

CONSTRUCTION PLAN SET

FOR

MARINA VILLAGE TOWNHOMES

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET INDEX

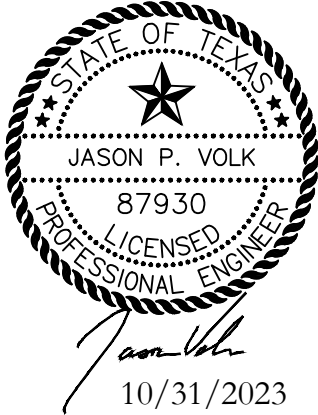
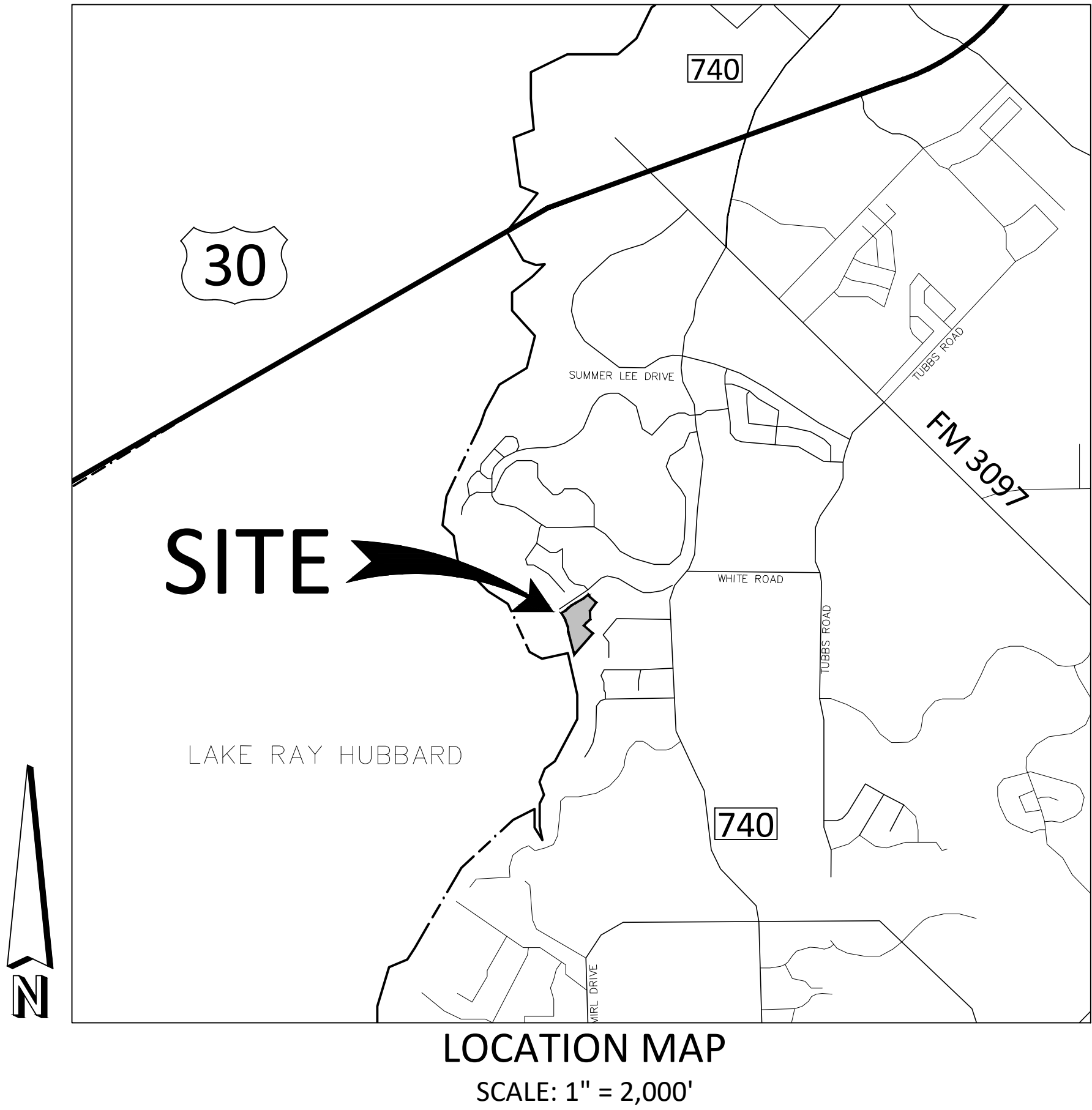
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RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, 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. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

October 2023

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

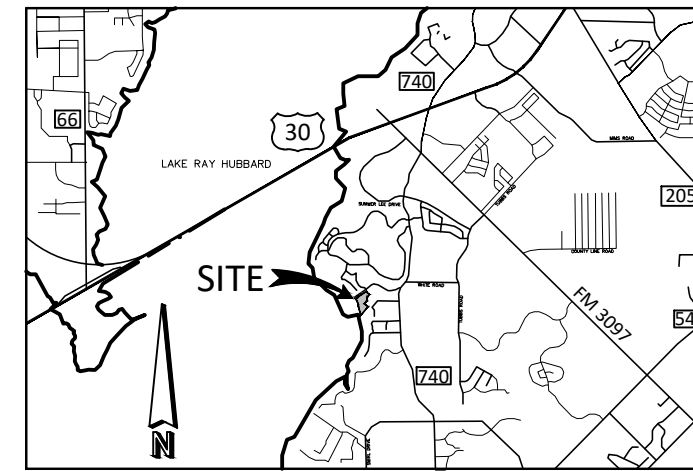
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3101
Contact: Jay Volk, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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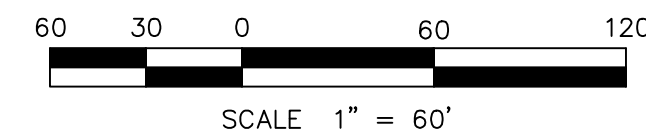
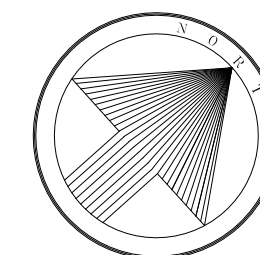


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC	Acres
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
WLE	Water Line Easement
SSE	Sanitary Sewer Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
UGE	Underground Electric
PE	Pedestrian Easement
PUDE	Pedestrian, Utility & Drainage Easement
VAM	Visibility & Maintenance Easement
D.R.R.C.T.	Deed Records of Rockwall County, Texas
P.R.R.C.T.	Plat Records of Rockwall County, Texas
M.R.R.C.T.	Map Records of Rockwall County, Texas
O.R.R.C.T.	Official Records of Rockwall County, Texas
[Pattern]	Easement Abandonment



FINAL PLAT MARINA VILLAGE

LOTS 1-39 BLOCK A
6.889 ACRES (300,076 SF)

36 TOWNHOME LOTS AND
4 COMMON AREAS

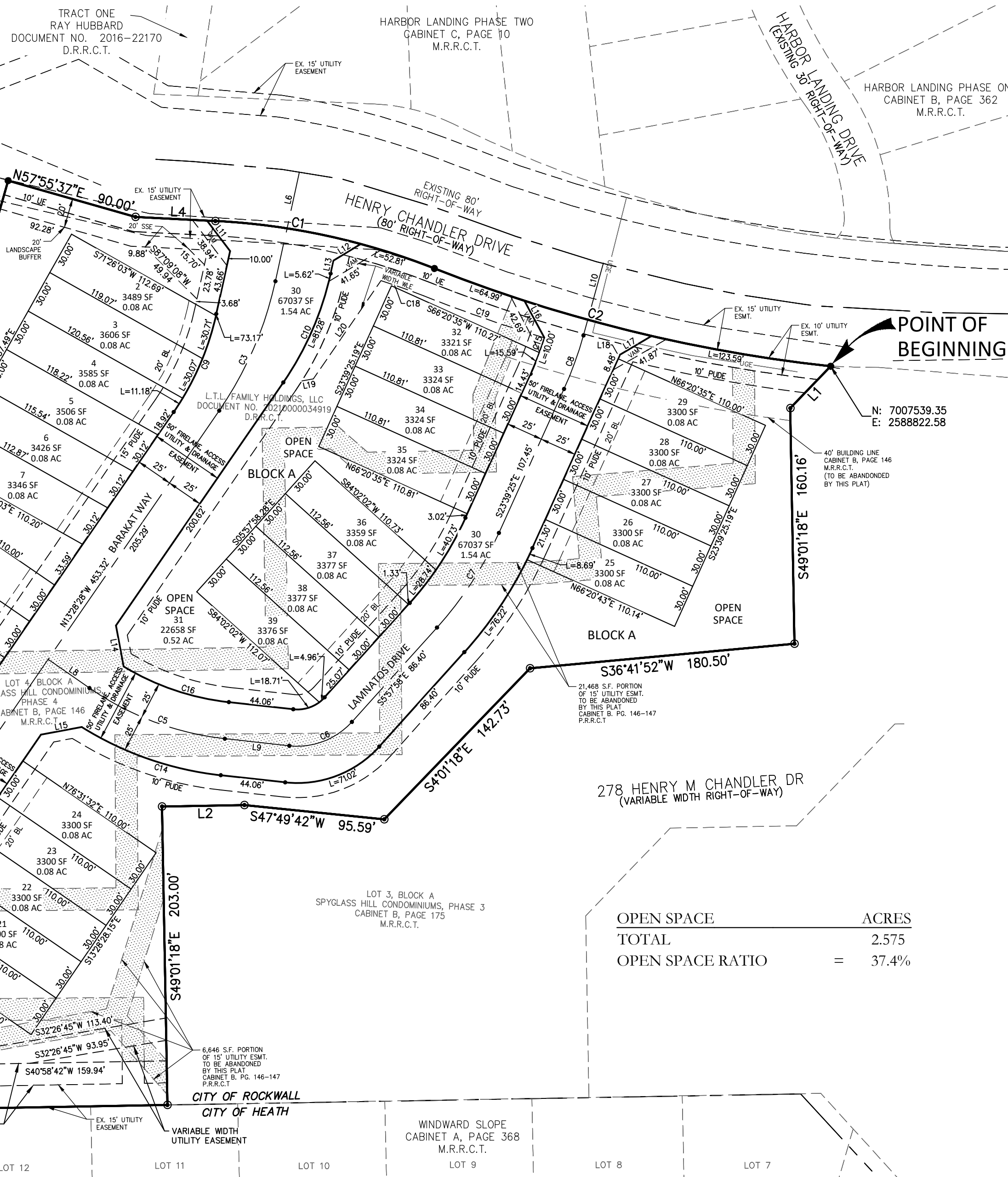
SITUATED WITHIN
THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

P2022-056
October 31, 2023
SHEET 1 OF 2



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Phone: 682-225-7189
Contact: Tom Dayton, PE



OPEN SPACE	ACRES
TOTAL	2.575
OPEN SPACE RATIO	= 37.4%

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- 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 PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL ROW, PAVING AND DRAINAGE SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

BENCHMARKS

- CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'
- CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'
- CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'
- CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS L.T.L. Family Holdings, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 4, Block A of SPYGLASS HILL CONDOMINIUMS PHASE FOUR, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 146, Map Records, Rockwall County, Texas and being all of that tract of land described in Deed to L.T.L. Family Holdings, LLC, as recorded in Document No. 20210000034919, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found in the southeast line of Henry Chandler Drive, an 80 foot right-of-way, for the common northeast corner of said L.T.L. Family Holdings, LLC tract, northeast corner of said Lot 4 and northwest corner of Lot 3, Block A of SPYGLASS HILL CONDOMINIUMS, PHASE 3, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 175, Map Records, Rockwall County, Texas;

THENCE Southerly, with the common east line of said Lot 4, east line of said L.T.L. Family Holdings, LLC tract and west line of said Lot 3, the following seven (7) courses and distances:

South 04 degrees 01 minutes 18 seconds East, leaving said southeast line, a distance of 39.64 feet to a 1/2 inch iron rod found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;

South 36 degrees 41 minutes 52 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 04 degrees 01 minutes 18 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 47 degrees 49 minutes 42 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;

South 40 degrees 58 minutes 42 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod found in the northwest line of WINDWARD SLOPE, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet A, page 368, Map Records, Rockwall County, Texas for the common south corner of said Lot 3 and an exterior ell corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE South 40 degrees 58 minutes 42 seconds West, with the common southeast line of said Lot 4 and said L.T.L. Family Holdings, LLC tract and said northwest line, a distance of 480.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common south corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE Northerly, with the west line of said L.T.L. Family Holdings, LLC tract, the following four (4) courses and distances:

North 15 degrees 09 minutes 39 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 02 degrees 08 minutes 12 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 21 degrees 26 minutes 12 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 32 degrees 04 minutes 21 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southeast line of the above mentioned Henry Chandler Drive for the northwest corner of said L.T.L. Family Holdings, LLC tract;

THENCE Northeasterly, with said southeast line, the following four (4) courses and distances:

North 57 degrees 55 minutes 37 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;

North 44 degrees 54 minutes 57 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 42 seconds, a radius of 471.19 feet and a chord bearing and distance of North 54 degrees 13 minutes 19 seconds East, 152.39 feet;

Northeasterly, with said curve to the right, an arc distance of 153.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 20 minutes 06 seconds, a radius of 1,040.00 feet and a chord bearing and distance of North 55 degrees 51 minutes 37 seconds East, 277.52 feet;

Northeasterly, with said curve to the left, an arc distance of 278.35 feet to the POINT OF BEGINNING and containing 6.889 acres of land, more or less.

Line Table		
Line	Length	Direction
L1	39.64	S4° 01' 18"E
L2	56.00	S40° 58' 42"W
L3	70.75	N2° 08' 12"W
L4	48.71	N44° 54' 57"E
L5	7.87	N37° 31' 07"E
L6	75.93	N35° 35' 51"W
L7	10.11	N54° 16' 59"W
L8	34.22	S76° 43' 41"W
L9	44.06	S48° 17' 23"W
L10	51.06	S32° 31' 55"E
L11	26.01	S85° 01' 36"E
L12	21.71	N10° 45' 15"E
L13	8.92	N35° 35' 51"W
L14	28.27	S58° 28' 11"E
L15	28.28	N31° 30' 26"E
L16	28.64	S76° 19' 54"E
L17	25.03	S11° 22' 41"W
L18	3.00	S23° 39' 25"E
L19	7.98	N31° 31' 32"E
L20	81.01	N13° 28' 28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	153.06	471.19	018°36'42"	152.39	N54° 13' 19"E
C2	278.35	1040.00	015°20'06"	277.52	N55° 51' 37"E
C3	96.53	250.00	022°07'23"	95.93	N24° 32' 09"W
C4	35.61	50.00	040°48'31"	34.86	S33° 52' 43"E
C5	99.27	200.00	028°26'17"	98.25	N62° 30' 32"E
C6	47.35	50.00	054°15'21"	45.60	N21° 09' 42"E
C7	77.19	250.00	017°41'27"	76.88	N14° 48' 42"W
C8	38.72	250.00	008°52'30"	38.69	N28° 05' 40"W
C9	30.07	189.50	009°05'28"	30.04	N21° 23' 59"W
C10	81.28	210.50	022°07'23"	80.77	N24° 32' 09"W
C11	10.65	20.00	030°29'56"	10.52	N01° 46' 30"E
C12	191.73	54.00	203°26'04"	105.75	N19° 00' 37"E
C13	24.17	20.00	069°13'57"	22.72	S48° 05' 27"E
C14	100.81	225.00	025°40'18"	99.97	N61° 07' 32"E
C15	10.62	225.00	002°42'17"	10.62	S28° 58' 42"E
C15	10.62	225.00	002°42'17"	10.62	S28° 58' 42"E
C16	76.17	175.00	024°56'24"	75.57	N60° 45' 35"E
C17	39.36	96.46	023°22'43"	39.09	S22° 39' 49"W
C18	30.78	451.19	003°54'34"	30.78	S61° 34' 23"W
C19	86.94	1060.00	004°41'58"	86.92	N61° 10' 41"E

OWNER'S CERTIFICATION:

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 **MARINA VILLAGE** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any 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 **MARINA VILLAGE** 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 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer 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 of Rockwall 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 sewers, and alleys all according to the specifications of the City of Rockwall; 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions 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.

L.T.L. Family Holdings, LLC
WILLIAM JOHNSON, PROPERTY OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, 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 under my hand and seal of office, this ____ day of _____, 2023.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

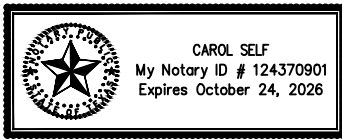
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of approval.

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT

MARINA VILLAGE

LOTS 1-39 BLOCK A

6.889 ACRES (300,076 SF)

36 TOWNHOME LOTS AND

4 COMMON AREAS

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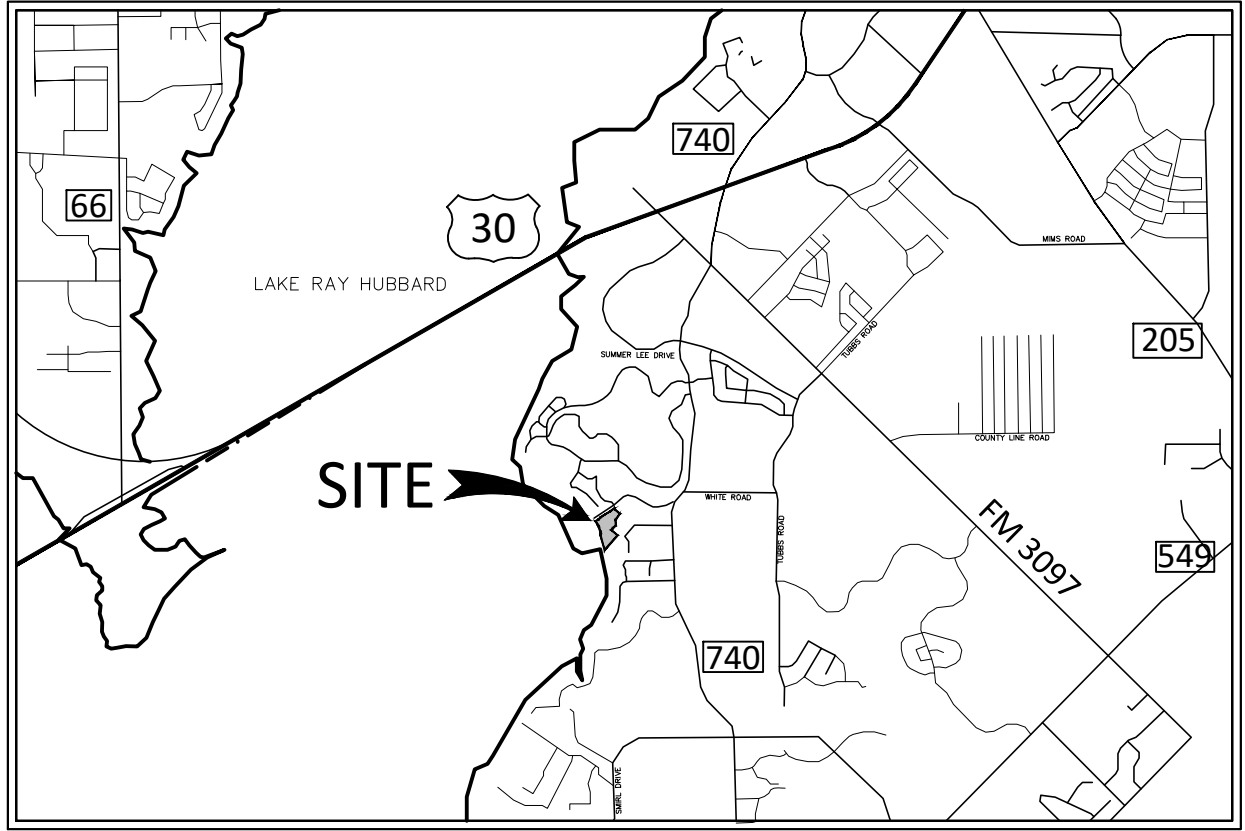
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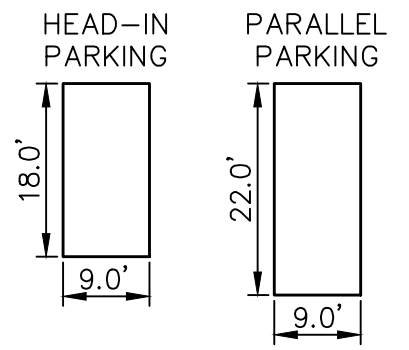


VICINITY MAP
N.T.S.

LEGEND

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)

TYPICAL PARKING SPACES

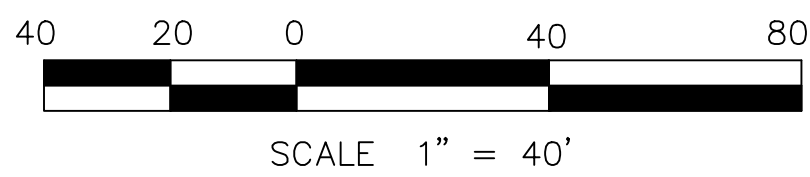
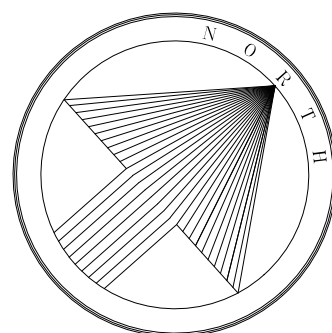


PARKING SUMMARY

REQUIRED PER ZONING	PROVIDED
2 PER DWELLING UNIT - 72	PROPOSED - 95
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
4	0

SITE PLAN DATA

EXISTING ZONING	PD-8 / ZL-5
PROPOSED ZONING	PD-8 / ZL-5
LOT AREA (SF/ACRES)	233,500.62 SF / 5.36 AC
TOTAL BUILDING AREA (SF)	78,536 SF
BUILDING HEIGHT	34'
BUILDING COVERAGE AREA (SF)	90,197 SF
BUILDING LOT COVERAGE (%)	73.00%
OPEN SPACE AREA (ACRES)	2.57 AC
OPEN SPACE (%)	37.30%



SITE PLAN
MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A

6.889 ACRES

36 TOWNHOME LOTS

SITUATED WITHIN THE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-008

SP2023-019

October 31, 2023

SHEET 1 OF 1

BENCHMARKS

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CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

SITE PLAN SIGNATURE BLOCK:

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, 20__.

WITNESS OUR HANDS, THIS ____ DAY OF ____, 20__.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

NOTES:

- ALL EQUIPMENT SHALL BE SCREENED WITH EVERGREEN SHRUBS A MINIMUM OF 36 INCH HEIGHT AT TIME OF PLANTING.

CAUTION!!!
EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Jay Volk, PE

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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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 ry 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 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 prior 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: No more than 500 linear feet of trench may be opened at one time. 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. 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 (20th) 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. Conshield 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.

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)	Strength 28-Day (psi)	Minimum Cement (sacks / CY)	Hand placed	Machine 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"	3,600	N/A	5.5		#3 bars	24"
Parking Lot / Drive Aisles	5"	3,600	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 (20th) month of the maintenance period.

RETAINING WALLS

1. 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.
2. 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.
3. 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.
4. 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 DRAWINGS/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."

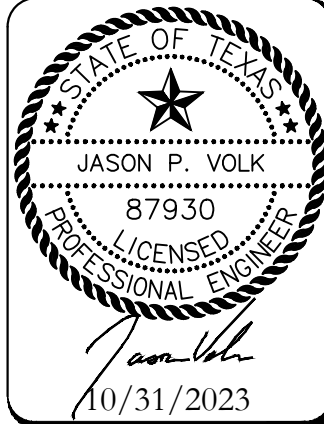
RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, 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.
The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES



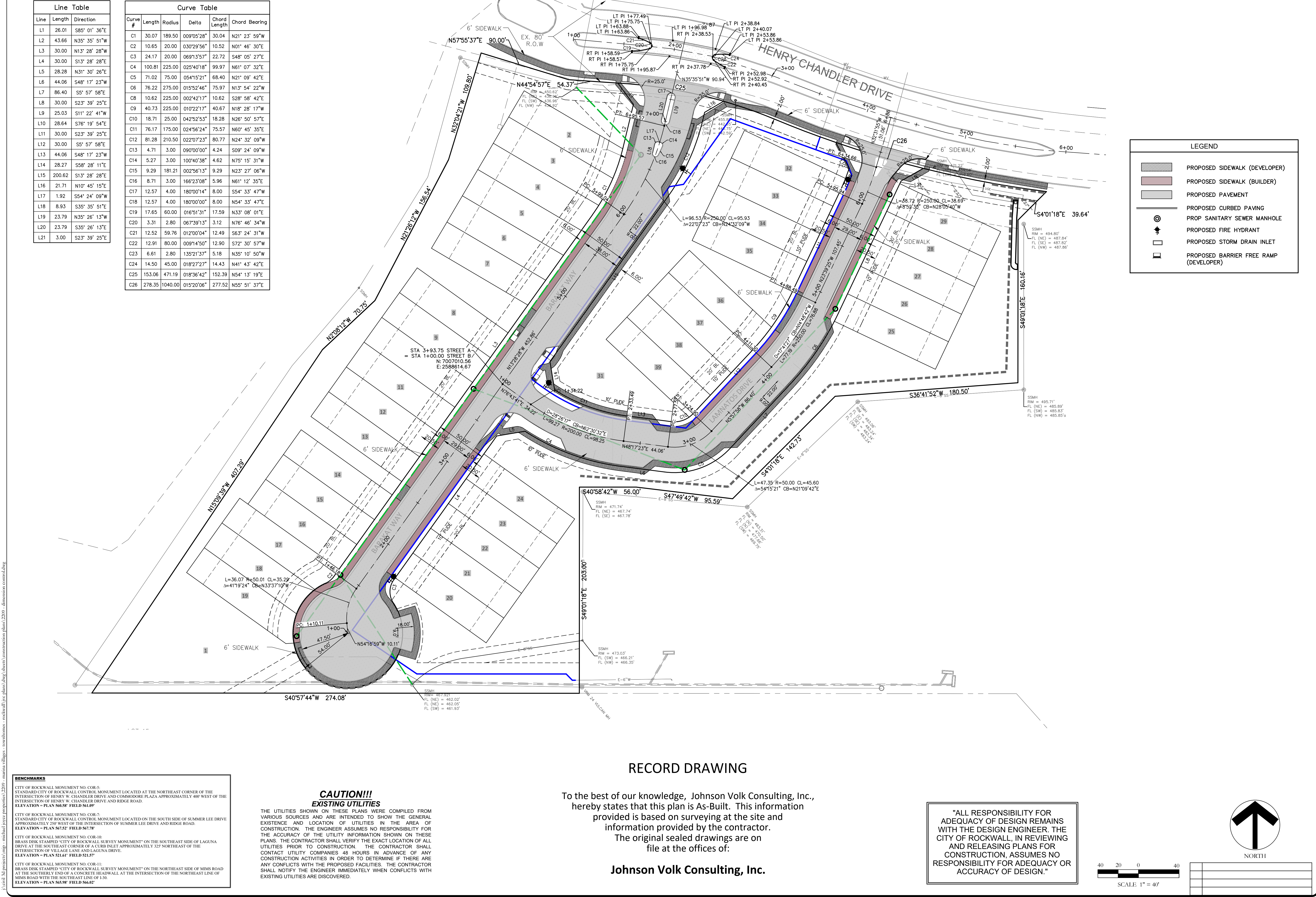
JVC No 2209

JOHNSON VOLK
CONSULTING

TPE&E Engineering Firm No. 110692 / Land Surveying Firm No. 01194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	26.01	S85° 01' 36"E
L2	43.66	N35° 35' 51"W
L3	30.00	N13° 28' 28"W
L4	30.00	S13° 28' 28"E
L5	28.28	N31° 30' 26"E
L6	44.06	S48° 17' 23"W
L7	86.40	S5° 57' 58"E
L8	30.00	S23° 39' 25"E
L9	25.03	S11° 22' 41"W
L10	28.64	S76° 19' 54"E
L11	30.00	S23° 39' 25"E
L12	30.00	S5° 57' 58"E
L13	44.06	S48° 17' 23"W
L14	28.27	S58° 28' 11"E
L15	200.62	S13° 28' 28"E
L16	21.71	N10° 45' 15"E
L17	1.92	S54° 24' 09"W
L18	8.93	S35° 35' 51"E
L19	23.79	N35° 26' 13"W
L20	23.79	S35° 26' 13"E
L21	3.00	S23° 39' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	30.07	189.50	009°05'28"	30.04	N21° 23' 59"W
C2	10.65	20.00	030°29'56"	10.52	N01° 46' 30"E
C3	24.17	20.00	069°13'57"	22.72	S48° 05' 27"E
C4	100.81	225.00	025°40'18"	99.97	N61° 07' 32"E
C5	71.02	75.00	054°15'21"	68.40	N21° 09' 42"E
C6	76.22	275.00	015°52'46"	75.97	N13° 54' 22"W
C8	10.62	225.00	002°42'17"	10.62	S28° 58' 42"E
C9	40.73	225.00	010°22'17"	40.67	N18° 28' 17"W
C10	18.71	25.00	042°52'53"	18.28	N26° 50' 57"E
C11	76.17	175.00	024°56'24"	75.57	N60° 45' 35"E
C12	81.28	210.50	022°07'23"	80.77	N24° 32' 09"W
C13	4.71	3.00	090°00'00"	4.24	S09° 24' 09"W
C14	5.27	3.00	100°40'38"	4.62	N75° 15' 31"W
C15	9.29	181.21	002°56'13"	9.29	N23° 27' 06"W
C16	8.71	3.00	166°23'08"	5.96	N61° 12' 35"E
C17	12.57	4.00	180°00'14"	8.00	S54° 33' 47"W
C18	12.57	4.00	180°00'00"	8.00	N54° 33' 47"E
C19	17.65	60.00	016°51'31"	17.59	N33° 08' 01"E
C20	3.31	2.80	067°39'13"	3.12	N76° 46' 34"W
C21	12.52	59.76	012°00'04"	12.49	S63° 24' 31"W
C22	12.91	80.00	009°14'50"	12.90	S72° 30' 57"W
C23	6.61	2.80	135°21'37"	5.18	N35° 10' 50"W
C24	14.50	45.00	018°27'27"	14.43	N41° 43' 42"E
C25	153.06	471.19	018°36'42"	152.39	N54° 13' 19"E
C26	278.35	1040.00	015°20'06"	277.52	N55° 51' 37"E



