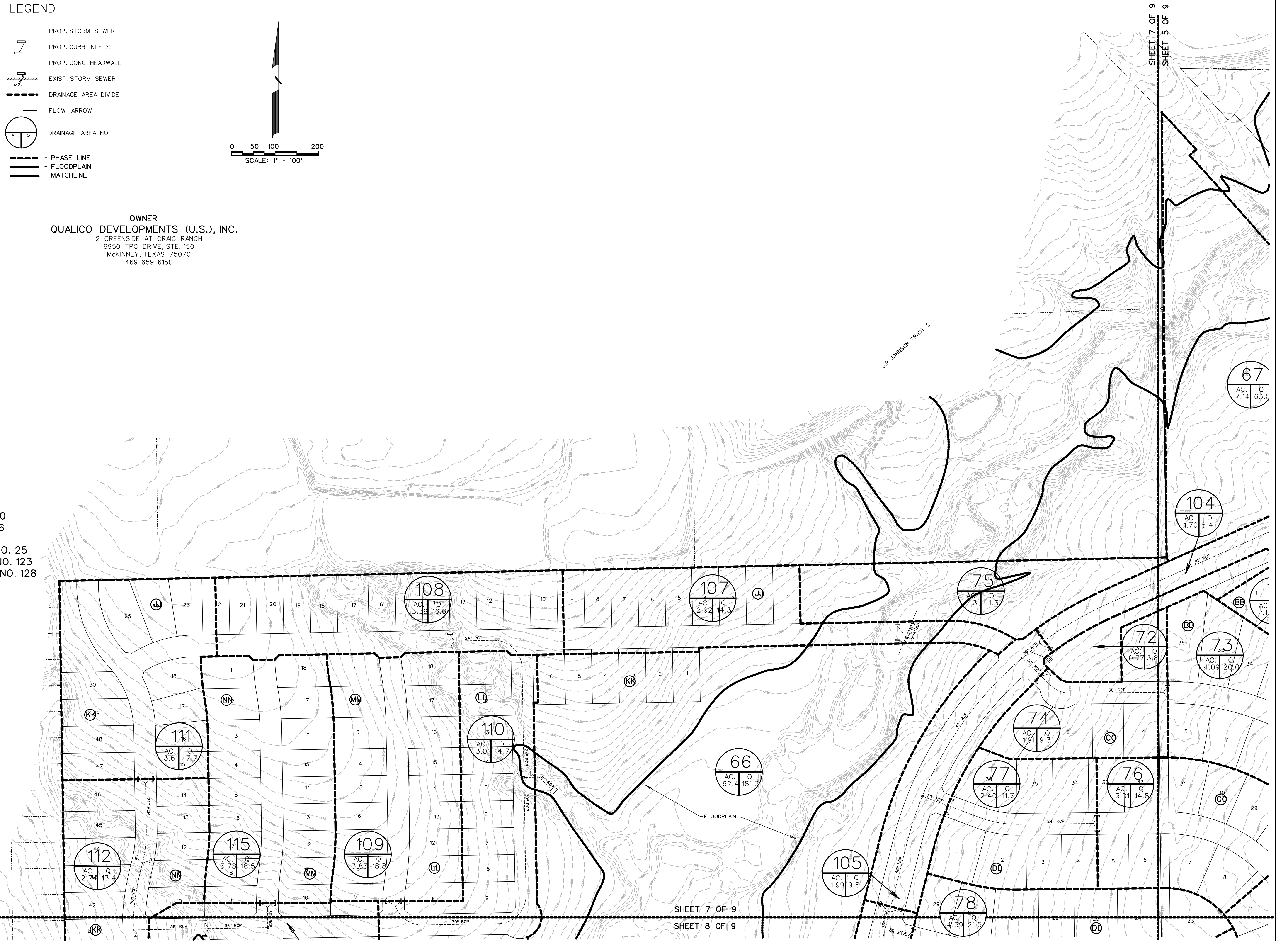
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LEGEND











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- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
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PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

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TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

