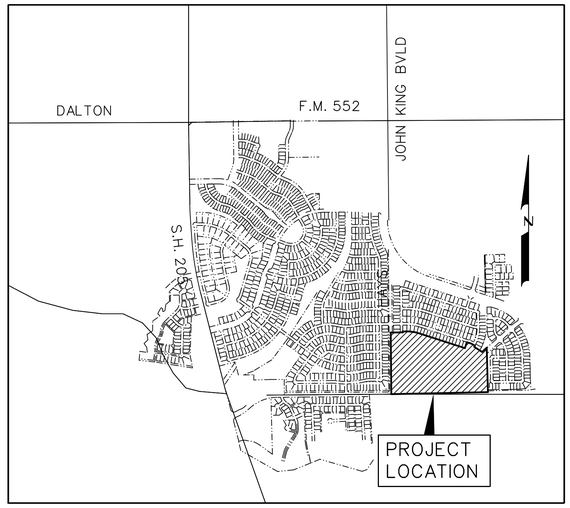
DEVELOPMENT PLANS

FOR

QUAIL HOLLOW PHASE II

CITY OF ROCKWALL, TEXAS



LOCATION MAP

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PREPARED FOR

QUAIL HOLLOW SF, LTD.

8214 WESTCHESTER DRIVE., SUITE 710, DALLAS, TEXAS 75225

CORWIN ENGINEERING, INC. — CONSULTING ENGINEERS

200 W. BELMONT, SUITE E — TBPELS FIRM #F-5951 — ALLEN, TEXAS 75013

NOTE:

CITY OF ROCKWALL STANDARDS
AND NCTCOG 5th ADDITION STANDARDS
SHALL BE USED FOR REFERENCE.

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER

02/24/2026

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

NO.	REVISIONS	DATE

FEBRUARY 2026

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE II subdivision to the city of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

(2)Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

(3)The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

(4)The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5)The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(6)No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the city regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the city; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW SF GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____ day of _____2025.

Notary Public in and for the State of Texas My Commission Expires: _____

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'
29.	S 47°51'04" W	11.75'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X" cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45'15" West, along the south line of Lot 20 Block G and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records;

THENCE, North 00° 35'15" West, along the west line of said Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89° 24'45" East, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00° 35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44° 24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00° 35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89° 24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18° 29'00";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 264.53 feet (Chord Bearing South 81° 20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17° 53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10° 21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66° 55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61° 44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02° 21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31° 37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57° 11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47° 51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01° 29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Subdivider's Statement:
Selling a portion of this addition by metes and bounds is unlawful and a volition of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

Public Improvement Statement:
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

Drainage and Detention Easements:
The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Fire Lanes:
All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

Street Appurtenances:
All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED: I hereby certify that the above and forgoing subdivision plat being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the _____ day of_____, 2026.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WARREN CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

STATE OF TEXAS · REGISTERED · WARREN L. CORWIN · 4621 · PROFESSIONAL · LAND SURVEYOR

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

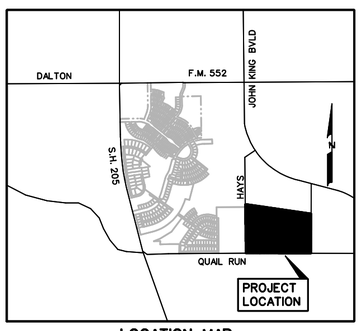
OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
FEBRUARY 2026

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2025-012

0 50 100 200
SCALE: 1" = 100'

NOTES
1. Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
F.E.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LOCATION MAP
N.T.S.


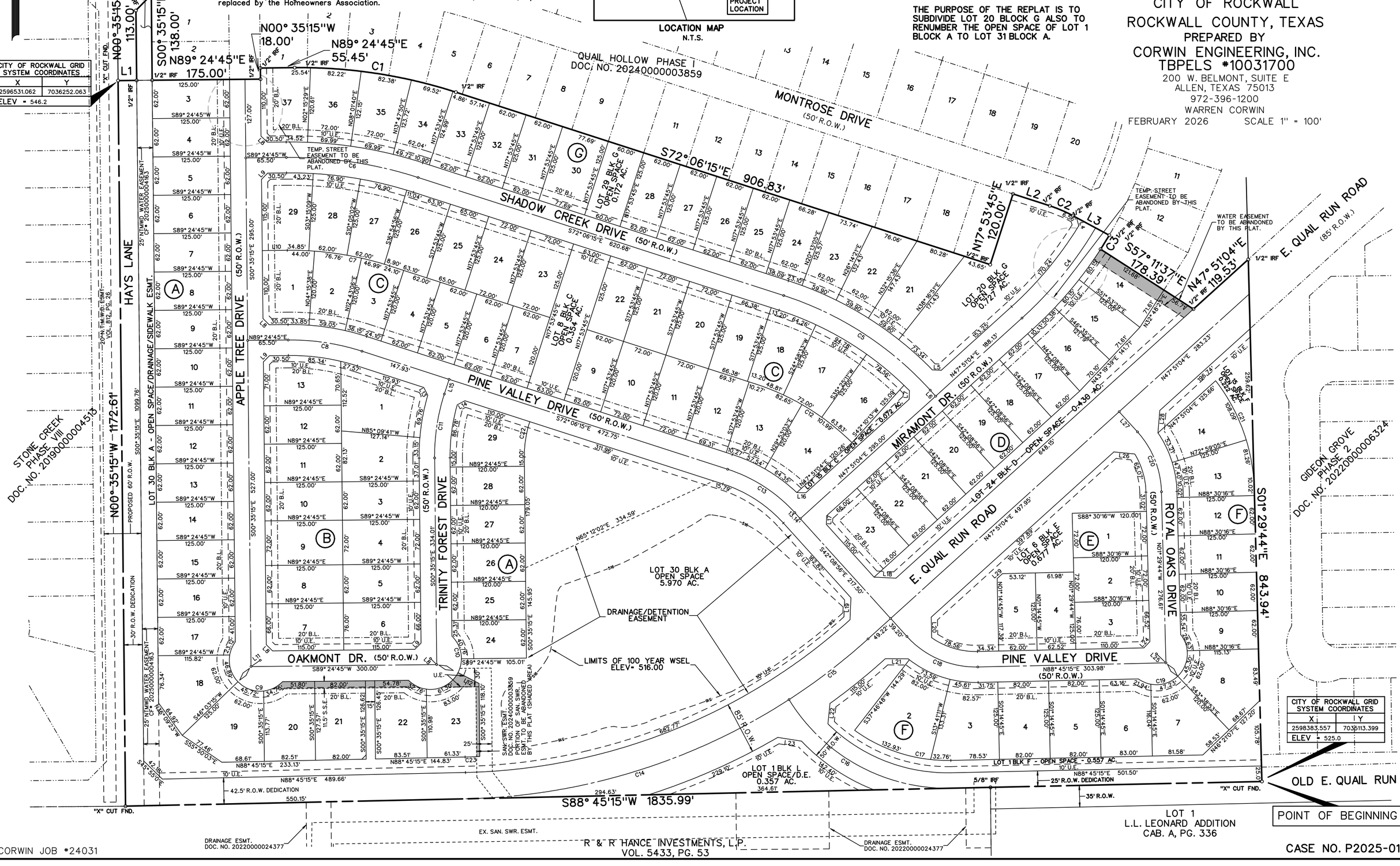
THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE LOT 20 BLOCK G ALSO TO RENUMBER THE OPEN SPACE OF LOT 1 BLOCK A TO LOT 31 BLOCK A.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2596531.062	7036252.063
ELEV = 546.2	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598383.557	7035113.399
ELEV = 525.0	



CORWIN JOB #24031

CASE NO. P2025-012

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
    a. No more than 500 linear feet of trench may be opened at one time.
    b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
    c. Applicable safety regulations shall be complied with.
11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20^{th}) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20^{th}) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."

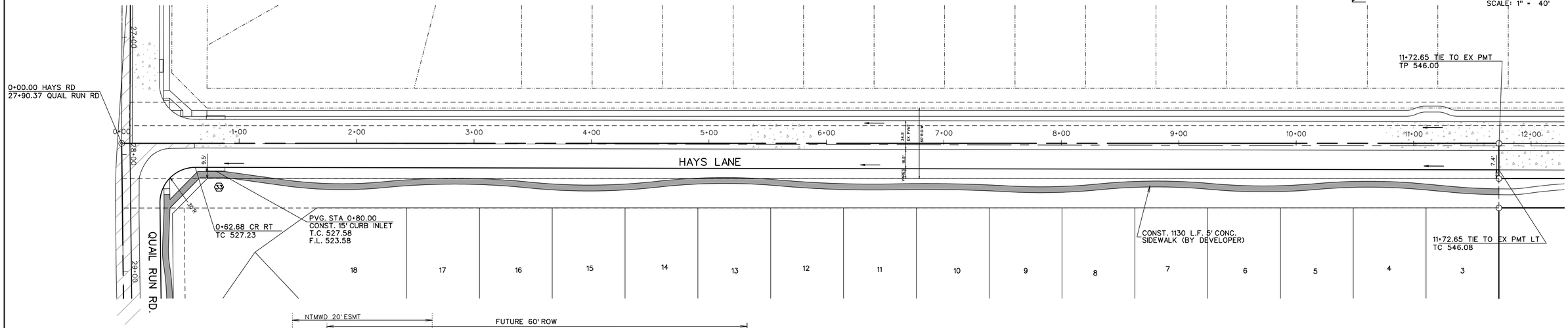
GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

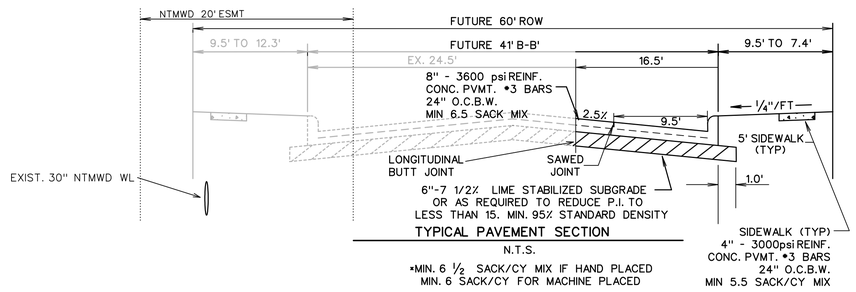
CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

SCALE: 1" = 40'





TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6 1/2 SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

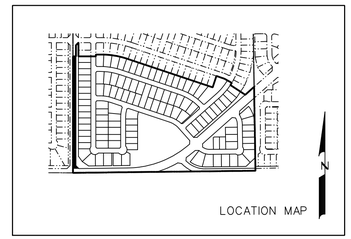
NOTE:
ALL DIMENSIONS ARE TO BACK
OF CURB UNLESS OTHERWISE NOTED.

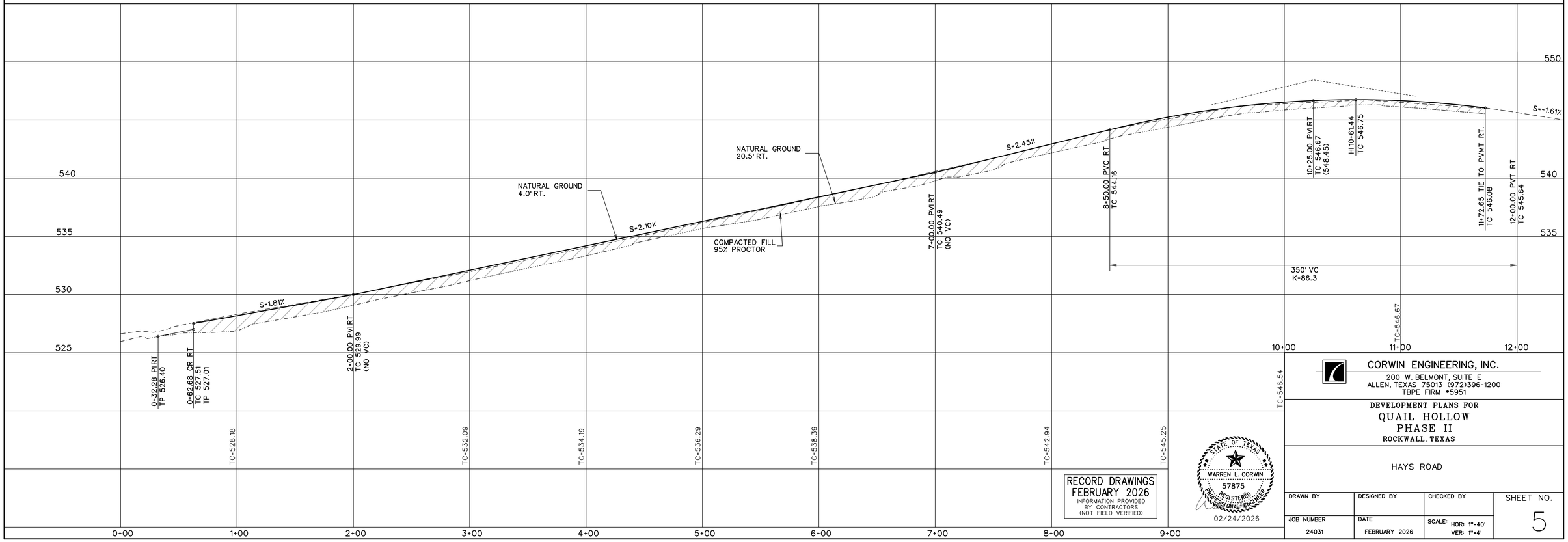
- SIDEWALK BY HOMEBUILDER
- SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.





RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED
PROFESSIONAL ENGINEER
02/24/2026

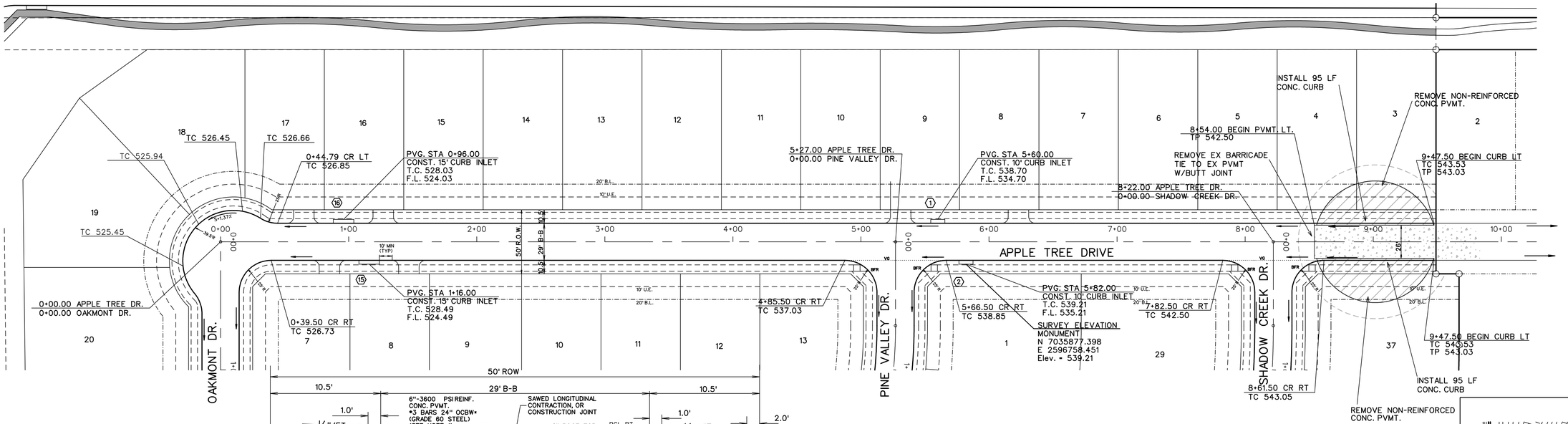
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

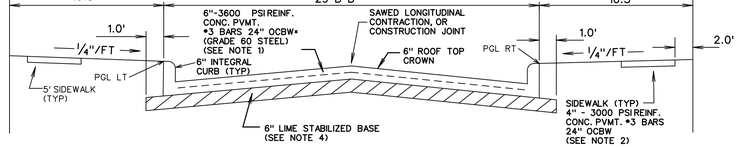
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

HAYS ROAD

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	5

SCALE: 1" = 40'





TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.

* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

PAVING NOTES:

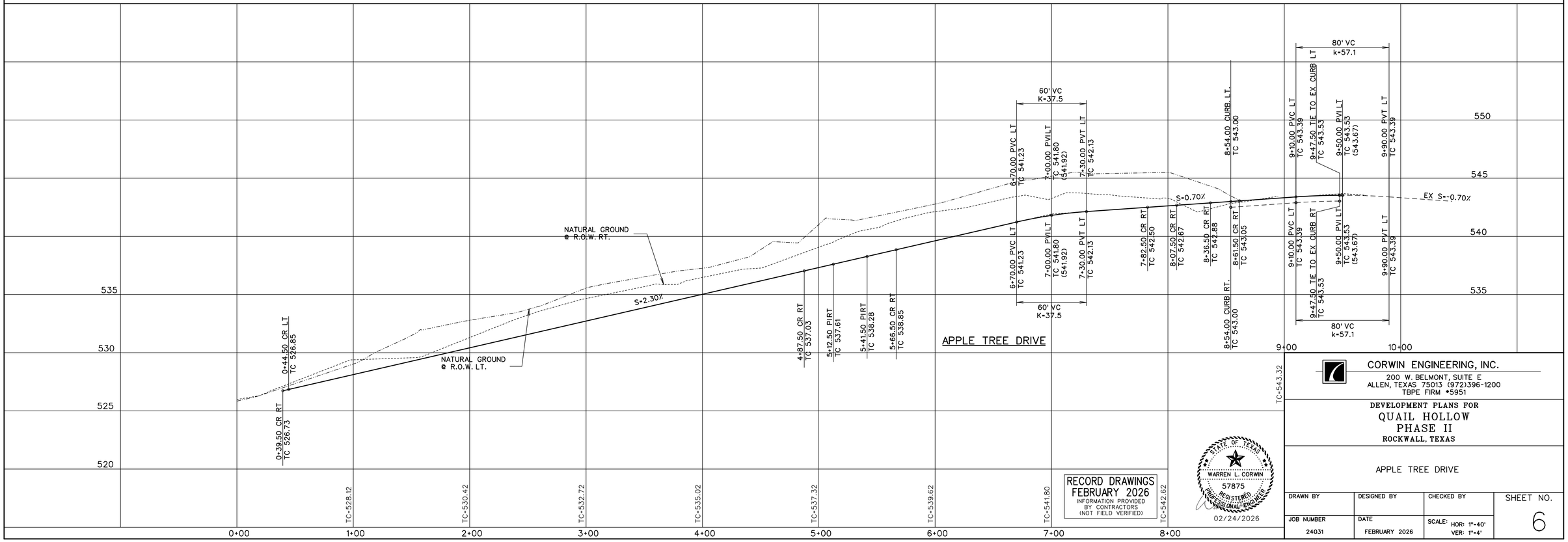
1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- - - - - - - SIDEWALK BY HOMEBUILDER

▬▬▬▬▬▬▬ SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.



RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

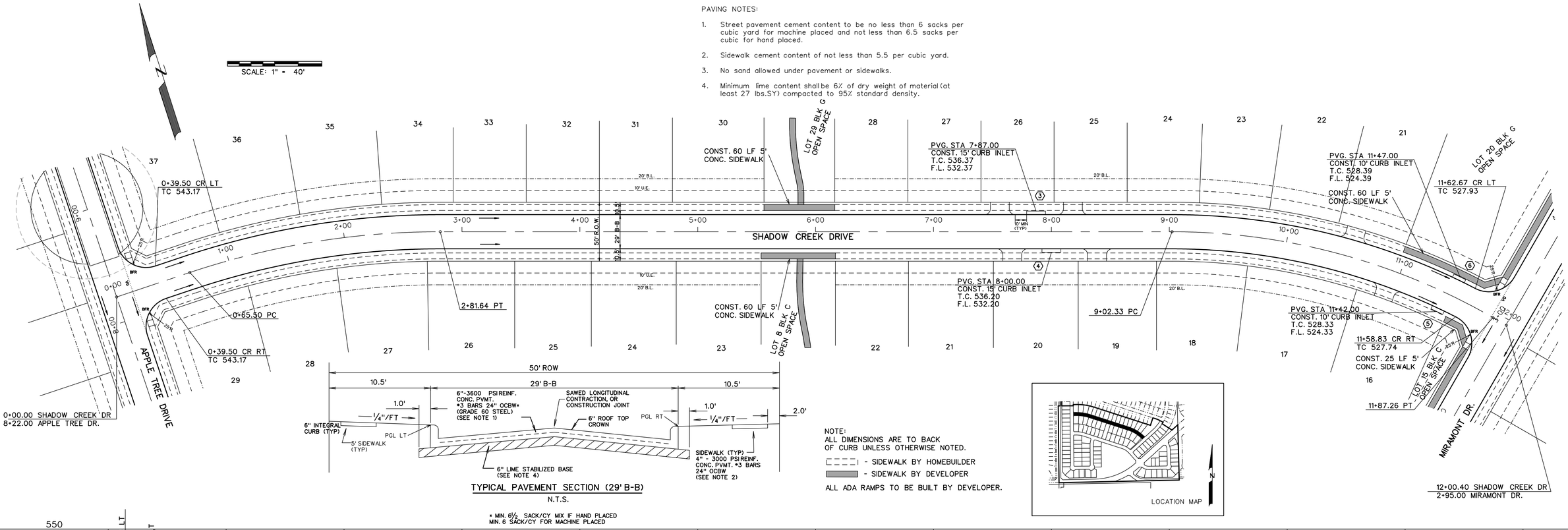
APPLE TREE DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	6

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

SCALE: 1" = 40'



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

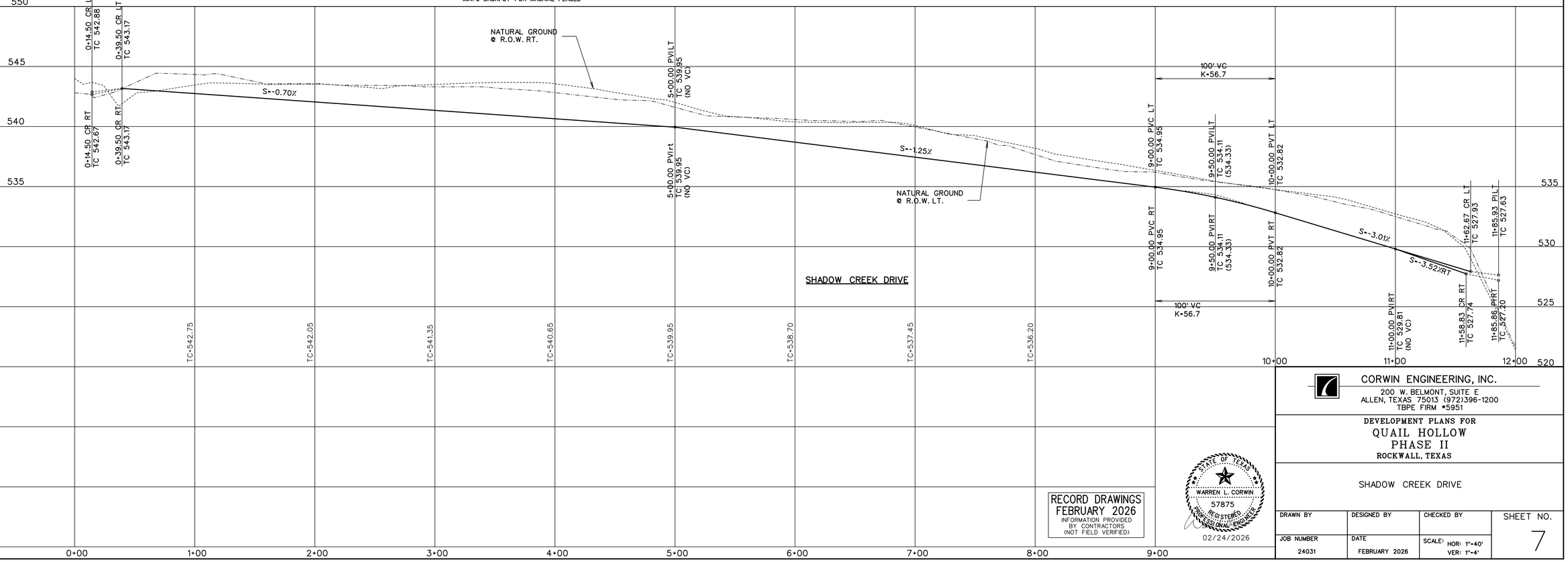
* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- - - - - SIDEWALK BY HOMEBUILDER

▬▬▬ SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.



RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

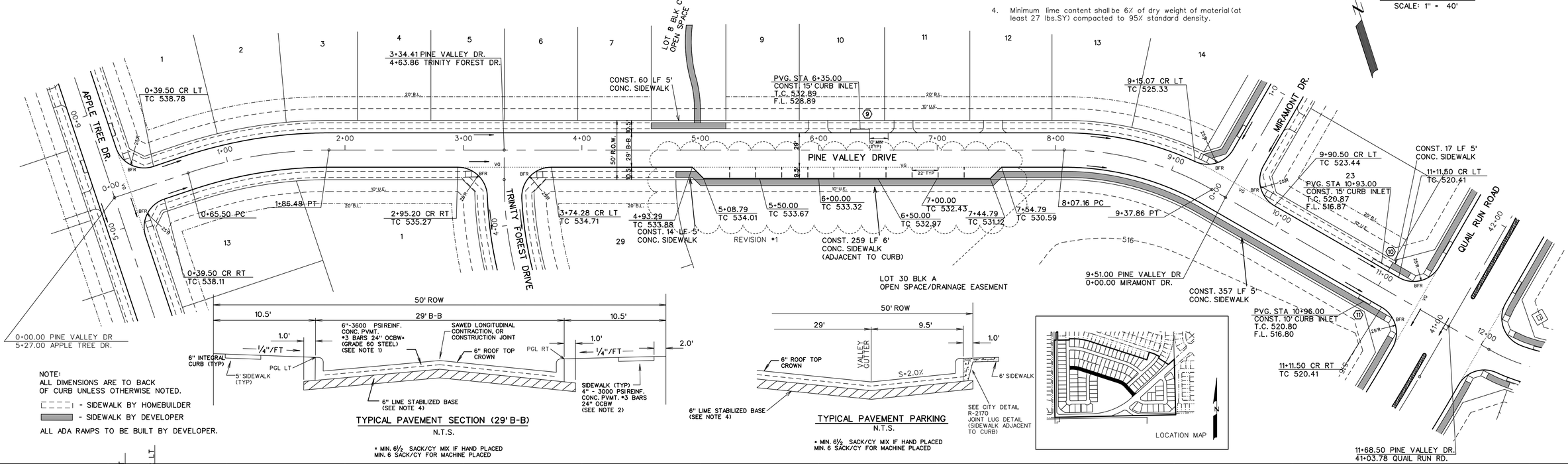
SHADOW CREEK DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	7

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

SCALE: 1" = 40'



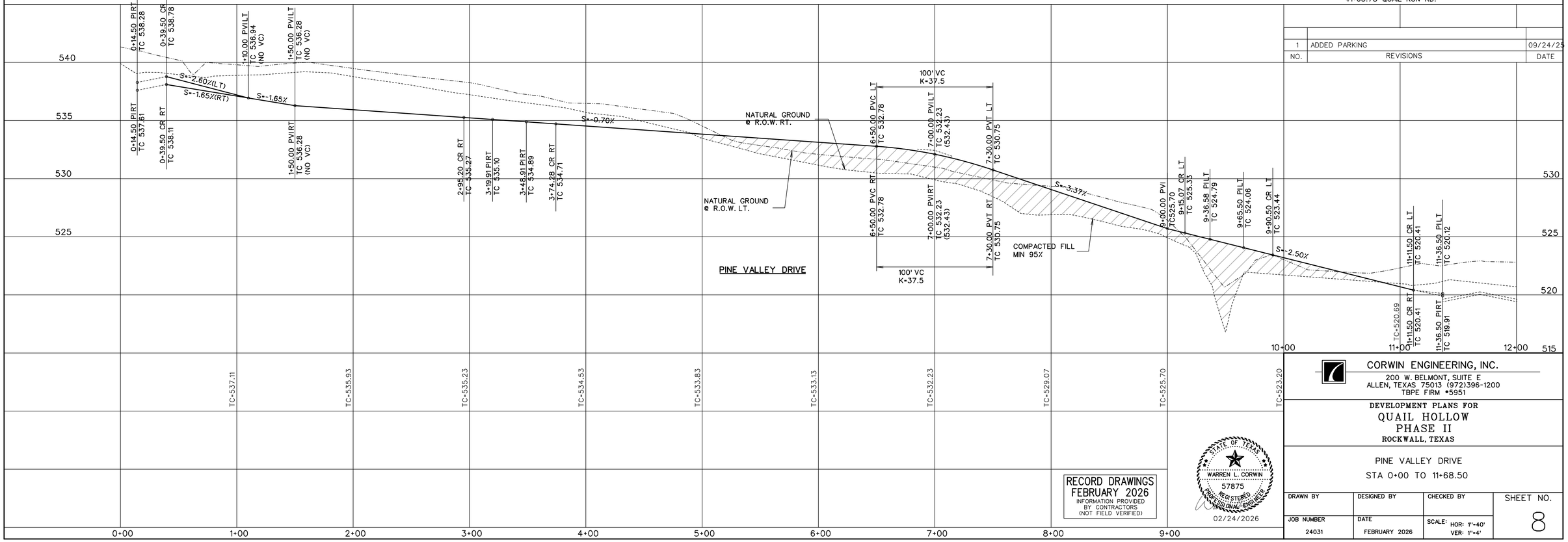
TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK BY HOMEBUILDER
- SIDEWALK BY DEVELOPER
ALL ADA RAMPS TO BE BUILT BY DEVELOPER.