LEGEND

PROPOSED SIDEWALK (DEVELOPER)

PROPOSED SIDEWALK (BUILDER)

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE
INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 566.50' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE
APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA
DRIVE AT THE SOUTHERLY END OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE
INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD
AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF
MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.50' FIELD 566.02'

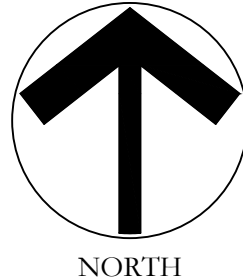
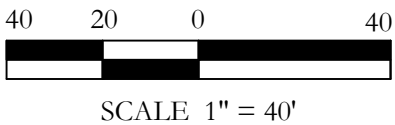
CAUTION!!!
EXISTING UTILITIES

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JOHNSON VOLK
CONSULTING

TPE&S Engineering Firm No. 11063 / Land Surveying Firm No. 0194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

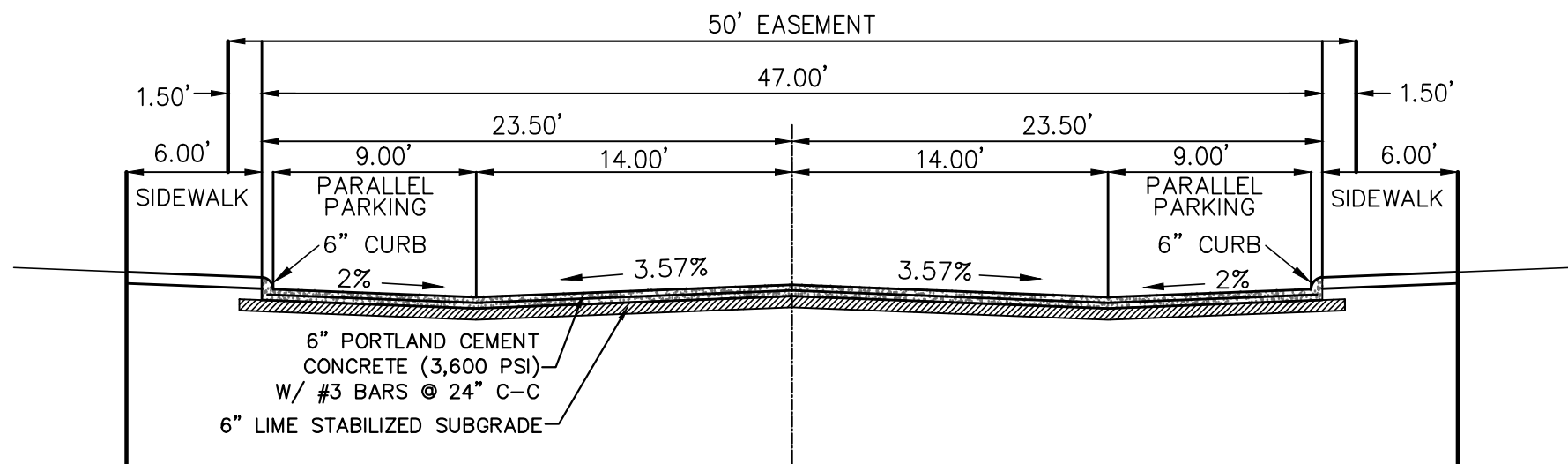
MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DIMENSION CONTROL & PAVING PLAN

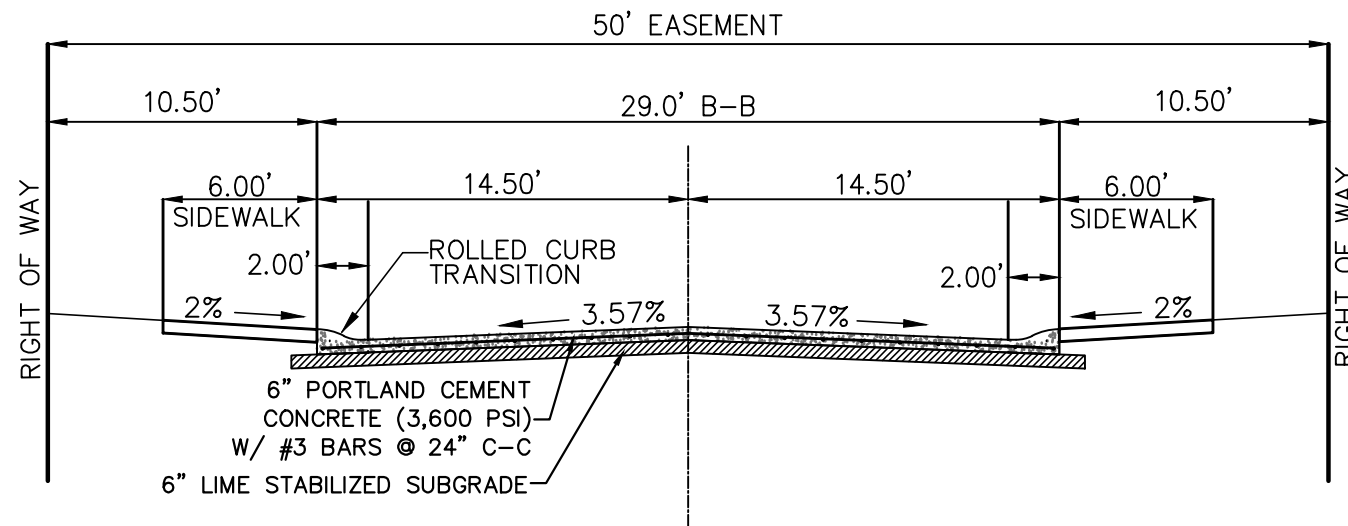
STATE OF TEXAS
JASON P. VOLK
87930
LICENSED PROFESSIONAL ENGINEER
10/31/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

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DUAL PARALLEL PARKING STREET SECTION



TYPICAL STREET SECTION

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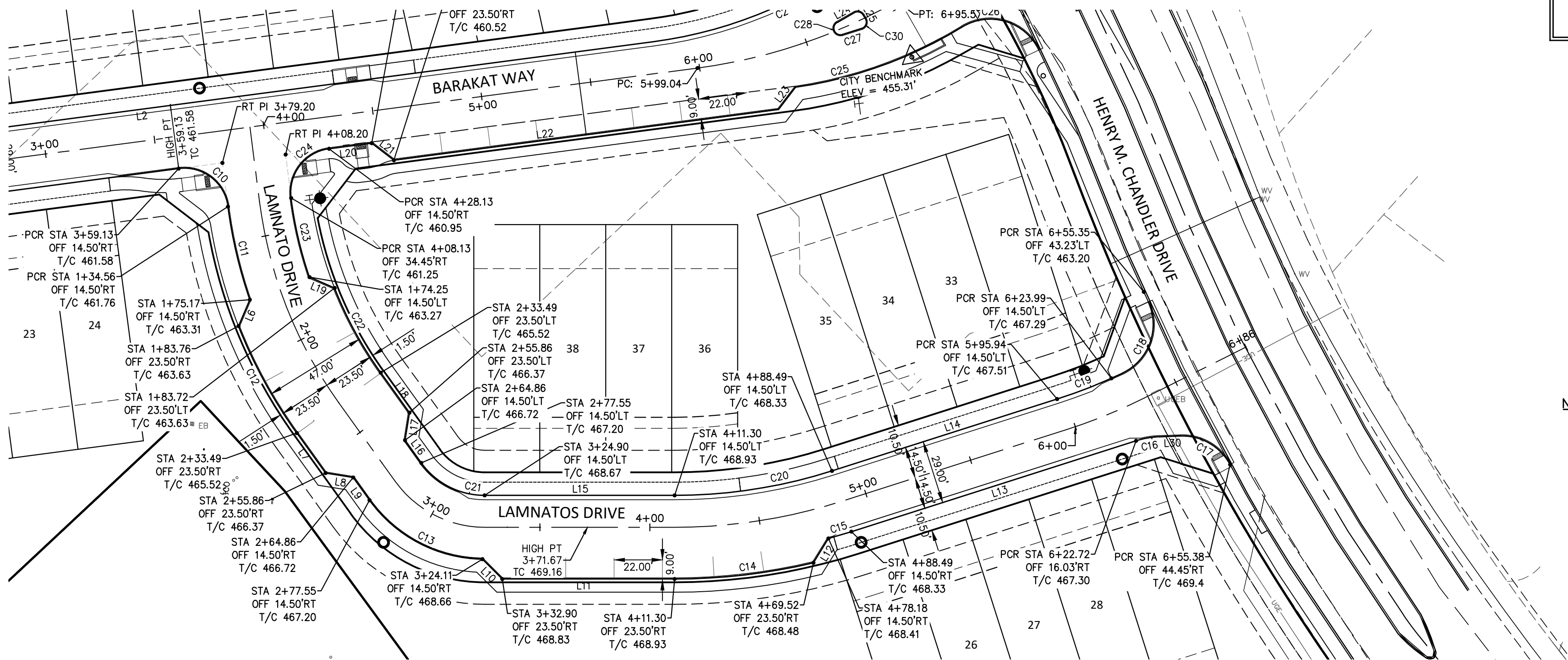
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CAUTION!!! EXISTING UTILITIES

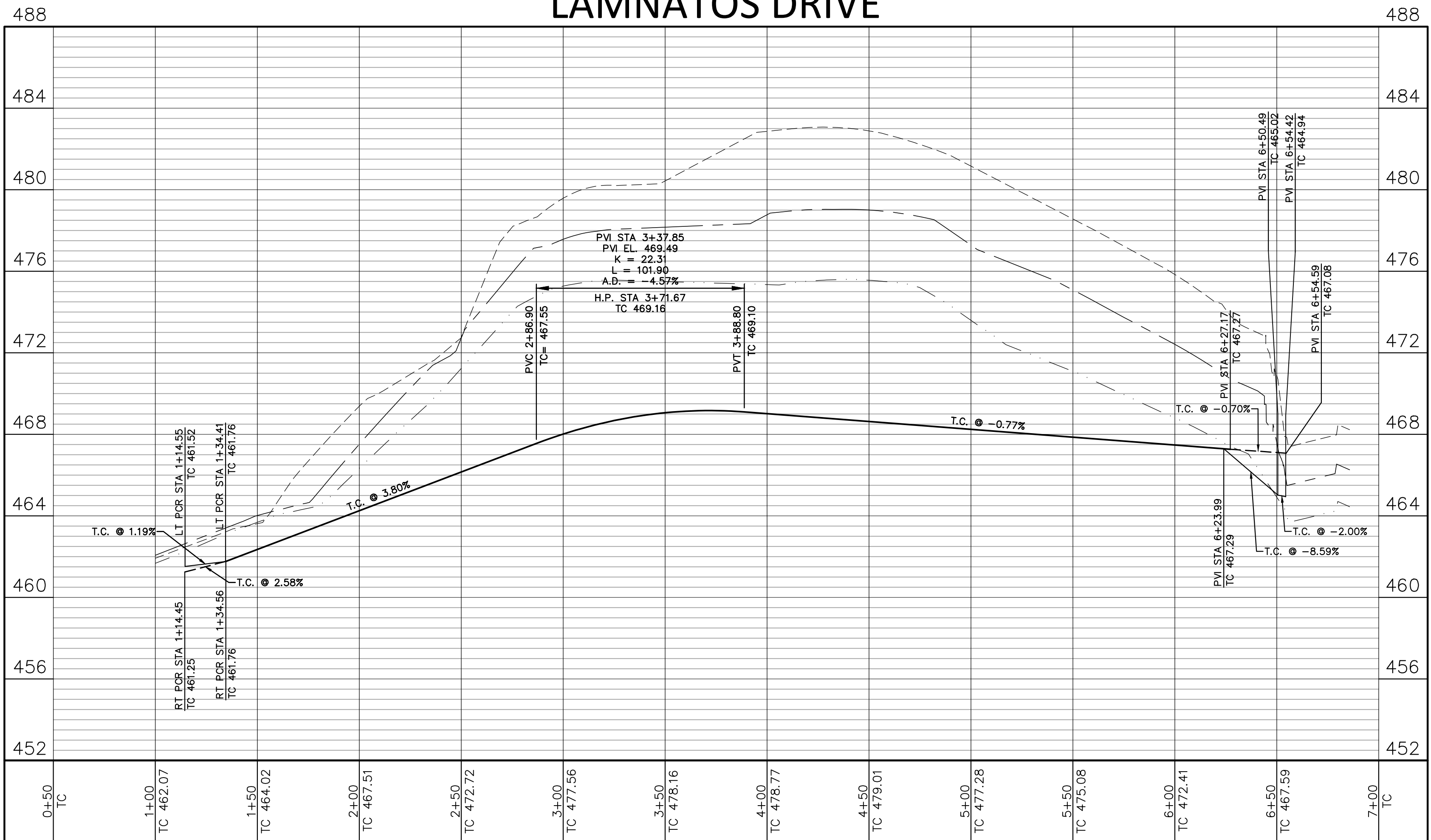
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NOTES: DESIGN SPEED LIMIT = 20 MPH
REFER TO SHEET 21 FOR SIGNAGE



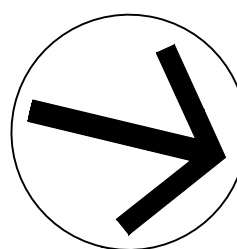
LAMNATOS DRIVE



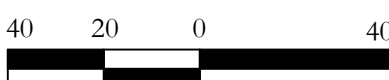
PROFILE LEGEND

---	TOP OF CURB PROFILE
---	N.G. AT CENTERLINE
---	N.G. AT RIGHT R.O.W.
---	N.G. AT LEFT R.O.W.

NOTE: DESIGN SPEED LIMIT = 20 MPH



NORTH



SCALE: 1" = 40'

BENCHMARKS

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ELEVATION = PLAN 560.58' FIELD 561.09'

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ELEVATION = PLAN 567.52' FIELD 567.78'

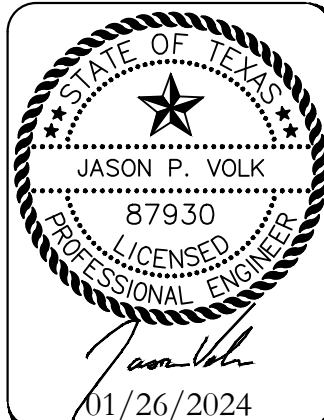
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ELEVATION = PLAN 565.98' FIELD 566.02'

JOHNSON VOLK
CONSULTING

MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ROADWAY PAVING PLAN & PROFILE



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

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BENCHMARKS

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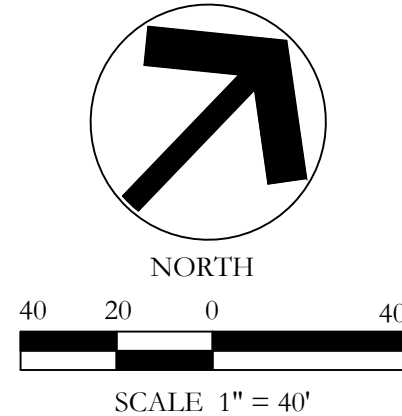
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RETAINING WALL REVISIONS
FLUME ADDITION

LEGEND	
	PROP RETAINING WALL
	FLOW ARROW
534.0	SPOT ELEVATION
520.1 T	TOP OF WALL
517.7 B	BOTTOM OF WALL
	PROPOSED EASEMENT
	LIMITS OF GRADING
	EXISTING CONTOURS
	PROP CONTOURS
	BREAK POINT
	NON-TYPICAL SWALE

RETAINING WALL NOTES:

- A BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS FOR SUBDIVISION THROUGH ENGINEERING DEPARTMENT/SCREENING WALLS. ALL RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE LOCATED ENTIRELY WITHIN PRIVATE PROPERTY.
- ANY PROPOSED RETAINING WALLS HIGHER THAN 3 FEET & HIGHER FROM THE BOTTOM OF THE FOOTING ARE REQUIRED TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND MUST BE CONSTRUCTED BASED ON THE APPROVED STRUCTURAL DETAILS PROVIDED BY THE ENGINEER OF THE RECORD.
- ALL RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE LOCATED ENTIRELY ON PRIVATE PROPERTY.
- RETAINING WALLS SHALL BE CONSTRUCTED ON THE HIGH SIDE OF THE LOT.
- RETAINING WALLS TO BE ROCK OR STONE FACADE.

NOTES:

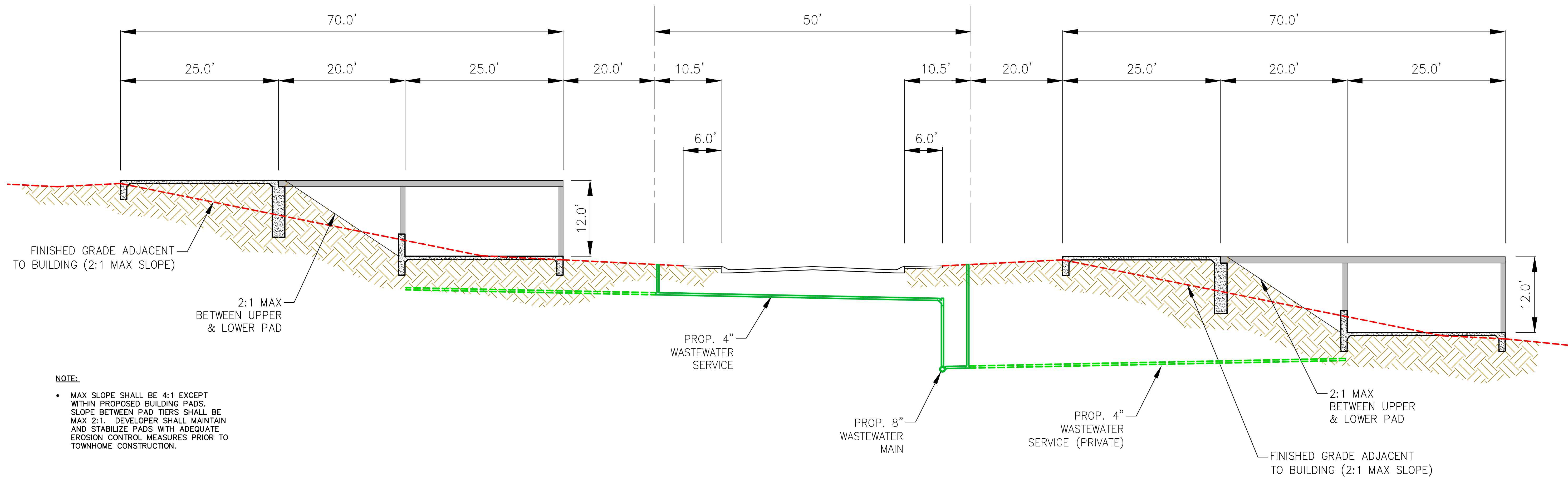
- MAX SLOPE SHALL BE 4:1 EXCEPT WITHIN PROPOSED BUILDING PADS. SLOPE BETWEEN PAD TIERS SHALL BE MAX 2:1. DEVELOPER SHALL MAINTAIN AND STABILIZE PADS WITH ADEQUATE EROSION CONTROL MEASURES PRIOR TO TOWNHOME CONSTRUCTION.

RECORD DRAWING

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SPLIT LEVEL SECTION DETAIL

N.T.S.

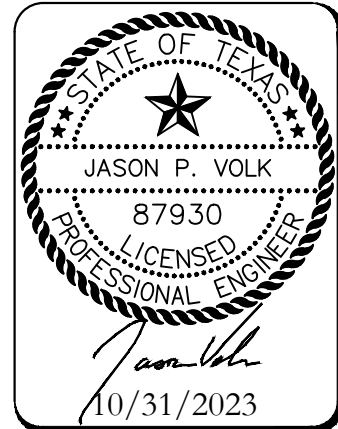
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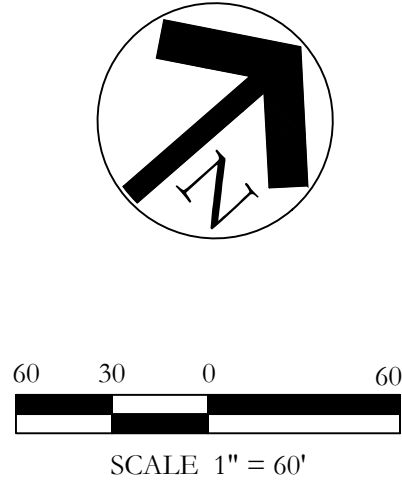
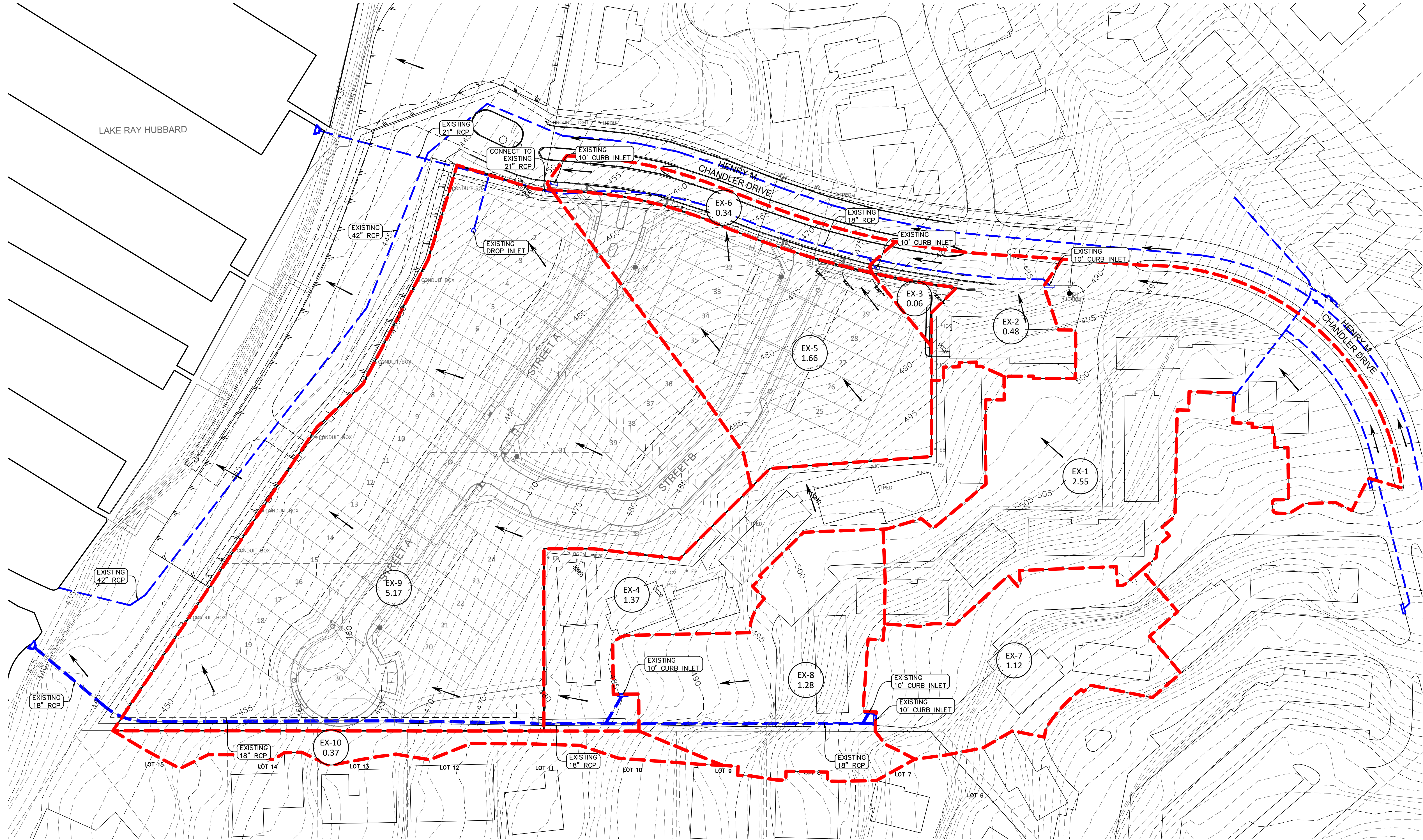
MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SPLIT LEVEL SECTION DETAIL



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

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LEGEND

- EX-1 22.64 AC EXISTING DRAINAGE AREA DESIGNATION DRAINAGE AREA SIZE (AC.)
- EXISTING/FUTURE DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 6.35' EXISTING CONTOUR

RECORD DRAWING

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EXISTING DRAINAGE RUNOFF TABLE														
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Townhomes Area (C=0.80)	Weighted Runoff Coefficient	C * A	Time of Concentratio n	5-Year		10-Year		25-Year		100-Year	
							Intensity	Runoff	Intensity	Runoff	Intensity	Runoff	Intensity	Runoff
	A	A	A	C	CA	T _c	I ₅	Q ₅	I ₁₀	Q ₁₀	I ₂₅	Q ₂₅	I ₁₀₀	Q ₁₀₀
	(ac)	(ac)	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
EX-1	2.55	0.00	2.55	0.80	2.04	10.00	6.10	12.44	7.10	14.48	8.30	16.93	9.80	19.99
EX-2	0.48	0.00	0.48	0.80	0.38	10.00	6.10	2.34	7.10	2.73	8.30	3.19	9.80	3.76
EX-3	0.06	0.06	0.00	0.35	0.02	20.00	4.90	0.10	5.90	0.12	6.60	0.14	8.30	0.17
EX-4	1.37	0.00	1.37	0.80	1.10	10.00	6.10	6.69	7.10	7.78	8.30	9.10	9.80	10.74
EX-5	1.66	1.66	0.00	0.35	0.58	20.00	4.90	2.85	5.90	3.43	6.60	3.83	8.30	4.82
EX-6	0.34	0.00	0.34	0.80	0.27	10.00	6.10	1.66	7.10	1.93	8.30	2.26	9.80	2.67
EX-7	1.12	0.00	1.12	0.80	0.90	10.00	6.10	5.47	7.10	6.36	8.30	7.44	9.80	8.78
EX-8	1.28	0.00	1.28	0.80	1.02	10.00	6.10	6.25	7.10	7.27	8.30	8.50	9.80	10.04
EX-9	5.17	5.17	0.00	0.35	1.81	20.00	4.90	8.87	5.90	10.68	6.60	11.94	8.30	15.02
EX-10	0.37	0.25	0.12	0.50	0.18	10.00	6.10	1.12	7.10	1.30	8.30	1.52	9.80	1.80

BENCHMARKS:

MONUMENT NO. 1:

CITY OF ROCKWALL MONUMENT NO. COR-5: STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD. ELEVATION = 560.58'

MONUMENT NO. 2:

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CAUTION!