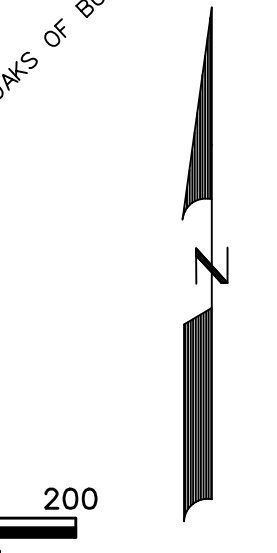
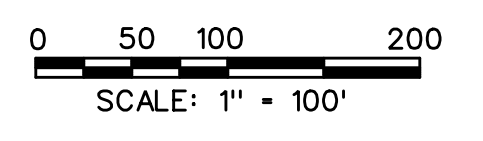
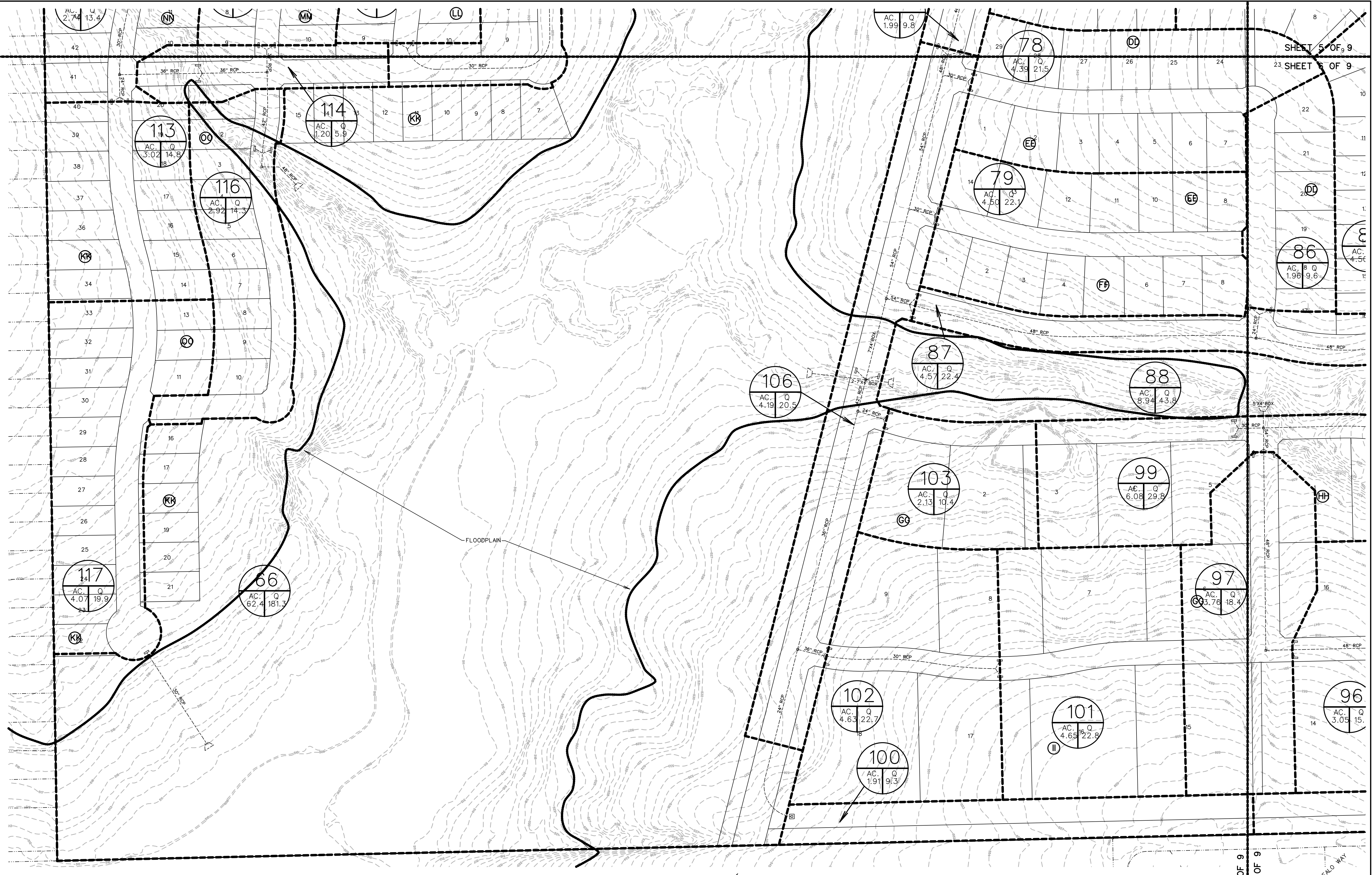
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150