TYPICAL PAVEMENT PARKING
N.T.S.

* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED



NO.	REVISIONS	DATE
1	ADDED PARKING	09/24/25

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

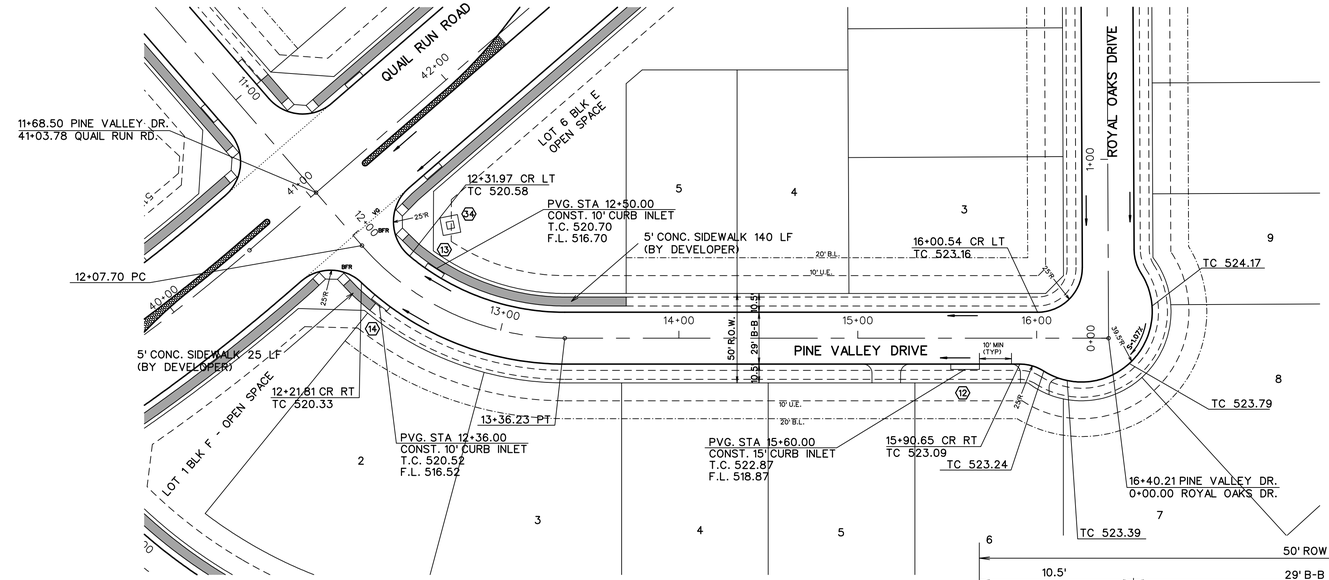
STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

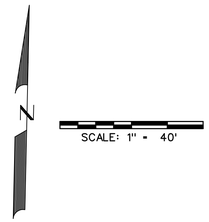
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

PINE VALLEY DRIVE
STA 0+00 TO 11+68.50

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	8

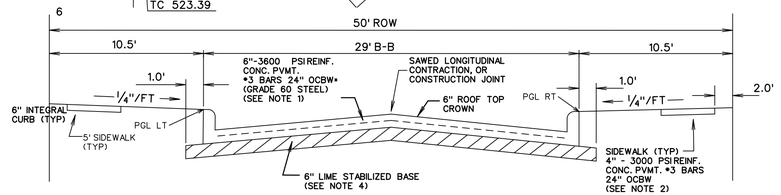




SCALE: 1" = 40'

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.



TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.

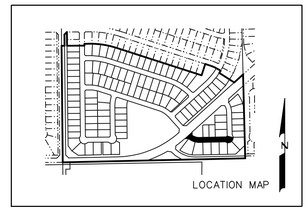
* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

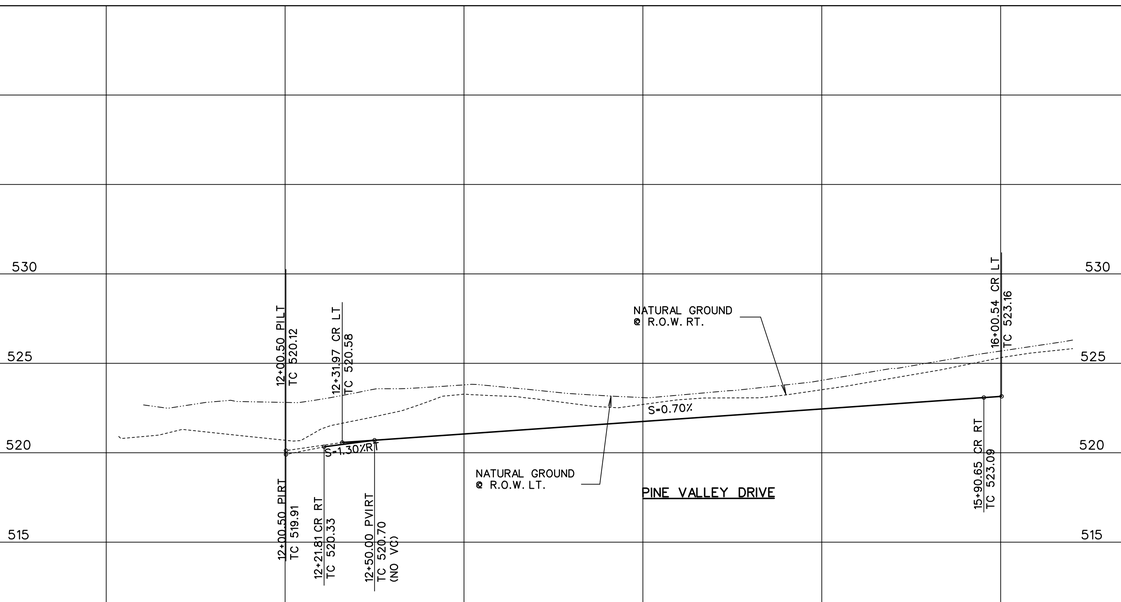
NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- - - - - - SIDEWALK BY HOMEBUILDER

▬▬▬ SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.





RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

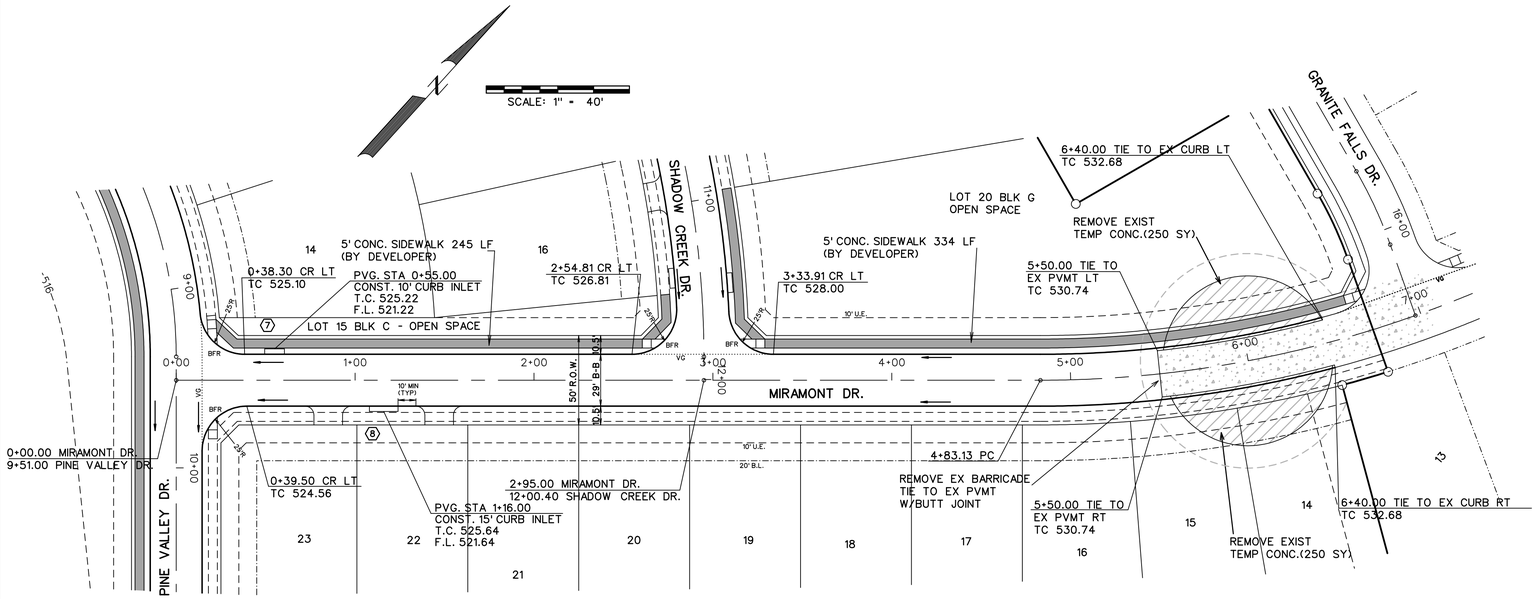
02/24/2026

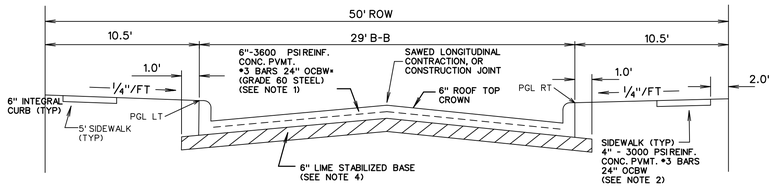
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

PINE VALLEY DRIVE
STA 11+68.50 TO END

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	9





TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.

* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

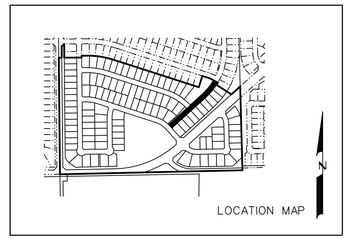
- - - - - - - SIDEWALK BY HOMEBUILDER

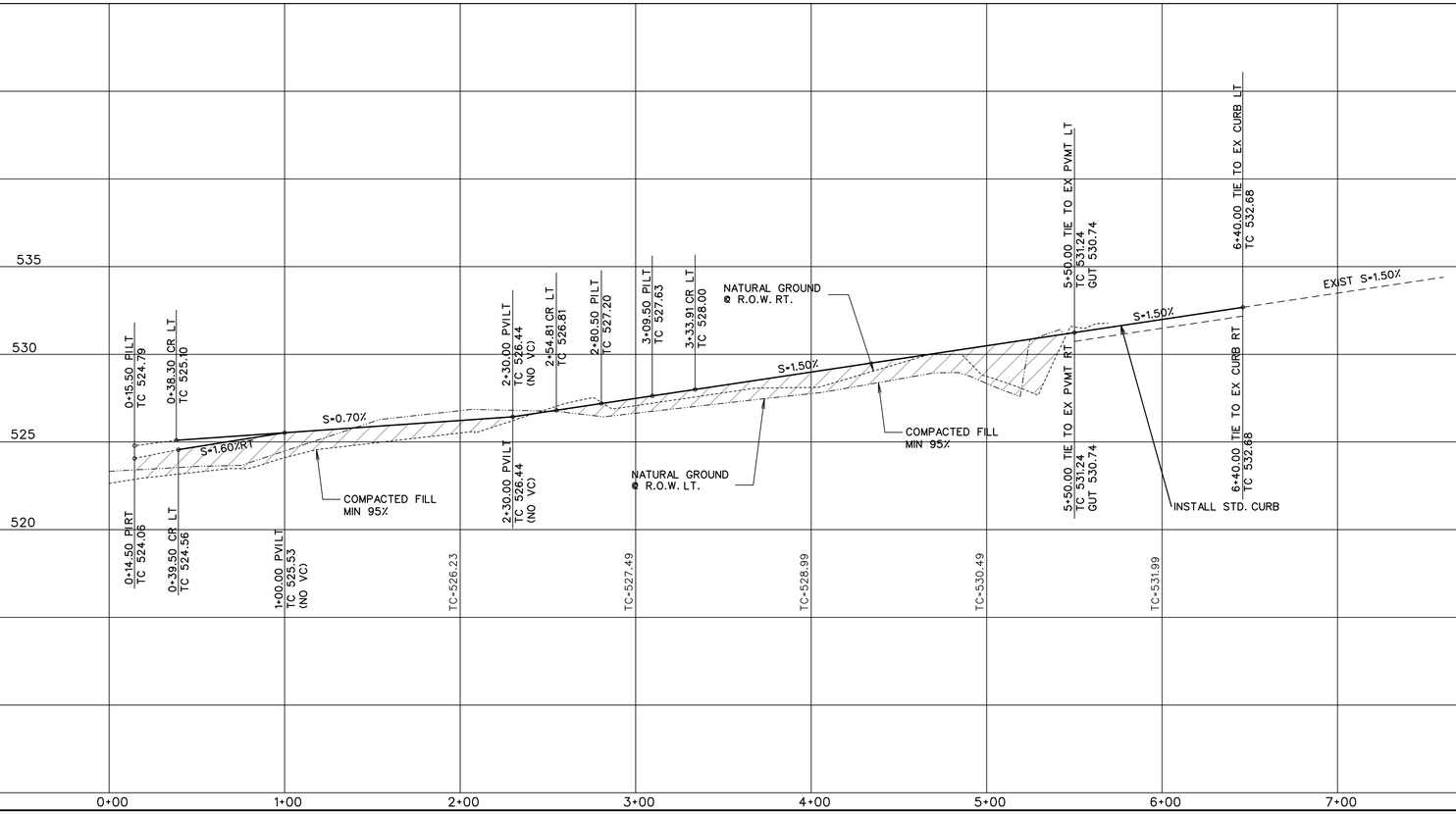
▭ SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.





RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

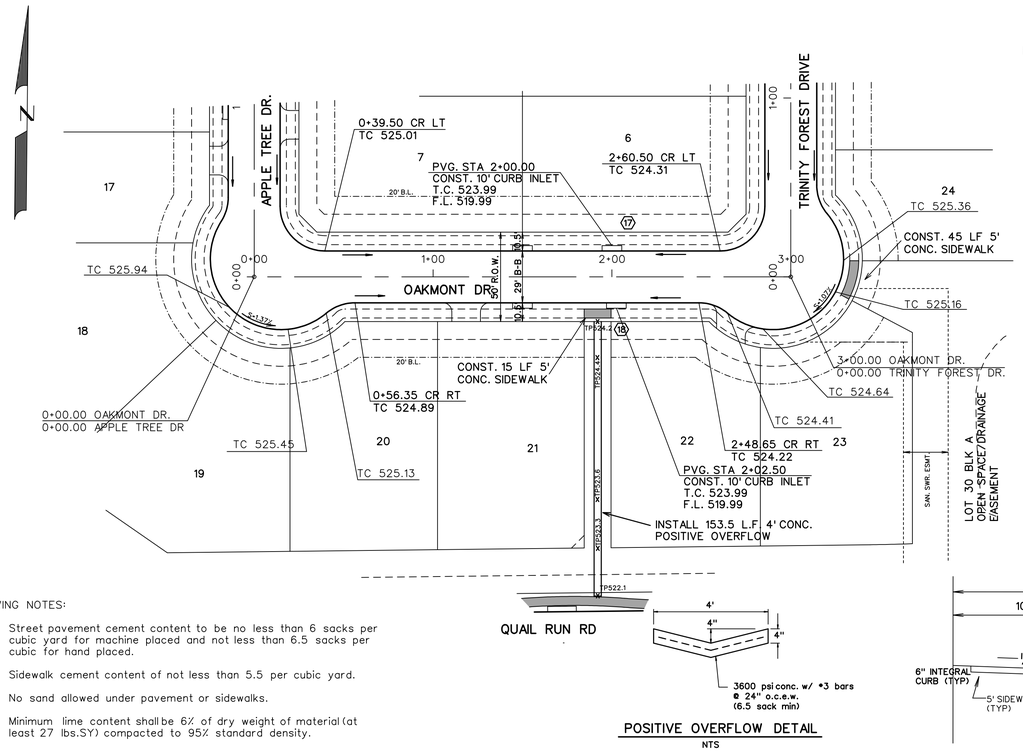
STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

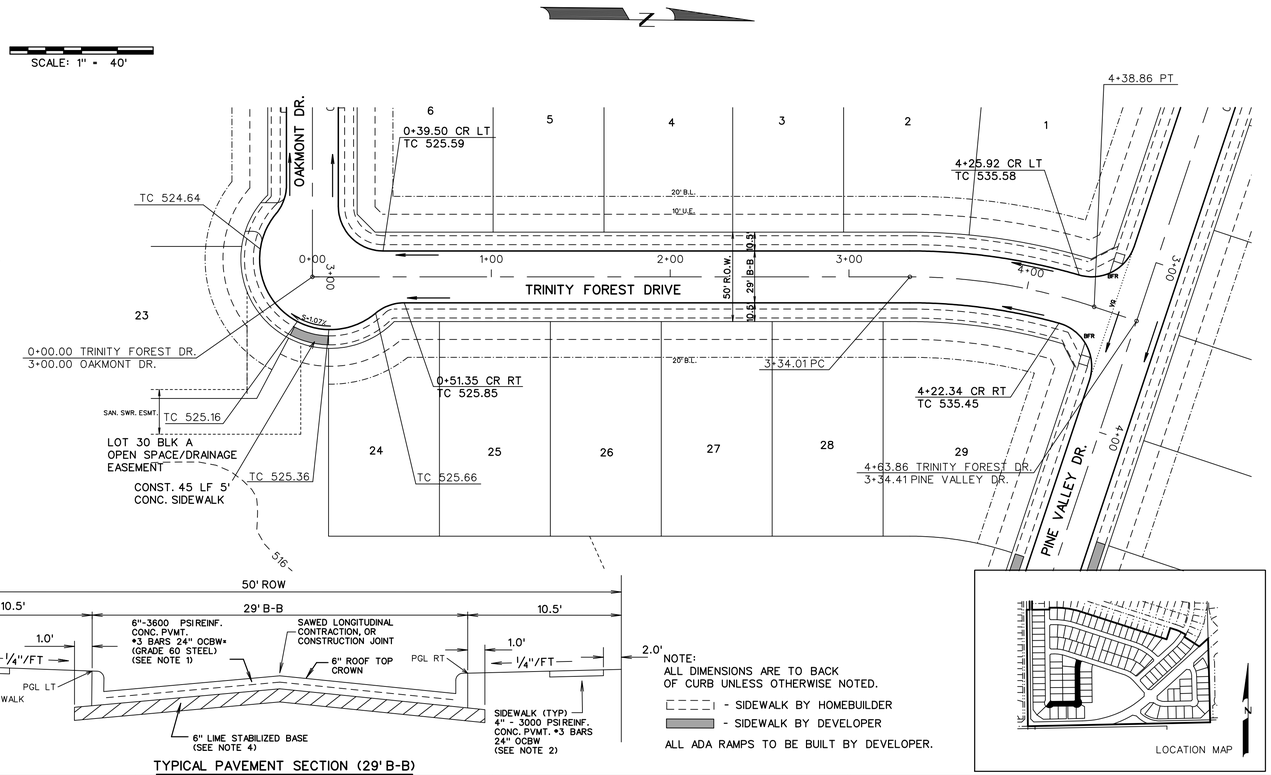
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

MIRAMONT DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	10



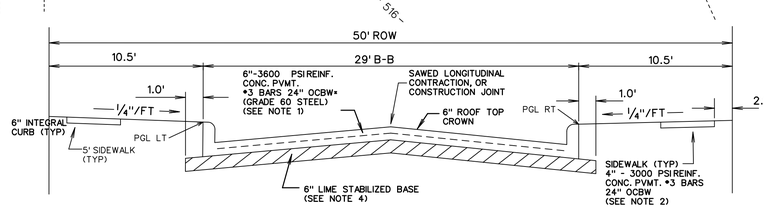
SCALE: 1" = 40'



PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

POSITIVE OVERFLOW DETAIL
NTS



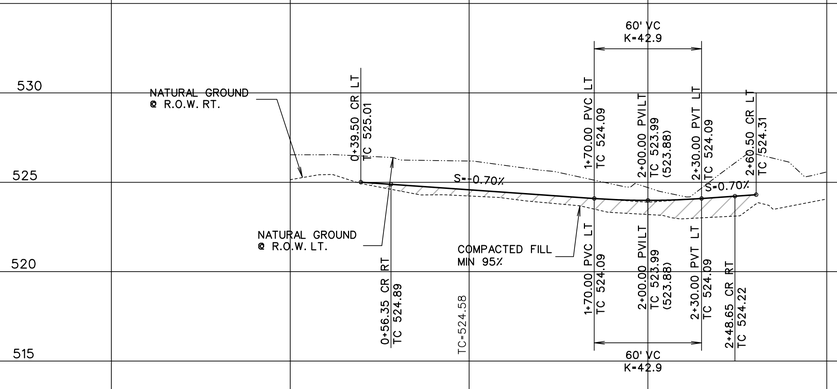
TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

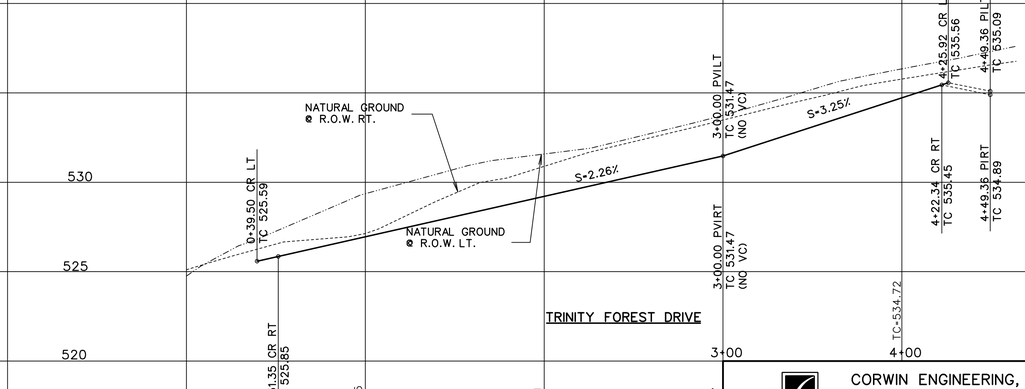
NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- SIDEWALK BY HOMEBUILDER
- SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.



OAKMONT DR.



TRINITY FOREST DRIVE

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

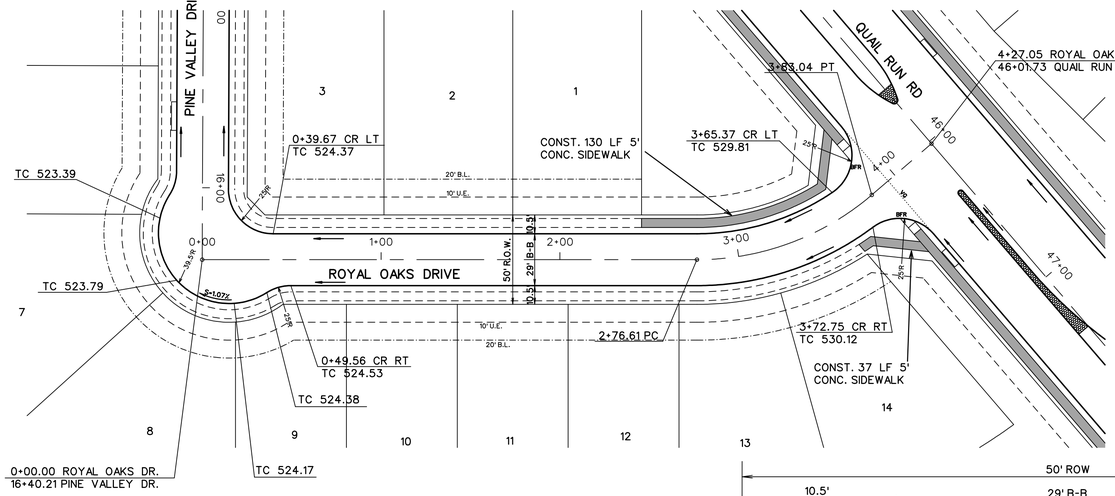
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

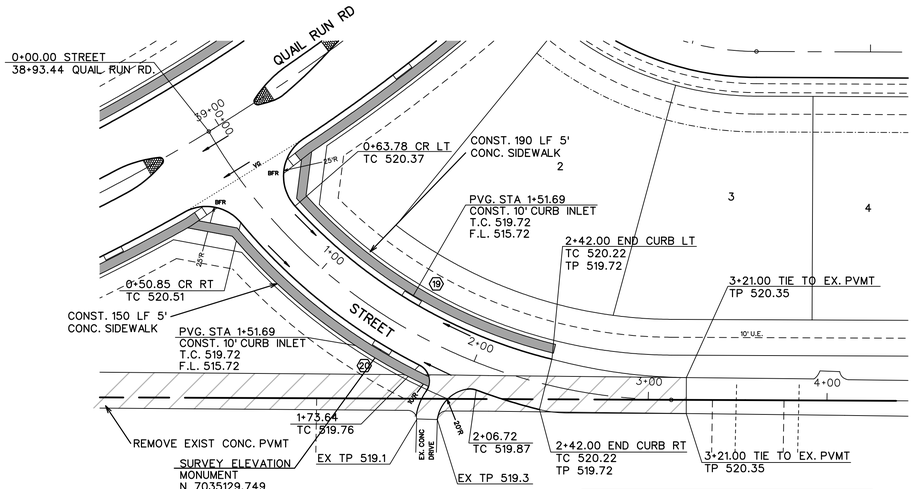
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

OAKMONT DRIVE
TRINITY FOREST DRIVE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	11

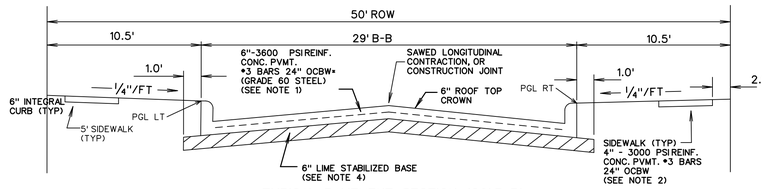
SCALE: 1" = 40'





PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.



TYPICAL PAVEMENT SECTION (29' B-B)

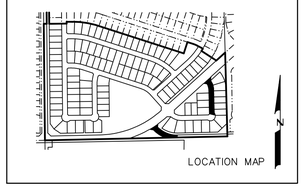
N.T.S.

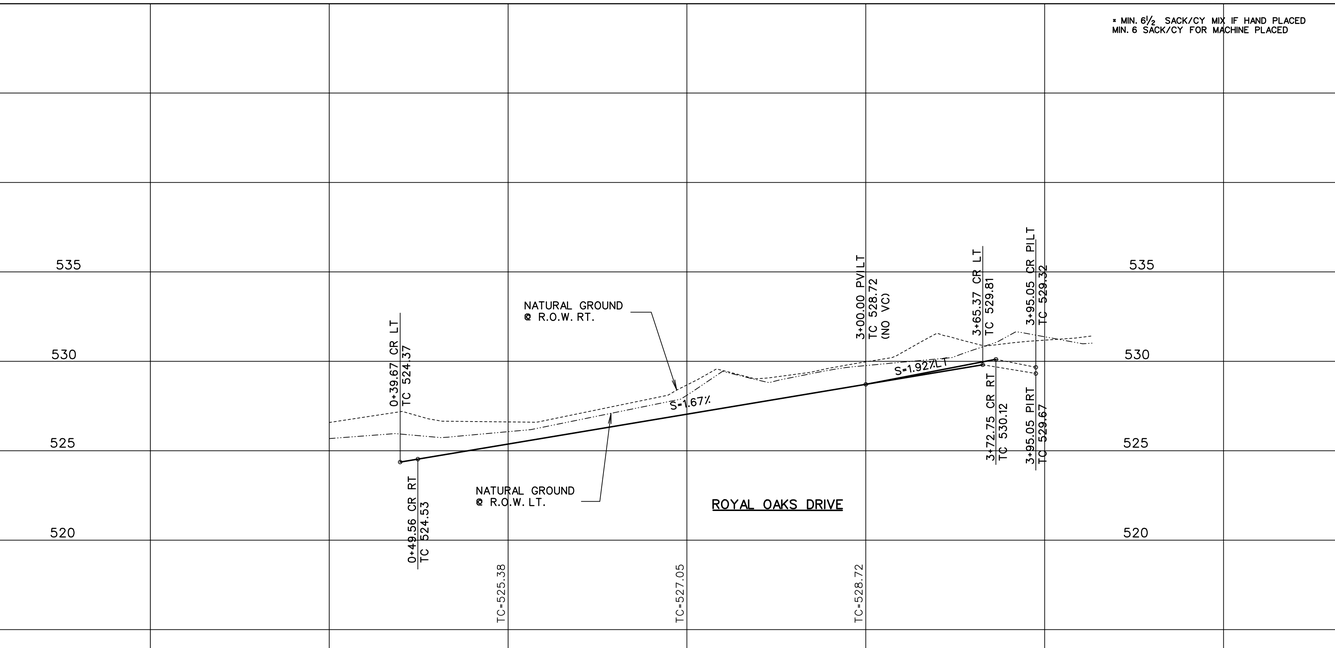
* MIN. 6½ SACK/CY MIX IF HAND PLACED
MIN. 6 SACK/CY FOR MACHINE PLACED

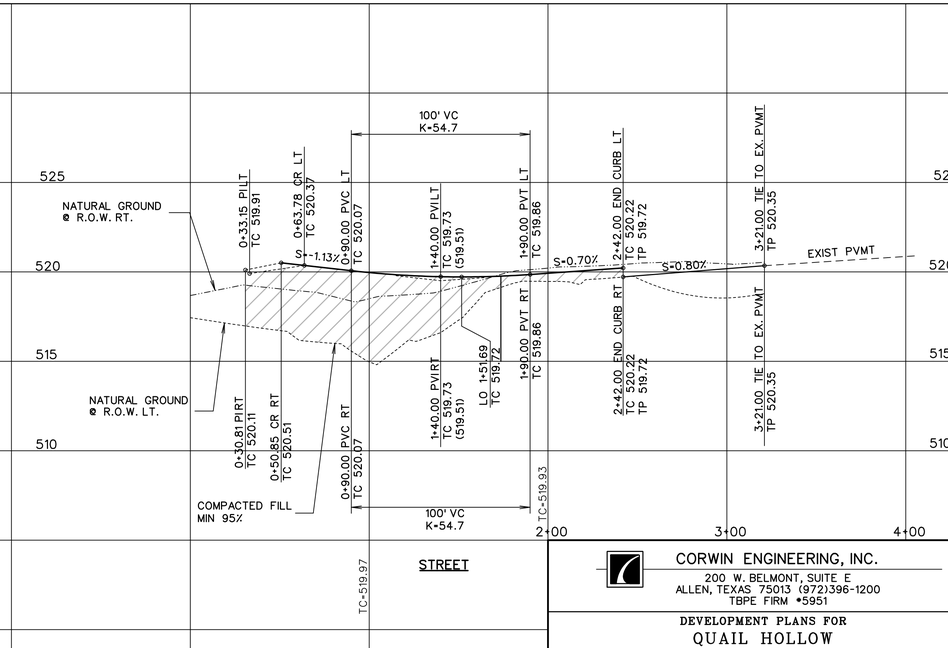
NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- SIDEWALK BY HOMEBUILDER
- SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.







RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

ROYAL OAKS DRIVE
STREET

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	12

PAVING NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

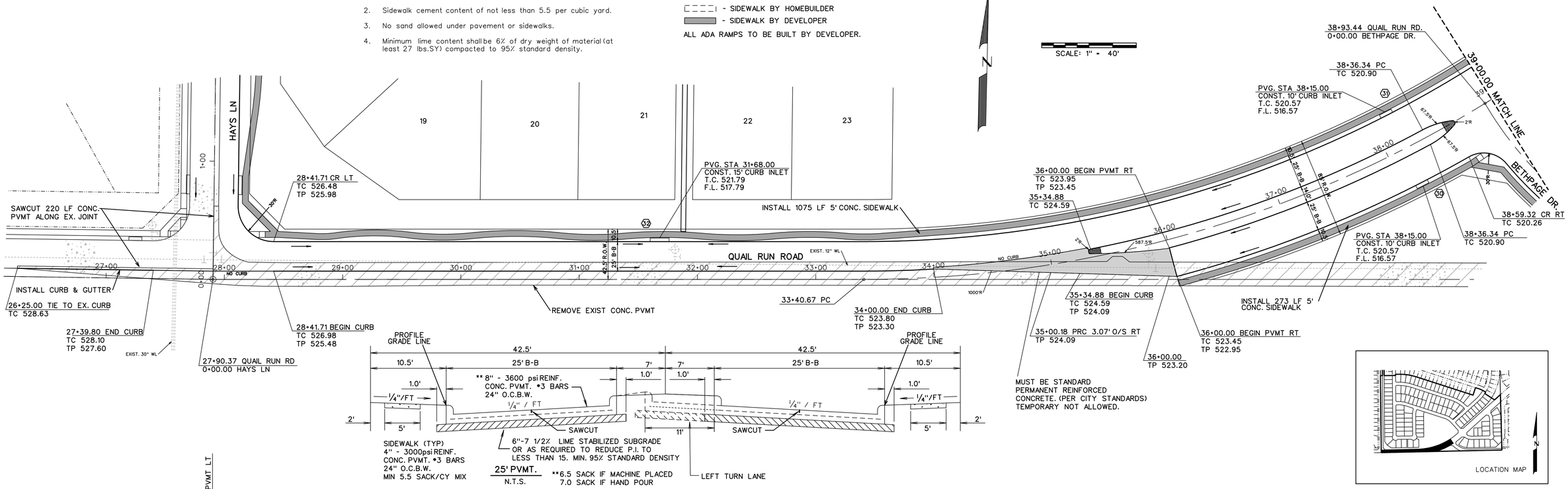
- - - - - - - SIDEWALK BY HOMEBUILDER

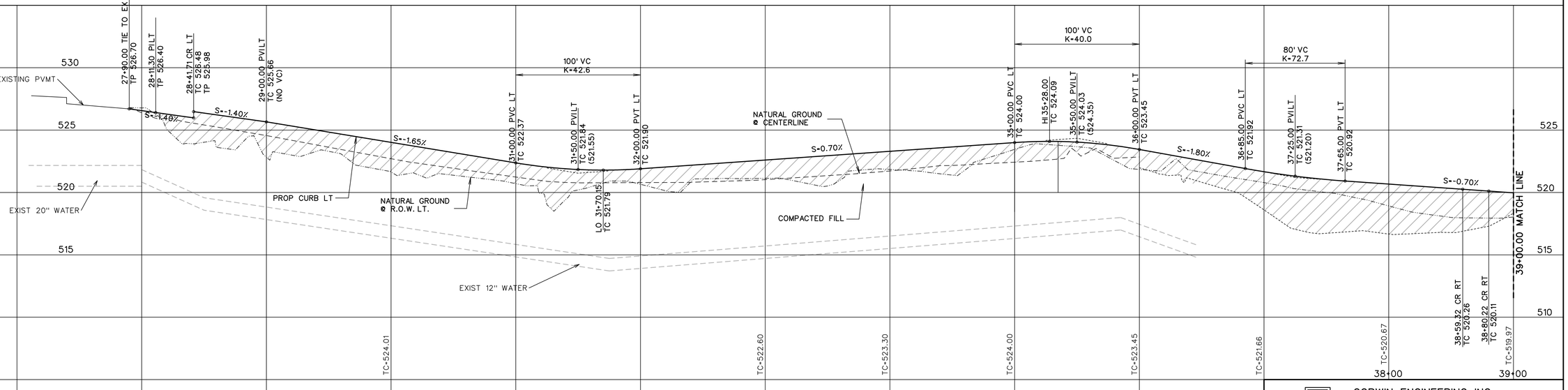
▬▬▬ - SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.

N

SCALE: 1" = 40'





RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

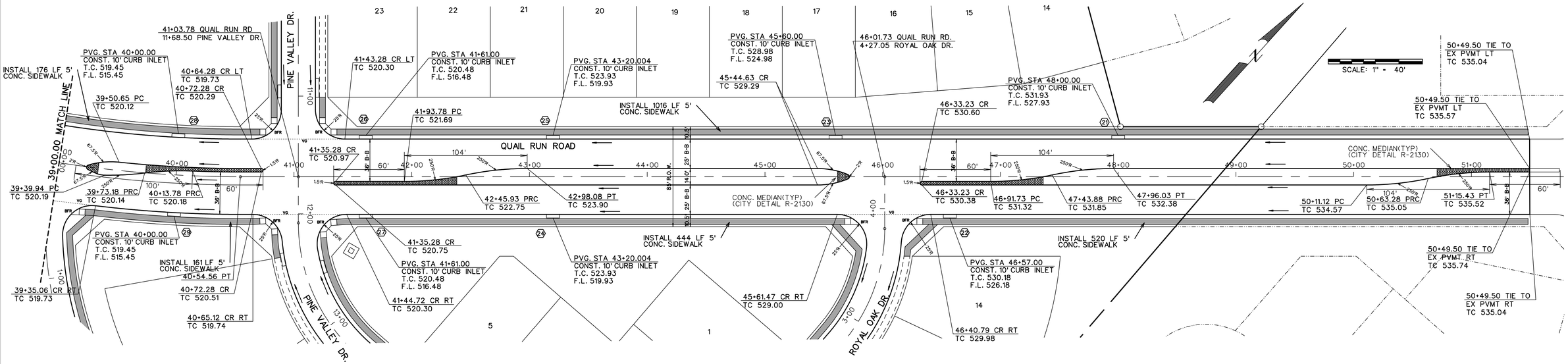
STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

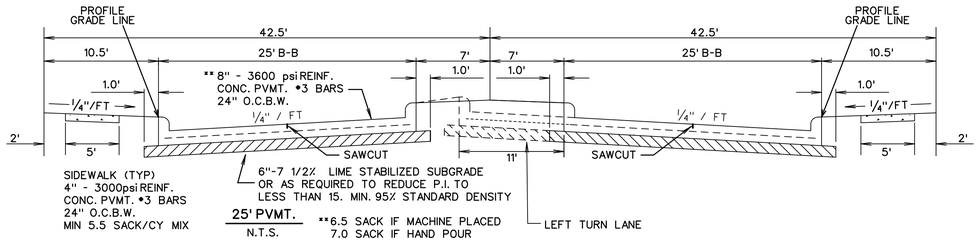
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

QUAIL RUN ROAD
STA 27+90 TO 39+00

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	13





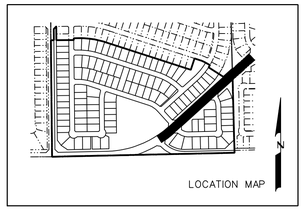
PAVING NOTES:

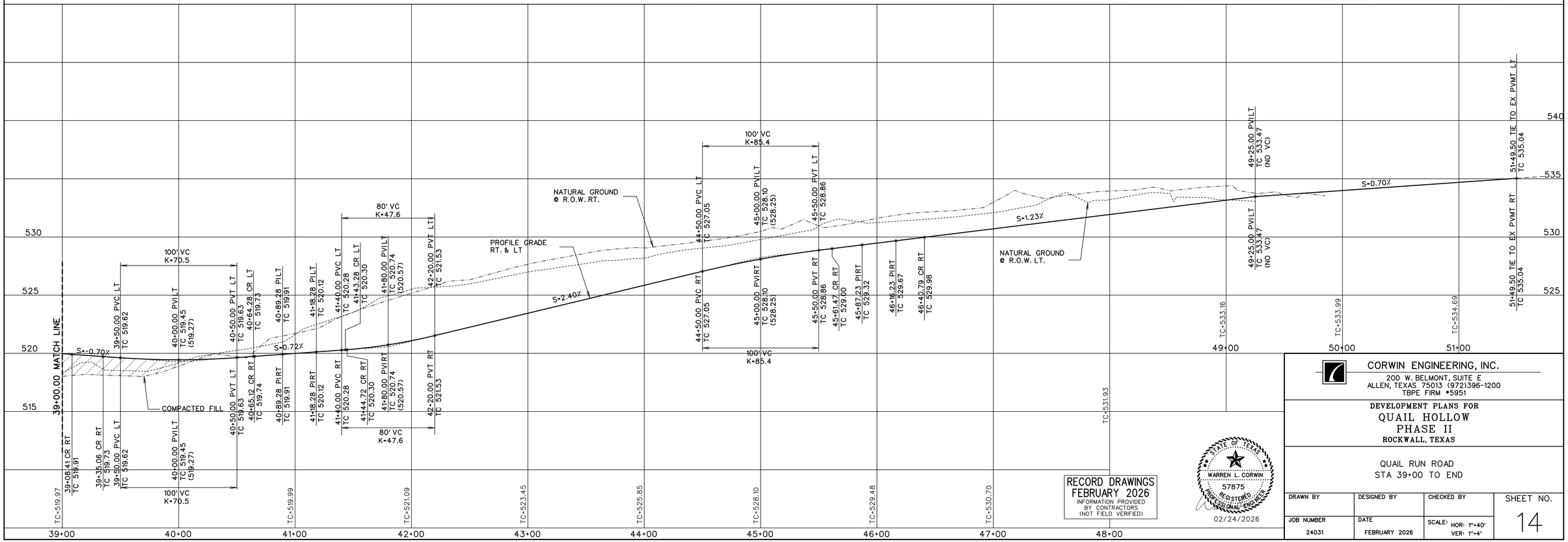
1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic for hand placed.
2. Sidewalk cement content of not less than 5.5 per cubic yard.
3. No sand allowed under pavement or sidewalks.
4. Minimum lime content shall be 6% of dry weight of material (at least 27 lbs.SY) compacted to 95% standard density.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- SIDEWALK BY HOMEBUILDER
- SIDEWALK BY DEVELOPER

ALL ADA RAMPS TO BE BUILT BY DEVELOPER.





RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

QUAIL RUN ROAD
STA 39+00 TO END

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	14

SCALE: 1" = 40'

HAYS LANE

APPLE TREE DRIVE

GRANITE FALLS DRIVE

SHADOW CREEK DRIVE

PINE VALLEY DRIVE

TRINITY FOREST DRIVE

MIRAMONE DR.

LOT 29 BLK G OPEN SPACE

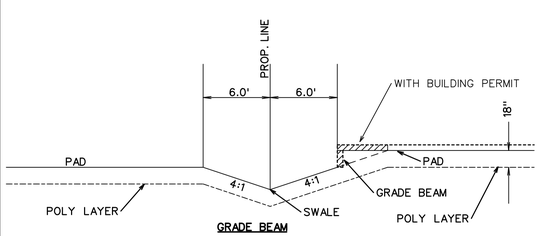
LOT 30 BLK A - OPEN SPACE

LOT 15 BLK C OPEN SPACE

LOT 30 BLK A
OPEN SPACE/DRAINAGE EASEMENT

MATCH LINE

MATCH LINE



GRADE BEAM

LEGEND

SPOT ELEVATION	706.2
EXIST. CONTOUR	--700--
PROP. CONTOUR	—704—
RETAINING WALL	
HIGH POINT	HP
TOP OF WALL GRADE	T706.2
BOTTOM OF WALL GRADE	B706.2

NOTES:

1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
3. Finished Pad Elevations are within ± 0.3 Feet.
4. All fill compacted to min 95% std. density using sheeps foot roller.
5. All portions of the wall to be on one lot(Highest side). Do not install on property line or in easements or right of way.
6. All R.O.W. to be ¼" per foot.

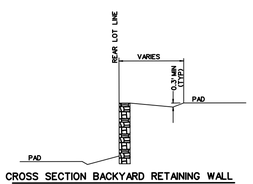
NOTE:

RETAINING WALLS 3' IN HEIGHT AND OVER NEED A ENGINEERED SEALED PLAN. (PLANS TO BE SUBMITTED PRIOR TO ENGINEERING APPROVAL)

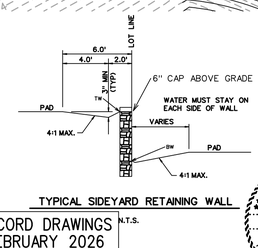
RETAINING WALLS OVER 18" MUST BE STONE OR MASONRY FINISH. SMOOTH FACE WALLS NOT ALLOWED

TOTAL SITE DISTURBANCE - 42.742 AC.

TOTAL SITE ACRE - 42.742 AC.



CROSS SECTION BACKYARD RETAINING WALL
N.T.S.



TYPICAL SIDEYARD RETAINING WALL
N.T.S.

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

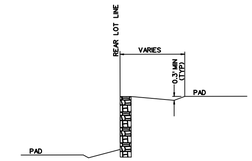
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

GRADING PLAN

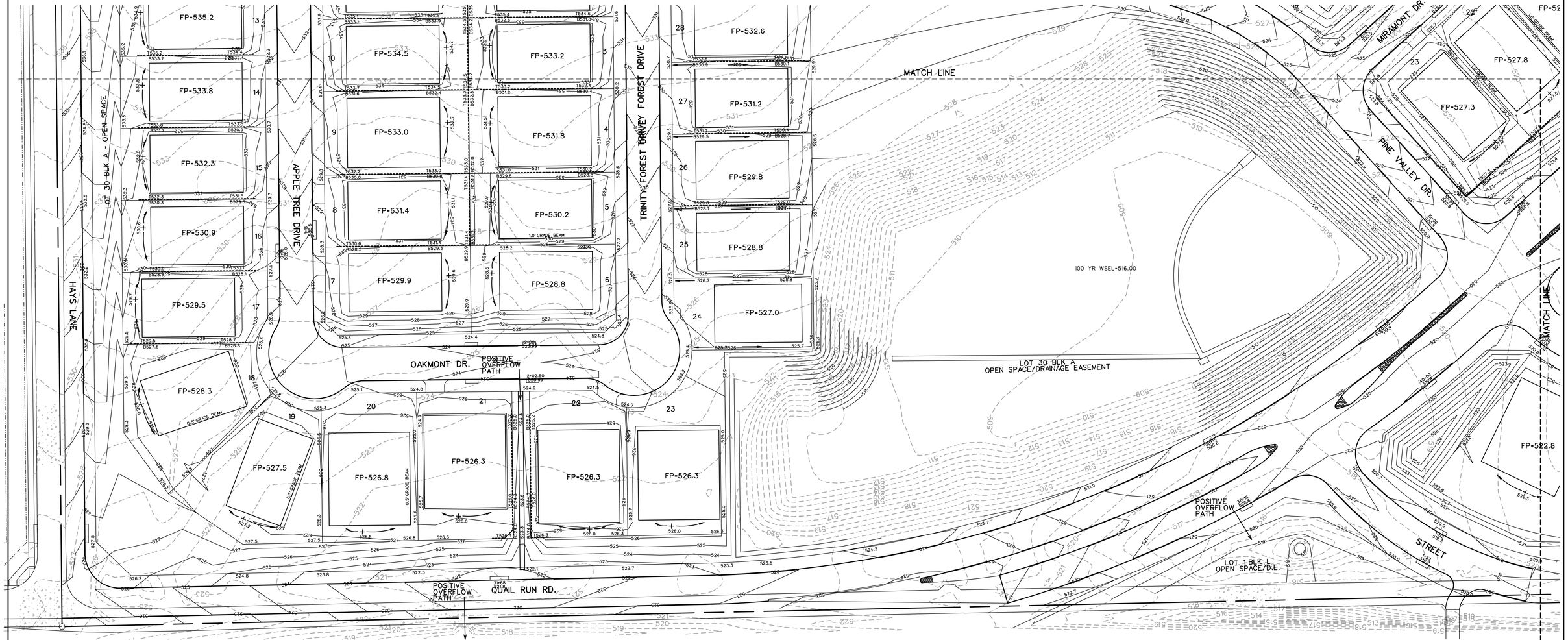
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			15
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	HOR: 1"=40' VER: 1"=4'	

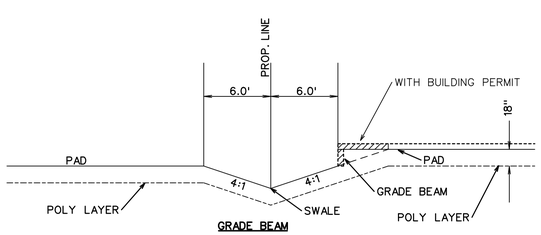
N

SCALE: 1" = 40'



CROSS SECTION BACKYARD RETAINING WALL
N.T.S.





GRADE BEAM

LEGEND

SPOT ELEVATION	706.2
EXIST. CONTOUR	--700--
PROP. CONTOUR	704
RETAINING WALL	
HIGH POINT	HP
TOP OF WALL GRADE	T706.2
BOTTOM OF WALL GRADE	B706.2

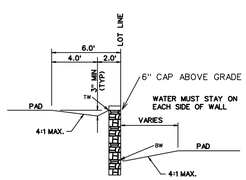
NOTES:

1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
3. Finished Pad Elevations are within ± 0.3 Feet.
4. All fill compacted to min 95% std. density using sheeps foot roller.
5. All portions of the wall to be on one lot(Highest side). Do not install on property line or in easements or right of way.
6. All R.O.W. to be 1/4" per foot.

NOTE:

RETAINING WALLS 3' IN HEIGHT AND OVER NEED A ENGINEERED SEALED PLAN. (PLANS TO BE SUBMITTED PRIOR TO ENGINEERING APPROVAL)

RETAINING WALLS OVER 18" MUST BE STONE OR MASONRY FINISH. SMOOTH FACE WALLS NOT ALLOWED



TYPICAL SIDEYARD RETAINING WALL
N.T.S.

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

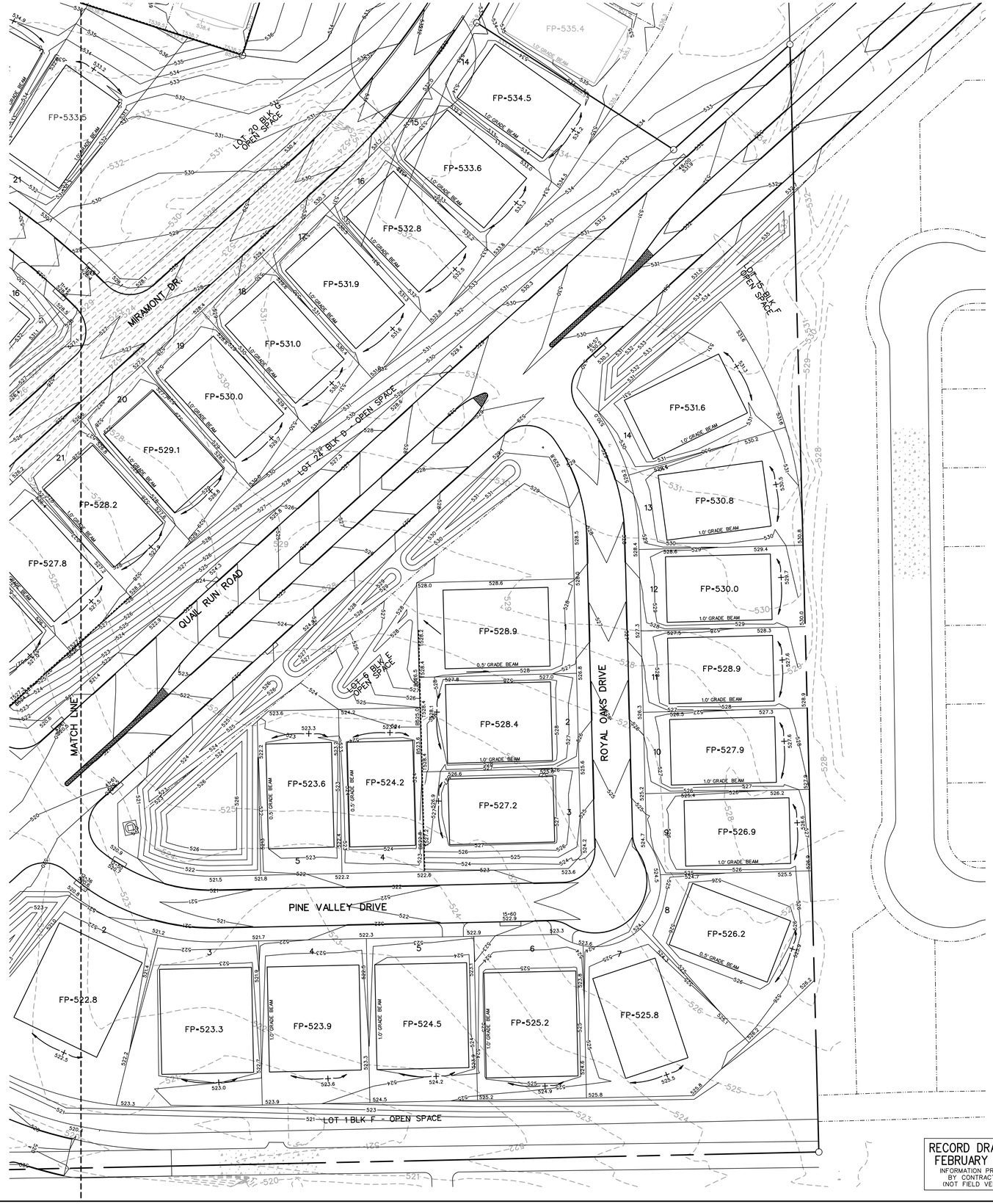
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

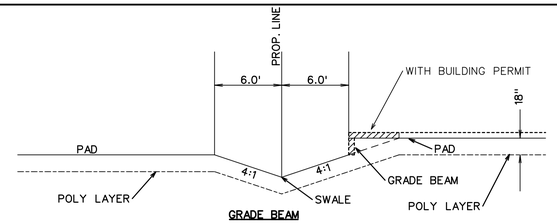
GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			16
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	HOR: 1"=40' VER: 1"=4'	

N

SCALE: 1" = 40'





GRADE BEAM

NOTE:

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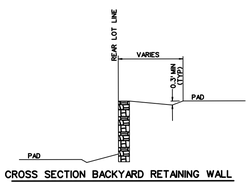
RETAINING WALLS OVER 18" MUST BE STONE OR MASONRY FINISH. SMOOTH FACE WALLS NOT ALLOWED

LEGEND

SPOT ELEVATION	706.2
EXIST. CONTOUR	--700--
PROP. CONTOUR	704
RETAINING WALL	
HIGH POINT	HP
TOP OF WALL GRADE	T706.2
BOTTOM OF WALL GRADE	B706.2

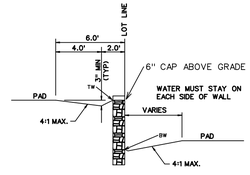
NOTES:

1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
3. Finished Pad Elevations are within ± 0.3 Feet.
4. All fill compacted to min 95% std. density using sheeps foot roller.
5. All portions of the wall to be on one lot(Highest side). Do not install on property line or in easements or right of way.
6. All R.O.W. to be 1/4" per foot.



CROSS SECTION BACKYARD RETAINING WALL

N.T.S.



TYPICAL SIDEYARD RETAINING WALL

N.T.S.

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER

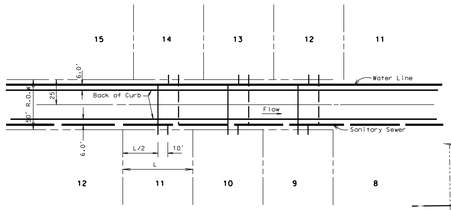
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

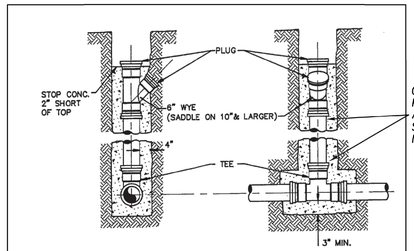
GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	17



TYPICAL WATER & SEWER SERVICE LAYOUT

N.T.S.



DEEP CUT CONNECTION USING P.V.C. PIPE

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

EXISTING SANITARY SEWER MANHOLE ADJUSTMENTS		
	EXIST RIM ELEV	PROP. RIM ELEV
1	543.84	542.30
2	535.92	534.30
3	525.63	525.10
4	524.57	525.10
5	527.92	-
6	521.94	522.80
7	529.77	530.25
8	527.27	-
9	523.25	524.00
10	520.72	519.50
11	519.52	520.00

0 50 100 200
SCALE: 1" = 100'

N

QUAIL HOLLOW PHASE I DOC. NO. 20240000003859

STONE CREEK PHASE VIII DOC. NO. 20190000004513

HAYS LANE

APPLE TREE DR

PINE VALLEY DR

SHADOW CREEK DR

TRINITY FOREST DR

OAKMONT DR.

MIRAMONT DR.

QUAIL RUN ROAD

ROYAL OAKS DR

PINE VALLEY DR STREET

LINE 'S-11'

LINE 'S-12'

LINE 'S-13'

LINE 'S-10'

LOT 30 BLK A OPEN SPACE/DRAINAGE EASEMENT

LOT 1 BLK C OPEN SPACE/D.E.

EXIST 30" FORCE MAIN

REMOVE 8" CAP & AUTO FLUSH VALVE. TIE TO EXISTING 8"

REMOVE EX. FIRE HYDRANT AND RETURN TO CITY INSTALL: FIRE HYDRANT 3' FROM BACK OF CURB.

REMOVE EX. FIRE HYDRANT AND RETURN TO CITY INSTALL: FIRE HYDRANT 3' FROM BACK OF CURB EXTEND 6" WL

LOWER EX. WL BELOW STORM SEWER

INSTALL: 1-8"X8" TEE 1-8" VALVE

INSTALL: 1-8"X6" TEE 1-6" VALVE 1-F.H.

INSTALL: 1-8"X6" TEE 1-8" VALVE 1-6" VALVE 1-F.H.

INSTALL: 1-8"X8" TEE 2-8" VALVE

INSTALL: 1-8"X6" TEE 1-8" VALVE 1-6" VALVE 1-F.H. 2-45° BENDS

INSTALL: 2- 45° BENDS

INSTALL: 8" WATER

11+50.00 LINE 'S-12' CONST. STD. 4' DIA. M.H. T. RIM = 543.22

9+29.04 LINE 'S-12' CONST. STD. 4' DIA. M.H. T. RIM = 541.62

6+00.00 LINE 'S-12' CONST. STD. 4' DIA. M.H. T. RIM = 538.70

3+08.36 LINE 'S-12' CONST. STD. 4' DIA. M.H. T. RIM = 533.97

0+00.00 LINE 'S-12' TIE TO EXIST. MANHOLE

7+74.01 LINE 'S-11' CONST. STD. 4' DIA. M.H. T. RIM = 536.17

8+98.00 LINE 'S-11' CONST. STD. 4' DIA. M.H. T. RIM = 537.98

5+00.00 LINE 'S-11' CONST. STD. 4' DIA. M.H. T. RIM = 534.25

4+10.00 LINE 'S-10' CONST. STD. 4' DIA. M.H. T. RIM = 534.50

1+71.72 LINE 'S-11' CONST. STD. 5' DIA. M.H. T. RIM = 529.59

0+00.00 LINE 'S-11' TIE TO EXIST. MANHOLE W/INTERNAL DROP CONNECTION

0+00.00 LINE 'S-10' TIE TO EXIST. MANHOLE

0+00.00 LINE 'S-13' TIE TO EXIST. MANHOLE

1+77.55 LINE 'S-13' CONST. STD. 4' DIA. M.H. T. RIM = 521.67

4+70.83 LINE 'S-13' CONST. STD. 4' DIA. M.H. T. RIM = 524.25

8+50.00 LINE 'S-13' CONST. STD. 4' DIA. M.H. T. RIM = 529.65

7+49.85 LINE 'S-13' CONST. STD. 4' DIA. M.H. T. RIM = 528.15

REMOVE 8" CAP & TIE TO EXISTING 8"

SEE DETAIL FOR EX. 8" WATER LINE

REMOVE 8" WATER

INSTALL: 8" WATER

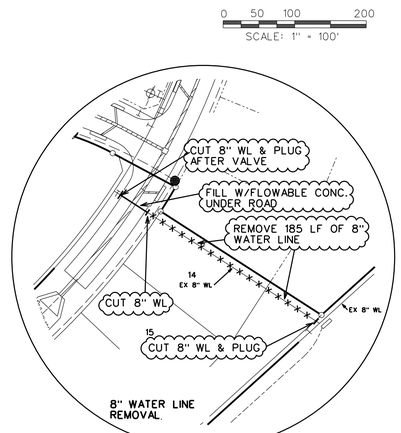
INSTALL: 1-8"X6" TEE 1-6" VALVE 1-F.H.