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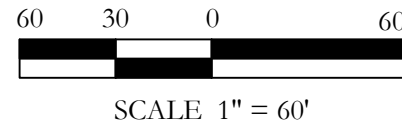
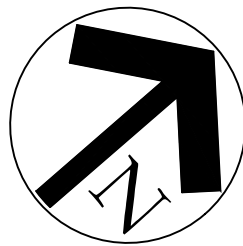
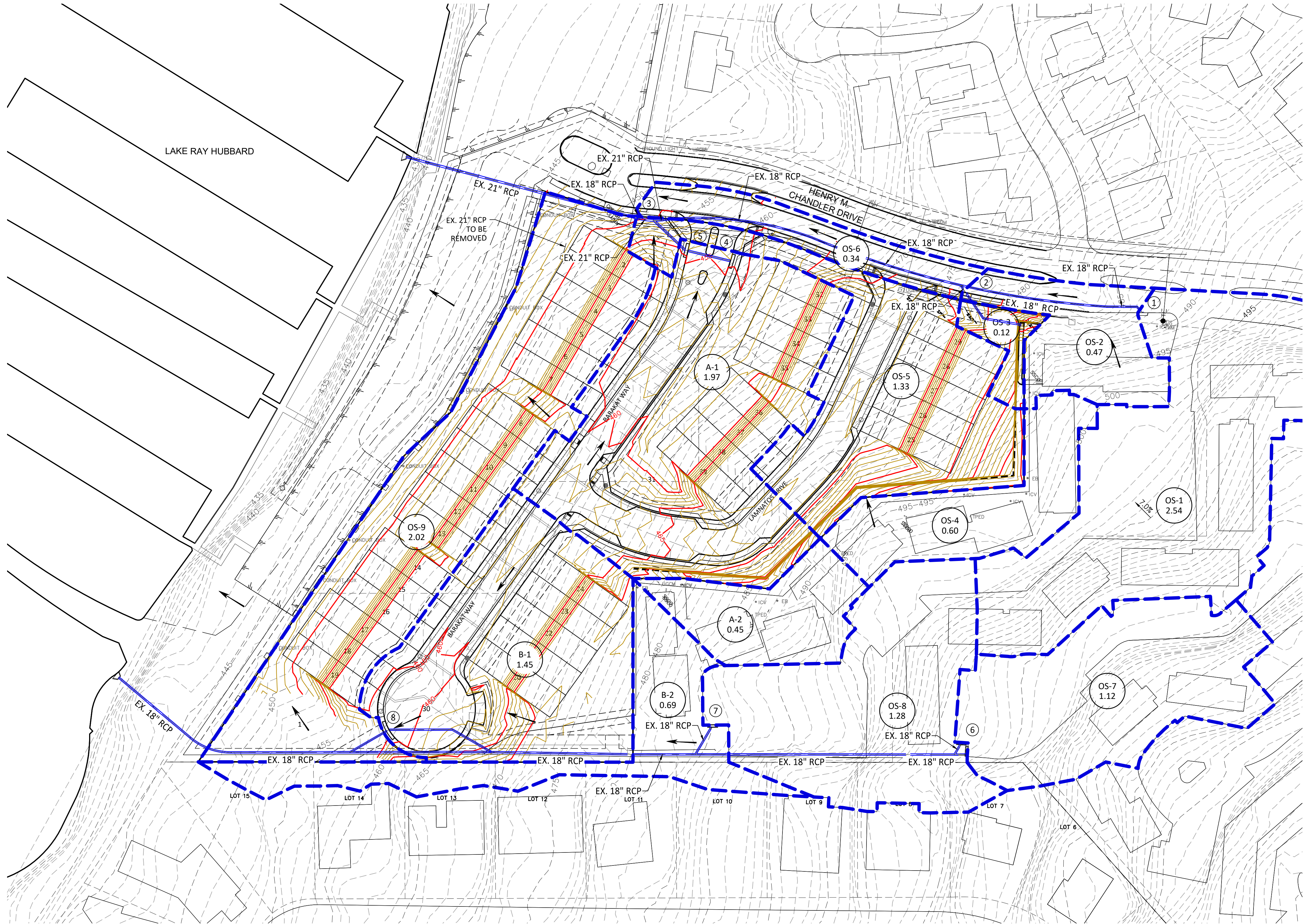
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ELEVATION = 560.58'

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ELEVATION = 567.52'



LEGEND

- DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DESIGN POINT

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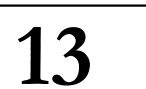
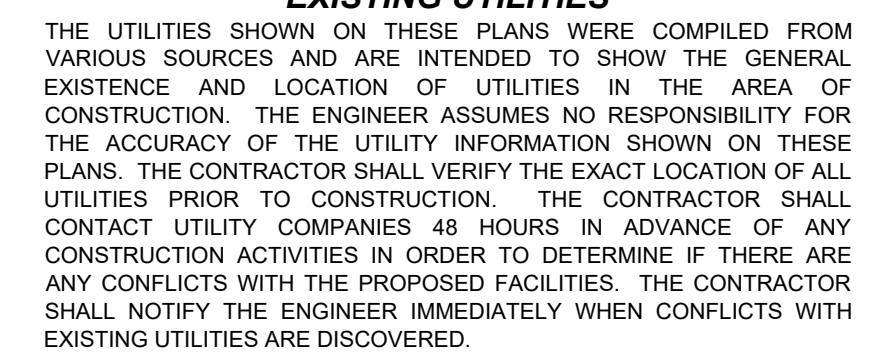
PROPOSED DRAINAGE RUNOFF TABLE															
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Townhomes Area (C=0.80)	Weighted Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year		Drains To
	A	A	A	C	CA	T _c	I _s	Q _s	I ₁₀	Q ₁₀	I ₂₅	Q ₂₅	I ₁₀₀	Q ₁₀₀	
	(ac)	(ac)	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	
A-1	1.97	0.57	1.40	0.67	1.32	10.00	6.10	8.05	7.10	9.37	8.30	10.95	9.80	12.93	EX. 21" RCP (Points 5 & 4)
A-2	0.45	0.19	0.26	0.61	0.27	10.00	6.10	1.67	7.10	1.95	8.30	2.28	9.80	2.69	Lamnato Drive
B-1	1.45	0.48	0.97	0.65	0.94	10.00	6.10	5.76	7.10	6.70	8.30	7.84	9.80	9.25	EX. 18" RCP (Point 8)
B-2	0.69	0.00	0.69	0.80	0.55	10.00	6.10	3.37	7.10	3.92	8.30	4.58	9.80	5.41	Barakat Way
OS-1	2.54	0.00	2.54	0.80	2.03	10.00	6.10	12.40	7.10	14.43	8.30	16.87	9.80	19.91	Henry M. Chandler Drive
OS-2	0.47	0.15	0.32	0.66	0.31	10.00	6.10	1.88	7.10	2.19	8.30	2.56	9.80	3.02	EX. 18" RCP
OS-3	0.12	0.12	0.00	0.35	0.04	10.00	6.10	0.26	7.10	0.30	8.30	0.35	9.80	0.41	Lamnato Drive
OS-4	0.60	0.17	0.43	0.67	0.40	10.00	6.10	2.46	7.10	2.86	8.30	3.35	9.80	3.95	Lamnato Drive
OS-5	1.33	0.31	1.02	0.70	0.92	10.00	6.10	5.64	7.10	6.56	8.30	7.67	9.80	9.06	Lamnato Drive
OS-6	0.34	0.00	0.34	0.80	0.27	10.00	6.10	1.66	7.10	1.93	8.30	2.26	9.80	2.67	Henry M. Chandler Drive
OS-7	1.12	0.00	1.12	0.80	0.90	10.00	6.10	5.47	7.10	6.36	8.30	7.44	9.80	8.78	Design Point #6
OS-8	1.28	0.00	1.28	0.80	1.02	10.00	6.10	6.25	7.10	7.27	8.30	8.50	9.80	10.04	Design Point #7
OS-9	2.02	0.00	2.02	0.80	1.62	10.00	6.10	9.86	7.10	11.47	8.30	13.41	9.80	15.84	Lake Ray Hubbard

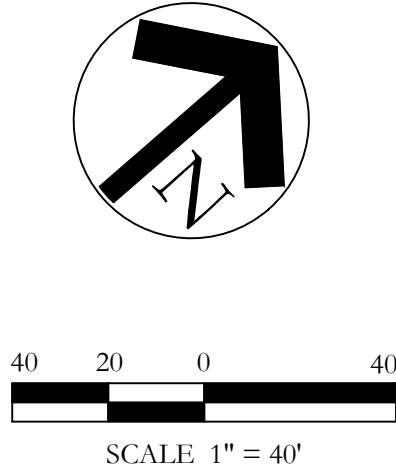
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Location				Design Frequency	Area Runoff							Upstream Bypass	Total Gutter Flow	Thoroughfare Type	On-Grade/Sag	Manning's	Longitudinal Slope	Crown Type	Gutter Flow								Maximum Allowable Flow Based on Maximum Allowable Ponding Width
Inlet ID	Alignment	Station	Offset		C	Area ID	Time of Concentration	Intensity	Area	Runoff	Cross Slope								Depth	Width	Ponding Width/Spread	Depth of Gutter Flow					
					T _c	I	A	Q	Q _{bypass}	Q _s	S _x								a	W	T _{allow}	T _{actual}	Y _{allow}	Y _{actual}	Q _{allow gutter}		
(1)	(2)	(3)	(4)	(yr) (5)	(6)	(7)	(min) (8)	(in/hr) (9)	(acres) (10)	(cfs) (11)	(cfs) (12)	(cfs) (13)	(14)	(15)	(16)	(ft/ft) (17)	(18)	(ft/ft) (19)	(ft) (20)	(ft) (21)	(ft) (22)	(ft) (23)	(ft) (24)	(ft) (25)	(cfs) (26)		
1	EXISTING SD LINE X1	9+38.34	0.00	100	0.80	OS-1	10.00	9.80	2.54	19.91	0.00	19.91	LOCAL	ON-GRADE	0.0175	0.085	STRAIGHT	0.020	0.50	2.0	24.0	15.3	0.48	0.31	65.89		
2	EXISTING SD LAT X1-b	1+10.44	0.00	100	0.59	OS-2 & OS-3	10.00	9.80	0.59	3.43	10.40	13.83	LOCAL	ON-GRADE	0.0175	0.085	STRAIGHT	0.020	0.50	2.0	24.0	13.3	0.48	0.27	65.89		
3	EXISTING SD LAT X1-a	1+08.32	0.00	100	0.70	OS-4, OS-5, OS-6	10.00	9.80	2.27	15.68	6.32	22.00	LOCAL	ON-GRADE	0.0175	0.070	STRAIGHT	0.020	0.50	2.0	24.0	16.5	0.48	0.33	59.79		
4	SD LINE A	1+99.33	0.00	100	0.66	1/2 A-1 & A-2	10.00	9.80	1.21	7.81	0.00	7.81	LOCAL	ON-GRADE	0.0175	0.064	STRAIGHT	0.036	0.50	2.0	14.0	7.9	0.50	0.28	35.67		
5	SD LINE A	1+50.70	0.00	100	0.72	1/2 A-1 & A-2	10.00	9.80	1.21	8.54	0.00	8.54	LOCAL	ON-GRADE	0.0175	0.064	STRAIGHT	0.036	0.50	2.0	14.0	8.2	0.50	0.29	35.67		
6	EXISTING SD LINE X2	10+63.45	0.00	100	0.80	OS-7	10.00	9.80	1.12	8.78	0.00	8.78	LOCAL	SAG	0.0175	0.045	STRAIGHT	0.036	0.50	2.0	14.0	8.8	0.50	0.31	29.91		
7	EXISTING SD LAT X2-a	1+35.22	0.00	100	0.80	OS-8	10.00	9.80	1.28	10.04	0.00	10.04	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	13.1	0.50	0.47	11.80		
8	SD LINE B	1+41.36	0.00	100	0.70	B-1 & B-2	10.00	9.80	2.14	14.68	0.00	14.68	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	14.0	0.50	0.50	23.60		

System ID	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope
	U/S	D/S				Span	Rise						U/S	D/S	
	(2)	(3)	(ft) (4)	(5)	(in) (6)	(in) (7)	(in) (8)	(9)	(ft) ² (10)	(ft) (11)	(ft) (12)	(13)	(14)	(15)	(ft/ft) (16)
EXISTING SD LINE X1	9+38.34	9+29.15	9.19	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	482.02	481.31	0.078
EXISTING SD LINE X1	9+29.15	8+95.97	33.18	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	481.31	478.74	0.078
EXISTING SD LINE X1	8+95.97	7+32.41	163.56	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	478.74	466.06	0.078
EXISTING SD LINE X1	7+32.41	5+60.01	172.40	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	466.06	452.70	0.078
EXISTING SD LINE X1	5+60.01	3+92.95	167.06	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	452.70	445.18	0.045
EXISTING SD LINE X1	3+92.95	3+82.53	10.42	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	444.93	444.46	0.045
EXISTING SD LINE X1	3+82.53	3+62.45	20.08	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	444.46	443.56	0.045
EXISTING SD LINE X1	3+62.45	1+50.00	212.45	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	443.56	434.00	0.045
EXISTING SD LINE X1	1+50.00	1+00.00	50.00	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	434.00	433.75	0.005
EXISTING SD LAT X1-a	1+08.32	1+00.00	8.32	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	444.23	443.81	0.050
SD LINE A	1+99.33	1+50.70	48.63	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	449.86	448.44	0.029
SD LINE A	1+50.70	1+47.70	3.00	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	448.44	448.21	0.079
SD LINE A	1+47.70	1+00.00	47.70	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	448.21	444.46	0.079
EXISTING SD LAT X1-b	1+10.44	1+00.00	10.44	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	466.58	466.06	0.050
EXISTING SD LINE X2	10+63.45	10+51.31	12.13	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	508.21	507.84	0.030
EXISTING SD LINE X2	10+51.31	10+00.00	51.31	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	507.84	503.22	0.090
EXISTING SD LINE X2	10+00.00	7+65.10	234.90	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	498.22	477.47	0.088
EXISTING SD LINE X2	7+65.10	6+92.52	72.58	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	477.47	475.29	0.030
EXISTING SD LINE X2	6+92.52	5+39.79	152.73	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	470.26	460.34	0.065
EXISTING SD LINE X2 SECTION TO BE ABANDONED. REFER TO SD LINE B.															
EXISTING SD LINE X2	3+83.61	2+52.24	131.37	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	450.18	441.65	0.065
EXISTING SD LINE X2	2+52.24	2+03.18	49.06	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	441.65	438.46	0.065
EXISTING SD LINE X2	2+03.18	1+50.00	53.18	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	438.46	435.00	0.065
EXISTING SD LINE X2	1+50.00	1+00.00	50.00	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	435.00	434.00	0.020
PRIVATE SD LINE B	2+69.48	2+19.68	49.80	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	460.34	457.40	0.059
PRIVATE SD LINE B	2+19.68	1+49.55	70.13	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	457.40	453.26	0.059
PRIVATE SD LINE B	1+49.55	1+00.00	49.55	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	453.26	450.18	0.062
EXISTING SD LAT X2-a	1+35.22	1+00.00	35.22	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	480.73	477.47	0.093
EXISTING SD LAT X2-b	1+13.10	1+00.00	13.10	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	508.04	507.84	0.015

Incremental Drainage Area					Pipe Calculations																				
Inlet ID	Area	Runoff Coefficient	Incremental C * A	Accumulated C * A	Upstream T _c	Design Storm Frequency	Intensity	Runoff	Conduit Capacity	Partial Flow	Velocity	Time in Conduit	Friction Slope	Friction Headloss	HGL		Headloss Calculations					Design HGL	Top of Curb Elevation	HGL Depth Below T/C	Remarks
															U/S	D/S	V ₁ ² /2g	V ₂ ² /2g	Junction Type	Coefficient K _j	Headloss				
		Area (ac)	C	CA	CA	T _c (min)	(yr)	I (in/hr)	Q (cfs)	Q _c (cfs)	(YES/NO)	V (ft/s)	(min)	S _f (ft/ft)	(ft)			(ft)	(ft)	(36)	(37)	H _L (ft)	(39)	(40)	(ft)
(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)	(42)
1	2.54	0.80	2.03	2.03	10.00	100	9.80	19.91	29.32	YES	14.78	0.01	0.044	0.41	483.22	482.81	3.39	3.39	INLET		3.39	486.61	487.60	0.99	
				2.03	100	9.80	19.91	29.32	YES	14.78	0.04	0.044	1.47	481.71	480.24	3.39	3.39	NULL		0.00	482.81	487.00	4.19		
				2.03	100	9.80	19.91	29.32	YES	15.89	0.17	0.038	6.21	478.74	467.56	3.92	3.92	NULL		0.00	480.24	483.20	2.96		
2	0.59	0.59	0.35	2.38	10.00	100	9.80	23.35	29.32	YES	15.89	0.18	0.044	7.67	466.06	455.33	3.92	3.92	WYE	0.75	0.98	467.56	476.90	9.34	
				2.38	100	9.80	23.35	22.34	NO	13.21	0.21	0.032	5.34	455.33	449.99	2.71	2.71	NULL		0.00	455.33	463.30	7.97		
				2.38	100	9.80	23.35	33.70	YES	12.52	0.01	0.027	0.29	449.99	449.70	2.43	2.43	NULL		0.00	449.99	453.70	3.71		
4 & 5	2.42	0.66	1.59	3.98	10.00	100	9.80	38.97	33.70	NO	16.20	0.02	0.029	0.58	448.68	448.10	4.08	4.08	WYE	0.75	1.02	449.70	453.30	3.60	
				5.58	10.00	100	9.80	54.65	33.70	NO	22.72	0.16	0.040	8.58	446.10	437.52	8.02	8.02	WYE	0.75	2.00	448.10	451.70	3.60	
3	2.27	0.70	1.60	5.58	10.00	100	9.80	54.65	11.23	NO	22.72	0.04	0.040	2.02	437.52	435.50	8.02	8.02	NULL		0.00	437.52	441.00	3.48	
3	2.27	0.70	1.60	1.60	10.00	100	9.80	15.68	23.55	YES	12.25	0.01	0.032	0.27	446.37	446.10	2.33	2.33	INLET		2.33	448.70	451.30	2.60	
4	1.21	0.66	0.80	0.80	10.00	100	9.80	7.81	27.15	YES	10.25	0.08	0.009	0.43	453.18	452.75	1.63	1.63	INLET		0.82	454.00	454.60	0.60	
5	1.21	0.72	0.87	1.67	10.00	100	9.80	16.35	44.54	YES	16.08	0.00	0.021	0.06	450.75	450.69	4.02	4.02	INLET		2.01	452.75	454.60	1.85	
				1.67		100	9.80	16.35	44.51	YES	16.08	0.05	0.021	0.98	450.69	449.70	4.02	4.02	NULL		0.00	450.69	454.70	4.01	
2	0.59	0.59	0.35	0.35	10.00	100	9.80	3.43	23.55	YES	5.55	0.03	0.008	0.09	467.65	467.56	0.48	0.48	INLET		0.48	468.13	478.00	9.87	
1/2 - 6	0.56	0.80	0.45	0.45	10.00	100	9.80	4.39	18.24	YES	8.76	0.02	0.009	0.11	509.45	509.34	1.19	1.19	INLET		1.19	510.64	512.10	1.46	
1/2 - 6	0.56	0.80	0.45	0.90	10.00	100	9.80	8.78	31.60	YES	15.61	0.05	0.018	0.94	507.84	504.72	3.78	3.78	WYE	0.75	0.95	509.34	511.60	2.26	
7	1.28	0.80	1.02	0.90			9.80	8.78	31.30	YES	16.16	0.24	0.018	4.30	498.22	479.10	4.06	4.06	MANHOLE	0.05	0.20	499.72	507.10	7.38	
				1.92	10.00	100	9.80	18.82	18.24	NO	10.65	0.11	0.026	1.87	478.66	476.79	1.76	1.76	WYE	0.75	0.44	479.10	484.30	5.20	
				1.92	10.00	100	9.80	18.82	26.85	YES	13.63	0.19	0.041	6.21	470.31	464.11	2.88	2.88	MANHOLE	0.05	0.14	471.76	479.85	8.09	
8	2.14	0.70	1.50	3.42	10.00	100	9.80	33.50	26.85	NO	18.96	0.12	0.046	6.03	450.18	443.15	5.58	5.58	BEND	0.25	1.39	451.68	456.70	5.02	
				3.42	100	9.80	33.50	26.85	NO	18.96	0.04	0.046	2.25	442.48	440.23	5.58	5.58	NULL	0.00	443.15	448.60	5.45			
				3.42	100	9.80	33.50	26.85	NO	18.96	0.05	0.046	2.44	440.23	437.79	5.58	5.58	NULL	0.00	440.23	445.90	5.67			
				3.42	100	9.80	33.50	14.90	NO	18.96	0.04	0.046	2.29	437.79	435.50	5.58	5.58	NULL	0.00	437.79	443.90	6.11			
8	1.28	0.80	1.02	1.92	10.00	100	9.80	18.82	25.58	YES	10.65	0.08	0.047	2.36	463.67	461.30	1.76	1.76	BEND	0.25	0.44	464.11	466.68	2.57	
				1.92	10.00	100	9.80	18.82	25.58	YES	10.65	0.11	0.047	3.33	460.86	457.54	1.76	1.76	BEND	0.25	0.44	461.30	461.90	0.60	
				3.42	10.00	100	9.80	33.50	26.23	NO	18.96	0.04	0.084	4.18	455.86	451.68	5.58	5.58	INLET		1.67	457.54	459.74	2.20	
7	1.28	0.80	1.02	1.02	10.00	100	9.80	10.04	32.05	YES	16.30	0.04	0.022	0.78	480.73	479.10	4.13	4.13	INLET		4.13	484.86	485.10	0.24	
1/2 - 6	0.56	0.80	0.45	0.45	10.00	100	9.80	4.39	12.90	YES	6.46	0.03	0.010	0.13	509.47	509.34	0.65	0.65	INLET		0.65	510.12	511.30	1.18	





LEGEND

PROFILE LEGEND

To the best of our knowledge, JohnsonVolk Consulting, 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.
The original sealed drawings are on file at the offices of:

JohnsonVolk Consulting, Inc.

EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

SEE SHEET 16 FOR EXISTING
SD LINE X2 PROFILE

BENCHMARKS:

MONUMENT NO. 1:

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE
AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION
OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = 560.58'

MONUMENT NO. 2:

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH
SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION
OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = 567.52'

MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE

SD LINE B

JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3131

14

J:\civil_M\projects\ump - marina villag - rockwall\c plan.dwg\sheet\construction plan\2209 - storm plan & profile.dwg

BENCHMARKS:
MONUMENT NO. 1:
CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE
NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE
AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION
OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = 560.58'
MONUMENT NO. 2:
CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH
SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION
OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = 567.52'

PROFILE LEGEND	
PIPE - (30)	LINE ID
	EXISTING GRADE
	FINISHED GRADE
	HYDRAULIC GRADE LINE
	100-YR/FLOW DEPTH

RECORD DRAWING

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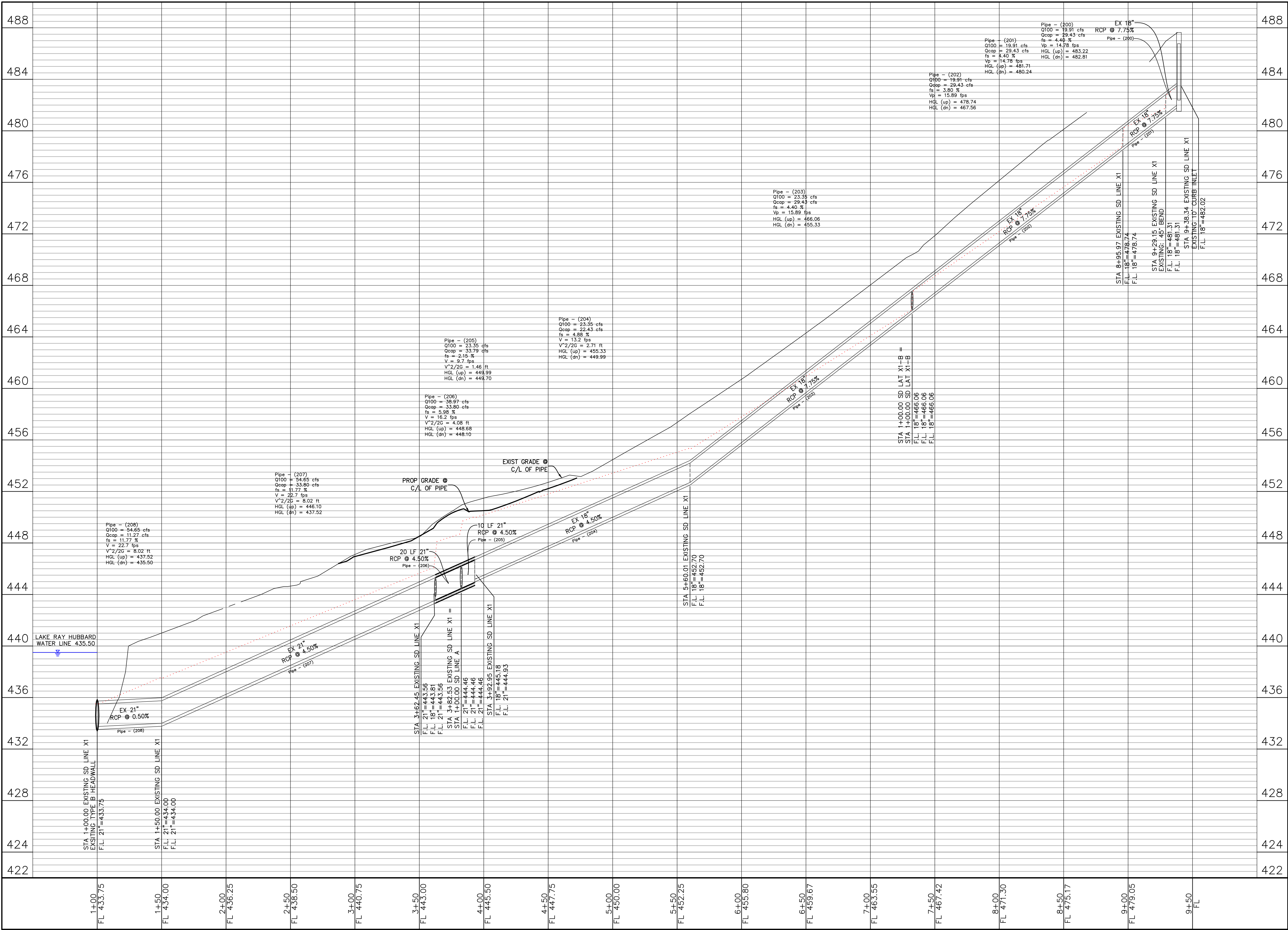
JohnsonVolk Consulting, Inc.