PROPOSED RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	85314	1.96	0.50	0.98	10	9.80	9.6
2	138886	3.19	0.50	1.59	10	9.80	15.6
3	108832	2.50	0.50	1.25	10	9.80	12.2
4	258570	5.94	0.50	2.97	10	9.80	29.1
5	88456	2.03	0.50	1.02	10	9.80	10.0
6	134955	3.10	0.50	1.55	10	9.80	15.2
7	189377	4.35	0.50	2.17	10	9.80	21.3
8	64087	1.47	0.50	0.74	10	9.80	7.2
9	136781	3.14	0.50	1.57	10	9.80	15.4
10	119703	2.75	0.50	1.37	10	9.80	13.5
11	96747	2.22	0.50	1.11	10	9.80	10.9
12	156501	3.59	0.50	1.80	10	9.80	17.6
13	90168	2.07	0.50	1.03	10	9.80	10.1
14	128056	2.94	0.50	1.47	10	9.80	14.4
15	303346	6.96	0.50	3.48	10	9.80	34.1
16	284100	6.52	0.50	3.26	10	9.80	32.0
17	1325906	30.44	0.50	15.22	10	9.80	149.1
18	38440	0.88	0.50	0.44	10	9.80	4.3
19	92815	2.13	0.50	1.07	10	9.80	10.4
20	54871	1.26	0.50	0.63	10	9.80	6.2
21	151541	3.48	0.50	1.74	10	9.80	17.0
22	213647	4.90	0.50	2.45	10	9.80	24.0
23	199806	4.59	0.50	2.29	10	9.80	22.5
24	180838	4.15	0.50	2.08	10	9.80	20.3
25	89535	2.06	0.50	1.03	10	9.80	10.1
26	177814	4.08	0.50	2.04	10	9.80	20.0
27	137306	3.15	0.50	1.58	10	9.80	15.4
28	113979	2.62	0.50	1.31	10	9.80	12.8
29	200547	4.60	0.50	2.30	10	9.80	22.6
30	198029	4.55	0.50	2.27	10	9.80	22.3
31	126496	2.90	0.50	1.45	10	9.80	14.2
32	214284	4.92	0.50	2.46	10	9.80	24.1
33	186648	4.28	0.50	2.14	10	9.80	21.0
34	165583	3.80	0.50	1.90	10	9.80	18.6
35	1813103	41.62	0.50	20.81	10	9.80	204.0
36	8795	0.20	0.50	0.10	10	9.80	1.0
37	25145	0.58	0.50	0.29	10	9.80	2.8
38	35552	0.82	0.50	0.41	10	9.80	4.0
39	31761	0.73	0.50	0.36	10	9.80	3.6
40	26544	0.61	0.50	0.30	10	9.80	3.0
41	44712	1.03	0.50	0.51	10	9.80	5.0
42	110289	2.53	0.50	1.27	10	9.80	12.4
43	13683	0.31	0.50	0.16	10	9.80	1.5
44	43688	1.00	0.50	0.50	10	9.80	4.9
45	161985	3.72	0.50	1.86	10	9.80	18.2
46	73830	1.69	0.50	0.85	10	9.80	8.3
47	198460	4.56	0.50	2.28	10	9.80	22.3
48	89717	2.06	0.50	1.03	10	9.80	10.1
49	135657	3.11	0.50	1.56	10	9.80	15.3
50	203111	4.66	0.50	2.33	10	9.80	22.8
51	273542	6.28	0.50	3.14	10	9.80	30.8
52	187013	4.29	0.50	2.15	10	9.80	21.0
53	48725	1.12	0.50	0.56	10	9.80	5.5
54	207871	4.77	0.50	2.39	10	9.80	23.4
55	173460	3.98	0.50	1.99	10	9.80	19.5
56	102914	2.36	0.50	1.18	10	9.80	11.6
57	210331	4.83	0.50	2.41	10	9.80	23.7
58	151981	3.49	0.50	1.74	10	9.80	17.1

PROPOSED RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
59	52630	1.21	0.50	0.60	10	9.80	5.9
60	178482	4.10	0.50	2.05	10	9.80	20.1
61	104664	2.40	0.50	1.20	10	9.80	11.8
62	279359	6.41	0.50	3.21	10	9.80	31.4
63	23748	0.55	0.50	0.27	10	9.80	2.7
64	335074	7.69	0.50	3.85	10	9.80	37.7
65	35508	0.82	0.50	0.41	10	9.80	4.0
66	2718894	62.42	0.35	21.85	20	8.30	181.3
67	310988	7.14	0.90	6.43	10	9.80	63.0
68	186276	4.28	0.90	3.85	10	9.80	37.7
69	72170	1.66	0.50	0.83	10	9.80	8.1
70	129140	2.96	0.50	1.48	10	9.80	14.5
71	92626	2.13	0.50	1.06	10	9.80	10.4
72	33743	0.77	0.50	0.39	10	9.80	3.8
73	178004	4.09	0.50	2.04	10	9.80	20.0
74	83077	1.91	0.50	0.95	10	9.80	9.3
75	100716	2.31	0.50	1.16	10	9.80	11.3
76	131246	3.01	0.50	1.51	10	9.80	14.8
77	104371	2.40	0.50	1.20	10	9.80	11.7
78	191136	4.39	0.50	2.19	10	9.80	21.5
79	196038	4.50	0.50	2.25	10	9.80	22.1
80	147607	3.39	0.50	1.69	10	9.80	16.6
81	78387	1.80	0.50	0.90	10	9.80	8.8
82	205032	4.71	0.50	2.35	10	9.80	23.1
83	125689	2.89	0.50	1.44	10	9.80	14.1
84	122098	2.80	0.50	1.40	10	9.80	13.7
85	195989	4.50	0.50	2.25	10	9.80	22.0
86	85496	1.96	0.50	0.98	10	9.80	9.6
87	198909	4.57	0.50	2.28	10	9.80	22.4
88	389550	8.94	0.50	4.47	10	9.80	43.8
89	208737	4.79	0.50	2.40	10	9.80	23.5
90	184591	4.24	0.50	2.12	10	9.80	20.8
91	208787	4.79	0.50	2.40	10	9.80	23.5
92	209425	4.81	0.50	2.40	10	9.80	23.6
93	163828	3.76	0.50	1.88	10	9.80	18.4
94	210028	4.82	0.50	2.41	10	9.80	23.6
95	140600	3.23	0.50	1.61	10	9.80	15.8
96	132969	3.05	0.50	1.53	10	9.80	15.0
97	163804	3.76	0.50	1.88	10	9.80	18.4
98	207148	4.76	0.50	2.38	10	9.80	23.3
99	265023	6.08	0.50	3.04	10	9.80	29.8
100	83067	1.91	0.50	0.95	10	9.80	9.3
101	202504	4.65	0.50	2.32	10	9.80	22.8
102	201878	4.63	0.50	2.32	10	9.80	22.7
103	92646	2.13	0.50	1.06	10	9.80	10.4
104	74261	1.70	0.50	0.85	10	9.80	8.4
105	86720	1.99	0.50	1.00	10	9.80	9.8
106	182305	4.19	0.50	2.09	10	9.80	20.5
107	127297	2.92	0.50	1.46	10	9.80	14.3
108	147671	3.39	0.50	1.70	10	9.80	16.6
109	166774	3.83	0.50	1.91	10	9.80	18.8
110	131078	3.01	0.50	1.50	10	9.80	14.7
111	157035	3.61	0.50	1.80	10	9.80	17.7
112	119308	2.74	0.50	1.37	10	9.80	13.4
113	131615	3.02	0.50	1.51	10	9.80	14.8
114	52434	1.20	0.50	0.60	10	9.80	5.9
115	164786	3.78	0.50	1.89	10	9.80	18.5
116	127035	2.92	0.50	1.46	10	9.80	14.3
117	177310	4.07	0.50	2.04	10	9.80	19.9

