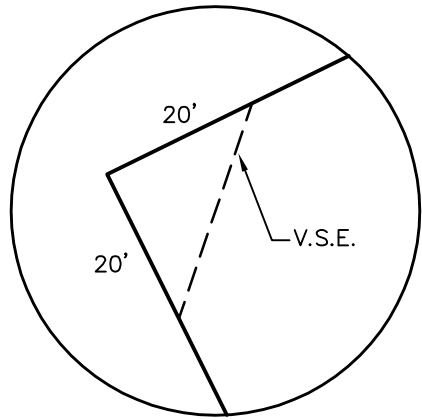
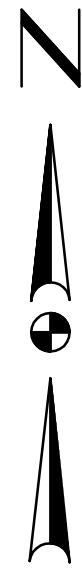


City of Rockwall

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

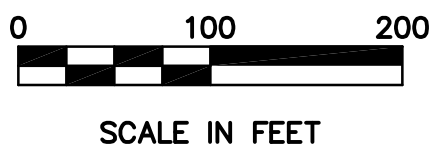
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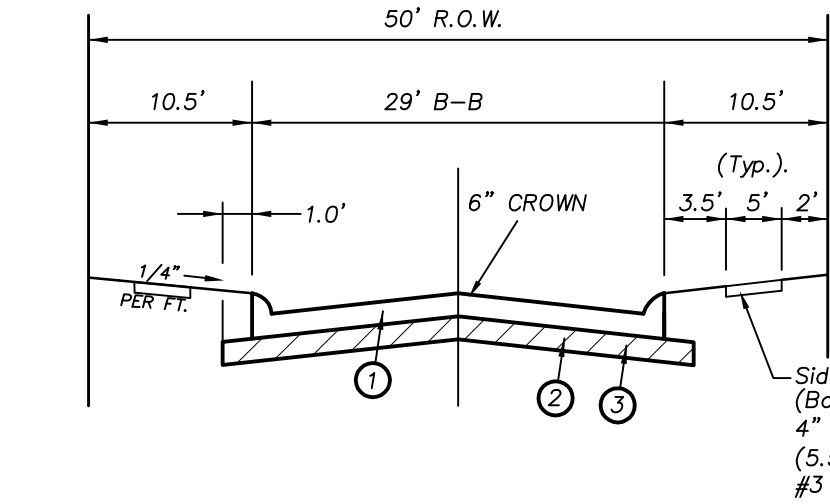


VISIBILITY AND SIDEWALK EASEMENT DETAIL

* NOTE: VISIBILITY AND SIDEWALK EASEMENTS ARE TO BE 20'x20' UNLESS OTHERWISE SPECIFIED ON THIS PLAN.



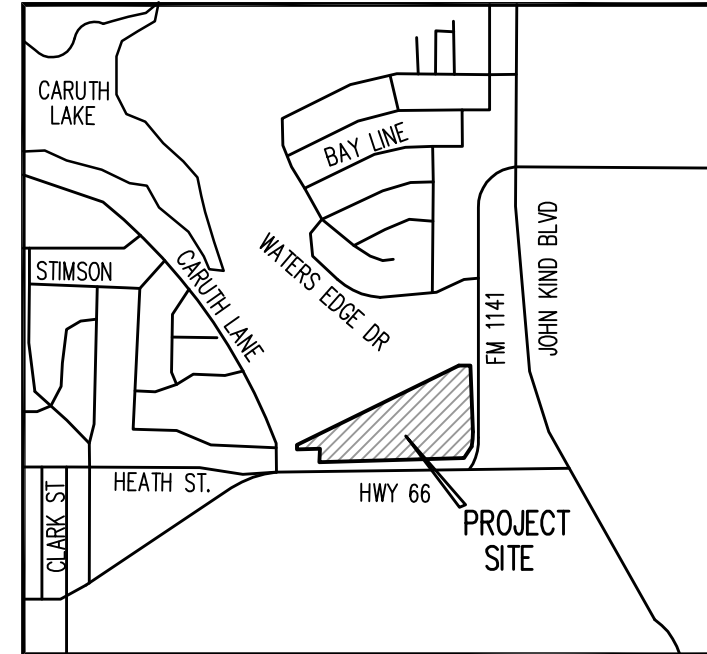
SCALE IN FEET



TYPICAL PAVING SECTION

* NOTE: THE SIDEWALK ALONG THE NORTH SIDE OF STREET "A" IS TO BE 6 FEET WIDE.