CAUTION!!!
EXISTING UTILITIES

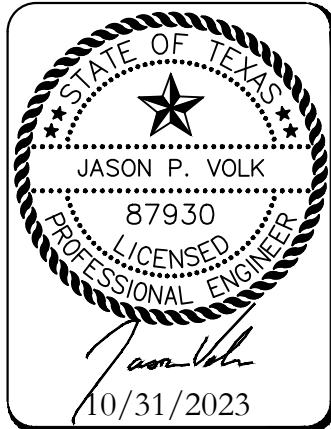
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EXISTING SD LINE X1



STORM DRAIN PLAN & PROFILE
EXISTING SD LINE X1



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING
JBVELS Engineering Firm No. 11062 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

J:\civil_M\projects\imp_mchad\proj\plans\dog\sheets\construction\plans\2209 - storm\plan & profile.dwg

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PROFILE LEGEND

PIPE - (30)	LINE ID
---	EXISTING GRADE
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---	100-YR/FLOW DEPTH

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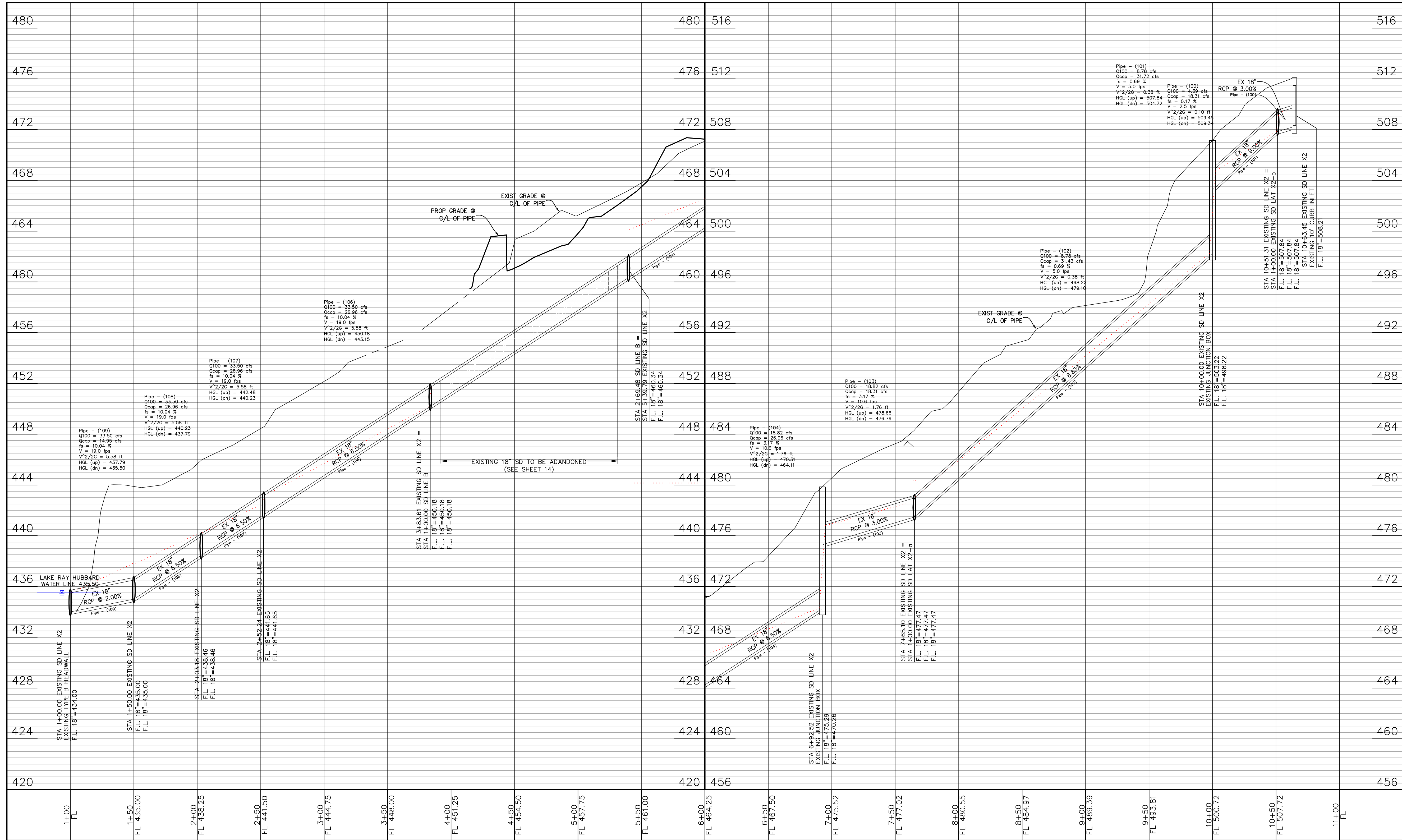
JohnsonVolk Consulting, Inc.

CAUTION!!!
EXISTING UTILITIES

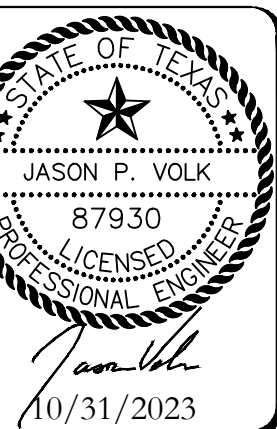
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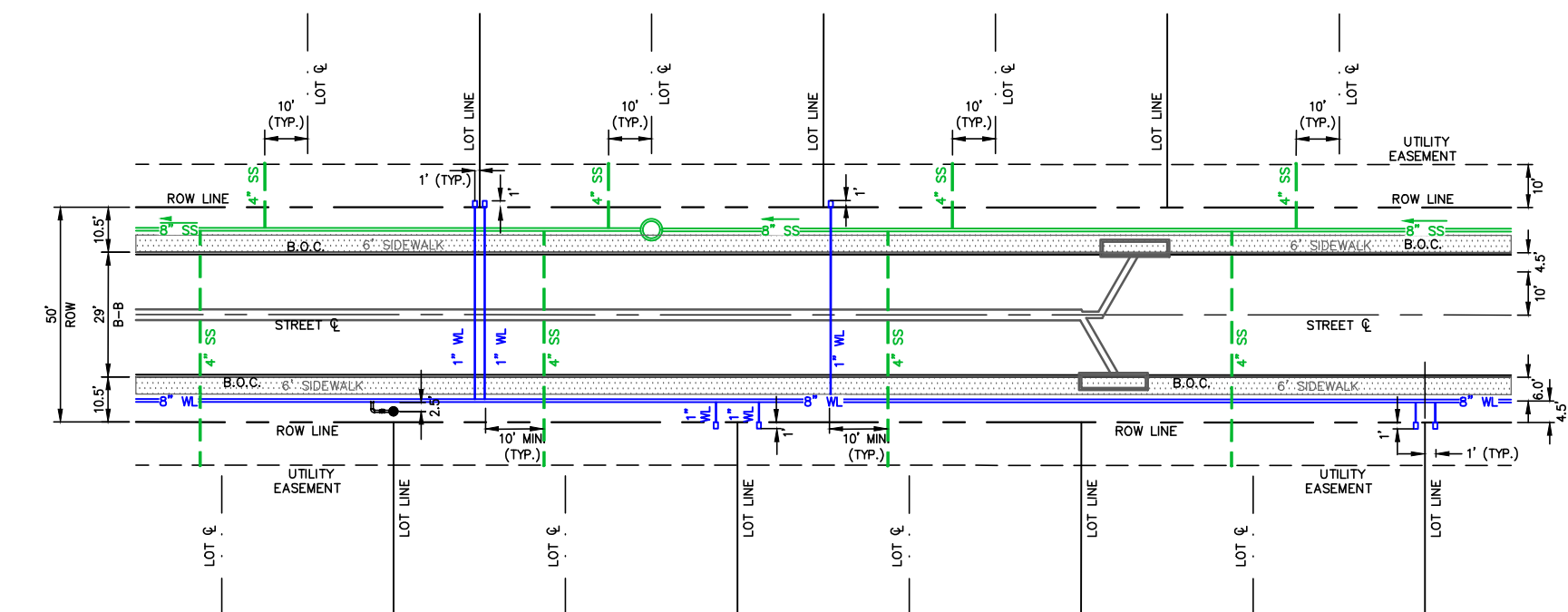
EXISTING SD LINE X2



STORM DRAIN PLAN & PROFILE
EXISTING SD LINE X2



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209



EXIST. SS LINE

STA 2+28.80 SS-C
REMOVE EXIST SSMH
CONSTRUCT 4' STD SSMH
F.L. OUT = 8" 456.82 (W)

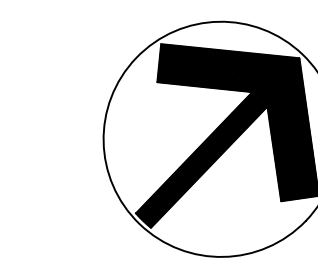
FL (SW) = 461.93

LOT 12

LOT 11


JohnsonVolk Consulting, Inc.

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40 20 0 40

SCALE 1" = 40'

	REVISED SS ALIGN & CONNECTION PT.	1/11/23

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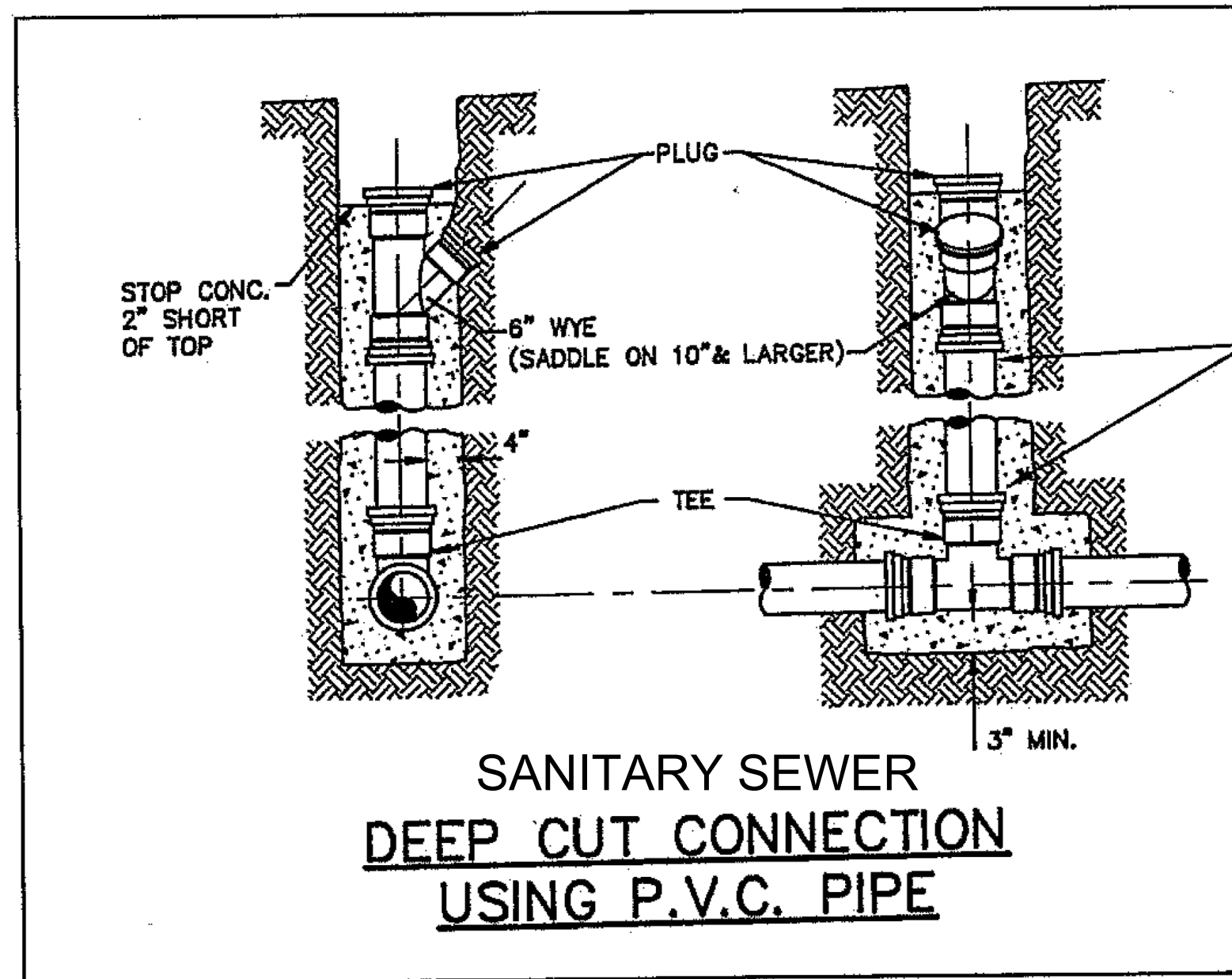
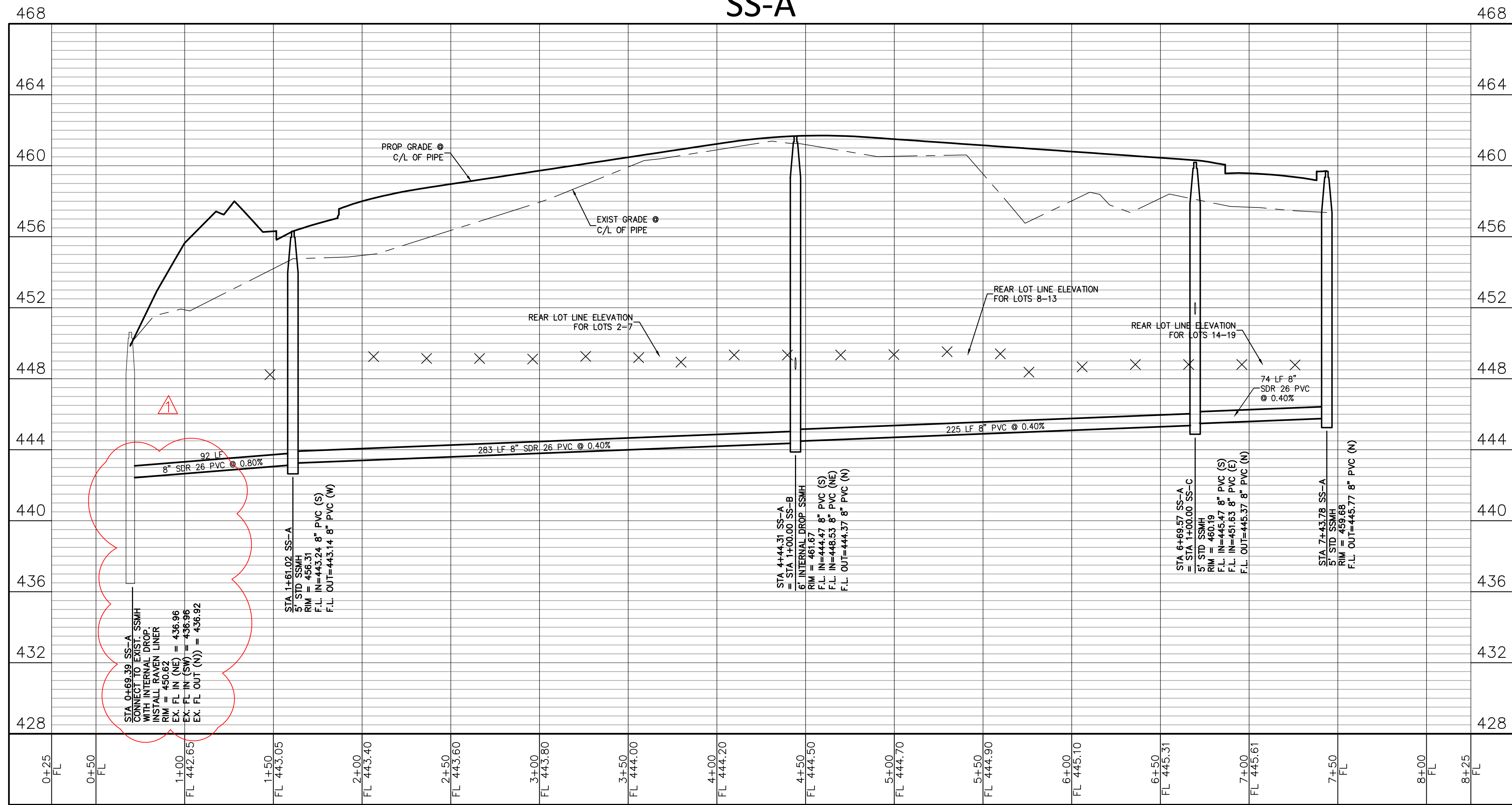
BENCHMARKS

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ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
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ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'



CONTRACTOR TO INSTALL
MEGALUG OR APPROVED EQUAL
AT WYE AND TEE CONNECTION
SO THAT SERVICE PIPE DOES
NOT SLIP INTO MAIN LINE FLOW

CAUTION!!! EXISTING UTILITIES

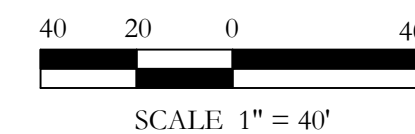
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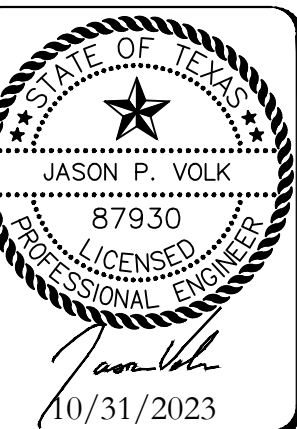
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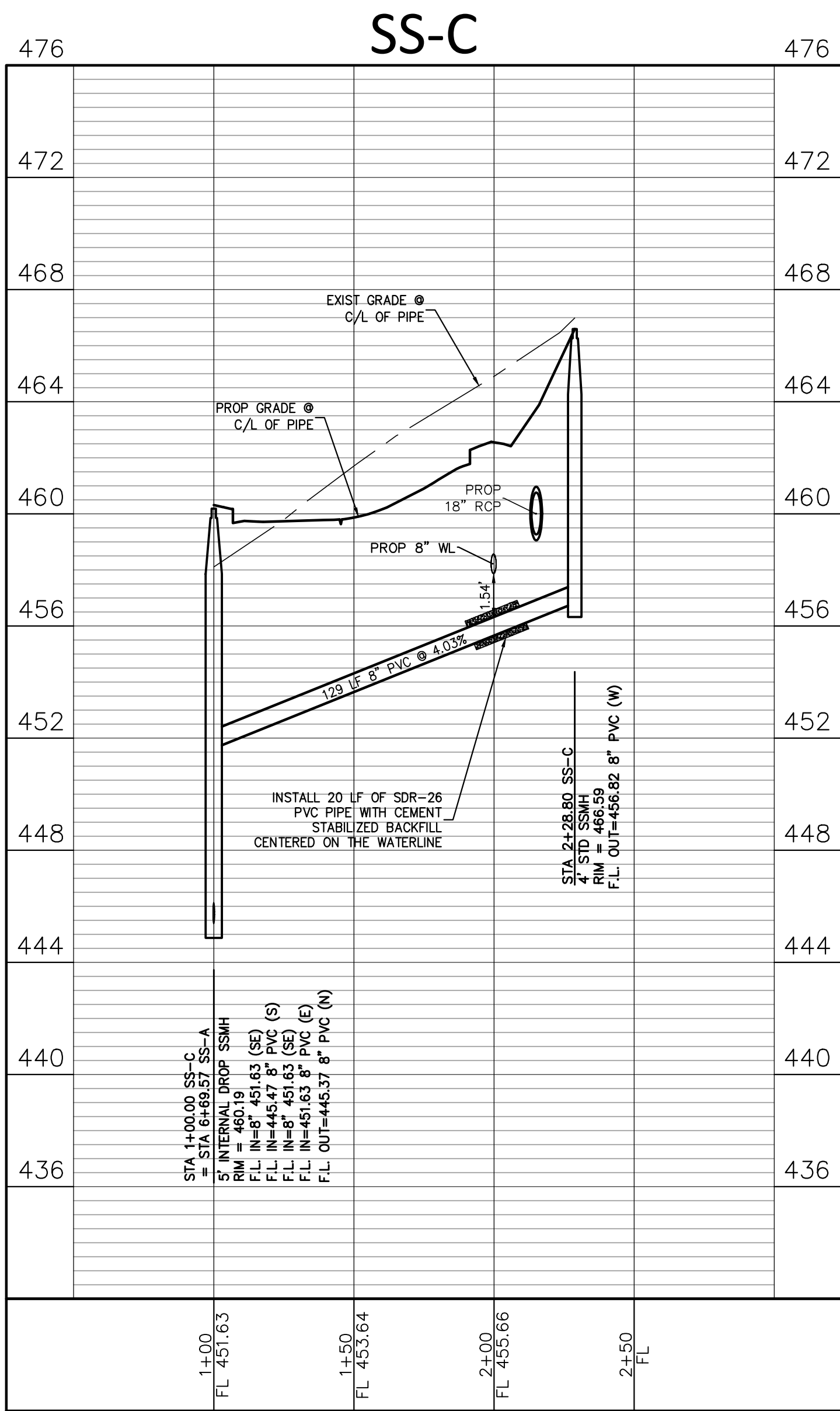
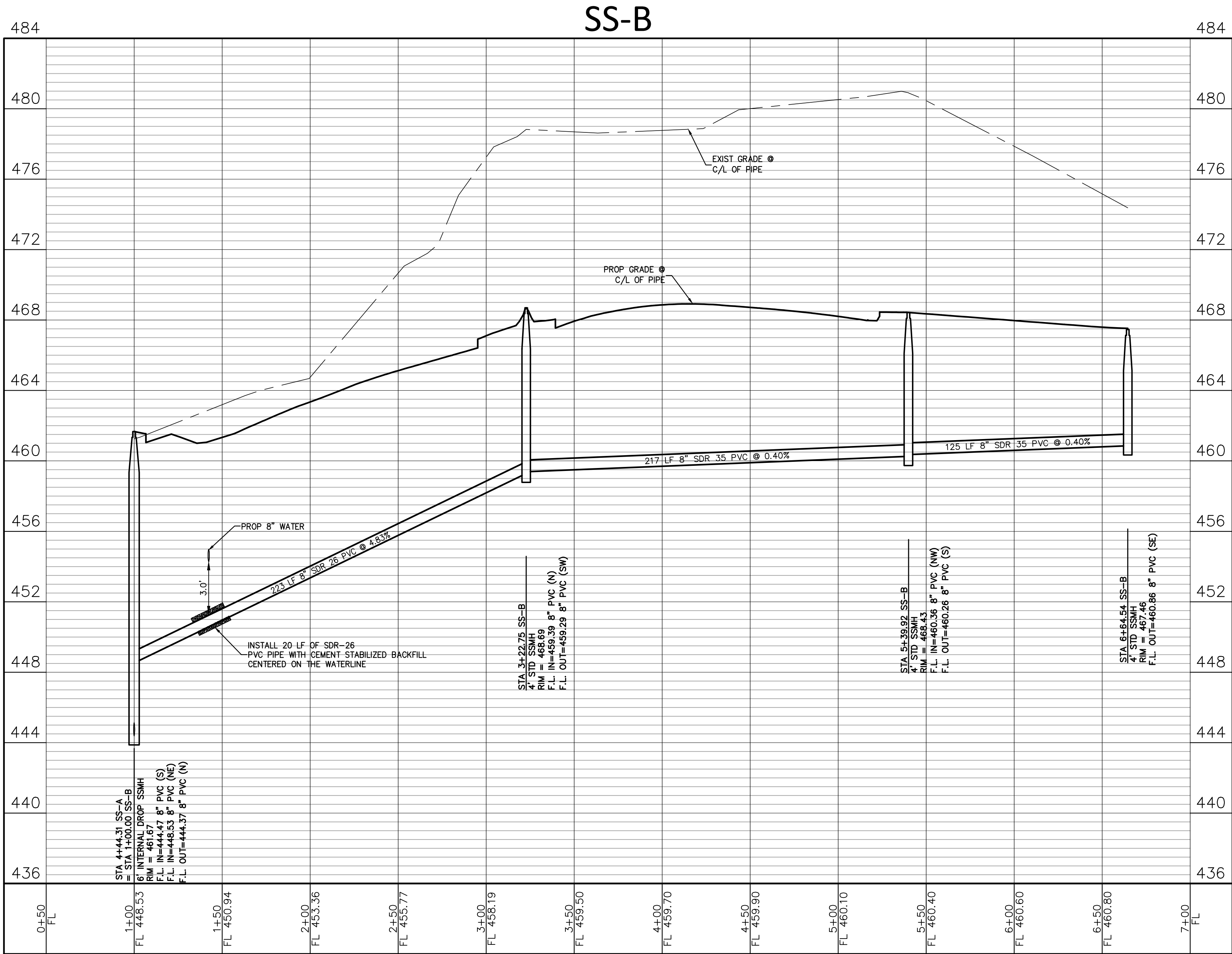


REVISED SS ALIGN & CONNECTION PT.	1/11/23



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

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RECORD DRAWING

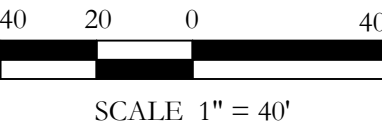
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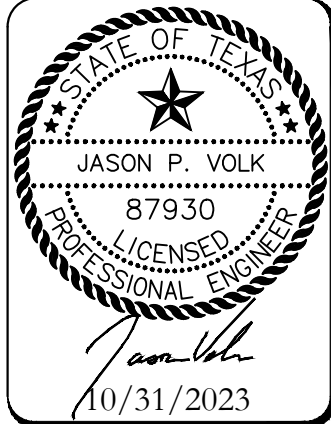
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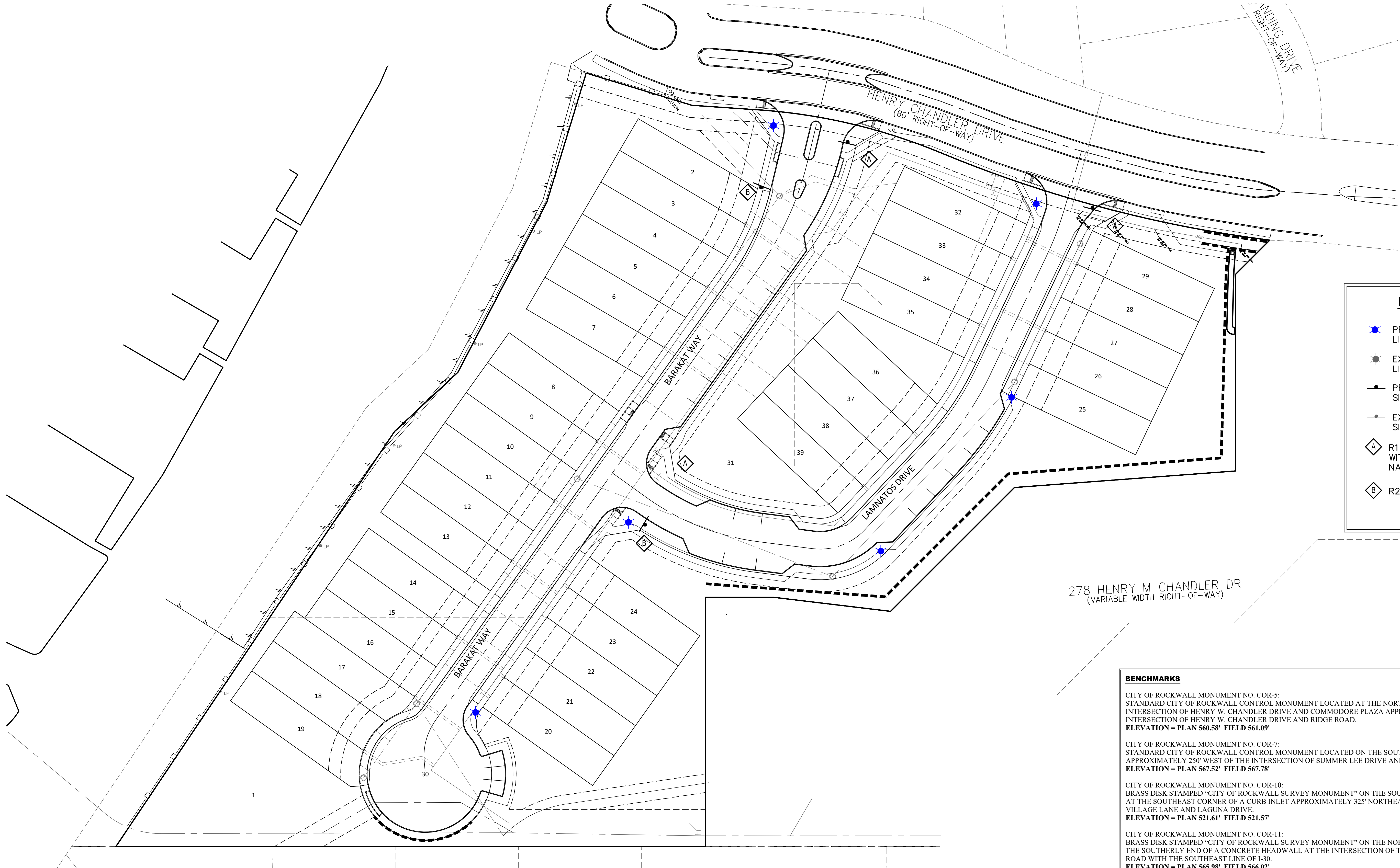
MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2209