PRELIMINARY DRAINAGE AREA MAP
CALCULATIONS

OF
JUNIPER

- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
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TOTAL RESIDENTIAL LOTS 870

TOTAL OPEN SPACE LOTS 46

SITUATED IN THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
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IN THE

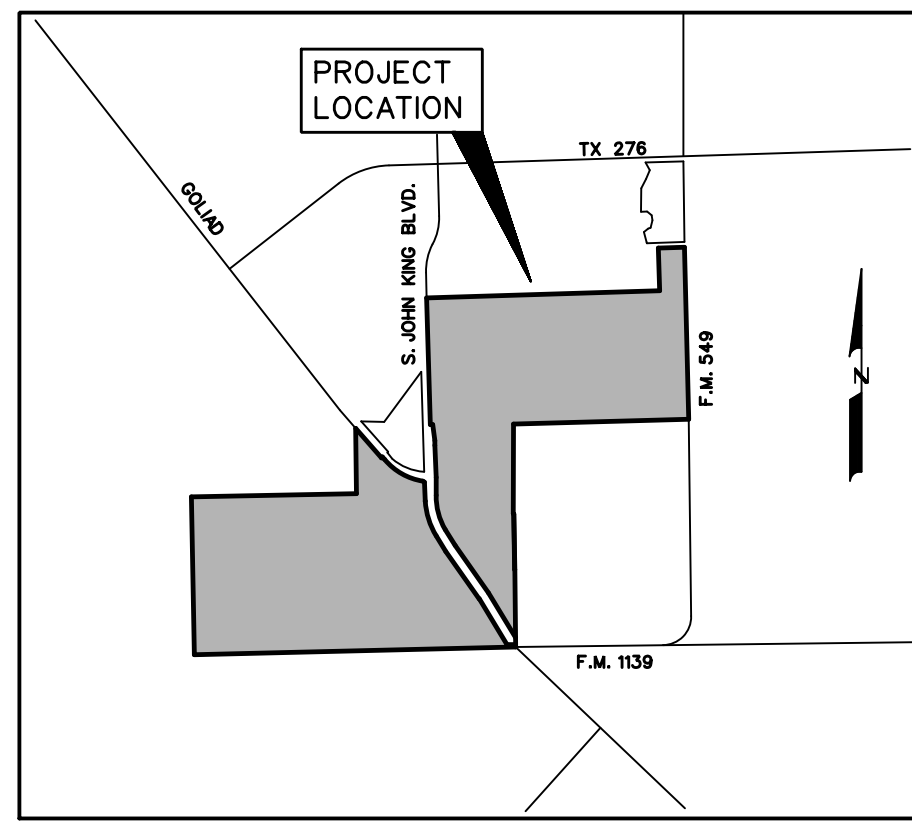
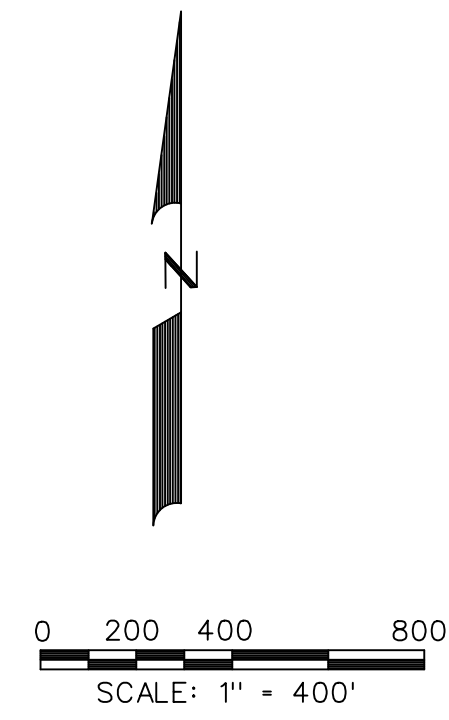
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2 GREENSIDE AT CRAIG RANCH
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469-659-6150



LOCATION MAP
N.T.S.