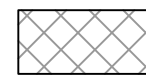
- 6"-3600 psi Class "C" concrete pavement with No. 3 bars 24" on centers both ways. Min. 6 Sack for Machine Placed. Min. 6 1/2 Sack for Hand Placed.
 - Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to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



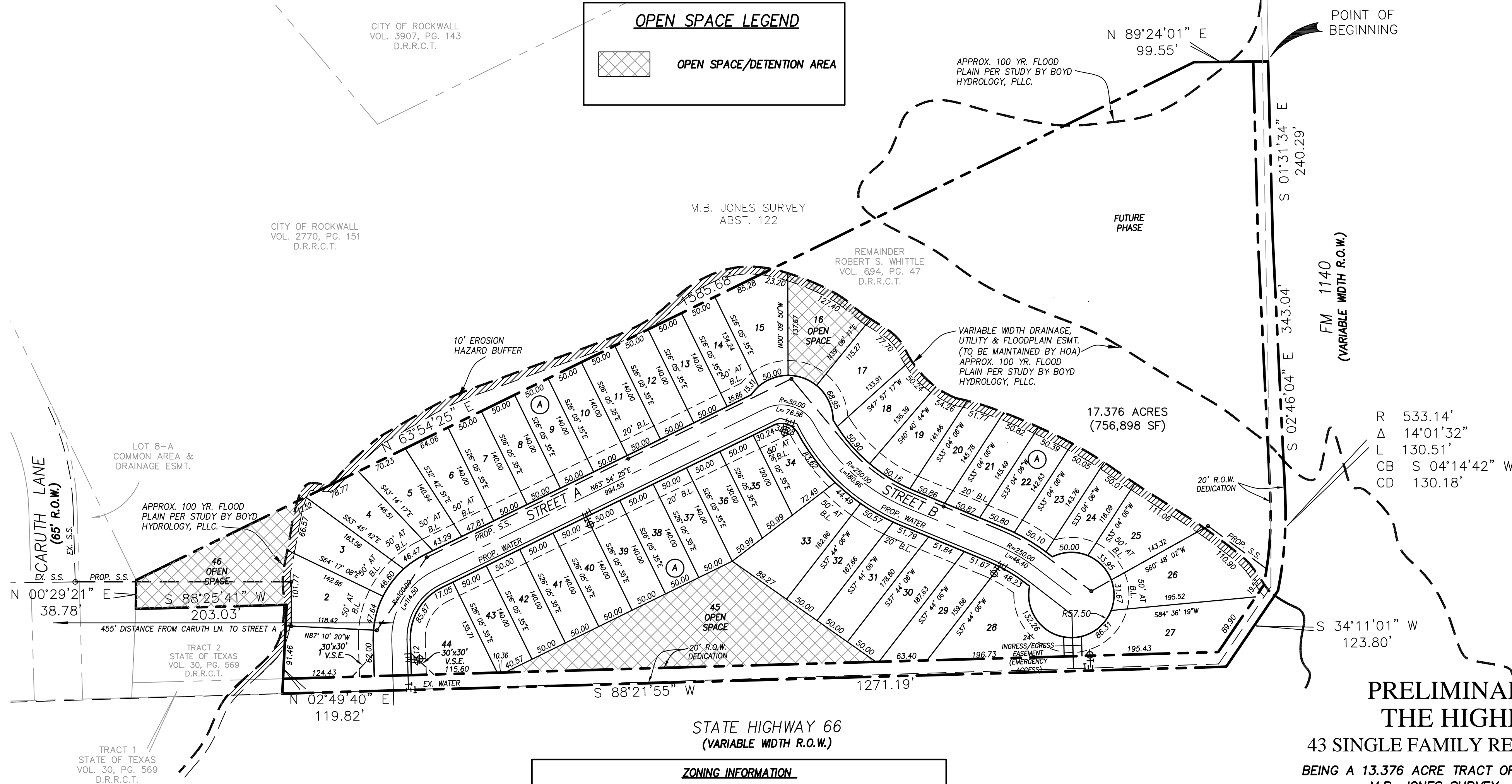
VICINITY MAP

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	A	8015.47
2	A	9536.28
3	A	9469.04
4	A	8974.78
5	A	7946.93
6	A	7830.30
7	A	7000.00
8	A	7000.00
9	A	7000.00
10	A	7000.00
11	A	7000.00
12	A	7000.00
13	A	7000.00
14	A	6954.34
15	A	10099.20
16	A	10332.88
17	A	8652.34
18	A	7795.94
19	A	7535.86
20	A	7216.20
21	A	7293.97
22	A	7214.44
23	A	7152.93
24	A	6491.92
25	A	9472.36
26	A	13689.09
27	A	12589.28
28	A	12322.51
29	A	8693.50
30	A	9218.32
31	A	8657.79
32	A	8226.59
33	A	11016.58
34	A	6685.05
35	A	6250.00
36	A	6750.00
37	A	7000.00
38	A	7000.00
39	A	7000.00
40	A	7000.00
41	A	7000.00
42	A	7000.00
43	A	6979.76
44	A	9607.16
45	A	35219.99

OPEN SPACE LEGEND



OPEN SPACE/RETENTION AREA



PRELIMINARY PLAT THE HIGHLANDS

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

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

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

OWNER:
Robert S. Whittle
P.O. BOX 369
Rockwall, TX 75087

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

Case No. P2017-021
1"=100'

Sheet 1 of 1

September 28, 2017