I:\civil\3d projects\imp - marina villas\townhomes - rockwall\lvs plan\dog\sheet's construction plans\2209 - lighting and signage.dwg



LEGEND

- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET SIGN
- EXISTING STREET SIGN
- R1-1 WITH STREET NAMES
- R2-1
- STOP R1-1 (30"X30")
- SPEED LIMIT 20 R2-1 (18"X24")

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
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ELEVATION = PLAN 565.98' FIELD 566.02'

RECORD DRAWING

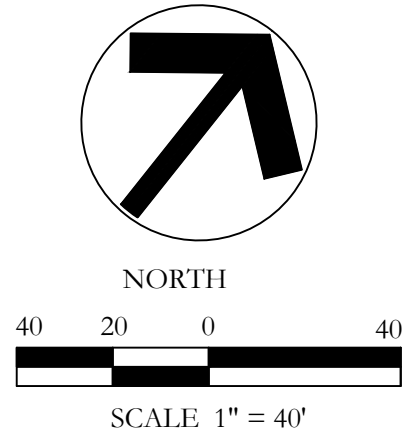
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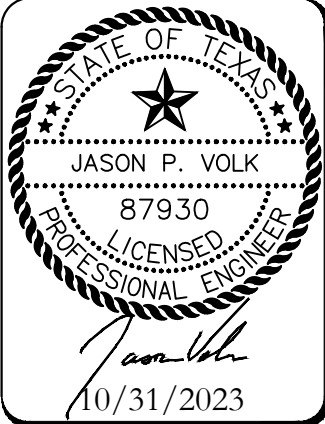
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MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

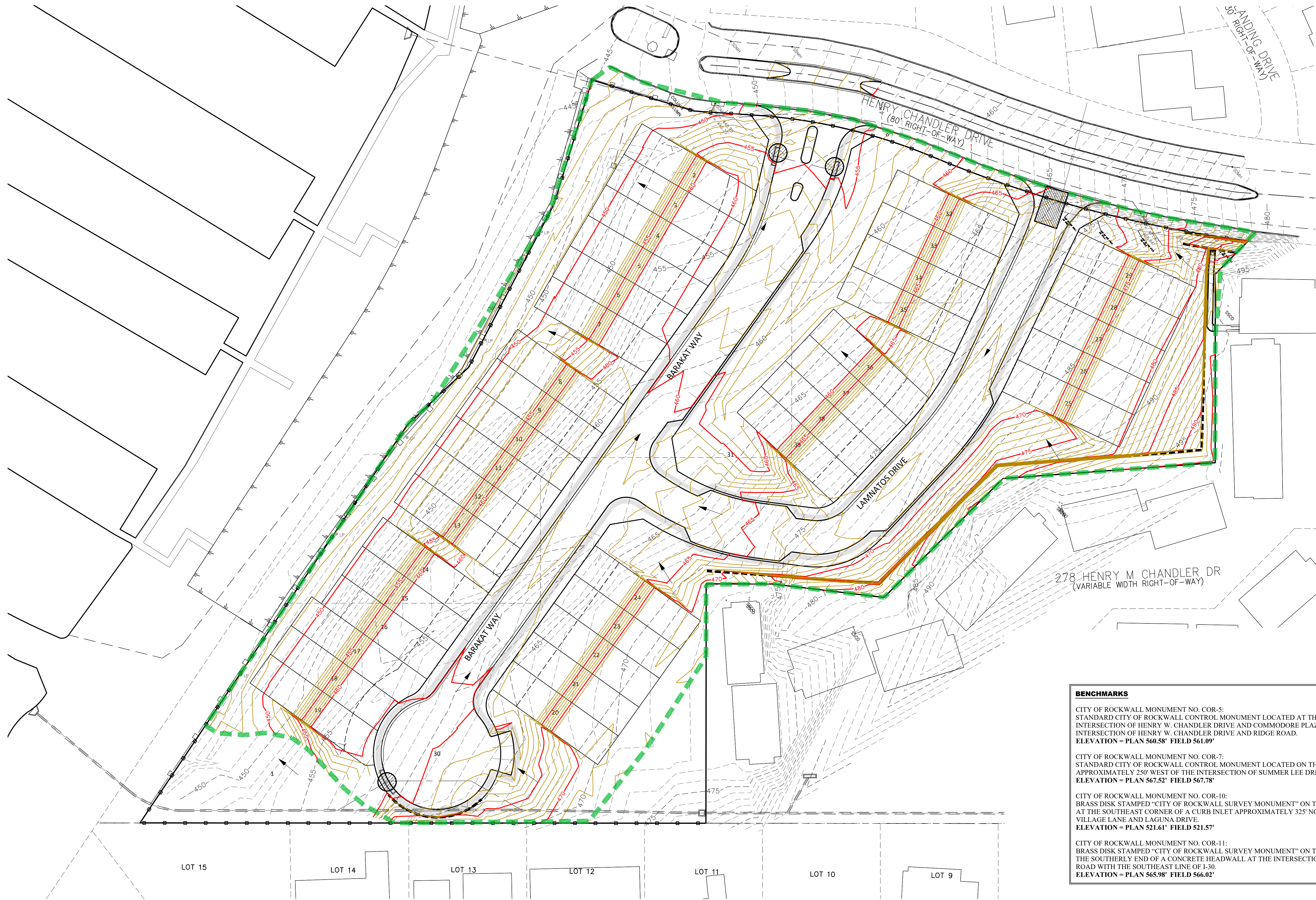
SIGNAGE & LIGHTING



SCALE:
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1" = 4' (V)
One Inch
JVC No 2209

JOHNSON VOLK CONSULTING
TBEELS Engineering Firm No. 11963 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

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LEGEND

- SILT FENCE
- CURLEX
- HIGH VELOCITY CURLEX
- ROCK CHECK DAM
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBED AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW ARROW

BENCHMARKS

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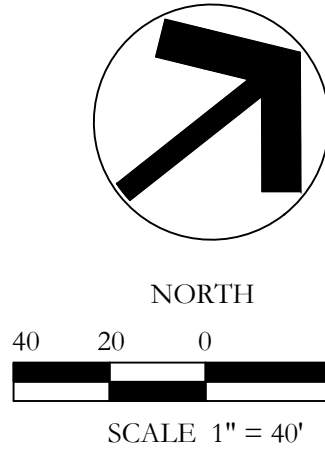
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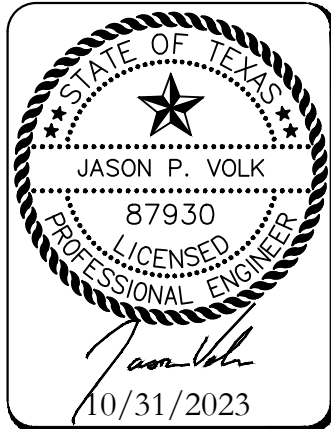
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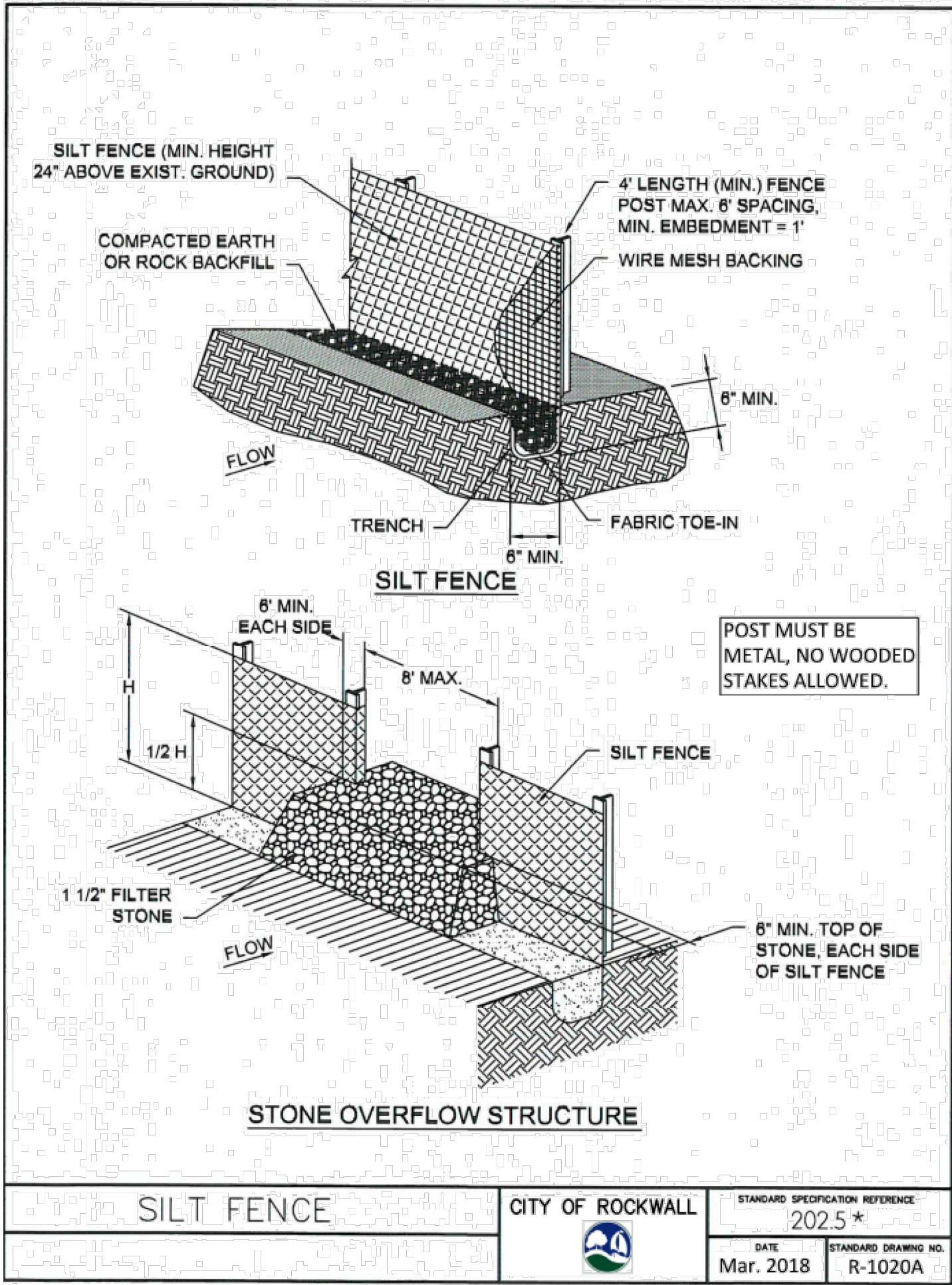


MARINA VILLAGE
TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

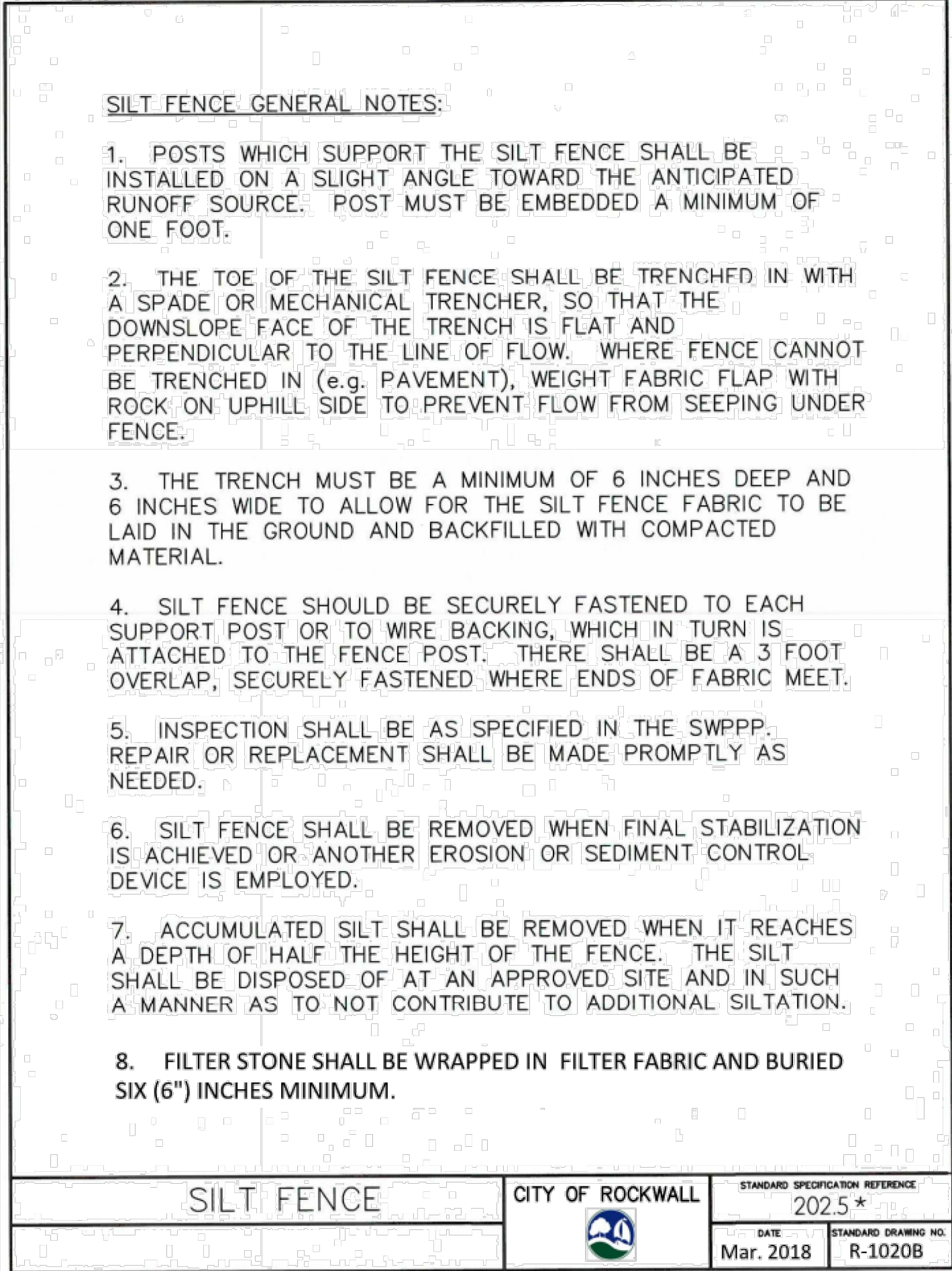
EROSION CONTROL PLAN



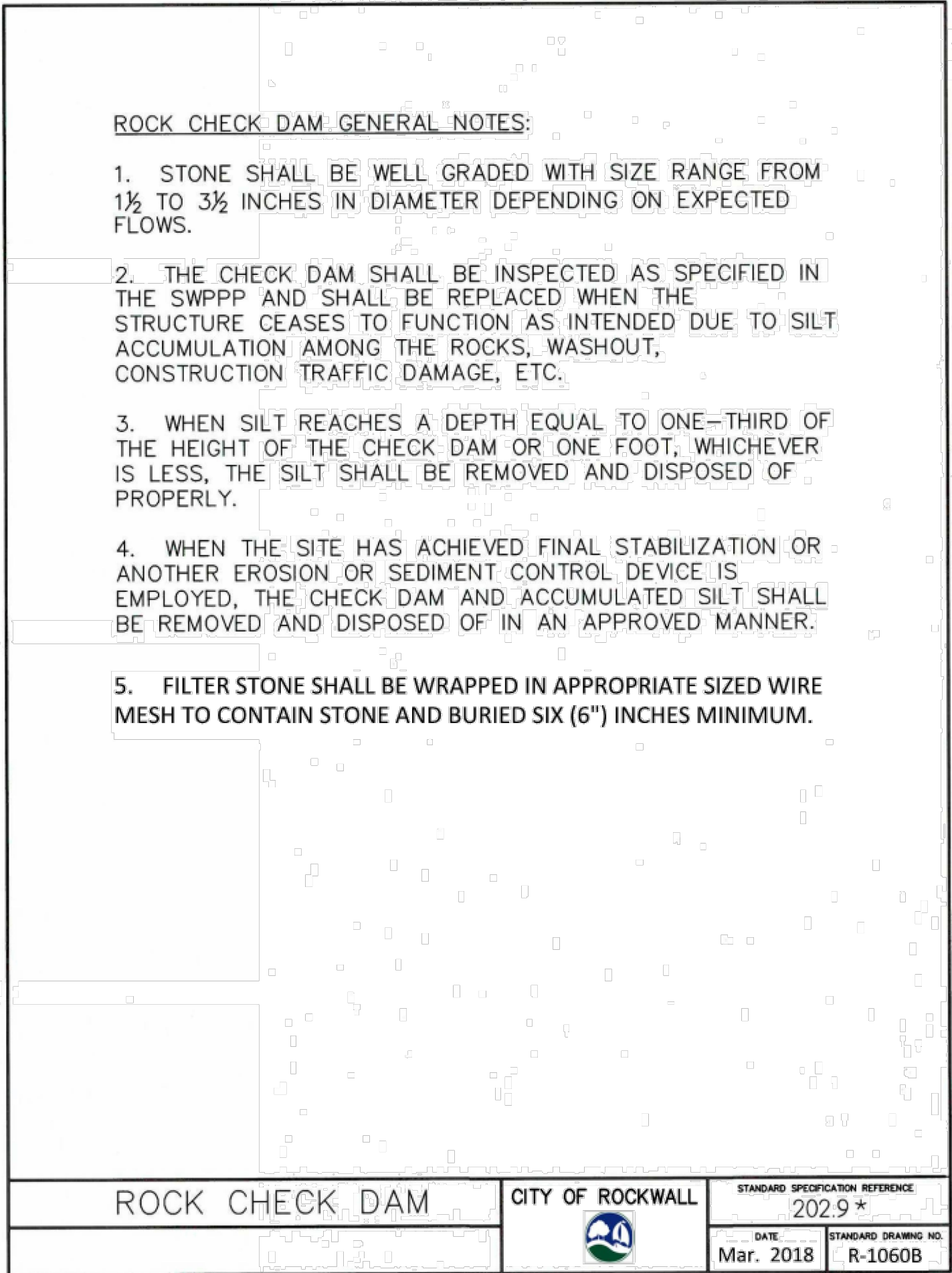
SCALE:
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1" = 4' (V)
One Inch
JVC No 2209



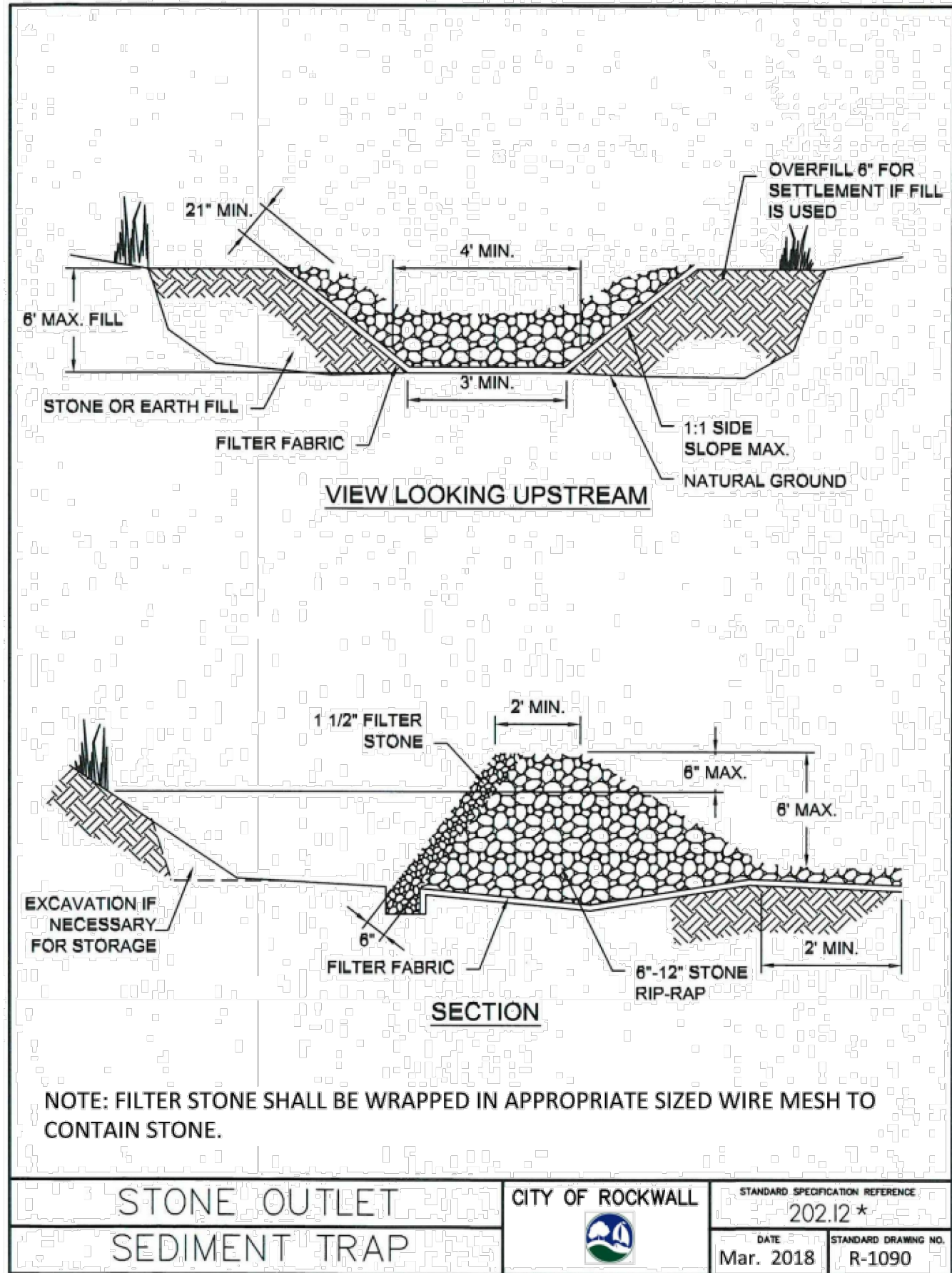
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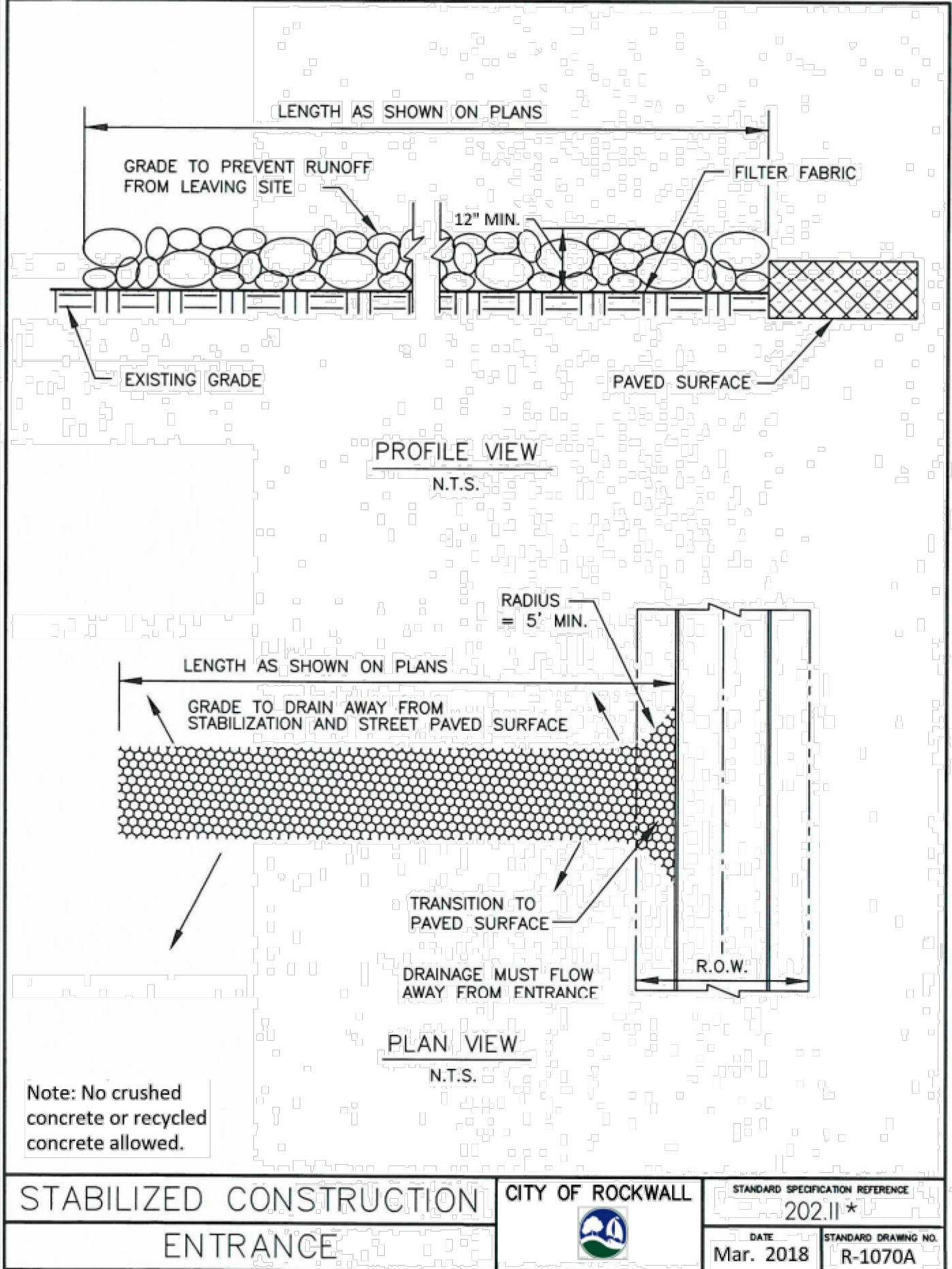
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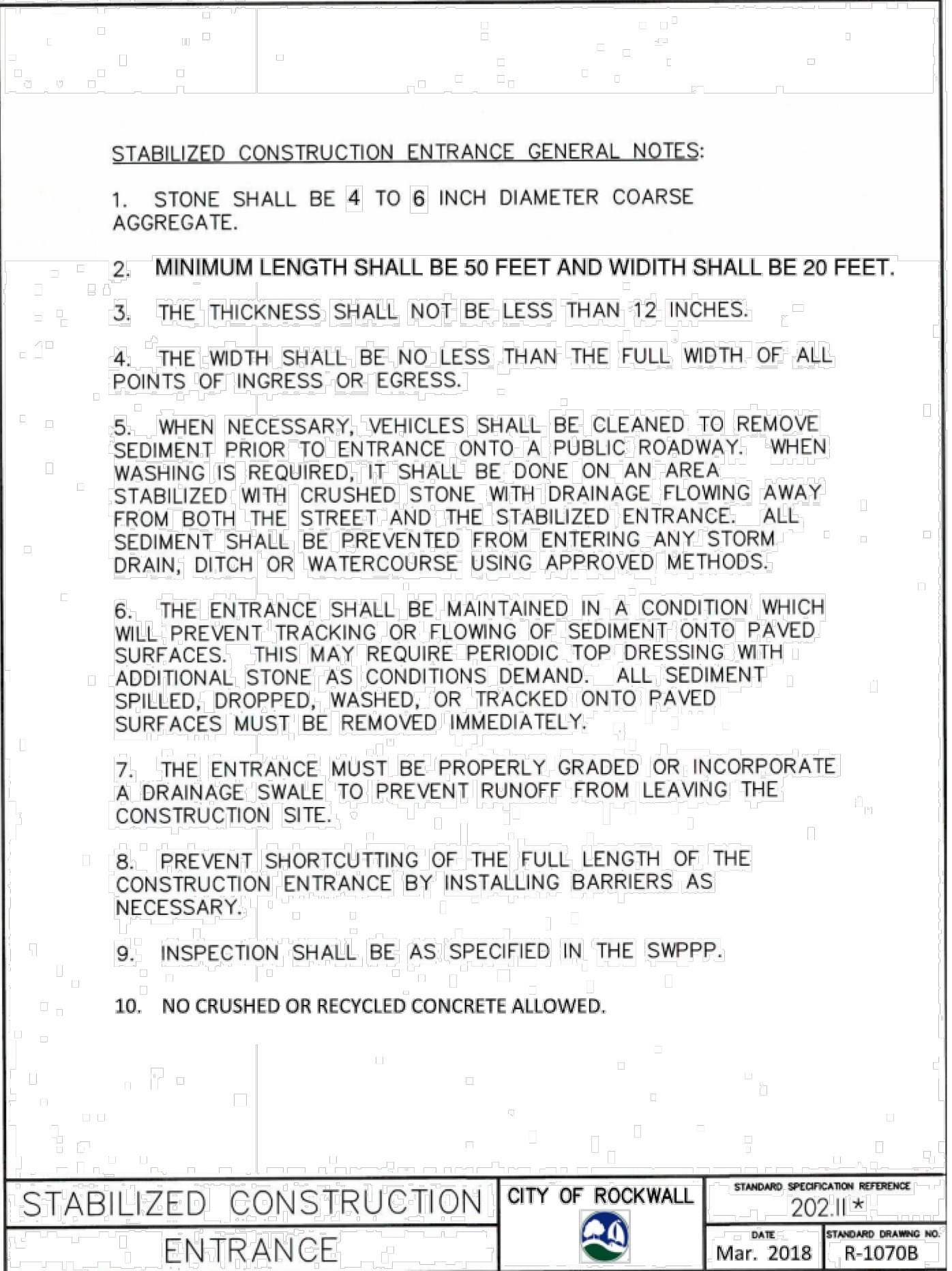
Page 251



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Page 252



Page 253

RECORD DRAWING

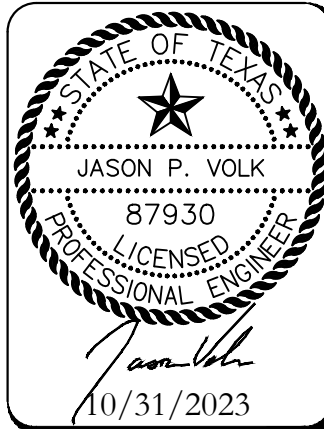
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MARINA VILLAGE
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EROSION CONTROL DETAILS



JVC No 2209

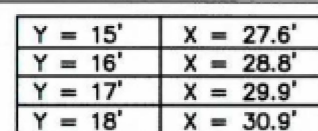
23

1. All slopes shown are **MAXIMUM ALLOWABLE**. Slopes less than those that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
2. Landings shall be 5' x 5' minimum with a maximum 2% slope in the transverse and longitudinal directions.
3. Clear space at the bottom of curb ramps shall be a minimum of 5' x 5' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
4. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
5. Additional information on curb ramp location, design, light reflective value and texture may be found in the most current edition of the ADA Accessibility Standards (TAS) and 16 TAC 68.102. Further guidelines shall supersede any conflicts.
6. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps and accessible routes shall be provided on all crosswalks unless otherwise directed.
7. Handrails are not required on curb ramps.
8. Provide a flush transition where the curb ramps connect to the street.
9. Accessible routes are considered "ramps" when longitudinal slopes are between 5% and 8.3%. Maximum allowable cross slopes on 5% longitudinal slope are deemed accessible routes and must follow all applicable guidelines.