LEGEND

	PROP. WATER LINE
	PROP. FIRE HYDRANT AND VALVE
	PROP. GATE VALVE
	PROP. FLUSH VALVE
	EXIST. WATER LINE
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	PROP. SANITARY SEWER
	PROP. MANHOLE
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	EXIST. SANITARY SEWER
	EXIST. MANHOLE
	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL
	PHASE LINE
	FLOODPLAIN
	MATCHLINE

PRELIMINARY WATER AND SANITARY
SEWER PLAN

OF
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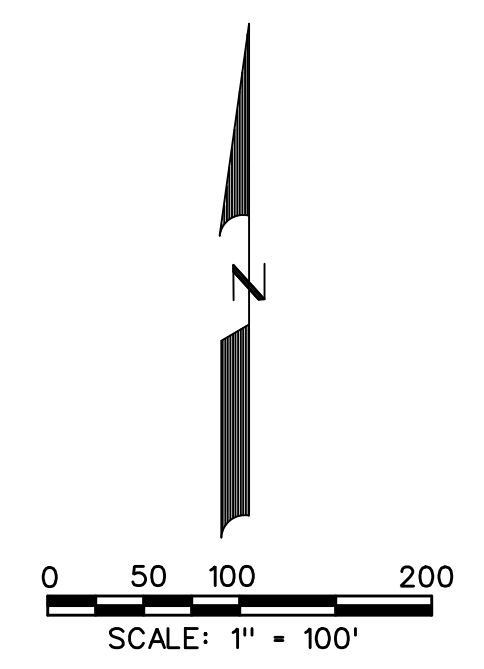
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 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL
 - - - PHASE LINE
 - FLOODPLAIN
 - MATCHLINE



PRELIMINARY WATER AND SANITARY SEWER PLAN

JUNIPER

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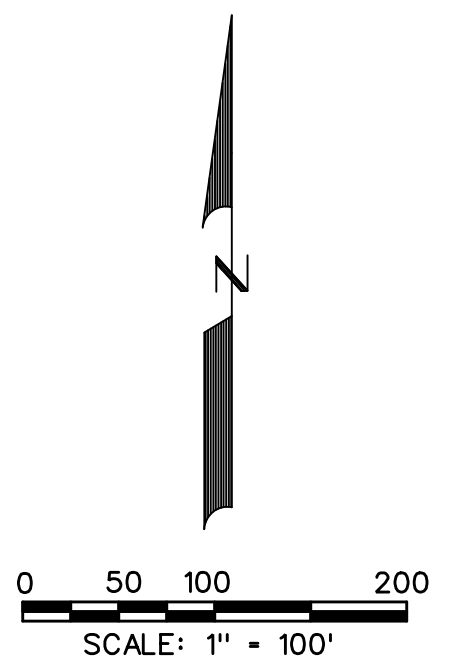
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FEBRUARY 2025 SCALE 1" = 100'