INSTALL: 1-8"X8" TEE 2-8" VALVE

INSTALL: 1-8"X6" TEE 1-6" VALVE 1-F.H.

INSTALL: 8-"X6" TEE 8" VALVE 1-6" VALVE 1-F.H.

INSTALL: 2-45° BENDS



8" WATER LINE REMOVAL

NOTE:

ALL WATER LINES TO BE CLASS 200 PIPE DR-14 C-900.

ALL SANITARY SEWER PIPE TO BE SDR 35 FOR 5-10' DEEP AND SDR 26 FOR 10' AND GREATER.

INSTALL BLUE "EMS" DISK ON WATER LINE AT EVERY 250' AND CHANGE IN DIRECTION, VALVE, AND SERVICE.

INSTALL GREEN "EMS" DISK ON SANITARY SEWER LINE EVERY 250' AND AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE.

ALL MANHOLES TO BE RAVEN EPOXY LINED AND SEALED OR APPROVED EQUAL. TO BE SPARK AND PRESSURE TESTED.

MANHOLES THAT ARE BEING TIED INTO WILL BE RAVEN LINED OR APPROVED EQUAL.

METER ON BLOCK A, LOT 30, SHALL SERVE IRRIGATION SYSTEM AND DETENTON POND.

FIRE HYDRANTS TO BE LOCATED BETWEEN CURB AND SIDEWALK, 3'-6' TO BACK OF CURB.

SERVICE SCHEDULE			
	TYPE	SIZE	NO.
	SANITARY	4"	111
	WATER	1"	111
	IRRIGATION	1"	1

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	32°47'47"	300.00'	171.72'	88.28'
2.	19°56'02"	353.50'	122.99'	62.12'
3.	33°44'57"	523.50'	308.36'	158.80'
4.	19°31'20"	648.50'	220.96'	111.56'
5.	40°41'27"	250.00'	177.55'	92.70'
6.	22°57'13"	250.00'	100.15'	50.75'

NOTE:
LOCATE ALL VALVES, MANHOLES & FIRE HYDRANTS OUTSIDE OF BARRIER FREE RAMPS AND CURB RETURNS.

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CORWIN ENGINEERING, INC.
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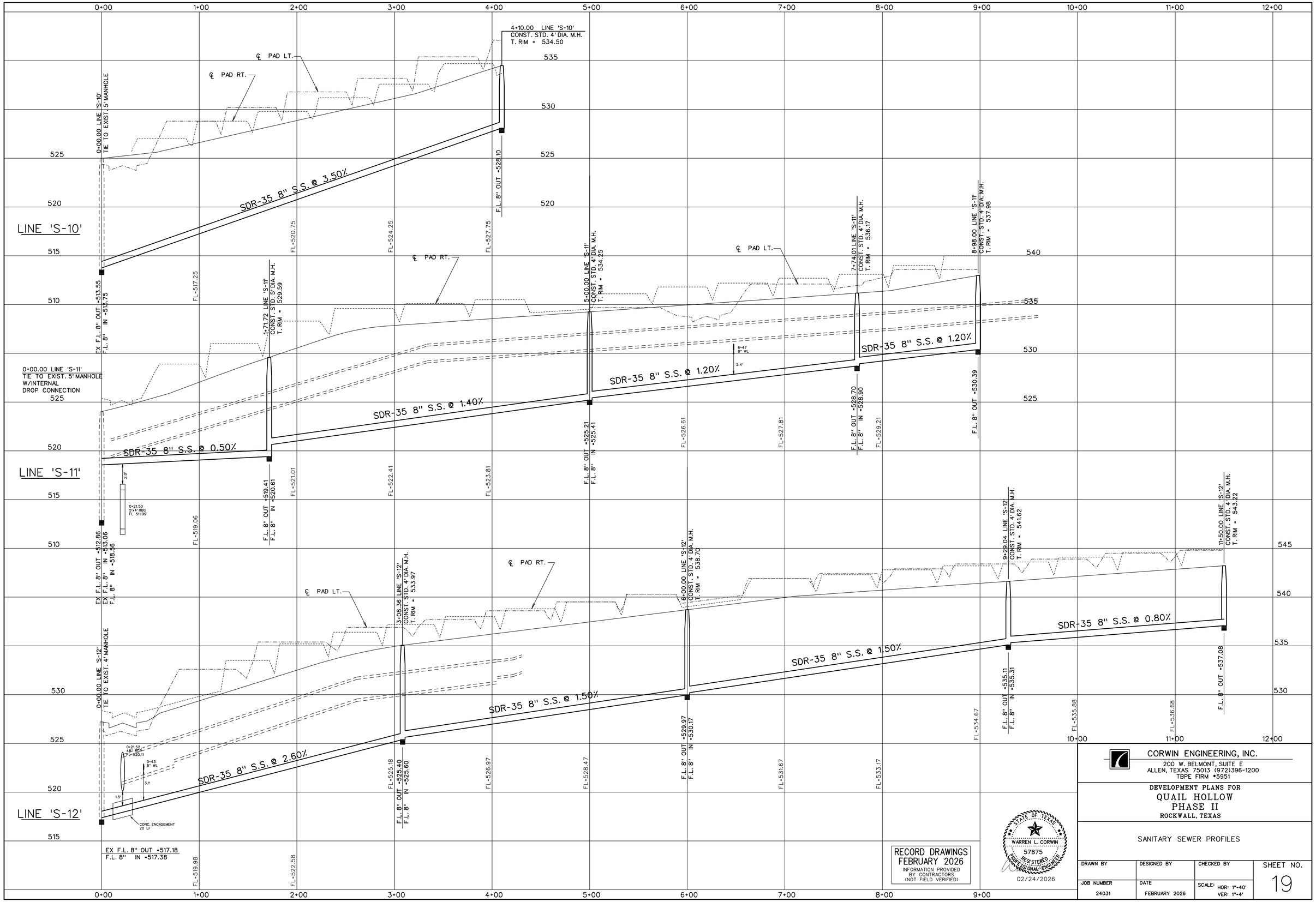
TBPE FIRM •5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

WATER AND SANITARY SEWER PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			18
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	1"=100'	



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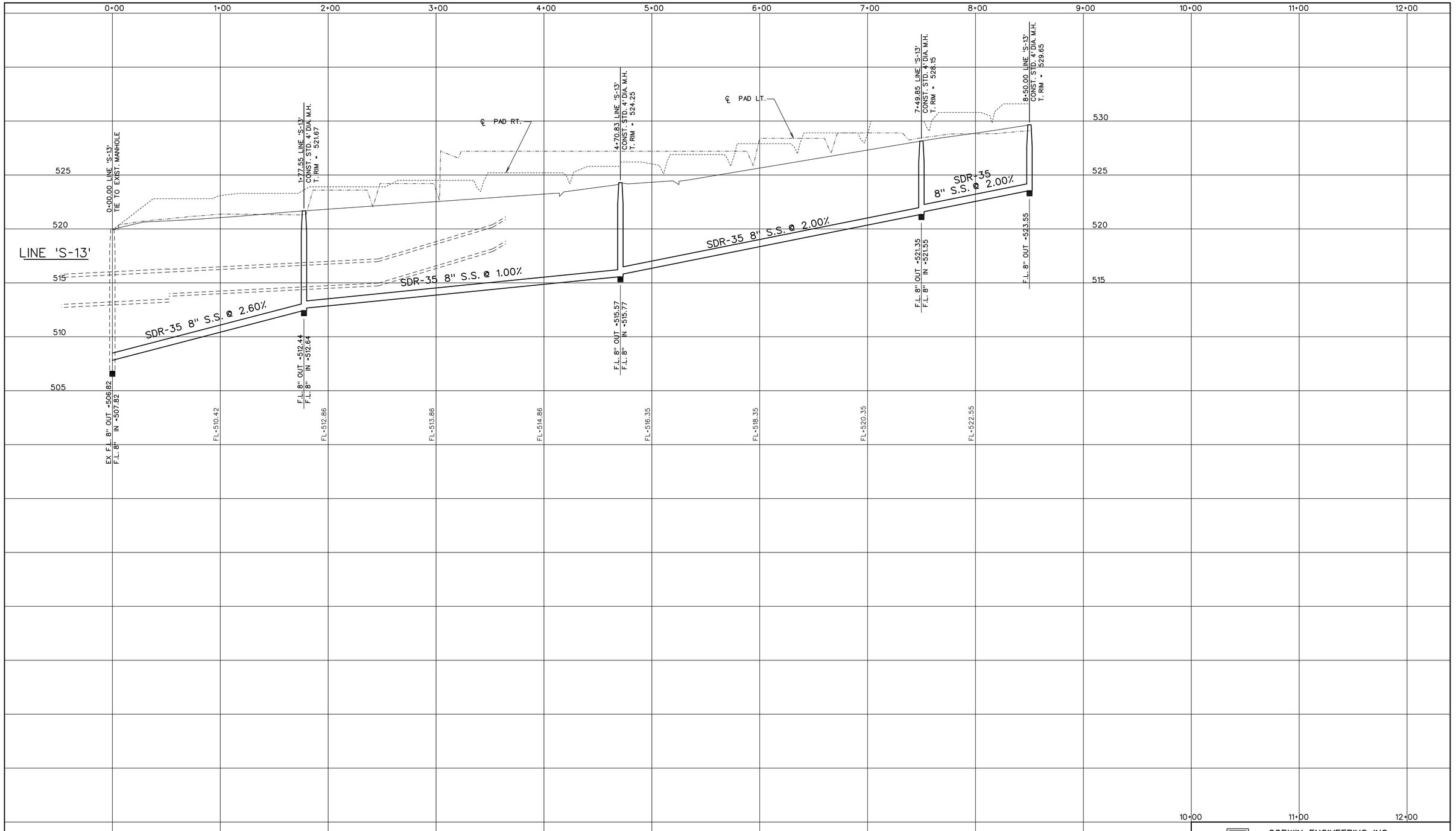
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	19



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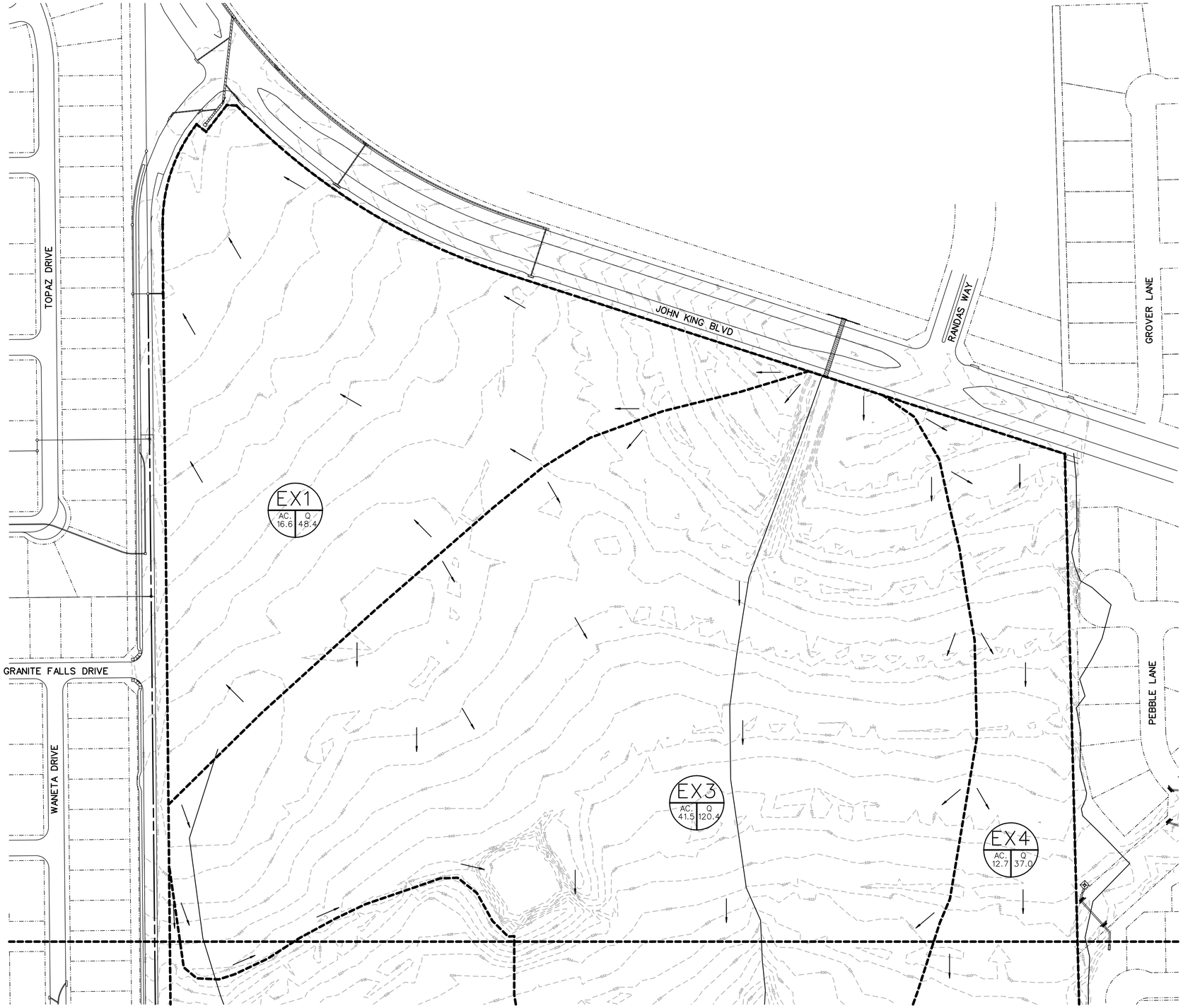
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	20



N

0 50 100 200

SCALE: 1" = 100'

EXISTING CONDITIONS RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains To:
EX1	725126	16.6	0.35	5.83	20	8.30	48.4	Ex. Inlet @ Hays & John King
EX2	618096	14.2	0.35	4.97	20	8.30	41.2	Ex. 24" RCP in Quail Run
EX3	1805927	41.5	0.35	14.51	20	8.30	120.4	Ex. 36" RCP in Quail Run
EX4	554878	12.74	0.35	4.46	20	8.30	37.0	Ex. 12" RCP in Quail Run

LEGEND

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

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

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87682
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02/24/2026

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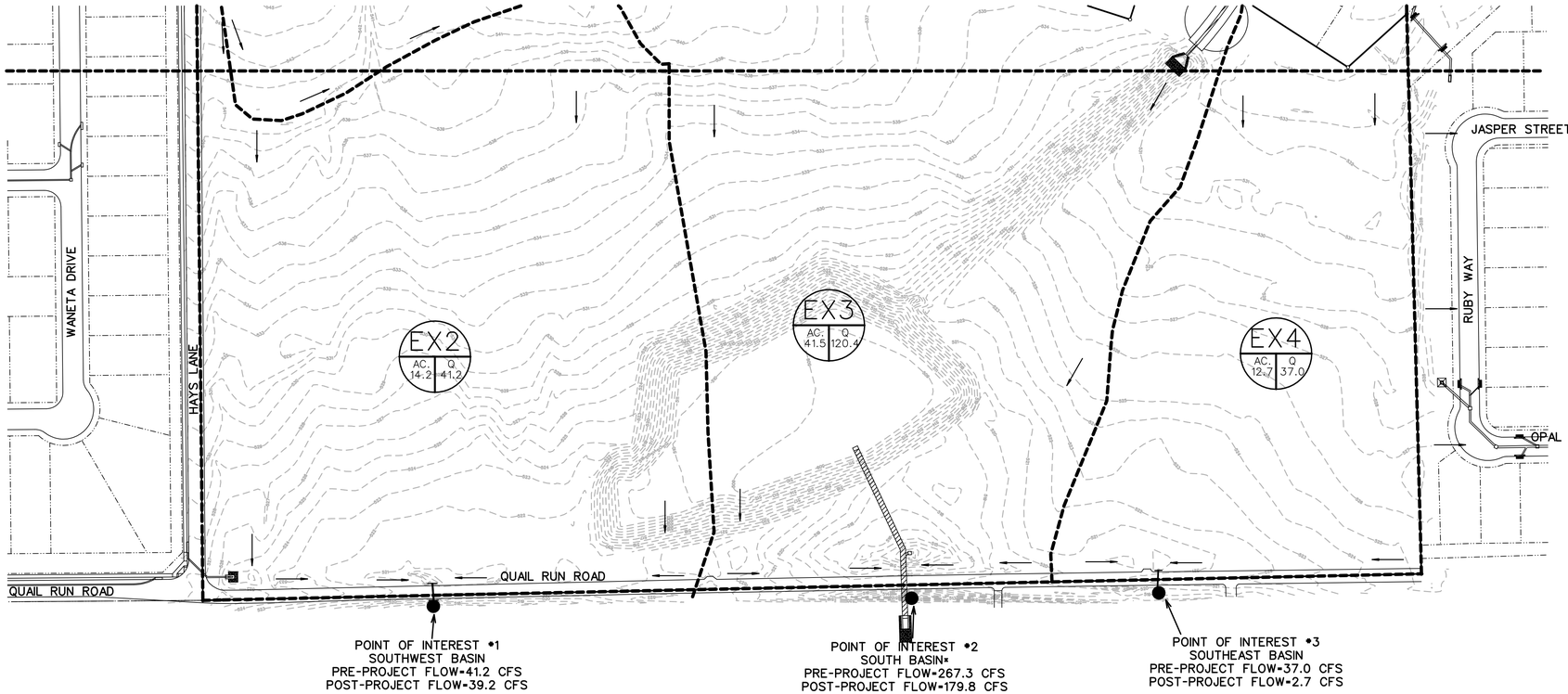
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

PRE-PROJECT CONDITIONS
DRAINAGE AREA MAP
SHEET 1 OF 2

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			21
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	1"=100'	



N

0 50 100 200

SCALE: 1" = 100'

EXISTING CONDITIONS RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains To:
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*SEE "DRAINAGE ANALYSIS FOR QUAIL HOLLOW"
BY CORWIN ENGINEERING, INC. DATED 01/18/2023
FOR DETAILED FLOW CALCULATIONS FOR SOUTH BASIN

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)

RECORD DRAWINGS
FEBRUARY 2026
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02/24/2026

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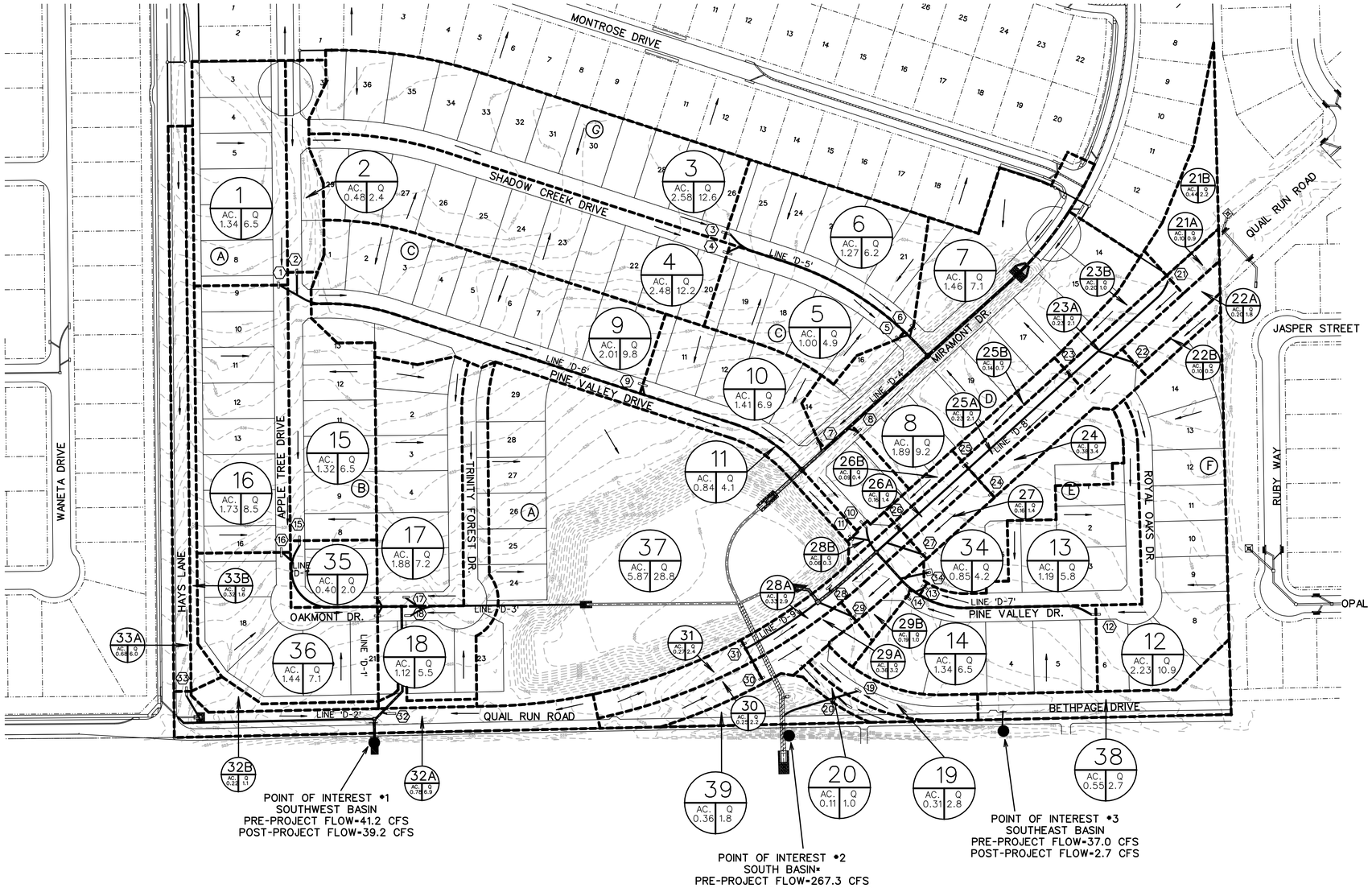
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

PRE-PROJECT CONDITIONS
DRAINAGE AREA MAP
SHEET 2 OF 2

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: 1"=100'	22



*SEE "DRAINAGE ANALYSIS FOR QUAIL HOLLOW"
BY CORWIN ENGINEERING, INC. DATED 01/18/2023
FOR DETAILED FLOW CALCULATIONS FOR SOUTH BASIN

N

0 50 100 200
SCALE: 1" = 100'

RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)	Drains To:
1	58175	1.34	0.50	0.67	10	9.80	6.5	Inlet 1
2	21001	0.48	0.50	0.24	10	9.80	2.4	Inlet 2
3	112240	2.58	0.50	1.29	10	9.80	12.6	Inlet 3
4	108150	2.48	0.50	1.24	10	9.80	12.2	Inlet 4
5	43394	1.00	0.50	0.50	10	9.80	4.9	Inlet 5
6	55345	1.27	0.50	0.64	10	9.80	6.2	Inlet 6
7	63540	1.46	0.50	0.73	10	9.80	7.1	Inlet 7
8	82178	1.89	0.50	0.94	10	9.80	9.2	Inlet 8
9	87501	2.01	0.50	1.00	10	9.80	9.8	Inlet 9
10	61397	1.41	0.50	0.70	10	9.80	6.9	Inlet 10
11	36547	0.84	0.50	0.42	10	9.80	4.1	Inlet 11
12	97213	2.23	0.50	1.12	10	9.80	10.9	Inlet 12
13	52001	1.19	0.50	0.60	10	9.80	5.8	Inlet 13
14	58217	1.34	0.50	0.67	10	9.80	6.5	Inlet 14
15	57525	1.32	0.50	0.66	10	9.80	6.5	Inlet 15
16	75400	1.73	0.50	0.87	10	9.80	8.5	Inlet 16
17	64398	1.48	0.50	0.74	10	9.80	7.2	Inlet 17
18	48727	1.12	0.50	0.56	10	9.80	5.5	Inlet 18
19	13702	0.31	0.90	0.28	10	9.80	2.8	Inlet 19
20	4795	0.11	0.90	0.10	10	9.80	1.0	Inlet 20
21a	4389	0.10	0.90	0.09	10	9.80	0.9	Inlet 21
21b	19254	0.44	0.50	0.22	10	9.80	2.2	Inlet 21
22a	8912	0.20	0.90	0.18	10	9.80	1.8	Inlet 22
22b	4520	0.10	0.50	0.05	10	9.80	0.5	Inlet 22
23a	10200	0.23	0.90	0.21	10	9.80	2.1	Inlet 23
23b	8608	0.20	0.50	0.10	10	9.80	1.0	Inlet 23
24	16669	0.38	0.90	0.34	10	9.80	3.4	Inlet 24
25a	10200	0.23	0.90	0.21	10	9.80	2.1	Inlet 25
25b	6000	0.14	0.50	0.07	10	9.80	0.7	Inlet 25
26a	6757	0.16	0.90	0.14	10	9.80	1.4	Inlet 26
26b	3975	0.09	0.50	0.05	10	9.80	0.4	Inlet 26
27	6757	0.16	0.90	0.14	10	9.80	1.4	Inlet 27
28a	14488	0.33	0.90	0.30	10	9.80	2.9	Inlet 28
28b	2772	0.06	0.50	0.03	10	9.80	0.3	Inlet 28
29a	15666	0.36	0.90	0.32	10	9.80	3.2	Inlet 29
29b	8440	0.19	0.50	0.10	10	9.80	0.9	Inlet 29
30	11093	0.25	0.90	0.23	10	9.80	2.2	Inlet 30
31	11938	0.27	0.90	0.25	10	9.80	2.4	Inlet 31
32a	33843	0.78	0.90	0.70	10	9.80	6.9	Inlet 32
32b	9428	0.22	0.50	0.11	10	9.80	1.1	Inlet 32
33a	29444	0.68	0.90	0.61	10	9.80	6.0	Inlet 33
33b	13818	0.32	0.50	0.16	10	9.80	1.6	Inlet 33
34	37185	0.85	0.50	0.43	10	9.80	4.2	Inlet 34
35	17400	0.40	0.50	0.20	10	9.80	2.0	Inlet 35
36	62686	1.44	0.50	0.72	10	9.80	7.1	Inlet 36
37	255619	5.87	0.50	2.93	10	9.80	28.8	Detention
38	23818	0.55	0.50	0.27	10	9.80	2.7	Existing Bethpage
39	15558	0.36	0.50	0.18	10	9.80	1.8	Existing 5' Wye

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
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02/24/2026

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TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

POST CONDITIONS
DRAINAGE AREA MAP

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			23
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	1" = 100'	