10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the T&E. The surface must contrast visually with the surrounding surface. The surface must be composed of a material that is not a detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
11. Detectable Warning Materials shall be truncated dome plates in the color approved by the City. Install plates in accordance with manufacturer's specifications.
12. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
13. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
14. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are placed on a sidewalk with a cross slope of less than 2 percent, the orientation is less critical. Detectable warning surfaces may be curved along the edge of the grade.

15. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
16. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
17. Street grades and cross slopes shall be as shown elsewhere in the plans.
18. Curb in level greater than 1/4 inch (6.35 mm) (1/2 inch (12.7 mm) bevel).
19. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Where a continuous grade greater than 8% exists, consider potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
20. Handrail extensions shall not protrude into the usable landing area or into intersecting

DATE	DRAWING NO.
MAR. '17	R-2125D



N.T.S.

1. LEFT TURN LANE SHALL HAVE A MOWER ACCESS RAMP.
2. MEDIAN PAVING TO BE CONSTRUCTED OF INTEGRAL STAMPED & STAINED REINFORCED CONCRETE, COLOR AND PATTERN TO BE APPROVED BY THE CITY. CONCRETE TO BE MINIMUM SIX (6") INCH 3600PSI (6.5 SACK/CY) WITH #4 BARS ON 18" CENTERS.
3. STREET LIGHT POLE BASES IN MEDIAN ARE TO HAVE THIRTY-SIX (36") INCH BY THIRTY-SIX (36") INCH, FOUR (4") INCH THICK, 3000PSI REINFORCED CONCRETE MOW STRIP.



DATE	STANDARD DRAWING NO.
G '19	B-2130



N.T.S.

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NOTE:

1. MEDIAN NOSE PAVEMENT STRENGTH SHALL MATCH THAT OF STREET PAVING.
2. MONOLITHIC NOSE REQUIRED WHEN LESS THAN 6.0' FACE TO FACE.
3. REINFORCEMENT BARS SHALL MATCH THOSE IN PAVEMENT.

DATE	STANDARD DRAWING
G. '19	R-2140



SECTION "A-A"

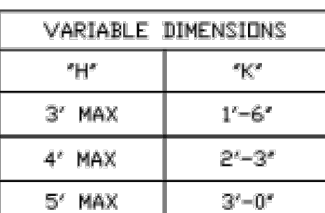
NOTES:

1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%.
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WIDTH OF 6' IF SIDEWALK ADJACENT TO CURB A LUGGED INTO THE CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.



LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB

DATE AUG '19	DRAWING NO. R-2170
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NTS

1. FOR USE OF THIS STANDARD DETAIL, THE FOLLOWING GEOTECHNICAL SITE CONDITIONS MUST BE:
 - MINIMUM ALLOWABLE BEARING PRESSURE: 1,500 PSF
 - MINIMUM COEFFICIENT OF FRICTION: 0.3
 - MAXIMUM ACTIVE PRESSURE COEFFICIENT: K_a 0.65
2. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
4. ALL CONCRETE SURFACES SHALL BE GRADUALLY SLOPED.
5. ALL CLEAR COVER SHALL BE 2" WHERE FORMED AND 3" WHERE CAST AGAINST EARTH.
6. IF ANY SURCHARGE LOAD IS ANTICIPATED AN ENGINEERING DESIGN IS REQUIRED, SEALED OR REINFORCED CONCRETE SHALL BE USED IN THE STATEMENT OF WORK. INCLUDES DEAD LOAD SURCHARGES AND LIVE LOAD SURCHARGES SUCH AS TRAFFIC LOADS.
7. JOINT LOCATIONS SHALL MATCH ON SIDEWALK AND WALL. JOINT SPACING SHALL BE EVERY 10 FEET OR CLOSER TO THE NEXT JOINT. JOINTS SHALL BE REINFORCED WITH 2" WIDE WATERSTOP SHALL BE APPLIED ON THE FILL SIDE OF ALL EXPANSION AND CONSTRUCTION JOINTS.
8. JOINT FACE SHALL BE FORM LINER OR STONE VENEER WITH RANDOM ROCK ASHLAR PATTERN, NO SMOOTH CONCRETE SURFACE ALLOWED.

DATE	DRAWING
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1. REINFORCED CONCRETE PAVEMENT:
 - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
 - C. BAR LAPS SHALL BE 30 DIAMETERS.
 - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
 - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF SIX (6") INCHES WITH HYDRATED LIME CEMENT. LABORATORY TESTING WILL BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT TO USE.

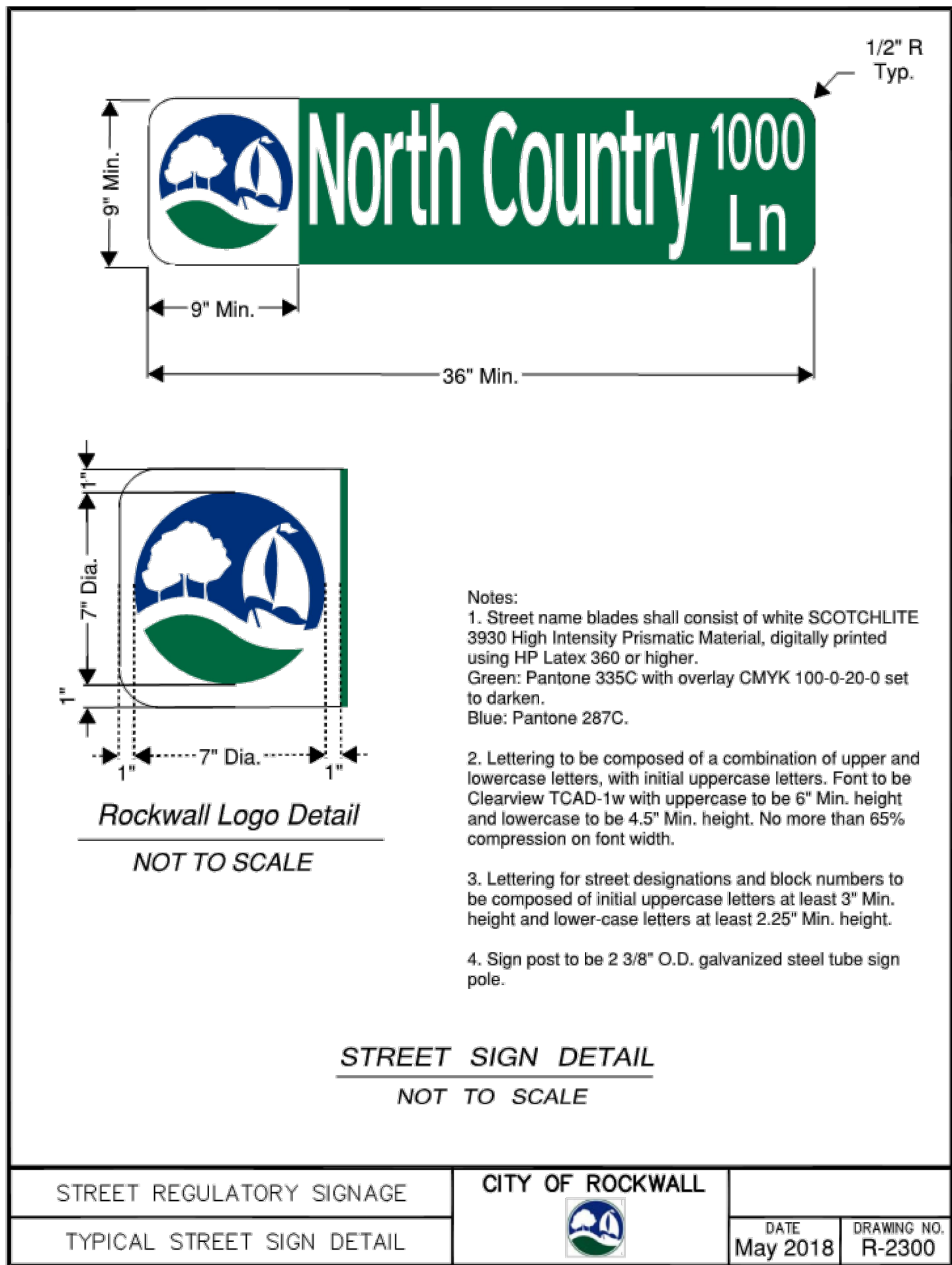
DATE	STANDARD DRAWING NO.
2018	R-2190

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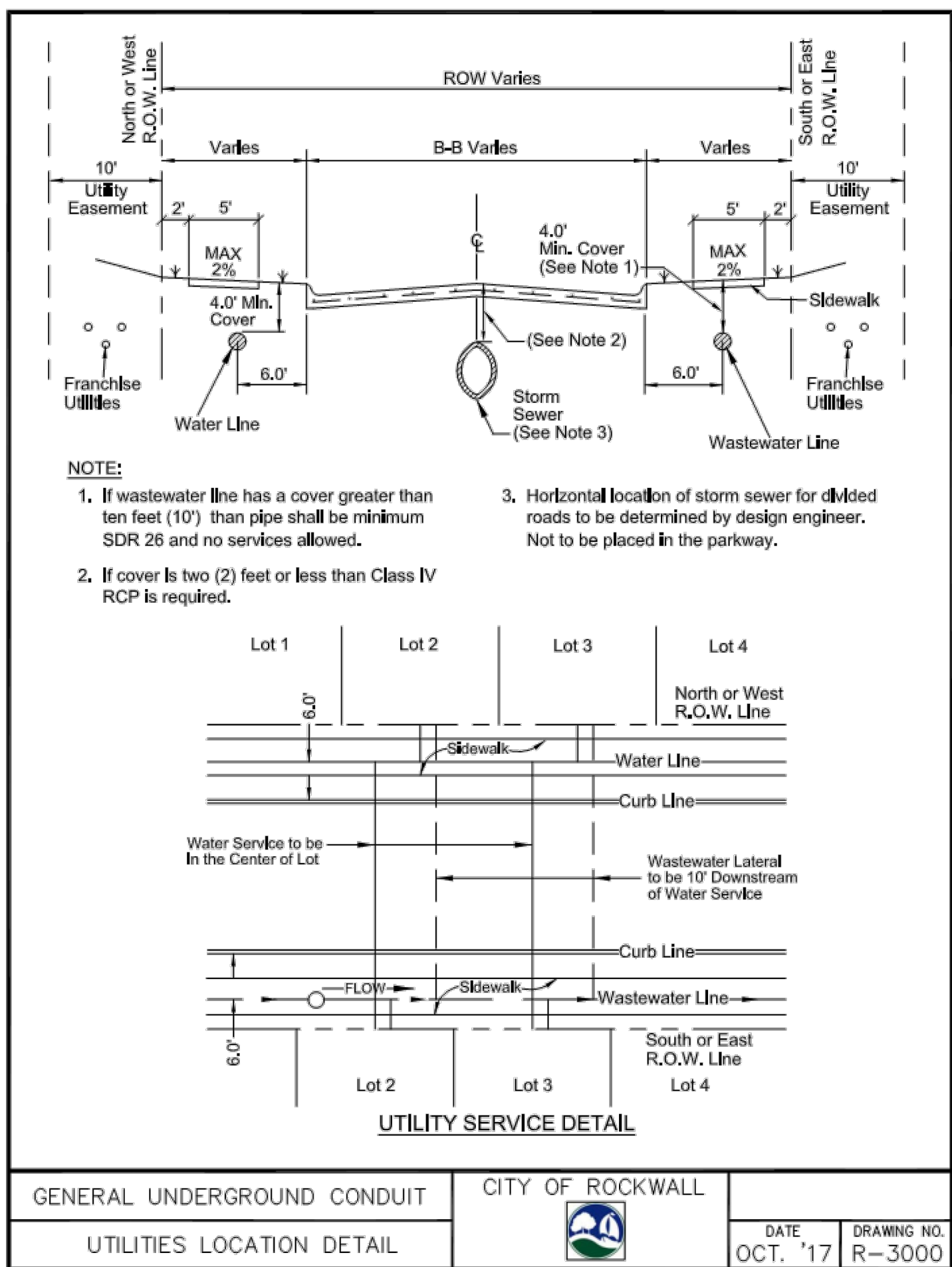
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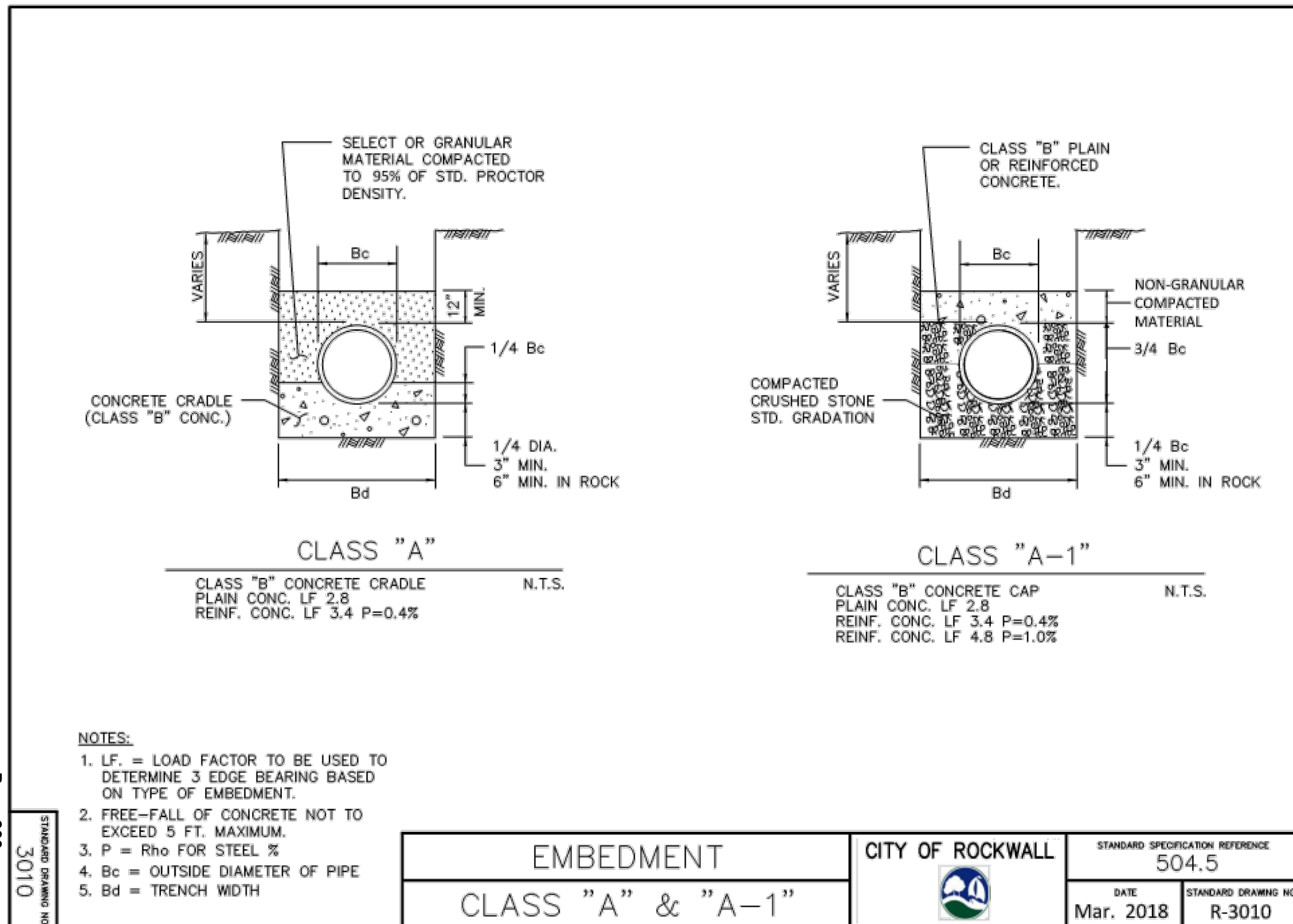
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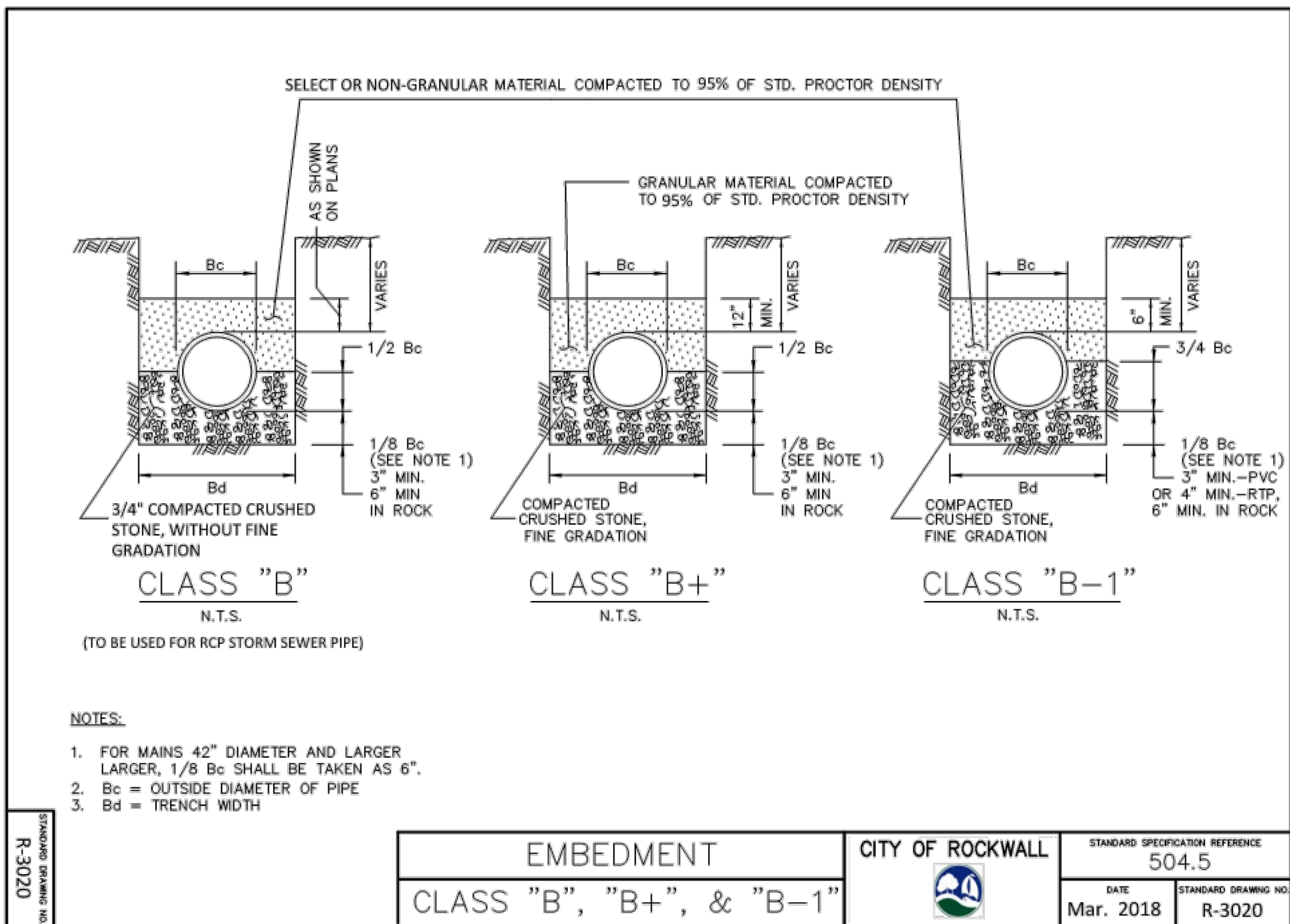
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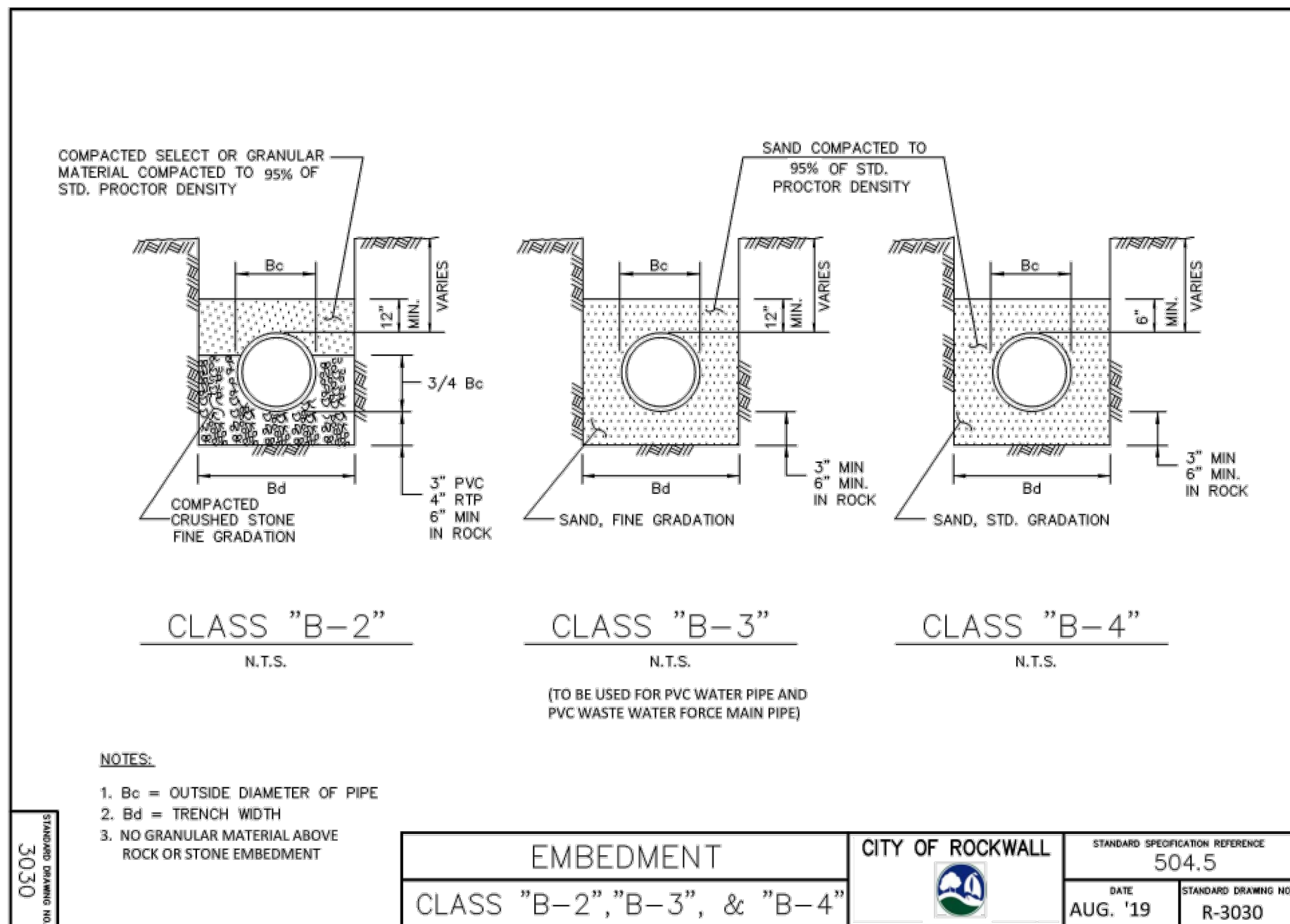
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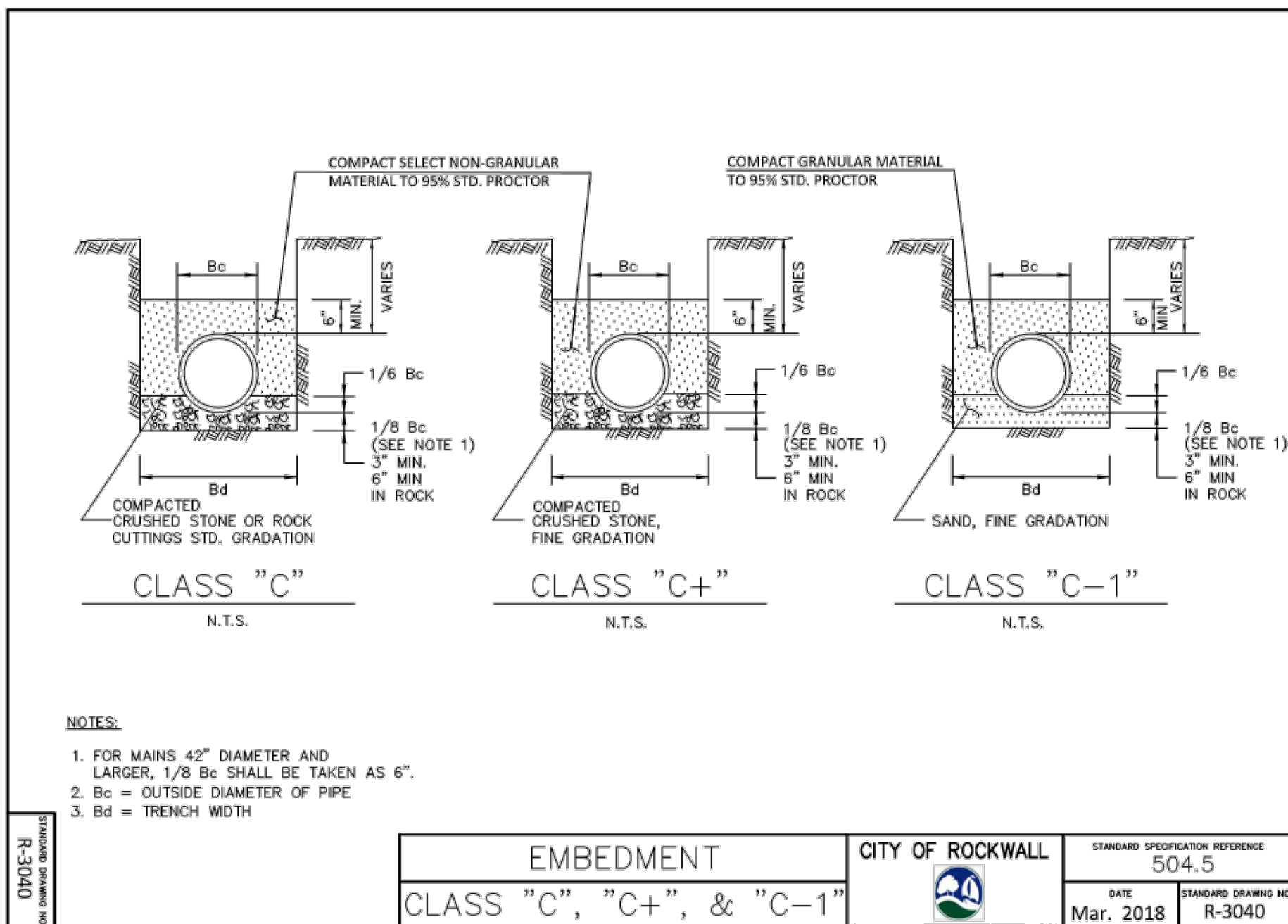
Page 300
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R-3020