SHEET 4 OF 8
 SHEET 2 OF 8

SHEET 2 OF 8
 SHEET 3 OF 8



SHEET 2 OF 8
SHEET 3 OF 8

PRELIMINARY WATER AND SANITARY
SEWER PLAN

OF
JUNIPER

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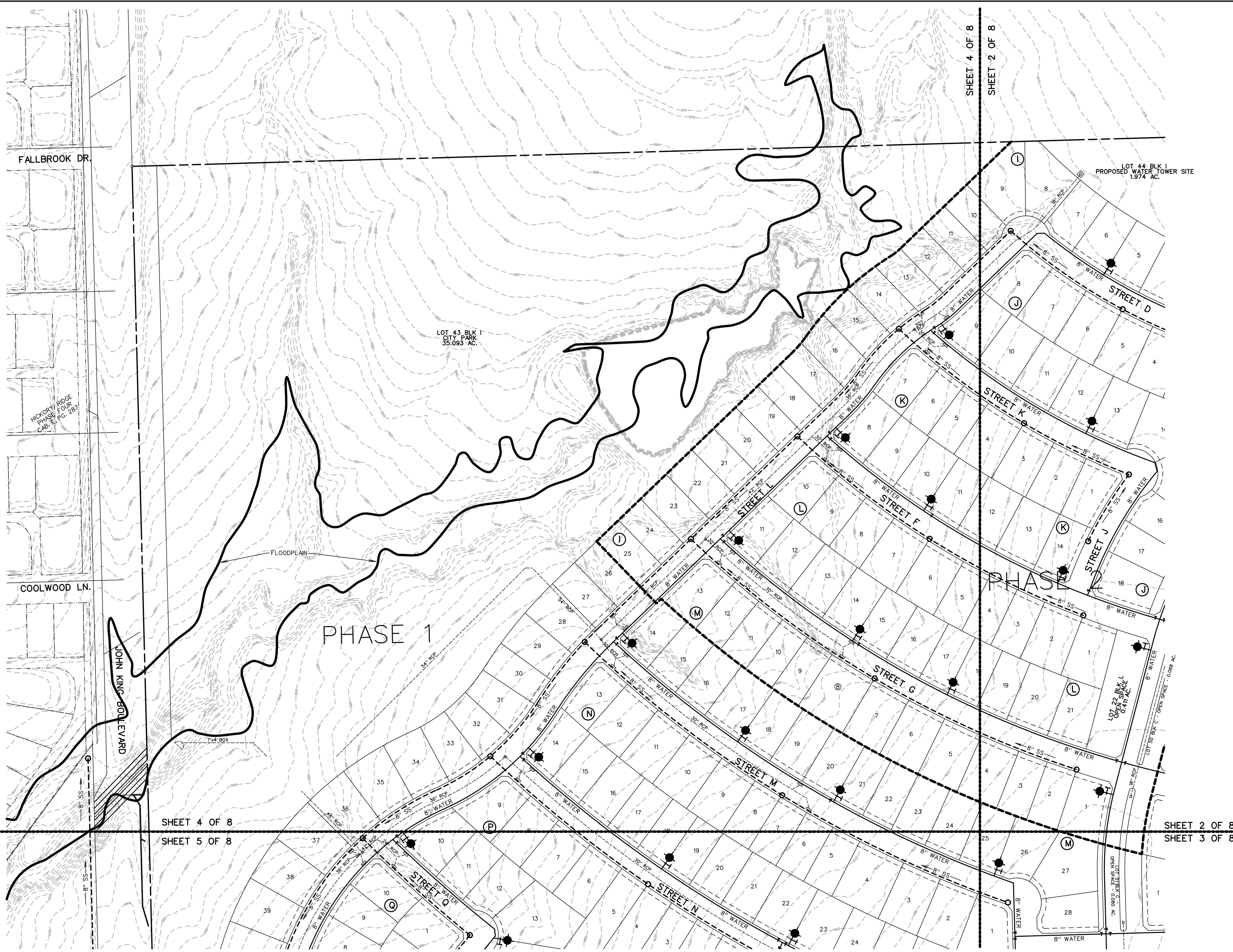
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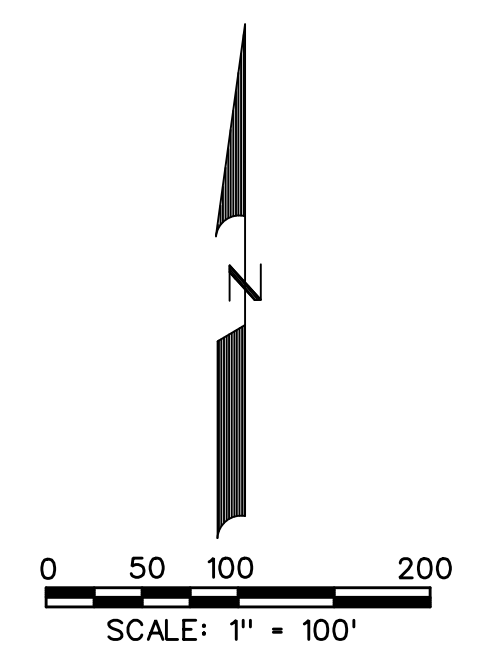
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 - PROP. GATE VALVE
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LEGEND

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PRELIMINARY WATER AND SANITARY SEWER PLAN

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- LOTS 1-20, BLOCK P
- LOTS 1-10, BLOCK Q
- LOTS 1-11, BLOCK R
- LOTS 1-47, BLOCK S
- LOTS 1-37, BLOCK T
- LOTS 1-10, BLOCK U
- LOTS 1-21, BLOCK V
- LOTS 1-19, BLOCK W
- LOTS 1-18, BLOCK X
- LOTS 1-14, BLOCK Y
- LOTS 1-10, BLOCK Z
- LOTS 1-12, BLOCK AA
- LOTS 1-37, BLOCK BB
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- LOTS 1-18, BLOCK NN
- LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
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ROCKWALL COUNTY, TEXAS
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 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
 - - - PHASE LINE
 - FLOODPLAIN
 - MATCHLINE

0 50 100 200
SCALE: 1" = 100'

