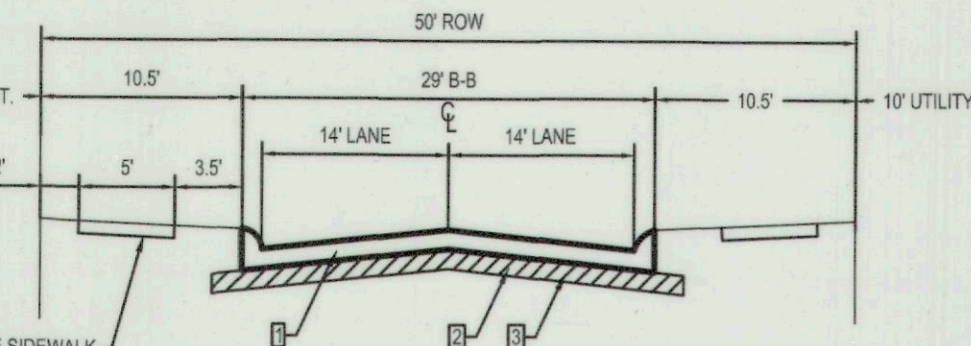


MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

- 8" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 4 BARS @ 18" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- 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.
- SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

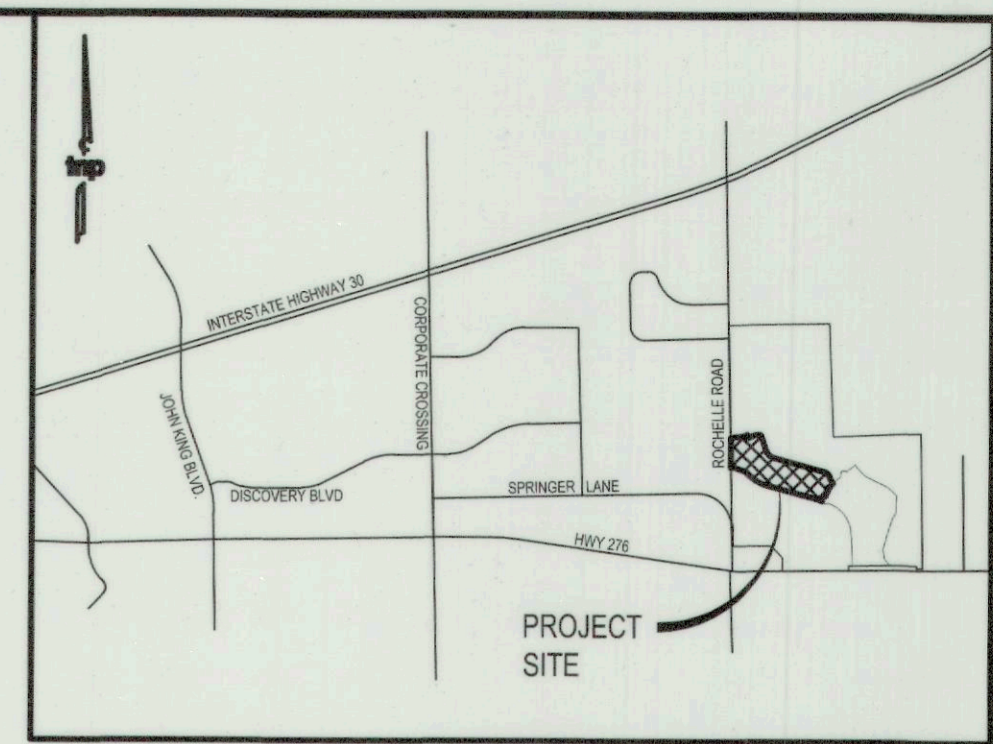
- 6" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- WHERE THE PLASTICITY INDEX OF THE NATURAL SOIL IS EQUAL TO OR EXCEEDS 15, LIME STABILIZATION SHALL BE REQUIRED. A MINIMUM OF 6% BY WEIGHT OF LIME TO A DEPTH OF 6" SHALL BE REQUIRED.
- SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°48'58"W	65.01'
L2	N88°23'48"E	115.59'
L3	N70°58'31"E	70.47'
L4	N89°18'10"E	7.99'
L5	S00°41'50"E	65.00'
L6	S28°12'12"E	145.41'
L7	S28°21'37"W	50.00'
L8	S18°53'58"W	52.49'
L9	N70°42'27"W	223.87'
L10	S89°11'04"W	67.50'