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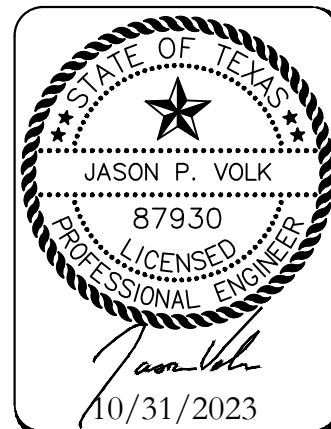
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TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

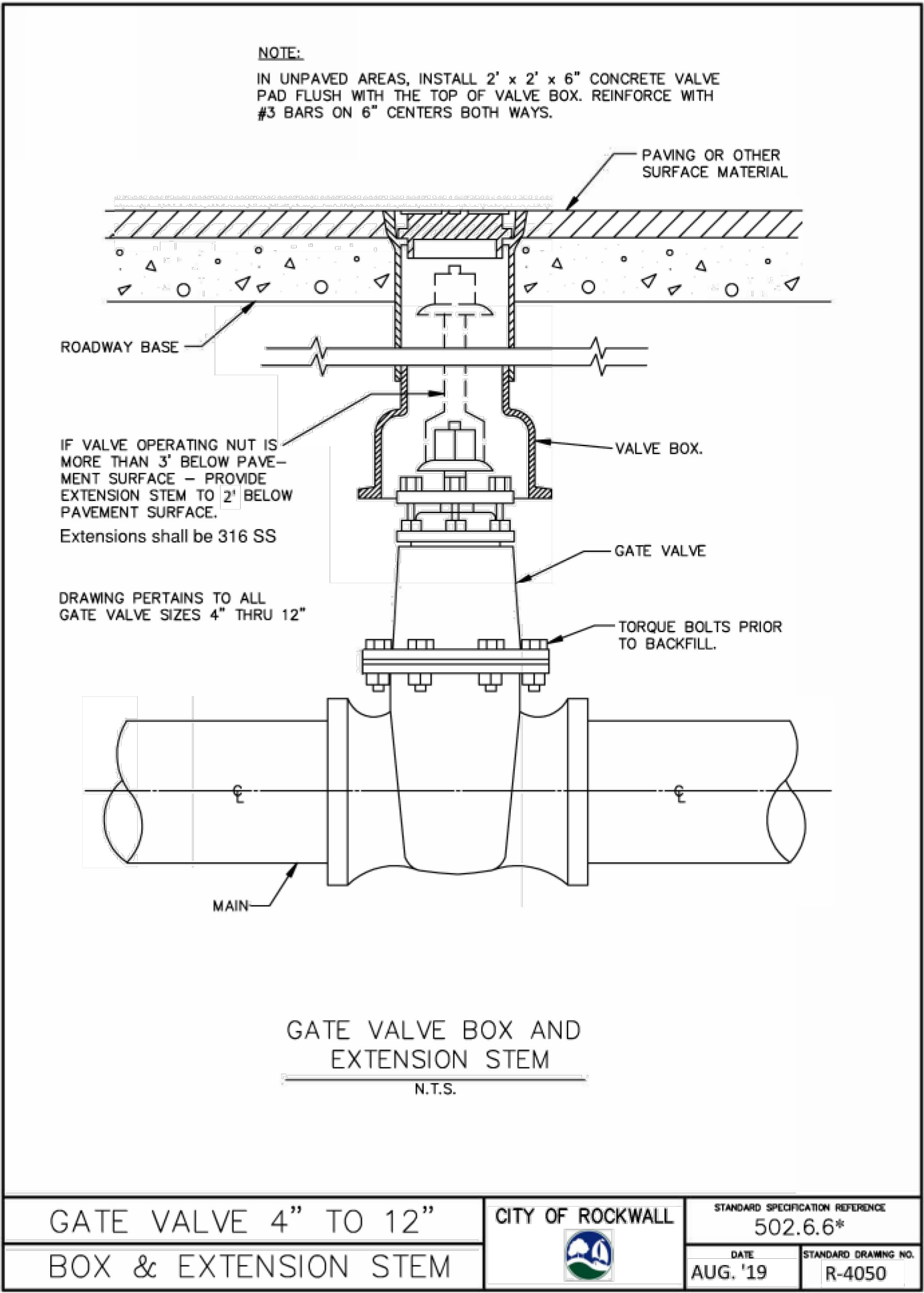
UTILITY DETAILS
SHEET 1 OF 2



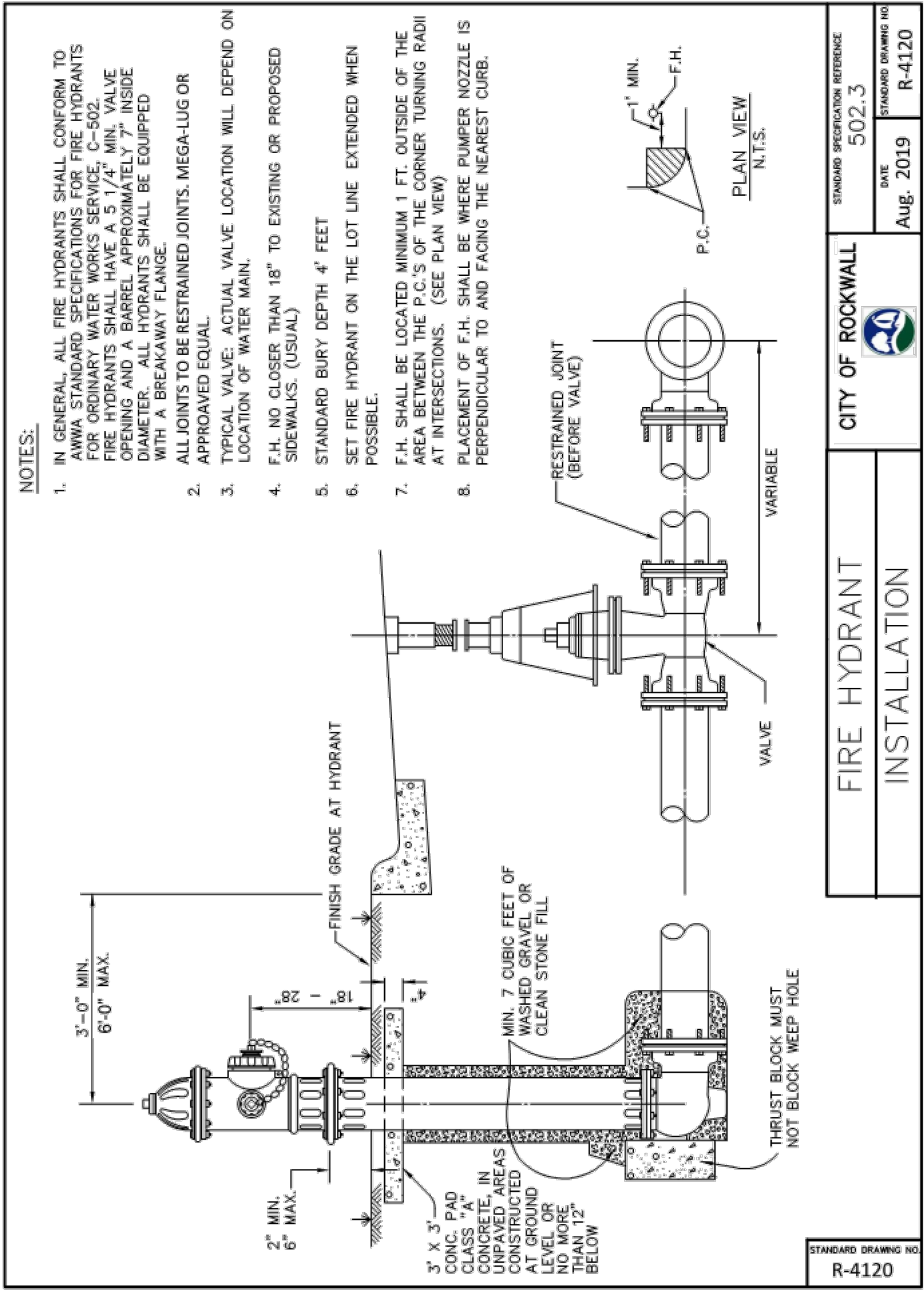
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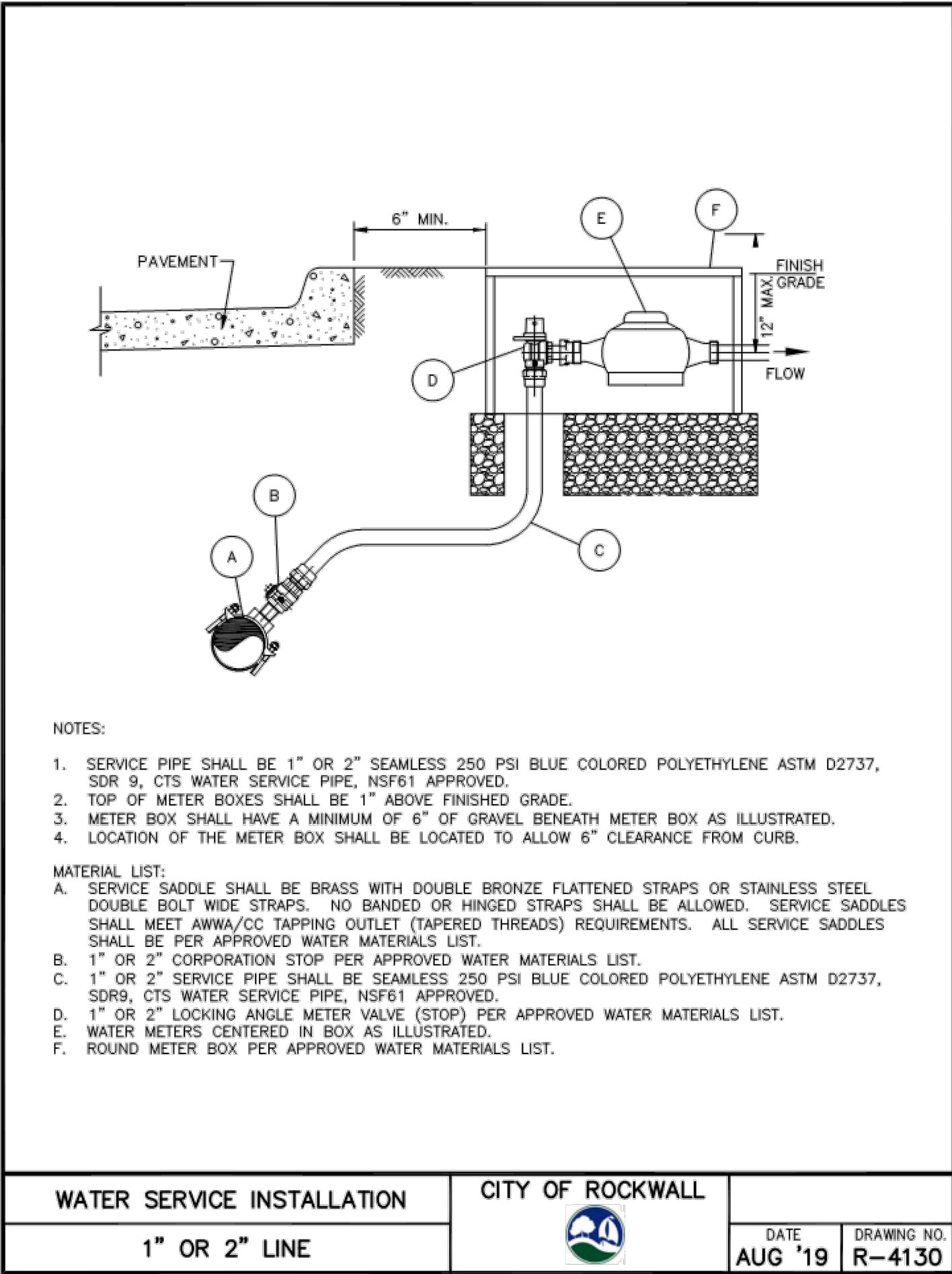
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RECORD DRAWING

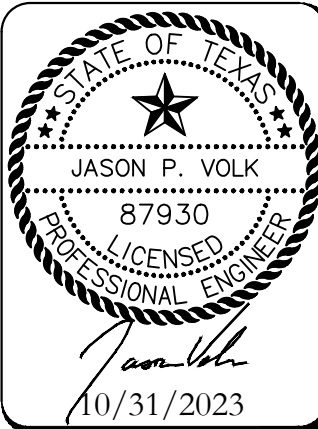
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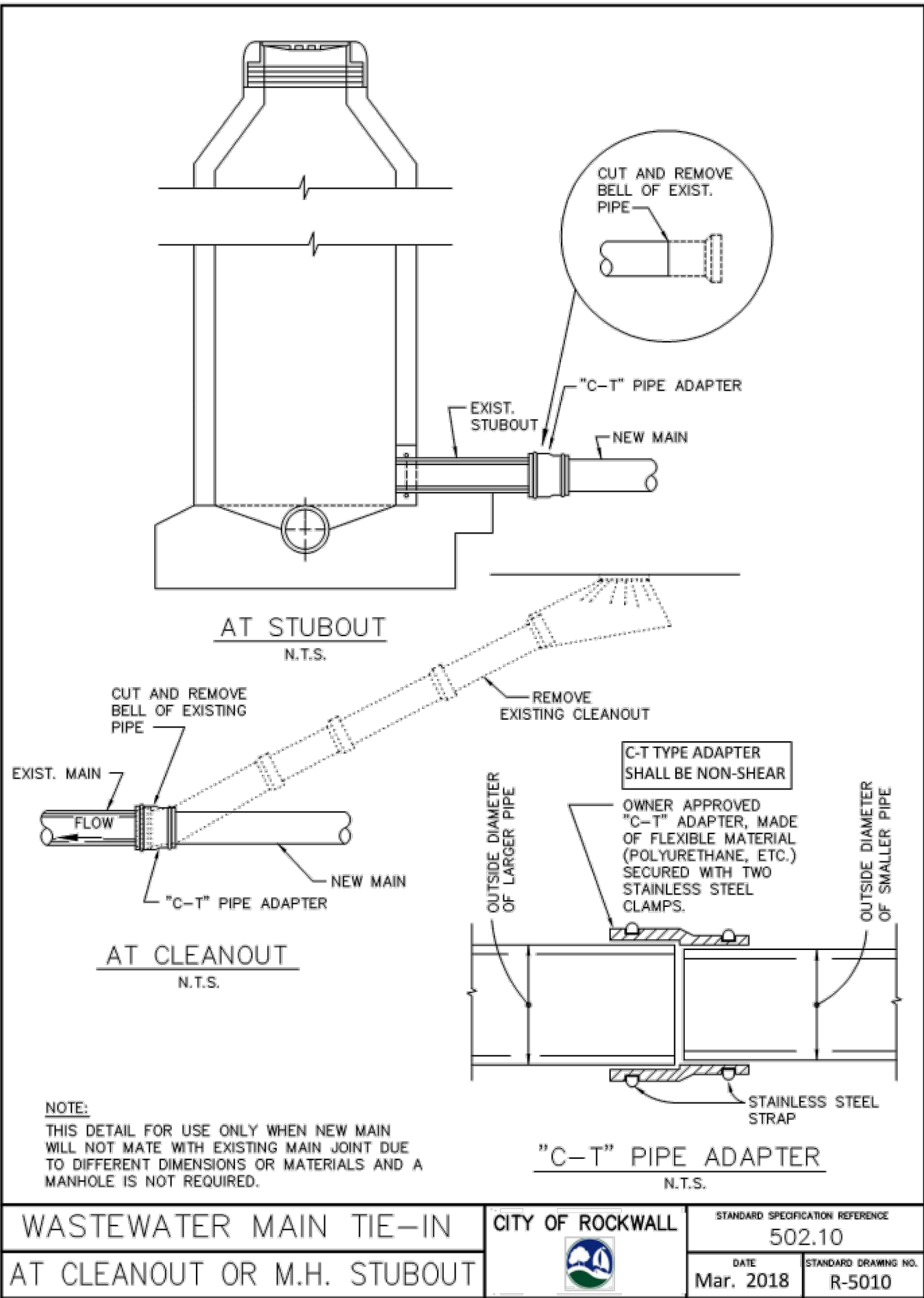
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER DETAILS