SHEET 4 OF 8
SHEET 5 OF 8

SHEET 2 OF 8
SHEET 3 OF 8

SHEET 7 OF 8
SHEET 5 OF 8

SHEET 5 OF 8
SHEET 6 OF 8

SHEET 7 OF 8

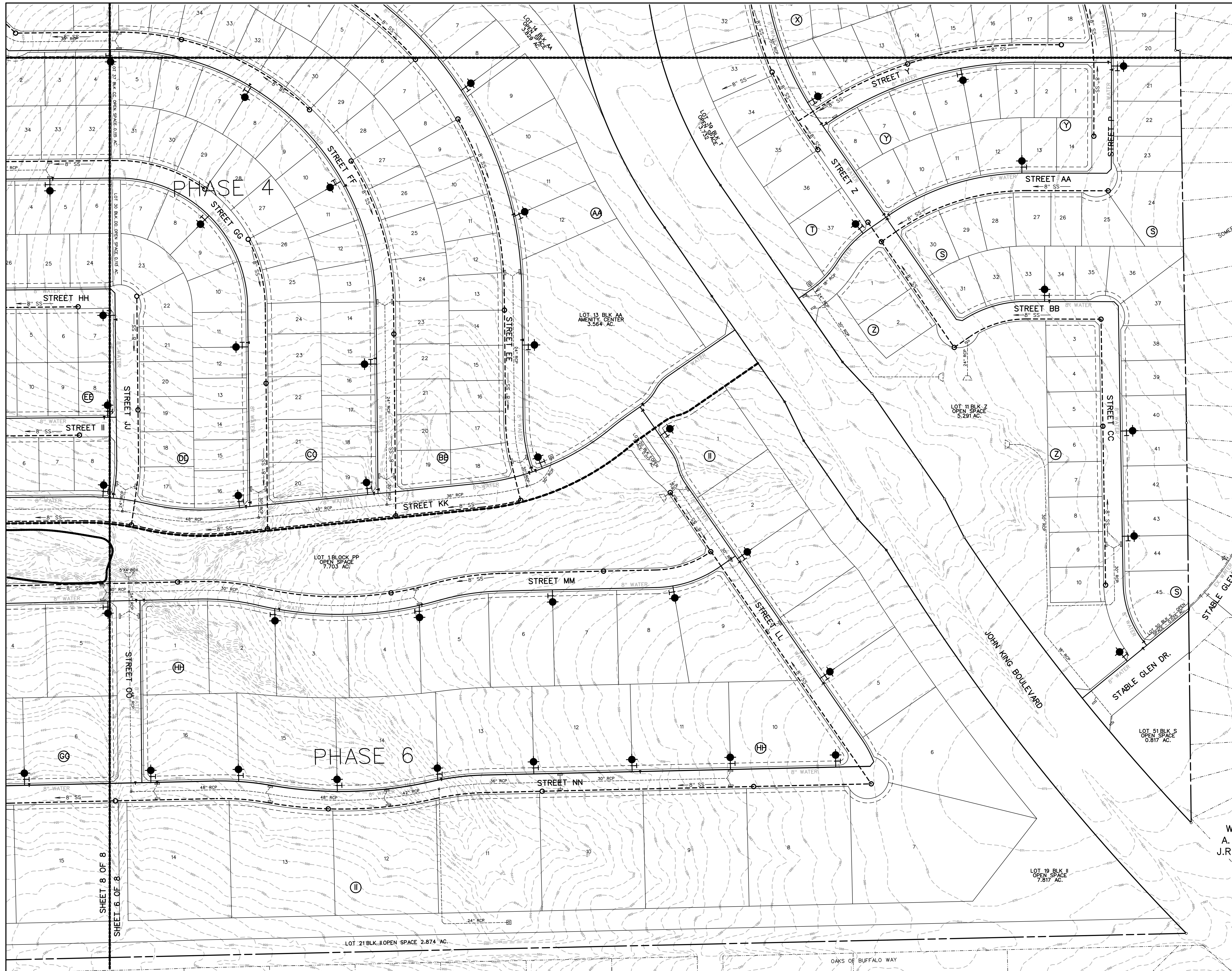
JUNIPER

LOTS 1-12, BLK A, LOTS 1-9, BLK B
 LOTS 1-41, BLK C, LOTS 1-15, BLK D
 LOTS 1-23, BLK E, LOTS 1-21, BLK F
 LOTS 1-17, BLK G, LOTS 1-20, BLK H
 LOTS 1-42, BLK I, LOTS 1-18, BLK J
 LOTS 1-14, BLK K, LOTS 1-21, BLK L
 LOTS 1-28, BLK M, LOTS 1-28, BLK N
 LOTS 1-14, BLK O, LOTS 1-28, BLK P
 LOTS 1-10, BLK Q, LOTS 1-11, BLK R
 LOTS 1-47, BLK S, LOTS 1-37, BLK T
 LOTS 1-10, BLK U, LOTS 1-21, BLK V
 LOTS 1-19, BLK W, LOTS 1-18, BLK X
 LOTS 1-14, BLK Y, LOTS 1-10, BLK Z
 LOTS 1-12, BLK AA, LOTS 1-37, BLK BB
 LOTS 1-36, BLK CC, LOTS 1-29, BLK DD
 LOTS 1-14, BLK EE, LOTS 1-8, BLK FF
 LOTS 1-9, BLK GG, LOTS 1-16, BLK HH
 LOTS 1-18, BLK II, LOTS 1-25, BLK JJ
 LOTS 1-50, BLK KK, LOTS 1-18, BLK LL
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 LOTS 1-20, BLOCK OO

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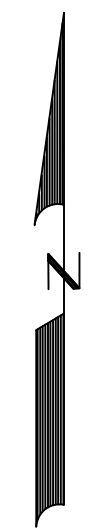
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SHEET 5 OF 8
SHEET 6 OF 8

0 50 100 200
SCALE: 1" = 100'

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



PRELIMINARY WATER AND SANITARY SEWER PLAN

JUNIPER

- LOTS 1-12, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-23, BLOCK E
- LOTS 1-21, BLOCK F
- LOTS 1-17, BLOCK G
- LOTS 1-20, BLOCK H
- LOTS 1-42, BLOCK I
- LOTS 1-18, BLOCK J
- LOTS 1-14, BLOCK K
- LOTS 1-21, BLOCK L
- LOTS 1-28, BLOCK M
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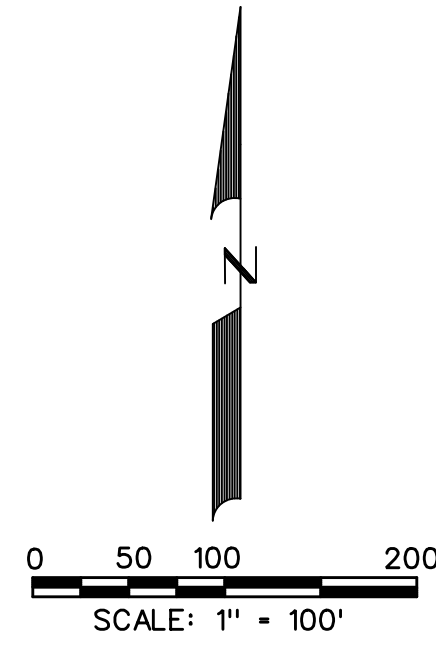
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- — — MATCHLINE