STORM SEWER CALCULATIONS

SYSTEM ID	Conduit Properties: Collection Point Station Up-stream	Down-stream	Length	# of Barrels	Pipe Size	Box Span	Box Rise	Type	Area	Wetted Perimeter P_W	Hydraulic Radius	Manning's n	Flowline Elevation Up-stream	Flowline Elevation Down-stream	Slope	Incremental Drainage Area: Inlet ID	Area	Runoff Coeff. C	Incremental C*A	Accumulated C*A	Up-stream T_C	Design Storm Freq.	Intensity I	**Runoff Q**	Conduit Capacity Q_C	Partial Flow	**Velocity V**	Time in Conduit	**Friction Slope S_f**	Friction Headloss	HGL: **Up-stream**	HGL: Down-stream	V1/2g (U/S)	V2/2g	Junctions: Type	Junctions: Coeff. K_j	Velocity Headloss	**Design HGL**	Top of Curb Elevation	HGL Depth Below T/C
									(ft^2)	(ft)	(ft)				(ft/ft)		(acres)				(min)	(yr)	(in/hr)	(cfs)	(cfs)	(Yes/No)	(ft/s)	(min)	(ft/ft)	(ft)	(ft)	(ft)	(ft)				(ft)	(ft)		(ft)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)
Line D1	5+41.95	5+10.65	31.30	1	18			RCP	1.7672	4.7124	0.375	0.013	524.49	523.69	0.0282	15	1.32	0.50	0.66	0.66	10.00	100	9.80	**6.5**	17.6		**9.2**	0.06	**0.0038**	0.12	**525.12**	524.24	0.00	1.31	Inlet	1.25	1.64	**526.76**	528.49	1.73
	5+10.65	3+01.55	209.10	1	24			RCP	3.1416	6.2832	0.500	0.013	523.11	518.54	0.0282	D1A	1.73	0.50	0.87	1.53	10.06	100	9.79	**14.9**	38.0		**4.8**	0.73	**0.0043**	0.91	**523.98**	521.73	1.31	0.35	60° Wye	0.35	0.00	**524.24**	528.03	3.79
	3+01.55	2+67.91	33.64	1	24			RCP	3.1416	6.2832	0.500	0.013	518.54	518.05	0.0147	D1B & D1C	1.84	0.50	0.92	2.45	10.79	100	9.68	**23.7**	27.4		**7.5**	0.07	**0.0109**	0.37	**520.97**	520.60	0.35	0.88	60° Wye	0.35	0.76	**521.73**	524.23	2.50
	2+67.91	1+20.23	147.68	1	30			RCP	4.9088	7.854	0.625	0.013	517.55	516.81	0.0050	MH	0.00	0.50	0.00	2.45	10.86	100	9.67	**23.6**	29.0		**4.8**	0.51	**0.0033**	0.49	**520.41**	519.92	0.88	0.36	MH	0.55	0.20	**520.60**	524.00	3.40
	1+20.23	0+69.30	50.93	1	30			RCP	4.9088	7.854	0.625	0.013	516.81	516.56	0.0050	45 Bend	0.00	0.50	0.00	2.45	11.37	100	9.59	**23.5**	29.0		**4.8**	0.18	**0.0033**	0.17	**519.79**	519.62	0.36	0.35	45° Bend	0.37	0.13	**519.92**	523.30	3.38
	0+69.30	0+51.31	17.99	1	30			RCP	4.9088	7.854	0.625	0.013	516.56	516.47	0.0050	D1D	0.99	0.50	0.50	2.94	11.55	100	9.57	**28.1**	29.0		**5.7**	0.05	**0.0047**	0.08	**519.23**	519.15	0.35	0.51	60° Wye	0.35	0.39	**519.62**	521.80	2.18
	0+51.31	0+00.00	51.31	1	36			RCP	7.0686	9.4248	0.750	0.013	515.97	515.71	0.0050	D2	2.32	0.50	1.16	4.10	11.60	100	9.56	**39.2**	47.2		**5.5**	0.15	**0.0034**	0.18	**518.89**	518.71	0.51	0.48	MH	0.55	0.28	**519.15**	521.52	2.37
Lat D1A	0+23.84	0+00.00	23.84	1	18			RCP	1.7672	4.7124	0.375	0.013	524.03	523.61	0.0176	16	1.73	0.50	0.87	0.87	10.00	100	9.80	**8.5**	13.9		**4.8**	0.08	**0.0065**	0.15	**524.57**	523.98	0.00	0.36	Inlet	1.25	0.45	**525.02**	528.03	3.01
																											4.8				**523.98**	523.98	0.36	0.35	60° Wye	0.35	0.23	**523.98**		
Lat D1B	0+16.74	0+00.00	16.74	1	18			RCP	1.7672	4.7124	0.375	0.013	520.23	518.79	0.0860	35	0.40	0.50	0.20	0.20	0.00	100	11.30	**2.3**	30.8		**1.3**	0.22	**0.0005**	0.01	**521.85**	521.84	0.00	0.03	Inlet	1.25	0.03	**521.88**	524.23	2.35
																											7.5				**520.97**	520.97	0.03	0.88	60° Wye	0.35	0.87	**521.84**		
Lat D1C	0+16.74	0+00.00	16.74	1	18			RCP	1.7672	4.7124	0.375	0.013	520.23	518.79	0.0860	36	1.44	0.50	0.72	0.72	0.00	100	11.30	**8.1**	30.8		**4.6**	0.06	**0.0060**	0.10	**521.84**	521.74	0.00	0.33	Inlet	1.25	0.41	**522.25**	524.23	1.98
																											7.5				**520.97**	520.97	0.33	0.88	60° Wye	0.35	0.77	**521.74**		
Lat D1D	0+08.36	0+00.00	8.36	1	18			RCP	1.7672	4.7124	0.375	0.013	517.79	517.10	0.0125	32	0.99	0.81	0.81	0.81	10.00	100	9.80	**7.9**	11.7		**4.5**	0.03	**0.0056**	0.05	**519.53**	519.48	0.00	0.31	Inlet	1.25	0.39	**519.92**	521.79	1.87
																											5.7				**519.23**	519.23	0.31	0.51	MH	0.48	0.25	**519.48**		
Line D2	3+12.39	2+98.58	13.81	1	24			RCP	3.1416	6.2832	0.500	0.013	522.79	522.05	0.0272	Ex. 21"	1.33	0.64	0.85	0.85	10.03	100	9.80	**8.3**	37.3		**2.7**	0.09	**0.0014**	0.02	**523.33**	522.59	0.00	0.11	0° Junction	1.00	0.11	**523.33**	526.70	3.37
	2+98.58	2+66.43	32.15	1	24			RCP	3.1416	6.2832	0.500	0.013	522.05	520.04	0.0272	Bend	0.00	0.77	0.00	0.85	10.12	100	9.78	**8.3**	37.3		**2.7**	0.20	**0.0013**	0.04	**522.59**	521.99	0.11	0.11	45° Bend	0.37	0.07	**522.59**	526.14	3.55
	2+66.43	0+00.00	266.43	1	24			RCP	3.1416	6.2832	0.500	0.013	520.04	516.85	0.0176	D2A	0.99	0.77	0.77	1.62	10.12	100	9.78	**15.8**	30.0		**5.0**	0.88	**0.0049**	1.30	**521.99**	519.15	0.11	0.39	60° Wye	0.35	0.36	**521.99**	525.84	3.85
																											5.5				**518.89**	518.89	0.39	0.48	MH	0.55	0.26	**519.15**	525.00	5.85
Lat D2A	0+53.49	0+00.00	53.49	1	24			RCP	3.1416	6.2832	0.500	0.013	523.58	520.29	0.0615	33	0.99	0.77	0.77	0.77	10.00	100	9.80	**7.5**	56.1		**2.4**	0.37	**0.0011**	0.06	**524.13**	522.35	0.00	0.09	Inlet	1.25	0.11	**524.13**	527.58	3.45
																											5.0				**521.99**	521.99	0.09	0.39	60° Wye	0.35	0.36	**522.35**		
Line D3	3+07.94	2+93.36	14.58	1	18			RCP	1.7672	4.7124	0.375	0.013	519.99	519.66	0.0231	17	1.48	0.50	0.74	0.74	10.00	100	9.80	**7.2**	16.0		**4.1**	0.06	**0.0047**	0.07	**521.06**	520.99	0.00	0.26	Inlet	1.25	0.33	**521.38**	523.99	2.61
	2+93.36	0+00.00	293.36	1	18			RCP	1.7672	4.7124	0.375	0.013	519.66	510.00	0.0231	D3A	1.12	0.50	0.56	1.30	10.06	100	9.79	**12.7**	16.0		**7.2**	0.68	**0.0146**	4.27	**520.27**	516.00	0.26	0.80	60° Wye	0.35	0.71	**520.99**	523.89	2.90
Lat D3A	0+33.63	0+00.00	33.63	1	24			RCP	3.1416	6.2832	0.500	0.013	519.99	519.62	0.0115	18	1.12	0.50	0.56	0.56	10.00	100	9.80	**5.5**	24.3		**1.7**	0.32	**0.0006**	0.02	**521.08**	521.06	0.00	0.05	Inlet	1.25	0.06	**521.13**	523.99	2.86
																											7.2				**520.27**	520.27	0.05	0.80	60° Wye	0.35	0.79	**521.06**		
Line D4	6+14.81	3+79.81	235.00	1	48			RCP	12.5664	12.5664	1.000	0.013	523.85	520.33	0.0150	Ex. 48"	21.58	0.50	10.79	10.79	11.13	100	9.63	**103.9**	175.9		**8.3**	0.47	**0.0052**	1.22	**526.06**	523.48	0.00	1.06	Inlet	1.25	1.06	**526.06**	530.94	4.88
	3+79.81	1+92.44	187.37	1	48			RCP	12.5664	12.5664	1.000	0.013	520.33	515.81	0.0345	D5	7.33	0.50	3.66	14.45	11.60	100	9.56	**138.2**	266.8		**11.0**	0.28	**0.0092**	1.72	**523.48**	520.50	1.06	1.88	MH	0.55	1.29	**523.48**	527.41	3.93
	1+92.44	1+31.44	61.00	1	48			RCP	12.5664	12.5664	1.000	0.013	515.81	513.71	0.0345	D4A	2.29	0.50	1.14	15.60	11.89	100	9.52	**148.4**	266.8		**11.8**	0.09	**0.0106**	0.65	**518.99**	518.35	1.88	2.17	60° Wye	0.35	1.51	**520.50**	525.58	5.08
	1+31.44	0+84.81	46.63	1	48			RCP	12.5664	12.5664	1.000	0.013	513.71	512.10	0.0345	D4B	1.82	0.50	0.91	16.51	11.97	100	9.50	**156.9**	266.8		**12.5**	0.06	**0.0119**	0.55	**517.12**	516.56	2.17	2.42	MH	0.55	1.23	**518.35**	525.16	6.81
	0+84.81	0+00.00	84.81	1	60			RCP	19.6350	15.708	1.250	0.013	509.92	509.50	0.0050	D6 & D7	1.46	0.50	0.73	17.23	12.04	100	9.49	**163.6**	184.2		**8.3**	0.17	**0.0039**	0.33	**516.33**	516.00	2.42	1.08	60° Wye	0.35	0.23	**516.56**	524.43	7.87
Lat D4A	0+16.74	0+00.00	16.74	1	18			RCP	1.7672	4.7124	0.375	0.013	521.64	517.06	0.2736	8	2.29	0.50	1.14	1.14	10.00	100	9.80	**11.2**	54.9		**6.3**	0.04	**0.0113**	0.19	**521.13**	520.94	0.00	0.62	Inlet	1.25	0.62	**521.76**	525.64	3.88
																											11.8				**518.99**	518.99	0.62	2.17	60° Wye	0.35	1.95	**520.94**		
Lat D4B	0+16.74	0+00.00	16.74	1	18			RCP	1.7672	4.7124	0.375	0.013	521.22	514.96	0.3740	7	1.46	0.50	0.73	0.73	10.00	100	9.80	**7.1**	64.2		**4.0**	0.07	**0.0046**	0.08	**518.18**	518.11	0.00	0.25	Inlet	1.25	0.25	**518.44**	525.22	6.78
																											8.3				**517.12**	517.12	0.25	1.08	60° Wye	0.35	0.99	**518.11**		
Line D5	4+08.89	3+80.95	27.94	1	18			RCP	1.7672	4.7124	0.375	0.013	532.37	531.32	0.0350	3	2.58	0.50	1.29	1.29	10.00	100	9.80	**12.6**	19.7		**7.1**	0.07	**0.0144**	0.40	**533.44**	532.93	0.00	0.79	Inlet	1.25	0.79	**533.44**	536.37	2.93
	3+80.95	0+49.75	331.20	1	24			RCP	3.1416	6.2832	0.500	0.013	531.32	522.73	0.0125	D5A	2.48	0.50	1.24	2.53	10.07	100	9.79	**24.8**	25.3		**7.9**	0.70	**0.0119**	3.95	**532.93**	526.10	0.79	0.97	60° Wye	0.35	0.69	**532.93**	535.84	2.91
	0+49.75	0+45.29	4.46	1	30			RCP	4.9088	7.854	0.625	0.013	522.73	522.59	0.0333	D5B	1.00	0.50	0.50	3.03	10.77	100	9.69	**29.3**	74.8		**6.0**	0.01	**0.0051**	0.02	**525.89**	525.86	0.97	0.55	60° Wye	0.35	0.22	**526.10**	528.28	2.18
	0+45.29	0+00.00	45.29	1	30			RCP	4.9088	7.854	0.625	0.013	522.59	521.08	0.0333	D5C	1.27	0.50	0.64	3.66	10.78	100	9.68	**35.5**	74.8		**7.2**	0.10	**0.0074**	0.34	**525.25**	524.91	0.55	0.81	60° Wye	0.35	0.62	**525.86**	528.15	2.29
																											11.0				**523.48**	523.48	0.81	1.88	MH	0.55	1.43	**524.91**		
Lat D5A	0+26.60	0+00.00	26.60	1	18			RCP	1.7672	4.7124	0.375	0.013	532.20	531.57	0.0237	4	2.48	0.50	1.24	1.24	10.00	100	9.80	**12.2**	16.2		**6.9**	0.06	**0.0133**	0.35	**533.99**	533.64	0.00	0.74	Inlet	1.25	0.74	**534.73**	536.20	1.47
																											7.9				**532.93**	532.93	0.74	0.97	60° Wye	0.35	0.71	**533.64**		
Lat D5B	0+16.85	0+00.00	16.85	1	18			RCP	1.7672	4.7124	0.375	0.013	524.33	523.23	0.0653	5	1.00	0.50	0.50	0.50	10.00	100	9.80	**4.9**	26.8		**2.8**	0.10	**0.0021**	0.04	**526.44**	526.40	0.00	0.12	Inlet	1.25	0.12	**526.55**	528.33	1.78
																											6.0				**525.89**	525.89	0.12	0.55	60° Wye	0.35	0.51	**526.40**		
Lat D5C	0+16.64	0+00.00	16.64	1	18			RCP	1.7672	4.7124	0.375	0.013	524.39	523.09	0.0781	6	1.27	0.50	0.64	0.64	10.00	100	9.80	**6.2**	29.4		**3.5**	0.08	**0.0035**	0.06	**526.05**	525.99	0.00	0.19	Inlet	1.25	0.19	**526.24**	528.39	2.15
																											7.2				**525.25**	525.25	0.19	0.81	60° Wye	0.35	0.74	**525.99**		
Line D6	9+73.55	9+38.33	35.22	1	18			RCP	1.7672	4.7124	0.375	0.013	534.70	533.77	0.0350	1	1.34	0.50	0.67	0.67	10.00	100	9.80	**6.5**	19.7		**3.7**	0.16	**0.0039**	0.14	**535.30**	534.89	0.00	0.21	Inlet	1.25	0.21	**535.30**	538.70	3.40
	9+38.33	5+00.00	438.33	1	18			RCP	1.7672	4.7124	0.375	0.013	533.77	530.47	0.0070	D6A	0.48	0.50	0.24	0.91	10.16	100	9.78	**8.9**	8.8		**5.0**	1.45	**0.0071**	3.12	**534.89**	531.69	0.21	0.39	60° Wye	0.35	0.32	**534.89**	538.33	3.44
	5+00.00	3+07.63	192.37	1	18			RCP	1.7672	4.7124	0.375	0.013	530.47	527.73	0.0070	MH	0.00	0.50	0.00	0.91	11.61	100	9.56	**8.7**	8.8		**4.9**	0.65	**0.0068**	1.31	**531.69**	529.96	0.39	0.38	MH	0.05	0.36	**531.69**	534.18	2.49
	3+07.63	0+00.00	307.63	1	18			RCP	1.7672	4.7124	0.375	0.013	527.73	513.35	0.0300	D6B	2.01	0.50	1.00	1.91	12.26	100	9.46	**18.1**	18.2		**10.2**	0.50	**0.0295**	9.08	**529.96**	520.94	0.38	1.63	60° Wye	0.35	1.50	**529.96**	532.83	2.87
																											8.3				**520.94**	516.33	1.63	1.08	MH	0.55	0.18	**520.94**		
Lat D6A	0+34.11	0+00.00	34.11	1	18			RCP	1.7672	4.7124	0.375	0.013	535.21	533.77	0.0422	2	0.48	0.50	0.24	0.24	10.00	100	9.80	**2.4**	21.6		**1.3**	0.43	**0.0005**	0.02	**535.55**	535.27	1.08	0.03	Inlet	1.25	0.00	**535.55**	539.21	3.66
																											5.0				**534.89**	534.89	0.03	0.39	60° Wye	0.35	0.38	**535.27**		
Lat D6B	0+16.74	0+00.00	16.74	1	18			RCP	1.7672	4.7124	0.375	0.013	528.89	528.74	0.0087	9	2.01	0.50	1.00	1.00	10.00	100	9.80	**9.8**	9.8		**5.6**	0.05	**0.0087**	0.15	**530.31**	530.17	0.00	0.48	Inlet	1.25	0.48	**530.79**	532.89	2.10
																											4.9				**529.96**	529.96	0.48	0.38	60° Wye	0.35	0.21	**530.17**		
Line D7	4+11.99	0+96.98	315.01	1	24			RCP	3.1416	6.2832	0.500	0.013	518.87	514.48	0.0108	12	2.23	0.50	1.12	1.12	10.00	100	9.80	**10.9**	23.5		**3.5**	1.51	**0.0023**	0.73	**520.23**	519.50	0.00	0.19	Inlet	1.25	0.24	**520.47**	522.87	2.40
	0+96.98	0+84.99	11.99	1	30			RCP	4.9088	7.854	0.625	0.013	513.48	514.43	0.0050	D7A	1.19	0.50	0.60	1.71	11.51	100	9.57	**16.4**	29.0		**3.3**	0.06	**0.0016**	0.02	**519.39**	519.37	0.19	0.17	60° Wye	0.35	0.11	**519.50**	520.63	1.13
	0+84.99	0+61.97	23.02	1	30			RCP	4.9088	7.854	0.625	0.013	513.43	513.31	0.0050	D7B	1.34	0.50	0.67	2.38	11.57	100	9.56	**22.8**	29.0		**4.6**	0.08	**0.0031**	0.07	**519.10**	519.03	0.17	0.33	60° Wye	0.35	0.27	**519.37**	520.16	0.79
	0+61.97	0+00.00	61.97	1	30			RCP	4.9088	7.854	0.625	0.013	513.31	513.00	0.0050	D7C	0.85	0.50	0.43	2.81	11.65	100	9.55	**26.8**	29.0		**5.5**	0.19	**0.0043**	0.26	**518.68**	518.42	0.33	0.46	60° Wye	0.35	0.35	**519.03**	520.12	1.09
																											6.6				**518.05**	518.05	0.46	0.67	MH	0.55	0.37	**518.42**		
Lat D7A	0+17.18	0+00.00	17.18	1	18			RCP	1.7672	4.7124	0.375	0.013	516.70	513.98	0.1583	13	1.19	0.50	0.60	0.60	10.00	100	9.80	**5.8**	41.8		**3.3**	0.09	**0.0031**	0.05	**519.56**	519.50	0.00	0.17	Inlet	1.25	0.17	**519.73**	520.70	0.97
																											3.3				**519.39**	519.39	0.17	0.17	60° Wye	0.35	0.11	**519.50**		
Lat D7B	0+16.41	0+00.00	16.41	1	18			RCP	1.7672	4.7124	0.375	0.013	516.52	513.93	0.1578	14	1.34	0.50	0.67	0.67	10.00	100	9.80	**6.5**	41.7		**3.7**	0.07	**0.0039**	0.06	**519.42**	519.36	0.00	0.21	Inlet	1.25	0.21	**519.63**	520.52	0.89
																											4.6				**519.10**	519.10	0.21	0.33	60° Wye	0.35	0.26	**519.36**		
Lat D7C	0+49.78	0+00.00	49.78	1	18			RCP	1.7672	4.7124	0.375	0.013	517.00	513.81	0.0640	34	0.85	0.50	0.43	0.43	10.00	100	9.80	**4.2**	26.6		**2.4**	0.35	**0.0016**	0.08	**519.19**	519.11	0.00	0.09	Inlet	1.25	0.09	**519.28**	521.00	1.72
																											5.5				**518.68**	518.68	0.09	0.46	60° Wye	0.35	0.43	**519.11**		
Line D8	8+78.91	7+07.03	171.88	1	18			RCP	1.7672	4.7124	0.375	0.013	527.93	524.71	0.0187	21	0.54	0.57	0.31	0.31	10.00	100	9.80	**3.1**	14.4		**1.7**	1.66	**0.0008**	0.14	**526.53**	525.31	0.00	0.05	Inlet	1.25	0.06	**526.53**	531.93	3.40
	7+07.03	6+38.90	68.13	1	18			RCP	1.7672	4.7124	0.375	0.013	524.71	523.43	0.0187	D8A	0.31	0.77	0.24	0.55	11.66	100	9.55	**5.2**	14.4		**3.0**	0.38	**0.0025**	0.17	**525.31**	524.25	0.05	0.14	Bend	0.25	0.03	**525.31**	529.41	4.10
	6+38.90	4+02.94	235.96	1	18			RCP	1.7672	4.7124	0.375	0.013	523.43	519.02	0.0187	D8B	0.43	0.72	0.31	0.86	12.04	100	9.49	**8.1**	14.4		**4.6**	0.85	**0.0060**	1.41	**524.25**	522.06	0.14	0.33	60° Wye	0.35	0.28	**524.25**	528.57	4.32
	4+02.94	2+39.90	163.04	1	18			RCP	1.7672	4.7124	0.375	0.013	519.02	514.67	0.0187	D8C & D8D	0.75	0.83	0.62	1.48	12.89	100	9.37	**13.9**	14.4		**7.8**	0.35	**0.0173**	2.83	**521.53**	518.71	0.33	0.96	MH	0.55	0.53	**522.06**	523.56	1.50
	2+39.90	2+11.03	28.87	1	24			RCP	3.1416	6.2832	0.500	0.013	514.67	514.31	0.0125	D8E	0.25	0.75	0.19	1.67	13.24	100	9.31	**15.5**	25.3		**4.9**	0.10	**0.0047**	0.14	**518.66**	518.53	0.96	0.38	60° Wye	0.35	0.04	**518.71**	520.68	1.97
	2+11.03	1+86.72	24.31	1	24			RCP	3.1416	6.2832	0.500	0.013	514.31	514.00	0.0125	D8F	0.16	0.90	0.14	1.81	13.34	100	9.30	**16.8**	25.3		**5.3**	0.08	**0.0055**	0.13	**518.22**	518.08	0.38	0.44	60° Wye	0.35	0.31	**518.53**	519.83	1.30
	1+86.72	0+80.22	106.50	1	48			RCP	12.5664	12.5664	1.000	0.013	512.50	511.24	0.0072	D7 & D11	7.86	0.90	7.08	8.88	13.41	100	9.29	**82.5**	121.9		**6.8**	0.27	**0.0033**	0.35	**518.05**	517.70	0.44	0.67	MH	0.05	0.03	**518.08**	519.65	1.57
	0+80.22	0+53.50	26.72	1	48			RCP	12.5664	12.5664	1.000	0.013	511.24	511.05	0.0072	D8G	0.40	0.84	0.33	9.21	13.68	100	9.25	**85.2**	121.9		**6.8**	0.07	**0.0035**	0.09	**517.22**	517.13	0.67	0.71	60° Wye	0.35	0.48	**517.70**	519.09	1.39
	0+53.50	0+26.75	26.75	1	48			RCP	12.5664	12.5664	1.000	0.013	509.27	509.00	0.0050	D8H & D9	1.08	0.83	0.90	10.11	13.75	100	9.24	**93.4**	101.6		**7.4**	0.06	**0.0042**	0.11	**516.65**	516.54	0.71	0.86	MH	0.55	0.47	**517.13**	519.15	2.02
	0+26.75	-0+24.07	50.82	1	48			RCP	12.5664	12.5664	1.000	0.013	509.27	509.00	0.0050	D8H & D9	0.25	0.45	0.11	10.23	13.81	100	9.23	**94.4**	101.6		**7.5**	0.11	**0.0043**	0.22	**516.22**	516.00	0.86	0.88	45° Bend	0.37	0.32	**516.54**	519.15	2.61
Lat D8A	0+68.82	0+00.00	68.82	1	18			RCP	1.7672	4.7124	0.375	0.013	526.18	524.71	0.0223	22	0.31	0.77	0.24	0.24	10.00	100	9.80	**2.3**	15.7		**1.3**	0.88	**0.0005**	0.03	**526.61**	525.31	0.00	0.03	Inlet	1.25	0.03	**526.61**	530.18	3.57
																											3.0				**525.31**	525.31	0.03	0.14	60° Wye	0.35	0.13	**525.31**		
Lat D8B	0+08.08	0+00.00	8.08	1	18			RCP	1.7672	4.7124	0.375	0.013	524.98	523.43	0.1918	23	0.43	0.72	0.31	0.31	10.00	100	9.80	**3.0**	46.0		**1.7**	0.08	**0.0008**	0.01	**525.27**	524.25	0.00	0.05	Inlet	1.25	0.05	**525.27**	528.98	3.71
																											4.6				**524.25**	524.25	0.05	0.33	60° Wye	0.35	0.31	**524.25**		
Lat D8C	0+57.00	0+00.00	57.00	1	18			RCP	1.7672	4.7124	0.375	0.013	519.93	519.02	0.0160	24	0.38	0.90	0.34	0.34	10.00	100	9.80	**3.4**	13.3		**1.9**	0.50	**0.0010**	0.06	**522.51**	522.46	0.00	0.06	Inlet	1.25	0.06	**522.57**	523.93	1.36