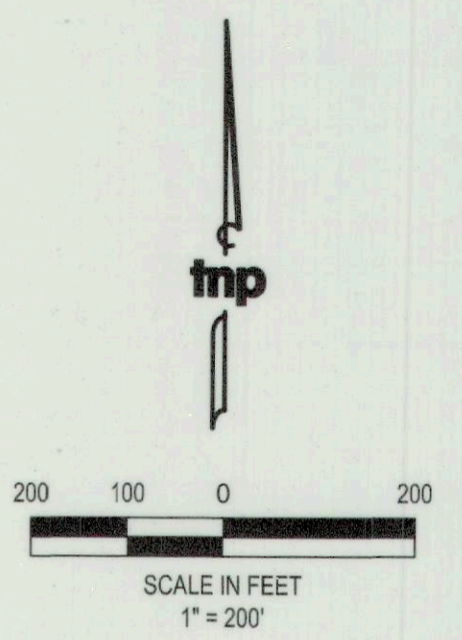
CENTERLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	116.04'	S88°23'40"W
L2	77.54'	S70°58'31"W
L3	19.18'	S89°18'10"W

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	467.50'	17°25'09"	142.13'	N79°41'06"E	141.58'
C2	536.57'	19°22'54"	181.51'	N80°42'12"E	180.64'
C3	225.00'	55°57'07"	219.72'	S47°00'02"E	211.10'
C4	175.00'	48°28'11"	148.04'	S50°44'31"E	143.67'
C5	508.14'	12°50'29"	113.89'	S38°52'28"W	113.65'
C6	550.00'	1°42'58"	16.47'	N60°46'54"W	16.47'
C7	500.00'	1°41'30"	14.81'	S60°47'28"E	14.81'
C8	525.00'	8°24'09"	78.99'	S23°08'02"W	78.92'
C9	75.00'	108°47'34"	143.72'	S34°31'54"W	122.72'
C10	250.00'	17°18'14"	75.50'	N66°19'29"W	75.22'
C11	775.00'	37°14'03"	503.64'	N56°21'35"W	494.82'

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	467.50'	17°25'09"	142.13'	N79°41'06"E	141.58'
C2	500.00'	18°19'39"	159.94'	S80°08'21"W	159.28'
C3	225.00'	55°57'07"	219.72'	S47°00'02"E	211.10'
C4	175.00'	48°28'11"	148.04'	S50°44'31"E	143.67'
C5	508.14'	12°50'29"	113.89'	S38°52'28"W	113.65'
C6	550.00'	1°42'58"	16.47'	N60°46'54"W	16.47'
C7	500.00'	1°41'30"	14.81'	S60°47'28"E	14.81'
C8	525.00'	8°24'09"	78.99'	S23°08'02"W	78.92'
C9	75.00'	108°47'34"	143.72'	S34°31'54"W	122.72'
C10	250.00'	17°18'14"	75.50'	N66°19'29"W	75.22'
C11	775.00'	37°14'03"	503.64'	N56°21'35"W	494.82'



VICINITY MAP
N.T.S.



- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
 - PG. - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - W.E. - WATER EASEMENT
 - U.E. - UTILITY EASEMENT
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS
 - ROCKWALL COUNTY TEXAS
 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 2 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.

- WATER SERVICE TO BE PROVIDED BY THE CITY OF ROCKWALL.

PRELIMINARY PLAT

*Discovery Lakes
Phase 2 Subdivision*

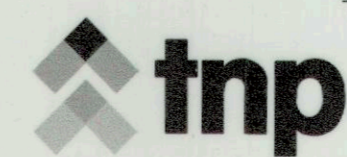
31 RESIDENTIAL LOTS
LOTS 1-17, BLOCK A; LOTS 1-14 BLOCK B
27.859 ACRES; 1,213,524 SQUARE FEET

BEING A PORTION OF TRACT 1 OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND A PORTION OF THE R.K. BRISCOE SURVEY, ABSTRACT NO. 161 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

APPROVED: I hereby certify that the above and forgoing Preliminary Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 15th day of May, 2023

[Signature]
MAYOR OF THE CITY OF ROCKWALL

[Signature]
CHAIRMAN
PLANNING AND ZONING COMMISSION



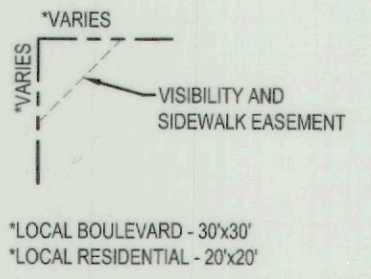
OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD22499
Date: May 2, 2023
Drawn By: GSS
Scale: 1"=200'
SHEET 1 of 1

ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnppinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

CASE NO. P2023-011

COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

Drawing: T:\Projects\SBD22499\Eng-C3D\PRELIMINARY DESIGN\SBD22499-PRE-PLAT.dwg at Jun 07, 2023 - 4:50pm by gshamer