SHEET 7 OF 9
SHEET 5 OF 9

- LEGEND**
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PRELIMINARY WATER AND SANITARY SEWER PLAN
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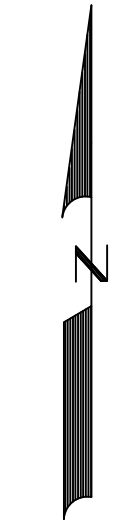
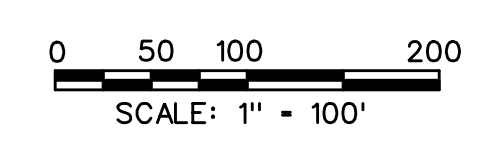
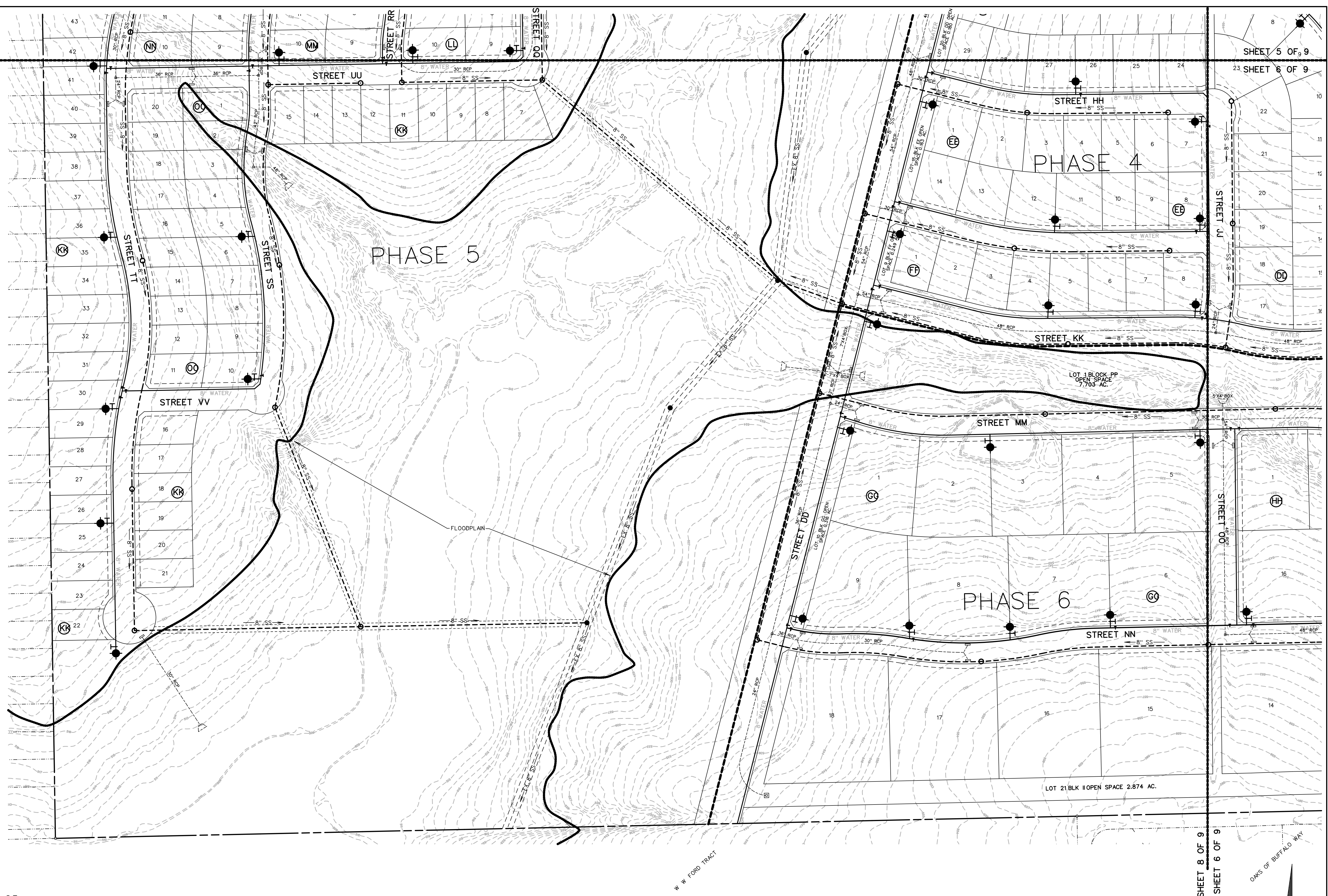
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SHEET 7 OF 9
SHEET 8 OF 9

SHEET 5 OF 9
SHEET 6 OF 9

SHEET 8 OF 9
SHEET 6 OF 9

W W FORD TRACT
OAKS OF BUFFALO WAY