INLET CALCULATIONS

Inlet ID	Location				Design Freq	Area Runoff						Upstream Bypass C*A	Total Gutter Flow Q_s	Gutter Flow											Gutter Flow					Inlets Capacity					Inlets Capacity				Inlet By-pass		
	Street	Station	Offset			C	Area ID	Time of Concentration Tc	Intensity I	Area A	Runoff Q			Thoroughfare Type	On-Grade/ Sag	Manning's n	Long Slope S	Crown Type	Cross Slope S_x	Depression Depth a	Depression Width W	Max Allow Flow based on Ponding $Q_{Max\ Gutter}$	Depth of Gutter Flow (allow) y_{allow}	Depth of Gutter Flow (actual) y_{actual}	Ponding Width/ Spread (allow) T_{allow}	Ponding Width/ Spread (actual) T_{actual}	Depressed Gutter Section Area A_W	Depressed Gutter Section Wetted Perimeter P_W	Section Beyond Depression Area A_b	Section Beyond Depression Wetted Perimeter P_b	Conveyance Depression Section Kw	Conveyance Section Beyond Depression K_b	Ratio of Depression flow to Total Flow E_o	Equivelent Cross-slope, S_e	Inlet Length Required $L_{Req'd}$	Inlet Length Actual L_{actual}	Inlet Capacity Q_c	Flow $Q_{by\text{-}pass}$	C*A	To Inlet ID
					(yr)			(min)	(in/hr)	(acres)	(cfs)	(cfs)	**(cfs)**				(ft/ft)		(ft)	(ft)	**(cfs)**	(ft)	(ft)	(ft)	(ft)	(ft^2)	(ft)	(ft^2)	(ft)		(cfs)	(cfs)				(ft/ft)	(ft)	(ft)	(cfs)	(cfs)		
(1)	(2)	(3)	(4)		(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	**(13)**	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	**(22)**	(23)	(24)	(25)	**(26)**	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)
1	Apple Tree	5+92.00	15.50	LT	100	0.50	1	10	9.8	1.34	6.5		**6.5**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.40	14	11.2	**11.8**	1.23	2.08	1.51	9.19	73.40	38.44	0.66	0.20	8.88	10	8.7	0.0	0.00	1
2	Apple Tree	5+82.00	15.50	RT	100	0.50	2	10	9.8	0.48	2.4		**2.4**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.27	14	7.6	**11.8**	0.97	2.08	0.57	5.64	49.90	10.44	0.83	0.24	5.15	10	11.5	0.0	0.00	2
3	Shadow Creek	7+87.00	15.50	LT	100	0.50	3	10	9.8	2.58	12.6		**12.6**	Local	On Grade	0.0175	1.25%	6" Rooftop	3.57%	0.5	2	0.5	0.46	14	12.8	**15.8**	1.35	2.08	2.10	10.85	85.54	59.74	0.59	0.18	14.68	15	13.3	0.0	0.00	3
4	Shadow Creek	8+00.00	15.50	RT	100	0.50	4	10	9.8	2.48	12.2		**12.2**	Local	On Grade	0.0175	1.25%	6" Rooftop	3.57%	0.5	2	0.5	0.45	14	12.7	**15.8**	1.33	2.08	2.03	10.67	84.20	57.17	0.60	0.18	14.37	15	13.5	0.0	0.00	4
5	Shadow Creek	11+42.00	15.50	RT	100	0.50	5	10	9.8	1.00	4.9		**4.9**	Local	On Grade	0.0175	2.88%	6" Rooftop	3.57%	0.5	2	0.5	0.27	14	7.7	**23.9**	0.98	2.08	0.58	5.69	50.22	10.71	0.82	0.24	2.40	10	11.1	0.0	0.00	5
6	Shadow Creek	11+47.00	15.50	LT	100	0.50	6	10	9.8	1.27	6.2		**6.2**	Local	On Grade	0.0175	2.88%	6" Rooftop	3.57%	0.5	2	0.5	0.30	14	8.4	**23.9**	1.03	2.08	0.74	6.43	54.79	14.80	0.79	0.23	4.06	10	11.1	0.0	0.00	6
7	Miramont	0+55.00	15.50	LT	100	0.50	7	10	9.8	1.46	7.1		**7.1**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.41	14	11.6	**11.8**	1.26	2.08	1.64	9.57	76.10	42.78	0.64	0.20	9.32	10	8.4	0.0	0.00	7
8	Miramont	1+16.00	15.50	RT	100	0.50	8	10	9.8	1.89	9.2		**11.2**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.49	14	13.70	**11.8**	1.41	2.08	2.44	11.70	92.05	73.02	0.56	0.18	11.10	15	18.9	0.0	0.00	8
9	Pine Valley	6+35.00	15.50	LT	100	0.50	9	10	9.8	2.01	9.8		**9.8**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.47	14	13.05	**11.8**	1.36	2.08	2.18	11.05	87.05	62.70	0.58	0.18	11.18	15	19.8	0.0	0.00	9
10	Pine Valley	10+93.00	15.50	LT	100	0.50	10	10	9.8	1.41	6.9		**6.9**	Local	On Grade	0.0175	1.50%	6" Rooftop	3.57%	0.5	2	0.5	0.35	14	9.90	**17.3**	1.14	2.08	1.12	7.90	64.44	25.67	0.72	0.21	10.93	15	14.7	0.0	0.00	10
11	Pine Valley	10+96.00	15.50	RT	100	0.50	11	10	9.8	0.84	4.1		**4.1**	Local	On Grade	0.0175	1.50%	6" Rooftop	3.57%	0.5	2	0.5	0.29	14	8.15	**17.3**	1.01	2.08	0.68	6.15	53.06	13.16	0.80	0.24	8.30	10	6.4	0.0	0.00	11
12	Pine Valley	15+60.00	15.50	RT	100	0.50	12	10	9.8	2.23	10.9		**10.9**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.48	14	13.57	**11.8**	1.40	2.08	2.39	11.57	91.08	70.97	0.56	0.18	11.87	15	19.1	0.0	0.00	12
13	Pine Valley	12+50.00	15.50	LT	100	0.50	13	10	9.8	1.19	5.8		**5.8**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.38	14	10.73	**11.8**	1.20	2.08	1.36	8.73	70.15	33.51	0.68	0.20	8.34	10	9.0	0.0	0.00	13
14	Pine Valley	12+50.00	15.50	RT	100	0.50	14	10	9.8	1.34	6.5		**6.5**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.40	14	11.20	**11.8**	1.23	2.08	1.51	9.20	73.43	38.47	0.66	0.20	8.88	10	8.7	0.0	0.00	14
15	Apple Tree	1+16.00	15.50	RT	100	0.50	15	10	9.8	1.32	6.5		**6.5**	Local	On Grade	0.0175	2.30%	6" Rooftop	3.57%	0.5	2	0.5	0.32	14	8.92	**21.4**	1.07	2.08	0.85	6.92	57.94	18.01	0.76	0.23	11.71	15	11.7	0.0	0.00	15
16	Apple Tree	0+96.00	15.50	LT	100	0.50	16	10	9.8	1.73	8.5		**8.5**	Local	On Grade	0.0175	2.30%	6" Rooftop	3.57%	0.5	2	0.5	0.35	14	9.87	**21.4**	1.13	2.08	1.11	7.87	64.23	25.40	0.72	0.21	13.54	15	10.8	0.0	0.00	16
17	Oakmont	2+00.00	15.50	LT	100	0.50	17	10	9.8	1.48	7.2		**7.2**	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.20	14	11.42	**11.8**	1.24	2.08	1.58	9.42	75.01	41.00	0.65	0.20	9.33	10	11.1	0.0	0.00	17
18	Oakmont	2+00.00	15.50	RT	100	0.50	18	10	9.8	1.12	5.5		**5.5**	Local	Sag	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.5	0.22	14	12.07	**11.8**	1.29	2.08	1.81	10.07	79.74	49.00	0.62	0.19	8.48	10	11.1	0.0	0.00	18
19	Bethpage	1+51.69	15.50	LT	100	0.90	19	10	9.8	0.31	2.8		**2.8**	Local	Sag	0.0175	0.70%	6" Rooftop	2.50%	0.5	2	0.5	0.11	14	8.80	**6.5**	0.89	2.07	0.58	6.80	42.99	9.48	0.82	0.23	5.69	10	11.1	0.0	0.00	19
20	Bethpage	1+51.69	15.50	RT	100	0.90	20	10	9.8	0.11	1.0		**1.0**	Local	Sag	0.0175	0.70%	6" Rooftop	2.50%	0.5	2	0.5	0.07	14	5.33	**6.5**	0.72	2.07	0.14	3.33	29.96	1.42	0.95	0.26	3.37	10	11.1	0.0	0.00	20
21	Quail Run	48+00.00	15.50	LT	100	0.57	21	10	9.8	0.54	3.1		**3.1**	Collector	On Grade	0.0175	1.23%	1/4" / ft	2.50%	0.5	2	0.24	0.24	12	9.46	**5.7**	0.92	2.07	0.70	7.46	45.68	12.14	0.79	0.22	7.15	10	6.8	0.0	0.00	21
22	Quail Run	46+57.00	15.50	RT	100	0.77	22	10	9.8	0.31	2.3		**2.3**	Collector	On Grade	0.0175	1.23%	1/4" / ft	2.50%	0.5	2	0.24	0.21	12	8.52	**5.7**	0.88	2.07	0.53	6.52	41.88	8.49	0.83	0.23	6.19	10	7.2	0.0	0.00	22
23	Quail Run	45+60.00	15.50	LT	100	0.72	23	10	9.8	0.43	3.0		**3.0**	Collector	On Grade	0.0175	1.23%	1/4" / ft	2.50%	0.5	2	0.24	0.24	12	9.43	**5.7**	0.92	2.07	0.69	7.43	45.58	12.04	0.79	0.22	7.13	10	6.8	0.0	0.00	23
24	Quail Run	43+20.00	15.50	RT	100	0.90	24	10	9.8	0.38	3.4		**3.4**	Collector	On Grade	0.0175	2.40%	1/4" / ft	2.50%	0.5	2	0.24	0.22	12	8.66	**8.0**	0.88	2.07	0.55	6.66	42.44	8.99	0.83	0.23	8.91	10	4.4	0.0	0.00	24
25	Quail Run	43+20.00	15.50	LT	100	0.75	25	10	9.8	0.37	2.7		**2.7**	Collector	On Grade	0.0175	2.40%	1/4" / ft	2.50%	0.5	2	0.24	0.20	12	8.01	**8.0**	0.85	2.07	0.45	6.01	39.87	6.83	0.85	0.24	3.37	10	3.7	0.0	0.00	25
26	Quail Run	41+61.00	15.50	LT	100	0.75	26	10	9.8	0.25	1.8		**1.8**	Collector	On Grade	0.0175	2.40%	1/4" / ft	2.50%	0.5	2	0.24	0.17	12	6.87	**8.0**	0.79	2.07	0.30	4.87	35.49	3.89	0.90	0.25	2.23	10	3.7	0.0	0.00	26
27	Quail Run	41+61.00	15.50	RT	100	0.90	27	10	9.8	0.16	1.4		**1.4**	Collector	On Grade	0.0175	2.40%	1/4" / ft	2.50%	0.5	2	0.24	0.15	12	6.17	**8.0**	0.76	2.07	0.22	4.17	32.95	2.58	0.93	0.26	1.68	10	3.7	0.0	0.00	27
28	Quail Run	40+00.00	15.50	LT	100	0.84	28	10	9.8	0.40	3.2		**3.2**	Collector	Sag	0.0175	0.72%	1/4" / ft	2.50%	0.5	2	0.24	0.10	12	8.21	**4.4**	0.86	2.07	0.48	6.21	40.63	7.44	0.85	0.24	0.39	10	3.7	0.0	0.00	28
29	Quail Run	40+00.00	15.50	RT	100	0.76	29	10	9.8	0.55	4.1		**4.1**	Collector	Sag	0.0175	0.72%	1/4" / ft	2.50%	0.5	2	0.24	0.12	12	9.40	**4.4**	0.92	2.07	0.68	7.40	45.45	11.90	0.79	0.22	6.90	10	11.1	0.0	0.00	29
30	Quail Run	38+15.00	15.50	RT	100	0.90	30	10	9.8	0.25	2.2		**2.2**	Collector	On Grade	0.0175	0.70%	1/4" / ft	2.50%	0.5	2	0.24	0.23	12	9.37	**4.3**	0.92	2.07	0.68	7.37	45.31	11.75	0.79	0.22	5.30	10	10.2	0.0	0.00	30
31	Quail Run	38+15.00	15.50	LT	100	0.90	31	10	9.8	0.27	2.4		**2.4**	Collector	On Grade	0.0175	0.70%	1/4" / ft	2.50%	0.5	2	0.24	0.24	12	9.63	**4.3**	0.93	2.07	0.73	7.63	46.39	12.90	0.78	0.22	5.50	10	10.0	0.0	0.00	31
32	Quail Run	31+68.00	15.50	LT	100	0.81	32	10	9.8	0.99	7.9		**7.9**	Collector	Sag	0.0175	1.50%	1/4" / ft	2.50%	0.5	2	0.24	0.13	12	10.45	**6.3**	0.97	2.07	0.89	8.45	49.84	16.94	0.75	0.21	11.67	15	15.1	0.0	0.00	32
33	Hays	0+80.00	15.50	RT	100	0.77	33	10	9.8	0.99	7.5		**7.5**	Local	On Grade	0.0175	2.01%	1/4" / ft	2.50%	0.5	2	0.5	0.30	14	12.09	**11.0**	1.05	2.07	1.27	10.09	57.05	27.19	0.68	0.19	13.13	15	10.3	0.0	0.00	33
34	Lot 6 BLK E	N/A	N/A	N/A	100	0.50	34	10	9.8	0.85	4.2		**4.2**	N/A	Sag	0.0175	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.83	12	13.1	0.0	0.00	34
35	Oakmont	1+50.00	15.50	LT	100	0.50	35	10	9.8	0.40	2.0		**2.0**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.24	0.25	14	7.12	**11.8**	0.94	2.08	0.47	5.12	46.76	8.07	0.85	0.25	4.69	10	11.9	0.0	0.00	17
36	Oakmont	1+50.00	15.50	RT	100	0.50	36	10	9.8	1.44	7.1		**7.1**	Local	On Grade	0.0175	0.70%	6" Rooftop	3.57%	0.5	2	0.24	0.41	14	11.52	**11.8**	1.25	2.08	1.62	9.52	75.67	42.09	0.64	0.20	9.25	10	8.5	0.0	0.00	18

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

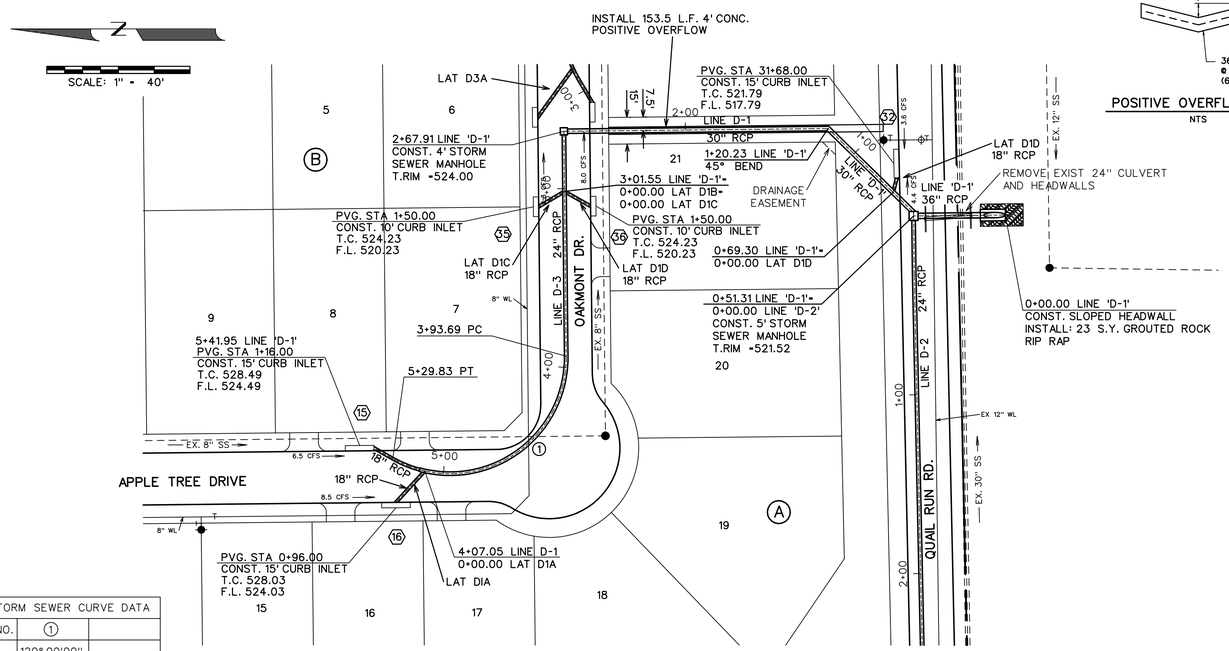
STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

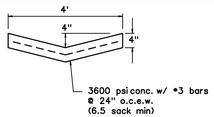
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

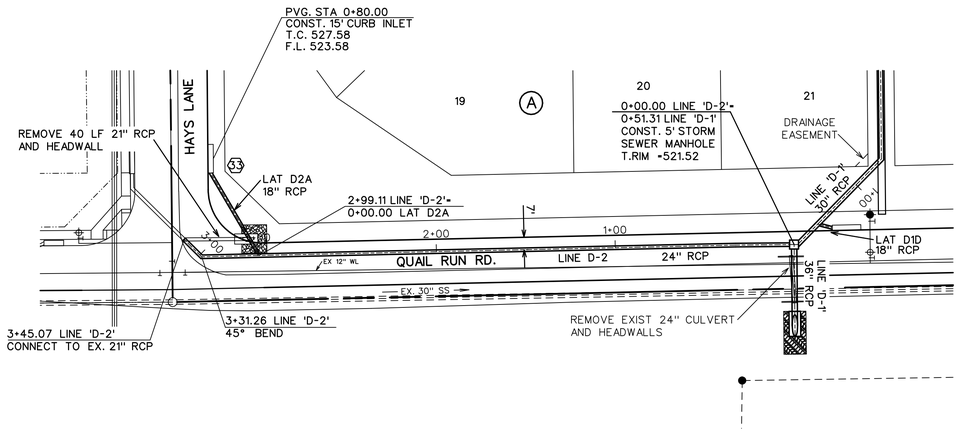
INLET
DRAINAGE CALCULATIONS

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			25
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026		





POSITIVE OVERFLOW DETAIL
NTS

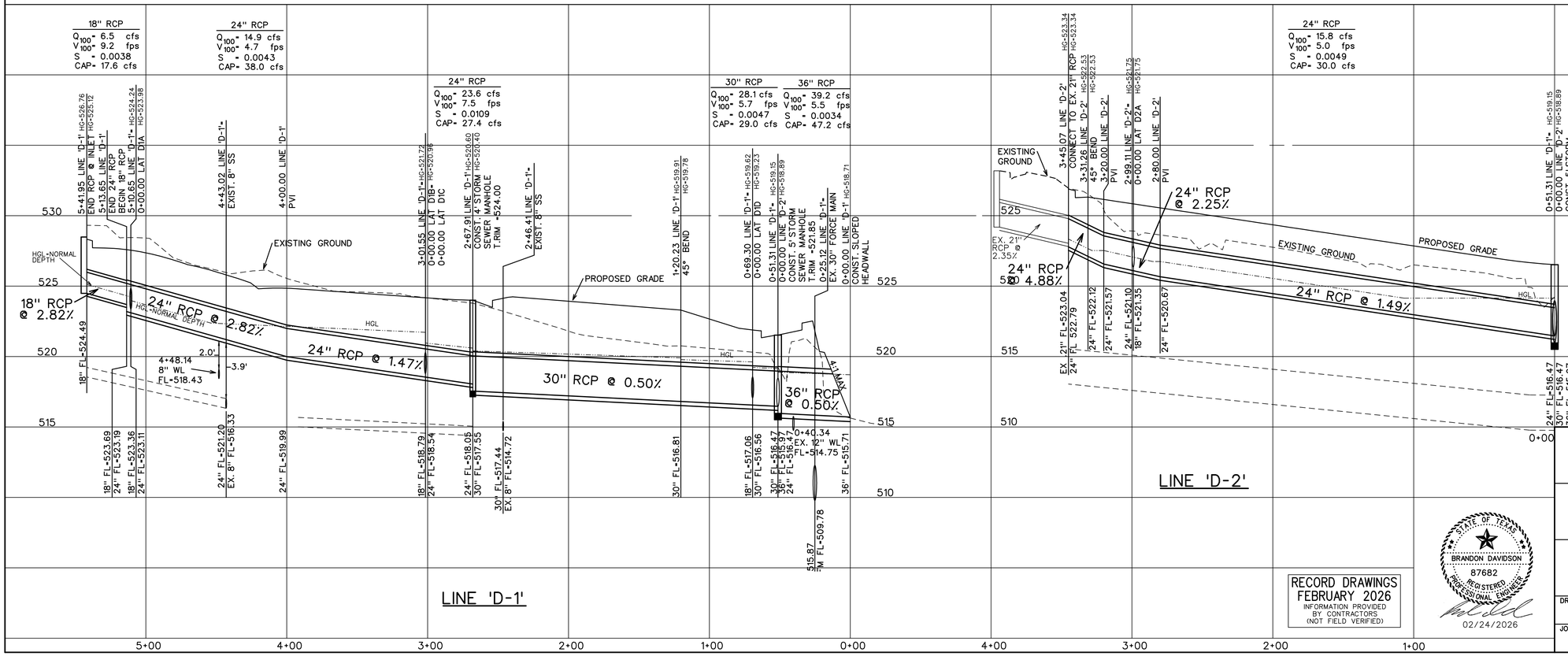


STORM SEWER CURVE DATA		
CURVE NO.	①	
Δ	120° 00'00"	
R	65.00'	
T	112.58'	
L	136.14'	

24" RCP
Q_{100} = 8.3 cfs
V_{100} = 2.7 fps
S = 0.0014
CAP = 37.3 cfs

NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

LEGEND
- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- ① - CURVE NUMBER
- SANITARY SEWER
- WATER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



LINE 'D-1'

LINE 'D-2'

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

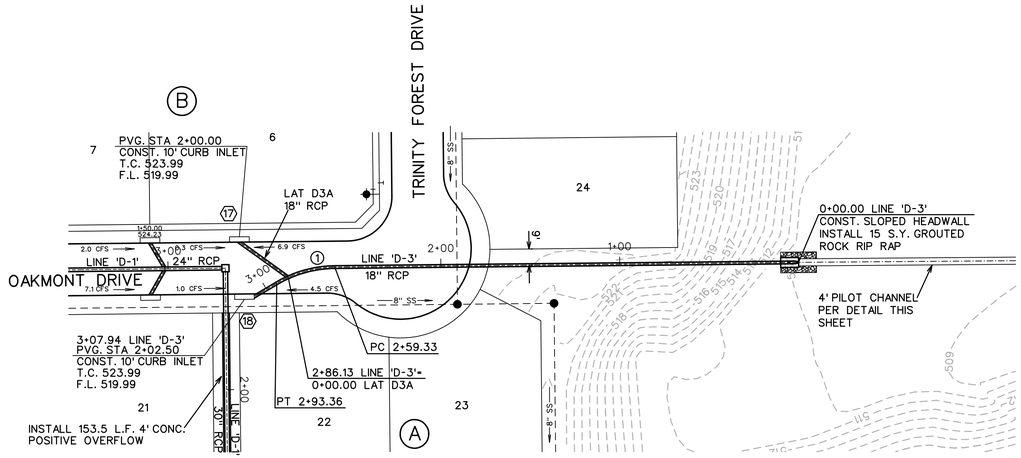
STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

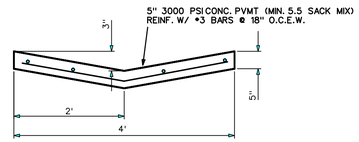
STORM SEWER PLAN AND PROFILE
LINES 'D-1' & 'D-2'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	26

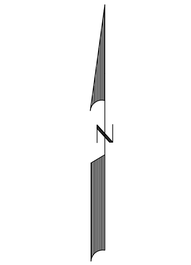


LINE 'D-3'

STORM SEWER CURVE DATA	
CURVE NO.	①
Δ	30° 00'00"
R	65.00'
T	17.42'
L	34.03'

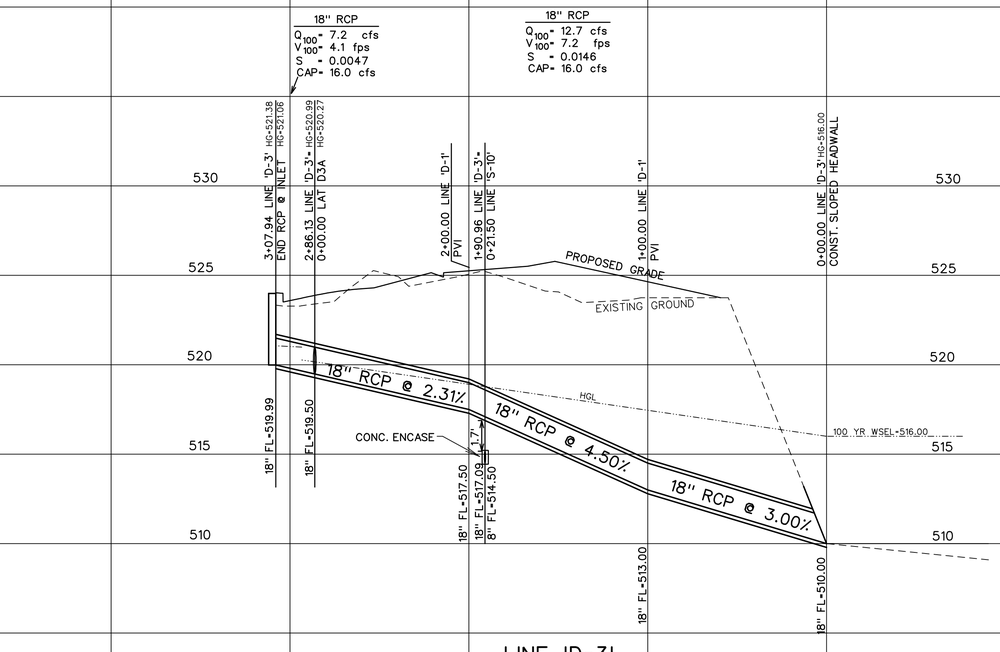


PILOT CHANNEL DETAIL



LEGEND

- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- (1) - CURVE NUMBER
- SANITARY SEWER
- WATER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



LINE 'D-3'

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED
BY CONTRACTORS
(NOT FIELD VERIFIED)

STATE OF TEXAS
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02/24/2026

CORWIN ENGINEERING, INC.
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TBPE FIRM #5951

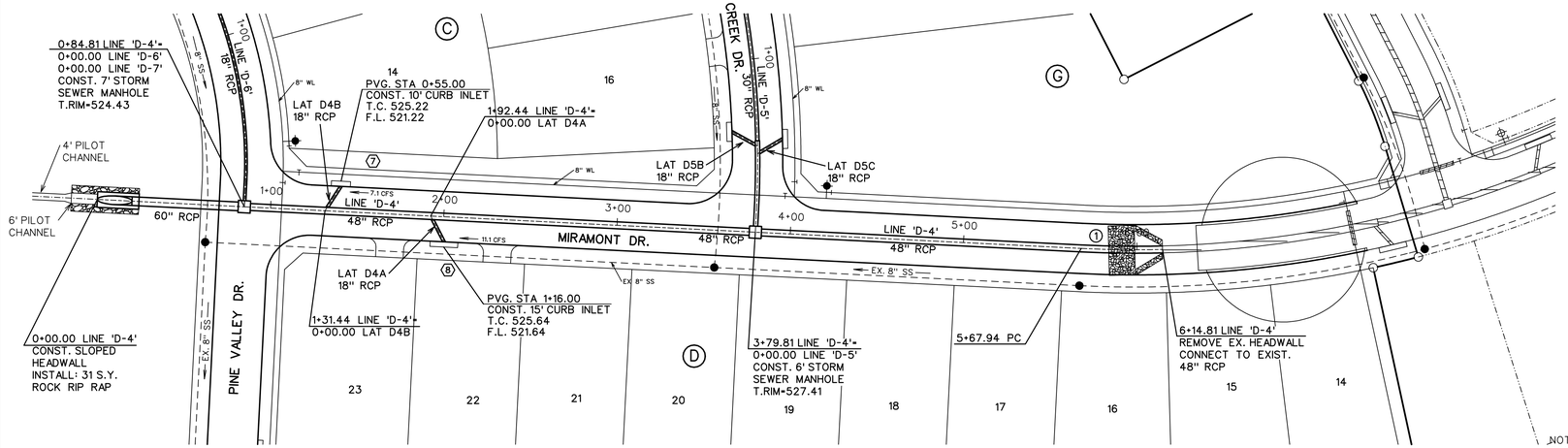
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINE 'D-3'

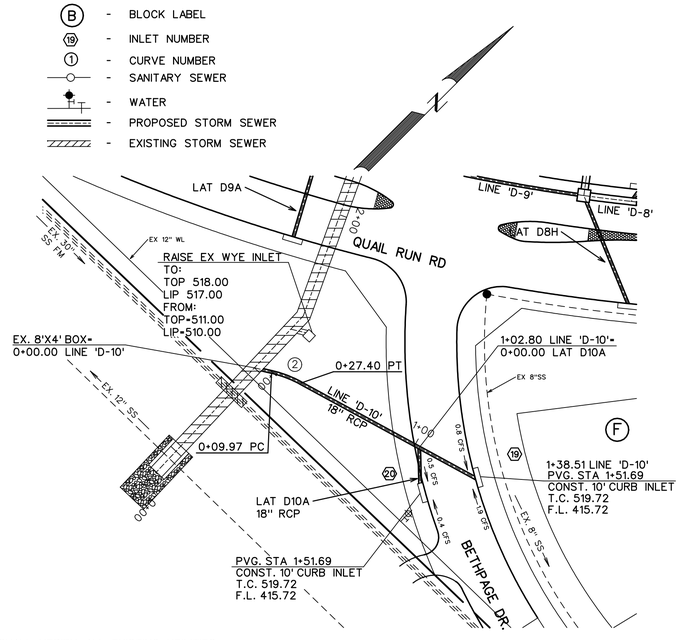
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	27

STORM SEWER CURVE DATA		
CURVE NO.	①	②
Δ	04° 17'48"	15° 22'00"
R	625.00'	65.00'
T	23.45'	8.77'
L	46.87'	17.43'

SCALE: 1" = 40'



LINE 'D-4'



NOTE:
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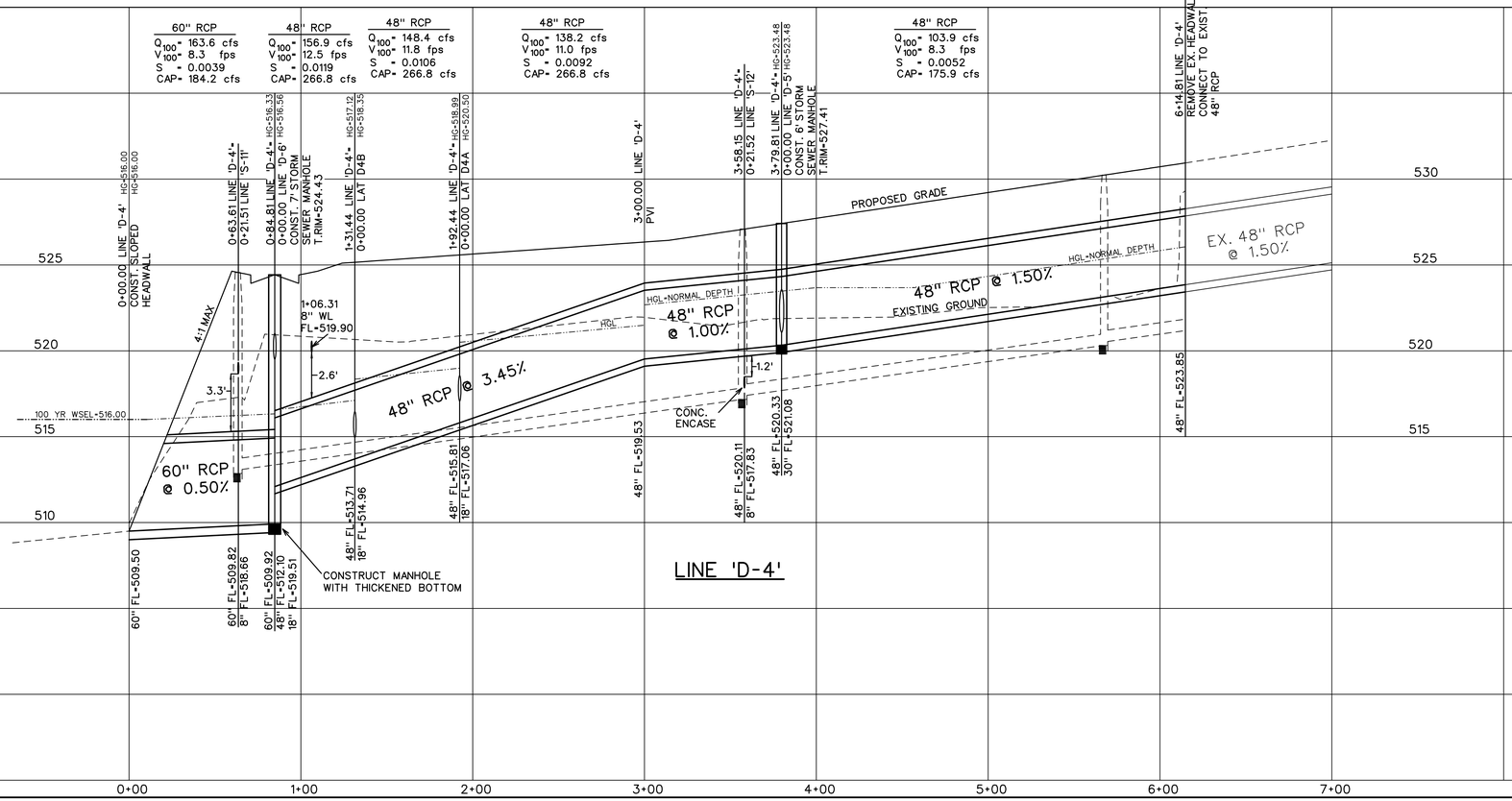
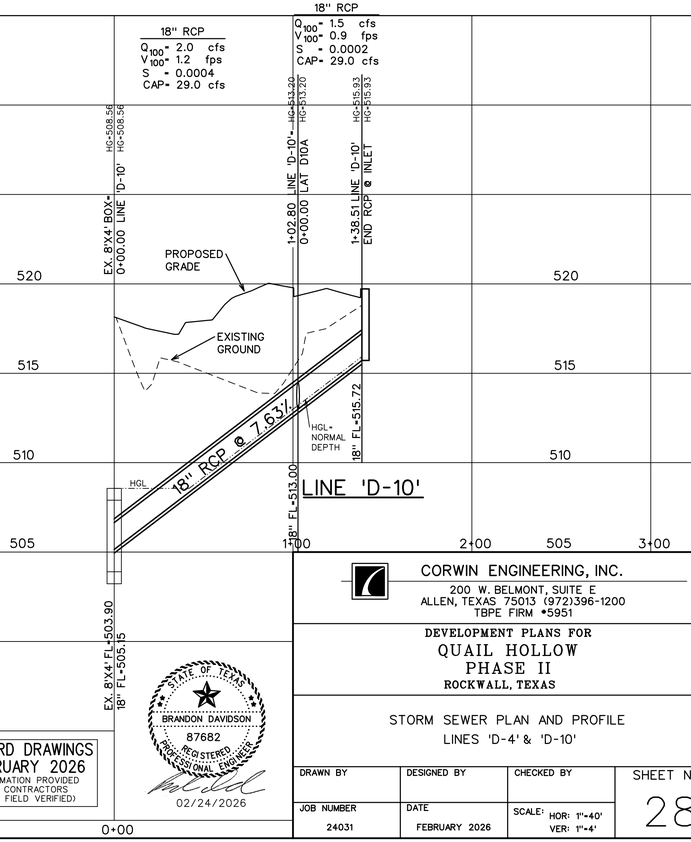
LINE 'D-10'