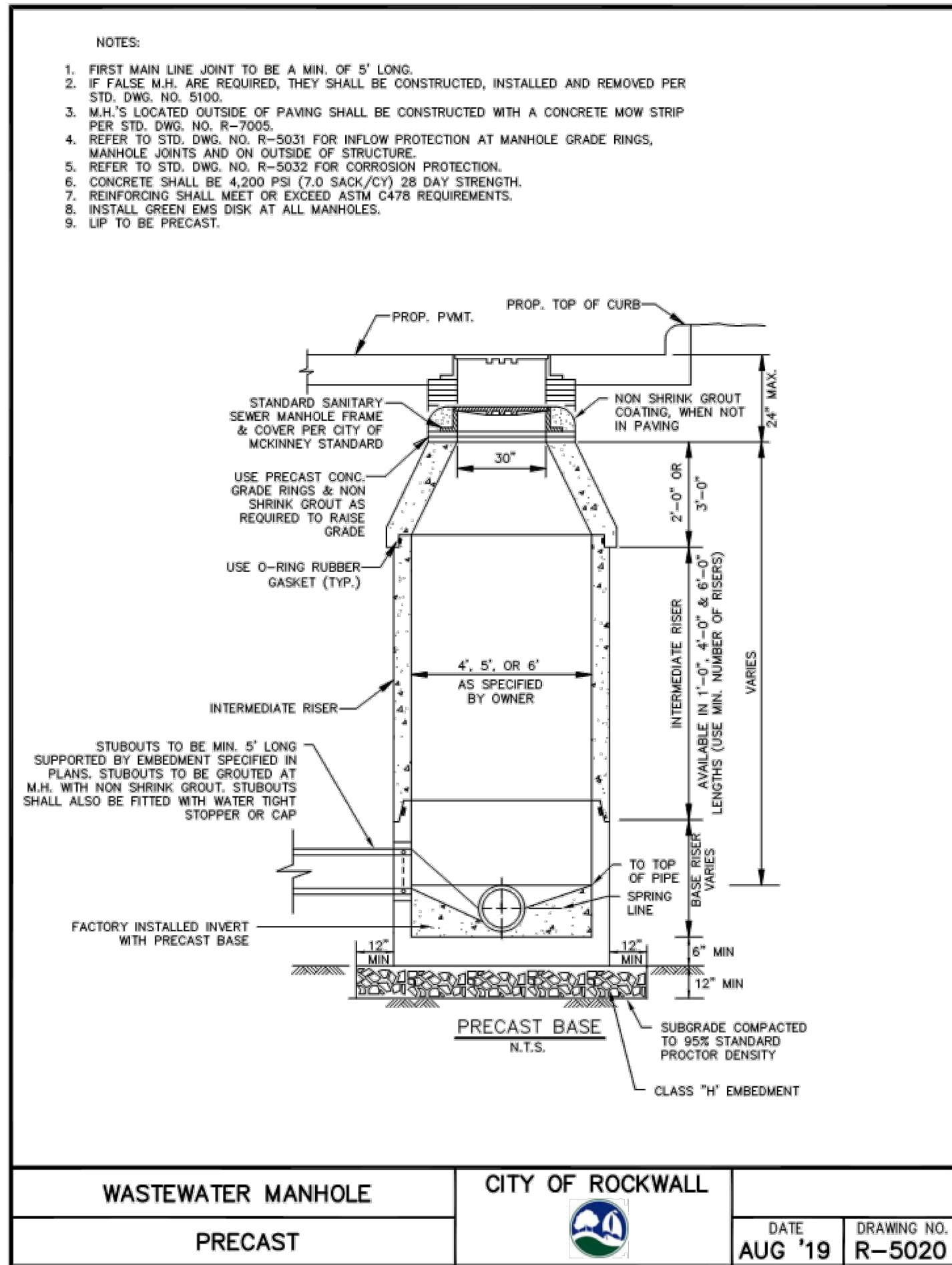


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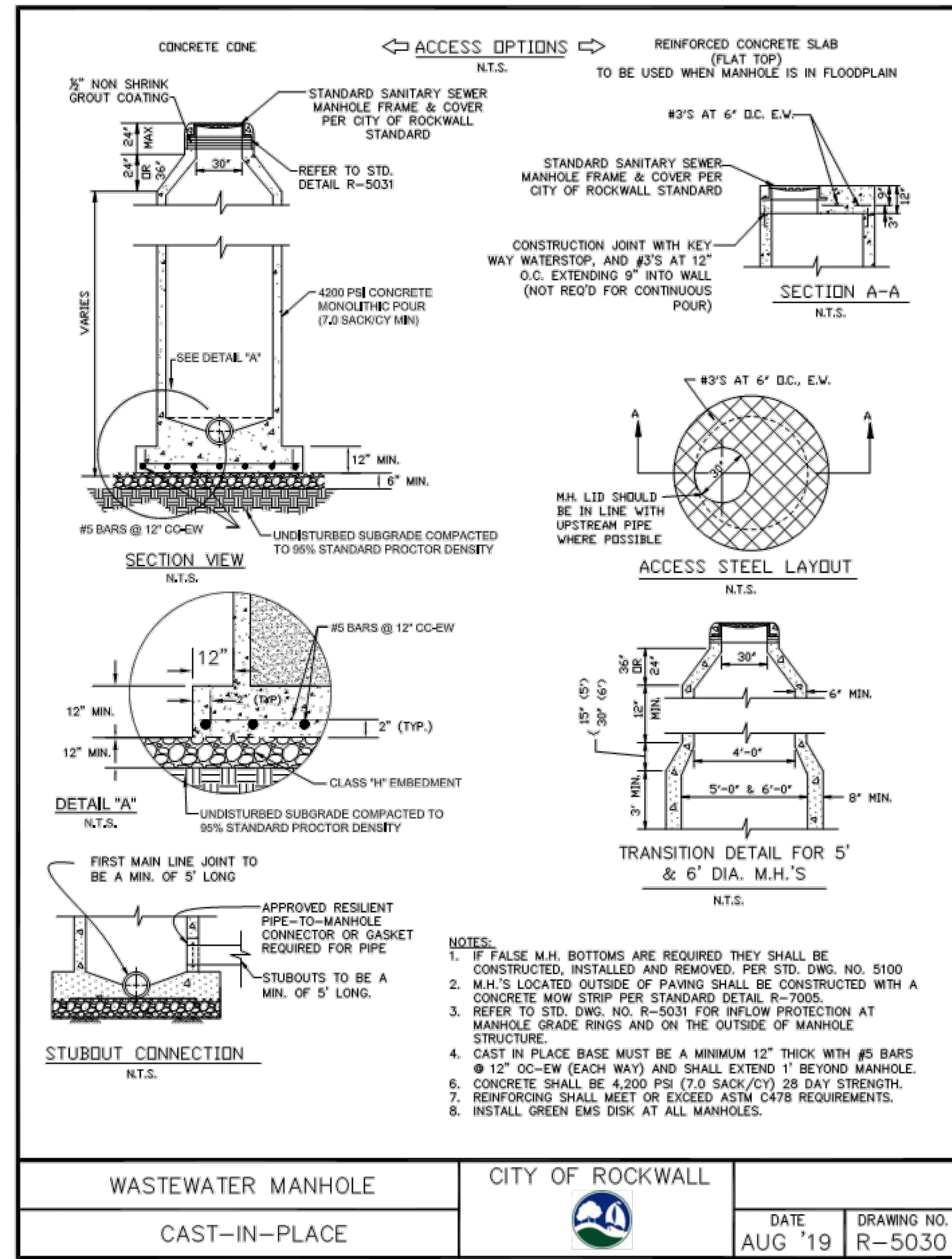
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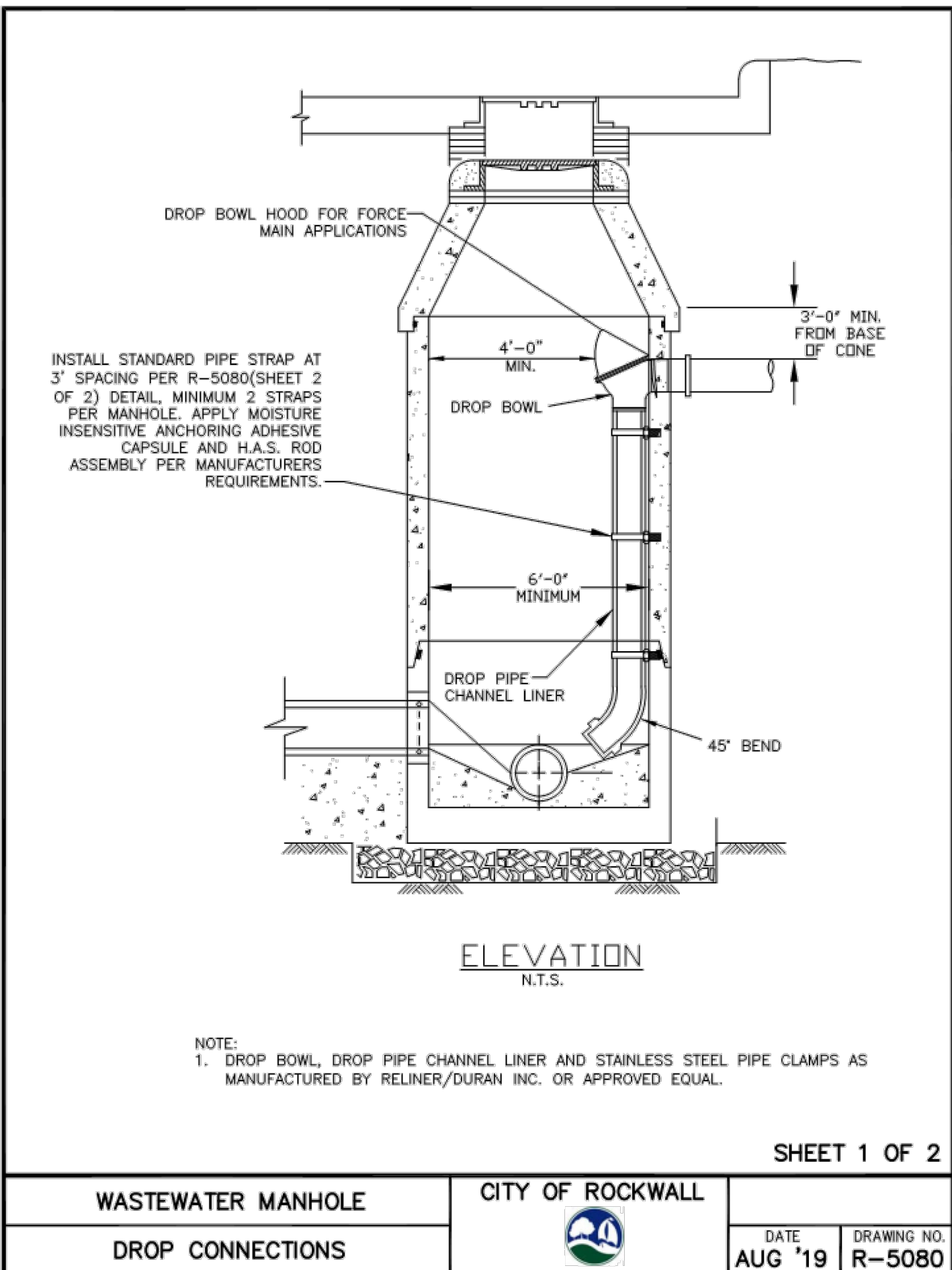
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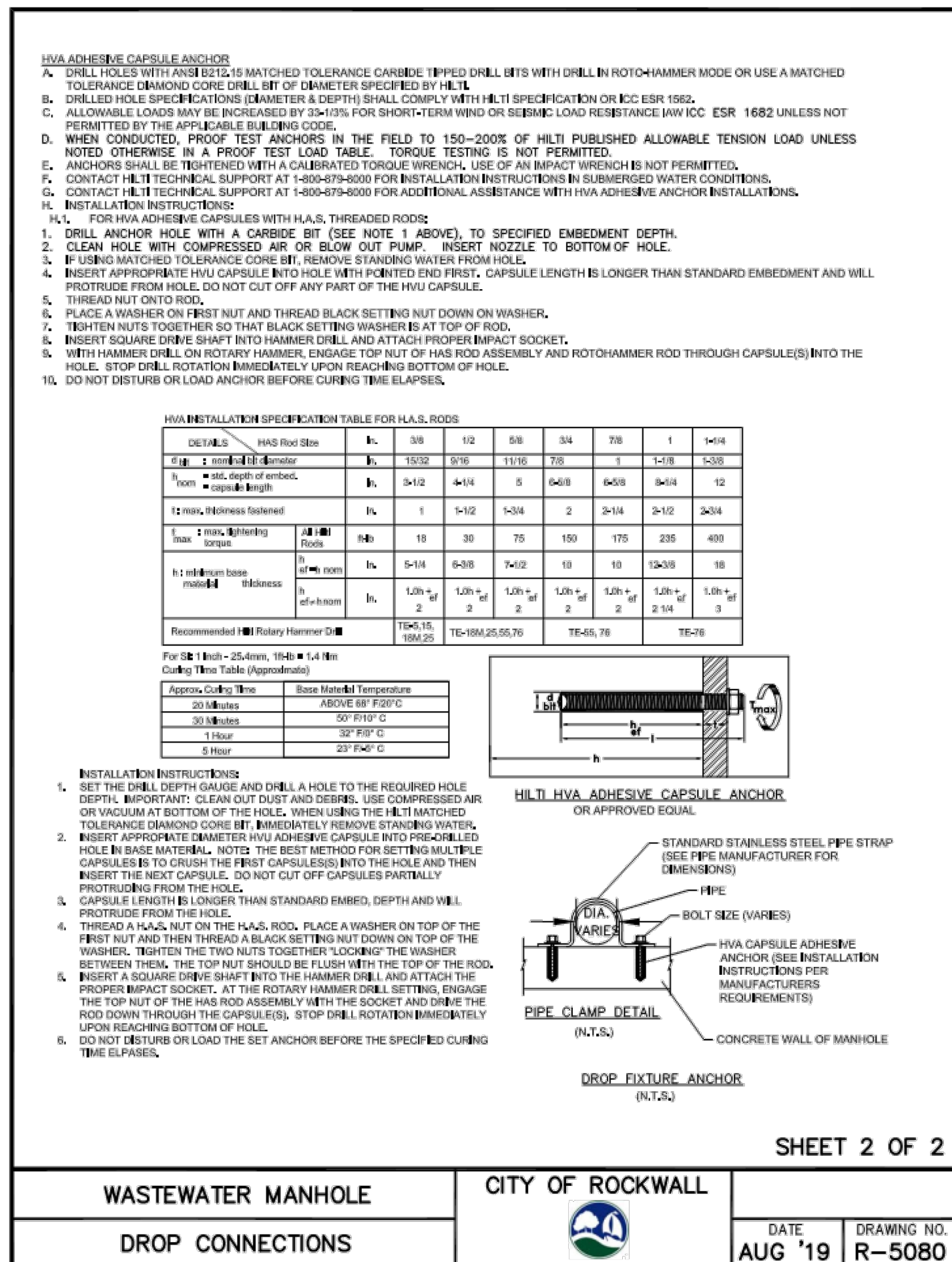
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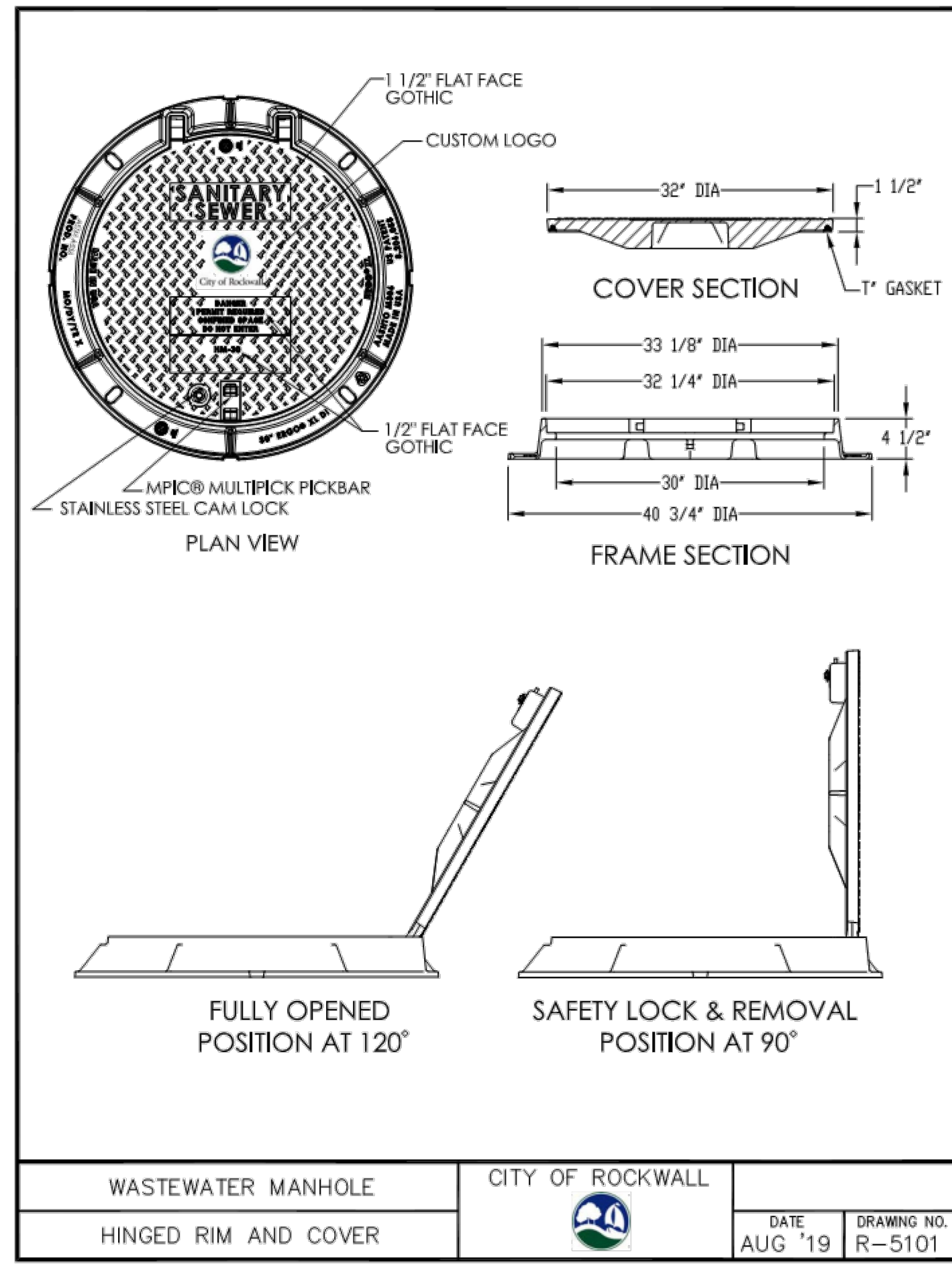
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RECORD DRAWING

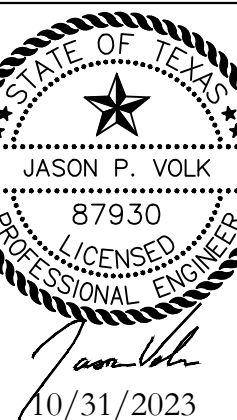
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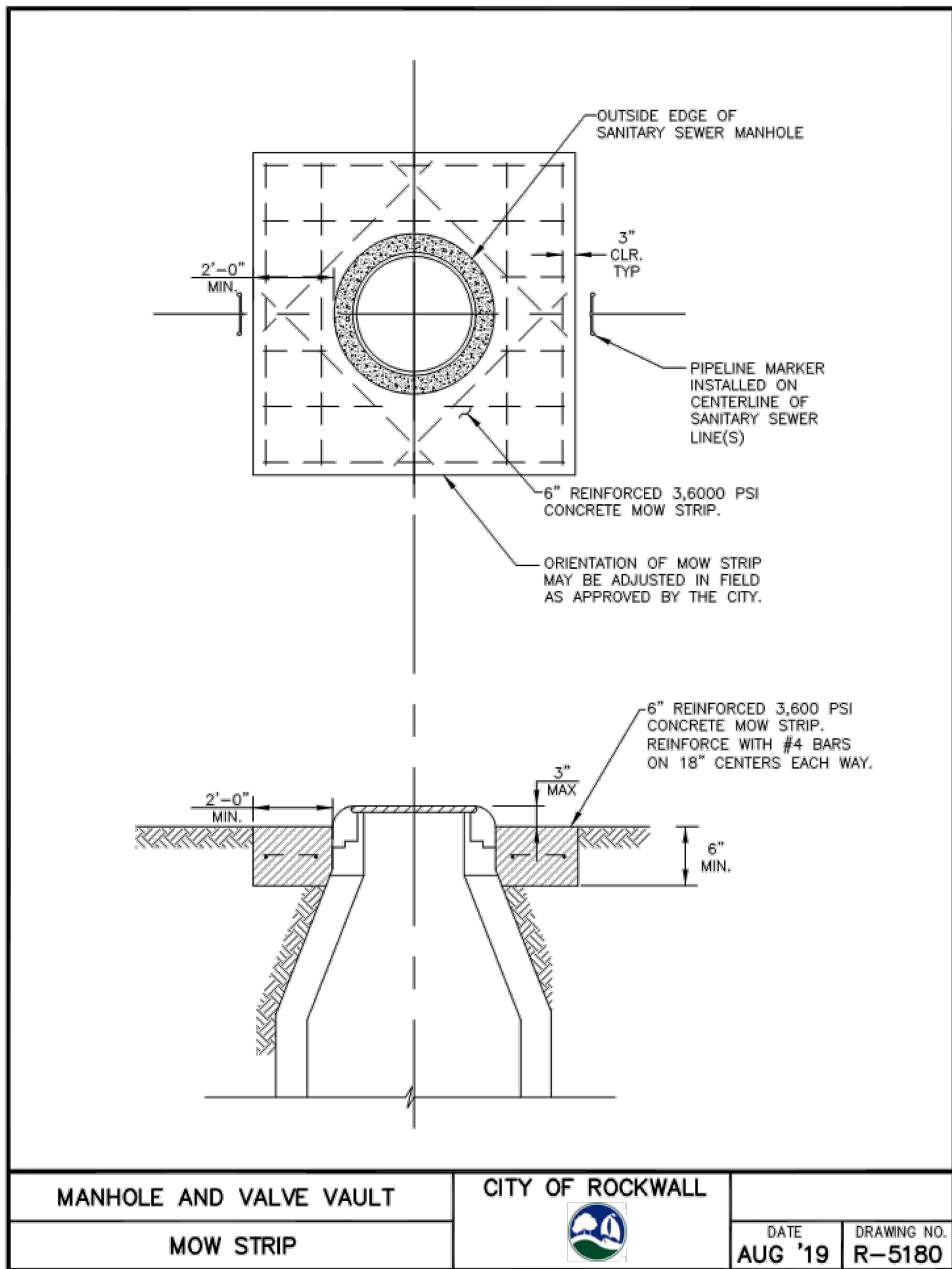
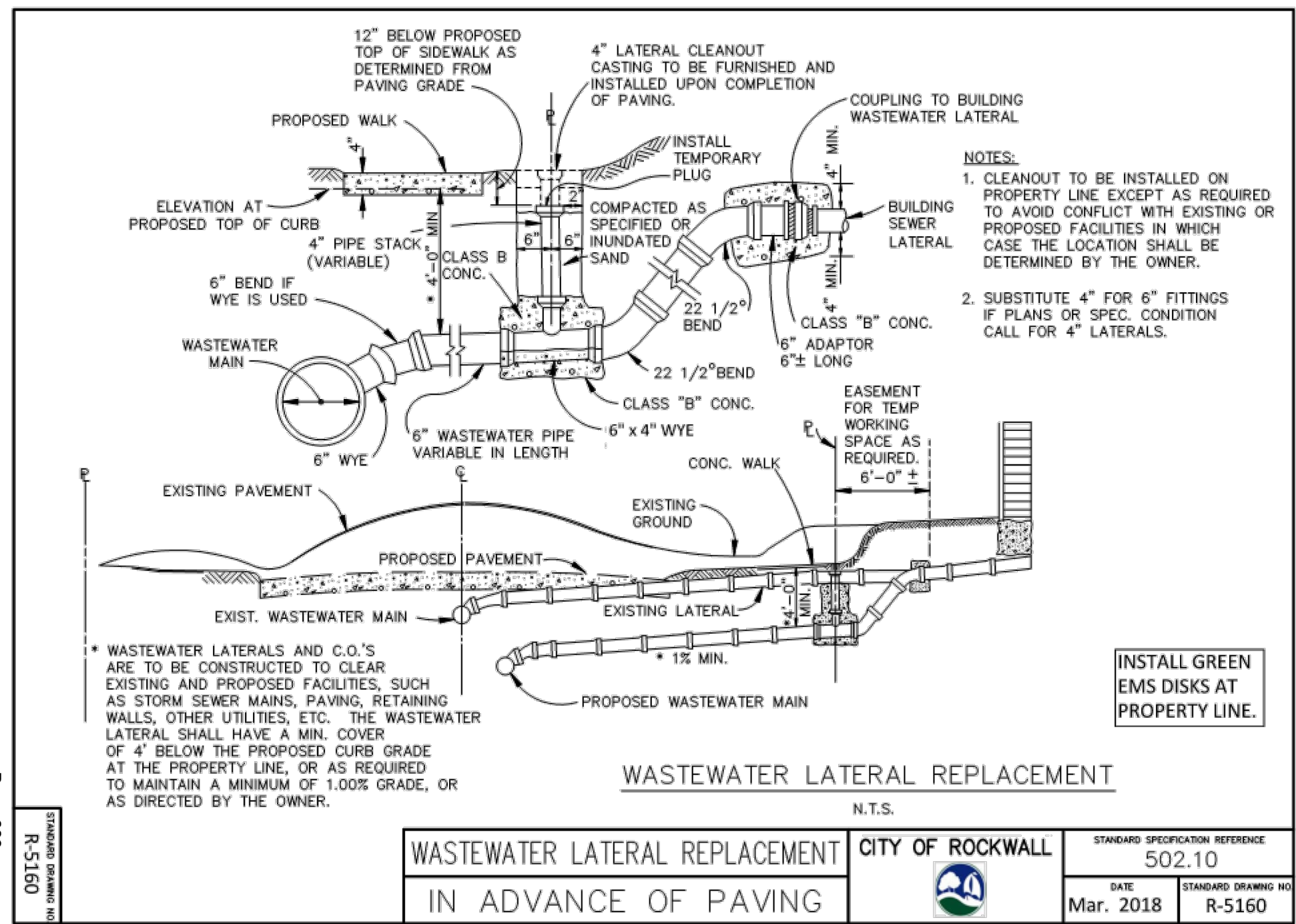
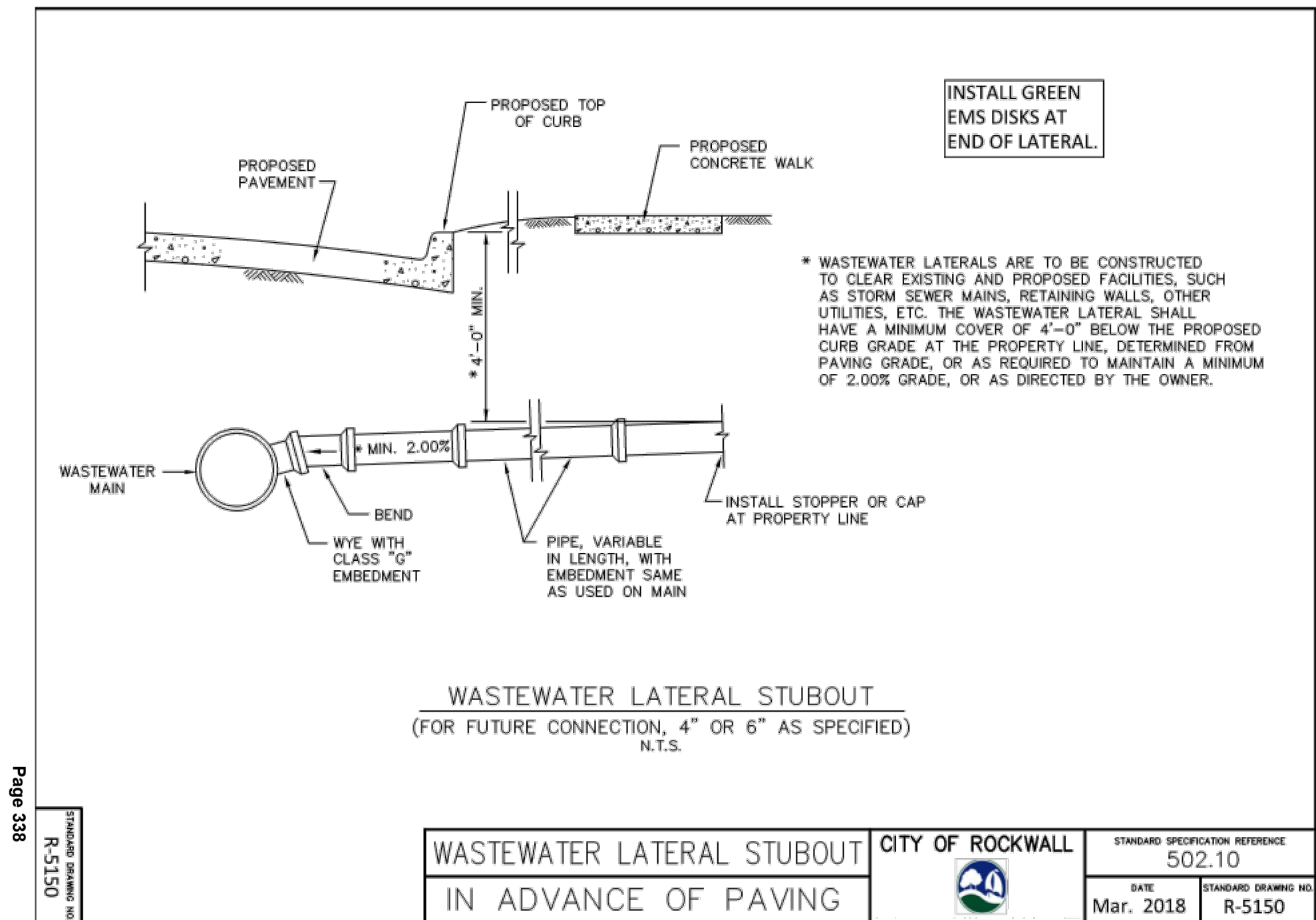
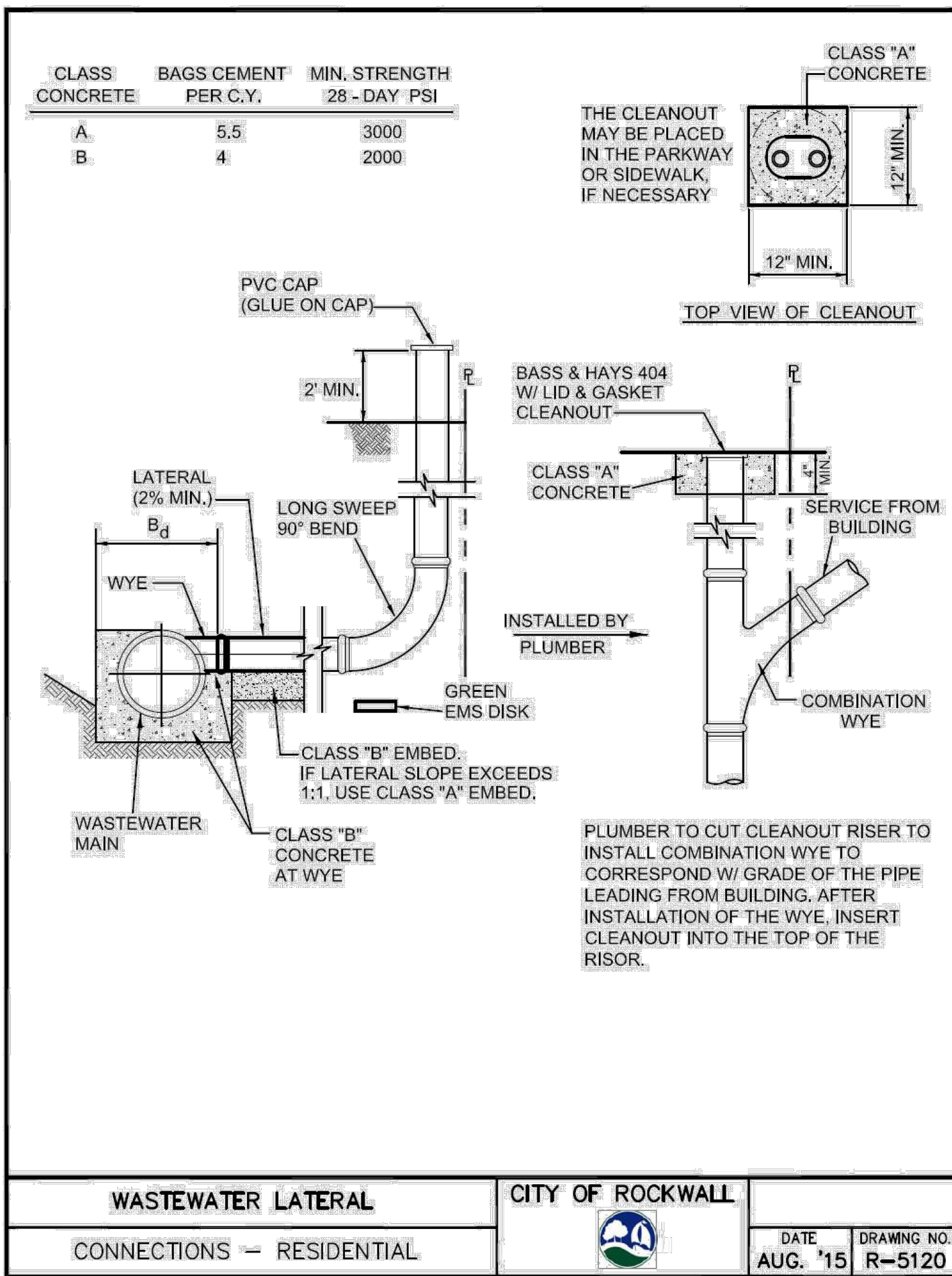
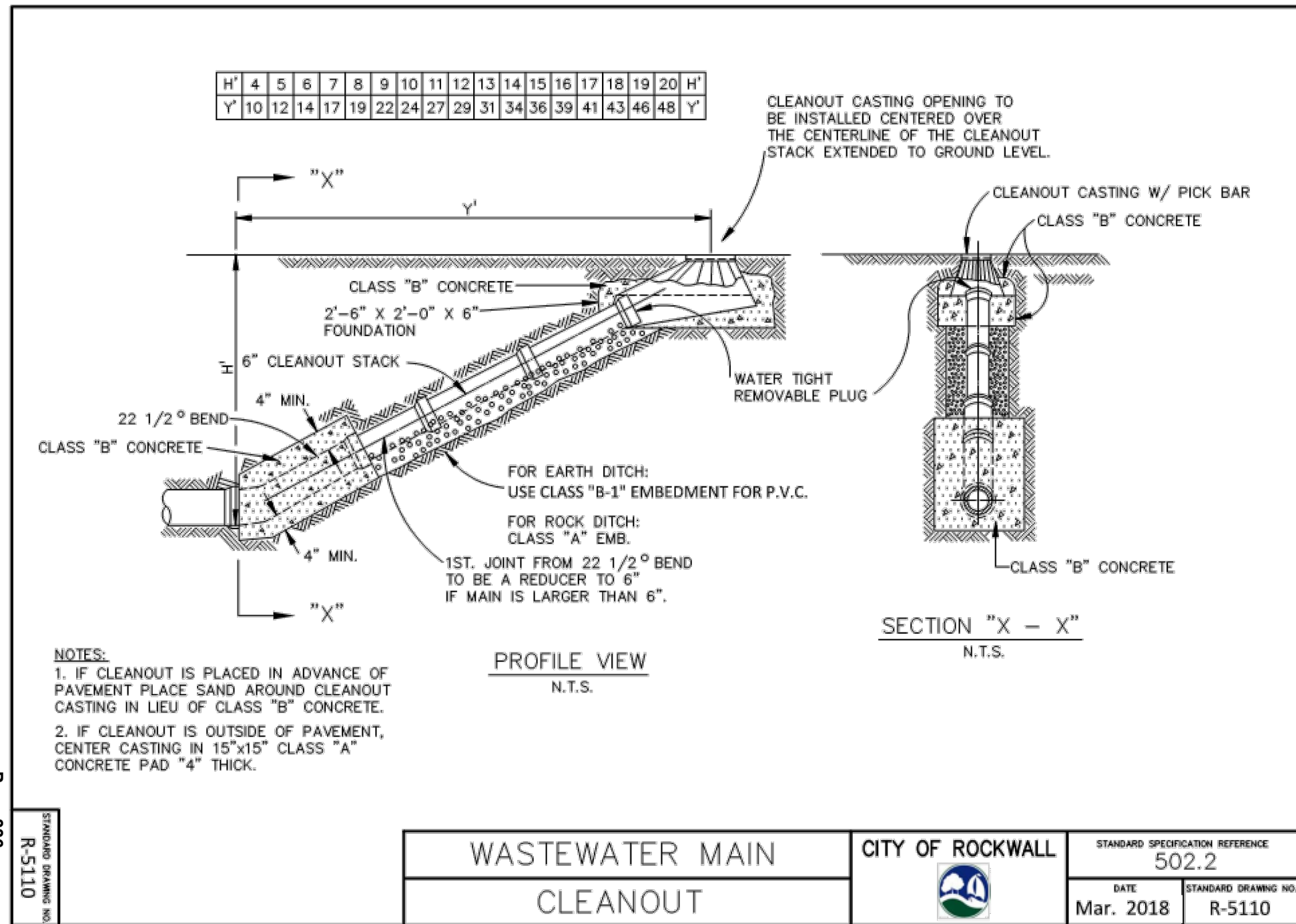
WASTE WATER DETAILS
SHEET 1 OF 2



JVC No 2209

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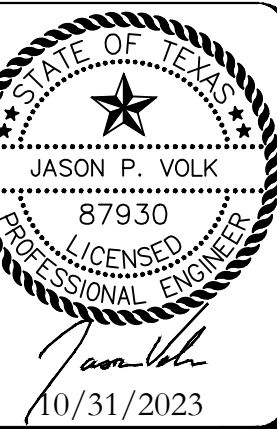
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WASTE WATER DETAILS
SHEET 2 OF 2



JVC No 2209

R-6020D

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R-6020E

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IBI-ELC: Engineering Firm NO. 119627 Land Surveying Firm NO. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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