LINE 'D-4'



LINE 'D-10'

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
BRANDON DAVIDSON
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REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINES 'D-4' & 'D-10'

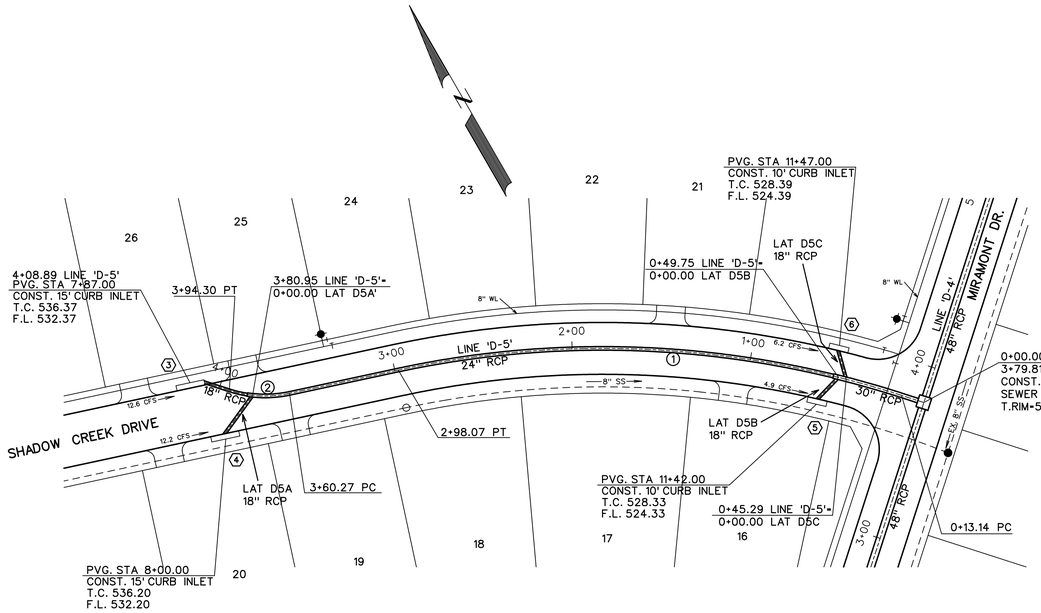
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	28

STORM SEWER CURVE DATA				
CURVE NO.	①	②	③	④
Δ	29° 57'19"	30° 00'00"	40° 50'49"	49° 05'49"
R	545.00'	65.00'	65.00'	150.00'
T	145.80'	17.42'	24.20'	68.51'
L	284.93'	34.03'	46.33'	128.54'

SCALE: 1" = 40'

LEGEND

- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- (1) - CURVE NUMBER
- —○— - SANITARY SEWER
- — - WATER
- — - PROPOSED STORM SEWER
- — - EXISTING STORM SEWER



LINE 'D-5'

18" RCP
Q_{100} = 12.6 cfs
V_{100} = 7.1 fps
S = 0.0144
CAP= 19.7 cfs

24" RCP
Q_{100} = 24.8 cfs
V_{100} = 7.9 fps
S = 0.0119
CAP= 25.3 cfs

30" RCP	30" RCP
Q_{100} = 29.3 cfs	Q_{100} = 35.5 cfs
V_{100} = 6.0 fps	V_{100} = 7.2 fps
S = 0.0051	S = 0.0074
CAP= 74.8 cfs	CAP= 74.8 cfs

LINE 'D-5'

NOTE:
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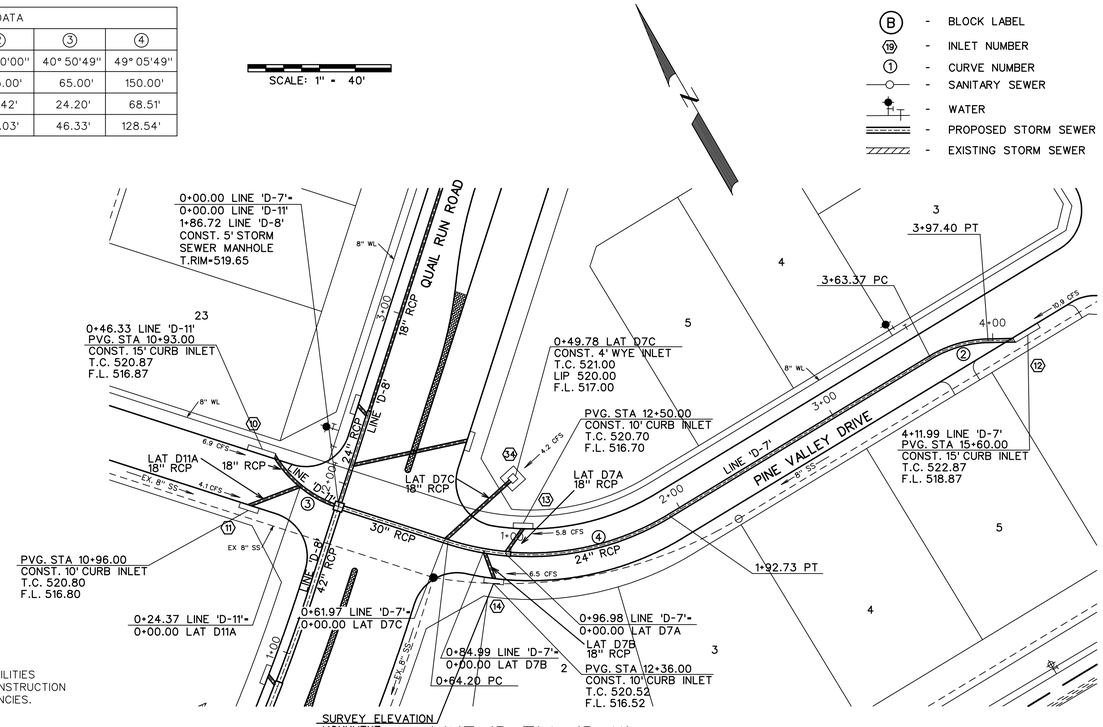


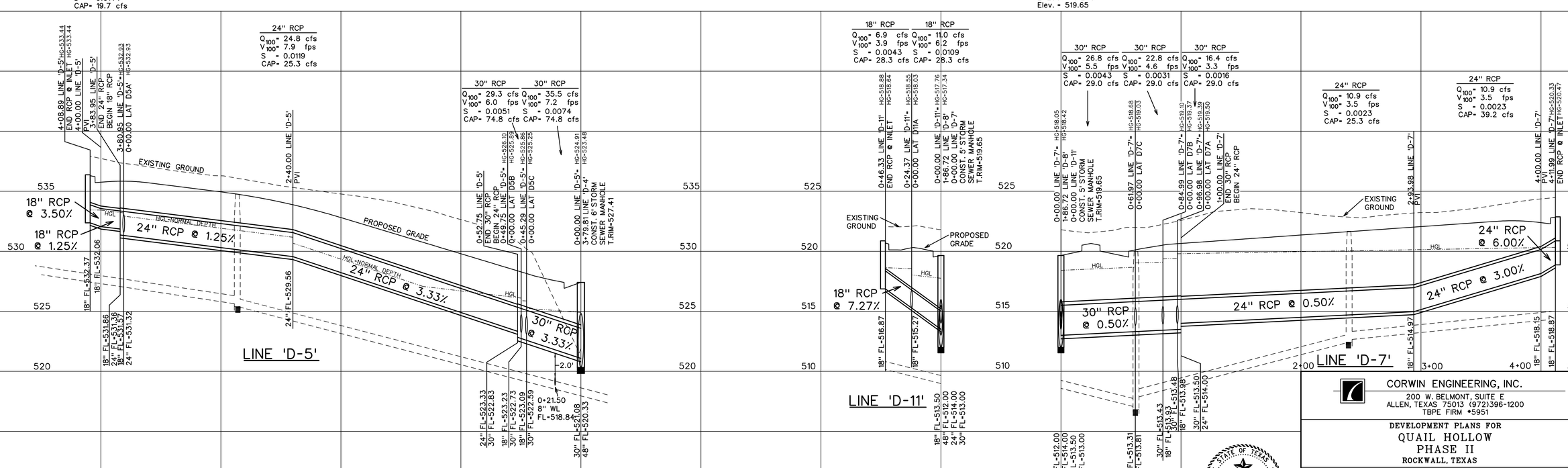
LINE 'D-7' & 'D-11'

18" RCP	18" RCP
Q_{100} = 6.9 cfs	Q_{100} = 11.0 cfs
V_{100} = 3.9 fps	V_{100} = 6.2 fps
S = 0.0043	S = 0.0109
CAP= 28.3 cfs	CAP= 28.3 cfs

30" RCP	30" RCP	30" RCP
Q_{100} = 26.8 cfs	Q_{100} = 22.8 cfs	Q_{100} = 16.4 cfs
V_{100} = 5.5 fps	V_{100} = 4.6 fps	V_{100} = 3.3 fps
S = 0.0043	S = 0.0031	S = 0.0016
CAP= 29.0 cfs	CAP= 29.0 cfs	CAP= 29.0 cfs

24" RCP
Q_{100} = 10.9 cfs
V_{100} = 3.5 fps
S = 0.0023
CAP= 25.3 cfs

24" RCP
Q_{100} = 10.9 cfs
V_{100} = 3.5 fps
S = 0.0023
CAP= 39.2 cfs



LINE 'D-11'

LINE 'D-7'

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINES 'D-5', 'D-7' & 'D-11'

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	29

STORM SEWER CURVE DATA

CURVE NO.	①	②	③
△	29° 57'19"	18° 29'00"	30° 00'00"
R	250.00'	375.00'	65.00'
T	66.88'	61.02'	17.42'
L	130.70'	120.97'	34.03'

LEGEND

Ⓑ	-	BLOCK LABEL
⑲	-	INLET NUMBER
①	-	CURVE NUMBER
—○—	-	SANITARY SEWER
●	-	WATER
═	-	PROPOSED STORM SEWER
▨	-	EXISTING STORM SEWER

NOTE:
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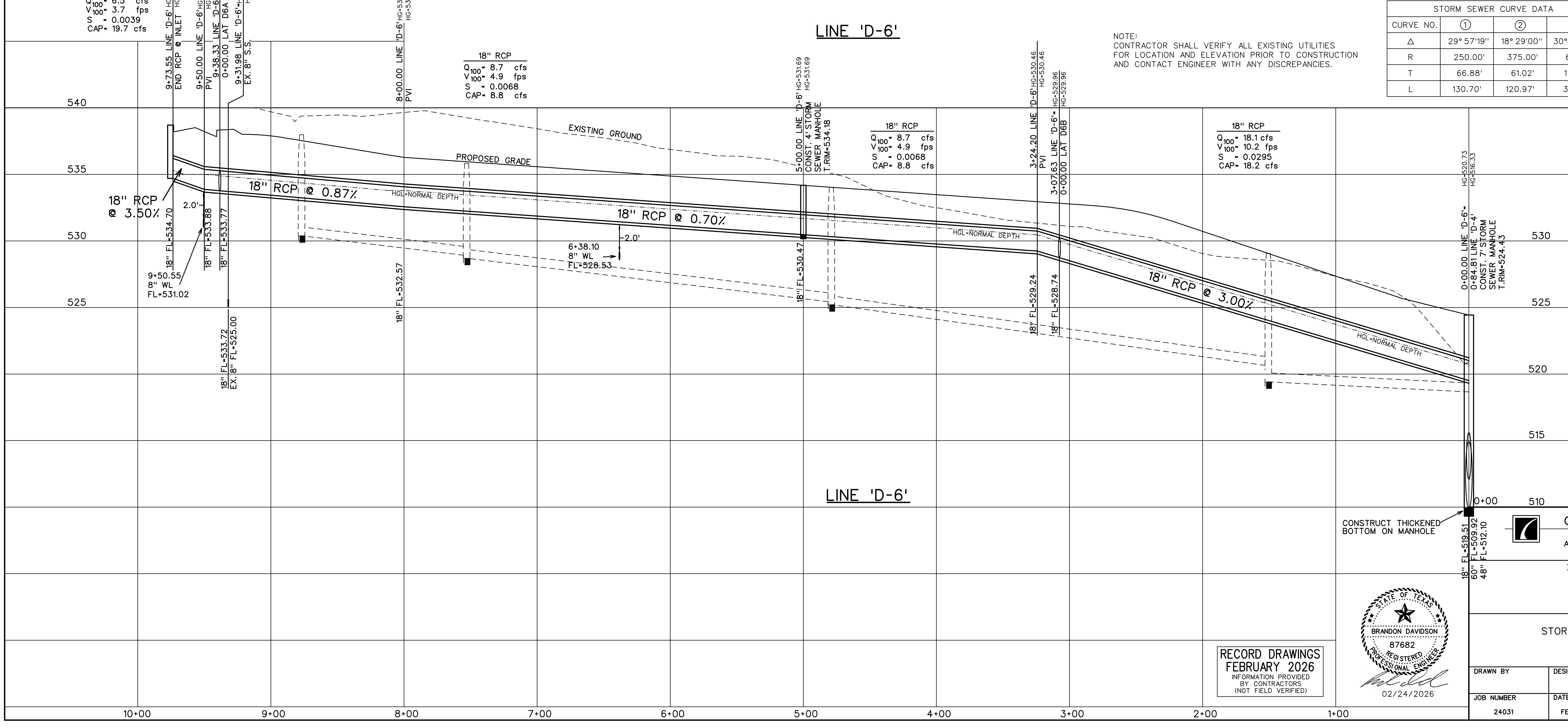

RECORD DRAWINGS
FEBRUARY 2026
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BRANDON DAVIDSON
87682
02/24/2026

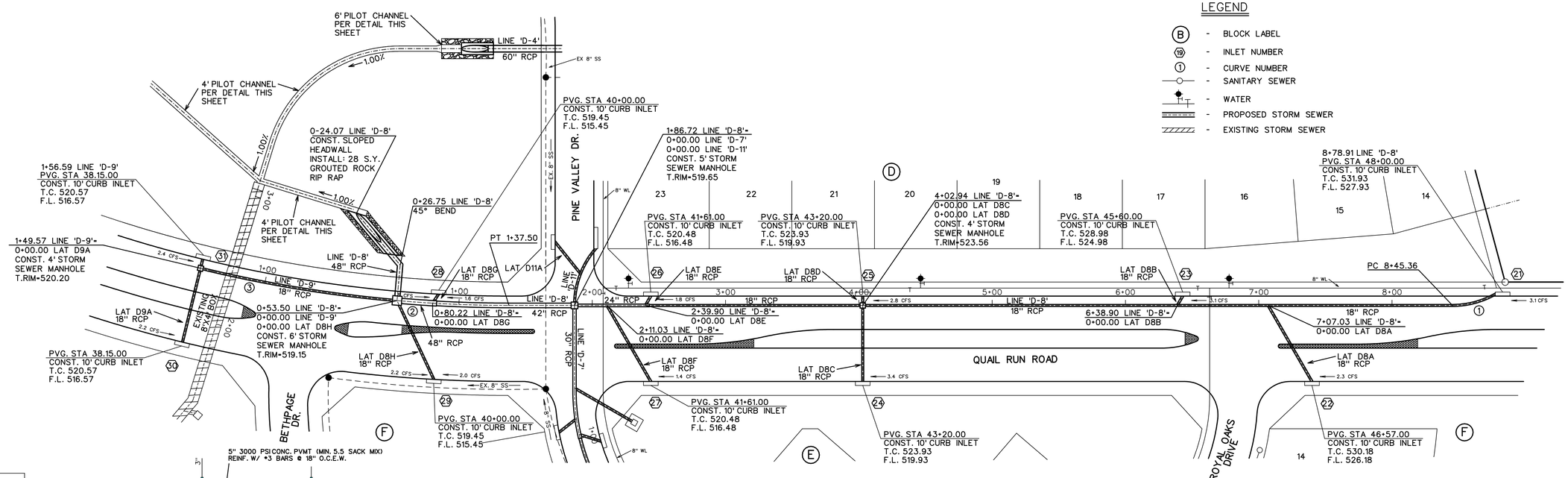
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINE 'D-6'

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	30

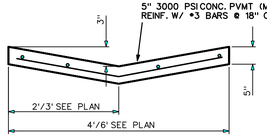
0 20 40 80
SCALE: 1" = 40'



LEGEND

- (B) - BLOCK LABEL
- (19) - INLET NUMBER
- (1) - CURVE NUMBER
- SANITARY SEWER
- WATER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER

STORM SEWER CURVE DATA			
CURVE NO.	①	②	③
Δ	29° 34'32"	04° 56'10"	08° 47'23"
R	65.00'	975.00'	975.00'
T	17.16'	42.03'	74.93'
L	33.55'	84.00'	149.57'



PILOT CHANNEL DETAIL

LINES 'D-8' AND 'D-9'

NOTE:
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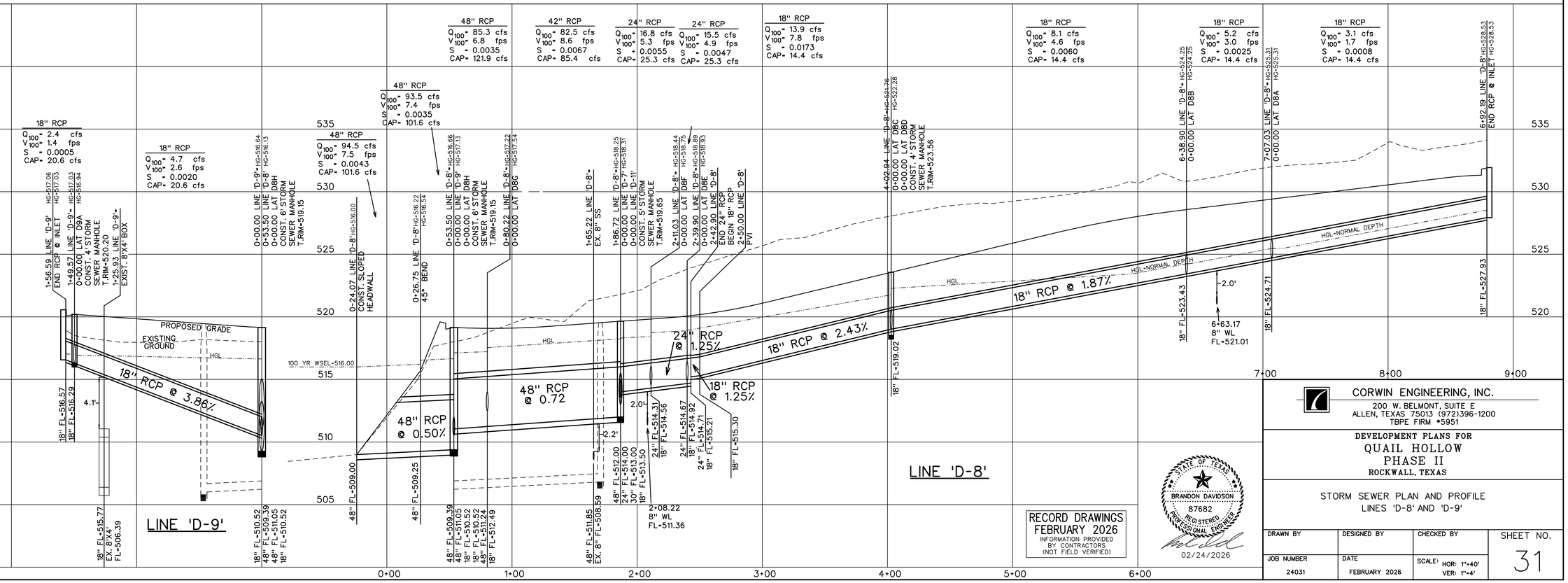

CORWIN ENGINEERING, INC.
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ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

STORM SEWER PLAN AND PROFILE
LINES 'D-8' AND 'D-9'

RECORD DRAWINGS
FEBRUARY 2026
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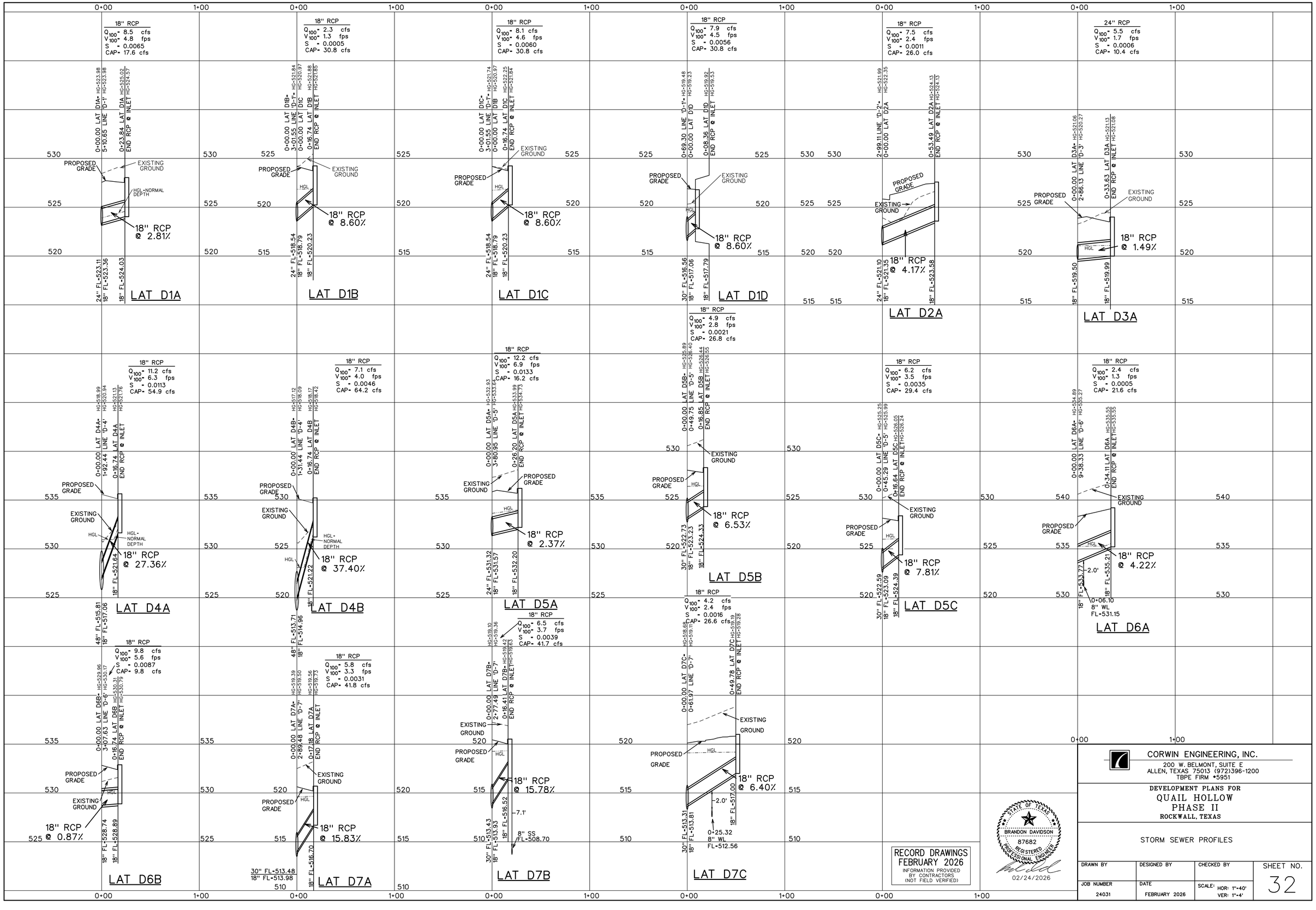
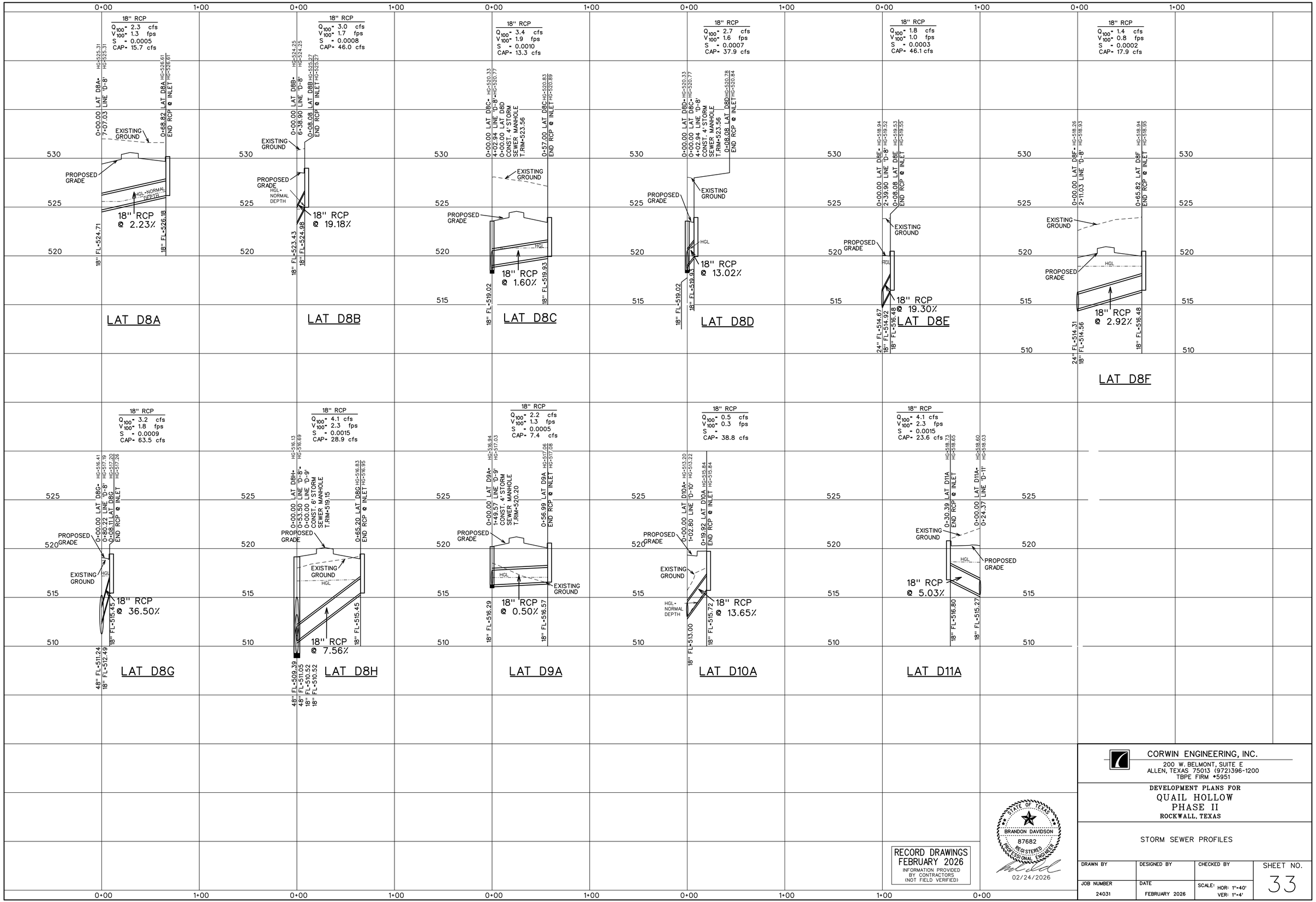
02/24/2026

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: HOR: 1"=40' VER: 1"=4'	31


LAT D1A
18" RCP
Q100= 8.5 cfs
V100= 4.8 fps
S = 0.0065
CAP= 17.6 cfs
0+00.00 LAT D1A- HG-523.98
5+10.65 LINE 'D-1' HG-523.98
0+23.84 LAT D1A HG-525.02
END RCP @ INLET HG-524.57
PROPOSED GRADE
EXISTING GROUND
HGL-NORMAL DEPTH
18" RCP @ 2.81%
24" FL-523.11
18" FL-523.36
18" FL-524.03
LAT D1B
18" RCP
Q100= 2.3 cfs
V100= 1.3 fps
S = 0.0005
CAP= 30.8 cfs
0+00.00 LAT D1B- HG-521.84
3+01.55 LINE 'D-1' HG-520.97
0+00.00 LAT D1C HG-521.88
0+16.74 LAT D1B HG-521.85
END RCP @ INLET HG-521.85
HGL
18" RCP @ 8.60%
24" FL-518.54
18" FL-518.79
18" FL-520.23
LAT D1C
18" RCP
Q100= 8.1 cfs
V100= 4.6 fps
S = 0.0060
CAP= 30.8 cfs
0+00.00 LAT D1C- HG-521.74
3+01.55 LINE 'D-1' HG-520.97
0+00.00 LAT D1B HG-522.25
0+16.74 LAT D1C HG-521.84
END RCP @ INLET HG-521.84
18" RCP @ 8.60%
24" FL-518.54
18" FL-518.79
18" FL-520.23
LAT D1D
18" RCP
Q100= 7.9 cfs
V100= 4.5 fps
S = 0.0056
CAP= 30.8 cfs
0+69.30 LINE 'D-1' HG-519.48
0+00.00 LAT D1D HG-519.23
0+08.36 LAT D1D HG-518.92
END RCP @ INLET HG-519.53
18" RCP @ 8.60%
30" FL-516.56
18" FL-517.06
18" FL-517.79
LAT D2A
18" RCP
Q100= 7.5 cfs
V100= 2.4 fps
S = 0.0011
CAP= 26.0 cfs
2+99.11 LINE 'D-2' HG-521.99
0+00.00 LAT D2A HG-522.35
0+53.49 LAT D2A HG-524.13
END RCP @ INLET HG-524.13
PROPOSED GRADE
EXISTING GROUND
18" RCP @ 4.17%
24" FL-521.10
18" FL-521.35
18" FL-523.58
LAT D3A
24" RCP
Q100= 5.5 cfs
V100= 1.7 fps
S = 0.0006
CAP= 10.4 cfs
0+00.00 LAT D3A- HG-521.06
2+86.13 LINE 'D-3' HG-520.27
0+33.63 LAT D3A HG-521.13
END RCP @ INLET HG-521.08
PROPOSED GRADE
EXISTING GROUND
HGL
18" RCP @ 1.49%
18" FL-519.50
18" FL-519.99
LAT D4A
18" RCP
Q100= 11.2 cfs
V100= 6.3 fps
S = 0.0113
CAP= 54.9 cfs
0+00.00 LAT D4A- HG-518.99
1+92.44 LINE 'D-4' HG-520.94
0+16.74 LAT D4A HG-521.13
END RCP @ INLET HG-521.76
PROPOSED GRADE
EXISTING GROUND
HGL
HGL-NORMAL DEPTH
18" RCP @ 27.36%
18" FL-521.64
48" FL-515.81
18" FL-517.06
LAT D4B
18" RCP
Q100= 7.1 cfs
V100= 4.0 fps
S = 0.0046
CAP= 64.2 cfs
0+00.00 LAT D4B- HG-517.12
1+31.44 LINE 'D-4' HG-518.09
0+16.74 LAT D4B HG-518.17
END RCP @ INLET HG-518.42
PROPOSED GRADE
EXISTING GROUND
HGL
HGL-NORMAL DEPTH
18" RCP @ 37.40%
18" FL-521.22
48" FL-513.71
18" FL-514.96
LAT D5A
18" RCP
Q100= 12.2 cfs
V100= 6.9 fps
S = 0.0133
CAP= 16.2 cfs
0+00.00 LAT D5A- HG-532.93
3+80.95 LINE 'D-5' HG-533.64
0+26.20 LAT D5A HG-533.99
END RCP @ INLET HG-534.73
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 2.37%
24" FL-531.32
18" FL-531.57
18" FL-532.20
LAT D5B
18" RCP
Q100= 4.9 cfs
V100= 2.8 fps
S = 0.0021
CAP= 26.8 cfs
0+00.00 LAT D5B- HG-525.89
0+49.75 LINE 'D-5' HG-526.40
0+16.85 LAT D5B HG-526.44
END RCP @ INLET HG-526.55
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 6.53%
30" FL-522.73
18" FL-523.23
18" FL-524.33
LAT D5C
18" RCP
Q100= 6.2 cfs
V100= 3.5 fps
S = 0.0035
CAP= 29.4 cfs
0+00.00 LAT D5C- HG-525.25
0+45.29 LINE 'D-5' HG-525.99
0+16.64 LAT D5C HG-526.05
END RCP @ INLET HG-526.24
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 7.81%
30" FL-522.59
18" FL-523.09
18" FL-524.39
LAT D6A
18" RCP
Q100= 2.4 cfs
V100= 1.3 fps
S = 0.0005
CAP= 21.6 cfs
0+00.00 LAT D6A- HG-534.89
9+38.33 LINE 'D-6' HG-535.27
0+34.11 LAT D6A HG-535.55
END RCP @ INLET HG-535.55
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 4.22%
2.0'
18" FL-533.77
18" FL-535.21
0+06.10
8" WL
FL-531.15
LAT D6B
18" RCP
Q100= 9.8 cfs
V100= 5.6 fps
S = 0.0087
CAP= 9.8 cfs
0+00.00 LAT D6B- HG-529.96
3+07.63 LINE 'D-6' HG-530.17
0+16.74 LAT D6B HG-530.31
END RCP @ INLET HG-530.75
PROPOSED GRADE
EXISTING GROUND
HGL
18" RCP @ 0.87%
18" FL-528.74
18" FL-528.89
LAT D7A
18" RCP
Q100= 5.8 cfs
V100= 3.3 fps
S = 0.0031
CAP= 41.8 cfs
0+00.00 LAT D7A- HG-519.39
2+89.48 LINE 'D-7' HG-519.50
0+17.18 LAT D7A HG-519.56
END RCP @ INLET HG-519.73
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 15.83%
30" FL-513.48
18" FL-513.98
18" FL-516.70
LAT D7B
18" RCP
Q100= 6.5 cfs
V100= 3.7 fps
S = 0.0039
CAP= 41.7 cfs
0+00.00 LAT D7B- HG-519.10
2+77.49 LINE 'D-7' HG-519.36
0+16.41 LAT D7B HG-519.43
END RCP @ INLET HG-519.63
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 15.78%
7.1'
8" SS
FL-508.70
30" FL-513.43
18" FL-513.93
18" FL-516.52
LAT D7C
18" RCP
Q100= 4.2 cfs
V100= 2.4 fps
S = 0.0016
CAP= 26.6 cfs
0+00.00 LAT D7C- HG-518.68
0+61.97 LINE 'D-7' HG-519.11
0+49.78 LAT D7C HG-519.09
END RCP @ INLET HG-519.28
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 6.40%
2.0'
18" FL-517.00
0+25.32
8" WL
FL-512.56
30" FL-513.31
18" FL-513.81
RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)
STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
02/24/2026
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS
STORM SEWER PROFILES
DRAWN BY
DESIGNED BY
CHECKED BY
SHEET NO.
32
JOB NUMBER
24031
DATE
FEBRUARY 2026
SCALE: HOR: 1"=40'
VER: 1"=4'


0+00
1+00
LAT D8A
18" RCP
Q100= 2.3 cfs
V100= 1.3 fps
S = 0.0005
CAP= 15.7 cfs
0+00.00 LAT D8A- HG-525.31
7+07.03 LINE "D-8" HG-525.31
0+68.82 LAT D8A HG-526.61
END RCP @ INLET HG-526.61
EXISTING GROUND
PROPOSED GRADE
HGL - NORMAL DEPTH
18" RCP @ 2.23%
18" FL-524.71
18" FL-526.18
LAT D8B
18" RCP
Q100= 3.0 cfs
V100= 1.7 fps
S = 0.0008
CAP= 46.0 cfs
0+00.00 LAT D8B- HG-524.25
6+38.90 LINE "D-8" HG-524.25
0+08.08 LAT D8B HG-525.27
END RCP @ INLET HG-525.27
EXISTING GROUND
PROPOSED GRADE
HGL - NORMAL DEPTH
18" RCP @ 19.18%
18" FL-523.43
18" FL-524.98
LAT D8C
18" RCP
Q100= 3.4 cfs
V100= 1.9 fps
S = 0.0010
CAP= 13.3 cfs
0+00.00 LAT D8C- HG-520.33
4+02.94 LINE "D-8" HG-520.77
0+00.00 LAT D8D HG-520.77
CONST. 4' STORM SEWER MANHOLE
T.RIM=523.56
0+57.00 LAT D8C HG-520.83
END RCP @ INLET HG-520.89
EXISTING GROUND
PROPOSED GRADE
18" RCP @ 1.60%
18" FL-519.02
18" FL-519.93
LAT D8D
18" RCP
Q100= 2.7 cfs
V100= 1.6 fps
S = 0.0007
CAP= 37.9 cfs
0+00.00 LAT D8D- HG-520.33
0+00.00 LAT D8C- HG-520.77
4+02.94 LINE "D-8" HG-520.77
0+00.00 LAT D8D HG-520.78
CONST. 4' STORM SEWER MANHOLE
T.RIM=523.56
0+08.08 LAT D8D HG-520.78
END RCP @ INLET HG-520.84
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 13.02%
18" FL-519.02
18" FL-519.93
LAT D8E
18" RCP
Q100= 1.8 cfs
V100= 1.0 fps
S = 0.0003
CAP= 46.1 cfs
0+00.00 LAT D8E- HG-518.94
2+39.90 LINE "D-8" HG-519.52
0+08.08 LAT D8E HG-519.53
END RCP @ INLET HG-519.55
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 19.30%
24" FL-514.67
18" FL-514.92
18" FL-516.48
LAT D8F
18" RCP
Q100= 1.4 cfs
V100= 0.8 fps
S = 0.0002
CAP= 17.9 cfs
0+00.00 LAT D8F- HG-518.26
2+11.03 LINE "D-8" HG-518.93
0+65.82 LAT D8F HG-518.94
END RCP @ INLET HG-518.95
EXISTING GROUND
PROPOSED GRADE
HGL
18" RCP @ 2.92%
24" FL-514.31
18" FL-514.56
18" FL-516.48
LAT D8G
18" RCP
Q100= 3.2 cfs
V100= 1.8 fps
S = 0.0009
CAP= 63.5 cfs
0+00.00 LAT D8G- HG-516.41
0+80.22 LINE "D-8" HG-517.19
0+08.11 LAT D8G HG-517.20
END RCP @ INLET HG-517.26
PROPOSED GRADE
EXISTING GROUND
HGL
18" RCP @ 36.50%
18" FL-515.45
48" FL-511.24
18" FL-512.49
LAT D8H
18" RCP
Q100= 4.1 cfs
V100= 2.3 fps
S = 0.0015
CAP= 28.9 cfs
0+00.00 LAT D8H- HG-516.13
0+53.50 LINE "D-8" HG-516.89
0+00.00 LAT D9 HG-516.95
CONST. 6' STORM SEWER MANHOLE
T.RIM=519.15
0+65.20 LAT D8G HG-516.83
END RCP @ INLET HG-516.95
PROPOSED GRADE
EXISTING GROUND
HGL
18" RCP @ 7.56%
18" FL-515.45
48" FL-509.39
48" FL-511.05
18" FL-510.52
18" FL-510.52
LAT D9A
18" RCP
Q100= 2.2 cfs
V100= 1.3 fps
S = 0.0005
CAP= 7.4 cfs
0+00.00 LAT D9A- HG-516.94
1+49.57 LINE "D-9" HG-517.03
CONST. 4' STORM SEWER MANHOLE
T.RIM=520.20
0+56.99 LAT D9A HG-517.08
END RCP @ INLET HG-517.08
PROPOSED GRADE
EXISTING GROUND
HGL
18" RCP @ 0.50%
18" FL-516.29
18" FL-516.57
LAT D10A
18" RCP
Q100= 0.5 cfs
V100= 0.3 fps
S = '
CAP= 38.8 cfs
0+00.00 LAT D10A- HG-513.20
1+02.80 LINE "D-10" HG-513.22
0+19.92 LAT D10A HG-515.84
END RCP @ INLET HG-515.84
PROPOSED GRADE
EXISTING GROUND
HGL - NORMAL DEPTH
18" RCP @ 13.65%
18" FL-513.00
18" FL-515.72
LAT D11A
18" RCP
Q100= 4.1 cfs
V100= 2.3 fps
S = 0.0015
CAP= 23.6 cfs
0+30.39 LAT D11A HG-518.73
END RCP @ INLET HG-518.65
0+00.00 LAT D11A- HG-518.60
0+24.37 LINE "D-11" HG-518.03
EXISTING GROUND
HGL
PROPOSED GRADE
18" RCP @ 5.03%
18" FL-516.80
18" FL-515.27
RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)
STATE OF TEXAS
BRANDON DAVIDSON
87682
REGISTERED PROFESSIONAL ENGINEER
02/24/2026
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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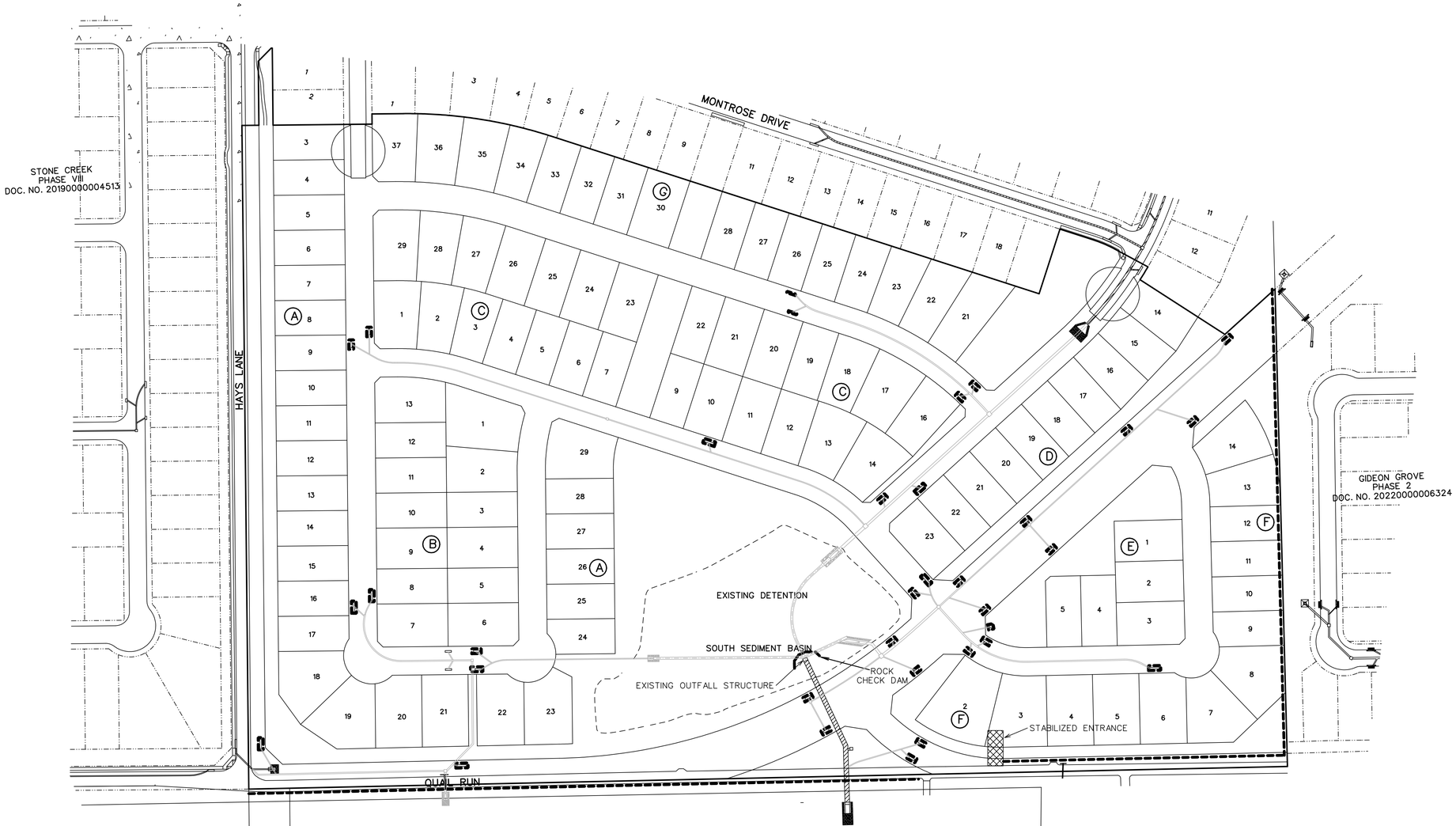
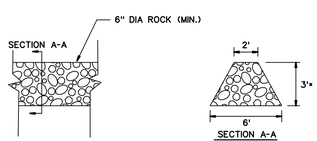
TBPE FIRM #5951
DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS
STORM SEWER PROFILES
DRAWN BY
DESIGNED BY
CHECKED BY
SHEET NO. 33
JOB NUMBER 24031
DATE FEBRUARY 2026
SCALE: HOR: 1"=40' VER: 1"=4'

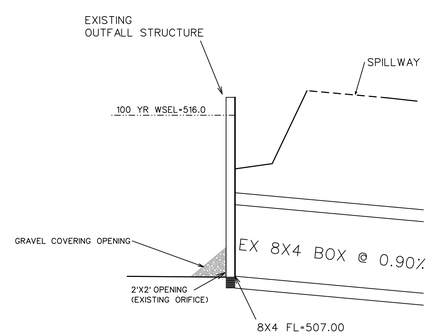




ROCK DAM

N.T.S.

*ROCK DAM SHALL NOT BE BUILT IN SUCH A MANNER THAT RUNOFF IS DIRECTED ONTO THE STREET PAVEMENT BEFORE IT GOES OVER THE TOP OF THE ROCK DAM



SOUTH SEDIMENT BASIN CALCULATIONS

N.T.S.

VOLUME REQUIRED = 3600 CF/ACRE
= 42.67 ACRES * 3600 CF/ACRE = 153,612 CF REQUIRED
VOLUME PROVIDED = 153,612 CF AT 510.46 ELEVATION

OUTFLOW= AREA * I(2) * C
= 42.67 * 3.6 * 0.50 = 76.8 CFS

DEWATERING ORIFICE = 2'X2' OPENING WITH AVERAGE H=1.0'
AVERAGE OUTFLOW=19.3 CFS
TIME TO DRAIN 153,612 CF = 2.2 HOURS

TOTAL 42.670 ACRES

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
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02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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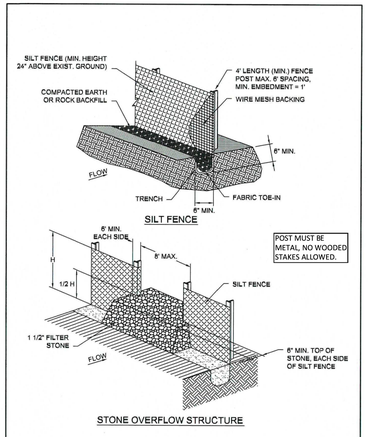
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW PHASE II
ROCKWALL, TEXAS

EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE: 1"=100'	34



SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1020A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

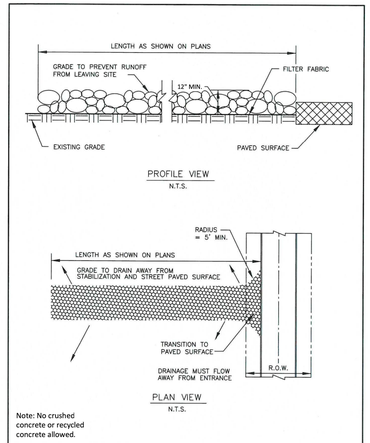
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1020B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



Note: No crushed concrete or recycled concrete allowed.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.

2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

CONSTRUCTION SEQUENCE

1. GRADING CONTRACTOR TO INSTALL TEMPORARY STABILIZED ENTRANCE.
2. INSTALL SILT FENCE AS SHOWN, (TS-600 POLY FELT) PER C.O.G. SPECIFICATIONS.
3. PERFORM GRADING AND UTILITY CONSTRUCTION.
4. AFTER THE INLET BOTTOMS ARE CONSTRUCTED, THE INLETS SHALL BE FILLED WITH STONE AND COVERED WITH A FILTER FABRIC (TS-600 POLY FELT OR EQUIVALENT) BY UTILITY CONTRACTOR.
5. PRIOR TO CITY RELEASING PAVING, SOD OR SEEDED CURLEX SHALL BE INSTALLED ON SIDES AND BOTTOM OF ALL DETENTION PONDS.
6. AFTER PAVING AND COMPLETION OF INLETS, INLET FILTERS SHALL BE INSTALLED IN ALL INLETS AND MAINTAINED UNTIL RE-VEGETATION HAS BEEN COMPLETED BY PAVING CONTRACTOR.
7. SILT FENCE SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
8. PAVING CONTRACTOR SHALL REMOVE TEMPORARY STABILIZED ENTRANCE.
9. PRIOR TO CITY ACCEPTANCE THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY MUD OR SILT WHICH COLLECTS ON THE EXISTING AND NEW PAVEMENT.
10. PRIOR TO CITY ACCEPTANCE 75-80% OF ALL DISTURBED AREA SHALL HAVE A MIN. 1" TALL GRASS ESTABLISHED
11. 75-80% OF ALL DISTURBED AREA TO HAVE 1" HIGH GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
12. ALL BAR DITCHES TO BE ANCHORED, SEEDED & CURLEXED PRIOR TO ACCEPTANCE OF GRASS ISN'T ESTABLISHED.

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

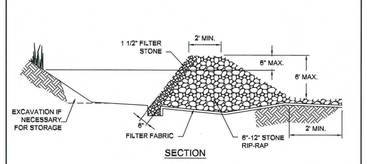
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

ROCK CHECK DAM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.9 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



NOTE: FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE.

STONE OUTLET SEDIMENT TRAP	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.12 *
		DATE Mar. 2018 / STANDARD DRAWING NO. R-1090

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

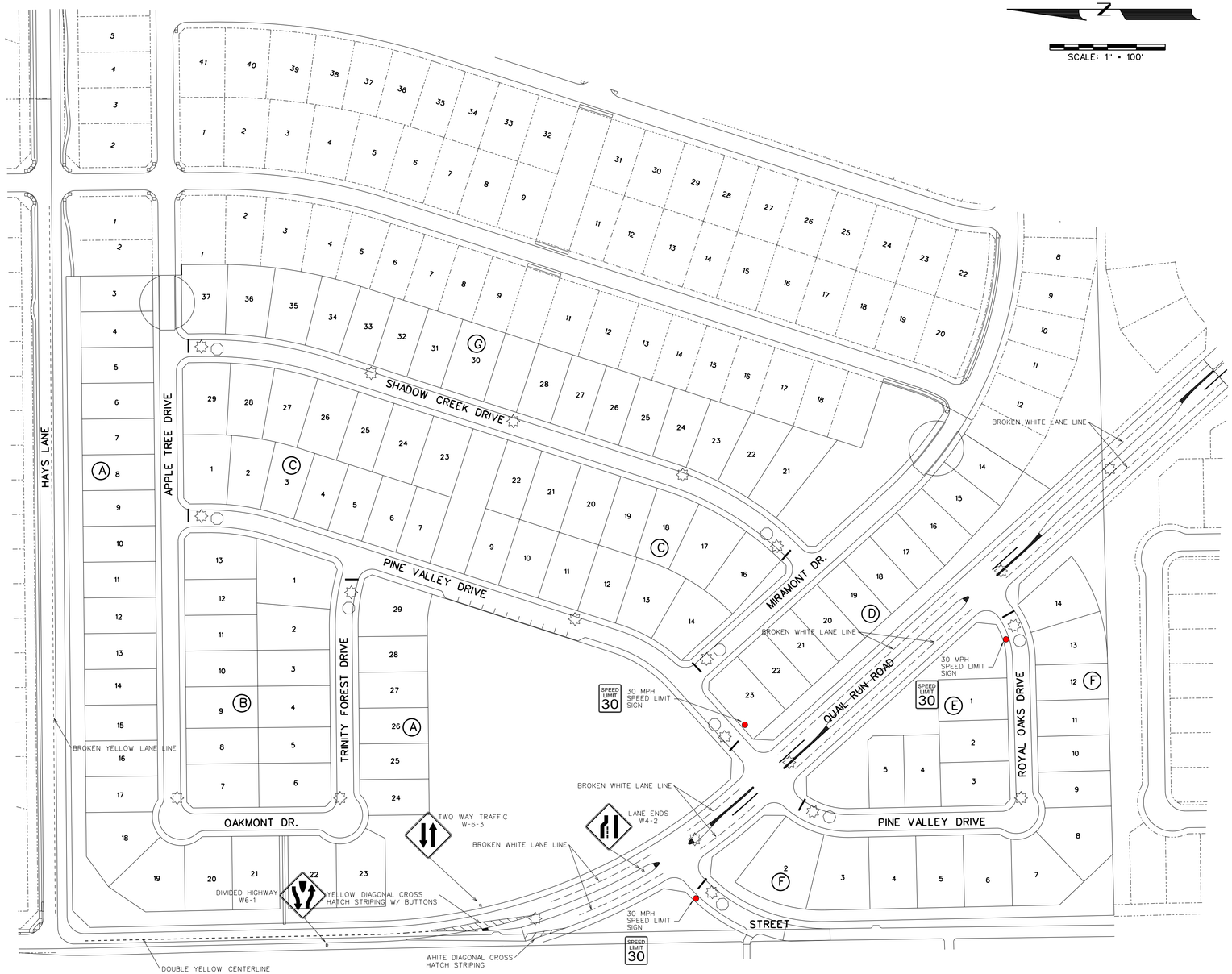
STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER 24031	DATE FEBRUARY 2026	SCALE:	35



The developer shall arrange for the installation of all pavement striping, regulatory, warning and guide signs, including posts, as shown on the plans or as directed by the City. Street name signs shall be installed at each intersection. Examples of regulatory, warning, information and guide signs are as follows:

-Regulatory signs shall include, but are not limited to, STOP, ALL-WAY, YIELD, KEEP RIGHT and speed limit signs.

-Warning signs shall include, but are not limited to, DEAD END, NO OUTLET, DIVIDED ROAD, DIP, and PAVEMENT ENDS.

-Guide signals shall include, but are not limited to, street name signs, DETOUR, direction arrow and advance arrow.

Regulatory signs should be used only where justified by engineering judgment or study. All signage plans shall be reviewed and approved by the City of Rockwall Engineering Department and be designed in accordance with the principles described in the current TMUTCD,

-A detailed street and regulatory signage plan is to be submitted to the City of Rockwall Engineering Department. All signs shall be shown in the engineering plans for review and approval. The signage plan shall be shown on a separate signage & pavement marking layout sheet or as a part of the plan & profile sheet. The plan shall identify the specific sign designation, size and location for each sign. Sign standards shall also be included in the engineering plans.

-All signage installed shall comply with the current" Texas Manual on Uniform Traffic Control Devices" and the" Standard Highway Sign Designs for Texas." The sign layout drawings shall show the color and dimensions of all sign face legend components including background color, legend color, borders, symbols, letter size and style.

-The developer shall be responsible for furnishing and installing all regulatory signage, warning signage and street name signage along with all necessary sign mounts in accordance with the approved engineering plans. A sample production sign shall be submitted to the Traffic Signs & Pavement Markings Supervisor for review and approval. The sample shall be directed to the City of Rockwall Service Center located at 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted at least 10 days prior to the scheduled installation date.

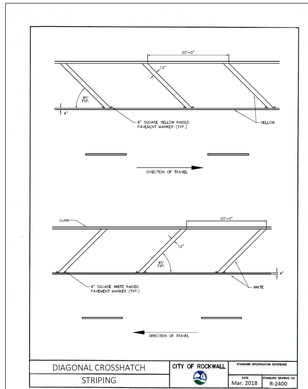
-For a street with a cul-de-sac end, a standard W 14-2a shall be mounted over the street name blade, if the cul-de-sac is not clearly visible from the adjoining roadway, or is located in excess of 400 linear feet from the adjoining roadway.

-Sign posts shall be 2⅜ O.D. galvanized steel tube sign post with a galvanized finish.

-Sign clamps and brackets shall be high strength aluminum.

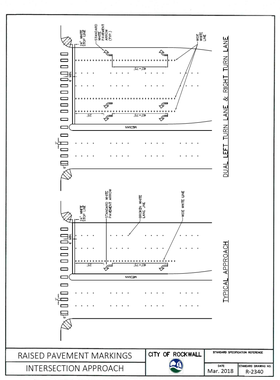
-Any decorative sign poles and fixtures installed shall be maintained by the HOA.

All developments shall be provided with streetlights. In general, lights should be located at street intersections and at intervals no greater than four hundred (400) feet apart. Streetlights should be the equivalent of 175-watt mercury vapor fixtures on minor residential streets. All collector and arterial, or commercial streets shall have sodium vapor fixtures with a minimum wattage of 250 or 400 watts as directed by the City. In some instances, the City may require greater wattage.



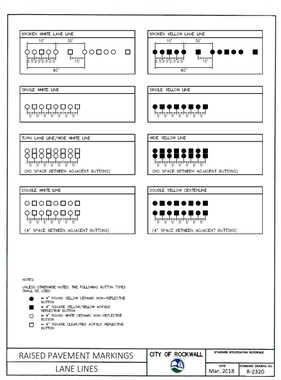
DIAGONAL CROSSHATCH STRIPING | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE | DATE Mar. 2018 | R-2400

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



RAISED PAVEMENT MARKINGS INTERSECTION APPROACH | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE | DATE Mar. 2018 | R-2340

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



RAISED PAVEMENT MARKINGS LANE LINES | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE | DATE Mar. 2018 | R-2320

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

NOTE:
NO SIGNS, POSTS, OR LIGHTS SHALL BE LOCATED IN BARRIER FREE LAMPS.

LEGEND
- STREET LIGHT
- STOP SIGN
- STREET NAME BLADE
- SPEED LIMIT SIGN

RECORD DRAWINGS
FEBRUARY 2026
INFORMATION PROVIDED BY CONTRACTORS (NOT FIELD VERIFIED)

STATE OF TEXAS
WARREN L. CORWIN
57875
REGISTERED PROFESSIONAL ENGINEER
02/24/2026

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951

DEVELOPMENT PLANS FOR
QUAIL HOLLOW
PHASE II
ROCKWALL, TEXAS

SIGN AND LIGHT PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
			36
JOB NUMBER	DATE	SCALE:	
24031	FEBRUARY 2026	1"=100'	